

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	Conor B. Robinson Elizabeth J. Lorentzen	Representative Name	
Address	2625 Julian St.	Address	
City, State, Zip	Denver, CO 80211	City, State, Zip	
Telephone	720-987-6079	Telephone	
Email	liz@studiolwco.com	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 and/or boundary description):	2625 Julian St. Denver, CO 80211		
Assessor's Parcel Numbers:	0229323016000		
Area in Acres or Square Feet:	6250 Sq. Ft.		
Current Zone District(s):	U-SU-B		
PROPOSAL			
Proposed Zone District:	U-SU-B1		



REZONING GUIDE

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"/> 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. 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"/> 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>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p>Justifying Circumstances - One of the following circumstances exists:</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 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>
	<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. 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:	

REZONING GUIDE



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, (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
Conor B. Robinson Elizabeth J Lorentzen	2625 Julian St. Denver, CO 80211 720-987-6079 liz@studiolwco.com	100%	<i>Conor B. Robinson</i> <i>Elizabeth J Lorentzen</i>	8/25/19	A	NO

Official Map Amendment Application - 2625 Julian St. Denver CO 80211

Application #2019I-00094

I. INTRODUCTION

This Official Map Amendment is a request to rezone 2625 Julian St. from U-SU-B to U-SU-B1. The existing zone district is U-SU-B. Section 5.2.2.2.D describes the subject property's current zone district classification as "U-SU-B is a single unit district allowing urban houses with a minimum zone lot area of 4500 square feet. Blocks typically have a pattern of 37.5-foot-wide lots." Section 5.2.2.2.E describes the subject property's proposed zone district as "U-SU-B1 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 4500 square feet. Blocks typically have a pattern of 37.5-foot-wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-B but allowing a detached accessory dwelling unit building form in the rear yard."

The purpose of the proposed Official Map Amendment is to allow an accessory dwelling unit (ADU) to be constructed in the subject property's back yard. 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 subject property is 6250 square feet with an existing house and an existing detached single car garage. The subject property's existing condition represents the development pattern of its block and the Sloan Lake neighborhood, which is primarily single-family homes. The proposed Official Map Amendment would allow us to build an affordable dwelling unit to help solve Denver's affordable housing crisis, while in the meantime, providing us extra income to offset the rising costs of living. 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 us, many Denverites appreciate the form, mass, and scale of our current houses and neighborhoods. We want new development to match the existing fabric of our neighborhoods while understanding Denver's important role in meeting our City's housing needs. Hence our request for this Official Map Amendment to change the current zone district classification to allow for one (1) additional accessory dwelling unit in our backyard. An accessory dwelling unit would add to the City's housing stock while allowing us to continue to preserve our existing home as it. The accessory dwelling unit could be rented to allow us to continue to live in the home while meeting a small part of the City's demand for more housing stock.

II. CONSISTENCY WITH ADOPTED BLUEPRINT DENVER'S HOUSING POLICY (Points 1 -5)

The proposed zoning amendment of 2625 Julian St. is consistent with Blueprint Denver 2019, adopted by Denver City Council April 22, 2019. The proposed amendment is consistent with the 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 in which the rezoning will provide affordable, diverse housing types. It will also create 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. With approval of this map amendment it also allows a second smaller unit on the property which in-turn allows multigenerational living on the same property.

Point 2. Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas. (Page 82)

Approval of this map amendment will provide "missing middle housing types" specifically a cottage/carriage type house by allowing an accessory dwelling unit in the rear of the property, which is more affordable for middle-income households.

*Housing Strategy A: The approval of the rezoning request encourages maintaining the existing primary residence, while also providing an accessory dwelling unit on the same property. This accessory unit provides an affordable home for those struggling to find affordable housing in Denver. It encourages the reuse, rather than the demolition of the main home by allowing for two smaller homes to be maintained on the 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. The existing affordable home is a modest 1150 sq. ft house built in 1947. Approving the rezoning request for an accessory dwelling unit at the subject property incentivized the reuse of an existing smaller and 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 in turn will help maintain the character of the neighborhood.

