



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 type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<p>*If More Than One Property Owner: 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>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</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 (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):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?		<input type="checkbox"/> Yes - if yes, state the meeting date _____ <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 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 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): _____</p> <p>Housing an Inclusive Denver The proposed map amendment is consistent with <i>Housing an Inclusive Denver</i>, including: Attainable Homeownership, Recommendation 1: “Promote programs that help households maintain their existing homes. The City and its partners should target existing homeowner rehabilitation programs to residents in vulnerable neighborhoods, promote financial literacy education for prospective and existing homeowners, and promote the development of accessory dwelling units as a wealth-building tool for low and moderate-income homeowners” (p. 14).</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 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 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 <i>Blueprint Denver</i> 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 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 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 _____ 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 (required to be separate attachment in Microsoft Word document format.)
- Proof of Ownership Document (e.g. Assessor’s record, property deed, etc.)

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
<i>Elizabeth McGehee</i> <i>Nicholas Hopson</i>	<i>2938 Hooker St.</i> <i>Denver, CO 80211</i> <i>207.651.3789</i> <i>lizz.mcgehee09@gmail.com</i>	<i>100%</i>	<i>EMcGehee</i> <i>N Hopson</i>	<i>6/15/20</i>	<i>A</i>	<i>N/A</i> <i>YES</i> <i>NO</i> <i>(owner)</i>

Original Note and Deed of Trust Returned to: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
WHEN RECORDED RETURN TO: Cenlar FSB C/O Nationwide Title Clearing, Inc. 2100 Alt. 19 North Palm Harbor, FL 34683
Prepared/Received by: Cenlar FSB C/O Nationwide Title Clearing, Inc. 2100 Alt. 19 North Palm Harbor, FL 34683

REQUEST FOR FULL / PARTIAL
RELEASE OF DEED OF TRUST AND RELEASE BY HOLDER OF THE EVIDENCE OF DEBT WITHOUT PRODUCTION OF EVIDENCE
OF DEBT PURSUANT TO §38-39-102 (1) (a) AND (3), COLORADO REVISED STATUTES
Dated on 08/20/20 (MM/DD/YYYY) Date
ELIZABETH MCGEHEE AND NICHOLAS HOPSON Original Grantor (Borrower)
2938 HOOKER ST DENVER CO 80211 DENVER, CO 80211 Current Address of Original Grantor, Assuming Party,
or Current Owner
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR DIAMOND RESIDENTIAL MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Original Beneficiary (Lender)
06/08/2018 Date of Deed of Trust
06/12/2018 Date of Recording
DENVER County Reception # 2018071963 Recording Information
County Rept. No. and/or Film No. and/or Book/Page No. and/or Torrens Reg. No.

TO THE PUBLIC TRUSTEE OF DENVER COUNTY (The County of the Public Trustee who is the appropriate grantee to whom the above Deed of Trust should grant an interest in the property described in the Deed of Trust.)
PLEASE EXECUTE AND RECORD A RELEASE OF THE DEED OF TRUST DESCRIBED ABOVE. The indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied in regard to the property encumbered by the Deed of Trust as described therein as to a full release or, in the event of a partial release, only that portion of the real property described as:
(IF NO LEGAL DESCRIPTION IS LISTED THIS WILL BE DEEMED A FULL RELEASE.)
Pursuant to § 38-39-102 (3), Colorado Revised Statutes, in support of this Request for Release of Deed of Trust, the undersigned, as the holder of the evidence of debt secured by the Deed of Trust described above, or a Title Insurance Company authorized to request the release of a Deed of Trust pursuant to § 38-39-102 (3) (c), Colorado Revised Statutes, in lieu of the production or exhibition of the original evidence of debt with this Request for Release, certifies as follows:
1. The purpose of the Deed of Trust has been fully or partially satisfied.
2. The original evidence of debt is not being exhibited or produced herewith.
3. It is one of the following entities (check applicable box):
a. The holder of the original evidence of debt that is a qualified holder, as specified in § 38-39-102 (3) (a), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee for any and all damages, costs, liabilities, and reasonable attorney fees incurred as a result of the action of the Public Trustee taken in accordance with this Request for Release;
b. The holder of the evidence of debt requesting the release of a Deed of Trust without producing or exhibiting the original evidence of debt that delivers to the Public Trustee a Corporate Surety Bond as specified in § 38-39-102 (3) (b), Colorado Revised Statutes; or
c. A Title Insurance Company licensed and qualified in Colorado, as specified in § 38-39-102 (3) (c), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee pursuant to statute as a result of the action of the Public Trustee taken in accordance with this Request for Release and that caused the indebtedness secured by the Deed of Trust to be satisfied in full, or in the case of a Partial Release, to the extent required by the holder of the indebtedness.

AMERIHOM MORTGAGE COMPANY, LLC C/O CENLAR FSB, 425 PHILLIPS BOULEVARD EWING, NJ 08618
Name and Address of the Current Holder of the Evidence of Debt Secured by Deed of Trust (Lender)
or name and address of the Title Insurance Company Authorized to Request the Release of a Deed of Trust
Melissa Siegel Vice President and Assistant Secretary C/O CENLAR FSB, 425 PHILLIPS BOULEVARD
Name, Title and Address of Officer, Agent, or Attorney of Current Holder

Melissa Siegel
Melissa Siegel
Vice President and Assistant Secretary

STATE OF NEW JERSEY COUNTY OF MERCER
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on 08/20/2020 (MM/DD/YYYY), by Melissa Siegel as Vice President and Assistant Secretary of AMERIHOM MORTGAGE COMPANY, LLC, who, as such Vice President and Assistant Secretary being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Sharon Lyons
Sharon Lyons
Notary Public - STATE OF NEW JERSEY
Commission expires: 09/01/2020
SHARON LYONS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires September 1, 2020
ID# 2399936

