



TO: Denver City Council
FROM: Libbie Adams, AICP, Associate City Planner
DATE: December 16, 2021
RE: Official Zoning Map Amendment Application #2021I-00109

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2021I-00109.

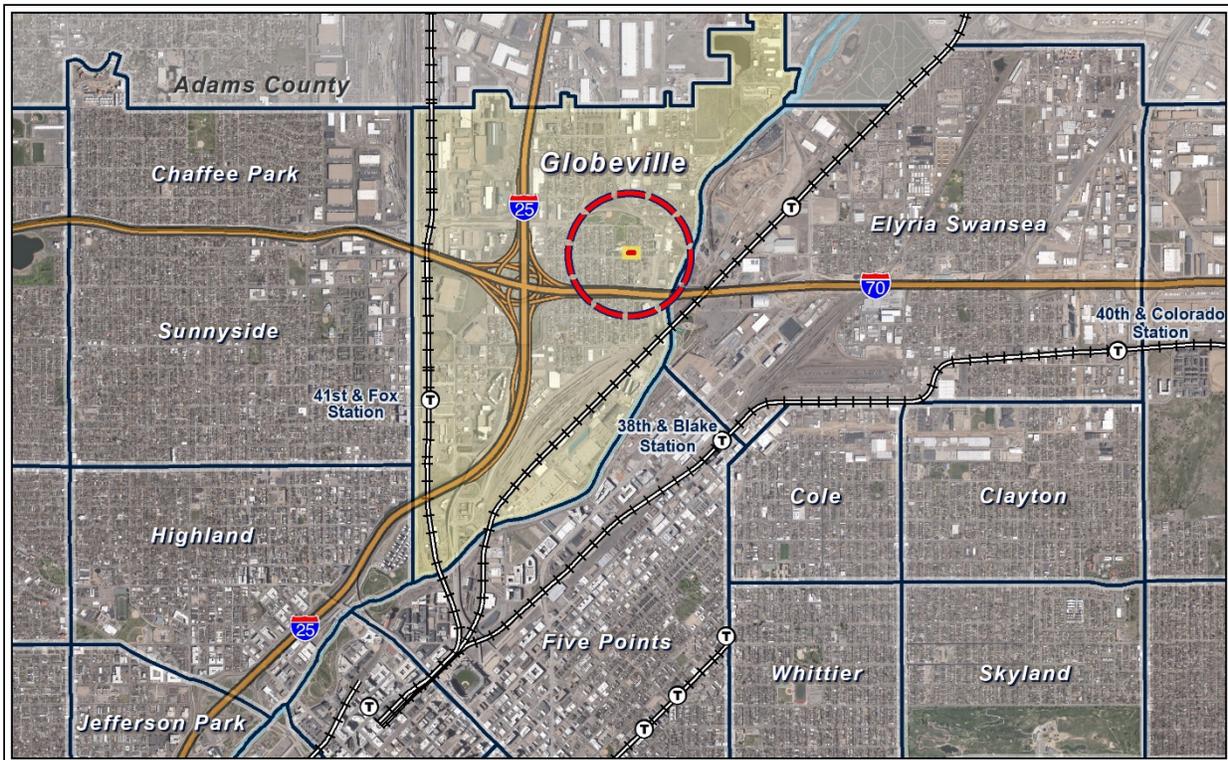
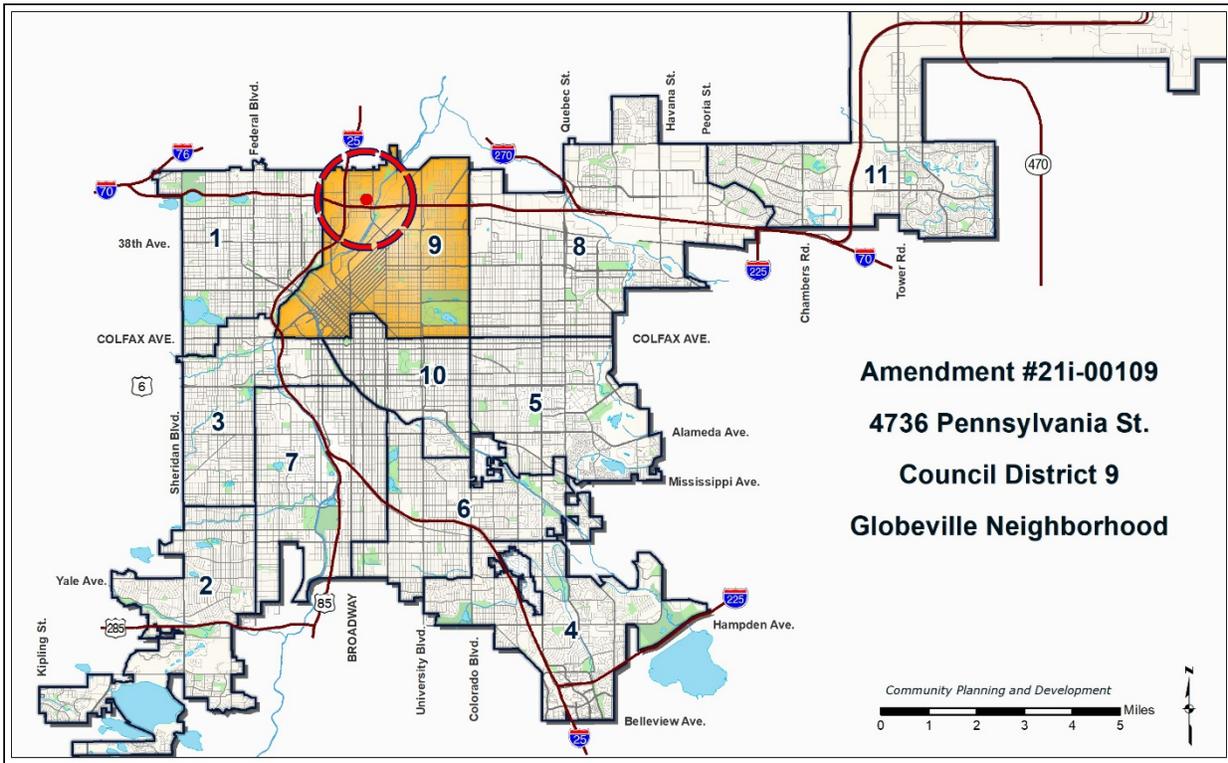
Request for Rezoning

