

## Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	John and Megan Mills	Representative Name	
Address	2580 South Clarkson Street	Address	
City, State, Zip	Denver, Colorado, 80210	City, State, Zip	
Telephone	816-726-3725	Telephone	
Email	cmillsv02@msn.com	Email	
<p><b>*If More Than One Property Owner:</b>            All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p><b>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</b></p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>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.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	2580 South Clarkson Street, Denver, Colorado 80210		
Assessor's Parcel Numbers:	0526407011000		
Area in Acres or Square Feet:	7230 Square Feet		
Current Zone District(s):	E-SU-D		
PROPOSAL			
Proposed Zone District:	E-SU-D-1		

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> <b>Consistency with Adopted Plans:</b> 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. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</p> <p><input checked="" type="checkbox"/> <b>Uniformity of District Regulations and Restrictions:</b> 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"/> <b>Public Health, Safety and General Welfare:</b> The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p>
<p>Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input checked="" type="checkbox"/> 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> <p style="margin-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="margin-left: 20px;">b. A City adopted plan; or</p> <p style="margin-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input checked="" type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code. Please provide an attachment describing the justifying circumstance.</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. Please provide an attachment describing how the above criterion is met.</p>
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<p><input checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format)</p> <p><input checked="" type="checkbox"/> Proof of Ownership Document(s)</p> <p><input checked="" type="checkbox"/> Review Criteria, as identified above</p>	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<p><input type="checkbox"/> Written Authorization to Represent Property Owner(s)</p> <p><input type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity</p>	
Please list any additional attachments:	

**PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION**

We, the undersigned represent that we are the owners 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 or deed of trust, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> 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
John Courtland Mills and Megan Jamie Mills	2580 South Clarkson Street, Denver, CO 80210 (816)726-3725 cmillsv02@msn.com	100%	<i>John L. Mills</i> <i>M. J. Mills</i>	06/08/20	B	NO

# **Official Map Amendment Application**

**2580 South Clarkson Street**

**Denver, Colorado 80210**

**John and Megan Mills**

**Submitted June 5, 2020**

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## **I. INTRODUCTION**

This Official Map Amendment is a request to rezone 2580 South Clarkson from E-SU-D to E-SU-D1. This rezoning is consistent with the neighborhood context and aligns with the zone district's purpose and intent.

Denver Zoning 4.2.2.2C "E-SU-D is a single unit district allowing only urban homes with a minimum zone lot area of 6,000 square feet."

Denver Zoning 4.2.2.2E "E-SU-D1 is a single unit district allowing only urban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet."

Denver Zoning 4.2.2.1 – General Purpose – "The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood."

Denver Zoning 4.3.4.4 – District Specific Standards Summary. "Single Unit – Detached Accessory Dwelling Units"

The home is currently zoned E-SU-D. The zoning being sought is E-SU-D1, Single Unit D1. The lot is 7,405 square feet and meets the minimum lot size requirement of 5,500 square feet. Finally, the ADU would be located in the back of the lot.

The purpose of the proposed Official Map Amendment is to allow an accessory dwelling unit (ADU) to be constructed in the back yard of the property. The Denver metro region, in particular the City and County of Denver, faces an unprecedented demand for housing due to a natural population increase coupled with continuing strong immigration. This demand for housing has placed upward pressure on the values for Denver's housing stock and land. The property is 7,405 square feet with an existing house and single car garage. The property's existing condition represents the development pattern of its block and the Rosedale/Harvard Gulch neighborhood, which is primarily single-family homes. The proposed Official Map Amendment would allow the property owners to build an affordable dwelling unit to help solve Denver's affordable housing crises by providing multigenerational housing for a grandparent. A central goal of this Official Map Amendment is to introduce additional housing in an area of the City that can support it due to its proximity to public transit, public schools, parks and amenities.

In reviewing the drafts of Comprehensive Plan 2040 and Blueprint Denver 2019, it is apparent that, like the property owners, many Denverites appreciate the form, mass, and scale of their current houses and neighborhoods. The owners want new development to match the existing fabric of their neighborhoods while understanding Denver's important role in meeting the City's housing needs. Hence their request for this Official Map Amendment to change the current zone district classification to allow for one (1) additional accessory dwelling unit in their backyard. An accessory dwelling unit would add to the City's housing stock while allowing the property owners to continue to preserve their existing home.

