



REQUEST FOR COMMENTS

Case Name:
Case Number:

Heredia Vallejo Setback Variance
VSP2025-00031

July 17, 2025

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow a 3.5 foot side setback for an accessory structure where the minimum required setback is five feet within the Residential-1-C zone district.** The property is located at 7766 Vallejo Street. The Assessor's Parcel Number is 0171933217011. The applicant and owner is: Maria Heredia at the same address.

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 12, 2025** 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.

For further information regarding this case, please contact the Community and Economic Development Department, 4430 S. Adams County Pkwy., Brighton CO 80601, (720) 523-6800. 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. Thank you for your review of this case.

Si usted tiene preguntas, por favor escribanos un correo electronico a cedespanol@adcogov.org para asistencia en espanol. Por favor incluya su direccion o numero de caso para poder ayudarle mejor.

David Wright
Planner II

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



ADAMS COUNTY
COLORADO

Community & Economic Development Department
Planning & Development

4430 S. Adams County Pkwy., 1st Floor, Suite W2000B

Brighton, CO 80601-8218

Phone: 720.523.6800

Website: adcogov.org

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:	1 side setback
Height:	
Lot Coverage: 2	
Other:	

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



DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Maria Heredia. Phone #: 720 453-4410
Address: 7766 Vallejo St
City, State, Zip: Denver, Co. 80221.
2nd Phone #: - Email: mmloya@aol.com

OWNER

Name(s): Maria Heredia. Phone #: 720 4534410.
Address: 7766 Vallejo St.
City, State, Zip: Denver, Co. 80221
2nd Phone #: - Email: mmloya@aol.com

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

Name: N/A Phone #: -
Address: -
City, State, Zip: -
2nd Phone #: - Email: -

RIPTION 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) if you have any questions.

We are unable to meet the required 5 foot rear setback for accessory structures, as outlined in the Adams County zoning regulations for residential properties. Our existing shed is placed approximately 3.5 feet from the rear fence, which is 1.5 feet short of the required distance.

code section - 3-14-06-04-03 (Zone District Regulations).

- Why are you unable to meet this standard?

Before we began building the shed, we were unaware of the specific setback regulations. We did not anticipate any issues, especially since there is a one-foot gap between our fence and our neighbor's fence a strip that still belongs to our property but further limits our already small backyard. Our property layout presents unique challenges; the backyard is smaller and more uneven than neighboring lots, while the front yard is larger but not appropriate for placing a shed. We chose the most practical and stable location available in the backyard. Importantly, the shed was positioned to avoid disturbing a concrete sidewalk built by my late husband. To meet the 5-foot setback, we would need to disassemble the shed, remove its concrete foundation and tear out or significantly alter this sidewalk.

We are committed to preserving it, both for its function and deep sentimental value.

Removing it would be emotionally difficult for our family.

Given the limited space, uneven terrain, and personal significance of the existing landscape, we respectfully request approval for this variance. We hope the county will consider the unique constraints of our property and the importance of preserving the sidewalk in its current form.

North

14' 6"

5' 6 1/2"

East

2' 5"

4' 7"

9' window

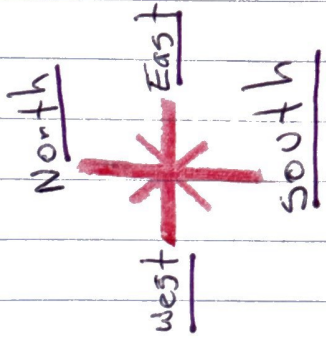
12'

South

DOOR

10' 1"

West



**Personal Representatives Deed
Distribution**

THIS DEED is dated March 22, 2019, and is made between **Maria Heredia**, the Grantor, as Personal Representative of the estate of **Homero Sanchez Chavez**, deceased, and **Maria Heredia**, the Grantee, whose legal address is 7766 Vallejo Street Denver, Colorado 80221.