Address:	4736 N. Pennsylvania St.
Neighborhood/Council District:	Globeville / Council District 9 (CdeBaca)
RNOs:	Globeville First, Denver North Business Association, Globeville Civic Partners, Reclaim the East Side, Unite Metro North Denver, UCAN, District 9 Neighborhood Coalition, Inc., Denver for ALL, and Inter-Neighborhood cooperation (INC)
Area of Property:	6,250 square feet or 0.14 acres
Current Zoning:	E-SU-D
Proposed Zoning:	U-SU-C1
Property Owner(s):	Kevin Jacobe
Owner Representative:	None

Summary of Rezoning Request

- The subject property contains a single-unit home built in 1926 and is located mid-block on N. Pennsylvania St. between E. 47th Ave. and Argo Park.
- The property owner is proposing to rezone the property to build an accessory dwelling unit.
- The proposed U-SU-C1, **U**rbane, **S**ingle-**U**nit, **C1** (5,500 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 primarily by single- and two-unit uses on smaller lots. Single-unit residential uses are typically located along local and arterial streets and structures are typically 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, and 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



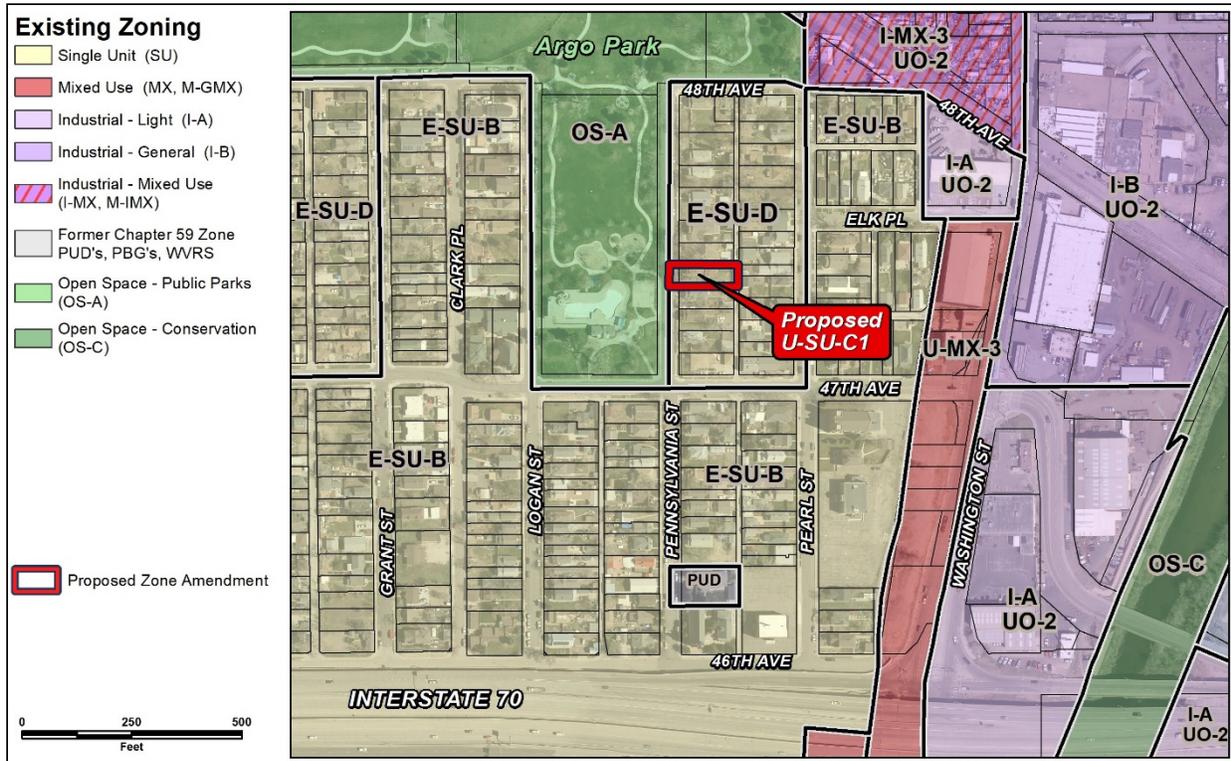


The subject property is in the Globeville statistical neighborhood, which is characterized primarily by single-unit residential uses. Argo Park is located directly west, across N. Pennsylvania St., from the subject property, and I-70 is located a block and a half to the south. Industrial uses are prominent along North Washington St. two blocks to the east. Generally, there is a pattern of rectangular blocks in a street grid pattern with alley access. RTD Bus Route 12 runs along N. Washington St. and N. Downing St., directly east of the site with a 15-minute headway.

