



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
EMAIL epermitcenter@adcogov.org
adcogov.org

Request for Comments

Case Name: Cox Harvest Hangar Variances

Project Number: PRA2025-00003

April 8, 2025

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 10 feet is required; 2. Variance to allow a lot coverage of 16.6% where the maximum allowed structure coverage is 7.5%. The site is located within the Agricultural-1 zone district.** This request is located at 15849 Harvest Court. The Assessor's Parcel Number is 0156707104027.

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 May 7, 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 GJBarnes@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.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adcogov.org para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mayor.

Thank you for your review of this case.

Greg Barnes
Principal Planner

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.
- **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.

Greg Barnes

From: White Star Electric <alma@whitestarteam.com>
Sent: Tuesday, April 8, 2025 3:40 PM
To: Greg Barnes
Subject: Re: Case Manager Introduction: Cox Hangar Variances (PRA2025-00003)

Please be cautious: This email was sent from outside Adams County

Hey Greg,

Thank you for working through this variance with me. I wanted to make a note on the application. The setback portion remains the same. However, the lot coverage has changed. After the previous review I found there was a miscalculation of the lot coverage. The previous coverage was calculated to be 22%, after having professional measurements done the lot coverage is actually 16% which is updated on the most recently submitted lot plan. This is very important to the application, please let me know how you would like me to make sure this is added to my variance.

Thank you,



Alma Cox
White Star Electric

(702) 235-9292 | Alma@WhiteStarTeam.com
(720) 534-1901 | Office@WhiteStarTeam.com

On Tue, Apr 8, 2025 at 3:23 PM Greg Barnes <GJBarnes@adcogov.org> wrote:

Hi Alma,

Thank you for submitting complete applications to the Adams County Community and Economic Development Department for: Two variances regarding lot coverage and setback requirements. This letter is to inform you that I will be the project manager and your point-of-contact for your applications. The applications have been sent for review by various Adams County teams. As part of the review process, you will receive comments from Adams County staff and various referral agencies on or before **May 8, 2025**. I will also be inviting you to a Review Comment Consultation in a separate email.

Case Name: Cox Harvest Hangar Variances

Case Number: PRA2025-00003



ADAMS COUNTY
COLORADO

VARIANCE

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

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

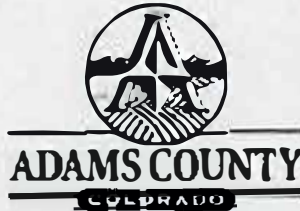
Number of Variance Requests:

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 new Hanger	
Other:	

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

Accela Case Type - VSP



DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Alma Cox Phone #: 702-235-9292
Address: 15849 Harvest Rd
City, State, Zip: Brighton CO 80603
2nd Phone #: Email: Alma@whitestarfarm.com

OWNER

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

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

Name: Western Engineer Consultant Phone #:
Address: 127 S Power Ave Ft. Lupton CO 80621
City, State, Zip: Ft. Lupton CO 80621
2nd Phone #: Email: Chadwick.Cox@westernec.com

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

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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**

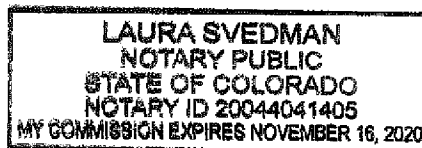
County of **Adams**

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





ORIGINAL PERMIT APPLICANT(S)

HOWARD H HILLMAN

APPROVED WELL LOCATION

Water Division: 1 Water District: 2
Designated Basin: N/A
Management District: N/A
County: ADAMS
Parcel Name: VAN AIRE
Lot: 7 Block: 1 Filing:
Physical Address: 15849 HARVEST CT BRIGHTON, CO 80603
NE 1/4 NE 1/4 Section 7 Township 1.0 S Range 65.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 525761.5 Northing: 4425987.5

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(I) and policy of the State Engineer under the following conditions.
- 4) The use of ground water from this well is limited to ordinary household purposes inside one (1) single family dwelling and the irrigation of not more than 800 square feet of home gardens and lawns.
- 5) Production from this well is restricted to the Lower Arapahoe aquifer, which corresponds to the interval between 380 feet and 655 feet below the ground surface. Plain casing shall be installed and grouted to prevent production from other zones.
- 6) The maximum pumping rate of this well shall not exceed 15 GPM.
- 7) The annual withdrawal of ground water from this well shall not exceed 0.34 acre-feet.
- 8) The well constructed under permit no. 73893 must be plugged in accordance with Rule 16 of the Water Well Construction Rules within ninety (90) days of completion of the new well. The enclosed Well Abandonment Report form must be submitted to affirm that the old well was plugged.
- 9) The use of this permit hereby cancels permit no. 73893 and permit no. 73893-A.
- 10) The return flow from the use of this well must be through an individual waste water disposal system of the type so that not less than 98% of the total amount of water withdrawn is returned to the same stream system in which the well is located.
- 11) This well shall be constructed not more than 200 feet from the location specified on this permit.

NOTE: The ability of this well to withdraw its authorized amount of water from this non-renewable aquifer may be less than the 100 years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

NOTICE: This permit has been approved for an annual water use of 0.34 acre-feet and the household use and limited irrigation that this volume will support. You are hereby notified that you have the right to appeal the issuance of this permit, by filing a written request with this office within sixty (60) days of the date of issuance, pursuant to the State Administrative Procedures Act. (See Section 24-4-104 through 106, C.R.S.)

Date Issued: 3/7/2003

Expiration Date: 3/7/2005

Issued By

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

<u>Owners Name and Address:</u>	<u>Property Address:</u>
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

Account Numbers	Date Added	Tax District	Mill Levy
R0001121	On or Before 01/01/1996	292	105.413

Permits

Permit Cases

[ACC2024-00002](#)
[BDP04-0573](#)
[BDP04-0806](#)
[BDP10-2248](#)
[BDP18-3432](#)
[BDP23-3806](#)
[BDP24-0852](#)
[BDP24-1810](#)
[VIO2019-00196](#)
[VIO2024-00132](#)
[VSP2024-00042](#)

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
Land Subtotal:							\$170,000.00	\$11,390.00

Improvements Valuation Summary

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

Total Property Value	\$832,454.00	\$55,780.00
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Building Summary

Building Number: 1.00

Individual Built As Detail

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

Building Number: 2.00

Individual Built As Detail

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

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	Click Here

State House Representative

House District	Link to Representative
48	Click Here

State Senate Representative

Senate District	Link to Representative
13	Click Here

US Congress Representative

Congressional District	Link to Representative
8	Click Here

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



Statement Of Taxes Due

Account Number R0001121

Parcel 0156707104027

Assessed To

COX ALMA
15849 HARVEST RD
BRIGHTON, CO 80603-3890

Legal Description

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

Situs Address

15849 HARVEST CT

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

Tax Billed at 2023 Rates for Tax Area 292 - 292

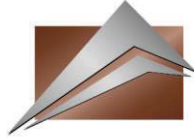
Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$190.32	RES IMPRV LAND	\$170,000	\$10,640
CENTRAL COLO WATER CONSERVA	0.8910000	\$46.42	SINGLE FAMILY RES	\$662,454	\$41,460
FIRE DISTRICT 6 - GREATER B	16.7440000	\$872.36	Total	\$832,454	\$52,100
GENERAL	22.7110000	\$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



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 58th 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