## **II. CONSISTENCY WITH ADOPTED PLANS**

### **A. COMPREHENSIVE PLAN 2040:**

Comprehensive Plan 2040 lays out the City's holistic and sustained vision for the future of Denver for the next 20 years. It creates a vision and goals that tie together the City's plans and policies. This vision contains elements, goals, and strategies that support the proposed Official Map Amendment. The Plan's guidance encourages an expansion and mix of housing opportunities by leveraging the City's investments in infrastructure to encourage growth in areas of the City where current and proposed infrastructure can successfully accommodate it. The proposed Official Map Amendment is supported by Comprehensive Plan 2040 because it would provide a different housing option easily supported by the neighborhood infrastructure.

**Goal 1: "Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities." (Page 28)**

The proposed map amendment will provide the occupant with close proximity to parks, grocery stores, shopping venues, medical care, and education. The proposed map amendment is walking distance from parks and restaurants. The property owner and ADU occupant would have increased equitable access to activities that improve quality of life.

**Goal 2: "Build housing as a continuum to serve residents across a range of incomes, ages, and needs." (Page 28)**

The proposed map amendment supports this by allowing for the construction of a small ADU for an elderly family member while encouraging and supporting multigenerational interaction. The property owners are a young family with young children and they welcome the intergenerational opportunities for learning and care as their family member is able to age-in-place in the ADU on their property.

**Goal 2. Strategy A: “Create a greater mix of housing options in every neighborhood for all individuals and families.” (Page 28)**

The proposed map amendment meets the goal of Strategy A by providing a smaller, more affordable dwelling unit within a neighborhood where housing costs have become unattainable to many. This will allow for a mix of housing types within the neighborhood and provide an opportunity for an affordable housing option for a family member.

**Goal 2, Strategy B: -“Ensure city policies and regulations encourage every neighborhood to provide a complete range of housing options. Ensure neighborhoods offer a mix of housing types and services for a diverse population.” (Page 28)**

The population of Denver is growing, and the population is changing with more multigenerational families living together. An ADU helps foster this type of arrangement with greater ease, accessibility, affordability, and convenience.

**Goal 3: “Develop housing that is affordable to residents of all income levels.” (Page 28)**

The accessory dwelling unit would provide affordable housing for a senior citizen in the property owner’s family who lives on a fixed income.

**Goal 3. Strategy B: Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit.” (Page 28)**

Approval of the proposed map amendment will encourage and enable the development of an Accessory Dwelling Unit that provides an affordable option for missing middle and mixed-income housing. RTD, biking, and bus transit opportunities are all easily accessible from the property.

**Goal 8. Strategy D: “Increase housing options for Denver’s most vulnerable populations.” Strategy D. “Expand the supply of housing accessible to seniors and people with disabilities, including more housing choices for seniors to age in place.” (Page 30)**

The official map amendment will provide the opportunity to build a handicap accessible home for a senior family member to age in place. Intergenerational interactions will be plentiful and appreciated. This ADU allows for a vulnerable population to be cared for near family members.



## **B. BLUEPRINT DENVER: A LAND USE AND TRANSPORTATION PLAN**

The proposed zoning amendment of 2580 South Clarkson Street is consistent with Blueprint Denver 2019, adopted by Denver City Council on April 22, 2019. The proposed amendment is consistent with the “Land Use and Built Form – Housing” policy, points 1-5.

### **Point 1: “Revise city regulations to respond to the demands of Denver’s unique and modern housing needs.” (Page 82)**

This official map amendment is an example of this housing policy. The request for a rezoning is consistent with a real-life response to the city revising its regulations to respond to the demands of Denver’s unique housing needs. The rezoning will provide affordable, diverse housing types while creating multigenerational living opportunities.

### **Housing Strategy A: “Update the zoning code to modernize permitted use categories related to group living and expand the allowance of flexible and affordable housing types.”**

Approval of the map amendment will provide a smaller, more affordable housing option in a neighborhood that may not otherwise be affordable to some. It would allow a second smaller unit on the property, which in-turn allows flexible, multigenerational living on the same property.