WHEREAS, the decedent died on the date of **November 30, 2018** and Grantor was duly appointed Personal Representative of said estate by the Probate Court in and for the City and County of ADAMS, State of COLORADO, Probate No. **2018PR618** on the date of December 14, 2018 and is now qualified and acting in said capacity;

NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby distribute and convey unto Grantee, the following described real estate situate in the County of ADAMS, State of COLORADO:

LOT 14, BLOCK 8, FLORADO THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO

Also known and number as: 7766 Vallejo Street Denver, Colorado 80221

With all Appurtenances.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Maria Heredia
Maria Heredia, Personal Representative of the
Estate of Homero Sanchez Chavez, Deceased

STATE OF COLORADO

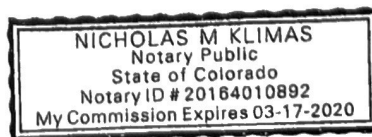
COUNTY OF Denver

)
) ss.
)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF March 22, 2019 BY MARIA HEREDIA, PERSONAL REPRESENTATIVE OF THE ESTATE OF HOMERO SANCHEZ CHAVEZ, DECEASED.

Witness my hand and official seal.

Nicholas M Klimas
Notary Public
My commission expires: 3-17-2020



CRESTVIEW WATER AND SANITATION DISTRICT

7145 MARIPOSA ST
DENVER CO 80221-7200

FOR BILLING INFORMATION
CALL: (303)429-1881



CAR-RT SORT ** C022
HOMERO SANCHEZ CHAVEZ
7766 VALLEJO ST
DENVER CO 80221-4254

Account #	Bill Date	TOTAL DUE
143470001	07/02/25	\$ 135.27
Type	Due Date	
CYCLE 1	07/28/25	
PayID	Bill No	
2DF25TA	834	

AMOUNT PAID _____

01434700017 0000135277

DETACH AND RETURN STUB WITH REMITTANCE

HOMERO SANCHEZ CHAVEZ

CYCLE 1

2DF25TA

0143470000

Account #	Service Address		Billing Period		Bill Date	Due Date	TOTAL DUE			
143470001	7766 Vallejo St		05/24/25 to 06/23/25		07/02/2025	07/28/2025	\$ 135.27			
Service Code & Description		Date	Previous Reading	Date	Current Reading	Mult	Usage	Year Ago	Charge	
					LAST PAYMENT		06/27/25		126.56	
SW AVG USE 8000									59.67	
WA WATER		05/23	648	06/23	656	1000.000	8000	8000	75.60	
									CURRENT CHARGES	135.27
									TOTAL AMOUNT DUE	135.27

CRESTVIEW WATER AND SANITATION DISTRICT / 7145 Mariposa St, Denver, CO 80221-7200

(303)429-1881

DUE DATE REFERS TO CURRENT CHARGES ONLY. ANY PRIOR CHARGES DUE LISTED MUST BE PAID WITHIN 10 DAYS OF THE ORIGINAL DUE DATE. Disputes regarding utility bills should be directed to the office manager of the District at (303) 429-1881 within 10 days of the billing date on this statement.

Review the water quality report at www.crestviewwatercolorado.gov/public-notice.

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

Our office hours are Monday to Friday 7:00AM - 4:30PM.

Note that service fees will apply for all electronic transactions. You may enroll for ACH on our website at www.crestviewwatercolorado.gov

*** WE CHANGED CREDIT CARD PROCESSING COMPANIES ON MAY 9TH. IF YOU WERE SETUP ON AUTOMATIC PAYMENT USING A CREDIT/DEBIT CARD PRIOR TO THAT DATE, YOU WILL NEED TO RE-ENROLL ON OUR WEBSITE ***

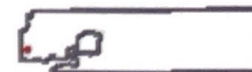
To make a payment by phone call (888) 562-4095.

North



ADAMS COUNTY
COLORADO

Adams County Map



Legend

- Address
- Highways
 - Interstate
 - Highway
 - Tollway
- Streets
 - Streets
 - Ramp
- Building
- County Parks and Open Space
- Cities
 - Arvada
 - Aurora
 - Bennett
 - Brighton
 - Commerce City
 - Federal Heights
 - Lochbuie
 - Northglenn
 - Thornton
 - Westminster
- Small Lakes
- Major Lakes
- Rivers
 - Canal
 - Ditch
 - Primary Creek
 - River
 - Secondary Creek
 - Stream

