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@adcgov.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.adcgov.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>NOT APPLICABLE</td>
</tr>
<tr>
<td>Height</td>
<td>NOT APPLICABLE</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>ONE (1)</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
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>
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<tbody>
<tr>
<td>Variance</td>
<td>$500-residential</td>
<td>After complete application received</td>
</tr>
<tr>
<td></td>
<td>$700-non-residential</td>
<td></td>
</tr>
<tr>
<td></td>
<td>*$100 per additional request</td>
<td></td>
</tr>
</tbody>
</table>
DEVELOPMENT APPLICATION FORM

Application Type:

- Conceptual Review
- Preliminary PUD
- Final PUD
- Rezone
- Special Use
- Temporary Use
- Variance
- Conditional Use
- Other: ___________________________________________

PROJECT NAME: 14647 E 134TH PL BRIGHTON CO 80601 SINGLE FAMILY DWELLING

APPLICANT

Name(s): Viswa Peesapatli & Ramaleela Muppala  Phone #: 7035898133

Address: 5166 E 116TH PL (Current home address)

City, State, Zip: THORNTON CO 80233

2nd Phone #: ___________________________________________  Email: viswapsp@gmail.com

OWNER

Name(s): Viswa Peesapatli & Ramaleela Muppala  Phone #: 7035898133

Address: 5166 E 116TH PL (Current home address)

City, State, Zip: THORNTON CO 80233

2nd Phone #: ___________________________________________  Email: viswapsp@gmail.com

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

Name: NONE  Phone #: ____________________________

Address: ___________________________________________

City, State, Zip: ______________________________________

2nd Phone #: ___________________________________________  Email: ____________________________
**DESCRIPTION OF SITE**

<table>
<thead>
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<th>Address:</th>
<th>14647 E 134TH PL</th>
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</thead>
<tbody>
<tr>
<td>City, State, Zip:</td>
<td>BRIGHTON CO 80601</td>
</tr>
<tr>
<td>Area (acres or square feet):</td>
<td>0.8864 acres (38611.58 sq ft)</td>
</tr>
<tr>
<td>Tax Assessor Parcel Number:</td>
<td>0156930005004</td>
</tr>
<tr>
<td>Existing Zoning:</td>
<td>A1</td>
</tr>
<tr>
<td>Existing Land Use:</td>
<td>VACANT</td>
</tr>
<tr>
<td>Proposed Land Use:</td>
<td>SINGLE FAMILY DWELLING</td>
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</tbody>
</table>

Have you attended a Conceptual Review?  
YES [ ]  NO [x]  
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:  
Viswa Peesapati & Ramaleela Muppala  
Date: 04/12/2023

Owner's Printed Name

Name:

Owner's Signature

(Viswa Peesapati)  
4/12/2023

(Ramaleela Muppala)  
4/12/2023
Request for Variance - HARDSHIP STATEMENT

From: Viswa Peesapati & Ramaleela Muppala
Current home address: 5166 E 116TH PL THORNTON CO 80233
Phone# 703-589-8133; Email address: viswapsp@gmail.com
Dated: 4/12/2023

Variance requesting for Site Address: 14647 E 134TH PL BRIGHTON CO 80601
Parcel number: 01569300005004
Description: Lot 25, Pleasant View Subdivision, Second Filing, County of Adams, State of Colorado.
Zoning: A-1
Size: 0.8864 acres (38611.58 sq ft)
Proposed land use: To build a single family dwelling unit

Good morning.
My name is Viswa, and my wife's name is Leela. We bought this land to build a permanent home for our family.
I would like to request a variance in the lot coverage (size of the home) for the following reasons:

Reason 1:
- This land is in A-1 zoning. As per the Adams county document the minimum size of the lot for A-1 zoning is 2.5 acres. For 2.5 acres, the home size can be up to 8,167 square feet (7.5%).
- Considering the minimum size of 2.5 acres for this A-1 zoning, I would like to build a home of between 5,000 - 5,500 square feet, and a shed/barn/car garage (possibly two, one on each side of the home) totalling between 2600 - 3100 square feet. The total space is under the limit of 8,167 square feet.
- I will make sure to leave required setbacks on each side.