### **Point 3: “ Incentivize the preservation and reuse of existing smaller and affordable homes.” (Page 83)**

The official map amendment is an example of this housing policy. Approving the rezoning request for an accessory dwelling unit at the subject property incentivizes the reuse of an existing affordable house by allowing a second unit to be constructed in the rear yard. The allowance of this unit removes the incentive to demolish and replace the existing home with a new, larger home. This will help maintain the character of the neighborhood.

### **Housing Strategy A: “Implement zoning tools to incentivize the preservation of smaller, more affordable housing options. An example would be to allow the owner of an existing house to add an additional unit or accessory dwelling unit if the original structure is preserved.”**

This official map amendment, allowing the addition of an accessory dwelling unit, will allow the property owners to preserve their original structure while adding an affordable housing option for a parent. The two smaller structures would be reflective of the surrounding forms, scale and mass which maintains a context sensitive home within the neighborhood.

**Point 4: “Diversify housing choices through the expansion of accessory dwelling units throughout all residential areas.” (Page 84)**

The official map amendment is an example of this housing policy. Approval of this map amendment allows for the construction of an accessory dwelling unit where it currently is not zoned for in a low-density residential neighborhood. Adding an accessory dwelling unit can add variety to the housing availability without significantly changing the character of the neighborhood.

**Housing Strategy A: “Study and implement allowances for ADUs – including those attached and detached from the primary home – in all neighborhood contexts and residential zone districts. Use an inclusive community input process to respond to unique considerations in different parts of the city.”**

The community input process for this official map amendment included contact with District 6 City Councilman Paul Kashmann. He toured the property and site for the ADU. Contact was also made with the Rosedale Harvard Gulch Neighborhood Association and they are aware of this rezoning application. Neighbors of 2580 South Clarkson have offered positive support and encouragement for this process.

**Housing Strategy E: “A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezoning to enable ADUs in all residential areas, especially where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impacts to the surrounding residential area.”**

Since a holistic approach is not yet in place, this proposed map amendment will be limited to one property and will have a minimal impact on the surrounding area. By allowing the Accessory Dwelling Unit to be built at the rear of the house, the footprint will be smaller

than the existing primary resident, which also minimizes the impact to the surrounding residential area.

**Point 5: “Remove barriers to constructing accessory dwelling unit and create context-sensitive form standards.” (Page 84)**

The official map amendment is an example of this housing policy because its approval will remove an existing regulatory barrier to construction of an ADU. The rezoning of the subject property from E-SU-D to E-SU-D1 will provide a housing option for a resident looking for a dwelling unit smaller than a single-family house.

**Housing Strategy A: “Evaluate existing barriers to ADU permitting and construction and revise codes and/or fees to remove or lessen barriers for homeowners. Consider programs and resources to help reduce barriers to ADUs for homeowners, especially in neighborhoods that score high in Reducing Vulnerability to Displacement”.**

This map amendment precisely follows Housing Strategy A. A barrier currently exists with the current E-SU-D zoning. Approval of our request to E-SU-D1 will remove that barrier.

**Housing Strategy C: “Revise attached ADU form standards to be more context-sensitive, including standards for height, mass and setbacks.”**

The property owners plan to maintain the current architectural design for the accessory dwelling unit. The accessory dwelling unit will be smaller than the existing home and will follow all proposed zone restrictions, standards, and setbacks.

**Housing Strategy D: “Establish context-specific patterns or templates to facilitate the approval process of detached ADUs.”**

The proposed accessory dwelling unit would fit the context specific patterns for ADUs in other zone districts. The map amendment will help establish a pattern to allow ADUs to be built and will aid future approvals of detached ADUs where applicable.

