



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
adamscountyco.gov

Request for Comments

Case Name: Womack Uinta Variance

Case Number: VSP2026-00013

April 9, 2026

The Adams County Board of Adjustment is requesting comments on the following application: **Variance request for a relief from 10' on the south property line for an accessory structure within the Residential Estate Zone District.** This request is located at 12610 UINTA ST. The Assessor's Parcel Number is 0157133103001.

Owner Information: WOMACK ISAAC JAMES AND
WOMACK SUZANNE MICHELLE

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **April 30th, 2026** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to CCottrell@adamscountyco.gov.

Once comments have been received and the staff report written, the staff report will be forwarded to you. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adcogov.org para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mejor.

Thank you for your review of this case.

Connor Cottrell
Planner II

BOARD OF COUNTY COMMISSIONERS

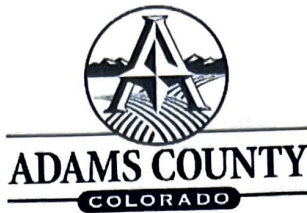
Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Isaac + Suzanne Womack Phone #: 303-947-7658 - 970-420-0991
Address: 12610 Vista Street
City, State, Zip: Thornton CO 80602
2nd Phone #: Email: isaacjw@yahoo.com

OWNER

Name(s): Isaac + Suzanne Womack Phone #: 303-947-7658
Address: 12610 Vista Street
City, State, Zip: Thornton CO 80602
2nd Phone #: 970-420-0991 Email: isaacjw@yahoo.com

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Mitch Clausen Phone #: 303-901-1690
Address: 14405 N Maywood Ct
City, State, Zip: Brighton CO 80603
2nd Phone #: Email: Garagesbymitcho@gmail.com

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:
Owner's Printed Name

Date:

Name:
Owner's Signature

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature



ADAMS COUNTY
COLORADO

VARIANCE

**Community & Economic Development Department
Planning & Development**

4430 S. Adams County Pkwy., 1st Floor, Suite W2000B

Brighton, CO 80601-8218

Phone: 720.523.6800

Website: adcogov.org

A variance is a means whereby the literal terms of these standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with the subject site. In granting a variance, the spirit of these standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

- Development Application Form (pg. 3)
- Written Narrative -
- Site Plan - in permit.
- Proof of Ownership (warranty deed or title policy) -
- Proof of Water and Sewer Services - septic on plot plan
- Legal Description - in permit.
- Statement of Taxes Paid - will complete

Number of Variance Requests:

A variance may only be approved from the dimensional requirements, performance standards, and other special physical requirements contained in the Adams County development standards and regulations.

Type of Variance Request:	# of Requests:
Setback: 10' from South Property Line	1
Height: 26'	
Lot Coverage: 1440 sq ft	
Other:	

Application Fees:	Amount:
Variance	\$500-residential \$700-non-residential *\$100 per each additional request

Isaac Womack
Suzanne Womack
12610 Uinta Street
Thornton Co, 80602
303-947-7658
970-420-0991

To: Adams County Colorado
Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy., 1st Floor Suite W200B
Brighton, CO 80601-8218
720-523-6800

RE: Written Narrative for Variance Request: 10' Offset - 12610 Uinta Street Thornton, CO 80602

As the homeowners of 12610 Uinta Street, we are applying for a variance to build a 36' x 40' garage with a 10' offset on the south property line. At 20' offset this would put the garage so far behind the house it would make it unusable for Vehicles or campers. East property line offset will remain 20'. We are not able to build the garage on the north side of the property due to the septic leach field location. We have also contacted our neighbor to the south and they are completely fine with the 10' offset request.

Based on the constraints of our property and other variances approved in our subdivision, we believe we would fall under a hardship and would qualify for a southern property line offset of 10'.

Thank you for your time and consideration.


Isaac & Suzanne Womack.

