



Request for Comments

Case Name: Muñoz Sundown Fence Variance

Case Number: VSP2024-00023

June 13, 2024

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow a 6-foot tall screen fence where the maximum allowed height is 42 inches. The property is zoned Residential-1-C.** This request is located at 484 Sundown Ln. The Assessor's Parcel Number is 0171927326015.

Owner Information: Contreras Veronica Muñoz
484 Sundown Ln
Denver, CO 802214458

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 11th, 2024** 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 DaWright@adcogov.org.

Once comments have been received and the staff report written, the staff report will be forwarded to you upon request. 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.adcogov.org/planning/currentcases.

Thank you for your review of this case.

David Wright
Planner I

BOARD OF COUNTY COMMISSIONERS

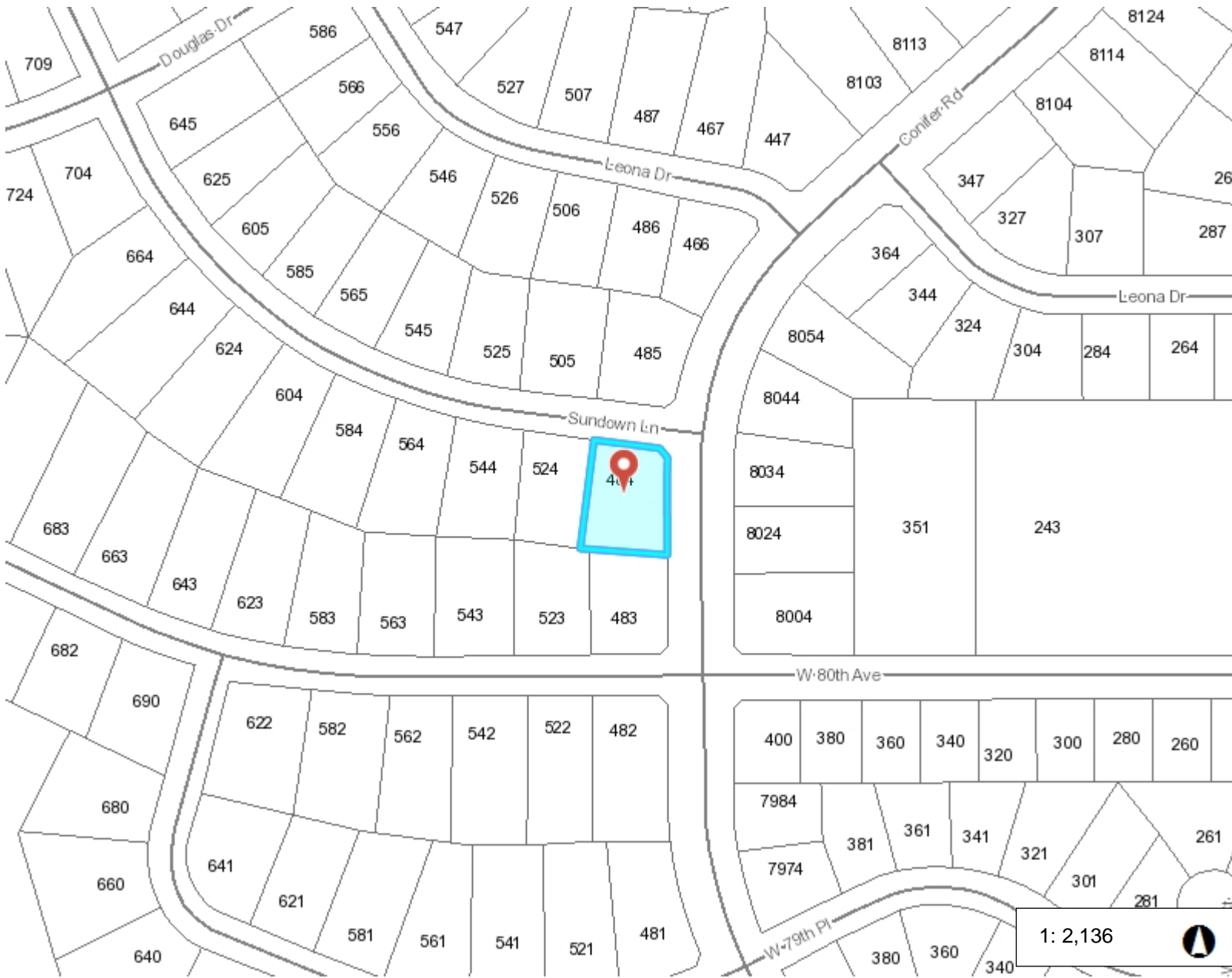
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



Legend

- Address
- Streets
 - Streets
 - Ramp
- Parcels

1: 2,136



0.1 0 0.03 0.1 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

Muñoz Fence Variance
VSP2024-00023



DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Veronica Munoz Contreras Phone #: 720-885-5170
Address: 484 SUNDOWN LN
City, State, Zip: DENVER CO 80221
2nd Phone #: Email: veronicamedrano54@yahoo.com

OWNER

SAME AS ABOVE

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

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

Name: N/A 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



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:	
Other:	

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



484 SUNDOWN LN

FENCE 6 feet high
34 feet wide

4'6 feet
Fence length
34 feet

CITY SIDEWALK


Originally the fence was opened
now is welded without any access
to the conifer road.