Reason 2:
- My family situation is somewhat unique. My family consists of my wife, my son, and my daughter along with me. My daughter is 10 years old, 100% disabled with full life expectancy. She cannot perform any activities intentionally on her own, such as walking, talking, eating, sitting, standing, moving her hands/legs (intentionally). The only things she can do are - She can see, she can hear. She cries when she is in pain and she smiles when she is happy. She needs personal assistance 24 hours a day.
• As much as possible, I would like to provide the personal support, and necessary physical space for her, for her daily activities of life within the home for her lifetime.
• Because of my circumstances, I am not in a position going with multiple floors or a basement. The home will be a single floor with most of it wheelchair accessible.
• My hope is that my son (and his family when he grows up) lives in the same home, so he takes care of her sister for the rest of her life, when my wife and I are not there to take care of her. My goal is to minimize separation of my daughter from people she loves (my son, my wife and me) throughout her lifetime, taking care of her as much as we can within the family.
• One of my goals is to minimize my daughter’s dependency/burden on society.
• I do not have any plans to rent portions of the home. The entire home is on a single roof, single unit, and there is no closed off space. The home is in such a way that my daughter can move around the entire home.

I am attaching a drawing of the possible home (that I drew) in order to help you get an understanding. Please note that this diagram is not finalized/approved yet, so changes are expected.

I have a well permit, but the location is not determined yet. I am thinking it will be on the front (south) side.
I still have to apply for a septic permit, so I do not know the location of the septic field, but I am thinking it will be on the NW side of the lot.

I am ready to pay the variance application fees, just let me know.
I am ready to provide any evidence/documentation that may help you to consider my case favorably.
I will be happy to come in person (along with my family), to present my plan, and discuss all options.
I would like you to please consider my request for an exception and grant me approval for the variance.

Thank you for your time, and support for considering my request.

4/12/2023
Viswa Peesapati

4/12/2023
Ramaleela Muppala

Viswa Peesapati & Ramaleela Muppala
5166 E 116TH PL THORNTON CO 80233
TBD EAST 134TH AVENUE
CASEY THOMPSON

LEGAL DESCRIPTION PROVIDED BY:
ADAMS COUNTY RECORDS,
REG. NO. 200901272010;
LOT 29,
PLEASANT VIEW SUBDIVISION SECOND FILING,
COUNTY OF ADAMS, STATE OF COLORADO

I hereby certify that this improvement location certificate was prepared for:
CASEY THOMPSON,
that it is not a land survey plat or improvement survey plat, and that
it is not to be relied upon for the establishment of a fence, buildings,
or future improvement lines.

This certificate is valid for use by: CASEY THOMPSON, and describes the parcel's
appearance on: MAY 26, 2021

I further certify that the improvements on the above described parcel on this date,
05-26-2021, except utility connections, are entirely within the boundaries of the
parcel, except as shown, that there are no encroachments upon the described
premises by improvements on any adjoining premises, except as indicated, and
that there is no apparent evidence or sign of any easement crossing or burdening
any part of said parcel, except as noted.

Curtis D. Hoog, PLS 37971
For and on behalf of:
American West Land Surveying Co.
A Colorado Corporation

American West
Land Surveying Co.
A COLORADO CORPORATION
PO Box 156, Brighton, CO 80601 | P: 303-596-1382 P: 303-596-0578 | AMWESTLBS.COM
DRAWN BY: CDH | FIELD WORK: CDH | JOB NO: 21-228 | SHEET 1 OF 1

SCALE: 1"=30'  
- = CONCRETE  
- = WOOD DECKING  
- = FENCE LINE.

DESCRIPTIONSCALE:
0 30 60

= PROPERTY CORNER. = ALIQUOT CORNER.

NOTE: ALL TIES ARE ROUNDED TO THE NEAREST FOOT
GENERAL WARRANTY DEED

THIS DEED, Made this 30th day of November, 2022, between
Jeffery Thomson and Casey Thomson,
grantor, and
Viswa Peesapati and Ramaleela Muppala, as Joint Tenants
whose legal address is 5166 E 116th Pl, Thornton, CO 80233,
grantees:

WITNESS, That the grantor, for and in consideration of the sum of Two Hundred Ten Thousand And No/100 Dollars ($210,000.00), 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 grantees, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Adams, State of Colorado, described as follows:

Lot 25, Pleasant View Subdivision, Second Filing,
County of Adams, State of Colorado,
also known by street and number as 14647 East 134th Place, Brighton, CO 80601

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder 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 grantees, their heirs and assigns forever. And the grantor, for themselves, their heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the enrolling and delivery of these presents, they are 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 as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantees, their 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.

