



## Request for Comments

Case Name: Pacheco Edison ADU Setback Variance

Case Number: VSP2024-00029

August 1, 2024

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow an accessory dwelling unit to have a front setback equal to the principal dwelling setback. Section 4-03-03-02-01-5H of the Adams County Development Standards requires accessory dwelling units be setback 10 feet behind the front structure line of the principal dwelling.** This request is located at 8641 Edison St. The Assessor's Parcel Number is 0171926204013.

Owner Information: Chumba Jorge Eddie Pacheco and  
Adinett Estela Carranza  
8641 Edison St.  
Denver, CO 802294918

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 28, 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](mailto: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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

David Wright  
Planner I

BOARD OF COUNTY COMMISSIONERS

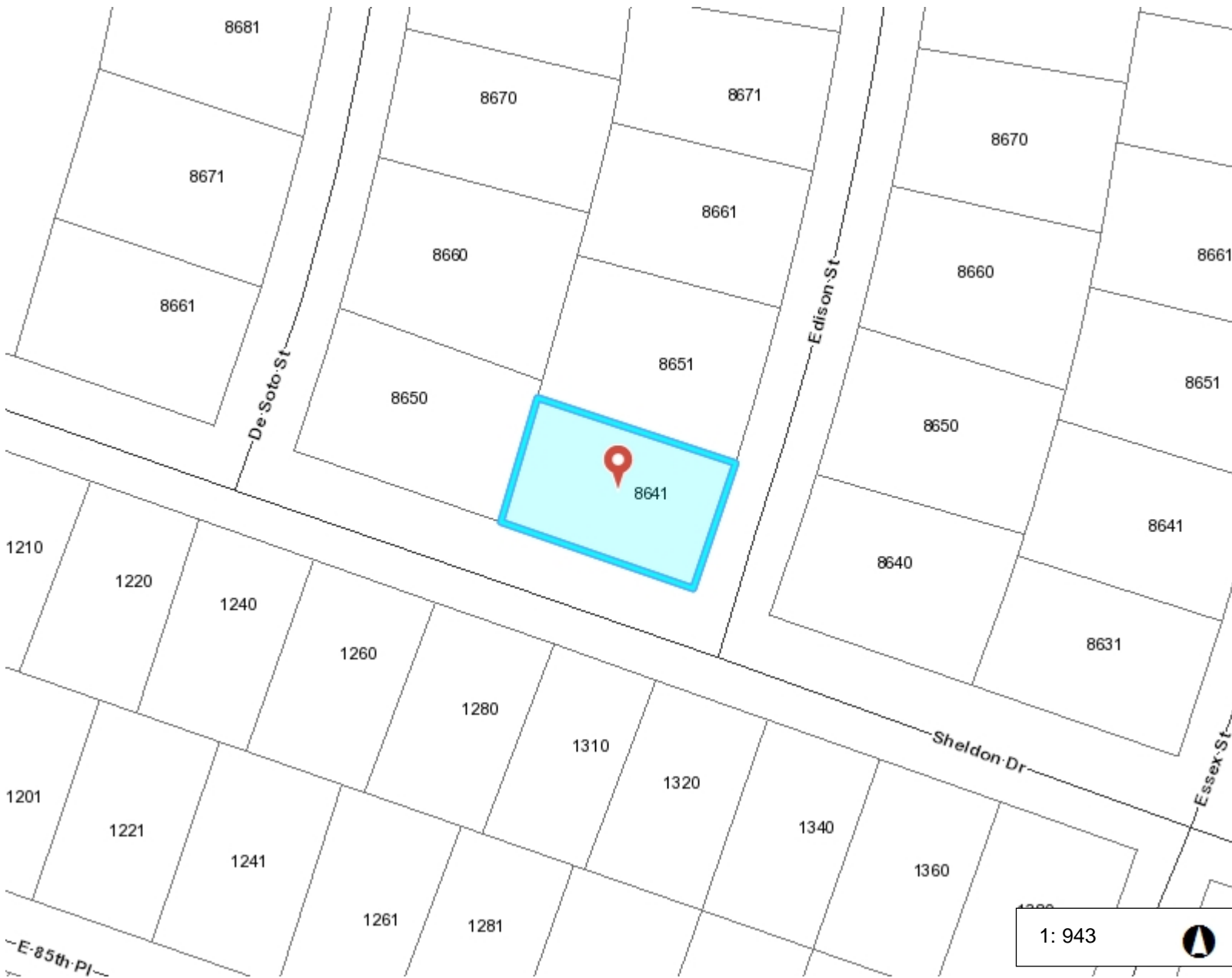
Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3


Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5



### Legend

- Address
- Streets
  - Streets
  - Ramp
- Parcels
- County Boundary

1: 943 

0.0 0 0.01 0.0 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

VSP2024-00029  
Pacheco Edison ADU Setback Variance



# 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>

## Guide to Development Application Submittal

This application 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 Microsoft 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, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at [www.permits.adcogov.org](http://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](http://adcotax.com)



DEVELOPMENT APPLICATION FORM

**APPLICANT**      *Accessory Dwelling Unit (ADU)*

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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**OWNER**

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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

Name:  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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**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

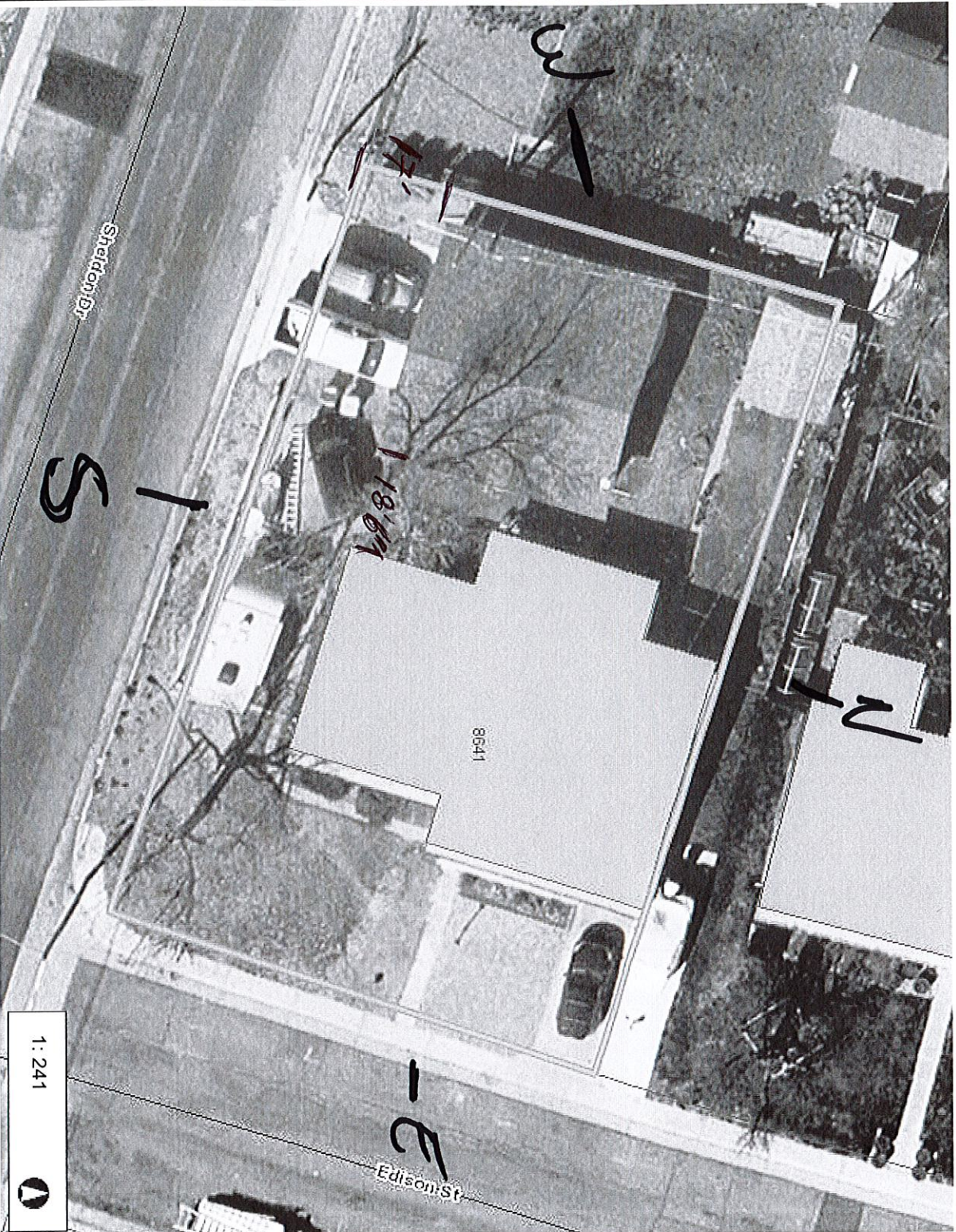
Name:

Owner's Signature



ADAMS COUNTY  
COLORADO

# Adams County Map



1:241



### Legend

- Address
- Highways
  - Interstate
  - Highway
  - Tollway
- Streets
  - Streets
  - Ramp
- Building
- County Parks and Open Space
- Small Lakes
- Major Lakes
- Rivers
- Canal
- Ditch
- Primary Creek
- River
- Secondary Creek
- Stream
- Parcels
- County Boundary

### Notes

Outside Property

0.0 0 0.00 0.0 Miles  
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### 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.

