



REZONING GUIDE

Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

| PROPERTY OWNER INFORMATION* | | PROPERTY OWNER(S) REPRESENTATIVE** | |
|---|---|--|-------------------------------------|
| <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION | | <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION | |
| Property Owner Name | Stephanie & Lewis Williams | Representative Name | Claire Carwell |
| Address | 1254 N. Monaco Street Parkway | Address | 3721 N. Fillmore St. |
| City, State, Zip | Denver, CO 80220 | City, State, Zip | Denver, CO 80205 |
| Telephone | 720-425-2302 | Telephone | 403-387-7423 |
| Email | lewis@edebitdirect.com | Email | hello@revivearchitecturaldesign.com |
| *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): | 1254 N. Monaco street Parkway | | |
| Assessor's Parcel Numbers: | 0605124003000 | | |
| Area in Acres or Square Feet: | 12,000 sq ft | | |
| Current Zone District(s): | E-SU-DX | | |
| PROPOSAL | | | |
| Proposed Zone District: | E-SU-DX1 | | |
| PRE-APPLICATION INFORMATION | | | |
| Did you receive and review the slide deck: "Constructing an Accessory Dwelling Unit"? | <input checked="" type="checkbox"/> Yes - I have received and reviewed this information <input type="checkbox"/> No - I have not received these slides | | |
| Did you contact the City Council District Office regarding this application? | <input checked="" type="checkbox"/> Yes - if yes, state date and method <u>email 9/6/2022</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment) | | |

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

| | |
|---|---|
| <p>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</p> | <p><input checked="" type="checkbox"/> 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.</p> <p>Denver Comprehensive Plan 2040 The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> • <input checked="" type="checkbox"/> 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. • <input checked="" type="checkbox"/> 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. <p>Blueprint Denver The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including:</p> <ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. <p>Neighborhood/ Small Area Plan (list all, if applicable): <u>East Area Plan</u></p> |
| <p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7</p> | <p><input checked="" type="checkbox"/> 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.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>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).</p> |

| | |
|---|---|
| <p>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</p> | <p><input checked="" type="checkbox"/> 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:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p><input checked="" type="checkbox"/> 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.</p> <p>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <u>E-SU-DX1</u> Zone District.</p> |
|---|---|

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:



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 Josie Q. Smith</i> | 01/01/12 | (A) | YES |
| Representative: Claire Carwell Revive Architectural Design | 3721 N. Fillmore St. Denver, CO 80205 603-387-7423 hello@revivearchitecturaldesign.com | % (REP) | <i>Claire Carwell</i> | <i>1/12/22</i> | warranty deed | YES <i>see attached</i> |
| | | | | | | |
| | | | | | | |

1254 N MONACO STREET PKWY

| | |
|--------------------------|---|
| Owner | BURNS,STEPHANIE WILLIAMS,LEWIS JR 1254 MONACO PKWY DENVER, CO 80220-2841 |
| Schedule Number | 06051-24-003-000 |
| Legal Description | L 18 & S1/2 OF L 19 & W 30FT OF MAGNOLIA ST VAC ADJ BLK 46MONTCLAIR |
| Property Type | SFR Grade B |
| Tax District | DENVER |

Print Summary

| Property Description | | | |
|------------------------------|-------------|----------------------------|---------|
| Style: | 15: 2 STORY | Building Sqr. Foot: | 3768 |
| Bedrooms: | 4 | Baths Full/Half: | 3/1 |
| Effective Year Built: | 1891 | Basement/Finish: | 849/807 |
| Lot Size: | 12,000 | Zoned As: | E-SU-DX |

Note: Valuation zoning may be different from City's new zoning code.

| Current Year | | | |
|--------------|--------|--------------------|-----------------|
| | Actual | Assessed | Exempt |
| Land | | \$514,500 | \$35,760 \$0 |
| Improvements | | \$613,300 | \$42,620 |
| Total | | \$1,127,800 | \$78,380 |

| Prior Year | | | |
|--------------|--------|--------------------|-----------------|
| | Actual | Assessed | Exempt |
| Land | | \$514,500 | \$36,790 \$0 |
| Improvements | | \$613,300 | \$43,850 |
| Total | | \$1,127,800 | \$80,640 |

