

Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
☒ CHECK IF POINT OF CONTACT FOR APPLICATION		☐ CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Joel Gonzalez-Bolivar	Representative Name	
Address	3360 Albion Street	Address	
City, State, Zip	Denver, CO 80207	City, State, Zip	
Telephone	720-569-8108	Telephone	
Email	Jogo8998@colorado.edu	Email	
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
SUBJECT PROPERTY INFORMATION			
Location (address):	3360 Albion Street, Denver, CO 80207		
Assessor's Parcel Numbers:	0130209035000		
Area in Acres or Square Feet:	6,250 sq. ft.		
Current Zone District(s):	E-SU-Dx		
PROPOSAL			
Proposed Zone District:	E-SU-D1x		
PRE-APPLICATION INFORMATION			
Did you receive and review the slide deck: "Constructing an Accessory Dwelling Unit"?	☒ Yes - I have received and reviewed this information ☐ No - I have not received these slides		
Did you contact the City Council District Office regarding this application?	☒ Yes - if yes, state date and method 11/29/2022 Phone _____ ☐ No - if no, describe why not (in outreach attachment)		

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PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
Joel Gonzalez-Bolivar Cristian Gonzalez-Bolivar	3360 Albion Street Denver, CO 80207 720-569-8108 jogo8998@colorado.edu	100%	<i>Joel Gonzalez</i> <i>Cristian Gonzalez</i>	12/030/2022	(B)	

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REVIEW CRITERIA - AFFIRM THE PROPOSED ADU REZONING COMPLIES WITH THE CRITERIA BELOW BY CHECKING THE BOX NEXT TO EACH CRITERION

General Review Criteria: The proposal must comply with all of the general review criteria. (Check box to the right to affirm) DZC Sec. 12.4.10.7	☒ Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan. Denver Comprehensive Plan 2040 The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including: • Goal 2, Strategy A. Equitable, Affordable and Inclusive – "Create a greater mix of housing options in every neighborhood for all individuals and families" (p. 28). The proposed zone district allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit neighborhoods. • Goal 8, Strategy A. Environmentally Resilient - "Promote infill development where infrastructure and services are already in place" (p. 54). The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation. Blueprint Denver The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including: • Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. Neighborhood/ Small Area Plan (list all, if applicable): _____
General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7	☒ Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts. ☒ Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City. The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including Blueprint Denver which recommends "the expansion of accessory dwelling units throughout all residential areas" (<i>Blueprint Denver</i>, p. 84).

Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria. (Check boxes to affirm.) DZC Sec. 12.4.10.8	☒ Justifying Circumstances - One of the following circumstances exists: Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: a. Changed or changing conditions in a particular area, or in the city generally; or, b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. The proposed map amendment application identifies the adoption of <i>Blueprint Denver</i> as the Justifying Circumstance. As discussed above, <i>Blueprint Denver</i> specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning. ☒ The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District. The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <u>E-SU-D1x</u> Zone District.
REQUIRED ATTACHMENTS	
Please check boxes below to affirm the following required attachments are submitted with this rezoning application:	
☒ Legal Description of subject property(s). Submit as a separate Microsoft Word document. View guidelines at: https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html ☒ Proof of Ownership Document (e.g. Assessor's record, property deed, etc). Proof of ownership for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.	
ADDITIONAL ATTACHMENTS (IF APPLICABLE)	
Please check boxes identifying additional attachments provided with this application (note that more information may be required. Please confirm with your pre-application/case manager planner prior to submittal.):	
☐ Written Narrative Explaining Project ☐ Site Plan/ Drawings (if available) ☐ Narrative describing any outreach to City Council office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. ☐ Written Authorization to Represent Property Owner(s) (if applicable) ☐ Individual Authorization to Sign on Behalf of a Corporate Entity (e.g. if the deed of the subject property lists an LLC/trust as owner, this is document is required.)	
Please list any other additional attachments:	

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Page:

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Name Information

Grantor:

ALBION STREET LLC

Grantee:

BOLIVAR CRISTIAN A GONZALEZ
BOLIVAR JOEL A GONZALEZ
GONZALEZ BOLIVAR CRISTIAN A
GONZALEZ BOLIVAR JOEL A

Related Documents

Associated Documents From:

No associated documents.

Documents Associated To:

No associated documents.



04/05/2016 06:55 AM
City & County of Denver
Electronically Recorded

R \$11.00

D \$25.00

PRD

State Documentary Fee
Date

\$ 25.00

PERSONAL REPRESENTATIVE'S DEED
(Sale)

THIS DEED is made between Sharon Denise Greene-Hughes, as Personal Representative of the Estate of Richard Greene, Sole Member/Manager of Albion Street, LLC, a Colorado Limited Liability Company, deceased, the Grantor, and Cristian A. Gonzalez Bolivar and Joel A. Gonzalez Bolivar, the Grantees, whose legal address is 3380 Albion Street, Denver, Colorado, City and County of Denver, State of Colorado.

WHEREAS, the decedent died on July 4, 2015, and the Last Will and Testament dated September 26, 2005, of the above-named decedent was made and executed in the lifetime of the decedent, which Will was duly admitted to Informal probate on September 9, 2015, by the Probate Court in and for the City and County of Denver, State of Colorado, Probate Case Number 2015 PR 31137.

WHEREAS, Grantor was duly appointed Personal Representative of the said Estate on September 9, 2015, 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 sell, convey, assign, transfer and set over unto said Grantees, in Joint Tenancy, for and in consideration of two hundred fifty thousand dollars (\$250,000.00), the following described real property situate in the City and County of Denver, State of Colorado:

J COOK JRS NORTH DIVISION OF CAPITOL HILL
837 S 50FT OF L1 TO 5, CITY AND COUNTY OF DENVER,
STATE OF COLORADO.
PARCEL # 01302-09-035-000

also known by street and number as 3360 Albion Street, Denver, Colorado 80207.

With all appurtenances, subject to covenants, easements and restrictions of record.

As used herein, the singular includes the plural and the plural the singular.

IN WITNESS WHEREOF, The Grantor has executed this deed on the date set below.

Pursuant to C.R.S. §39-13-102, Documentary fee imposed of \$2,500.00

Executed March 19, 2016 Sharon Denise Greene-Hughes
Sharon Denise Greene-Hughes, Personal Representative of the
Estate of Richard Greene, Sole Member/Manager of Albion
Street, LLC, a Colorado Limited Liability Company, deceased

STATE OF ILLINOIS

}
} ss.
}

COUNTY OF COOK

The foregoing instrument was acknowledged before me this 19th day of March 2016
Sharon Denise Greene-Hughes, Personal Representative of the Estate of Richard Greene, Sole
Member/Manager of Albion Street, LLC, a Colorado Limited Liability Company, deceased

Witness my hand and official seal.

My commission expires:

Patricia D. Amos
Notary Public



70481650

From: [John Hyde](#)
To: [Penafiel Vial, Maria F. - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] Rezoning Application #20221-00185
Date: Wednesday, January 25, 2023 9:44:47 PM

Hi Francisca,

John Hyde here, owner and resident of 3370 Albion St. Denver, CO 80207, the property adjacent to 3360 Albion St. Denver, CO 80207 which is currently applying for rezoning to be able to have an ADU on their property.

We got the notification via mail today of the application's submittal, and as their neighbors, our family would like to specifically vocalize our support of this rezoning. My wife and I both fully support our neighbors desire to build an ADU and think it is in line with the needs of this neighborhood.

Thank you for your time and consideration of this application.

Best,
John Hyde
3370 Albion St, Denver, CO 80207

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Best,

John Hyde