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

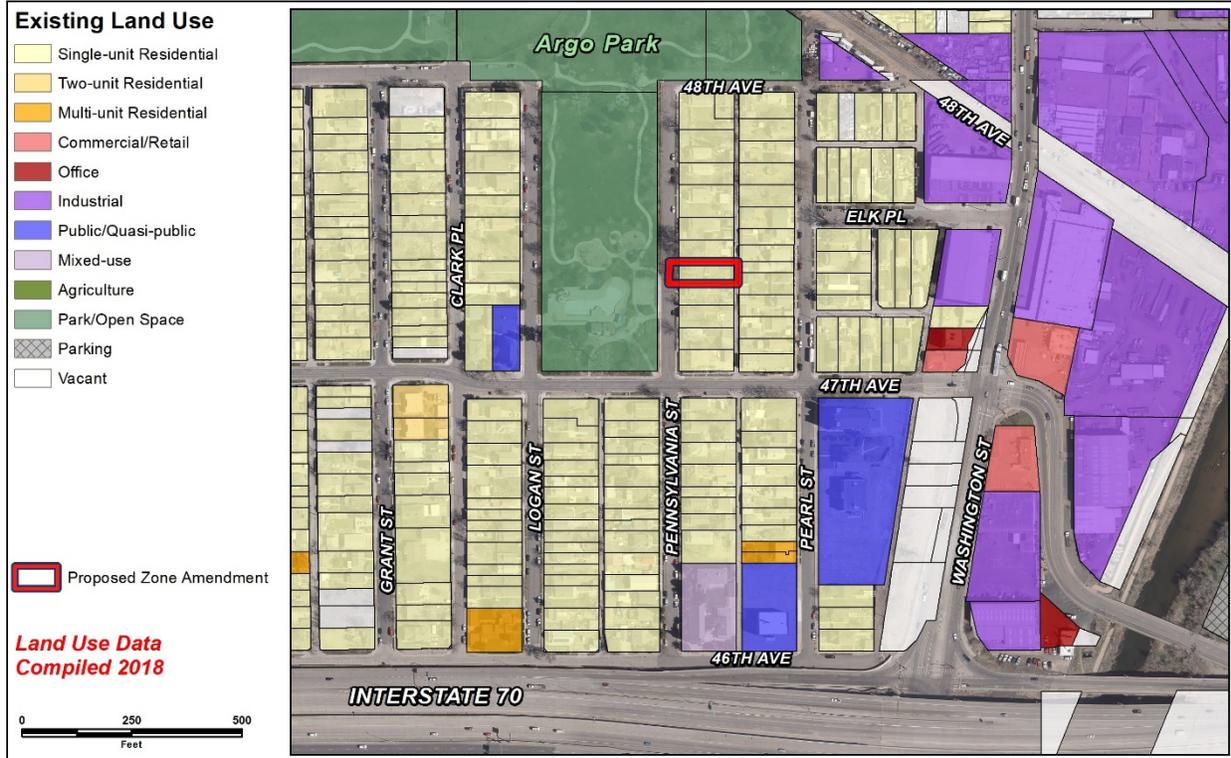
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	E-SU-D	Single-unit Residential	1-story House with curb cut on N. Pennsylvania St and detached sidewalk.	Block sizes and shapes are generally consistent and rectangular. Detached sidewalks and existing alleys are present.
North	E-SU-D	Single-unit Residential	1-story House with curb cut on N. Pennsylvania St and detached sidewalk.	
South	E-SU-D	Single-unit Residential	1-story House with detached sidewalk.	
East	E-SU-D	Single-unit Residential	1-story House with detached sidewalk.	
West	OS-A	City owned park and open space	1-story structure with outdoor swimming pool and basketball court.	

1. Existing Zoning



The E-SU-D zone district is a single-unit residential district allowing the Urban House primary building form 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-D 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



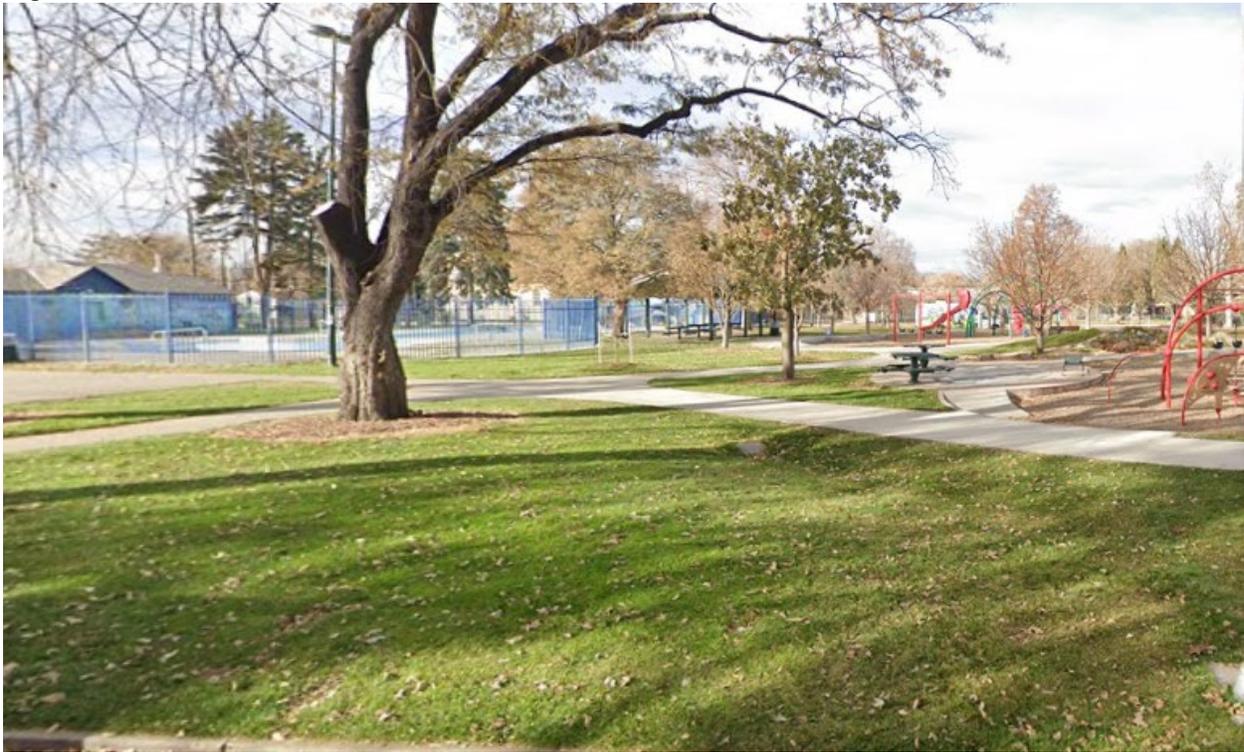
3. Existing Building Form and Scale (Source for all photos: Google Maps)



View of subject property looking east.