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * 74..618 *

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

| | Installment 1 (Feb 28 Feb 29 in Leap Years) | Installment 2 (Jun 15) | Full Payment (Due Apr 30) |
|-------------------|---|---------------------------|------------------------------|
| Date Paid | 2/1/2022 | 6/8/2022 | |
| Original Tax Levy | \$3,008.60 | \$3,008.60 | \$6,017.20 |
| Liens/Fees | \$0.00 | \$0.00 | \$0.00 |
| Interest | \$0.00 | \$0.00 | \$0.00 |
| Paid | \$3,008.60 | \$3,008.60 | \$6,017.20 |
| Due | \$0.00 | \$0.00 | \$0.00 |

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

| | | | |
|--------------------------------|---|------------------------------|---|
| Additional Assessment ⓘ | N | Prior Year Delinquency ⓘ | N |
| Additional Owner(s) ⓘ | N | | |
| Adjustments ⓘ | N | Sewer/Storm Drainage Liens ⓘ | N |
| Local Improvement Assessment ⓘ | N | Tax Lien Sale ⓘ | N |
| Maintenance District ⓘ | N | Treasurer's Deed ⓘ | N |
| Pending Local Improvement ⓘ | N | | |

Real estate property taxes paid for prior tax year: **\$6,039.49**

Assessed Value for the current tax year

| | | | |
|---------------|-------------|-----------------------|-------------|
| Assessed Land | \$36,790.00 | Assessed Improvements | \$43,850.00 |
| Exemption | \$0.00 | Total Assessed Value | \$80,640.00 |



Dear Valued Customer:

Enclosed you will find your original document(s) that were electronically submitted to the County Clerk and Recorder in conjunction with your closing that Guardian Title Agency facilitated. You will also find a copy of the first page of the recorded document that gives the recording information. Please retain this important information for your records.

Thank you for the opportunity to service your title needs and we look forward to working with you again.

Sincerely,
Guardian Title Agency, LLC

1355 S. Colorado Blvd. #C-306
Denver, CO 80222
(303) 777-4207 phone

WARRANTY DEED

RECORDER'S STAMP

THIS DEED, made this 16 day of NOVEMBER, 2018, between

JON E. STRICKLER AND ZORA S. DANIELS

of the County of Denver, State of Colorado, grantor(s), and

STEPHANIE BURNS AND LEWIS WILLIAMS Je
m

whose legal address is 1254 Monaco Parkway, Denver, CO 80220

of the County of Denver, State of Colorado,

grantee(s)

DOC FEE \$112.29

WITNESS, that the grantor(s), for and in consideration of the sum of One Million One Hundred Twenty-Two Thousand Eight Hundred Ten and 00/100, (\$1,122,810.00) the receipt and sufficiency of which is hereby acknowledged, have/has granted, bargained, sold and conveyed, and by these presents do(es) grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with improvements, if any, situate, lying and being in the County of DENVER, State of Colorado, described as follows:

LOT 18, AND THE SOUTH 1/2 OF LOT 19, BLOCK 46, MONTCLAIR, TOGETHER WITH THAT PORTION OF THE WEST 1/2 OF VACATED STREET ADJACENT TO SAID LOTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known by street and number as **1254 MONACO PARKWAY, DENVER, CO 80220;**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title interest, claim and demand whatsoever of the grantor(s), 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 grantees, their heirs and assigns forever. And the grantor(s), for him/herself, its/their heirs and personal representatives do(es) covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents are well seized of the premises above conveyed, have/had good, sure, perfect absolute and indefeasible estate of inheritance, in law, in fee simple, and have/had 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, EXCEPT FOR TAXES FOR THE CURRENT YEAR AND SUBSEQUENT YEARS, EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD IF ANY; AND DISTRIBUTION UTILITY EASEMENTS; AND MATTERS NOT SHOWN BY THE PUBLIC RECORDS BUT OF WHICH GRANTEE HAS ACTUAL KNOWLEDGE; AND INCLUSION OF THE PROPERTY WITHIN ANY SPECIAL TAXING DISTRICT; AND BENEFITS AND BURDENS OF ANY DECLARATION AND PARTY WALL AGREEMENTS, IF ANY AND SUBJECT TO THOSE EXCEPTIONS REFERRED TO IN TITLE INSURANCE COMMITMENT NO. 3115318-06883 ISSUED BY GUARDIAN TITLE AGENCY, LLC.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF the grantor(s) have/had executed this deed on the date set forth above.

