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**TO:** Denver City Council  
**FROM:** Libbie Adams, AICP, Associate City Planner  
**DATE:** March 12, 2020  
**RE:** Official Zoning Map Amendment Application #2019I-00094

### Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2019I-00094.

### Request for Rezoning

Address: 2625 Julian Street  
Neighborhood/Council District: Sloan Lake / Council District 1  
RNOs: Sloan's Lake Citizen's Group, Sloan's Lake Neighborhood Association, Inter-Neighborhood cooperation (INC)  
Area of Property: 6,250 square feet or 0.14 acres  
Current Zoning: U-SU-B  
Proposed Zoning: U-SU-B1  
Property Owner(s): Conor Britton Robinson and Elizabeth Lorentzen  
Owner Representative: None

### Summary of Rezoning Request

- The subject property contains a single unit home built in 1947 and is located east of Sloan's Lake Park, between West 26<sup>th</sup> Avenue and West 27<sup>th</sup> Avenue along Julian Street.
- The property owner is proposing to rezone the property to build an accessory dwelling unit.
- The proposed U-SU-B1, **Urban, Single-Unit, B1** (4,500 square feet minimum zone lot size allowing accessory dwelling units (ADUs)), zone district is intended for use in the Urban Neighborhood Context which is characterized by single-unit and two-unit uses. Single-unit residential uses are typically located along local and arterial streets and structures are usually the Urban House building form. The maximum height of the Urban House building form is 30 to 35 feet for the front 65% of the zone lot, 17 to 19 feet in the rear 35% of the zone lot. The Detached Accessory Dwelling Unit form can be a maximum height of 24 feet. Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 5 of the Denver Zoning Code (DZC).

