



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: Olivias Pecos Fence Variance

Case Number: VSP2026-00020

June 25, 2026

The Adams County Board of Adjustment is requesting comments on the following application:

Variance request to allow a screen fence to be 6-feet (72 inches) in height where the maximum height allowed is 3.5 feet (42 inches).

This request is located at 6821 Pecos St. The Assessor's Parcel Number is 0182504200006.

Owner Information: Aaron Olivias
6821 Pecos St

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 July 22, 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 ECohee@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.adamscountyco.gov/landuse.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adamscountyco.gov 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.

Erin Cohee
Planner I

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



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
- ☒ Proof of Ownership (warranty deed or title policy)
- ☒ Proof of Water and Sewer Services
- ☒ Legal Description
- ☒ Statement of Taxes Paid

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: <u>Fence</u>	<u>1</u>
Height:	
Lot Coverage: <u>0.50</u>	
Other: <u>Fence</u>	

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



DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Aaron Olwes Phone #: 720.461.9878
Address: 6821 N Pecos st
City, State, Zip: Denver CO 80221
2nd Phone #: Email: amedrain@gmail.com

OWNER

Name(s): Aaron Olwes Phone #: 720.461.9878
Address: 6821 N Pecos st
City, State, Zip: Denver CO 80221
2nd Phone #: Email: amedrain@gmail.com

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

Name: Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

Written Narrative for Variance Request

- Which dimensional standard(s), performance standard(s), or physical requirement(s) cannot be met? (Include code section reference from [Adams County Standards and Regulations](#))
Reach out to the Planner of the Day (cedd-plan@adcogov.org) if you have any questions.

4-07-01-02-02-01

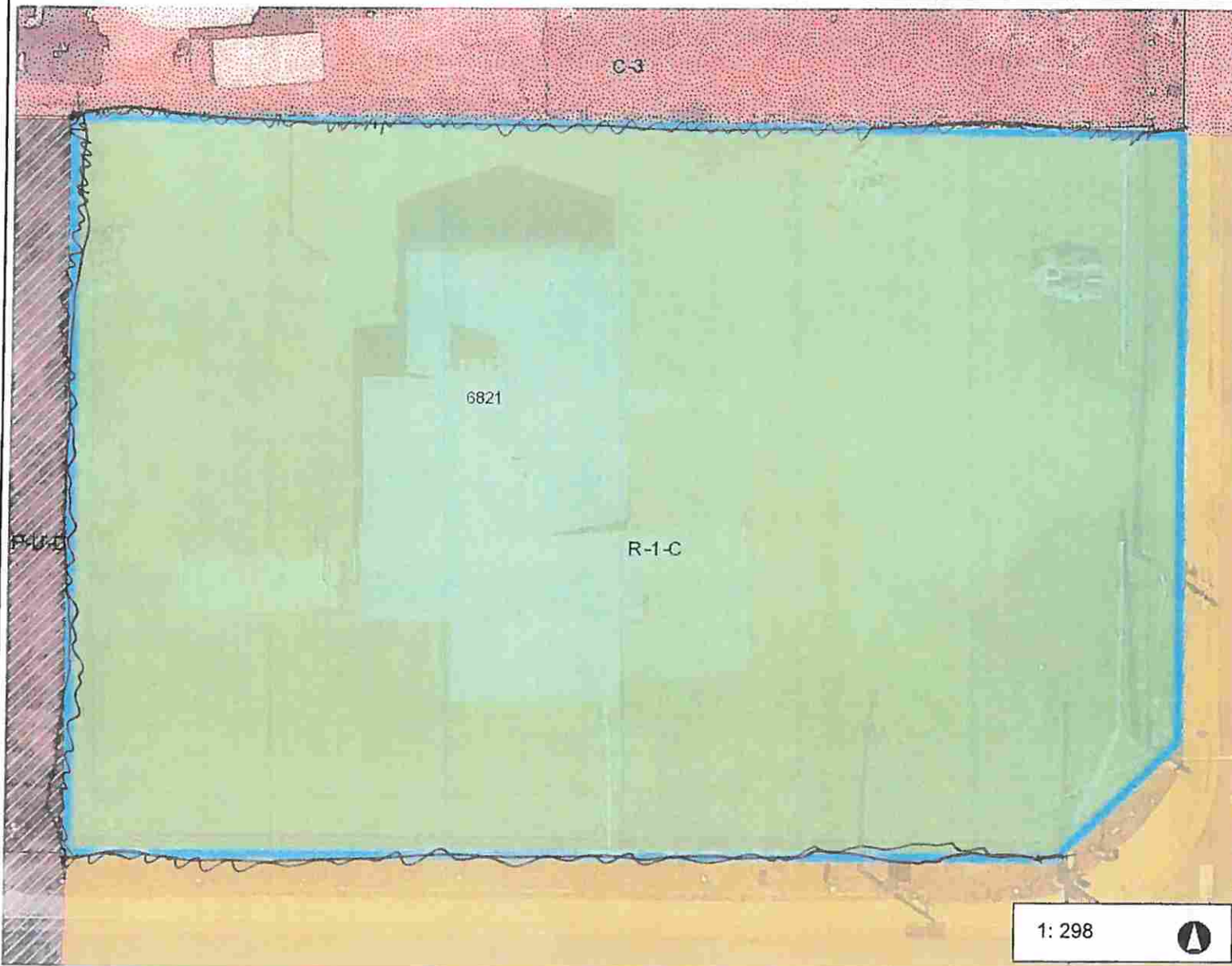
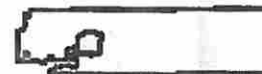
- Why are you unable to meet this standard?