*Housing Strategy A: A study of implementing 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.

The proposed rezoning does not require the existing primary residence to be retained, however, it is the intent of this proposed map amendment, to retain the existing primary residence. The proposed rezoning also encourages future property owners to retain the existing primary residence through the allowance of an additional accessory unit because the highest and best use of the property is no longer a very large home but will now be two smaller units. This official map amendment will also maintain two smaller structures that are 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 allowed for in a low-density residential neighborhood. Adding an accessory dwelling unit in this low-density residential neighborhood can add variety to the housing availability without significantly changing the character of the neighborhood.

*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, rezoning's 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 1100 sq. ft. primary residence, which also minimized impact to the surrounding residential area.

Point 5. Remove barriers to constructing accessory dwelling units 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 accessory dwelling unit. The rezoning of the subject property from U-SU-B to U-SU-B1 will provide a housing option for a resident looking for a dwelling unit smaller than a single-family house.

*Housing Strategy D: the proposed Accessory dwelling unit would fit the context specific patterns for ADU's in other zone districts.

Future Neighborhood Context of Urban: (page 221)

This map amendment is consistent with the future neighborhood context of urban. The current neighborhood context is urban. The map amendment is sensitive to the existing neighborhood character as it will allow for the preservation of the single-family home, so the primary use of the property won't change.

Mobility: The proposed map amendment would provide the occupant of the ADU access to multiple bike lanes on 23rd and 29th, as well as access to bus route 28. The ADU occupant will also have access to an off-street parking space.

Quality of life infrastructure: the proposed map amendment has easy access to Sloan's lake park and Jefferson park, as well as Brown elementary school and North high school, Lake middle school.

Future Place Type designation of Low Residential: (Page 230) Low:

Mobility: provide parking spot from the alley, would provide the occupant of the ADU access to multiple bike lanes on 23rd and 29th

Land use and built form: The proposed map amendment fits because it will provide two units on a smaller lot.

Quality of life infrastructure: The proposed map amendment has easy access to Sloan's Lake park and Jefferson park and other smaller pocket parks in West Highlands and the Highlands.

Minimum Lot size: The minimum lot require for an ADU is 4500 sq. ft. and existing lot of the proposed map amendment is 6250 sq. ft. which exceed the minimum lot requirement.

Future Street Type designation of Local Street: (Page 148)

The proposed map amendment will have primary access from local streets, however designated bike baths are in place within three blocks. Twenty-sixth Ave is also a residential collector. Adjacency to a collector street is justification for a moderate increase in residential density.

III. Comprehensive Plan 2040:

Comprehensive Plan 2040 lays out the City's overarching planning vision for the next 20 years. 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 assists the City in meeting the Plan's vision elements, goals, and strategies.

I. Vision Elements: Equitable, Affordable, and Inclusive

Denver is an equitable, inclusive community with a high quality of life for all residents, regardless of income level, race, ethnicity, gender, ability or age.

Goal 1.1 (Page 28): Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities:

The proposed map amendment will provide the occupant with close proximity to schools, Brown elementary school, North high school, and Lake middle school. The proposed map amendment is

5 blocks from a grocery store and the fire department. The proposed map amendment is walking distance to parks and restaurants.

Goal 1.2 (Page 28): Support housing as a continuum to serve residents across a range of incomes, ages and needs:

The proposed map amendment supports this by allowing for the construction of a small ADU so the rent cost will be affordable compared to the cost of the single-family homes within the neighborhood. The proposed map amendment will serve residents across a range of incomes, ages and needs.

Goal 2. Strategy A: (Page 28) Build housing as a continuum to serve residents across a range of incomes, ages and needs. STRATEGIES A. Create a greater mix of housing options in every neighborhood for all individuals and families.