### Existing Context

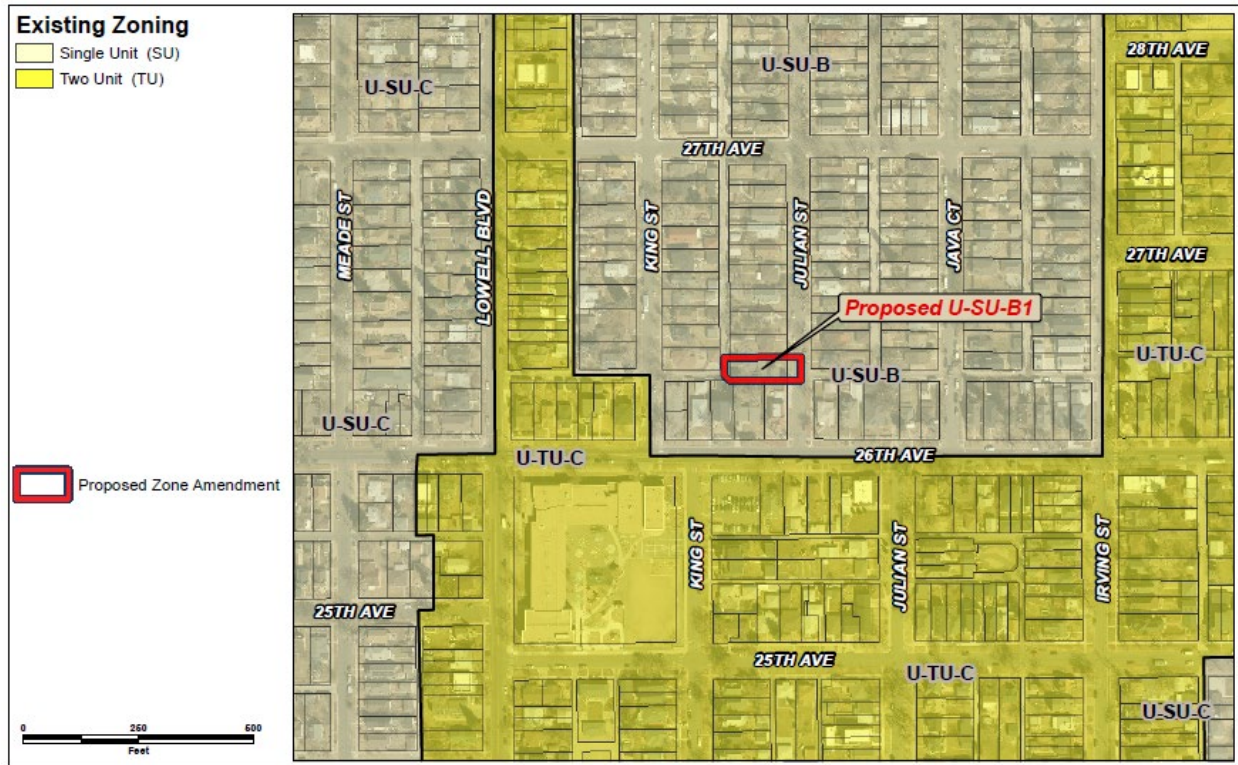


The subject property is in the Sloan Lake statistical neighborhood, which is characterized primarily by single-unit residential uses and then transitioning to more two- and multi-unit south of West 26<sup>th</sup> Avenue with more mixed-use and commercial uses along Federal Boulevard. Generally, there is a pattern of rectangular blocks in a street grid pattern with alley access north of 26<sup>th</sup> Avenue. The subject site is one block northeast of Brown Elementary School and four blocks west of Federal Boulevard. Bus Route 28 runs along 26<sup>th</sup> Avenue, directly south of the site with a 30 minute headway, and route 31 runs along Federal Boulevard with a 15 minute headway.

The following table summarizes the existing context proximate to the subject site:

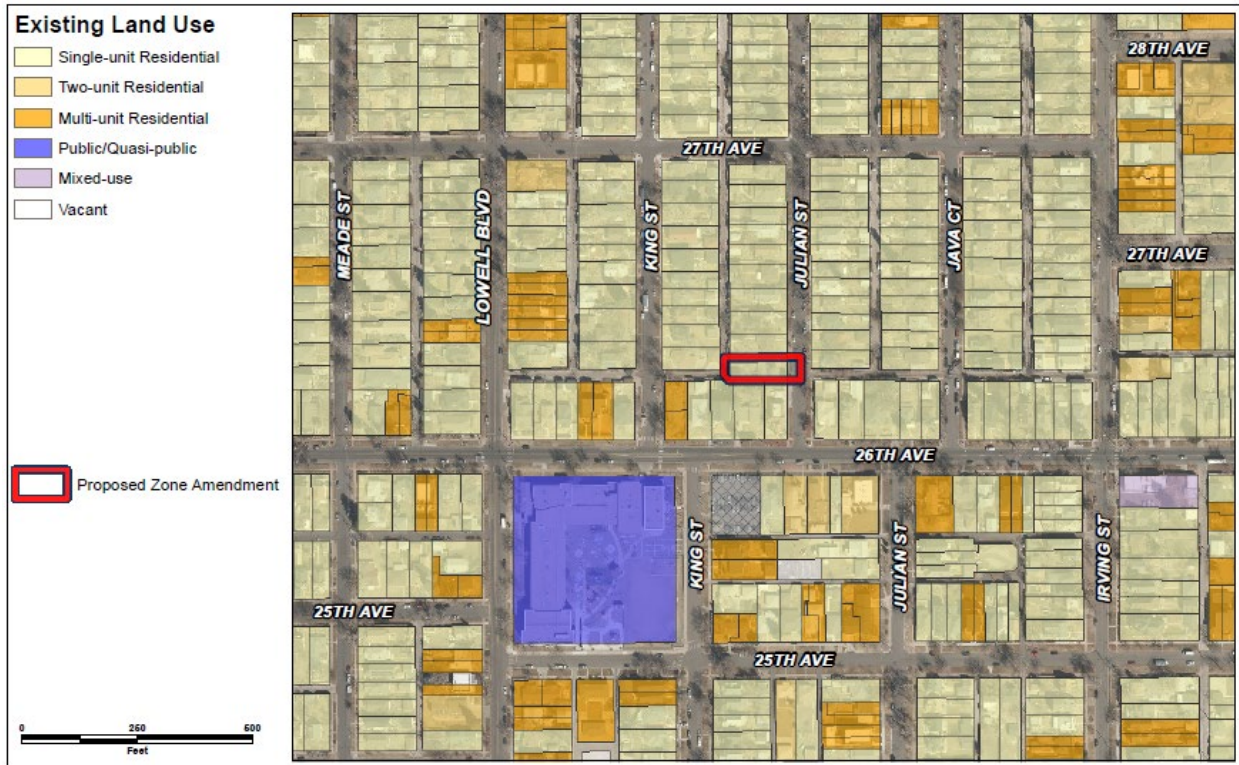
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	U-SU-B	Single-unit Residential	1 -story Residence	Block sizes and shapes are consistent and rectangular. Detached sidewalks with tree lawns and existing alleys. Garages and on-street vehicle parking.
North	U-SU-B	Single-unit Residential	1-story Residence	
South	U-SU-B	Single-unit Residential	1-story Residence	
East	U-SU-B	Single-unit Residential	1-story Residence	
West	U-SU-B	Single-unit Residential	1-story Residence	