## **C. HOUSING AN INCLUSIVE DENVER: SETTING HOUSING POLICY, STRATEGY, AND INVESTMENT PRIORITIES. (2018-2023)**

“Housing An Inclusive Denver outlines the strategies that will guide Denver’s affordable housing investments to create and preserve strong neighborhoods and diverse housing options that are accessible and affordable to all Denver residents.” It is centered around four fundamental values:

- Leveraging and enhancing housing investments to support inclusive communities
- Identifying ways to foster communities of opportunity – around good homes, good jobs, good schools and access to more transportation options and health services
- Looking at housing as a continuum that serves residents across a range of incomes – from people experiencing homelessness to those living on fixed incomes, and working families
- Embracing diversity throughout our neighborhoods to ensure that Denver remains a welcoming community for all residents

**Legislative and Regulatory Priorities - Recommendation 2: “Expand and strengthen land-use regulations for affordable and mixed-income housing. Through *Blueprint Denver* and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing, including expanding the development of accessory dwelling units.” (Page 9)**

The proposed Official Map Amendment assists the City’s achievement of this priority by allowing a zoning modification to expand the development of an accessory dwelling unit. The approval of this proposal will assist the City in meeting this priority to allow the development of accessory dwelling units where they are not currently allowed.

**Section 8 – Attainable homeownership - Recommendation 1. “Promote programs that help households maintain their existing homes.” (Page 88)**

**Key Action 3: “Promote development of accessory dwelling units as a wealth building tool for low and moderate-income homeowners in vulnerable neighborhoods and to support intergenerational households.” (Page 90)**

The proposed Official Map Amendment furthers this goal because it will accommodate intergenerational households. As Colorado's population ages and requires care and assistance from other generations, accessory dwelling units provide an important component of independence for aging-in-place. The rising costs of health care and long-term care make ADUs an important mechanism for households to retain wealth to care for their larger intergenerational households.

### **III. UNIFORMITY OF DISTRICT REGULATIONS & 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.”**

The proposed amendment of the property owner's current zoning of E-SU-D to E-SU-D1 is only a minor zoning adjustment. Their lot size of 7,045 square feet exceeds the minimum requirement of an ADU. The style of the Accessory Dwelling Unit at 2580 South Clarkson will be consistent with the style of other homes in the neighborhood while maintaining the uniformity of the Rosedale Harvard Gulch neighborhood.

### **IV. FURTHER HEALTH, SAFETY AND GENERAL WELFARE:**

The proposed official map amendment furthers the public health, safety and general welfare of the city by providing an additional and affordable unit of housing where there is currently only one unit of housing. The accessory dwelling unit would provide a reduction of auto-dependency due to its closeness to grocery stores, shopping, parks and schools.

Additionally, the surrounding businesses would certainly welcome the additional customer base that would be facilitated by more people living in the area.

### **V. JUSTIFYING CIRCUMSTANCES:**

**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 a 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 Chapter 59 zoning.

**b) A City Adopted Plan. Strategy E. A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, especially where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impacts to the surrounding residential area (page 84).**

The proposed ADU would be small in area for one individual home in back of the existing home. It would have minimal impact on the neighborhood. The property is close to major streets such as Logan, Downing and Yale Avenue. It is also near retail businesses and Harvard Gulch Park.

## **VI. CONSISTENCY WITH NEIGHBORHOOD CONTEXT, ZONE DISTRICT PURPOSE AND INTENT**

### **A. Consistent with the Description of Applicable Neighborhood Context of Denver Zoning Code**

**The General Character of an Urban Neighborhood Context as defined in section 5.5.5: “The Urban Neighborhood Context is primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically the Urban House building form types. Commercial buildings are typically the Shop front and General building forms that may contain a mixture of uses within the same building. Single- and two-unit residential uses are primarily located along local streets, residential and mixed-use arterials, and main streets. Commercial uses are primarily located along mixed –use arterial or main streets but may be located at or between intersections of local streets.”**

The proposed map amendment is consistent with the General Character of the Urban Neighborhood context because the development of an ADU on the property would increase the number of habitable units on the property from one to two. Because of this, rezoning the property from E-SU-D to E-SU-D1 would continue to follow the general characteristics of a property in an Urban Neighborhood Context. The style of the ADU will be consistent with the style of other homes in the neighborhood and will maintain the uniformity of the Rosedale Harvard Gulch neighborhood.