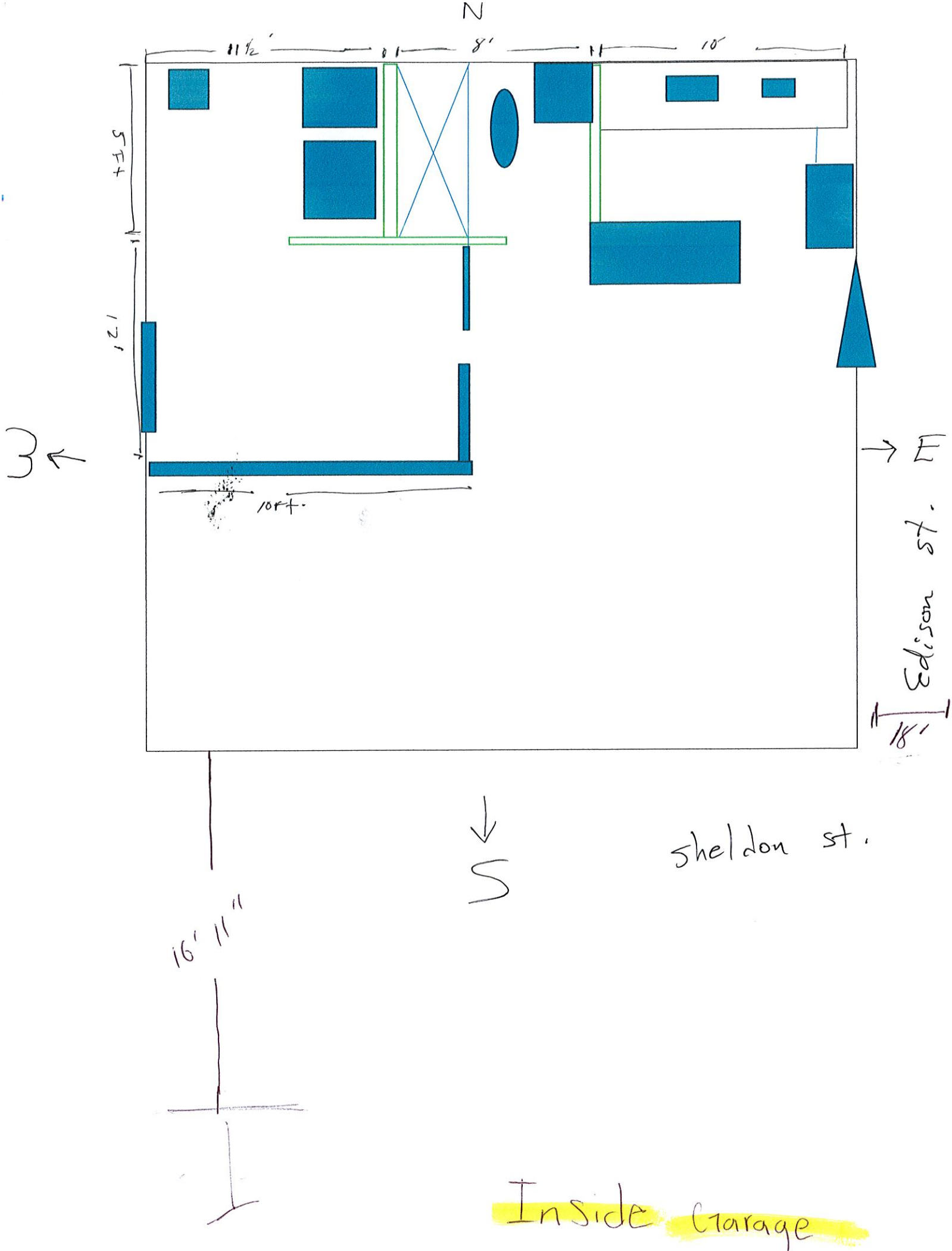
4-03-03-02-01 - 5, H, 3

We can not meet the performance requirement that says  
A detached ADU must be 10 feet to the rear of the  
front structure one of the principal dwelling unit; Also  
we convert a previously permitted garage,

- Why are you unable to meet this standard?