RELEASE OF DEED OF TRUST
WHEREAS, the Grantor(s) named above, by Deed of Trust, granted certain real property described in the Deed of Trust to the Public Trustee of the County referenced above, in the State of Colorado, to be held in trust to secure the payment of the indebtedness referred to therein; and
WHEREAS, the indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied according to the written request of the holder of the evidence of debt or Title Insurance Company authorized to request the release of the Deed of Trust;
NOW THEREFORE, in consideration of the premises and the payment of the statutory sum, receipt of which is hereby acknowledged, I, as the Public Trustee in the County named above, do hereby fully and absolutely release, cancel and forever discharge the Deed of Trust or that portion of the real property described above in the Deed of Trust, together with all privileges and appurtenances thereto belonging.



Paul Jones Public Trustee
Leroy Eddie Gurrola Deputy Public Trustee
Leroy Eddie Gurrola August 24, 2020

Loan Number 0108972811 CENRC 415016058 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AMERIHOM MORTGAGE COMPANY, LLC
MORTGAGE C C5 MIN 100907427201588222 MERS PHONE 1-888-872-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026
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Legal Description of Project

To Whom this may concern,

Please allow this memorandum to serve as the legal description of the standard rezoning application for 2938 Hooker St. Denver, CO 80211 from a current zone district of U-SU-A to a proposed zone district of U-SU-A1.

Following the pre-application meeting with Associate City Planner, Francisca Peñafiel, of the Development Services Residential Office; we identified that we meet the criteria and support the goals of Adopted City Plans; Denver Comprehensive Plan 2040, BluePrint Denver as well as Housing an Inclusive Denver.

The property meets the required criteria and is consistent with the neighborhood context and zone district purpose and intent as outlined below.

Referencing Section 5.2.2 Urban Residential Districts

5.2.2.1 General Purpose

- A. The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban 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.
- B. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the pattern of one to two and a half story urban house forms where the narrow part of the building orients to the street and access from alley loaded garages. Lot sizes are consistent within an area and lot coverage is typically medium to high accommodating a consistent front and side yard. There are single unit districts that allow detached accessory dwelling units in the rear yard, maintaining the single unit character at the street. The standards of the two unit and row house districts promote existing and future patterns of lower scale multi-unit building forms that address the street in the same manner as an urban house building form.

Referencing 5.2.2.2 Specific Intent

- A. The Single Unit A1 (U-SU-A1) is a single unit district allowing urban houses with a minimum zone lot area of 3,000 square feet. Blocks typically have a pattern of 25-foot wide lots. This district requires the shallowest setbacks and allows the highest coverage in the Urban Neighborhood Context.
- B. Single Unit A1 (U-SU-A1) is a single unit district and detached accessory dwelling units with a minimum zone lot area of 3,000 square feet. Blocks typically have a pattern of 25-foot-wide lots. This district requires the shallowest setbacks and allows the highest coverage in the Urban Neighborhood Context. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-A but allowing a detached accessory dwelling unit building form in the rear yard.

Written Narrative Explaining Project

Seeking to rezone our current structure from U-SU-A to U-SU-A1.

The existing garage (built 2011) had been converted prior to our purchase of the home in June 2018. We (similar to the previous owners) use the space as a secondary living area, bedroom for friends and family coming into town, and would like to list the space as a short term rental.

Meeting the requirements of the 3,000 sf with a property size of 4,690 sf, our single-unit residential home in the West Highlands Neighborhood, our district also requires the shallowest setbacks and allows the highest lot coverage in the Urban Neighborhood Context.

We also align with the city's following adopted plans:

- Comprehensive Plan 2040
 - Supporting the Equitable, Affordable and Inclusive Goal 2, Strategy A of creating a greater mix of housing options in the neighborhood for all individuals and families.
 - Also meeting the Climate Environmentally Resilient Goal 8, Strategy A to promote infill development where infrastructure and services are already in place (we do not need any construction to modify the existing structures)
- BluePrint Denver 2019
 - Diversifying housing choice through the expansion of accessory dwelling units throughout all residential areas. Our ADU will add variety to the housing stock in low density residential neighborhood without significantly changing the existing area.
- Housing an Inclusive Denver (2018-2033)
 - Streamlining and facilitating the development of accessory dwelling units as a tool for affordability and to stabilize residents at risk of displacement.

Narrative Describing Outreach

Outreach was done to the following parties, notating the dates and method of communication.

Group	Contact	Date of Outreach	Method of Communication
District 1 Councilwoman Amanda Sandoval	Naomi R. Grunditz, CC City Council Aide District 1	9.20.2020	Email correspondence
Inter-Neighborhood Cooperation	Loretta Koehler, INC Chair	9.20.2020	Email, responded stating the umbrella organization does not take positions on specific neighborhood issues, but notified nonetheless.
West Highland Neighborhood Association	Trevor Greco	9.20.2020	Email
Federal Boulevard Corridor Improvement Partnership	ifiglus@gmail.com	9.20.2020	Email
Direct & Surrounding Neighbors		8.24.2020 - 9.24.2020	In person notification of application status and brief description of process and timeline.

While some email correspondences went unanswered, Council Aide Grunditz was extremely helpful in further direction and recommendations.

In speaking with neighbors, we are fortunate to be in a very close and tight-knit neighborhood. They all wished us the best of luck in the process, and joked that they would get first dibs in using the space as an ADU with family coming in from out of town. Again, we very thankful to be in such a supportive neighborhood.