



Request for Comments

Case Name: Paiz 65th Setback Variance

Case Number: VSP2024-00053

November 5, 2024

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow a 10 foot front setback where 20 feet is required for a principal structure within the Residential-2 zone district.** This request is located at 2441 W 65TH PL. The Assessor's Parcel Number is 0182505404031.

Owner Information: THE PAIZ FAMILY TRUST
11042 ROSALIE DR
DENVER, CO 802333558

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.

Once comments have been received and the staff report written, the staff report will be forwarded to you. 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.

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:	
Height:	
Lot Coverage:	
Other:	

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



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: 2441 WEST 65TH PLACE

City, State, Zip: DENVER, COLORADO, 80221

Area (acres or square feet): 24,453.15 sqft OR 0.561 acres

Tax Assessor Parcel Number #182505404031

Existing Zoning: R-2 (RESIDENTIAL TWO-FAMILY)

Existing Land Use: RESIDENTIAL

Proposed Land Use: RESIDENTIAL

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: CASIMIRO PAIZ JR Date: 10/15/2024

Owner's Printed Name

Name: Casimiro Paiz Jr

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) if you have any questions.

Requesting variance for the dimensional standard of the front yard setback of a site on an R-2 lot located at 2441 W 65th Place, Denver, Colorado, 80221, Parcel Number: 0182505404031 (Lot 27 and Lot 28).

The dimensional requirement set forth by section 3-07-02 Summary of Dimensional Requirements required the front minimum setback for Residential Two-Family (R-2) Principal structures at 20 feet. The applicant requests a setback variance to 10 feet.

The property has been in the client's family for more than three generations. Applicant would like to develop an aging in place dwelling for elderly family members and caregivers. Through a setback modification, the client will be able to optimize the square footage on site and will successfully build an intergenerational family residence.

- **Why are you unable to meet this standard?**

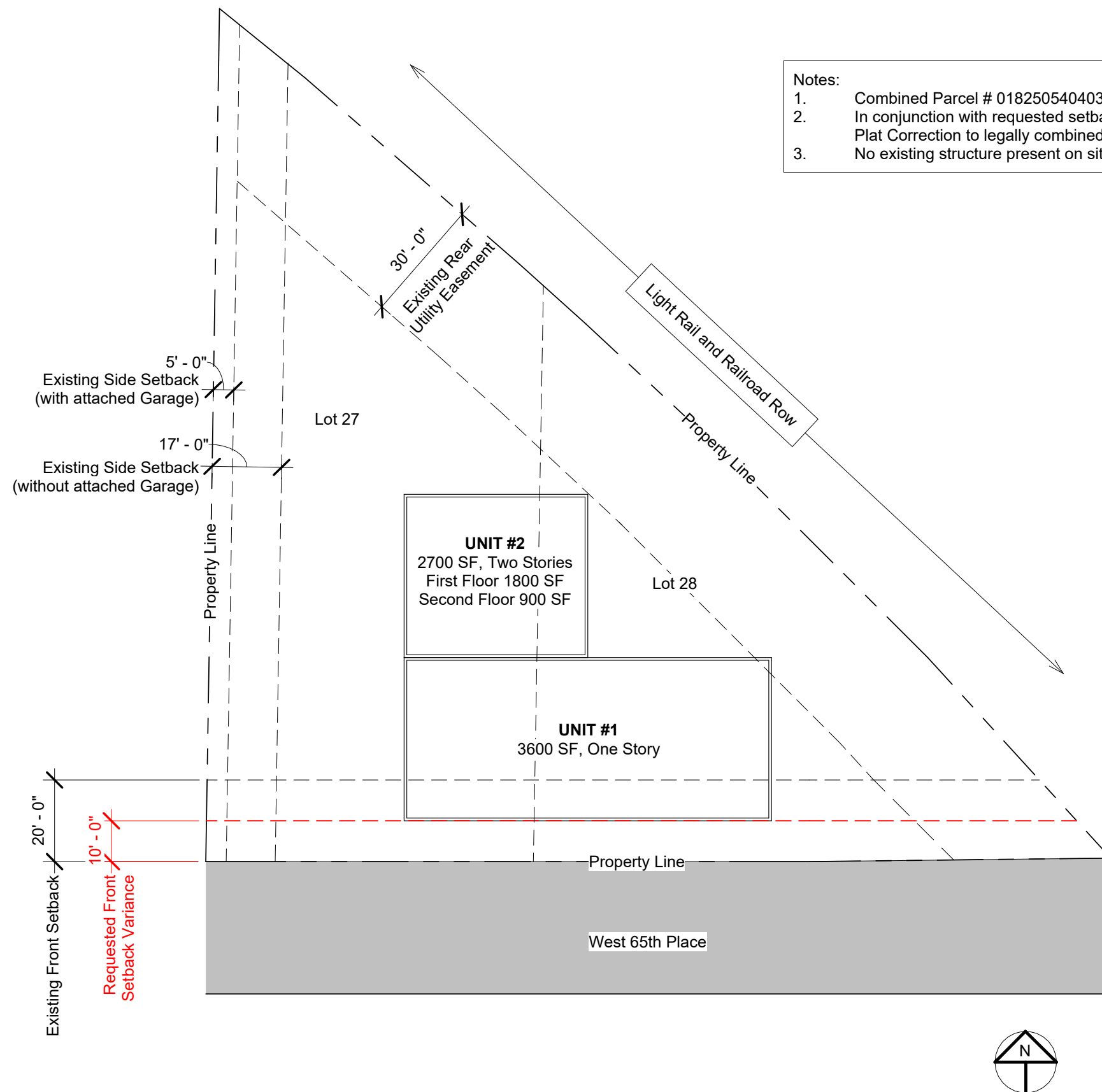
The property sits adjacent to the light rail and railroad row, and is the last parcel a long West 65th Place. This street terminates into the light rail and railroad row. The site referenced is triangular, and its longest rear side (approx. 300 linear feet) abuts the light rail and railroad row, which has an imposed 30-foot utility easement along that entire length (Rec No. 2013000013695).

