



**TO:** Denver City Council  
**FROM:** Libbie Adams, AICP, Associate City Planner  
**DATE:** October 28, 2021  
**RE:** Official Zoning Map Amendment Application #2021I-00107

### Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2021I-00107.

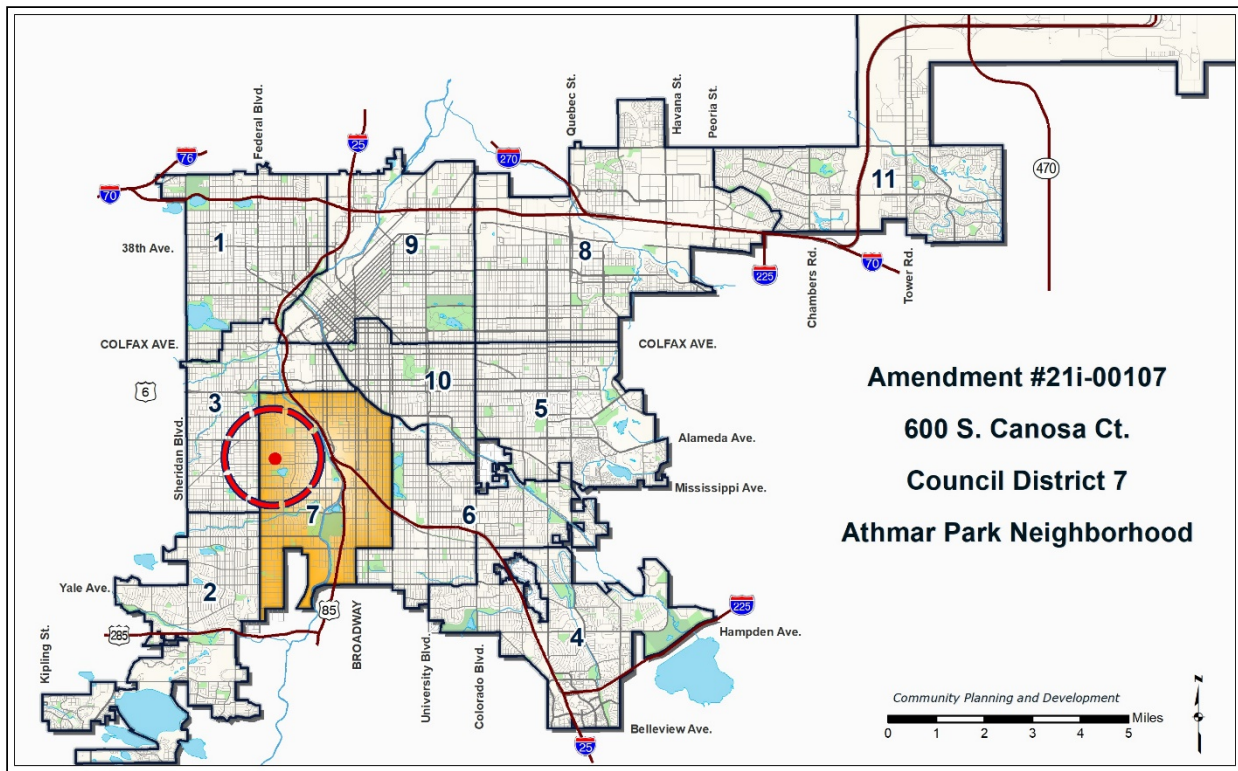
### Request for Rezoning

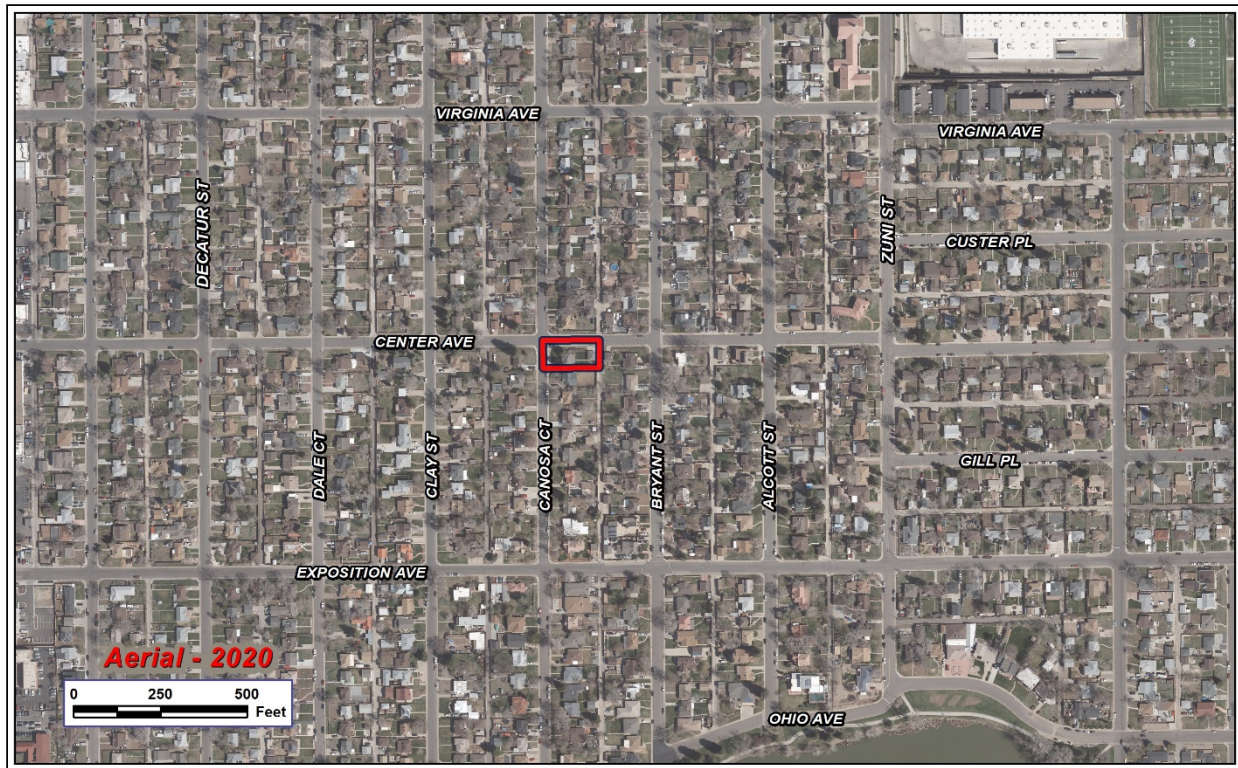
Address:	600 S. Canosa Ct.
Neighborhood/Council District:	Athmar Park / Council District 7
RNOs:	Athmar Park Neighborhood Association, SouthWest Improvement Council, Neighborhood Coalitions of Denver Inc., District 7 Neighborhood Coalition Inc., and Inter-Neighborhood cooperation (INC)
Area of Property:	6,870 square feet or 0.16 acres
Current Zoning:	E-SU-Dx
Proposed Zoning:	E-SU-D1x
Property Owner(s):	Andrew and Karlee Grant
Owner Representative:	None

### Summary of Rezoning Request

- The subject property contains a single unit home built in 1946 and is located at the southeast corner of South Canosa Court and West Center Avenue.
- The property owner is proposing to rezone the property to build an accessory dwelling unit.
- The proposed E-SU-D1x, Urban Edge, Single-Unit, D1x (6,000 square feet minimum zone lot size allowing accessory dwelling units (ADUs)) zone district is intended for use in the Urban Edge Neighborhood Context which is characterized by elements from the Urban and Suburban neighborhood contexts and is primarily single-unit and two-unit uses. Single-unit residential uses are typically located along local and arterial streets and structures can be either the Urban or Suburban House building form. The maximum height of both the Urban House building form is 30 to 35 feet for the front 65% of the zone lot, and 17 to 19 feet in the rear 35% of the zone lot. Whereas the Suburban House building form allows up to 30 to 35 feet in height for the entirety of the zone lot depth. 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 4 of the Denver Zoning Code (DZC).

