VARIANCE

Application submittals must include all documents on the checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

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 OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at https://permits.adcogov.org/CitizenAccess/.

1. Development Application Form (pg. 3)
2. Application Fees (see table below)
3. Number of variance requests:

<table>
<thead>
<tr>
<th>Variance Request</th>
<th># of Requests</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback</td>
<td>1</td>
</tr>
<tr>
<td>Height</td>
<td>6 side setback (South side)</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>

4. Written Narrative of the Request and Hardship Statement (pg. 5)
5. Site Plan Showing Proposed Development/Variance, including:
   - Proposed Building Dimensions, Location, and Setbacks
   - Location of Well
   - Location of Septic Field
   - Location of Easements

6. Proof of Ownership (warranty deed or title policy)
7. Proof of Water and Sewer Services
8. Legal Description
9. Certificate of Taxes Paid - taxes due on
10. Certificate of Notice to Mineral Estate Owner/and Lessees (pg. 6)
11. Certificate of Surface Development (pg. 7)

<table>
<thead>
<tr>
<th>Application Fees:</th>
<th>Amount:</th>
<th>Due:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Variance</td>
<td>$500-residential</td>
<td>After complete application received</td>
</tr>
<tr>
<td></td>
<td>$700-non-residential *$100 per additional request</td>
<td></td>
</tr>
<tr>
<td>Tri-County Health</td>
<td>$150 (TCHD Level 1)</td>
<td>After complete application received</td>
</tr>
</tbody>
</table>
DEVELOPMENT APPLICATION FORM

Application Type:

☐ Conceptual Review  ☐ Preliminary PUD  ☐ Temporary Use
☐ Subdivision, Preliminary  ☐ Final PUD  ☐ Variance
☐ Subdivision, Final  ☐ Rezone  ☐ Conditional Use
☐ Plat Correction/Vacation  ☐ Special Use  ☐ Other:

PROJECT NAME: CDP Power

APPLICANT

Name(s): DAVID SUEZI Phone #: 303-829-7660
Address: 4495 E 118th Pl.
City, State, Zip: Thornton, CO 80222
2nd Phone #: Same Email: SUPERCAYE00@gmail.com

OWNER

Name(s): TERESA HERNANDEZ Phone #: 720-668-2273
Address: 7524 Roper St.
City, State, Zip: Denver, CO 80221
2nd Phone #: Email:

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

Name: Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:
**DESCRIPTION OF SITE**

<table>
<thead>
<tr>
<th>Address</th>
<th>7524 RARITAN ST.</th>
</tr>
</thead>
<tbody>
<tr>
<td>City, State, Zip:</td>
<td>DENVER, CO. 80221</td>
</tr>
<tr>
<td>Area (acres or square feet):</td>
<td>6000' SQ FT.</td>
</tr>
<tr>
<td>Tax Assessor Parcel Number</td>
<td># 0171933303008</td>
</tr>
<tr>
<td>Existing Zoning:</td>
<td>RESIDENTIAL R-1-C</td>
</tr>
<tr>
<td>Existing Land Use:</td>
<td>RESIDENTIAL / Home</td>
</tr>
<tr>
<td>Proposed Land Use:</td>
<td>Same</td>
</tr>
</tbody>
</table>

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:  **DAVID GUNBY**  Date:  **2/13/23**

Owner's Printed Name

Name:  

Owner's Signature
HARDSHIP STATEMENT

Using the following hardship criteria for granting a variance, please provide an explanation of how the criteria have been satisfied (see Section 2-02-21-06 of the Adams County Development Standards and Regulations for the full text of the criteria). Please feel free to attach your statements using a separate piece of paper.

1. There exists special physical requirements or circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.

   ACCESS TO THE BACKYARD TO BUILD A GARAGE IS LIMITED AND I WOULD HAVE NO GREENSPACE, SO IT THEREFORE WAS A GOOD ALTERNATIVE.