[Signature]
JON E. STRICKLER

Zora S Daniels by [Signature] AAIF
ZORA S. DANIELS BY JON E. STRICKLER AS ATTORNEY IN FACT

STATE OF COLORADO
COUNTY OF DENVER

}ss.

The foregoing instrument was acknowledged before me on November 16, 2018, by JON E. STRICKLER, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR ZORA S. DANIELS.

Witness my hand and official seal.

[Signature]
Notary Public

My commission expires _____



Guardian Title #3115318-06883

**REAL PROPERTY TRANSFER DECLARATION
(TD-1000)**

GENERAL INFORMATION

Purpose: The Real Property Transfer Declaration provides essential information to the county assessor to help ensure fair and uniform assessments for all property tax purposes. Refer to 39-14-102(4), Colorado Revised Statutes (C.R.S.).

Requirements: All conveyance documents (deeds) subject to the documentary fee submitted to the county clerk and recorder for recordation must be accompanied by a Real Property Transfer Declaration. This declaration must be completed and signed by the grantor (seller) or grantee (buyer). Refer to 39-14-102(l)(a), C.R.S.

Penalty for Noncompliance: Whenever a Real Property Transfer Declaration does not accompany the deed, the clerk and recorder notifies the county assessor who will send a notice to the buyer requesting that the declaration be returned within thirty days after the notice is mailed.

If the completed Real Property Transfer Declaration is not returned to the county assessor within the 30 days of notice, the assessor may impose a penalty of \$25.00 or .025% (.00025) of the sales price, whichever is greater. This penalty may be imposed for any subsequent year that the buyer fails to submit the declaration until the property is sold. Refer to 39-14-102(l)(b), C.R.S.

Confidentiality: The assessor is required to make the Real Property Transfer Declaration available for inspection to the buyer. However, it is only available to the seller if the seller is filed the declaration. Information derived from the Real Property Transfer Declaration is available to any taxpayer or any agent of such taxpayer subject to confidentiality requirements as provided by law. Refer to 39-5-121.5, C.R.S. and 39-13-102(5)(c), C.R.S.

1. Address or legal description of real property:

1254 Monaco Parkway, Denver, CO 80220

2. Type of property purchased: () Single Family Residential () Townhome () Condominium () Multi-Unit Res. () Commercial () Industrial () Agricultural () Mixed Use () Vacant Land () Other _____

3. Date of Closing: NOVEMBER 16, 2018

Date of Contract if different than date of Closing: October 03, 2018

4. Total sale price: Including all real and personal property. \$1,122,810.00

5. Was any personal property included in the transaction? Personal property would include, but is not limited to, carpeting, window coverings, free standing appliances, equipment, inventory, furniture. If the personal property is not listed, the entire purchase price will be assumed to be for the real property as per 39-13-102, C.R.S.

() Yes () No If yes, approximate value \$ 20,000. Describe Appliances, wall coverings, etc.

6. Did the total sale price include a trade or exchange of additional real or personal property? If yes, give the approximate value of the goods or services as of the date of closing.

() Yes () No If yes, value \$ _____

If yes, does this transaction involve a trade under IRS Code Section 1031? () Yes () No

7. Was 100% interest in the real property purchased? Mark "no" if only a partial interest is being purchased. () Yes () No If no, interest purchased _____%

8. Is this transaction among related parties? Indicate whether the buyer or seller are related. Related parties include persons within the same family, business affiliates, or affiliated corporations.