## 1. Existing Zoning



The U-SU-B zone district is a single-unit district allowing only the Urban House primary building form on a minimum zone lot of 4,500 square feet. The maximum allowed height is 2.5 stories or 30 to 35 feet in the front 65% of the zone lot, 1 story and 17 feet to 19 feet in the rear 35% of the zone lot. It allows two accessory structure forms: Detached Garage and Other Detached Accessory Structure with a maximum height of 15 to 17 feet. The intent of the district is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context.

## 2. Existing Land Use Map



### 3. Existing Building Form and Scale



Aerial view of the site, looking north.



View of property looking west.



View of the property to the north, looking west.



View of the property to the west across the alley, looking east.



View of the property to the south, looking north.



View of the property to the east across Julian Street, looking east.

### Proposed Zoning

The U-SU-B1 is a single unit zone district with a minimum zone lot of 4,500 square feet that allows only an Urban House primary building form. A variety of residential and civic uses are permitted as primary uses in the U-SU-B1 district. Compared to the U-SU-B district, U-SU-B1 introduces the accessory dwelling unit use and Detached Accessory Dwelling Unit (DADU) building form. The Detached Accessory Dwelling Unit building form has a maximum height of 1.5 stories or 24 feet. A bulk plane that raises 10 feet vertically front the side interior or side street zone lot line, then slopes 45 degrees applies to the DADU building form. This form also allows an exemption from the 37.5% building coverage standard allowing the lesser of 50% or 500 square feet. The subject site has a lot size of 6,250 square feet, allowing a maximum building footprint of 865 square feet for the DADU.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

Design Standards	U-SU-B (Existing)	U-SU-B1 (Proposed)
Primary Building Forms Allowed	Urban House	Urban House
Maximum Height in Stories/Feet, Front 65% of Zone Lot*	2.5 stories / 30 feet	2.5 stories / 30 feet
Maximum Height in Stories/Feet, Rear 35% of Zone Lot*	1 story / 17 feet	1 story / 17 feet
DADU Maximum Heights in Stories / Feet	DADUs not permitted	1.5 stories / 24 feet
Zone Lot (Min.)	4,500 square feet	4,500 square feet
Minimum Zone Lot Width (Min.)	35 feet	35 feet
Primary Street Block Sensitive Setback Required / If not	Yes / 20 feet	Yes / 20 feet
Side Street Setback (Min.) *	5 feet	5 feet

<b>Design Standards</b>	<b>U-SU-B (Existing)</b>	<b>U-SU-B1 (Proposed)</b>
Side Interior Setback (Min.) *	5 feet	5 feet
Rear Alley / No Alley	12 feet / 20 feet	12 feet / 20 feet
Building Coverage per Zone Lot including all accessory structures (Max.), not including exceptions	37.5 %	37.5%
Detached Accessory Building Forms Allowed	Detached Garage, Other Detached Accessory Structures	Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures

\*Based on subject property with width of 50 feet

### **Summary of City Agency Referral Comments**

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

**Assessor:** Approved – No Response.

**Asset Management:** Approved – No comments.

**Denver Public Schools:** Approved – No Response.

**Department of Public Health and Environment:** Approved – See Comments Below

Notes. DDPHE concurs with this proposed rezoning and is unaware of environmental concerns that should be considered for this rezoning.

General Notes: Most of Colorado is high risk for radon, a naturally occurring radioactive gas. Due to concern for potential radon gas intrusion into buildings, DDPHE suggests installation of a radon mitigation system in structures planned for human occupation or frequent use. It may be more cost effective to install a radon system during new construction rather than after construction is complete. If renovating or demolishing existing structures, there may be a concern of disturbing regulated materials that contain asbestos or lead-based paint. Materials containing asbestos or lead-based paint should be managed in accordance with applicable federal, state and local regulations.