12610 Uinta street
Thornton CO 80602

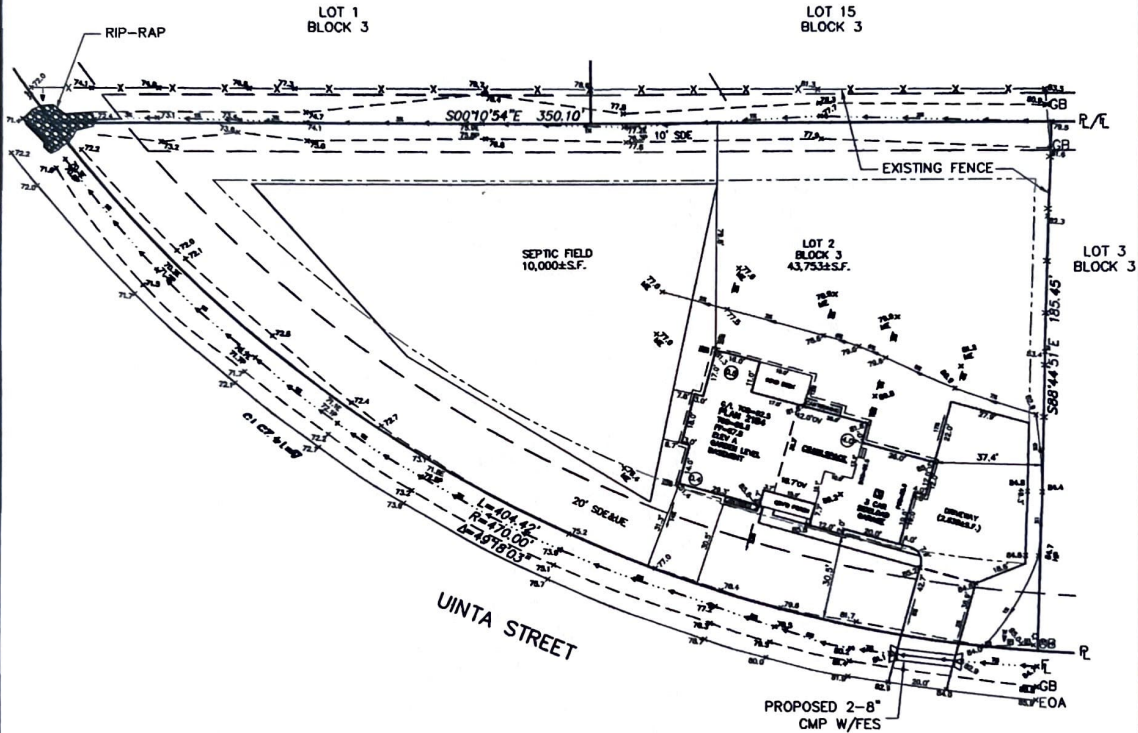
PLOT PLAN

PREPARED FOR



NEW VISION
DEVELOPMENT PARTNERS

LOT: 2, BLOCK: 3, ADDRESS: 12610 UINTA STREET,
SUBDIVISION: RIVERDALE PEAKS II,
COUNTY OF ADAMS, STATE OF COLORADO.



0 20 40
SCALE: 1"=40'

NOTES OF CONCERN:

CHECKED STRUCTURAL PLANS
12-19-17 ETC

LEGEND:

- PROPERTY LINE
- EASEMENT
- ED=EDGE OF ASPHALT
- SETBACK
- F=FLOW LINE
- W= WATER METER PIT
- GB=GRADE BREAK
- TOB=TOP OF GRADE BEAM
- FF=FINISHED FLOOR
- BOG=BACK OF GARAGE
- FOG=FRONT OF GARAGE
- HP=HIGH POINT
- UE=UTILITY EASEMENT
- SDE=STORM DRAINAGE EASEMENT
- ADDITIONAL AMOUNT TO DROP DIRT AT FOUNDATION
- NUMBER OF RISERS, 7-3/4" MAXIMUM HEIGHT (FF TO BOG)
- EXISTING PEDESTALS
- IRRIGATION METER PIT

Lange Land Surveys
5511 WEST 56TH AVENUE, SUITE 240
ARVADA, CO 80002
P: (720) 242-8732 F: (720) 242-9854

SETBACK DIMENSIONS:

FRONT = 30'
REAR = 20'
SIDE LOT = 5'
SIDE STREET = 30'

DIRT BALANCE CHART:

CUT= 248.0 CU YD
FILL= 687.4 CU YD
NET= 438.4 CU YD TO IMPORT

SPECIFICATIONS:

MODEL-ELEVATION: 2184-A	REVISIONS:	DATE:	BY:
GARAGE TYPE: 3 CAR SL	# 1ST VERSION	11/03/17	LC
GARAGE HANDING: RIGHT	1 UPDATE PER LOT SPECIFIC ARCHS	11/21/17	ETC
BSMT. TYPE: GARDEN LEVEL	2 UPDATE PER LOT SPECIFIC STRUCTS	12/05/17	ETC
BSMT. HEIGHT: 6'	3 FINALIZE PLOT PLAN	12/19/17	ETC
LOT TYPE: GARDEN LEVEL	4 UPDATE DRIVEWAY, RECALC	10/08/18	ASU2
LOT AREA: 43,753 S.F.	5 REMOVE PROPOSED RET. WALLS	10/17/18	ASU2
HOUSE COVERAGE: 8%	JOB NUMBER: 1238-1227		

SHEET: 1 OF 1