- People are walking across yard
- There going on property unloading
- Also are trespassing looking into cars



ADAMS COUNTY
COLORADO

Adams County Map



Legend

Address

Highways

Interstate

Highway

Tollway

Streets

Streets

Ramp

County Parks and Open Space

Small Lakes

Major Lakes

Rivers

Canal

Ditch

Primary Creek

River

Secondary Creek

Stream

Parcels

Zoning

A-1

A-2

A-3

Conditions

TOD

R-E

R-1-A

R-1-C

R-2

R-3

1: 298



0.0 0 0.00 0.0 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Fence

we are willing to push back fence.

Dear Adams County Officials,

I am writing to respectfully request approval to keep the fence we installed along the side of 68 N at our property.

The fence includes a 4-foot-tall section measuring approximately 10 feet in length, which continues into a 6-foot-tall fence extending to the end of the wooded area. This fence was installed primarily for the privacy and safety of my children, who regularly play in the backyard. Our home is located near a very busy intersection with significant traffic and noise, and the fence provides an important layer of protection.

The fence helps ensure that my children can safely enjoy the outdoors without the concern that someone could easily enter the backyard. Given the current safety concerns in our community, this fence provides peace of mind for my family knowing our children are more secure while playing outside.

The fence is well maintained and does not create a negative appearance or nuisance to the community. In fact, when the fence was lower, people would often throw trash onto the side of the road and onto our property, which has since been reduced.

I respectfully ask that you allow us to keep the fence as it is currently installed. It does not pose a hazard or safety concern to anyone and greatly contributes to the safety, privacy, and well-being of my family.

Thank you for your time and consideration. I appreciate your understanding and look forward to your response.

Respectfully,

The South Side of the property.

DESCRIPTION OF SITE

Address:

6821 N Pecos St

City, State, Zip:

Denver CO 80221

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:

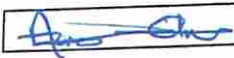
Aaron Olivas

Date:

1-16-26

Owner's Printed Name

Name:



Owner's Signature

68

SIDE WALK

63 FT

S
28 FT

CASA

N
20 FT

W
17 FT

I

15 FT

SIDE WALK

Pecos