

**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](mailto: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:

| Variance Request:               | # of Requests: |
|---------------------------------|----------------|
| Setback <i>Front &amp; Side</i> | <i>2</i>       |
| Height                          |                |
| Lot Coverage                    |                |
| Other:                          |                |

- 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)

| Application Fees: | Amount:   | Due:                                |
|-------------------|---|-------------------------------------|
| Variance          | \$500-residential<br>\$700-non-residential<br>*\$100 per additional request | After complete application received |



### DEVELOPMENT APPLICATION FORM

#### Application Type:

|  |  |  |
|--|--|--|
| <input type="checkbox"/> Conceptual Review         | <input type="checkbox"/> Preliminary PUD | <input type="checkbox"/> Temporary Use       |
| <input type="checkbox"/> Subdivision, Preliminary  | <input type="checkbox"/> Final PUD       | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Subdivision, Final        | <input type="checkbox"/> Rezone          | <input type="checkbox"/> Conditional Use     |
| <input type="checkbox"/> Plat Correction/ Vacation | <input type="checkbox"/> Special Use     | <input type="checkbox"/> Other: _____        |

PROJECT NAME: Outdoor Gazebo 12'x16' Hardtop Aluminium

#### APPLICANT

Name(s): Noheми Garcia Phone #: 720-298-4807  
Address: 2301 W. 50<sup>th</sup> Avenue  
City, State, Zip: Denver, CO 80221-1807  
2nd Phone #: 720-987-1801 Email: garcia.lucy96@gmail.com

#### OWNER

Name(s): Noheми Garcia Phone #: 720-298-4807  
Address: 2301 W. 50<sup>th</sup> Avenue  
City, State, Zip: Denver, CO 80221  
2nd Phone #: 720-987-1801 Email: garcia.lucy96@gmail.com

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

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

**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

## HARDSHIP STATEMENT

Using the following hardship criteria for granting a variance, please provide an explanation of how the criteria have been satisfied (see Section 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.

There exists narrowness on the Westside of our house leaving no room for a backyard. Also back area covered with concrete, no yard.

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.

Requesting a Variance at the Front & Side Setbacks. because there is no existing back yard only a narrow concrete area.

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

We're not requesting any special privilege just the use of our side & front yard for leisure & recreation.

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

No development required installed a 12' x 16' Hardtop Aluminum Gazebo (kit) it does not affect existing land use.

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

The layout of the house did not allow for a backyard, it's not self-imposed.

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.

Yes, the Variance does not affect the existing land use.

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

The gazebo is on our property & will not cause detriment to the public good or impair the intent of these standards & regulations.

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.

NO, the proposed does not affect the zoning district.



# COLORADO

## RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

| Account  | Parcel Number | Receipt Date | Receipt Number      |
|----------|---------------|--------------|---------------------|
| R0103380 | 0182509306011 | May 12, 2023 | 2023-05-12-TML-4235 |

GARCIA NOHEMI  
2301 W 56TH AVE  
DENVER, CO 80221-1807

| Situs Address   | Payor   |
|-----------------|---|
| 2301 W 56TH AVE | NOHEMI GARCIA<br>2301 W 56TH AVE<br>DENVER, CO 80221-1807 |

**Legal Description**  
SUB:CLINE SUBD LOT:2

| Property Code            | Actual  | Assessed | Year | Area | Mill Levy |
|--------------------------|---------|----------|------|------|-----------|
| RES IMPRV LAND - 1112    | 115,000 | 7,990    | 2022 | 480  | 122.143   |
| SINGLE FAMILY RES - 1212 | 307,562 | 21,380   | 2022 | 480  | 122.143   |

**Payments Received**

|   |            |
|---|------------|
| Cash  | \$3,640.00 |
| Payor NOHEMI GARCIA 2301 W 56TH AVE DENVER, CO 80221-1807 |            |
| Cash  | (\$16.79)  |

**Payments Applied**

| Year                                  | Charges         | Billed     | Prior Payments | New Payments | Balance       |
|---------------------------------------|-----------------|------------|----------------|--------------|---------------|
| 2022                                  | Interest Charge | \$35.87    | \$0.00         | \$35.87      | \$0.00        |
| 2022                                  | Tax Charge      | \$3,587.34 | \$0.00         | \$3,587.34   | \$0.00        |
|                                       |                 |            |                | \$3,623.21   | \$0.00        |
| <b>Balance Due as of May 12, 2023</b> |                 |            |                |              | <b>\$0.00</b> |

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

Email: [treasurer@adcogov.org](mailto:treasurer@adcogov.org)  
Telephone: 720-523-6160

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

Recording requested by:

and when recorded, please return this deed and tax statements to:

Escrow No.:

Title Order No.:

For recorder's use only

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

THIS QUITCLAIM DEED, made and entered into on 28th day of July, 2016, between Abel Garcia ("Grantor") whose address is 2301 W 56th Avenue, Denver, Co. 80221-1807 and Nohemi Garcia ("Grantee") whose address is 2301 W 56th Avenue, Denver, Colorado, 80221-1807.

