

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	Andrew and Karlee Grant	Representative Name	
Address	600 S Canosa Ct	Address	
City, State, Zip	Denver	City, State, Zip	
Telephone	303-317-7896	Telephone	
Email	andygrant5280@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):	600 s Canosa Ct. Denver, CO 80219		
Assessor's Parcel Numbers:	0517130001000		
Area in Acres or Square Feet:	6,870 sq ft		
Current Zone District(s):	E-SU-DX		
PROPOSAL			
Proposed Zone District:	E-SU-D1X		
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 <input type="checkbox"/> No - if no, describe why not	<u>05/11/2021</u> _____	
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <input type="checkbox"/> No - if no, describe why not (in outreach attachment)	<u>5/17/21 via Zoom meeting</u> _____	

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>Athmar Park Neighborhood Perimeter Plan</u></p>
<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including <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 Rezonings: The proposal must comply with both of the additional review criteria.</p> <p>(Check boxes to affirm.)</p> <p>DZC Sec. 12.4.10.8</p>	<p><input checked="" type="checkbox"/> Justifying Circumstances - One of the following circumstances exists: Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <ul style="list-style-type: none"> a. Changed or changing conditions in a particular area, or in the city generally; or, b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. <p>The proposed map amendment application identifies the adoption of <i>Blueprint Denver</i> as the Justifying Circumstance. As discussed above, <i>Blueprint Denver</i> specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.</p> <p><input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <u>E-SU-DX1</u> Zone District.</p>
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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
Andrew Peter Grant Karlee Janine Gray	600 s Canosa Ct. Denver, CO 80219 303-317-7896 andygrant5280@gmail.com	100%	<i>Andrew Peter Grant</i> <i>Karlee Janine Gray</i>	6/23/21	(A)	No

[Print](#)

Real Property Records

Date last updated: Monday, April 19, 2021

[Real Property Records Search](#)

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

[Link to real property information for this property.](#)[Link to comparable sales information for this property.](#)[Link to chain of title information for this property.](#)[Link to property sales information for this neighborhood](#)[Back to Property List](#)[Link to property tax information for this property.](#)[Link to property sales information for all Denver neighborhoods](#)[Link to map/historic district listing for this Property.](#)

The property description shown is data from the Assessor's active, in-progress 2021 file. The "current year" values are from the 2021 tax year for real property tax due in 2022. These values are based on the property's physical status as of January 1, 2021.

PROPERTY INFORMATION

Property Type: SFR Grade C

Parcel: 0517130001000

Name and Address Information

Legal Description

GRANT,ANDREW PETER

GRAY,KARLEE JANINE

600 S CANOSA CT

DENVER, CO 80219-3547

N 55FT OF PLOT 1 BLK 30 MOUNTAIN
VIEW PARK EXC REAR 8FT
THEREOF

Property Address: 600 S CANOSA CT

Tax District DENVER

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	184200	13170		
Improvements	190400	13610		
Total	374600	26780	0	26780
Prior Year				
Land	107200	7670		
Improvements	275400	19690		
Total	382600	27360	0	27360

Style: Other

Reception No.:

Year Built: 1946

Recording Date: 09/25/20

Building Sqr. Foot: 801

Document Type: Quit Claim

Bedrooms: 2

Sale Price: 10

Baths Full/Half: 2/0

Mill Levy: 74.195

Basement/Finished: 801/701

Lot Size: 6,870

[Click here for current zoning](#)

Zoning Used for Valuation: E-SU-DX

*Note: Valuation zoning
maybe different from City's
new zoning code.*

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THE NORTH 55 FEET OF PLOT 1, BLOCK 30, MOUNTAIN VIEW PARK, ACCORDING TO THE MAP OF OFFICIAL SURVEY OF MOUNTAIN VIEW PARK AND FIRST ADDITION TO MOUNTAIN VIEW PARK AS RECORDED JULY 10, 1946 IN BOOK E27 OF MAPS AT PAGE 011, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

In preparation for this zone change application I have met with my city councilmen, Jolon Clark, and am also in communication with my registered neighborhood organization president and plan to attend the next available meeting.

I have also met with many of my surrounding neighbors to discuss our planned zone change and project, including those directly across the alley to the east and next door to the south. All of my neighbors have expressed support for the potential project.

My wife and I are excited to be having our first baby later this year. We love living in Athmar Park, however, we need more space than our current home provides to accommodate family visiting from out of state. The proposed rezoning of our property will allow us options to add additional dwelling space to our property, providing us the space we need for visiting family and friends. This will allow us to stay in the neighborhood and grow our family here rather than trying to buy a larger home in this very competitive housing market.

The project is in very early stages but will consist of an additional building on our property which will include a small bedroom, living space and kitchen.