() Yes () No

9. Check any of the following that apply to the condition of the improvements at the time of purchase.

() New () Excellent () Good () Average () Fair () Poor () Salvage

If the property is financed, please complete the following:

10. Total amount financed \$898,248.00

11. Type of financing: (Check all that apply)

() New () Assumed () Seller () Third Party () Combination; Explain _____

12. Terms:

() Variable; Starting interest rate _____%

() Fixed; Interest rate _____%

Length of time 30 years

Balloon payment () Yes () No. If yes, amount \$ _____ Due date _____

13. Mark any that apply: () Seller assisted down payments () Seller concessions () Special terms or financing.

If marked, please specify _____

For properties other than residential (Residential is defined as: single family detached, townhomes, apartments and condominiums) please complete questions 14-16 if applicable. Otherwise, skip to #17 to complete.

14. Did the purchase price include a franchise or license fee? () Yes () No
If yes, franchise or license fee value \$ _____

15. Did the purchase price involve an installment land contract? () Yes () No
If yes, date of contract _____

16. If this was a vacant land sale, was an on-site inspection of the property conducted by the buyer prior to the closing?
() Yes () No

Remarks: Please include any additional information concerning the sale you may feel is important.

17. Signed on NOVEMBER 16, 2018

Enter the day, month, and year, have at least one of the parties to the transaction sign the document, and include an address and daytime phone number.



Signature of Grantee (Buyer)

Signature of Grantee (Buyer)

18. All future correspondence (tax bill, property valuation, etc.) regarding this property should be mailed to:

1254 MONACO PARKWAY, DENVER, CO 80220
Address (mailing)

720-425-2302
Daytime Phone

Machelle C. Pens, Closing Officer
Guardian Title Agency, LLC
201 Columbine St., Suite 201
Denver, CO 80206
(303) 336-3243



WARRANTY DEED

RECORDER'S STAMP

THIS DEED, made this 16 day of NOVEMBER, 2018, between

JON E. STRICKLER AND ZORA S. DANIELS

of the County of Denver, State of Colorado, grantor(s), and

STEPHANIE BURNS AND LEWIS WILLIAMS Jr

whose legal address is 1254 Monaco Parkway, Denver, CO 80220

of the County of Denver, State of Colorado,

grantee(s)

DOC FEE \$112.29

WITNESS, that the grantor(s), for and in consideration of the sum of One Million One Hundred Twenty-Two Thousand Eight Hundred Ten and 00/100, (\$1,122,810.00) the receipt and sufficiency of which is hereby acknowledged, have/has granted, bargained, sold and conveyed, and by these presents do(es) grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with improvements, if any, situate, lying and being in the County of DENVER, State of Colorado, described as follows:

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also known by street and number as 1254 MONACO PARKWAY, DENVER, CO 80220;

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title interest, claim and demand whatsoever of the grantor(s), 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 grantees, their heirs and assigns forever. And the grantor(s), for him/herself, its/their heirs and personal representatives do(es) covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents are well seized of the premises above conveyed, have/had good, sure, perfect absolute and indefeasible estate of inheritance, in law, in fee simple, and have/had 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, EXCEPT FOR TAXES FOR THE CURRENT YEAR AND SUBSEQUENT YEARS, EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD IF ANY; AND DISTRIBUTION UTILITY EASEMENTS; AND MATTERS NOT SHOWN BY THE PUBLIC RECORDS BUT OF WHICH GRANTEE HAS ACTUAL KNOWLEDGE; AND INCLUSION OF THE PROPERTY WITHIN ANY SPECIAL TAXING DISTRICT; AND BENEFITS AND BURDENS OF ANY DECLARATION AND PARTY WALL AGREEMENTS, IF ANY AND SUBJECT TO THOSE EXCEPTIONS REFERRED TO IN TITLE INSURANCE COMMITMENT NO. 3115318-06883 ISSUED BY GUARDIAN TITLE AGENCY, LLC.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF the grantor(s) have/had executed this deed on the date set forth above.