View of the property to the south looking east.



View of Argo Park to the west across N. Pennsylvania St., looking west.



View of the property to the north, looking east.



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

Proposed Zoning

U-SU-C1 is a single-unit residential zone district with a minimum zone lot size of 5,500 square feet allowing the Urban House primary building form. A variety of residential and civic uses are permitted as primary uses in the U-SU-C1 district. Compared to the E-SU-D zone district, U-SU-C1 requires a smaller minimum zone lot size and 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 6,250 square feet, allowing a maximum building footprint 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.

Design Standards	E-SU-D (Existing)	U-SU-C1 (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 Size (Min.)	6,000 square feet	5,500 square feet

Design Standards	E-SU-D (Existing)	U-SU-C1 (Proposed)
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. 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 – No response.

Denver Parks and Recreation: Approved – No response.

Transportation & Infrastructure - City Surveyor: Approved – See comments below.

Revised legal description is acceptable. Please see suggested revisions to format and punctuation.

Development Services - Transportation: Approved – No response

Development Services – Wastewater: Approve Rezoning Only – will require additional information at site plan review:

DES Wastewater approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering including preparation of drainage reports, construction documents, and erosion control plans. Redevelopment may require construction of water quality and detention basins, public and private sanitary and storm sewer mains, and other storm or sanitary sewer improvements. Redevelopment may also require other items such as conveyance of utility, construction, and maintenance easements. The extent of the required design, improvements and easements will be determined during the redevelopment process. Please note that no commitment for any new sewer service will be given prior to issuance of an approved SUDP from Development Services.

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Development Services – Project Coordination: Approve Rezoning Only – Will require additional information at site plan review

Site development will likely route to Residential Plan Review rather than Commercial Development Services. Applicant is suggested to connect with Residential Plan & Zoning team to discuss development.

Development Services – Fire Prevention: Approved – No response.

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	07/15/2021
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:	10/18/2021
Planning Board Public Hearing (unanimously recommended approval on the consent agenda):	11/03/2021
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:	10/25/2021
Land Use, Transportation and Infrastructure Committee of the City Council:	11/09/2021
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:	11/29/2021
City Council Public Hearing:	12/20/2021

- **Registered Neighborhood Organizations (RNOs)**
 - To date, staff has not received any comments from Registered Neighborhood Organizations.
- **Other Public Comment**
 - To date, staff has not received any comments from neighboring property owners.

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)
- Globeville Neighborhood Plan (2016)

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-C1 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.

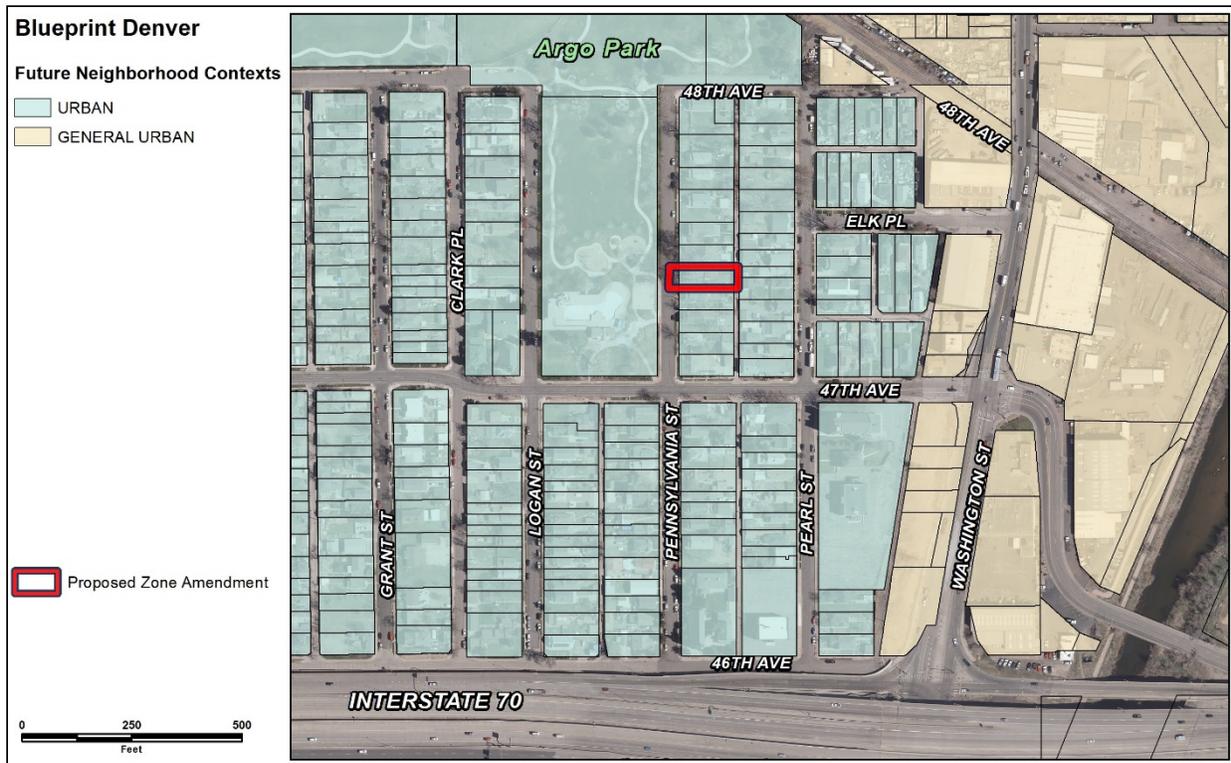
- Environmentally Resilient Goal 8, Strategy A – “Promote infill development where infrastructure and services are already in place” (p. 54).