The Denver Air Pollution Control Ordinance (Chapter 4- Denver Revised Municipal Code) specifies that contractors shall take reasonable measures to prevent particulate matter from becoming airborne and to prevent the visible discharge of fugitive particulate emissions beyond the property on which the emissions originate. The measures taken must be effective in the control of fugitive particulate emissions at all times on the site, including periods of inactivity such as evenings, weekends, and holidays.

Denver’s Noise Ordinance (Chapter 36–Noise Control, Denver Revised Municipal Code) identifies allowable levels of noise. Properties undergoing Re-Zoning may change the acoustic environment, but must maintain compliance with the Noise Ordinance. Compliance with the Noise Ordinance is based on



the status of the receptor property (for example, adjacent Residential receptors), and not the status of the noise-generating property. Violations of the Noise Ordinance commonly result from, but are not limited to, the operation or improper placement of HV/AC units, generators, and loading docks. Construction noise is exempted from the Noise Ordinance during the following hours, 7am–9pm (Mon–Fri) and 8am–5pm (Sat & Sun). Variances for nighttime work are allowed, but the variance approval process requires 2 to 3 months. For variance requests or questions related to the Noise Ordinance, please contact Paul Riedesel, Denver Environmental Health (720-865-5410).

Scope & Limitations: DDPHE performed a limited search for information known to DDPHE regarding environmental conditions at the subject site. This review was not intended to conform to ASTM standard practice for Phase I site assessments, nor was it designed to identify all potential environmental conditions. In addition, the review was not intended to assess environmental conditions for any potential right-of-way or easement conveyance process. The City and County of Denver provides no representations or warranties regarding the accuracy, reliability, or completeness of the information provided.

**Denver Parks and Recreation:** Approved – No comments.

**Public Works – R.O.W. - City Surveyor:** Approved – No comments.

**Development Services - Transportation:** Approved – see comments below.

Transportation review will be included in the residential building permit application process since this project is proposing an ADU. When a proposed project intensifies land use from existing conditions, it results in an increased impact to the public ROW.

Through DRMC 49-81 ROW improvements are likely that may include the repair or replacement of existing curb, gutter, and sidewalk along the property frontage that is damaged or not to current city standards, as directed by the ROW inspector during construction.

No curb cut will be granted on N Julian Street. Alley access only.

The existing alley is 16' with the physical space at the alley corner for larger vehicles such as trash trucks to make the turn. ROW dedication for alley widening isn't anticipated.

**Development Services – Wastewater:** Approved – See Comments Below.

There is no objection to the rezone, however applicant should be under notice that Public Works will not approve any development of this property without assurance that there is sufficient sanitary and storm sewer capacity. A sanitary study and drainage study may be required. These studies may result in a requirement for the developer to install major infrastructure improvements or a limit to development if current infrastructure is insufficient. Approval of this rezone on behalf of Wastewater does not state, or imply, public storm/sanitary infrastructure can, or cannot, support the proposed zoning.

**Development Services – Project Coordination:** Approved – No Comments.

**Development Services – Fire Prevention:** Approved – No Response.

**Public Review Process**

	<b>Date</b>
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>10/4/2019</b>
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>1/14/2020</b>
Planning Board public hearing, on consent agenda, and unanimously (5-0) recommend approval:	<b>1/29/2020</b>
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	<b>1/21/2020</b>
Land Use, Transportation and Infrastructure Committee of the City Council:	<b>2/4/2020</b>
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	<b>2/24/2020</b>
City Council Public Hearing:	<b>3/16/2020</b>

- **Registered Neighborhood Organizations (RNOs)**
  - To date, staff has received no comment letters from Registered Neighborhood Organizations.
- **Other Public Comment**
  - To date, staff has received no other public comment letters.

**Criteria for Review / Staff Evaluation**

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

**DZC Section 12.4.10.7**

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

**DZC Section 12.4.10.8**

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

**1. Consistency with Adopted Plans**

The following adopted plans apply to this application:

- Denver Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)
- Housing an Inclusive Denver (2018)

***Denver Comprehensive Plan 2040***

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, including:

- Equitable, Affordable and Inclusive Goal 2, Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).