The proposed map amendment meets the goal of strategy A by providing a smaller, more affordable dwelling unit within a neighborhood where housing cost have become unattainable to all residents. This will allow for a mix of housing types within the neighborhood and provide an opportunity for an affordable unit to a larger range of individuals of varying incomes.

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

Approval of the proposed map amendment will encourage and enable the development of an Accessory Dwelling unit, which in turn, provides an affordable dwelling unit that addresses the missing middle and mixed-income housing. The proposed map amendment is close to dedicated bike lanes on 23rd and 29th street. It is also 2 blocks from a bus route.

Goal 5, Strategy B (Page 28) “Stabilize residents and businesses at risk of displacement through programs and policies that help them to stay in their existing community.”

The proposed Official Map Amendment furthers this Strategy because the request for an accessory dwelling unit will stabilize current and future property owners and help them stay in their existing community. The allowance of an accessory dwelling unit incentivizes the retention of the existing primary residence which is more affordable than the larger houses that are currently allowed in the existing current zone district. Smaller homes assist individual properties at the micro-level and the neighborhood at a macro-level to stabilize allowing residents to avoid displacement. As previously discussed, Blueprint Denver, as well as other City planning and policy initiatives, recognize that the East Colfax neighborhood is particularly vulnerable to displacement.

IV. Housing an Inclusive Denver:

Regulatory Priorities (Page 8) 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.

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 on the subject property. This Priority specifically states that the City should support regulations that expand the development of accessory dwelling unit. The approval of this proposed Official Map Amendment will assist the City in meeting this priority to expand the development of accessory dwelling units where they are not currently allowed such as the Sloan Lake neighborhood.

Key Action 3 (Page 51) "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."

The proposed Official Map Amendment furthers this Goal because the Plan understands that accessory dwelling units can serve as wealth building tools to not only to support the property owners who build them but to allow property owners to utilize accessory dwelling units to accommodate intergenerational households. As Colorado's population ages and requires care and assistance from other generations, accessory dwelling units provide an important component for independence for Denverites to age in place in the care of their families. The rising costs of health care and long-term care make accessory dwelling units an important mechanism for households to retain wealth to care for their larger intergenerational households. The proposed Official Map Amendment furthers the goals of wealth building and intergenerational households through the allowance of an accessory dwelling unit.

V. CRITERIA 3 – UNIFORMITY OF DISTRIC REGULATIONS AND RESTRICIONS:

The proposed official map amendment is consistent with the uniformity U-SU-B1 district regulations and restrictions because the current and future property improvements will be constructed according to the U-SU-B1 zone district's building forms and its current and future uses will be regulated and restricted through the proposed zone districts permitted limited, and unpermitted uses. The proposed Official Map Amendment will therefore result in the uniform application of the U-SU-B1 zone district because this zone districts building and design standards and uses will be consistently applied as they are to all other zone lots in the City with the same zone district.

VI. PUBLIC HEALTH, SAFETY AND GENERAL WELFARE:

The proposed official map amendment furthers the public health, safety and general welfare of the city.

The proposed amendment of the current zoning request would further 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 promote a reduction of auto-dependency due to its adjacency to transit such as bus route 28 and the 23rd and 29th street bike lanes. This in turn promotes the public health, safety, and general welfare of the City and its residents.

VII. 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;

4b) A Recently adopted City plan:

The adoption of Blueprint Denver, Comprehensive plan 2040, and Housing an Inclusive Denver provide a strong justifying circumstance for this rezoning. Taken together, the plans provide significant plan support for additional housing of all types. While the Plans have been previously analyzed by this Official Map Amendment, Blueprint Denver (Page 560) has specific plan support for this Official Map Amendment request, "A citywide approach to enable ADUs (accessory dwelling units) is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, especially when adjacent to transit, are appropriate. These rezonings should be small in area in order to minimize impacts to the surrounding residential areas" Taken together, these Plans offer strong general support to the expansion of housing opportunities, especially affordable housing, on a Citywide basis. The adoption of these plans serves as a justifying circumstance for this rezoning.

