



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: 8680 De Soto Street Accessory Structure Variance

Case Number: VSP2026-00030

August 10, 2026

The Adams County Board of Adjustment is requesting comments on the following application: **A variance of 557 square feet from the maximum accessory structure coverage allowance in the R-1-C zone district of 900 square feet to allow a 1,457 square-foot detached garage.** This request is located at 8680 DE SOTO ST. The Assessor's Parcel Number is 0171926204009.

Owner Information: PACHECO-LACAN VICTORIANO L
8680 DE SOTO 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 **August 31, 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 PLange@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 mayor.

Thank you for your review of this case.

Peter Lange

Peter Lange
Senior Planner

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 1

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DISTRICT 2

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ADAMS COUNTY
COLORADO

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

VARIANCE

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:	
Height:	
Lot Coverage:	R-1-C zone over 900sqft.
Other:	

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

Guide to Development Application Submittal

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked MS OneDrive link. Alternatively, the application may be delivered on a flash drive to the Community & Economic Development Department. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org

Written Explanation:

- Answer the two questions on the attached Written Explanation for Variance Request form. Please answer these questions on a separate document and attach to your submittal.

Scaled Site Plan:

- A site plan prepared to-scale showing at minimum: the request, any existing or proposed structures, existing and proposed setbacks of structures, any hardship, location of well, location of septic field, location of easements, surrounding rights-of-way, north arrow.
- Site plan may be hand-drawn.

Proof of Ownership (warranty deed or title policy):

- A deed may be found in the Office of the Clerk and Recorder; or
- A title commitment is prepared by a professional title company

Proof of Water and Sewer:

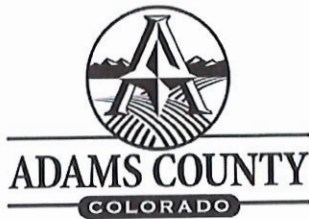
- Public utilities - A written statement from the appropriate water & sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587. A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems.

Legal Description:

- Geographical description used to locate and identify a property.

Statement of Taxes

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or adcotax.com



DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

8680 De Soto St.

City, State, Zip:

Denver, Co 80229

Area (acres or
square feet):

9,020 sqft. lot

Tax Assessor
Parcel Number

0171926204009

Existing
Zoning:

R-1-C

Existing Land
Use:

Ranch Style Home, Single Family

Proposed Land
Use:

Residential

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:

Victoriano Luis Pacheco

Date:

July 25, 2026

Owner's Printed Name

Name:



Owner's Signature

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.

- Why are you unable to meet this standard?

1. Which dimensional standard cannot be met?

The property located at **8680 De Soto Street** is zoned **R-1-C**. Under the Adams County Development Standards and Regulations, accessory structures are limited to **900 square feet**. The existing detached garage measures approximately **47 feet by 31 feet (1,457 square feet)**, exceeding the maximum permitted size by **557 square feet**.

I am requesting a variance to allow the existing detached garage to remain.

2. Why are you unable to meet this standard?

The detached garage has been constructed in a location that complies with the required setbacks from the residence and property lines. The variance request is limited only to the size of the structure.

The lot is large enough to accommodate the garage without encroaching into the required setbacks or creating adverse impacts on neighboring properties. The garage does not obstruct visibility, interfere with public utilities or drainage, increase traffic, or change the residential use of the property. The structure is intended for the storage of personal vehicles, tools, and household equipment and is not intended for commercial use.