U-SU-B1 allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use and introduces a new housing type to a largely single-unit residential neighborhood. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs than the single-unit homes that currently dominate the Sloan Lake neighborhood.

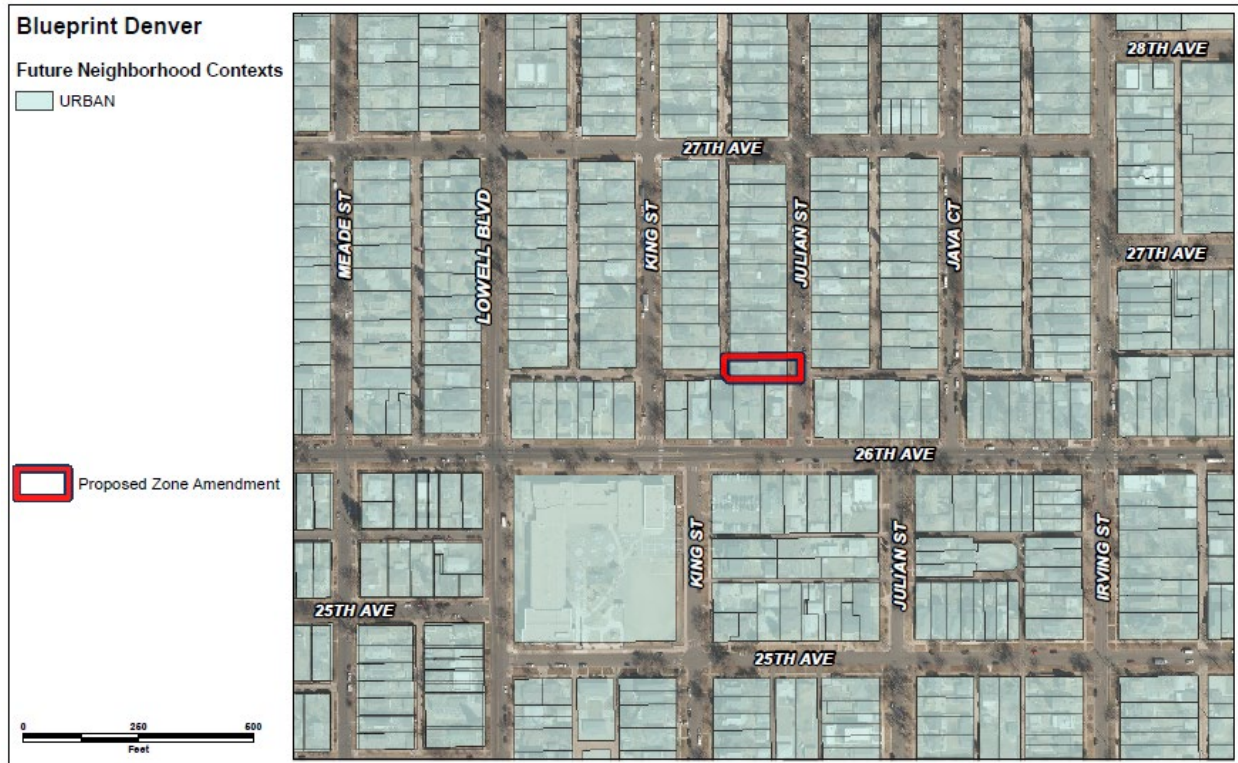
- Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).

The proposed map amendment will allow an additional housing unit on the site of an existing single-family home where infrastructure and services such as water, stormwater, and transit already exist. This allows Denver to grow responsibly and promotes land conservation.