CONIFER ROAD

SOUTH ← → NORTH

IRON FENCE

6' high x 34 feet wide

FENCE LENGTH 

34 feet

slide door was welded there is no access to cars

6 feet high

Small door measuring 40 inches wide

4614 toy 9

Fence welded together

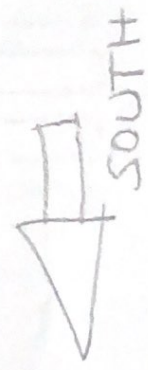
4 feet 6 inches

There are CITY SIDEWALK posts every 7 feet 6 inches

Post depth concrete anchor bolts 1/2 inch wide x 1 feet depth

BUS STOP

CONIFER ROAD



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.

As the owner of the property ^{iron} located at 484 Sundown Ln Denver CO. 80221 I installed a fence that is 6 feet high and 34 feet long. This fence is installed at the **property line**.

Per section 3-07-02 Summary of Dimensional requirements "accessory structures on a side corner must be 20 feet or equal to the **principal dwelling** whichever is greater." The fence has a gate, this gate is welded to the fence, so it will not be utilized for cars to go in and out of the property. As conifer road is a collector road and since I have legal access to Sundown Ln road, I have no right to use the conifer Rd.

- Why are you unable to meet this standard?

I installed this fence at my property line because is lined to my next door neighbor, and the mayor reason is because there is a bus stop right in the corner of my property. Very frequently intoxicated people fight to each other, they talk no sense to themselves, disturbing our peace. There have been occasions when I have found jeringes, urine, faces, trash, toilet paper etc.... Before the fence there were another occasions were young people were using my driveway to play basketball, my guess is that they thought that my driveway was a city driveway. When I hired the person (welder) to install the fence this person never told me about the city regulation, permits that I needed to take in consideration. (I am a widow) This welder charged me \$10,500 dollars for the fence's installation and he does not want to take responsibility to help me resolve this issue. If I move the fence right to the principal dwelling, there will be space for intoxicated people to do what they have been doing for years. peace and also this change will affect my wallet. Please for God's sake I mentioned before the my fence where it is. Like I gate but I welded to have the fence has a access to cars I am only interested in having my property safe. ♥

ACCOUNT# R0058847
 PARCEL # 0171927326015
 TAX DISTRICT # 155

REAL ESTATE PROPERTY TAX NOTICE
 2022 TAXES DUE IN 2023

ALEXANDER L. VILLAGRAN
 ADAMS COUNTY TREASURER & PUBLIC TRUSTEE
 4430 S. ADAMS COUNTY PARKWAY
 BRIGHTON, COLORADO 80601 (720) 523-6160



TAX AUTHORITY	TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED												
RANGEVIEW LIBRARY DISTRICT	3.61500	0.05500	\$105.74	LAND	\$83,000	\$5,770												
ADAMS COUNTY FIRE PROTECT	17.55400	0.00000	\$513.46	IMPROVEMENTS	\$337,908	\$23,480												
ADAMS COUNTY	26.96700	0.00000	\$788.77	NET TOTAL	\$420,908	\$29,250												
RTD	0.00000	0.00000	\$0.00															
SD 12	68.36600	0.00000	\$1,999.71															
URBAN DRAINAGE SOUTH PLAT	0.10000	0.00000	\$2.93															
URBAN DRAINAGE & FLOOD CO	0.90000	0.00000	\$26.33															
TOTAL	NET LEVY--> 117.5020		\$3,436.94															
GRAND TOTAL			\$3,436.94															
<p>SB 25 - In absence of State Legislative Funding, your school mill levy would have been: 141.890</p>				<p>MESSAGES</p> <p>Go Paperless AUTHORIZATION CODE ACT-NX4RM3WH</p> <p>See insert for Senior/Disabled Veteran exemptions and E-Statement instructions. Email Verification code: CTJLJRBW</p>														
LEGAL DESCRIPTION OF PROPERTY				Unpaid prior year taxes:														
SUB. SHERRELWOOD ESTATES FILING NO 8 BLK.5 LOT.23EXC RD (2019000054505)				No														
PROPERTY LOCATION: 484 SUNDOWN LN				<table border="1"> <thead> <tr> <th>PAYMENT</th> <th>DUE DATE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>FIRST HALF</td> <td>FEB 28, 2023</td> <td>\$1,718.47</td> </tr> <tr> <td>SECOND HALF</td> <td>JUN 15, 2023</td> <td>\$1,718.47</td> </tr> <tr> <td>FULL PAYMENT</td> <td>APR 30, 2023</td> <td>\$3,436.94</td> </tr> </tbody> </table>			PAYMENT	DUE DATE	AMOUNT	FIRST HALF	FEB 28, 2023	\$1,718.47	SECOND HALF	JUN 15, 2023	\$1,718.47	FULL PAYMENT	APR 30, 2023	\$3,436.94
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				<p>PAYMENT OPTIONS FOR CURRENT YEAR TAXES</p> <p> </p>														

R0058847
 CONTRERAS VERONICA MUNOZ
 484 SUNDOWN LN
 DENVER, CO 80221-4458



Make Checks Payable To: Adams County Treasurer
 POST DATED CHECKS ARE NOT ACCEPTED
 If you have sold this property, please forward this statement to the new owner or return to this office marked "property sold."
IF YOUR TAXES ARE PAID BY A MORTGAGE COMPANY, KEEP THIS NOTICE FOR YOUR RECORDS.
 Please see reverse side of this form for additional information.

RETAIN TOP PORTION FOR YOUR RECORDS