Changing conditions in the area: The neighborhood has seen a significant rise in property cost partially due to development of pop-tops, new builds, and duplexes. These changes have made the neighborhood unaffordable for many people. The official map amendment would provide an affordable dwelling unit attainable to a larger pool of residents.

Consistent with the Neighborhood Context Description and Zone District Purpose and Intent Statement:

1. The proposed official map amendment is consistent with the General Character of The Urban Neighborhood Context because the existing neighborhood is a mixture of single-unit and two - unit residential uses. This part of the Sloan's Lake neighborhood contains city blocks with dedicated public alleys and mostly consistent Primary street setbacks. The area is primarily low scale in terms of residential building height. The neighborhood context for the proposed Official Map Amendment is consistent with description of the Urban Neighborhood Context's General

Character and was a significant contributing factor to this Official Map Amendment's proposed zone district, U-SU-B1

2. The proposed Official Map Amendment is consistent with the General Purpose statement of the Residential Districts.

- 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.

Allowing the construction of an accessory dwelling unit, will preserve the existing home, which in turn, will maintain the overall image and character of the neighborhood context.

- 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 is 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.

The proposed map amendment will conform to the building form standards and design standards, because the construction of an accessory dwelling unit would be in the rear yard and it would maintain the single unit character of the street. It would conform to all the rear and side yard setbacks and have access only from the alley.

- c. These standards recognize common residential characteristics within the Urban Neighborhood Context but accommodate variation by providing eleven Residential Zone Districts.

The current zone district is for single units. The proposed map amendment will preserve the existing home, which in turn, will maintain the overall image and character of the neighborhood context.

- d. The regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially zoned area. These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment.

The proposed map amendment adheres to the regulation of the current residentially zoned neighborhood, by preserving the existing single unit while also allowing for reinvestment in the property with the construction of an accessory dwelling unit.

3. The proposed official map amendment is consistent with a single unit B1 (U-SU-B1) district allowing urban houses and detached accessory dwelling units with the minimum zone lot area

of 4500 sq. ft. and greater. The proposed map amendment lot is 6250 sq. ft. The proposed official map amendment will conform to the setbacks and lot coverage standards to accommodate front and side yards similar to U-SU-B but allow a detached accessory dwelling unit building form in the rear yard.

Legal Description:

LOTS 18 AND 19, BLOCK 1, EXCEPT THE REAR OR WESTERLY 16 FEET OF SAID LOTS,
RESUBDIVISION OF PART OF BLOCKS 1 AND 2, MCLEOD'S ADDITION TO THE TOWN OF HIGHLANDS, CITY
AND COUNTY OF DENVER, STATE OF COLORADO

Zoned: U-SU-B

Proof of Ownership:

Property tax statement

Denver wastewater management storm drainage invoice

APPLICATION FOR ZONE MAP AMENDMENT

2625 Julian St.

Denver, CO 80211

Assessor's Parcel Number: 02293-23-016-000

Legal Description: LOTS 18 AND 19, BLOCK 1, EXCEPT THE REAR OR WESTERLY 16 FEET OF SAID LOTS,
RESUBDIVISION OF PART OF BLOCKS 1 AND 2, MCLEOD'S ADDITION TO THE TOWN OF HIGHLANDS, CITY
AND COUNTY OF DENVER, STATE OF COLORADO

2625 N JULIAN ST

Owner	ROBINSON, CONOR BRITTON LORENTZEN, ELIZABETH JEAN 2625 JULIAN ST DENVER, CO 80211-4022
Schedule Number	02293-23-016-000
Legal Description	L 18 & 19 BLK 1 MCLEODS ADD TO THE TOWN OF HIGHLANDS EXC REAR 16FT TO CITY
Property Type	RESIDENTIAL
Tax District	DENV