2. Because of these physical circumstances, the strict application of the code would deprive the applicant of rights commonly enjoyed by other properties in the same district. 2 OTHER CAR PORTS HAVE VARIANCES THERE ARE AT LEAST 7 CAR PORTS WITHIN 3 BLOCKS OF MY HOME LIKE MINE, BUT MINE IS STRUCTURALLY SOUND AND ESTHETICALLY PLEASING COMPLEMENTS THE PROPERTY.

3. Granting the variance will not confer on the applicant any special privilege.

   NONE THAT I'M AWARE OF THE PLAN WAS TO PROVIDE OFF STREET PARKING AND WEATHER PROTECTION FOR MY VEHICLE

4. Due to the physical circumstances or conditions, the property cannot be developed in conformity with the regulations.

   ON 1 SIDE OF MY HOUSE THERE IS 6' ON THE OTHER SIDE, IT'S 9' TO THE RESPECTIVE PROPERTY LINES

5. The special circumstances or hardship is not self-imposed.

   THE HOUSE WAS BUILT ON THE PROPERTY WITH LIMITED ACCESS TO THE BACK YARD/GREEN AREA, ON A VERY SMALL LOT

6. That the variance, if granted, will be in harmony with the general purpose and intent of the Adams County regulations and with the Adams County Comprehensive Plan.

   THE STRUCTURE IS HEAVY DUTY A PERMIT WAS APPLIED FOR BUT DUE TO COVID OUR PERMIT WAS SET ASIDE WITHOUT NOTIFICATION AND LOST IN THE PROCESS.

7. That the variance, if granted, will not cause substantial detriment to the public good or impair the intent of these standards and regulations.

   I HAVE DONE EVERYTHING WITHIN MY POWER TO CREATE AN EYE APPEALING IMPROVEMENT SO AS NOT TO IMPOSE ON MY NEIGHBORS AND COMPLY WITH CODES

8. That the variance, if granted, would not allow a use which is not otherwise permitted in the zone district in which the property is located, would not result in the extension of a non-conforming use, or would change the zone classification on the property.

   THE HOUSE IS MY HOME AND THE CAR PORT PROVIDES OFF STREET PARKING AND VEHICLE PROTECTION DUE TO WEATHER PROVIDING PROTECTION FROM HAIL DAMAGE THAT IS AND WAS THE PLAN FROM THE BEGINNING
7524 Raritan
Denver, Co 80221

Raritan St

25'

N

25'

12'

*Proposed*
Carport

6' setback provided

60' width

100' depth
Building Guide
Colorado Chapter of the International Code Council

Single Family Residential
Patio Covers & Carports

How to Use this Guide
Check with your jurisdiction regarding type of submittal (paper or electronic) and for additional requirements. Draw to scale and complete the following (hint: use graph paper with ¼" squares. Example: ¼" = 1”).

1 Complete this Building Guide by filling in the blanks on page two, and indicating which construction details will be used.

2 Provide 2 Plot Plans (site plan) showing dimensions of your project or addition and its relationship to existing buildings or structures on the property and the distance to existing property lines drawn to scale. See Page 2.

3 Fill out a building permit application.
The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.

The Colorado Chapter of the International Code Council is a professional organization seeking to promote the public health, safety and welfare to building construction. We appreciate your feedback and suggestions, please write to the Colorado Chapter of the International Code Council, P.O. Box 961, Arvada, CO 80001. This building guide can be found on Colorado Chapter of the International Code Council website at: http://www.coloradochaptericc.org

This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2018 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.
Single Family Residential Patio Covers & Carports

Directions

1. Fill in the blanks with dimensions and materials which will be used to build the structure. Please print legibly.

2. Indicate in the check boxes which details from page 4 will be used. Please note if any of the sides of your carport addition are closer than 5'-0" to the property line, that side of the carport must be enclosed with a solid 1 hour fire rated wall as shown in Alternate Details B and C. You must however, keep at least two sides of the carport open to conform to the building code requirements. Zoning approval is required.

3. Roofing to be installed per manufacturer's instructions, including low slope application and required inspections made.

