



## Request for Comments

Case Name: Archuleta Variance  
Project Number: VSP2017-00051

November 29, 2017

Adams County Community and Economic Development Department is requesting comments on the following request:

**Variance from the minimum required front setback of 100 feet or 10 feet behind the front of the principal dwelling, whichever is less to construct an accessory structure on the property.**

This request is located at **56703 E 39<sup>th</sup> Avenue**  
The Assessor's Parcel Number is **0181321403021**  
Legal Description is **LOT 1, BLOCK 4, WOLF CREEK FARMS FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO**

You were notified with this request because your property is within 600 feet of the site listed above.

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or by phone at 720.523.6855 by **Thursday, December 21, 2017** so 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 email to [LAdams@adcogov.org](mailto:LAdams@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. This referral can also be found online at <https://www.adcogov.org/planning/currentcases>.

Thank you for your review of this case.

Libbie Adams  
Case Manager

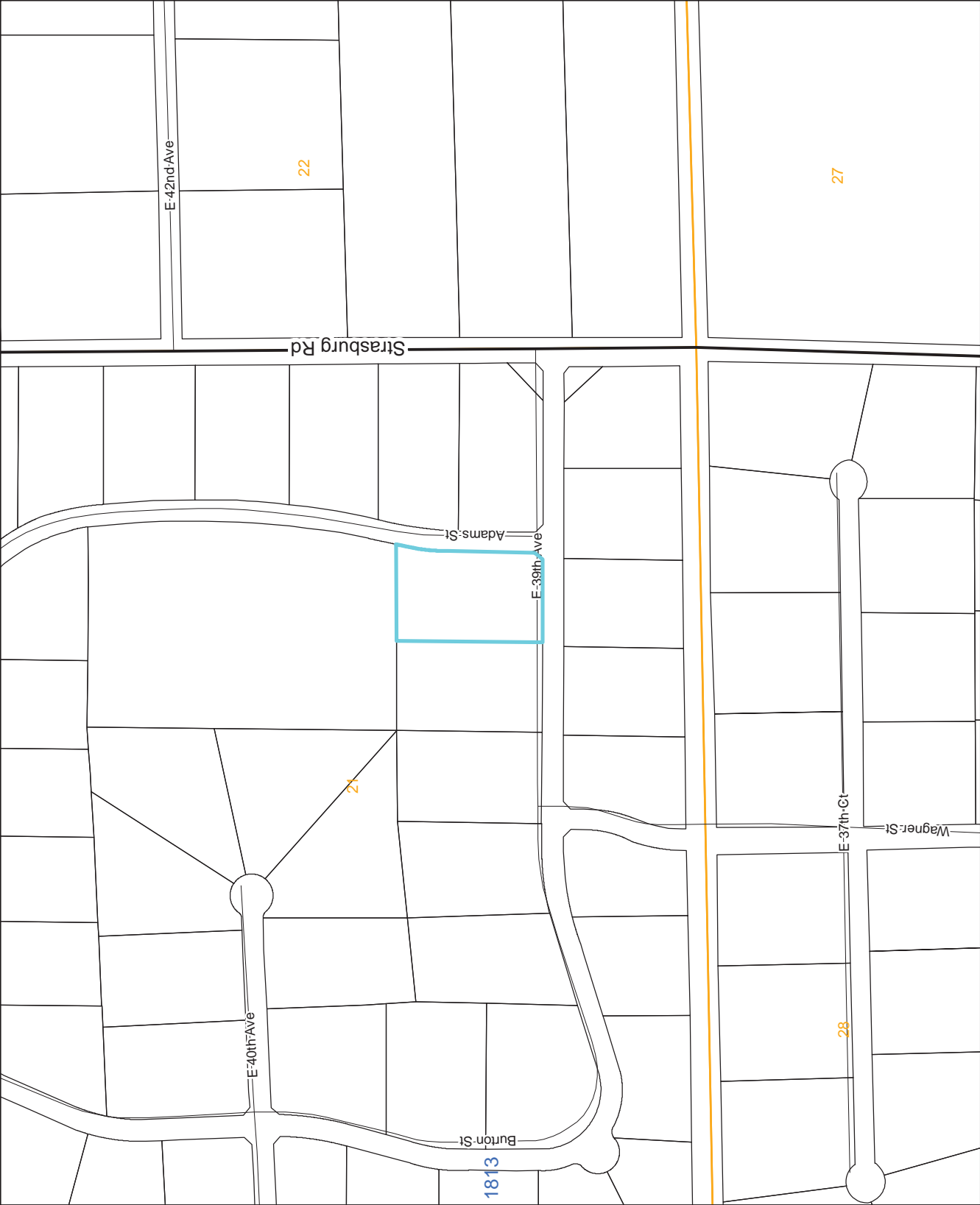
**LEGEND**

- ★ Special Zoning Conditions
  - 3 Section Numbers
  - Railroad
  - Major Water
  - Zoning Line
  - Sections
- Zoning Districts**
- A-1
  - A-2
  - A-3
  - R-E
  - R-1-A
  - R-1-C
  - R-2
  - R-3
  - R-4
  - M-H
  - C-0
  - C-1
  - C-2
  - C-3
  - C-4
  - C-5
  - I-1
  - I-2
  - I-3
  - CO
  - PL
  - AV
  - D/A
  - P-U-D
  - P-U-D(P)
  - Airport Noise Overlay



**ADAMS COUNTY**  
COLORADO

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy.



**Archuleta Variance**  
**VSP2017-00051**

For display purposes only.