Print Summary

Property Description			
Style:	ONE-STORY	Building Sqr. Foot:	1150
Bedrooms:	3	Baths Full/Half:	1/0
Effective Year Built:	1947	Basement/Finish:	0/0
Lot Size:	6,250	Zoned As:	U-SU-B

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

Current Year				
	Actual	Assessed	Exempt	
Land		\$418,100	\$29,890	\$0
Improvements		\$75,800	\$5,420	
Total		\$493,900	\$35,310	

Prior Year				
	Actual	Assessed	Exempt	
Land		\$334,500	\$24,080	\$0
Improvements		\$84,100	\$6,060	
Total		\$418,600	\$30,140	

Real Estates Property Taxes for current tax year

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			2/11/2019
Original Tax Levy	\$1,165.90	\$1,165.88	\$2,331.78
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$1,165.90	\$1,165.88	\$2,331.78
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) ⓘ	Y	Scheduled to be Paid by Mortgage Company ⓘ	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: **\$2,324.82**

Assessed Value for the current tax year

Assessed Land	\$24,080.00	Assessed Improvements	\$6,060.00
Exemption	\$0.00	Total Assessed Value	\$30,140.00



WASTEWATER MANAGEMENT DIVISION
CITY AND COUNTY OF DENVER
P.O. Box 17827
Denver, Colorado 80217
Customer Service: 303-446-3500

INVOICE

SEMI-ANNUAL STORM DRAINAGE SERVICE

INVOICE DATE	August 29, 2018
SERVICE ADDRESS	2625 JULIAN ST DENVER, CO
BILL PERIOD	09/07/18 - 03/06/19


 5/825 ROBINSON, BRITTON & LORENTZEN, ELIZABETH
 OR CURRENT OWNER
 2625 JULIAN ST
 DENVER CO 80211-4022

ACCOUNT NUMBER	02293-23-016-000
IMPERVIOUS AREA SQ. FT.	2,264
PARCEL AREA SQ. FT.	6,250
RATIO	0.36
RATE/100 SQ. FT.	4.64
PREVIOUS BALANCE	0.00
CURRENT CHARGES	52.53
TOTAL DUE	52.53

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Use this information to pay online at
www.denvergov.org/stormpay
PLEASE NOTE: Non-Payment may result in a lien filed against the property served

New! Pay your Semi-Annual Storm Drainage Service bill in 1, 2, or 3 Installments.
Use the coupons below to remit payments.

Detach here and return bottom portion with your payment - retain top portion for your records.

WASTEWATER MANAGEMENT DIVISION

Customer Service: 303-446-3500

3	Account Number	02293-23-016-000
	Service Address	2625 JULIAN ST DENVER, CO
	Impervious Area	2,264
	3rd Installment Due: 12/06/18	17.51

SEMI-ANNUAL STORM DRAINAGE SERVICE

REMIT TO:
MANAGER OF FINANCE
P.O. BOX 17827
DENVER, CO 80217
www.denvergov.org/stormpay



Detach here and return bottom portion with your payment - retain top portion for your records.

WASTEWATER MANAGEMENT DIVISION

Customer Service: 303-446-3500

2	Account Number	02293-23-016-000
	Service Address	2625 JULIAN ST DENVER, CO
	Impervious Area	2,264
	2nd Installment Due: 11/06/18	17.51

SEMI-ANNUAL STORM DRAINAGE SERVICE

REMIT TO:
MANAGER OF FINANCE
P.O. BOX 17827
DENVER, CO 80217
www.denvergov.org/stormpay



Detach here and return bottom portion with your payment - retain top portion for your records.