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 and stormwater already exist. This allows Denver to grow responsibly and promotes land conservation.

Blueprint Denver

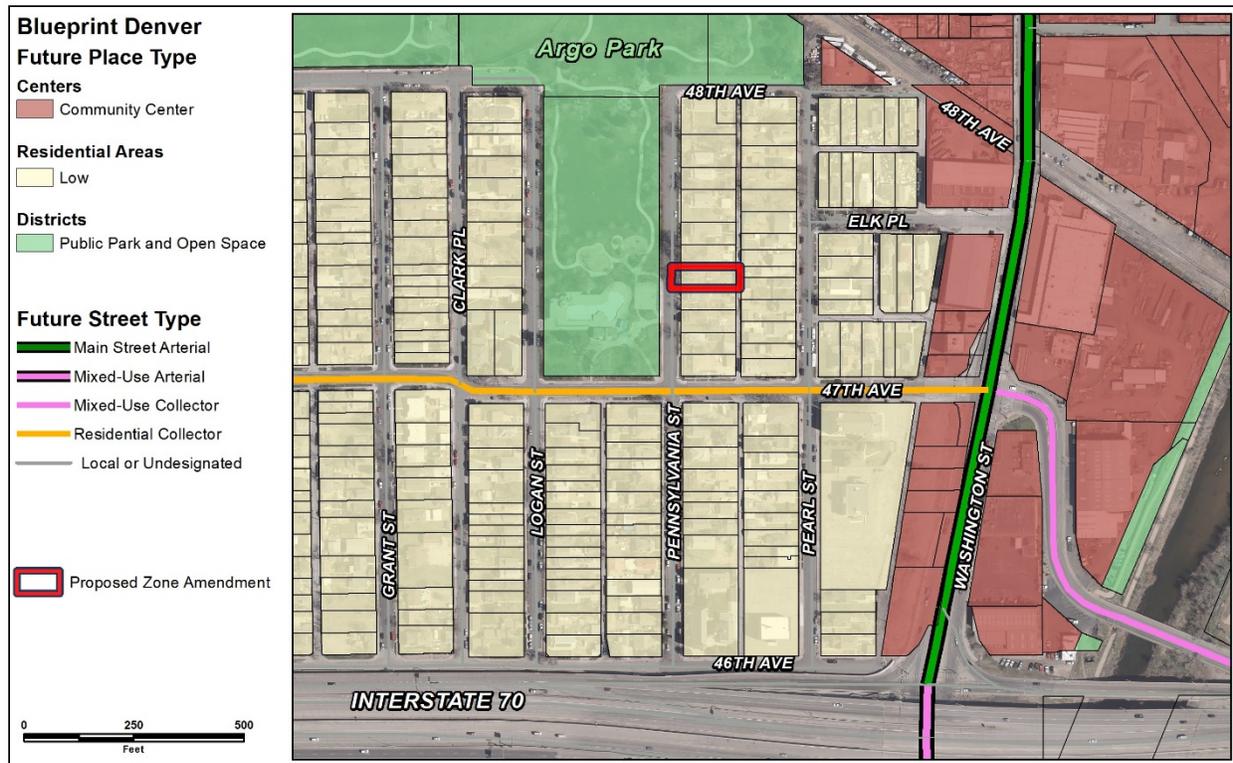
Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city’s land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Low Residential place within the Urban Neighborhood Context and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

Blueprint Denver Future Neighborhood Context



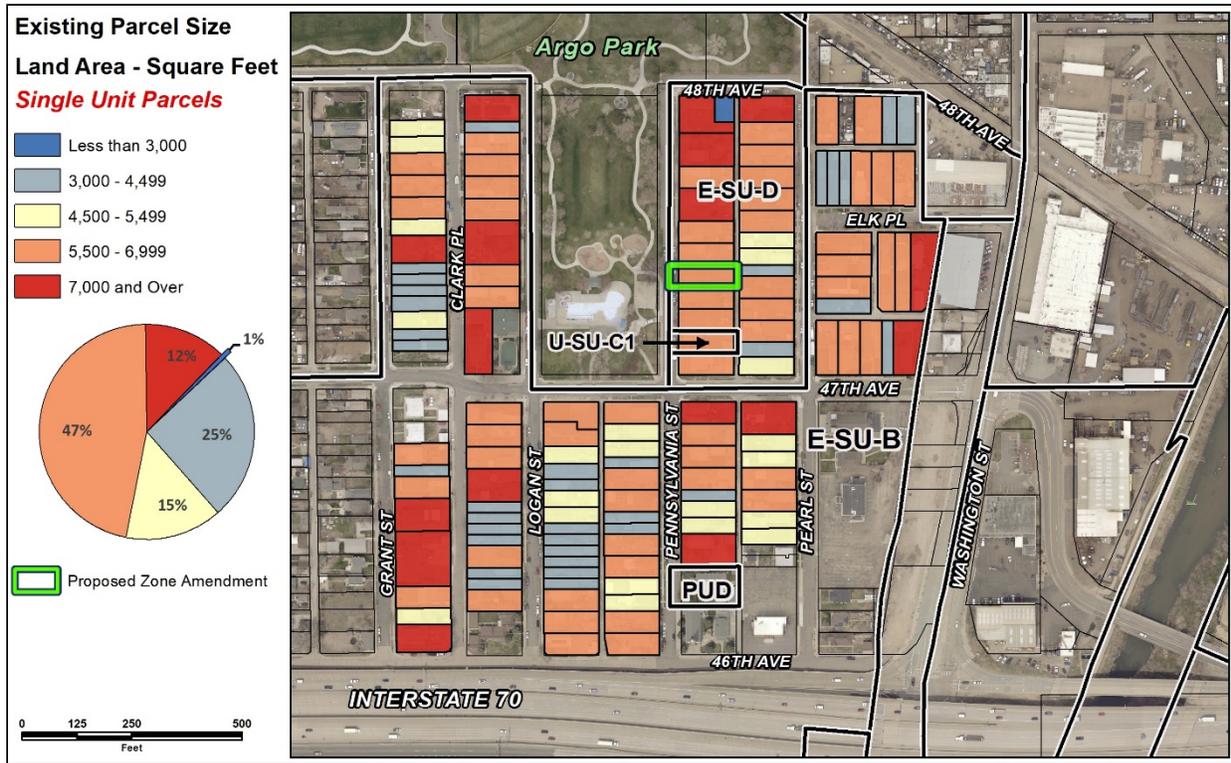
In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject site is shown on the context map as the Urban neighborhood context, the description of which is used to guide appropriate zone districts (p. 66). The Urban neighborhood context is described as “small multi-unit residential and mixed-use areas typically embedded in 1-unit and 2-unit residential areas” with “good walkability with short, predictable blocks.” (p. 136). U-SU-C1 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-C1 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). U-SU-C1 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 primary building form, which has a maximum height of 2.5 stories, also consistent with the future places map.

