

Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Paul Salazar & Andrea Salazar	Representative Name	
Address	480 South Tejon Street	Address	
City, State, Zip	Denver, Colorado 80223	City, State, Zip	
Telephone	303-356-8417	Telephone	
Email	p.s.salazar01@gmail.com	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):	480 South Tejon Street. Denver CO 80223		
Assessor's Parcel Numbers:	05162-08-021-000		
Area in Acres or Square Feet:	9370 sf 0.22 acres		
Current Zone District(s):	E-SU-B		
PROPOSAL			
Proposed Zone District:	E-SU-B1		
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?	<input checked="" type="checkbox"/> Yes - if yes, state the meeting date <u>November 16 2021</u> <input type="checkbox"/> No - if no, describe why not _____		
Did you contact the City Council District Office regarding this application?	<input type="checkbox"/> Yes - if yes, state date and method _____ <input checked="" 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"> • 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. <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"> • 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>Goal 2 and Goal 8</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-B1</u> Zone District.</p>
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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</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
Paul Salazar Andrea Salazar	480 South Tejon St Denver, CO. 80223 303-356-8417 p.s.salazar01@gmail.com	100%	<i>Paul Salazar</i> <i>AS</i>	Dec/02/2021		NO



Department of Finance
 Assessment Division
 201 W Colfax Ave, Dept. 406
 Denver, CO 80202
 Voice: (720) 913-1311
 Fax: (720) 913-4101
www.denvergov.org/assessor

Department of Finance
 Assessment Division
 201 W Colfax Ave., Dept 406
 Denver, CO 80202

Enclosed is your 2019 Real Property Notice of Valuation. **THIS IS NOT A TAX BILL.**
 Includo está el Aviso de Valor de su Propiedad para el 2019. **NO ES UNA CUENTA DE IMPUESTOS.**

0050772 01 AV 0.380 **AUTO T8 0 0035 80223-194580 -C01-P50822-1



05162-08-021-000
 SALAZAR, PAUL & ANDREA
 480 S TEJON ST
 DENVER CO 80223-1945



Regarding Real Property:
 Parcel No.: 05162-08-021-000
 Property Address:
 480 S TEJON ST

The enclosed Notice lists your property's estimated actual (market) value as of June 30, 2018, its prior year actual value and the change in value, increase or decrease since the previous revaluation.

All residential property is valued using the market approach. The comparable sales used by the Assessment Division to calculate your property value may be found within this notice for most residential properties.

Please review your Notice carefully. The Property Classification and Current Year Value shown will be used to calculate the property tax bill you will receive next year. **If you agree with the classification and value assigned to your property, nothing more needs to be done.**

If you disagree with either the classification or value of your property, you have the right to protest. You may present your written objection in person or you may elect to complete the attached protest form and either mail it or fax it to the Denver Assessment Office at the address or fax number shown above. For faster submission, you may file your protest on-line at: www.denvergov.org/onlineprotest.

All protests must be postmarked or received by the Assessor no later than June 3, 2019.

Esta Notificación indica el valor de mercado de su propiedad estimado al 30 de Junio de 2018, y el valor del año anterior, con el aumento o disminución desde la valuación anterior. Todas las propiedades residenciales se valoran utilizando el valor de mercado. Las propiedades comparables usadas por la División de Valoración para calcular el valor de su propiedad se pueden encontrar en la parte posterior de esta carta.

Por favor revise su notificación cuidadosamente. La clasificación de su propiedad y el valor asignado para este año se utilizarán para calcular el impuesto de la propiedad, el cual recibirá el año próximo. **Si está de acuerdo con esta valuación o clasificación asignadas a su propiedad, no necesita hacer nada.**

Si no está de acuerdo con la clasificación o el valor asignado, usted tiene el derecho legal de apelar. Si quiere protestar el valor o la clasificación de su propiedad, debe presentar su protesta por escrito al Asesor o puede completar el formulario adjunto y enviarlo, por correo o fax (vea la dirección y el número indicados más arriba). Para un procesamiento más rápido, también puede hacer la protesta por internet www.denvergov.org/onlineprotest.