### Existing Context



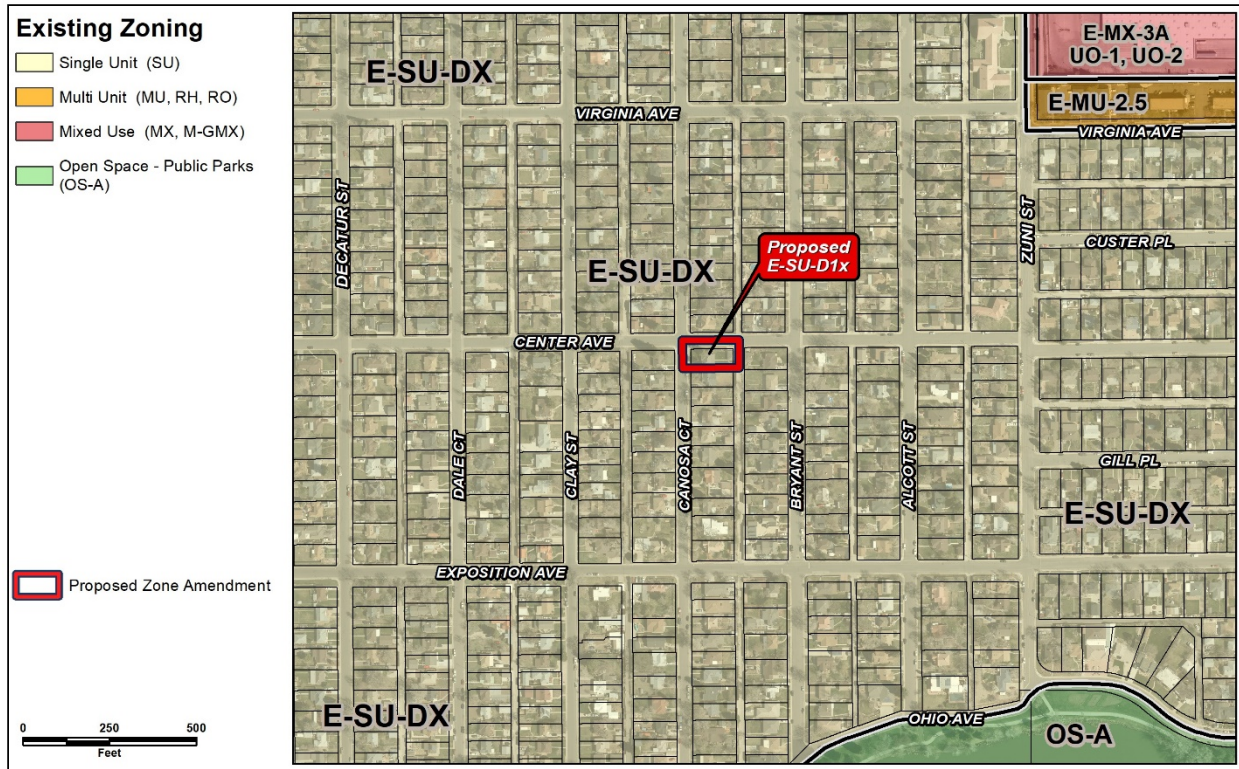


The subject property is in the Athmar Park statistical neighborhood, which is characterized primarily by single-unit residential uses. Generally, there is a pattern of rectangular blocks in a street grid pattern with alley access. The subject site is about five blocks east of Federal Boulevard and two blocks north of Huston Lake Park. Bus Route 11 runs along Exposition Avenue, directly south of the site with a 30-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	E-SU-Dx	Single-unit Residential	1-story House with curb cut for garage on W. Center Ave.	Block sizes and shapes are generally consistent and rectangular. Attached narrow sidewalks and existing alleys are present. Detached garages and on-street vehicle parking.
North	E-SU-Dx	Single-unit Residential	1-story House with curb cut on S. Canosa Ct.	
South	E-SU-Dx	Single-unit Residential	2-story House with curb cut on S. Canosa Ct.	
East	E-SU-Dx	Single-unit Residential	1-story House with curb cuts on both W. Center Ave. and S. Bryant St.	
West	E-SU-Dx	Single-unit Residential	1-story House with curb cut on S. Canosa Ct.	

### 1. Existing Zoning



The E-SU-Dx zone district is a single-unit district allowing both the Urban House and Suburban House primary building forms on a minimum zone lot of 6,000 square feet. The maximum allowed height is 2.5 stories or 30 to 35 feet. Additionally, the Urban House form allows for a maximum of 1 story or 17 feet to 19 feet in the rear 35% of the zone lot. E-SU-Dx 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 Edge Neighborhood Context.

## 2. Existing Land Use Map



## 3. Existing Building Form and Scale (Source for all photos: Google Maps)



View of property looking east.



View of the property to the south looking east.



View of the property to the west across S. Canosa Ct., looking west.



View of the property to the north, looking east.



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

### **Proposed Zoning**

E-SU-D1x is a single-unit zone district with a minimum zone lot size of 6,000 square feet allowing both the Urban House and Suburban House primary building forms. A variety of residential and civic uses are permitted as primary uses in the E-SU-D1x district. Compared to the E-SU-Dx zone district, E-SU-D1x 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 rises 10 feet vertically from 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 6,870 square feet, allowing a maximum gross floor area of 864 square feet for the ADU.