The property is listed as Parcel # 0182505404031 (based on survey and legal description information from Land Title Guarantee Company, File No. K70544254), which includes Lot 27 and Lot 28. In conjunction with this requested setback variance, the applicant is separately applying for a Platt Correction to legally combine Lot 27 and Lot 28 in a single lot.

Given the site's triangular shape, the easement of 30 feet (15 feet greater than the standard rear setback), combined with the front and side setbacks, reduces the site's buildable area by approximately 4,000 SF. This reduction of buildable area creates a hardship for the reasonable development of a residential two-family (R2) project in conformance with the regulations.

In addition, the site's location at the end of West 65th Place, with no additional lots and buildings/housing beyond this site, does not impair the public good and safety. The proposed use is consistent with the site's existing zoning/land use and does not further any non-conforming use.

- Notes:
1. Combined Parcel # 0182505404031, comprised of Lot 27 and Lot 28.
 2. In conjunction with requested setback variance, applicant is applying for a Plat Correction to legally combined the two lots in a single lot.
 3. No existing structure present on site.



① Site Plan Variance Request
 1" = 30'-0"

Project:	
Chanaplex	
2441 W. 65th Pl. Denver, CO	
Project Number	2024.04
Date	10/17/2024
Drawn By	EG/MR
Checked By	MR

Variance Request Site Plan

V1

Scale: 1" = 30'-0"
 Sheet Size: 11" x 17"

522939

Reception No. _____ day of _____ A. D. 19____ at _____ o'clock _____ M. _____ By _____ RECORDER DEPUTY.