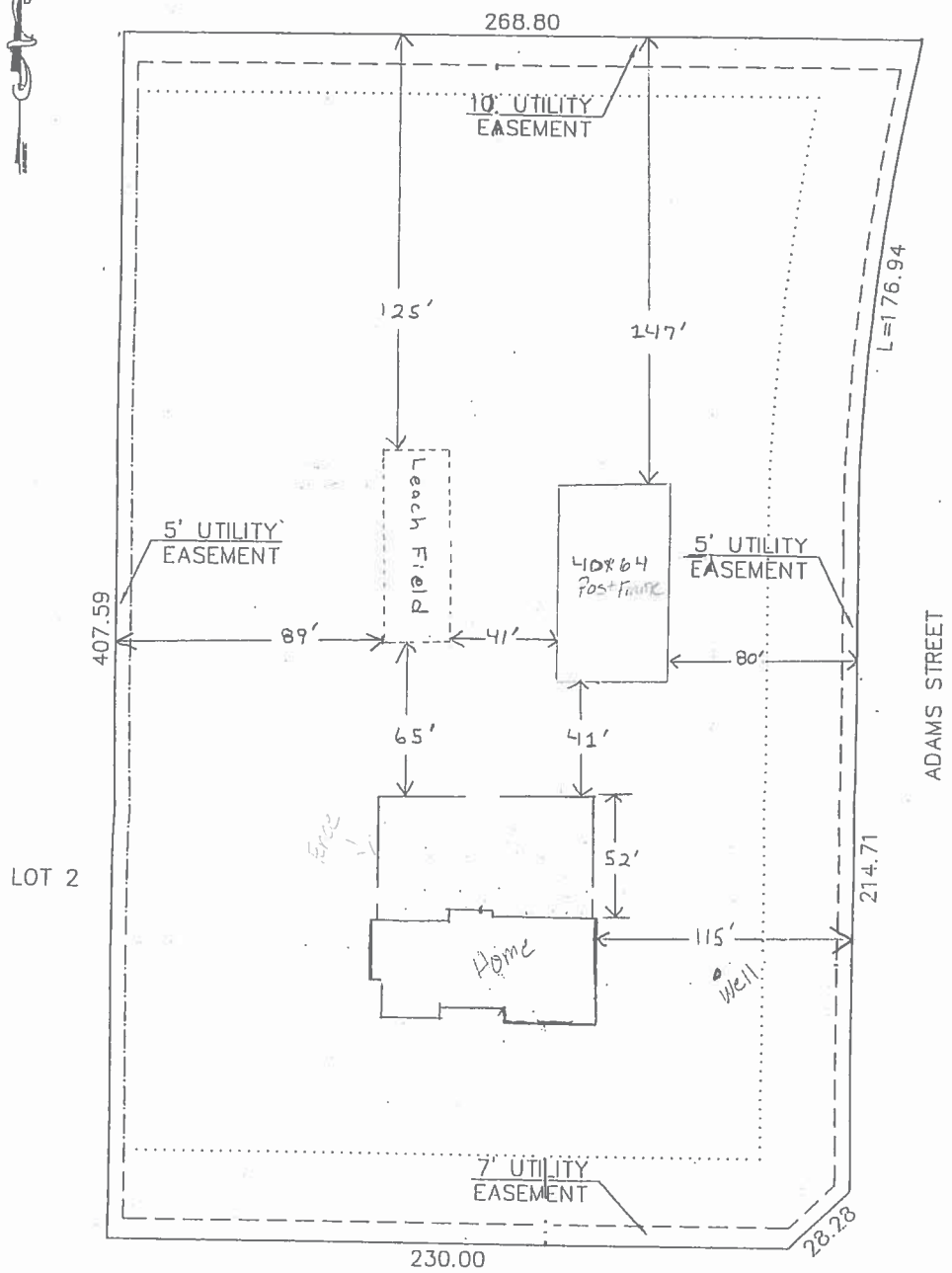
**Statement**

We are requesting a variance for the side set back on our property to building a post frame building. Our home is a corner lot in our subdivision and when we went to submit for application to build the post frame building it came to our attention that we have a 100ft set back requirement on our property on the side as well. We are requesting to have the set back at 80ft giving us a 20ft variance on the property.

We are requesting this because of the location of our home with the location of the septic system and driveway accessibility. We intend to build a 40 x 64 building and by doing this we need the 20ft variation to allow us adequate distance from the septic and leach field. The system lines up well with the house but when having a corner lot it does not allow a safe distance between a building and the system without the chance of causing problems with the integrity of the system. The 20ft variance would allow for the safe distance from system but still allow of affiant use for the building from the home and driveway access.

We do not feel this will cause any harm or issues to any neighboring properties. Many properties around us have buildings as well. We also sit inside a fully developed subdivision were we do not for see any changes that could cause any issues with a 20ft variance.

Thank you  
Brandon and Tina Archuleta



**Warning!**

1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE AND GRADING ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.

EAST 39TH AVENUE

SCALE: 1" = 50'

**Futura Engineering Inc.**  
Engineering Consultants and Surveyors

12741 East Coley Avenue, Suite 126  
Englewood, Colorado 80111 - (303) 649-9292  
FAX (303) 649-9499  
E-MAIL - Mail@futura@aol.com

**PLOT PLAN**

LEGAL DESCRIPTION  
LOT 1 BLOCK 4  
WOLF CREEK FARMS SUBDIVISION FILING NO. 1  
ADAMS COUNTY, COLORADO

PREPARED FOR:

**PAULS BROS., LLC**

ADDRESS  
56702 EAST 39TH AVENUE

DWN: JR	DATE	DWG. NO.	PROJECT NO.
GRAD:	3-10-00	WCF-1-4	904020100000
CHK:			