***Blueprint Denver***

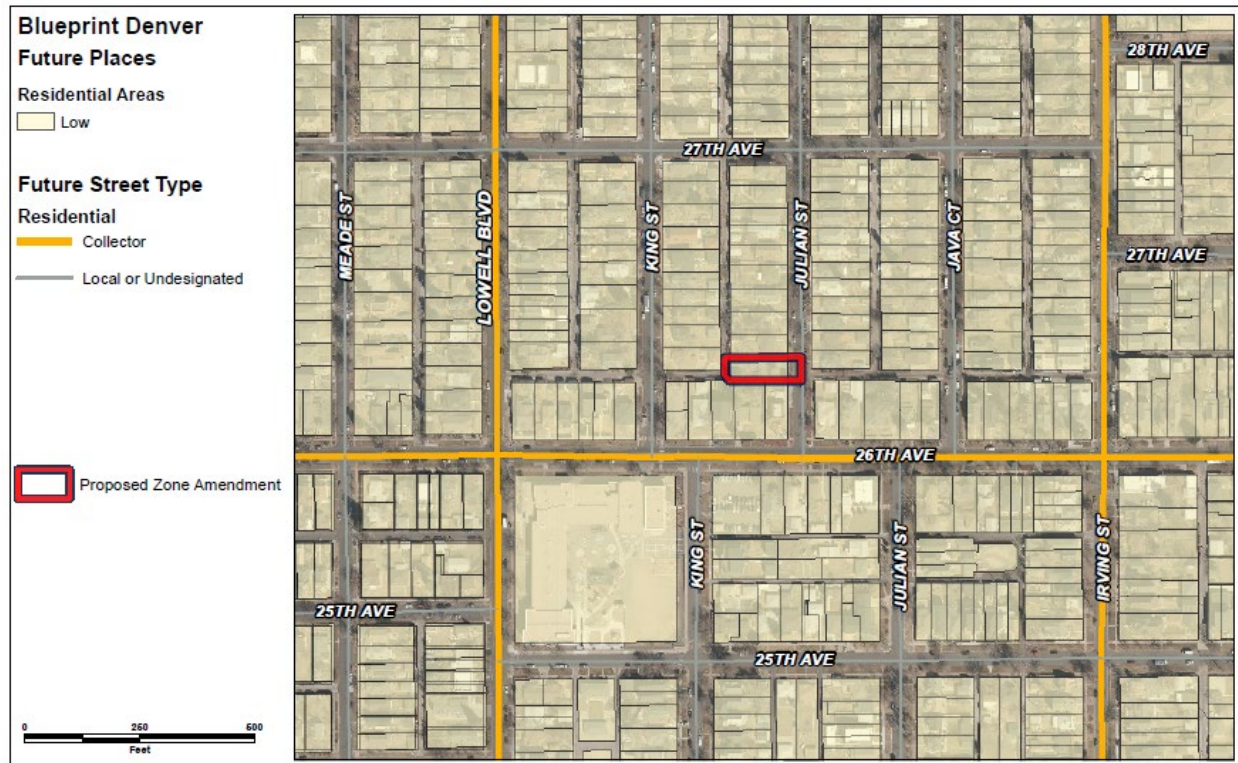
*Blueprint Denver* was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Low Residential place within the Urban Neighborhood Context and provides guidance on the future growth strategy for the city.

***Blueprint Denver Future Neighborhood Context***



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject site is shown on the context map as Urban neighborhood context. The description of which is used to guide appropriate zone districts (p. 66). The Urban neighborhood context is described as containing “small multi-unit residential and low-intensity mixed-use buildings typically embedded in single-unit and two-unit residential areas” with grid block patterns and alley access (p. 222). U-SU-B1 is a zone district within the Urban neighborhood context and is “intended to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context” and “the building form standards, design standards and uses work together to promote desirable residential areas” (DZC 5.2.2.1). U-SU-B1 is consistent with the Blueprint future neighborhood context of Urban because it will promote the residential character by allowing single-unit residential uses with a low-scale accessory dwelling unit that will be compatible with the existing residential area.

**Blueprint Denver Future Places**



The subject site is designated within a Low Residential future place type on the *Blueprint Denver* Future Places map. This place type is “predominately single- and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible,” and “building heights are generally up to 2.5 stories in height” (p. 230). The U-SU-B1 is a single unit residential district that allows for an additional dwelling unit accessory to an established single-family home, which is consistent with the Low Residential future place type description. It allows the Urban House building form, which has a maximum height of 2.5 stories, also consistent with the future places map.

### **Blueprint Denver Street Types**

In *Blueprint Denver*, street types work together with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies Julian Street as Local or Undesignated street. “Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (p. 155). The proposed U-SU-B1 district is consistent with this description because it allows for residential and some civic uses.