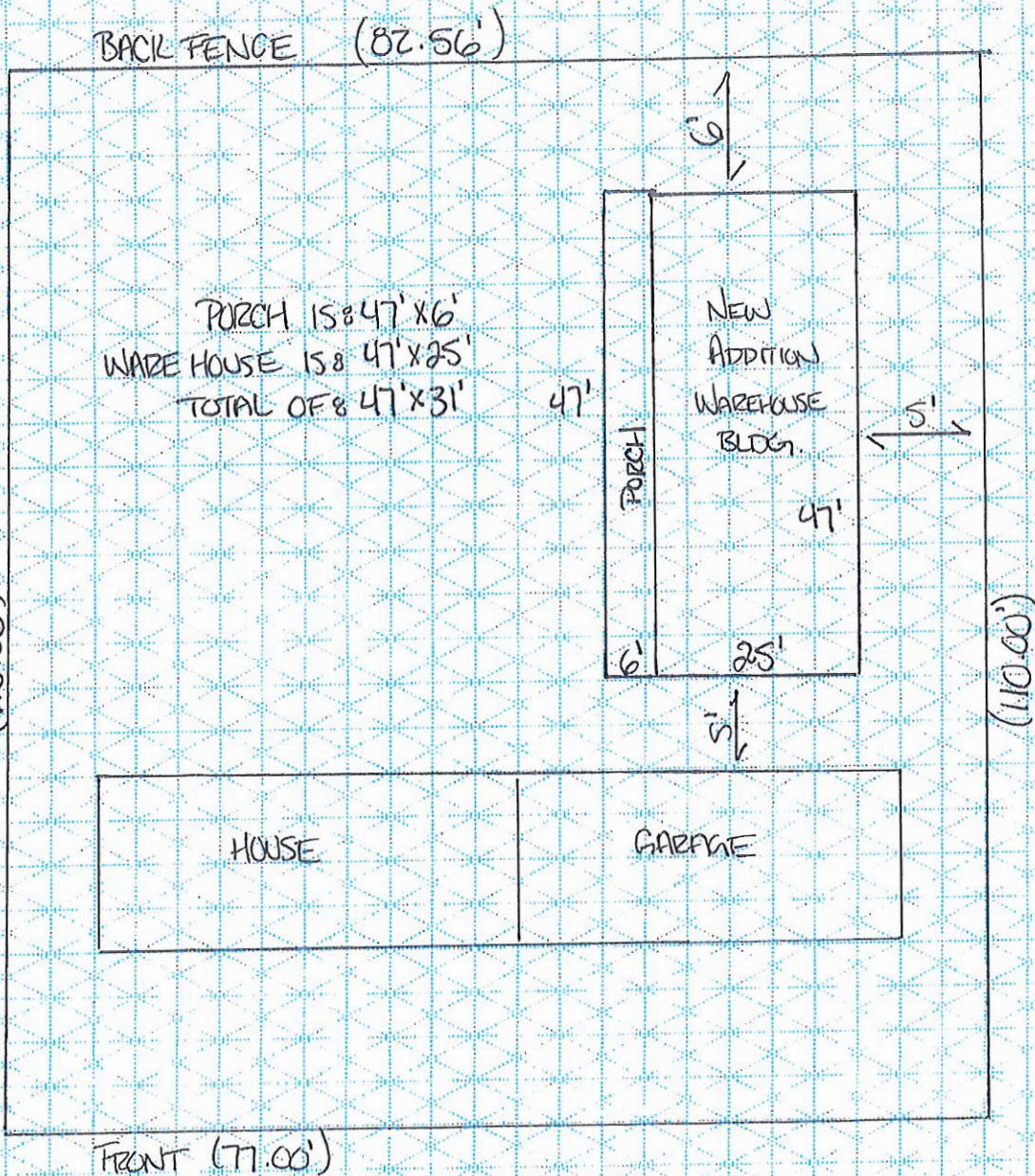
Requiring removal of a portion of the garage would create a significant financial burden while providing little public benefit, as the structure is already compatible with the property and surrounding neighborhood.

For these reasons, I respectfully request approval of the variance to allow the existing 1,457-square-foot detached garage to remain.

Thank you for your consideration.

COMPANY NIA DATE 5/6/26 SHEET NO. 1 OF 2
 CUSTOMER NIA DWG. NO. NIA REV. 1
 SUBJECT 8680 DE SOTO ST. DRAWN BY NIA
 OTHER NIA

NORTH



COMPANY	NIA	DATE	5/6/26	SHEET NO.	2	OF	2
CUSTOMER	NIA	DWG. NO.	NIA	REV.			
SUBJECT	8680 DE SOTO ST.	DRAWN BY	NIA				
OTHER	NIA						