GRANTOR:

Jeffery Thomson
Casey Thomson
GENERAL WARRANTY DEED
(continued)

State of Colorado  )

)ss

County of Adams

The foregoing instrument was acknowledged before me this 30th day of November, 2022 by Jeffery
Thomson and Casey Thomson known or identified to me to be the person whose name is subscribed to
the within instrument and acknowledged to me that he/she executed the same.

Renee McNiece
NOTARY PUBLIC
STATE OF COLORADO
NOTARY CW 199400206
MY COMMISSION EXPIRES January 17, 2023
ORIGINL PERMIT APPLICNT(S)  
CASEY THOMSON  
JEFFERY THOMSON  

APPROVED WELL LOCATION  
Water Division: 1  
Water District: 2  
Designated Basin: N/A  
Management District: N/A  
County: ADAMS  
Parcel Name: PLEASANT VIEW  
Lot: 25  
Block: Filing: 2  
Physical Address: 14647 EAST 134TH PLACE BRIGHTON, CO 80601  
NW 1/4 NE 1/4 Section 30 Township 1.0 S Range 66.0 W Sixth P.M.  
NOT: UTM COORDINATES (Meters, Zone:13, NAD83)  
Easting: 515650.0  
Northing: 4421234.0

PERMIT TO CONSTRUC A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFIR A WATER RIGHT  
CONDITIONS OF APPOVAL

1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.

3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A) as the only well on a residential site of 0.89 acres described as lot 25, filing 2, Pleasant View Subdivision, Adams County.

4) The use of groundwater from this well is limited to ordinary household purposes inside one single family dwelling. The groundwater shall not be used for irrigation or other purposes.

5) Production from this well is restricted to the Lower Arapahoe aquifer, which corresponds to the interval between 305 feet and 545 feet below the ground surface.

6) The pumping rate of this well shall not exceed 15 GPM.

7) The return flow from the use of this well must be through an individual wastewater disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.

8) This well shall be constructed not more than 200 feet from the location specified on this permit.

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

NOTE: This permit will expire on the expiration date unless the well is constructed by that date. A Well Construction and Yield Estimate Report (GWS-31) must be submitted to the Division of Water Resources to verify the well has been constructed. An extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: dwr.colorado.gov

NOTE: This well will be completed in a Type 1 aquifer penetrating only one confining layer and must be constructed in accordance with Well Construction Rule 10.4.5.1 (2 CCR 402-2).

Date Issued: 6/6/2022  
Expiration Date: 6/6/2024

Issued By CATHRYNE KIMURA
PERMIT HISTORY
12-01-2022 CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO VISWA PEESAPATI
THOMAS JEFFERY AND  
6509 E 167TH AVE  
BRIGHTON, CO 80602-6066

Situs Address  
0  
THOMAS JEFFERY AND  
6509 E 167TH AVE  
BRIGHTON, CO 80602-6066

Legal Description  
SUB: PLEASANT VIEW SECOND FILING LOT: 25

Property Code  
VACANT LOT VALUED AT RES RATE - 0700  
5,000  
360  
2021  
292  
94.823

Payments Received  
Check  
Check Number 8036  
Payor JEFFERY AND CASEY THOMSON  
Over/Under  
OVERPAID ($0.25)

Payments Applied  
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<th>Charges</th>
<th>Billed</th>
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Balance Due as of Jul 21, 2022  
$0.00

4430 S ADAMS COUNTY PKWY C2436  
BRIGHTON CO 80601  
[Stay Safe! Please use website payment services www.adcotax.com]

Email: treasurer@adcogov.org  
Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!
<table>
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<tr>
<th>Account</th>
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PEESAPATI VISWA AND  
5166 E 116TH PL  
THORNTON, CO 80233-5850

---

**Situs Address**  
14647 E 134TH PL

**Payor**  
Viswa Peesapati

**Legal Description**  
SUB: PLEASANT VIEW SECOND FILING LOT:25

**Property Code**  
VACANT LOT VALUED AT RES RATE - 0700  
- Actual: 5,000  
- Assessed: 350  
- Year: 2022  
- Area: 292  
- Mill Levy: 104.26

**E-check**  
$36.50

**Payments Applied**

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</table>

**Balance Due as of Feb 5, 2023**  
$0.00

---

4430 S ADAMS COUNTY PKWY C2436  
BRIGHTON CO 80601  
[Stay Safe! Please use website payment services www.adcotax.com]

Email: treasurer@adcogov.org  
Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!