FOR A VALUABLE CONSIDERATION, in the amount of Ten DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to Grantee, all right, title, interest and claim to the plot, piece or parcel of land, with all the buildings, appurtenances and improvements thereon, if any, in the City of Denver, County of Adams, State of Colorado described as follows:

SUB:CLINE SUBD LOT:2

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto Grantee, Grantee's heirs, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, successors and/or assigns shall have claim or demand any right or title to the property described above, or any of the buildings, appurtenances and improvements thereon.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on 28th day of July, 2016.

Abel Garcia *Abel Garcia*

Abel Garcia  
Type or Print Name of Grantor

Quitclaim Deed - 1

Certified to be a full, true and correct copy of the Recorded Document consisting of ..... pages  
in my custody  
Josh Zygliebaum, Adams County Clerk & Recorder  
By *[Signature]*



State of Colorado  
County of Jefferson } ss.

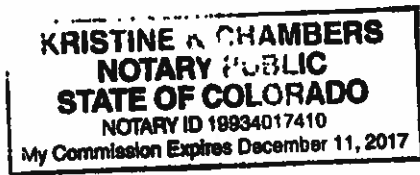
The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of August, 2016, by Al Garcia

(if by natural person or persons, insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, insert name of person as executor, attorney-in-fact, or other capacity or description; if by officer of corporation, insert name of such officer or officers as the president or other officers of such corporation, naming it). If acknowledgment is taken by a notary public, the date of expiration of his commission shall also appear on the certificate.

Witness my hand and official seal.

Kristine K. Chambers  
Notary Public

My commission expires:





Josh Zygielbaum  
 Clerk and Recorder  
 Adams County  
 4430 S. Adams County Pkwy., 1st Floor, Suite E2400, Brighton, CO 80601  
 (720) 523-6020

|                             |              |                       |
|-----------------------------|--------------|-----------------------|
| Transaction # 1483325       | Agent #      | Source: MarriageKiosk |
| Receipt # 1263369           | Attention:   | Returned:             |
| Cashier Date: June 05, 2023 | Name: NOHEMI |                       |
| Cashier: CLINTON            | Address:     |                       |