Patio Section

- **Roof covering**: Example: CertainTeed Proline II HDZ (3 tab shingles)
- **Underlayment**: Example: 30 lb. felt with 13" laps
- **Size and Amount of Lags**: Example: Two 2" x 4" lag bolts @ 16" O.C.
- **Sheathing**: Example: 3/8" OSB (1/2" exterior plywood)
- **2x6 rafters spaced 16" O.C.**: Example: 2x6 rafters spaced 24" O.C.

Note: Walls, posts, and overhangs closer than 5' to the property line to be 1hr. rated.
No closer than 2 feet to property line
Beam splices to occur over posts with 1 1/2" bearing

- **(2) 2" x 8" beam**: Example: (5) 2x8 beam
- **Span**: Example: 11' 7"
- **Siding**: Example: 7/8" thick siding
- **"posts spaced 8" apart**: Example: 4x4 (for Alternate C only)

Footing:

- **Concrete Slab**: Minimum Diameter Pier 8" (size determined by load)
- **Isolate from Slab**: Below frost depth agreed upon by jurisdiction
- **Maximum rise 7 3/4" to top of door threshold**
- **Slope**:
- **Check one**
  - Detail A
  - Alternate A
  - Other (provide detail)
- **See page 4**
- **Check one**
  - Detail B
  - Alternate B
- **See page 4**

**Address:**

5524 S. Park Hill Dr.
Denver, CO 80222

Lumber: Pine #2

This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2018 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.
WARRANTY DEED

THIS DEED, made this 28th day of June, 2009, between RONALD D. NELSON of the County of Jefferson and State of Colorado, grantor, and TRENAL L. HERNANDEZ whose legal address is 7261 Bryant Street, Westminster, CO 80030, of the County of Adams, State of Colorado, grantee:

WITNESSETH, that the grantor, for and in consideration of the sum of ONE HUNDRED FORTY NINE THOUSAND NINE HUNDRED and 00/100 DOLLARS ($149,900.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situated, lying and being in the County of Adams and State of Colorado described as follows:

Lot 8, Block 39, Park-Mack Manor Seventh Filing, County of Adams, State of Colorado,

also known as street and number as: 7524 Raritan Street, Denver, CO 80221

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversioners, remainders and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, burdens, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except:

general taxes for the current year and subsequent years subject to restrictions, reservations, and covenants of record and except easements and rights of way of record, if any.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Ronald D. Nelson

STATE OF Colorado
COUNTY OF Adams

Cynthia Ruscio, a Notary Public of the County and State first above written, do hereby certify that the foregoing instrument was acknowledged before me this 28th day of June, 2009, by Ronald D. Nelson.

Witness my hand and official seal:

Cynthia Ruscio
Notary Public

My Commission Expires: 1402370

After recording return to:

CYNTHIA RUSCIO
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 06/19/2013

Flo No.: 1402370
INDIVIDUAL TO INDIVIDUAL WARRANTY DEED (Individual)
# Crestview Water and Sanitation District

**Account #:** 337800004  
**Service Address:** 7524 Raritan St, Denver CO 80221-3427  
**Type:** CYCLE 3  
**Cycle:** 03/14/23  
**PayID:** 5L485GA  
**Bill No:** 479

## Amount Paid

03378000040 0000035691

---

### DETACH AND RETURN STUB WITH REMITTANCE

**Account #:** 337800004  
**Service Address:** 7524 Raritan St, Denver CO 80221-3427  
**Type:** CYCLE 3  
**Cycle:** 03/14/23  
**PayID:** 5L485GA  
**Bill No:** 3378000040

### Service Codes & Description

- **SW AVG USE 1500**
- **WA WATER**

<table>
<thead>
<tr>
<th>Service Code &amp; Description</th>
<th>Previous Date</th>
<th>Previous Reading</th>
<th>Current Date</th>
<th>Current Reading</th>
<th>Mult</th>
<th>Usage</th>
<th>Year Ago</th>
<th>Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>SW AVG USE 1500</td>
<td>01/10</td>
<td>765</td>
<td>02/10</td>
<td>766 1000.000</td>
<td>1000</td>
<td>2000</td>
<td>21.00</td>
<td></td>
</tr>
<tr>
<td>WA WATER</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Last Payment

