



## Request for Comments

Case Name: Cox Harvest Hangar Variances

Project Number: PRA2024-00005

September 19, 2024

The Adams County Board of Adjustment is requesting comments on the following application: **1. Variance to allow an accessory structure to be 10 feet from a side property lines, where a minimum of 14 feet is required; 2. Variance to allow a lot coverage of XX% where the maximum allowed structure coverage is 7.5%. The site is located within the Agricultural-1 zone district. The site is affected by the Airport Height and Airport Noise Overlays.** This request is located at 15849 HARVEST CT. The Assessor's Parcel Number is 0156707104027.

Owner Information: COX ALMA  
15849 HARVEST RD  
BRIGHTON, CO 806033890

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 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 [BMarin@adcogov.org](mailto:BMarin@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may 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/current-land-use-cases](http://www.adcogov.org/current-land-use-cases).

Thank you for your review of this case.

Brayan Marin  
Planner III

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



# 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.

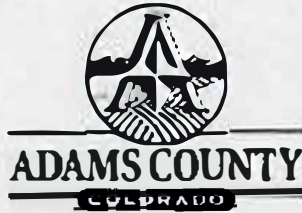
- Development Application Form (pg. 3)
- Written Narrative
- Site Plan
- Proof of Ownership (warranty deed or title policy)
- Proof of Water and Sewer Services
- Legal Description
- Statement of Taxes Paid

**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: 10' North side	
Height:	
Lot Coverage: ✓ Building over Hanger	
Other:	

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



DEVELOPMENT APPLICATION FORM

APPLICANT

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

OWNER

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

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

## 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](mailto:cedd-plan@adcogov.org)) if you have any questions.**
- **Why are you unable to meet this standard?**

Lot Line/SetBacks: After an informational conversation with a neighbor on north side of my property, I'd like to keep the setback at 10 feet. Going to 14 feet would be inefficient and an overall waste of property space. The 14 foot setback would also create difficulties for maneuverability of aircraft and or equipment. Keeping the setback at 10 feet would eliminate both of these issues creating a safer, more efficient, and maneuverable property.

Lot Coverage: Per Van Aire standards, homeowners are allowed 3 aircraft per lot. The existing hangar currently on the property only allows for one airplane to be stored. I am submitting variance for larger lot coverage in order to keep the high value equipment safe and protected. Without the larger space and adequate storage my valuable equipment is subject to harsh conditions and exposure; which can create severely negative maintenance, operational, and financial impacts.

WHEN RECORDED RETURN TO:  
**Alma Cox**  
**15849 Harvest Court**  
**Brighton, CO 80603**



*First American*

File Number: 5523-3100004

### WARRANTY DEED

**THIS DEED**, Made this Twentieth day of August, 2018, between **Howard Hugh Hillman and Susan Louise Hillman** of the County of Adams and State of Colorado, grantor, and **Alma Cox** whose legal address is 15849 Harvest Court, Brighton, CO 80603 of the County of Adams and State of Colorado, grantee:

**WITNESSETH**, That the grantor, for and in consideration of the sum of **FIVE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$550,000.00)**, 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 grantee, his heirs, successors and assigns forever, Tenants in Severalty all the real property, together with improvements, if any, situate, lying and being in the County of Adams, State of Colorado, described as follows:

**PARCEL A:**

**LOT 7, EXCEPT THE EAST 65 FEET OF SAID LOT, BLOCK 1, VAN-AIRE, COUNTY OF ADAMS, STATE OF COLORADO.**

**TOGETHER WITH**

**PARCEL B:**

**A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 65 FEET OF LOT 7, BLOCK 1, VAN-AIRE, COUNTY OF ADAMS, STATE OF COLORADO.**

also known by street and number as: **15849 Harvest Court, Brighton, CO 80603**

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and remainders, rents, issues and profits thereof; and all the estate, right, 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 said 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 ensembling 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, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, and except general taxes for the current year and subsequent years, and except easements, covenants, reservations, restrictions, and right of way, if any, of record.

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.