[Signature]
JON E. STRICKLER

Zora S Daniels by Jon E Strickler AATF
ZORA S. DANIELS BY JON E. STRICKLER AS ATTORNEY IN FACT

STATE OF COLORADO
COUNTY OF DENVER

)ss.

The foregoing instrument was acknowledged before me on November 16, 2018, by JON E. STRICKLER, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR ZORA S. DANIELS.

Witness my hand and official seal.

[Signature]
Notary Public

My commission expires _____



Guardian Title #3115318-06883

Rezoning Facilitator

CLAIRE CARWELL
3721 N Fillmore
Denver, CO 80205

e hello@revivearchitecturaldesign.com

General Contractor:

Brooks & Tenn
Hoke & Sarah Stapp
Denver, CO 80220

e sarah@brooksandtenn.com

hoke@brooksandtenn.com

HOMEOWNERS:

Stephanie & Lewis Williams
1254 N Monaco Street Parkway
Denver, CO 80220

To the Rezoning Staff for the City and County of Denver:

This letter is to acknowledge that we authorize Claire Carwell of REVIVE Architectural Design to represent us on behalf of our interests in rezoning our property at 1254 N Monaco Street Parkway.

Thank you for your consideration and efforts throughout this process.

Sincerely,

Homeowners Stephanie & Lewis Williams



Sep 9, 2022



Sep 9, 2022

REZONING NARRATIVE

Homeowners Stephanie & Lewis Williams desire to rezone their property at 1254 N Monaco Street Parkway.

This process would rezone the property from an E-SU-Dx property to the proposed E-SU-Dx1 which would allow an additional unit of density on the lot.

The additional unit of density would allow an Accessory Dwelling Unit that could result in the construction of a unit above the existing garage (in compliance with all ADU zoning constraints).

The Accessory Dwelling Unit would be detached from the house and conform to the neighborhood characteristics as well as any zoning and code compliance.

General Contractor:
Brooks & Tenn
Hoke & Sarah Stapp
Denver, CO 80220
e: sarah@brooksandtenn.com
hoke@brooksandtenn.com

Rezoning Facilitator
CLAIRE CARWELL
3721 N Fillmore
Denver, CO 80205
e: hello@revivearchitecturaldesign.com

HOMEOWNERS:
Stephanie & Lewis Williams
1254 N Monaco Street Parkway
Denver, CO 80220

Rezoning Facilitator

CLAIRE CARWELL

3721 N Fillmore

Denver, CO 80205

e: hello@revivearchitecturaldesign.com

General Contractor:

Brooks & Tenn

Hoke & Sarah Stapp

Denver, CO 80220

e: sarah@brooksandtenn.com

hoke@brooksandtenn.com

To Our Councilwoman, Ms. Amanda Sawyer of Denver Council District 5:

This letter is being delivered to let you know that we are pursuing a modification to the zoning of the property at 1254 N Monaco Parkway on behalf of homeowners Stephanie & Lewis Williams. This rezoning adjustment would shift the existing Zone District, E-SU-Dx, to an E-SU-Dx1 Zone District which would accommodate the design and construction of an additional dwelling space above the detached garage on the property for additional living space.

We have discussed the desired zoning change with the City and County of Denver's Community Planning division and have been coordinating with their representative on this pursuit. The proposed rezoning is consistent with the currently adopted city plans and is primarily in keeping with the current the East Area plan passed by City Council in November 2020, and its directive to view additional dwelling units as appropriate on all lots within the target area.

This rezoning allows for diversification of housing types to increase housing choice while also ensuring consistency with the fabric and patterning of the existing neighborhood context by providing low-scale, low-growth density. Additionally, the accessory dwelling constraints and allowances inherent to the proposed Zone District standards (E-SU-Dx1) would prevent the designed and constructed space from visually impacting the Monaco streetscape.