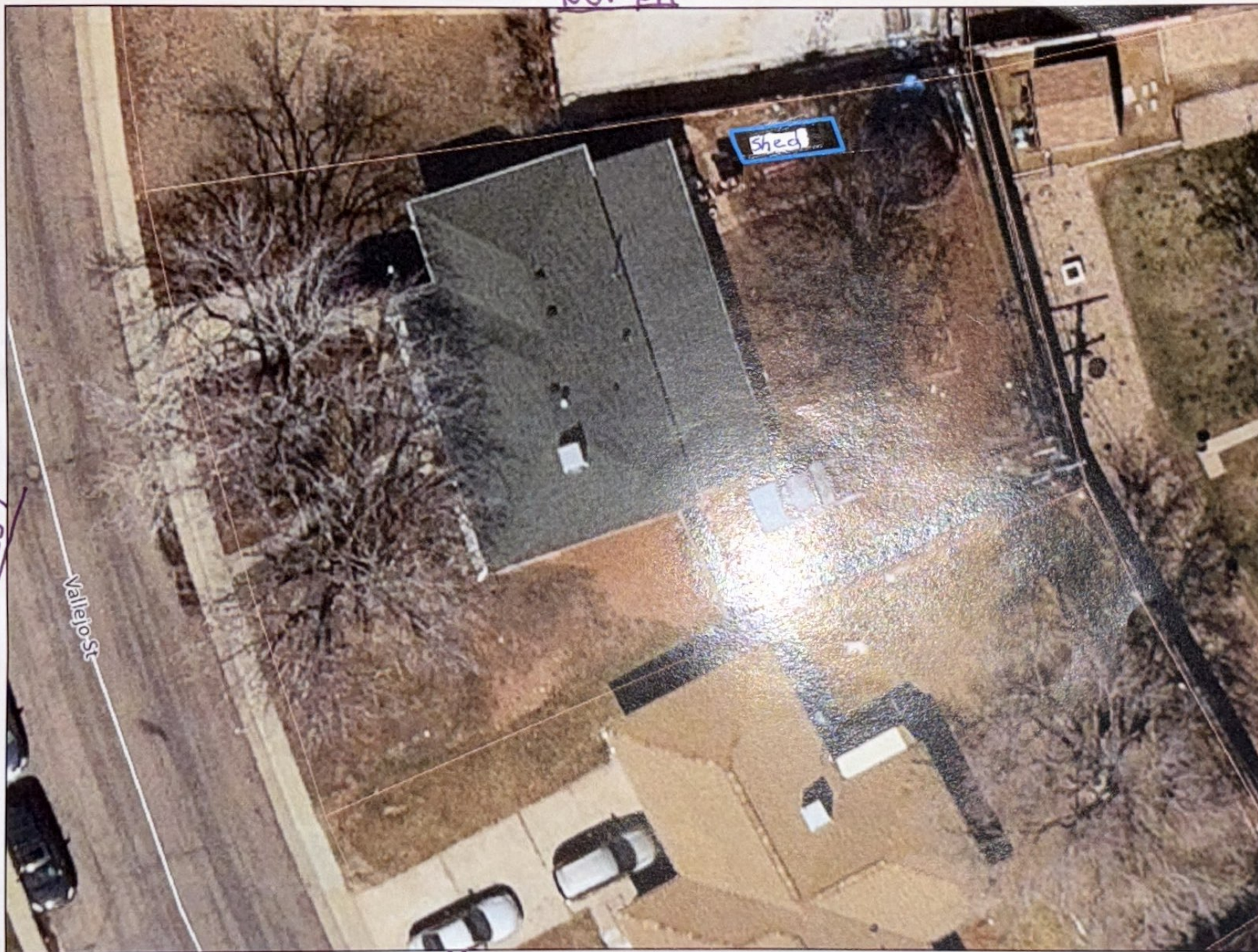
Notes

 Shed

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

South



Legend

- 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
- DIA
- P-U-D
- P-U-D(P)
- Conditions

East

Case Name Case Name
Case Number Case Number

South

SHED.