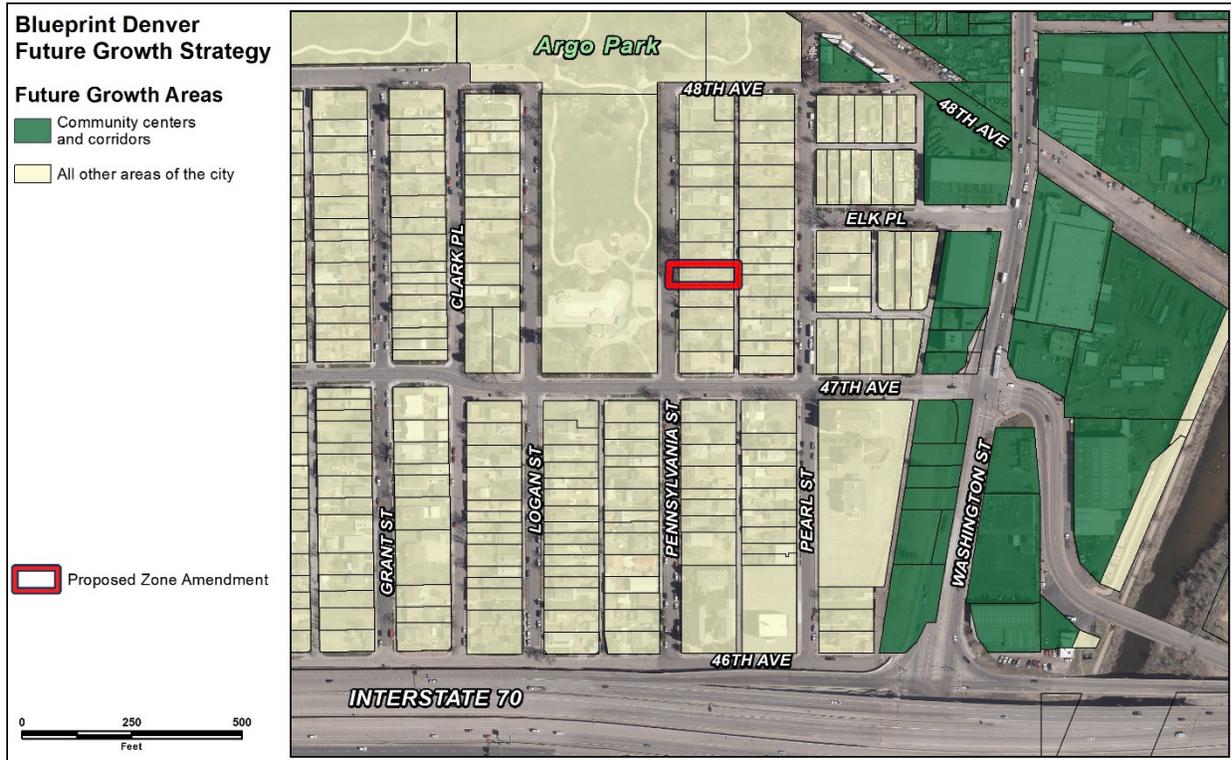
Additionally, *Blueprint Denver* gives further guidance when a request is made to change the minimum lot size. *Blueprint Denver* states that, “the appropriateness of the request depends upon the existing character and applicable adopted neighborhood plan guidance” (p. 231). There is an existing pattern of smaller lots, consistent with a minimum zone lot size of 5,500 square feet, in the surrounding blocks (see map below). As set forth in the Globeville Neighborhood Plan section below, there is adopted small area plan guidance that supports a future district with a minimum zone lot size of 5,500 square feet, which is consistent with the U-SU-C1 district. Therefore, rezoning to U-SU-C1 is consistent with the existing character of smaller lots and the neighborhood plan.



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 N. Pennsylvania St. as a 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-C1 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-C1 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.