BOOK 2908 PAGE 191

This Deed, Made this 18th day of August in the year of our

Lord one thousand nine hundred and eighty-four between Pious Fraternity of the Holy Cross, whose members are Henry A. Stine, Damian Montoya and Rinaldo Maes

whose street address is 2441 W. 65th Pl. , City or Town of Denver

County of Adams and State of Colorado, of the first part, and Casimiro Paiz, Jr. and Mary M. Paiz

whose street address is 11042 Rosalie Dr. , City or Town of Northglenn

County of Adams and State of Colorado, of the second part;

Witnesseth, That the said parties of the first part, for and in consideration of the sum of Ten Thousand and 00/100----- DOLLARS, to the said parties of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have remised, released, sold and quit-claimed, and by these presents do remise, release, sell and quit-claim, unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivors forever, all the following described lots or parcels of land, situate, lying and being in the County of Adams and State of Colorado, to-wit:

Lots 27 and 28, Block 1, North Lawn Gardens, according to the recorded plat thereof, County of Adams, State of Colorado

Also known as: 2441 W. 65th Pl. Denver, Co. 80221

Date \$ 1.00 State Doc. Fee

AUG 20 1 25 PM '84 WILLIAM SONOL COUNTY RECORDER ADAMS COUNTY, COLORADO

B 5 2 2 9 3 9

To Have and to Hold the Same, Together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said part of the first part, either in law or equity, to the only proper use, benefit and behoof of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of said survivor forever.

In Witness Whereof, The said parties of the first part have hereunto set hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Clarence F. McCorkle
Kenneth H. H. H.

Henry A. Stine
Damian Montoya
Rinaldo Maes



STATE OF COLORADO,

County of _____ } ss.
acknowledged before me this 18th day of August, 1984
by R. D. Purifoy

The foregoing instrument was

Witness my hand and official seal.
My commission expires 12/23/85

[Signature]

NOTARY PUBLIC.

Mailing Address for Future Tax Notices 358 REV. 8-73

QUIT CLAIM DEED TO JOINT TENANTS—THE C. F. HOECKEL CO., DENVER, COLO. 28604

LAND TITLE GUARANTEE COMPANY

Representing Title Insurance Company of Minnesota

THANK YOU FOR YOUR ORDER

August 02, 1984

Our Order: CO158213

BUYER:

CASIMIRO PAIZ, JR. and MARY M. PAIZ

SELLER:

THE PIOUS FRATERNITY OF THE HOLY CROSS, A
COLORADO NON-PROFIT CORPORATION

ADDRESS: 2441 W. 65TH PL.

888 REAL ESTATE, INC.
11912 N. WASHINGTON ST.
NORTHOLENN, CO. 80233

2 Attn: CASEY PAIZ

LAND TITLE GUARANTEE COMPANY
8333 GREENWOOD BLVD., SUITE 1B
DENVER, CO 80221

1 Attn: VICKI

TITLE INSURANCE COMPANY OF MINNESOTA

TITLE INSURANCE COMPANY OF MINNESOTA

a Stock Company of Minneapolis, Minnesota

ENDORSEMENT

To be attached to and become a part of Commitment No. C0158213 of Title Insurance Company of Minnesota.

ITEM NO. 5 UNDER SCHEDULE A IS HEREBY DELETED.

- THE FOLLOWING IS HEREBY ADDED TO SCHEDULE B-1 AS ITEM NO. 6:
6. WARRANTY DEED FROM THE PIOUS FRATERNITY OF THE HOLY CROSS, A DISSOLVED COLORADO CORPORATION EXECUTED BY THE SURVIVING MEMBERS OF THE LAST ACTING BOARD OF DIRECTORS AS NAMED IN THE FILES OF THE SECRETARY OF STATE.

PAIZ/PIOUS FRATERNITY/2441 WEST 65TH PLACE

The total liability of the Company under said commitment and any endorsement thereto shall not exceed, in the aggregate, the face amount of said commitment and costs which the Company is obligated under the Conditions and Stipulations thereof to pay.

This endorsement, when countersigned by an authorized officer or agent, is made a part of said commitment as of the commitment date thereof and is subject to the Schedules, Conditions and Stipulations and Exclusions from Coverage therein contained, except as modified by the provisions hereof.