Doc Fee: \$55.00

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

*Howard Hugh Hillman* by *Susan Louise Hillman as Attorney In Fact*  
Howard Hugh Hillman by Susan Louise Hillman as Attorney In Fact  
*Susan Louise Hillman*  
Susan Louise Hillman

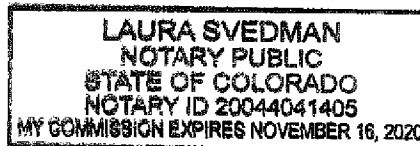
State of **Colorado**

County of **Adams**

The foregoing instrument was acknowledged to before me this Twentieth day of August, 2018 by **Susan Louise Hillman as Attorney in fact for Howard Hugh Hillman and Susan Louise Hillman.**

Witness my hand and official seal.  
My commission expires:

*Laura Svedman*  
\_\_\_\_\_  
Notary Public







WELL PERMIT NUMBER 248280-

RECEIPT NUMBER 0507758

**PERMIT HISTORY**

08-27-2018 CHANGE IN OWNER NAME/MAILING ADDRESS

# Adams County Residential Property Profile

**Parcel Number:** 0156707104027

<b><u>Owners Name and Address:</u></b>	<b><u>Property Address:</u></b>
COX ALMA  15849 HARVEST RD BRIGHTON CO 80603-3890	15849 HARVEST CT

## Account Summary

### Legal Description

SUB:VAN AIRE BLK:1 LOT:7 DESC: EXC E 65 FT
--

### Subdivision Plat

VAN AIRE
----------

### Account Summary

<b>Account Numbers</b>	<b>Date Added</b>	<b>Tax District</b>	<b>Mill Levy</b>
R0001121	On or Before 01/01/1996	<a href="#">292</a>	105.413

## Permits

### Permit Cases

<a href="#">ACC2024-00002</a> <a href="#">BDP04-0573</a> <a href="#">BDP04-0806</a> <a href="#">BDP10-2248</a> <a href="#">BDP18-3432</a> <a href="#">BDP23-3806</a> <a href="#">BDP24-0852</a> <a href="#">BDP24-1810</a> <a href="#">VIO2019-00196</a> <a href="#">VIO2024-00132</a> <a href="#">VSP2024-00042</a>
--

## Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
11/25/1996	\$0	D	C0232870	4886	194	MILLER RICHARD G	MILLER KATHERYN M	\$0	11/25/1996
11/26/1996	\$0	QC	C0233261	4887	68	MILLER KATHERYN M	MILLER KATHERYN MILDRED AND MILLER RICHARD	\$0	11/26/1996
02/27/1998	\$10.00	QC	C0367982	5246	585	MILLER KATHERYN MILDRED AND	MILLER KATHERYN M AND	\$0	02/27/1998
03/07/2001	\$10.00	QC	C0770897			MILLER KATHERYN M AND	MILLER KATHERYN MILDRED REVOCA	\$0	03/09/2001
12/03/2001	\$10.00	QC	C0900467			MILLER KATHERYN MILDRED REVOCA	MILLER RICHARD AND	\$0	12/13/2001
12/13/2001	\$10.00	AFF	C0900466			MILLER KATHERYN MILDRED REVOCA	MILLER RICHARD AND	\$0	12/13/2001
08/21/2002	\$450,000.00	WD	C1014535			MILLER RICHARD AND	HILLMAN HOWARD HUGH AND	\$45	08/23/2002
08/23/2002	\$10.00	QC	C1014534			MILLER KATHERYN MILDRED REVOCA	MILLER RICHARD AND	\$0	08/23/2002
08/20/2018	\$550,000.00	WD	2018000067880			HILLMAN HOWARD HUGH AND, HILLMAN SUSAN LOUISE	COX ALMA	\$55	08/21/2018

Click [here](#) to go to Clerk / Recorder search page

## Valuation Summary

### Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0001121	Residential	Acres	1.8400	GREATER BRIGHTON FIRE PROTECTION DISTRICT 6	School District 27J-Brighton	I	\$170,000.00	\$11,390.00
<b>Land Subtotal:</b>							<b>\$170,000.00</b>	<b>\$11,390.00</b>

### Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0001121	\$662,454.00	\$44,390.00
<b>Improvements Subtotal:</b>	<b>\$662,454.00</b>	<b>\$44,390.00</b>

<b>Total Property Value</b>	<b>\$832,454.00</b>	<b>\$55,780.00</b>
-----------------------------	---------------------	--------------------

## Building Summary

---

**Building Number:** 1.00

### Individual Built As Detail

<b>Built As:</b>	Bi Level
<b>Year Built:</b>	1975
<b>Building Type:</b>	Residential
<b>Construction Type:</b>	Frame Brick Veneer
<b>Built As SQ Ft:</b>	2874
<b>Number of Rooms:</b>	4
<b>Number of Baths:</b>	3.00
<b>Number of Bedrooms:</b>	4
<b>Attached Garage SQ Ft:</b>	572
<b>Detached Garage Square Ft:</b>	
<b>Basement SQ Ft:</b>	
<b>Finished Basement SQ Ft:</b>	