ADAMS COUNTY COLORADO
TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0068157	0171933217011	Jun 10, 2025	Jun 6, 2025	2025-06-10-99-3258

HEREDIA MARIA
7766 VALLEJO ST
DENVER, CO 80221-4254

Situs Address	Payor
7766 VALLEJO ST	PHH MTG - (COTALITY-WIRE-2025-0609-\$183,945,982.99) 1 MORTGAGE WAY MT. LAUREL, NJ 08054

Legal Description					
SUB:FLORADO THIRD FILING BLK:8 LOT:14					
Property Code	Actual	Assessed	Year	Area	Mill Levy
RES IMPRV LAND - 1112	81,000	4,750	2024	495	117.203
SINGLE FAMILY RES - 1212	357,000	20,920	2024	495	117.203

Payments Received	
Direct Deposit	Multi-Account Payment
Bank Account 1	

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax Charge	\$3,008.60	\$1,504.30	\$1,504.30	\$0.00
				\$1,504.30	\$0.00
				Balance Due as of Jun 6, 2025	\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: treasurer@adcogov.org | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com









Property Report

Parcel Number: 0171933217011

Account Type: Residential

Ownership Information	Property Address
HEREDIA MARIA 7766 VALLEJO ST DENVER CO 80221-4254	7766 VALLEJO ST

Account Summary

Legal Description

SUB:FLORADO THIRD FILING BLK:8 LOT:14

Subdivision Plat

FLORADO THIRD FILING

Account Summary

Account Numbers	Date Added	Tax District	Local Gov Mill Levy	School Mill Levy
R0068157	On or Before 01/01/1996	<u>495</u>	57.085	60.118

Permits

Permit Cases

[BDP02-1197](#)
[BDP16-4624](#)
[VIO2017-00180](#)
[VIO2019-00920](#)
[VIO2019-00966](#)
[VIO2024-01198](#)
[VIO2024-01406](#)
[VIO2025-00922](#)

Sales Summary

Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
04/30/2001	\$172,500.00	WD	C0796565			POWELL GOLDIE	SANCHEZ CHAVEZ HOMERO	\$17.25	05/04/2001
03/22/2019	\$0	PRD	2019000021206			SANCHEZ CHAVEZ HOMERO	HEREDIA MARIA	\$0	03/22/2019

For more information, go to the [Clerk and Recorder's 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	Local Gov Assessed Value	School Assessed Value
R0068157	Residential	Acres	0.1800	ADAMS COUNTY FIRE PROTECTION DISTRICT	School District 50- Westminister Public Schools	I	\$86,000.00	\$5,380.00	\$6,063.00
Land Subtotal:							\$86,000.00	\$5,380.00	\$6,063.00

Improvements Valuation Summary

Account Number	Actual Value	Local Gov Assessed Value	School Assessed Value
R0068157	\$329,000.00	\$20,560.00	\$23,195.00
Improvements Subtotal:	\$329,000.00	\$20,560.00	\$23,195.00

Total Property Value

	Actual Value	Local Gov Assessed Value	School Assessed Value
Total Property Value:	\$415,000.00	\$25,940.00	\$29,258.00

Building Summary

Individual built-as details for 1 building(s).

R0068157: Building Number 1

Built As:	Ranch 1 Story
Year Built:	1960
Building Type:	Residential
Construction Type:	Frame Masonry Veneer
Built As SQ Ft:	972
Number of Rooms:	5
Number of Baths:	2.00
Number of Bedrooms:	3
Attached Garage SQ Ft:	231
Detached Garage Square Ft:	
Basement SQ Ft:	972
Finished Basement SQ Ft:	

Tax Summary

For more information, go to the [Treasurer's search page](#).

Enterprise Zone Summary

Property within Enterprise Zone

False

Precincts and Legislative Representatives Summary

Precinct

020

Commissioner Representative

Commissioner District	Link to Representative
4	Commissioner Representative Website

State House Representative

House District	Link to Representative
35	State House Representative Website

State Senate Representative

Senate District	Link to Representative
21	State Senate Representative Website

US Congress Representative

Congressional District	Link to Representative
8	US Congress Representative Website

Zoning Summary

Zoning Summary

Zoning Authority	Zoning
Adams County	R-1-C

Note: Data is updated daily. Above data was updated as of: 07/07/25

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

Adams County Government Center • [4430 South Adams County Parkway](#) • [Brighton, Colorado 80601](#) • Ph: [303.659.2120](#) | [800.824.7842](#)

[Back to top ↑](#)