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

<b>Design Standards</b>	<b>E-SU-Dx (Existing)</b>	<b>E-SU-D1x (Proposed)</b>
Primary Building Forms Allowed	Urban House, Suburban House	Urban House, Suburban House
Maximum Height in Stories/Feet, Front 65% of Zone Lot*	2.5 stories / 31 feet	2.5 stories / 31 feet
Maximum Height in Stories/Feet, Rear 35% of Zone Lot*	1 story / 17 feet (Urban House), 2.5 / 31 feet (Suburban House)	1 story / 17 feet (Urban House), 2.5 / 31 feet (Suburban House)
DADU Maximum Heights in Stories / Feet	DADUs not permitted	1.5 stories / 24 feet
Zone Lot Size (Min.)	6,000 square feet	6,000 square feet
Zone Lot Width (Min.)	35 feet	35 feet
Primary Street Block Sensitive Setback Required / If not (Min.)	Yes / 20 feet	Yes / 20 feet
Side Interior Setback (Min.)*	5 feet	5 feet
Rear Alley / No Alley (Min.)	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 approx. 55 feet



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### **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 – See comments below.  
Appears garage encroaches into alley ROW per GIS.

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

**Department of Public Health and Environment:** Approved – No response.

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

**Transportation & Infrastructure - City Surveyor:** Approved – See comments below.  
Approved revised description Libbie Adams sent me on 2021.07.30.

**Development Services - Transportation:** Approved – No response

**Development Services – Wastewater:** Approved – No response.

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

**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>07/08/2021</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>08/17/2021</b>
Planning Board public hearing (unanimously recommended approval on the consent agenda):	<b>09/01/2021</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>09/06/2021</b>
Land Use, Transportation and Infrastructure Committee of the City Council (moved forward on the consent agenda):	<b>09/21/2021</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>10/11/2021</b>
City Council Public Hearing:	<b>11/01/2021</b>

- **Registered Neighborhood Organizations (RNOs)**
  - To date, staff has not received any comments from Registered Neighborhood Organizations.
- **Other Public Comment**
  - To date, staff has received one public comment in support of the proposed rezoning.

## 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)
- Athmar Park Perimeter Plan (2000)

### ***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).

E-SU-D1x 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 and ages.

- 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-unit 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 Edge 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 the Urban Edge neighborhood context, the description of which is used to guide appropriate zone districts (p. 66). The Urban Edge neighborhood context is described as “predominately residential and tends to act as a transition between urban and suburban areas” with “good walkability with short, predictable blocks.” (p. 205). E-SU-D1x is a zone district within the Urban Edge neighborhood context and is “intended to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context” and “the building form standards, design standards and uses work together to promote desirable residential areas” (DZC 4.2.2.1). E-SU-D1x is consistent with the Blueprint future neighborhood context of Urban Edge 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 small or medium 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. 215). E-SU-D1x is a single unit residential district that allows for an additional dwelling unit accessory to an established single-unit home, consistent with the Low Residential future place type description. It allows the Urban House and Suburban House primary building forms, which have 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 S. Canosa Ct. and W. Center Ave. as Local or Undesignated streets. “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 E-SU-D1x 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 E-SU-D1x 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. Land Use & Built Form Housing 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). This rezoning to allow an ADU zone district is for a single lot and will have minimal impacts on the surrounding neighborhood and is consistent with *Blueprint Denver* recommendations.

**Athmar Park Neighborhood Perimeter Plan**

The Athmar Park Neighborhood Perimeter Plan was adopted by City Council in 2000 and is applicable to the subject property. The proposed rezoning to a single-unit district is consistent with the action agenda item #5, Implementation Strategy: “Maintain existing residential R-1 and R-2 zoning in the neighborhood...” (p. 59). The plan also recommends “continu[ing] to monitor zoning change, variance, street and alley vacation, and conditional use requests to ensure the continuity and character of the neighborhood in all zone districts” (p. 59). Rezoning to allow an ADU will maintain the existing residential character of the Athmar Park neighborhood.

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

The proposed rezoning to E-SU-D1x 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. It will also bring a new type of housing unit to a largely single-unit residential area, which will increase the housing diversity in the area.