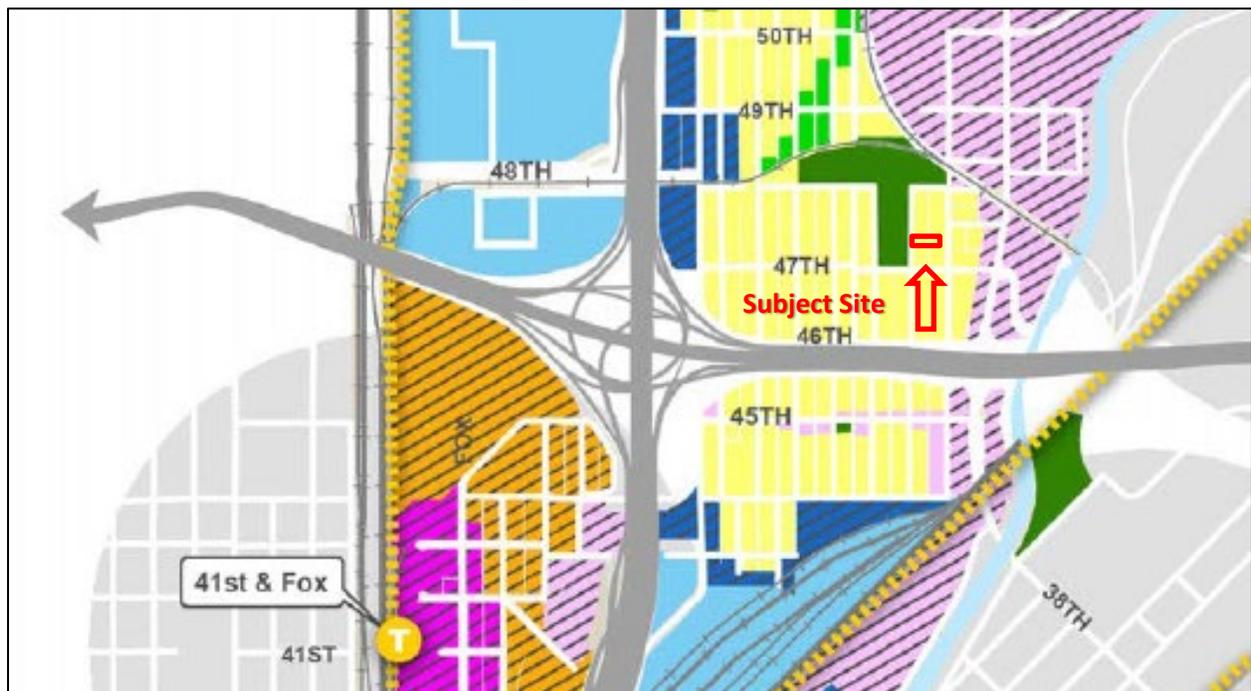
Globeville Neighborhood Plan (2016)

The Globeville Neighborhood Plan identifies the subject property as part of the Residential Neighborhood Core, within an area stability and with a land use recommendation of single-family with ADUs. Regarding the land use designation, the Plan provides the following policy support for accessory dwelling units in Recommendations B1: “Allow accessory dwelling units to enable aging in place, additional income through rentals, and to increase the population density of the neighborhood without altering its character” (p. 34). Additionally, policies E1 and E2 (p. 86) of the Globeville Neighborhood Plan states:

STRATEGIES UNIQUE TO THE RESIDENTIAL NEIGHBORHOOD CORE:

E1. Update the Neighborhood Context. The Denver Zoning Code’s Urban Neighborhood Context, as opposed to the currently-mapped Urban Edge Context, better reflects the use of alleys, limiting or prohibiting curb cuts for street access, and the continuation of detached sidewalks where possible.

E2. Tailor Minimum Zone Lot Sizes. In areas where the existing zoning requires a 6,000 square foot minimum zone lot size, a future zone district should have a 5,500 square foot zone lot minimum.





The proposal of U-SU-C1 is consistent with the recommendations of the Globeville Neighborhood Plan in that the Plan supports the establishment of ADUs within the Residential Neighborhood Core and allows heights up to 2.5 stories. The neighborhood plan also recommends updating the neighborhood context from Urban Edge to Urban and rezoning to a district with a minimum zone lot of 5,500 square feet. Therefore, rezoning to U-SU-C1 will implement the neighborhood plan by updating the neighborhood context and allowing a smaller minimum zone lot size.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to U-SU-C1 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."

Both the Globeville Neighborhood Plan and Blueprint Denver were adopted after the existing zoning and include new direction for the subject property to allow an accessory dwelling unit and change the context to Urban. The direction from these plans justify a change in zoning from E-SU-D to U-SU-C1.

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

The requested U-SU-C1 zone district is within the Urban Neighborhood Context. The neighborhood context is "primarily 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 a "regular pattern of block shapes surrounded by an orthogonal street grid" (DZC, Division 5.1). The Globeville neighborhood consists of mostly single-unit residential uses in rectangular blocks. The proposed rezoning to U-SU-C1 is consistent with the neighborhood context description.

Denver Zoning Code Section 5.2.2 states the general purpose of the Residential zone districts as "promot[ing] and protect [ing] residential neighborhoods within the character of the Urban Neighborhood context." It accommodates one and two and a half story urban house form oriented towards the street in the single unit districts. This is consistent with the U-SU-C1 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 neighborhood context.

The specific intent of the U-SU-C1 zone district is "a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 5,500 square feet" (DZC 5.2.2.2.H). The subject site is in an area where Urban and Suburban Houses and lots over 5,500 square feet are common. The site at 4736 N. Pennsylvania St. is 6,250 square feet with a width of approximately 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

Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Kevin Jacobe	Representative Name	Kevin Jacobe
Address	4736 Pennsylvania St	Address	4736 Pennsylvania St
City, State, Zip	Denver CO 80216	City, State, Zip	Denver CO 80216
Telephone	712-490-6486	Telephone	303-906-8571
Email	jacoberealestate@gmail.com	Email	jacoberealestate@gmail.com
*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):	4736 Pennsylvania St Denver, 80216		
Assessor's Parcel Numbers:	02221-03-009-000		
Area in Acres or Square Feet:	6,250		
Current Zone District(s):	E-SU-D		
PROPOSAL			
Proposed Zone District:	U-SU-C1		
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?	<input checked="" type="checkbox"/> Yes - if yes, state the meeting date <u>Michael Walton 6/7/21</u> <input type="checkbox"/> No - if no, describe why not _____		
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <u>6/7 email response from Brea Zeise</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment) _____		