DATE ISSUED:
AUGUST 14, 1984

TITLE INSURANCE COMPANY OF MINNESOTA



Countersigned:

M. Alan Crawford
Authorized Officer or Agent

J. J. Lovvick
President

Robert G. Rose
Secretary



CRESTVIEW WATER & SANITATION DISTRICT

Casimiro Paiz & Martha Paiz
11042 Rosalie Drive
Northglenn, CO 80233

October 8, 2024

RE: Water and Sanitary Sewer Service, 2441 W. 65th Place, Denver, CO 80221

Will-Serve Letter

Please be advised that Crestview Water and Sanitation District (Crestview) is currently providing water service and is willing to provide sanitary sewer service to the address of 2441 W. 65th Place, parcel no. 0182505404031 in Adams County, Colorado that is wholly within the Crestview Water and Sanitation District boundaries.

Prior to creating a layout and filing a plat for any future development of this parcel, the petitioning owner/developer (developer) MUST have a pre-design meeting with Crestview, as the developer must allow for the installation of adequate water mains in strict accordance with Denver Water Engineering Standards and Crestview Rules and Regulations and engineering requirements. Crestview provides drinking water to its customers by means of a wholesale water purchasing contract with Denver Water. As part of the Contract, Denver Water requires Crestview and developers within Crestview's service area to adhere to Denver Water's Engineering Standards.

Sanitary sewer mains must also be designed in accordance with Crestview Rules and Regulations and engineering requirements.

For any future development of this parcel, the developer will be responsible for all costs related to the installation of required water and sewer mains and sewer monitoring manholes and is responsible for all utility modeling, engineering studies and plan development/review costs. Crestview utilizes a consulting engineer to review plans provided to Crestview by developers. Any costs invoiced to Crestview by its consulting engineer pertaining to this development will be assessed to the developer through a Funds Deposit Agreement between the developer and Crestview.

All water and sewer mains and appurtenances for the new development shall be installed at the developer's expense and deeded free and clear to Crestview prior to the issuance of any water or sewer taps.

Any required off-site improvements to Crestview's water distribution system and/or sanitary sewer collection system created by additional system demands from this proposed development will be

the responsibility of the owner/developer both financially and physically and must be constructed prior to any on-site water and/or sanitary sewer improvements.

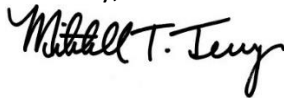
Crestview requires a signature of acceptance of this Will-Serve letter by the developer prior to scheduling a pre-design meeting with Crestview. Please provide a copy of this signed Will Serve letter when scheduling a pre-design meeting to Courtney Salazar, Developer/Project Coordinator, at csalazar@crestviewwater.com and to Crestview's engineer, Clarice O'Hanlon, at cohanlon@crestviewwater.net.

Signature of developer representative

Date

If you have any questions or require additional information, please contact our office.

Sincerely,



Mitchell T. Terry
District Manager
Crestview Water & Sanitation District

Variance Legal Description

Property Address: 2441 West 65th Place, Denver, CO

Parcel Number: 0182505404031

Proposed Lots: Lot 27 and Lot 28

Legal Description:

Provided by Land Title Guarantee Company

File no. K70544254

Commitment Date: January 11, 2018 @5:00 A.M.

SUB: NORTH LAWN GARDENS BLK : 1 LOT:27 & LOT28

Parcel F: Lot 27 and 28 Block 1 North Lawn Gardens, County of Adams, State of Colorado

Parcel F contains 24,453.15 SQ FT or 0.561 Acres, more or less

CASIMIRO PAIZ

Account #	Service Address	Billing Period	Bill Date	Due Date	TOTAL DUE				
408210002	2441 W 65th Pl	06/23/24 to 07/22/24	07/25/2024	08/21/2024	\$ 14.67				
Service Code & Description	Date	Previous Reading	Date	Current Reading	Mult	Usage	Year Ago	Charge	
WA WATER	06/22	95	07/22	95	1000.000	0	0	14.67	
							LAST PAYMENT	07/10/24	14.67
									14.67
							CURRENT CHARGES		14.67
							TOTAL AMOUNT DUE		14.67

8-5-24
CK 165

CRESTVIEW WATER AND SANITATION DISTRICT / OFFICE LOCATED AT: / 7145 Mariposa St, Denver, CO 80221 (303)429-1881

DUE DATE REFERS TO CURRENT CHARGES ONLY. ANY PRIOR CHARGES LISTED MUST BE PAID WITHIN 10 DAYS OF THE ORIGINAL DUE DATE.