### **Blueprint Denver Growth Strategy**



*Blueprint Denver's* growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the "All other areas of the city" growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). This growth area is "mostly residential areas with embedded local centers and corridors, take a smaller amount of growth intended to strengthen the existing character of our neighborhoods" (p. 49). The proposed map amendment to U-SU-B1 will allow low-intensity growth to the number of households in this area by allowing an accessory dwelling unit.

### **Blueprint Denver Strategies**

*Blueprint Denver* provides recommendations related to rezoning to allow for ADUs. Policy 4 Strategy E. says "A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, specifically 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" (p. 84). In this case, the requested rezoning is a single lot in a residential area within a few blocks of stops for two different bus routes. This rezoning to an ADU zone district will have minimal impacts on the surrounding neighborhood and is consistent with *Blueprint* recommendations.

### **Housing an Inclusive Denver (2018)**

Adopted in 2018, *Housing an Inclusive Denver* was not adopted as a supplement to *Denver Comprehensive Plan 2040* but was still adopted by City Council and can be considered relevant to the review criteria for this map amendment. The Plan includes citywide guidance for using *Blueprint Denver*

to reduce regulatory barriers to development of accessory dwelling units; however, some of its recommendations can be applied to individual map amendments that propose allowing an accessory dwelling unit. For this case, the following plan goals are applicable:

**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.”*

**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.”*

The proposed map amendment to U-SU-B1 is consistent with these *Housing an Inclusive Denver* recommendations because it will expand the availability and allow the development of an accessory dwelling unit at this site.

## **2. Uniformity of District Regulations and Restrictions**

The proposed rezoning to U-SU-B1 will result in the uniform application of zone district building form, use and design regulations.

## **3. Public Health, Safety and General Welfare**

The proposed official map amendment furthers the public health, safety, and general welfare of the City through implementation of the city’s adopted land use plan which recommends “the expansion of accessory dwelling units throughout all residential areas” (p. 84). The proposed rezoning would also provide the benefit of an additional housing unit that is compatibly integrated into the surrounding neighborhood.

## **4. Justifying Circumstance**

The application identifies the adoption of *Blueprint Denver* as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, “Since the date of the approval of the existing Zone District, there has been a change to such as degree that the proposed rezoning is in the public interest. Such a change may include: Changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.”

As discussed above, *Blueprint Denver* specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. This plan was adopted after

the date of approval of the existing zoning district. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.

## **5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements**

The requested U-SU-B1 zone district is within the Urban Neighborhood Context. The neighborhood context is “primarily characterized by single-unit and two-unit residential uses” and “single-unit residential structures are typically the Urban House building form” (DZC, Division 5.1). These areas consist of “regular pattern of block shapes” and “a consistent presence of alleys” (DZC, Division 5.1). The Sloan Lake neighborhood consists of mostly single and two-unit residential uses in rectangular blocks with alley access. The proposed rezoning to U-SU-B1 is consistent with the neighborhood context description.

The specific intent of the U-SU-B1 zone district is “a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet. Blocks typically have a consistent 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” (DZC 5.2.2.2.E.) The subject site is in an area where Urban houses and lots 37.5 feet or wider are common. The site at 2625 Julian Street is 6,250 square feet with a width of 50 feet. The adopted plan direction recommends allowing detached accessory dwelling units. Therefore, rezoning this site would be consistent with the specific intent of the zone district.

## **Attachments**

1. Application





## 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><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 (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><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 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)
<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
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 23<sup>rd</sup> and 29<sup>th</sup>, 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 23<sup>rd</sup> and 29<sup>th</sup>

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 23<sup>rd</sup> and 29<sup>th</sup> 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 23<sup>rd</sup> and 29<sup>th</sup> 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

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

## Print Summary

Property Description			
<b>Style:</b>	ONE-STORY	<b>Building Sqr. Foot:</b>	1150
<b>Bedrooms:</b>	3	<b>Baths Full/Half:</b>	1/0
<b>Effective Year Built:</b>	1947	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	6,250	<b>Zoned As:</b>	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	
<b>Total</b>		<b>\$493,900</b>	<b>\$35,310</b>	

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

## 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)
<b>Date Paid</b>			2/11/2019
<b>Original Tax Levy</b>	\$1,165.90	\$1,165.88	\$2,331.78
<b>Liens/Fees</b>	\$0.00	\$0.00	\$0.00
<b>Interest</b>	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$1,165.90	\$1,165.88	\$2,331.78
<b>Due</b>	\$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.