**Building Number:** 2.00

### Individual Built As Detail

<b>Built As:</b>	Storage Hanger
<b>Year Built:</b>	1980
<b>Building Type:</b>	Out Building
<b>Construction Type:</b>	
<b>Built As SQ Ft:</b>	960
<b>Number of Rooms:</b>	0
<b>Number of Baths:</b>	2.50
<b>Number of Bedrooms:</b>	0
<b>Attached Garage SQ Ft:</b>	
<b>Detached Garage Square Ft:</b>	
<b>Basement SQ Ft:</b>	
<b>Finished Basement SQ Ft:</b>	

## Tax Summary

---

Click [here](#) to go to Treasurer's search page

## Enterprise Zone Summary

---

### Property within Enterprise Zone

False
-------

## Precincts and Legislative Representatives Summary

---

### Precinct

227
-----

### Commissioner Representative

Commissioner District	Link to Representative
5	<a href="#">Click Here</a>

### State House Representative

House District	Link to Representative
48	<a href="#">Click Here</a>

### State Senate Representative

Senate District	Link to Representative
13	<a href="#">Click Here</a>

### US Congress Representative



Congressional District	Link to Representative
8	<a href="#">Click Here</a>

## Zoning Summary

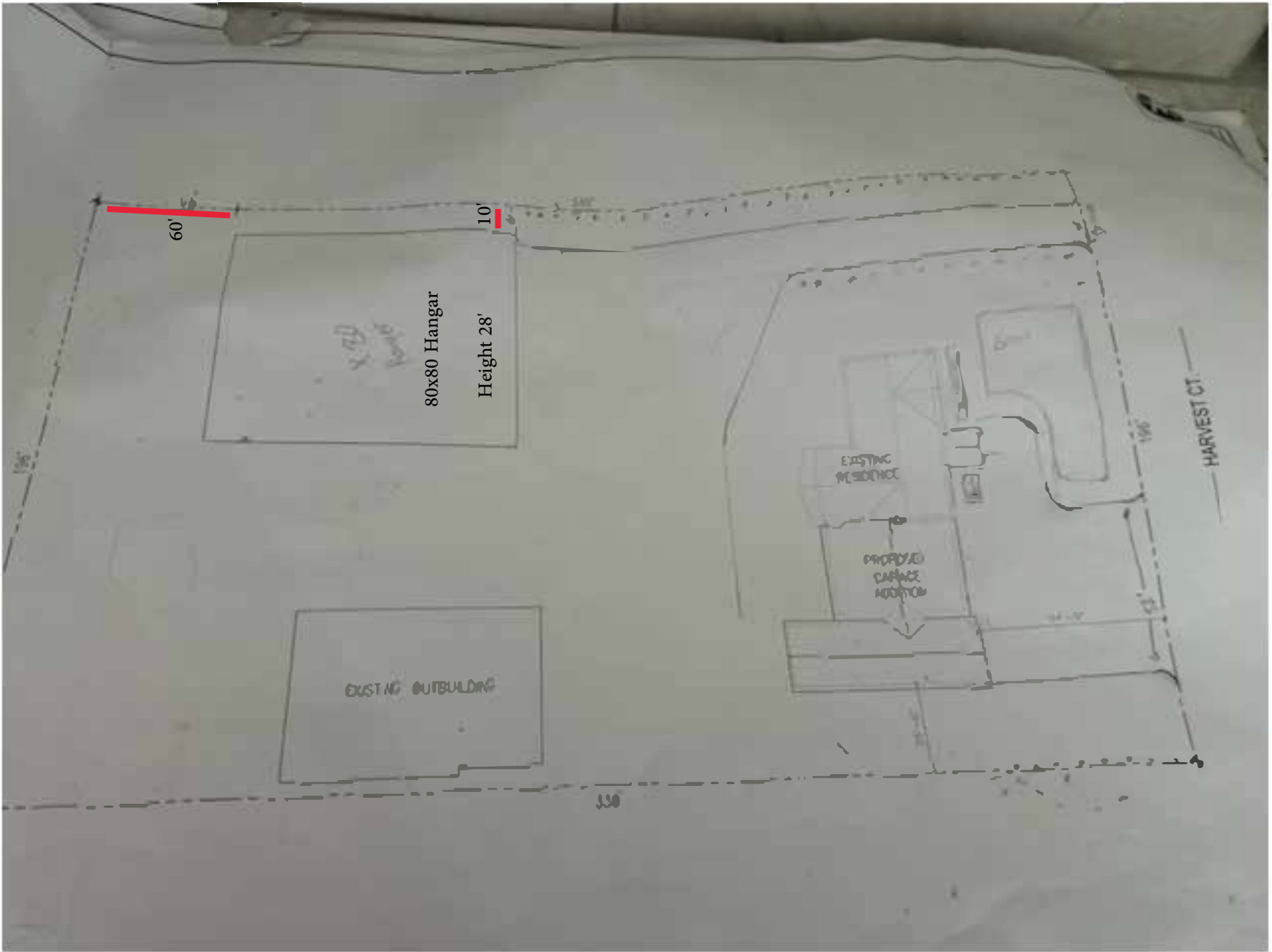
---

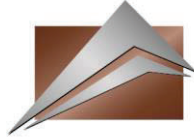
### Zoning Summary

Zoning Authority	Zoning
Adams County	A-1

**Note:** Data is updated daily. Above data was updated as of: 09/10/24

**Legal Disclaimer:** Although every reasonable effort has been made to ensure the accuracy of the public information data and graphic representations, Adams County cannot be responsible for consequences resulting from any omissions or errors contained herein. Adams County assumes no liability whatsoever associated with the use or misuse of this data





**PEAK ENGINEERING, INC.**  
CONSULTING STRUCTURAL ENGINEERING

November 8, 2023

Grey Wolf Architecture  
17301 W. Colfax  
Unit 140  
Golden, CO 80401

Attention: Ken Harshman