**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.”

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

The requested E-SU-D1x zone district is within the Urban Edge Neighborhood Context. The neighborhood context is “primarily single-unit and two-unit residential uses” and “single-unit residential structures are typically the Urban House and Suburban House building forms” (DZC, Division 4.1). These areas consist of a “regular pattern of block shapes surrounded by orthogonal streets within a grid or modified grid” (DZC, Division 4.1). The Athmar Park neighborhood consists of mostly single-unit residential uses in rectangular blocks. The proposed rezoning to E-SU-D1x is consistent with the neighborhood context description.

Denver Zoning Code Section 4.2.2 states the general purpose of the Residential zone districts as “promot[ing] and protect [ing] residential neighborhoods within the character of the Urban Edge

Neighborhood context.” It accommodates one and two and a half story urban and suburban house forms oriented towards the street in the single unit districts. This is consistent with the E-SU-D1x district as it allows for a two and a half story urban house and will protect the character of the residential areas in the Urban Edge neighborhood context.

The specific intent of the E-SU-D1x zone district is “a single unit district allowing suburban houses, urban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet” (DZC 4.2.2.2.F). The subject site is in an area where Urban and Suburban Houses and lots over 6,000 square feet are common. The site at 600 S. Canosa Ct. is 6,870 square feet with a width of approximately 55 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
2. Public Comment



## 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"/> <b>Yes - if yes, state the meeting date</b> <input type="checkbox"/> <b>No - if no, describe why not</b>	<u>05/11/2021</u> _____	
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> <b>Yes - if yes, state date and method</b> <input type="checkbox"/> <b>No - if no, describe why not (in outreach attachment)</b>	<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"/> <b>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.</b></p> <p><b>Denver Comprehensive Plan 2040</b> The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> <li>• <b>Goal 2, Strategy A. Equitable, Affordable and Inclusive</b> – "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.</li> <li>• <b>Goal 8, Strategy A. Environmentally Resilient</b> - "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.</li> </ul> <p><b>Blueprint Denver</b> 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"> <li>• <b>Policy 4, Strategy E - Diversify housing choice</b> through the expansion of accessory dwelling units throughout all residential areas.</li> </ul> <p><b>Neighborhood/ Small Area Plan (list all, if applicable):</b> <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"/> <b>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.</b></p> <p><input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></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"/> <b>Justifying Circumstances - One of the following circumstances exists:</b>          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"> <li>a. Changed or changing conditions in a particular area, or in the city generally; or,</li> <li>b. A City adopted plan; or</li> <li>c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</li> </ul> <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"/> <b>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.</b></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)
<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
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.*

 [Print](#)

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.

**From:** [arutledge1988@gmail.com](mailto:arutledge1988@gmail.com)  
**To:** [Adams, Libbie - CPD City Planner Associate](#)  
**Subject:** Re: [EXTERNAL] 600 S Canosa Ct rezoning  
**Date:** Thursday, August 19, 2021 5:41:33 PM

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Hello Libbie,

Andy from 600 S Canosa ct came over and talked to us today and told us exactly what they are planning. So after talking with him about everything I have changed my look on this and wanted to let you know I do support the change now that I know exactly what is going on.

Best Regards,  
From 590 S Canosa Ct  
Austin

On Aug 18, 2021, at 9:59 AM, Adams, Libbie - CPD City Planner Associate <[Libbie.Adams@denvergov.org](mailto:Libbie.Adams@denvergov.org)> wrote:

Hi Austin,

Thank you for your comments. This will be included with the Planning Board staff report. There will be other public hearings to attend if you're unavailable for the Planning Board hearing. I have also encouraged the applicant to reach out to all of the surrounding neighbors as their application says they reached out to the neighbors to east and south.

Please let me know if you have any questions or additional comments.

Best,

Libbie

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**From:** Austin Rutledge <[arutledge1988@gmail.com](mailto:arutledge1988@gmail.com)>  
**Sent:** Tuesday, August 17, 2021 4:39 PM  
**To:** Adams, Libbie - CPD City Planner Associate <[Libbie.Adams@denvergov.org](mailto:Libbie.Adams@denvergov.org)>  
**Subject:** [EXTERNAL] 600 S Canosa Ct rezoning

Hello, My name is Austin Rutledge I live at 590 S Canosa Ct. North of the 600 case number: 2021I-00107. I would like to let you know that they have not talked to us at all about the rezoning and as of right now I do NOT support this change at all. There is already a big problem of parking on the street now, I have gone in person to the people that live around and none of them that I talked to have heard anything from the owners of 600 or spoken with the owners of 600 about rezoning at all. We all only found out about the rezoning from the mail that was sent by denvergov. I am writing

this because the time for the council meeting. I have to work.

Thank you,  
Austin Rutledge