PROPERTY TAX STATEMENT

IMPORTANT: SEE REVERSE SIDE

SITE ADDRESS 2625 N JULIAN ST		PARCEL ID 02293-23-016-000	
LEGAL DESCRIPTION or PERSONAL PROPERTY LOCATION L 18 & 19 BLK 1 MCLEODS ADD TO THE TOWN OF HIGHLANDS EXC REAR 16FT TO CITY		CODE 2019280	TYPE DC
		MORT CODE	USER ID EVAG
		LOAN NUMBER	
02293-23-016-000 ROBINSON, CONOR BRITTON LORENTZEN, ELIZABETH JEAN 2625 JULIAN ST DENVER CO 80211-4022		NOTE 2018 REAL ESTATE TAX DUE IN 2019. FIGURES GOOD UNTIL: 10/31/2019	
TAXING ENTITY	MILL LEVY (\$ PER THOUSAND OF ASSESSED VALUE)	TAX AMOUNT	
SCHOOL GENERAL FUND	38.676000	0.00	
SCHOOL BOND FUND	9.588000	0.00	
CAPITAL MAINTENANCE	2.525000	0.00	
SOCIAL SERVICES	3.374000	0.00	
CITY BOND FUND	7.000000	0.00	
BOND INTEREST	1.433000	0.00	
POLICE PENSION	1.411000	0.00	
FIRE PENSION	1.183000	0.00	
URBAN DRAINAGE/FLOOD CONTROL	0.820000	0.00	
AFFORDABLE HOUSING	0.444000	0.00	
DEVELOPMENTALLY DISABLED	1.009000	0.00	
GENERAL FUND, DENVER	7.869000	0.00	
TOTAL LEVY	77.385000		
* NOTE: INCLUDES TEMPORARY MILL LEVY RATE REDUCTION.			
Make Check Payable to: MANAGER of FINANCE	DUE APRIL 30 TOTAL TAX \$	0.00	
		DUE FEB 28 FIRST HALF TAX AND FEES	DUE JUNE 15 SECOND HALF TAX AND FEES
		\$ 0.00	\$ 0.00
		NOTE: 62% OF THESE TAXES ARE DETERMINED BY AND COLLECTED FOR THE DENVER PUBLIC SCHOOLS. Your School District No.1 General Fund Mill Levy would have been without State aid. 46.338 mills ACTUAL VALUATION 418,600 ASSESSED VALUATION 30,140 EXEMPTIONS 0 NET VALUATION 30,140	

DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT -- RETAIN TOP PORTION FOR YOUR RECORDS

PROPERTY TAX STATEMENT

2018 REAL ESTATE TAX DUE IN 2019.
 FIGURES GOOD UNTIL: 10/31/2019

RETURN TO:
 TREASURY DIVISION
 PO BOX 17420
 DENVER CO 80217-0420

Make payment for only one of the exact amounts. No partial payments may be made.
 Please include PARCEL ID Number on face of check and/or any correspondence.

2

PAYABLE ONLINE AT: WWW.DENVERGOV.ORG/TREASURY BY CHECK TO: MANAGER OF FINANCE	PARCEL ID 02293-23-016-000	ALT KEY 0879126
	If paid after due date contact us for correct amount due	DUE JUNE 15 SECOND HALF TAX AND FEES \$ 0.00

Check here if receipt other than the cancelled check is desired.

(1755/02) 12-2-15 FT (MAC N12)

ROBINSON, CONOR BRITTON

RE 2018 DC 00 0879126 00 0000000000 00000000 00 0000000000 00000000 9

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PROPERTY TAX STATEMENT

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 FIGURES GOOD UNTIL: 10/31/2019

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1

PAYABLE ONLINE AT: WWW.DENVERGOV.ORG/TREASURY BY CHECK TO: MANAGER OF FINANCE	PARCEL ID 02293-23-016-000	ALT KEY 0879126
	If paid after due date contact us for correct amount due	DUE FEB 28 FIRST HALF TAX AND FEES \$ 0.00
DUE APRIL 30 TOTAL TAX \$	0.00	

Check here if receipt other than the cancelled check is desired.

(1755/02) 12-2-15 FT (MAC N12)

ROBINSON, CONOR BRITTON

RE 2018 DC 00 0879126 00 0000000000 00000000 00 0000000000 00000000 9