Review the water quality report for 2021 at www.crestviewwater.com/public-notice.

Service Codes: WA - Water SW - Sewer FL - Fire Line MC - Misc.

Our MAILING ADDRESS is PO Box 666 - Westminster, CO 80036. Our office hours are Monday to Friday 7:00AM - 11:00AM and 12:15PM - 4:00PM.

To make a payment by phone call (844) 323-8116. You may also make a payment or enroll for ACH on our website at www.crestviewwater.com. Note that service fees will apply.

Print Forms

[AdamsCountyPropertyTaxNotice](#)
[Redemption Certificate](#)
[Account Balance](#)
[Statement Of Taxes Due](#)
[Summary of Taxes Due](#)

Account Links

[Account Summary](#)
[Account Value](#)
[Transaction Detail](#)
[Verify My Email](#)

External Links

[Change of Address Form](#)

Payment Receipts

[Receipt from Apr 23, 2024](#)
[Receipt from Apr 24, 2023](#)
[Receipt from Apr 13, 2022](#)
[Receipt from May 23, 2021](#)
[Receipt from Feb 26, 2021](#)
[Receipt from Jun 4, 2020](#)
[Receipt from Feb 22, 2020](#)
[Receipt from Jun 5, 2019](#)
[Receipt from Feb 28, 2019](#)
[Receipt from Jun 12, 2018](#)
[Receipt from Feb 23, 2018](#)
[Receipt from Feb 16, 2017](#)
[Receipt from Mar 2, 2016](#)
[Receipt from Mar 4, 2015](#)
[Receipt from Feb 21, 2014](#)

The amount of taxes due on this page are based on last year's property value assessments.

The actual value is the value before the adjustment and the assessed value is based off the new adjusted value.

Per SB22-238 and SB23-001 the value may be reduced by \$55,000.00 for residential and \$30,000 for commercial. Click [here](#) for further information.

For current year values and for a full breakdown of the values visit the [Adams County Assessor's site](#).

Summary	
Account Id	R0100689
Parcel Number	0182505404031
Owners	THE PAIZ FAMILY TRUST
Address	11042 ROSALIE DR DENVER, CO 80233-3558
Situs Address	2441 W 65TH PL
Legal	SUB:NORTH LAWN GARDENS BLK:1 LOT:27 & LOT:28

Inquiry	
As Of	<input type="text" value="10/08/2024"/>
Payment Type	<input type="radio"/> First <input checked="" type="radio"/> Full
Total Due	\$0.00

Value		
Area Id		Mill Levy
495 - 495		116.5380000
	Actual	Assessed
RES IMPRV LAND - 1112	105,000	7,040
Taxes		\$820.44



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

CERTIFICATE OF TAXES DUE

Account Number R0100689
 Parcel 0182505404031
 Assessed To
 THE PAIZ FAMILY TRUST
 11042 ROSALIE DR
 DENVER, CO 80233-3558

Certificate Number 2024-251817
 Order Number
 Vendor ID
 ESPERANZA GARCIA

Legal Description	Situs Address
SUB:NORTH LAWN GARDENS BLK:1 LOT:27 & LOT:28	2441 W 65TH PL

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$820.44	\$0.00	\$0.00	(\$820.44)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 10/14/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 495 - 495

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$25.72	RES IMPRV LAND	\$105,000	\$7,040
CRESTVIEW WATER & SANITATIO	3.0670000	\$21.59	Total	\$105,000	\$7,040
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$122.77			
ADAMS COUNTY	26.8350000	\$188.92			
HYLAND HILLS PARK & RECREAT	5.0990000	\$35.90			
SD 50	59.4450000	\$418.50			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.70			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$6.34			
Taxes Billed 2023	116.5380000	\$820.44			

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran



4430 S. Adams County Parkway
 Brighton, CO 80601