**B. Consistent with the Stated Purpose and Intent of the Proposed Zone District**  
**The General Purpose of Residential Districts including E-SU-D and E-SU-D1 in Denver Zoning 4.2.2.1 : “The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.”**

The proposed ADU will not detract from the overall image or character of the Rosedale Harvard Gulch neighborhood.

**C. Rosedale Harvard Gulch Neighborhood Association – RNO**

The Rosedale Harvard Gulch neighborhood includes more than 1,200 homes and businesses between East Evans Avenue and East Yale Avenue and South Broadway and South Downing Street. The Vision is “Transforming our Neighborhood into a Community.”

We have attended RHGNA meetings and events. They are aware of the proposed amendment change. As a neighborhood association, they do not take a position on any issues. From their website: “Please note, as an organization, RHGNA does not take positions on neighborhood or city issues. We exist to connect our neighbors to each other and to inform you of important events and issues.”

**VII. FINAL REMARKS**

Denver has been working for years to create affordable housing opportunities and the property owners believe that this request would be in line with the intentions of the city. They have reviewed the City’s plans (*Denver Comprehensive Plan 2040, Blueprint Denver, and Housing an Inclusive Denver*) and have incorporated in this application the vital points gleaned from these documents. The proposed ADU would align with the City’s long-term and short-term goals. The property owners believe the proposed accessory dwelling unit at 2580 South Clarkson would complement their neighborhood and provide much needed housing options. Until March 2020, their mother/mother-in-law/grandmother has been flying or driving from Kansas City to Denver every 4-6 weeks to spend time with their family. She has been doing this for over 4 years! This accessory dwelling unit would encourage continued intergenerational interactions and provide aging-in-place opportunities. It would expand her opportunities to impact the lives of her two granddaughters (ages 4-1/2 and 20 months). Their neighbors eagerly support this plan and have had experiences with all of their family members, including “Grandma Ritter”. The property owner’s family needs this “granny pod” for their future.

## **Legal Description**

Lot 10,  
Block 4,  
Guy Martin Addition,  
City and County of Denver, State of Colorado

## **Proof of Ownership**

Attached

## **Assessor's Parcel Number**

0526407011000





12/26/2017 04:12 PM  
City & County of Denver  
Electronically Recorded

R \$13.00

WD

D \$46.50

John Courtland Mills, V and Megan Jamie Mills  
2580 S. Clarkson Street  
Denver, CO 80210

**WARRANTY DEED**

THIS DEED, Made on December 21, 2017 between

Mary C. Wright

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

John Courtland Mills, V and Megan Jamie Mills

whose legal address is 2580 S. Clarkson Street, Denver, CO 80210

of the County of Denver and State of Colorado, grantee(s):

**WITNESS**, That the grantor(s), for and in consideration of the sum of Four Hundred Sixty-Five Thousand And No/100 DOLLARS (\$465,000.00), the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the grantee(s), AS JOINT TENANTS, their heirs and assigns forever, 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 10,  
Block 4,  
Guy Martin Addition,  
City and County of Denver, State of Colorado

as known by street and numbers:2580 S. Clarkson Street, Denver, CO 80210

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and 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 grantee(s), their heirs and assigns forever. And the grantor(s), for themselves, their heirs, and personal representatives, do covenant, grant, bargain, and agree to and with the grantee(s), their heirs and assigns, that at the time of the ensembling and delivery of the presents, they are well seized of the premises above conveyed, had good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple and have 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:

for general taxes and assessments for the year 2017 and subsequent years; and subject to easements, covenants, reservations, restrictions and rights of way of record.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons lawfully claiming the whole of any part thereof. Wherever used herein, the plural references shall be construed to be singular references and singular references shall be construed to be plural references where the context requires and all references of gender and person shall be construed to refer to the grantor or grantors identified herein regardless of the context.

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

*Mary C. Wright*  
Mary C. Wright

State of Colorado  
County of *Boulder*

On December 12, 2017 before me, the undersigned a Notary Public in and for said County and State, personally appeared Mary C. Wright personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: *[Signature]*  
Notary Public

My Commission expires: *September 01, 2020*

**KATHERINE A BOYCE**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20164033696  
MY COMMISSION EXPIRES SEPTEMBER 1, 2020



33600-17-01943