The lot is small and we already have this space (garage)  
there's no more room to build anything else. We are  
only use this as a ADU space, dont want to  
tear it down.





Inside Garage



# Statement Of Taxes Due

Account Number R0056203

Parcel 0171926204013

Legal Description

SUB:CITY VIEW HEIGHTS FIRST FILING BLK:4 LOT:13

Situs Address

8641 EDISON ST

Account: R0056203  
CHUMBA JORGE EDDIE PACHECO AND  
C/O:ADINETT ESTELA CARRANZA  
8641 EDISON ST  
DENVER, CO 80229-4918

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2023	\$3,287.76	\$0.00	\$0.00	(\$3,287.76)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 07/29/2024</b>					<b>\$0.00</b>

Tax Billed at 2023 Rates for Tax Area 160 - 160

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$107.95	RES IMPRV LAND	\$81,000	\$4,830
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$515.32	SINGLE FAMILY RES	\$415,000	\$24,720
ADAMS COUNTY	26.8350000	\$792.98	Total	\$496,000	\$29,550
NORTH WASHINGTON WATER & SA	0.5740000*	\$16.96			
SD 12	61.7600000	\$1,825.01			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$2.95			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$26.59			
Taxes Billed 2023	111.2610000	\$3,287.76			

\* Credit Levy

Tax amounts are subject to change due to endorsement, advertising, or fees.  
Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee  
4430 S Adams County Parkway, Suite W1000  
Brighton, CO 80601  
720-523-6160



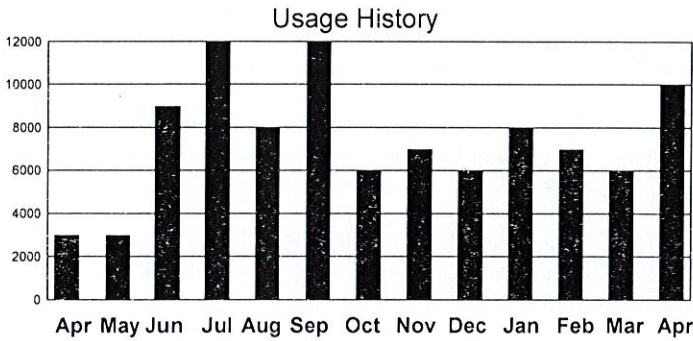
**North Washington Street  
Water & Sanitation District**  
3172 E. 78th Avenue  
Denver, CO 80229 • 303-288-6664  
<http://nwsbsd.colorado.gov/>  
Pay By Phone 1-855-939-2113

ACCOUNT NUMBER		
102010346.02		
SERVICE ADDRESS		
8641 EDISON STREET		
BILL DATE	CURRENT CHARGES	TOTAL AMOUNT DUE
04/29/2024	\$ 136.55	\$ 136.55

JORGE PACHECO  
8641 EDISON STREET  
DENVER, CO 80229

**AUTO DRAFT - DO NOT PAY**

READ DATE		BILLING DAYS	METER READING		USAGE GALLONS
PREVIOUS	PRESENT		PREVIOUS	PRESENT	
3/28/2024	04/28/2024	31	321	331	10000



Billing Summary	
Utility Service	Total
Water	\$84.99
Sewer	\$51.56

To obtain a 2023 Water Quality Report refer to the link below:  
<https://www.denverwater.org/sites/default/files/water-quality-report-2023.pdf>

Current Charges	\$136.55
Previous Balance	\$107.35
Payments we processed	\$-107.35
Adjustments	\$0.00
Miscellaneous Fee	\$0.00
Balance Forward	\$0.00
<b>Total payment now due...</b>	<b>\$136.55</b>

**NO OTHER NOTICE WILL BE SENT**  
Failure to receive bills or notices shall not prevent such bills from becoming delinquent nor relieve the customer from payment.

↓ PLEASE CUT HERE AND RETURN WITH YOUR PAYMENT ↓

JORGE PACHECO  
8641 EDISON STREET  
DENVER, CO 80229

ACCOUNT NUMBER	102010346.02
CURRENT CHARGES DUE	05/29/2024
CURRENT CHARGES	\$136.55
<b>AUTO DRAFT - DO NOT PAY</b>	
TOTAL AMOUNT DUE (including past due amount)	<b>\$136.55</b>

Amount Enclosed \$ \_\_\_\_\_

Please Include Your Account Number and Make Checks Payable To:

**North Washington St. Water & Sanitation District**  
**3172 E. 78th Avenue**  
**Denver, CO 80229**