**RE: Pivot Building 2 (Denver Mart Redevelopment)**  
**453 East 58<sup>th</sup> Avenue**  
**Adams County, Colorado**

**Building Permit No.: BDP22-0348**

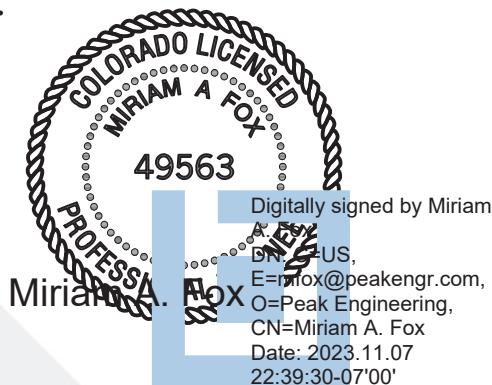
PK. NO.: 21-156.20

Based on our professional expertise, inspection reports and limited periodic construction observations, it is to the best of our knowledge and belief that the performance of the contractors' work for the foundation and framing systems is in conformance with the structural contract documents, design concept and specifications.

Sincerely,

**PEAK ENGINEERING, INC.**

Miriam A. Fox, P.E.  
Senior Project Manager





# Statement Of Taxes Due

Account Number R0001121  
Assessed To

Parcel 0156707104027  
COX ALMA  
15849 HARVEST RD  
BRIGHTON, CO 80603-3890

<b>Legal Description</b>	<b>Situs Address</b>
SUB:VAN AIRE BLK:1 LOT:7 DESC: EXC E 65 FT	15849 HARVEST CT

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2023	\$5,492.02	\$0.00	\$0.00	(\$5,492.02)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 09/11/2024</b>					<b>\$0.00</b>

Tax Billed at 2023 Rates for Tax Area 292 - 292

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$190.32	RES IMPRV LAND	\$170,000	\$10,640
CENTRAL COLO WATER CONSERVA	0.8910000	\$46.42	SINGLE FAMILY RES	\$662,454	\$41,460
FIRE DISTRICT 6 - GREATER B	16.7440000	\$872.36	Total	\$832,454	\$52,100
GENERAL	22.7110000	\$1,183.25			
RETIREMENT	0.3140000	\$16.36			
ROAD/BRIDGE	1.3000000	\$67.73			
DEVELOPMENTALLY DISABLED	0.2570000	\$13.39			
SD 27 BOND (Brighton)	20.9840000	\$1,093.27			
SD 27 GENERAL (Brighton)	35.3060000	\$1,839.44			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$5.21			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$46.89			
SOCIAL SERVICES	2.2530000	\$117.38			
Taxes Billed 2023	105.4130000	\$5,492.02			

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