Todas las protestas deben ser recibidas, o tener sello postal antes del 3 de Junio de 2019.

Si tiene preguntas puede llamar al 720-913-4042 para hablar con un representante en español. Por favor deje un mensaje detallando su nombre, dirección, número de parcela y un número de teléfono.

CITY & COUNTY OF DENVER
Department of Finance
 Assessment Division
 201 W. Colfax Ave., Dept 406
 Denver, CO 80202

REAL PROPERTY

NOTICE OF VALUATION

Office hours: 8:00AM - 4:30PM
 Phone: (720) 913-1311
 Fax: (720) 913-4101
 Deaf and hearing impaired call
 Colorado Relay at 1-800-659-2656
www.denvergov.org/assessor

THIS IS NOT A TAX BILL

134772

SALAZAR, PAUL & ANDREA

L 25 TO 27 INC BLK 8 VALVERDE

TAX YEAR	PARCEL NUMBER	PROPERTY ADDRESS	NOTICE DATE
2019	05162-08-021-000	480 S TEJON ST	May 1, 2019

PROPERTY CLASSIFICATION	CURRENT YEAR VALUE as of June 30, 2018	PRIOR YEAR VALUE as of June 30, 2016	CHANGE IN VALUE
RESIDENTIAL	\$ 369,500	\$ 281,700	+\$ 87,800

PROPERTY CHARACTERISTICS ARE DESCRIBED IN THIS FORM

Your property was valued as it existed on January 1, 2019. Your taxes will be calculated using a percentage of the Current Year Value shown above. The assessment percentage for residential is projected to be 7.15% of actual value as recommended by the State Division of Property Taxation to the Colorado Legislature. Generally, all other property, including vacant land, is assessed at 29% of actual value, §39-1-104(1) and §39-1-104.2, C.R.S. A change in the residential assessment percentage is not grounds for the protest or abatement of taxes, §39-5-121(1), C.R.S.

YOU HAVE THE RIGHT TO PROTEST YOUR PROPERTY VALUE OR ITS CLASSIFICATION.

PROTEST PROCEDURES

PROTEST ON-LINE AT: www.denvergov.org/onlineprotest by June 3, 2019.

PROTEST BY MAIL OR FAX: If you choose to mail or fax a written protest, you may complete the enclosed form which is included as part of this notice and mail or fax it to the Assessor at the address below. To preserve your right to protest, your mailed or faxed protest must be postmarked or transmitted no later than June 3. The Assessor's fax number is 720-913-4101. Due to potential transmission problems with faxed documents, we do not recommend faxing your protest.

MAIL TO: Assessment Division - Real Property Protest, 201 W. Colfax Ave., Dept. 406, Denver, CO 80202-5330

PROTEST IN PERSON: If you choose to present oral or written objections to the Assessor in person, you may elect to complete the protest form and deliver it to the Assessor at the address above. To schedule a personal appointment with appraisal staff, please call 720-913-4164.

ASSESSOR'S DETERMINATION: The Assessor must mail a Notice of Determination to you by August 15, 2019.

APPEALING THE ASSESSOR'S DECISION: If you are not satisfied with the Assessor's determination regarding your protest, or if you do not receive a Notice of Determination from the Assessor and wish to continue your protest, a written appeal must be filed with the County Board of Equalization on or before September 16, 2019.

AGENT ASSIGNMENT: If you authorize an agent to act on your behalf, be certain the agent submits a letter or form signed by you stating the property or properties s/he is representing for you.

Salazar, Paul & Andrea

480 S Tejon Street

20211-00240.

Denver, CO 80223-1945

Schedule Number: 05162-08-021-000

Legal Description:

Lots 25, 26 and 27, Block 8 Valverde, City and County of Denver, State of Colorado