<b>Additional Assessment</b> ⓘ	N	<b>Prior Year Delinquency</b> ⓘ	N
<b>Additional Owner(s)</b> ⓘ	Y	<b>Scheduled to be Paid by Mortgage Company</b> ⓘ	N
<b>Adjustments</b> ⓘ	N	<b>Sewer/Storm Drainage Liens</b> ⓘ	N
<b>Local Improvement Assessment</b> ⓘ	N	<b>Tax Lien Sale</b> ⓘ	N
<b>Maintenance District</b> ⓘ	N	<b>Treasurer's Deed</b> ⓘ	N
<b>Pending Local Improvement</b> ⓘ	N		

Real estate property taxes paid for prior tax year: **\$2,324.82**

## Assessed Value for the current tax year

<b>Assessed Land</b>	\$24,080.00	<b>Assessed Improvements</b>	\$6,060.00
<b>Exemption</b>	\$0.00	<b>Total Assessed Value</b>	\$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](http://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](http://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](http://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 <b>2625 N JULIAN ST</b>		PARCEL ID <b>02293-23-016-000</b>																																									
LEGAL DESCRIPTION or PERSONAL PROPERTY LOCATION <b>L 18 &amp; 19 BLK 1 MCLEODS ADD TO THE TOWN OF HIGHLANDS EXC REAR 16FT TO CITY</b>		CODE <b>2019280</b>	TYPE <b>DC</b>																																								
		MORT CODE	USER ID <b>EVAG</b>																																								
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		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">TAXING ENTITY</th> <th style="width: 30%;">MILL LEVY (\$ PER THOUSAND OF ASSESSED VALUE)</th> <th style="width: 40%;">TAX AMOUNT</th> </tr> </thead> <tbody> <tr><td>SCHOOL GENERAL FUND</td><td>38.676000</td><td>0.00</td></tr> <tr><td>SCHOOL BOND FUND</td><td>9.588000</td><td>0.00</td></tr> <tr><td>CAPITAL MAINTENANCE</td><td>2.525000</td><td>0.00</td></tr> <tr><td>SOCIAL SERVICES</td><td>3.374000</td><td>0.00</td></tr> <tr><td>CITY BOND FUND</td><td>7.000000</td><td>0.00</td></tr> <tr><td>BOND INTEREST</td><td>1.433000</td><td>0.00</td></tr> <tr><td>POLICE PENSION</td><td>1.411000</td><td>0.00</td></tr> <tr><td>FIRE PENSION</td><td>1.183000</td><td>0.00</td></tr> <tr><td>URBAN DRAINAGE/FLOOD CONTROL</td><td>0.820000</td><td>0.00</td></tr> <tr><td>AFFORDABLE HOUSING</td><td>0.444000</td><td>0.00</td></tr> <tr><td>DEVELOPMENTALLY DISABLED</td><td>1.009000</td><td>0.00</td></tr> <tr><td>GENERAL FUND, DENVER</td><td>7.869000</td><td>0.00</td></tr> <tr><td><b>TOTAL LEVY</b></td><td><b>77.385000</b></td><td></td></tr> </tbody> </table>		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	<b>TOTAL LEVY</b>
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<b>TOTAL LEVY</b>	<b>77.385000</b>																																										
* NOTE: INCLUDES TEMPORARY MILL LEVY RATE REDUCTION.		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. <b>46.338</b> mills																																									
Make Check Payable to: MANAGER of FINANCE		DUE APRIL 30 TOTAL TAX \$ <b>0.00</b>																																									
		ACTUAL VALUATION <b>418,600</b> ASSESSED VALUATION <b>30,140</b> EXEMPTIONS <b>0</b> NET VALUATION <b>30,140</b>	DUE FEB 28 FIRST HALF TAX AND FEES \$ <b>0.00</b>																																								
			DUE JUNE 15 SECOND HALF TAX AND FEES \$ <b>0.00</b>																																								

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 <b>02293-23-016-000</b>	ALT KEY <b>0879126</b>
	If paid after due date contact us for correct amount due	DUE JUNE 15 SECOND HALF TAX AND FEES \$ <b>0.00</b>

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

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

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1

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

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