We would like to enlist your support and garner your thoughts as we move through this process. We realize that your close ties to your constituency and efforts to represent their voices will be a big factor in your attitude toward this rezoning. In collaboration with that ideal, we will be reaching out the Registered Neighborhood Organizations, the district's Councilpersons at Large as well as the immediate neighbors to gather their feedback.

More information and resources on the proposed rezoning are included for your review and reference.

We are grateful for your engagement and look forward to hearing your thoughts. We will be reaching out to your office soon to discuss this topic and what next steps might be. Should you have any questions or concerns, please contact me at the email address above.

Sincerely,

Claire Carwell (Architect) on behalf of Homeowners Stephanie & Lewis Williams

#2022i-00118

August 26th, 2022

October 11, 2022 \$1,000 PD CC

Rezoning Facilitator

CLAIRE CARWELL

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Denver, CO 80205

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General Contractor:

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To Our Registered Neighborhood Organization,

This letter is being delivered to let you know that we are pursuing a modification to the zoning of the property at 1254 N Monaco Parkway on behalf of homeowners Stephanie & Lewis Williams. This rezoning adjustment would shift the existing Zone District, E-SU-Dx, to an E-SU-Dx1 Zone District which would accommodate the design and construction of an additional dwelling space above the detached garage on the property for additional living space.

We have discussed the desired zoning change with the City and County of Denver's Community Planning division and have been coordinating with their representative on this pursuit. The proposed rezoning is consistent with the currently adopted city plans and is primarily in keeping with the current the East Area plan passed by City Council in November 2020, and its directive to view additional dwelling units as appropriate on all lots within the target area.

This rezoning allows for diversification of housing types to increase housing choice while also ensuring consistency with the fabric and patterning of the existing neighborhood context by providing low-scale, low-growth density. Additionally, the accessory dwelling constraints and allowances inherent to the proposed Zone District standards (E-SU-Dx1) would prevent the designed and constructed space from visually impacting the Monaco streetscape.

We would like to enlist your support and garner your thoughts as we move through this process. We realize that your close ties to your constituency and efforts to represent their voices will be a big factor in your attitude toward this rezoning. In collaboration with that ideal, we will be reaching out the Registered Neighborhood Organizations, the district's Councilpersons as well as the immediate neighbors to gather their feedback.

More information and resources on the proposed rezoning are included for your review and reference.

We are grateful for your engagement and look forward to hearing your thoughts. We will be reaching out to your office soon to discuss this topic and what next steps might be. Should you have any questions or concerns, please contact me at the email address above.

Sincerely,

Claire Carwell (Architect) on behalf of Homeowners Stephanie & Lewis Williams

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To our neighbors:

This letter is being delivered to let you know that we are pursuing a modification to the zoning of the property at 1254 N Monaco Parkway on behalf of homeowners Stephanie & Lewis Williams. This rezoning adjustment will shift the existing Zone District, E-SU-Dx, to an E-SU-Dx1 Zone District which would accommodate the design and construction of an additional dwelling space above the detached garage on the property for additional living space.

We have discussed the desired zoning change with the City and County of Denver's Community Planning division and have been coordinating with their representative on this pursuit. The proposed rezoning is consistent with the currently adopted city plans: Comprehensive Plan 2040, Blueprint Denver, and the East Area plan. The rezoning also allows for diversification of housing types consistent with the fabric and patterning of the existing neighborhood context by providing low-scale, low-growth density. Additionally, the accessory dwelling constraints and allowances inherent to the proposed Zone District standards (E-SU-Dx1) would prevent the designed and constructed space from visually impacting the Monaco streetscape.

In order to enlist your participation and garner your thoughts, we would appreciate your opinion on the rezoning of this property. We encourage you to fill out the questions included and return with the enclosed return envelope.

More information and resources on the proposed rezoning are included for your review and reference.

We are grateful for your engagement and look forward to hearing your thoughts. . Should you have any questions or concerns, please contact me at the email address above.

Sincerely,

Claire Carwell (Architect) on behalf of Homeowners Stephanie & Lewis Williams