1 Search Item

Reception #:2016000073976

SEARCH COPY: QUIT CLAIM DEED

Book: 0 Page: 0 Page Count: 2

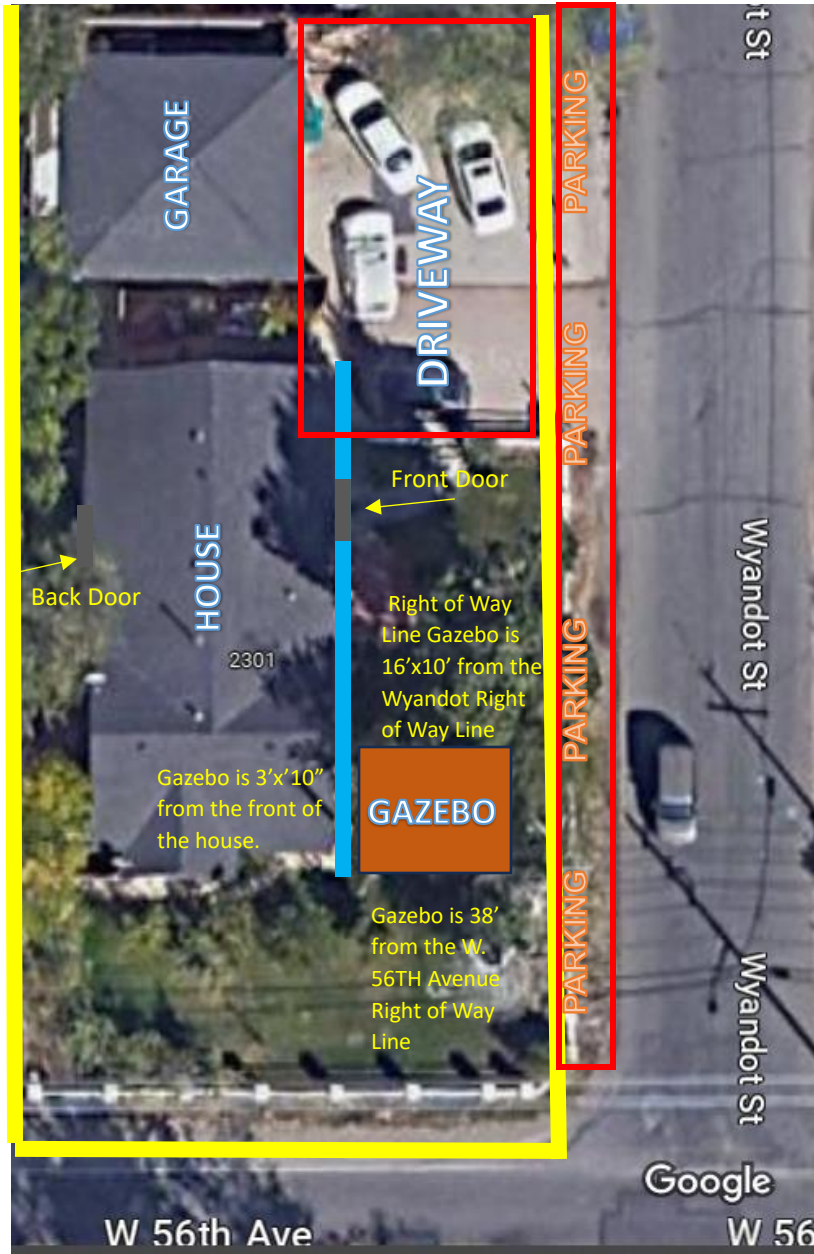
From: GARCIA ABEL To: GARCIA NOHEMI

|          |        |
|----------|--------|
| COPY FEE | \$0.50 |
| CERTIFY  | \$1.00 |

PAYMENT: CASH Return \$18.50 in change AMOUNT TENDERED: \$20.00

| Total Payments | Total Fees | Shortage | Check Overage | Refund  |
|----------------|------------|----------|---------------|---------|
| \$ 1.50        | \$ 1.50    | \$ 0.00  | \$ 0.00       | \$ 0.00 |







North



Outdoor Gazebo 12' x 16'  
Hardtop Aluminum

 Right of Way Line

 House Line

\*\*there is no Well or  
Septic Field on location.

\*\*there are no Easements  
on site/location.

## Payment Receipt Confirmation

# Your payment was successfully processed.

## Transaction Summary

*Receipt Confirmation*

| Description   | Amount         |
|---|----------------|
| <b>Berkeley Water and Sanitation District Payment</b> | <b>\$57.12</b> |
| <b>Service Fee</b>                                    | <b>\$1.00</b>  |
| <b>TOTAL</b>  | <b>\$58.12</b> |

## Transaction Detail

*The following amounts will be remitted back to the agency.*

| SKU | Description          | Unit Price | Quantity     | Amount         |
|-----|----------------------|------------|--------------|----------------|
| 2   | Sewer Service Charge | \$57.12    | 1            | \$57.12        |
|     | Service Fee          | \$1.00     |              | \$1.00         |
|     |                      |            | <b>Total</b> | <b>\$58.12</b> |

*This online service is provided by a 3rd party working in partnership with the state of Colorado. The price of items purchased through this service includes revenue used to develop, maintain, and enhance the state's official web portal, Colorado.gov.*

## Customer Information

|                            |  |                     |                 |
|----------------------------|--|---------------------|-----------------|
| <b>Customer Name</b>       | Nohemi Garcia                            | <b>Receipt Date</b> | 5/31/2023       |
| <b>Local Reference ...</b> | 8c90d458-b67e-4a96-<br>baaa-26dd9742d694 | <b>Receipt Time</b> | 09:11:44 AM MDT |

## Payment Information

|                     |                  |                       |           |
|---------------------|------------------|-----------------------|-----------|
| <b>Payment Type</b> | Electronic Check | <b>Account Number</b> | *****7141 |
|                     |                  | <b>Order ID</b>       | 208665160 |

## Billing Information

---

|                            |                 |
|----------------------------|-----------------|
| <b>Billing Address</b>     | 2301 w 56th ave |
| <b>Billing City, State</b> | Denver, CO      |
| <b>ZIP/Postal Code</b>     | 80221           |
| <b>Country</b>             | US              |

|                     |            |
|---------------------|------------|
| <b>Phone Number</b> | 7202984807 |
|---------------------|------------|

**This receipt has been emailed to the address below.**

|                      |                         |
|----------------------|-------------------------|
| <b>Email Address</b> | garcia.lucy96@gmail.com |
|----------------------|-------------------------|

---