- **02/09/23**  
- **80.00**

### Prior Charges Due

- **2.16CR**  
- **16.85**

### Current Charges

- **37.85**

### Total Amount Due

- **35.69**

---

**Due Date Refers to Current Charges Only. Any Prior Charges Listed Must Be Paid Within 10 Days of the Original Due Date.**


To make a payment by phone call (844) 323-8116. You may also make a payment or enroll for ACH on our website at [www.crestviewwater.com](http://www.crestviewwater.com). Note that service fees will apply.

Our mailing address is PO Box 666, Westminster, CO 80036. Our office hours are Monday to Friday 7:00AM - 11:00AM and 12:15PM - 4:00PM.

Service Codes: WA - Water  
SW - Sewer  
FL - Fire Line  
MC - Misc.
Certificates of Taxes Due

<table>
<thead>
<tr>
<th>Year</th>
<th>Tax</th>
<th>Interest</th>
<th>Fees</th>
<th>Payments</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>2022</td>
<td>$2,756.82</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$2,756.82</td>
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<tr>
<td>Total Tax Charge</td>
<td>$2,756.82</td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>Special Assessment: ADAMS COUNTY SPECIAL ASSESSMENTS - STORMWATER</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>2022</td>
<td>$43.69</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$43.69</td>
</tr>
</tbody>
</table>
| Total Special Assessment: ADAMS COUNTY SPECIAL ASSESSMENTS - STORMWATER | | | | | $43.69
| Special Assessment: TREASURER'S FEE SWU | | | | | |
| 2022 | $4.37     | $0.00    | $0.00| $0.00    | $4.37       |
| Total Special Assessment: TREASURER'S FEE SWU | | | | | $4.37
| GRAND TOTAL | | | | | $2,804.88

TREASURER'S FEE SWU $4.37

Tax Billed at 2022 Rates for Tax Area 495 - 495

<table>
<thead>
<tr>
<th>Authority</th>
<th>Mill Levy</th>
<th>Amount</th>
<th>Values</th>
<th>Actual</th>
<th>Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>RANGEVIEW LIBRARY DISTRICT</td>
<td>3.615000*</td>
<td>$81.37</td>
<td>RES IMPRV LAND</td>
<td>$83,000</td>
<td>$5,770</td>
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<tr>
<td>CRESTVIEW WATER &amp; SANITATION</td>
<td>3.434000</td>
<td>$77.30</td>
<td>SINGLE FAMILY RES</td>
<td>$240,899</td>
<td>$16,740</td>
</tr>
<tr>
<td>ADAMS COUNTY FIRE PROTECTION</td>
<td>17.554000</td>
<td>$395.14</td>
<td>Total</td>
<td>$323,899</td>
<td>$22,510</td>
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<tr>
<td>ADAMS COUNTY</td>
<td>26.967000</td>
<td>$607.03</td>
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<tr>
<td>HYLAND HILLS PARK &amp; RECREATION</td>
<td>5.124000</td>
<td>$115.34</td>
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<td>SD 50</td>
<td>64.777000</td>
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<tr>
<td>URBAN DRAINAGE SOUTH PLATTE</td>
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<td>$2.25</td>
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<tr>
<td>URBAN DRAINAGE &amp; FLOOD CONTROL</td>
<td>0.9000000</td>
<td>$20.26</td>
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<td>Taxes Billed 2022</td>
<td>122.4710000</td>
<td>$2,756.82</td>
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<tr>
<td>Credit Levy</td>
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</tr>
</tbody>
</table>

ADAMS COUNTY SPECIAL ASSESSMENTS - STORMWATER $43.69

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURY PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above-described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the sale may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.
TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
Certificate Of Taxes Due

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L.
Culpepper, J.D.

4430 S. Adams County Parkway
Brighton, CO 80601