REVIEW CRITERIA - AFFIRM THE PROPOSED ADU REZONING COMPLIES WITH THE CRITERIA BELOW BY CHECKING THE BOX NEXT TO EACH CRITERION	
<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check box to the right to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Denver Comprehensive Plan 2040 The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> • Goal 2, Strategy A. Equitable, Affordable and Inclusive – “Create a greater mix of housing options in every neighborhood for all individuals and families” (p. 28). The proposed zone district allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit neighborhoods. • Goal 8, Strategy A. Environmentally Resilient - “Promote infill development where infrastructure and services are already in place” (p. 54). The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation. <p>Blueprint Denver The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including:</p> <ul style="list-style-type: none"> • Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. <p>Neighborhood/ Small Area Plan (list all, if applicable): <u>Globeville Neighborhood Plan</u></p>
<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including Blueprint Denver which recommends “the expansion of accessory dwelling units throughout all residential areas” (<i>Blueprint Denver</i>, p. 84).</p>

<p>Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria.</p> <p>(Check boxes to affirm.)</p> <p>DZC Sec. 12.4.10.8</p>	<p><input checked="" type="checkbox"/> Justifying Circumstances - One of the following circumstances exists: Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <ul style="list-style-type: none"> a. Changed or changing conditions in a particular area, or in the city generally; or, b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. <p>The proposed map amendment application identifies the adoption of <i>Blueprint Denver</i> as the Justifying Circumstance. As discussed above, <i>Blueprint Denver</i> specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.</p> <p><input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <u>U-SU-C1</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)

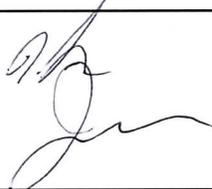
Please check boxes identifying additional attachments provided with this application (note that more information may be required. Please confirm with your pre-application/case manager planner prior to submittal.):

- 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:

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We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith Josie Q. Smith</i>	01/01/12	(A)	YES
Kevin K Jacobe	4736 Pennsylvania st Denver, CO 80216	100%		8/26/2021	(B)	NO

Last updated: November 10, 2020

Return completed form to rezoning@denvergov.org

Lot 34 and 35,
Block 3,
Argo Park,
City and County of Denver,
State of Colorado



FNTC

File No.: F0717520-141-4SR

SPECIAL WARRANTY DEED

THIS DEED, Made this **28th** day of **July, 2021** between

Helen Sue Jacobs

of the City and County of Denver and State of COLORADO, grantor(s), and

Kevin Karl Jacobs

whose legal address is **4736 Pennsylvania Street Denver, CO 80216-2738**

of the City and County of Denver, State of Colorado, grantee(s):

WITNESS, That the grantor(s), for and in consideration of the sum of Two Hundred Forty Thousand Dollars and No/100's (\$240,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the City and County of Denver, State of COLORADO, described as follows:

Lot 34 and 35, Block 3, Argo Park,
City and County of Denver, State of Colorado.

also known by street and number as **4736 Pennsylvania Street , Denver, CO 80216-2738**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs, and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

SELLER:

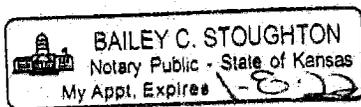
Helen Sue Jacobs

STATE OF KANSAS } ss:
COUNTY OF Russell

The foregoing instrument was acknowledged before me this 28th day of July, 2021 by **Helen Sue Jacobs**

Notary Public

Witness my hand and official seal.
My Commission expires:





Kevin Jacobe <jacoberealestate@gmail.com>

Property rezoning request

1 message

Kevin Jacobe <jacoberealestate@gmail.com>
To: globevillefirst@gmail.com

Mon, May 31, 2021 at 8:07 PM

Gayle

I hope all is well. I wanted to let you and your organization know that I am filing a rezoning application with the city so I can build an ADU behind my mothers house. This would allow for myself or my sister to have a place to stay while taking care of my mother as she is suffering from dementia. The address in question is 4736 Pennsylvania st, 80216. Please let me know if you have any questions or concerns.

Cheers,

--

 Picture ***OH BY THE WAY, I AM NEVER TOO BUSY FOR YOUR REFERRALS. PLEASE THINK OF ME IF YOU KNOW SOMEBODY LOOKING TO BUY OR SELL A HOME.***

Kevin Jacobe
KW realty Downtown LLC
303-906-8571



Kevin Jacobe <jacoberealestate@gmail.com>

Rezoning request

1 message

Kevin Jacobe <jacoberealestate@gmail.com>
To: jhenry@jmpacific.com, lorens73mba@hotmail.com

Mon, May 31, 2021 at 8:04 PM

Joseph

I hope all is well. I wanted to let you and your organization know that I am filing a rezoning application with the city so I can build an ADU behind my mothers house. This would allow for myself or my sister to have a place to stay while taking care of my mother as she is suffering from dementia. The address in question is 4736 Pennsylvania st, 80216. Please let me know if you have any questions or concerns.

Cheers,

--
 Picture ***OH BY THE WAY, I AM NEVER TOO BUSY FOR YOUR REFERRALS. PLEASE THINK OF ME IF YOU KNOW SOMEBODY LOOKING TO BUY OR SELL A HOME.***

Kevin Jacobe
KW realty Downtown LLC
303-906-8571



Kevin Jacobe <jacoberealestate@gmail.com>

Rezoning request

2 messages

Kevin Jacobe <jacoberealestate@gmail.com>
To: district9@denvergov.org

Sun, Jun 6, 2021 at 8:05 PM

Candi

I hope all is well. I wanted to let you and your organization know that I am filing a rezoning application with the city so I can build an ADU behind my mothers house. This would allow for myself or my sister to have a place to stay while taking care of my mother as she is suffering from dementia. The address in question is 4736 Pennsylvania st, 80216. Please let me know if you have any questions or concerns.

Cheers,

--

 Picture **OH BY THE WAY, I AM NEVER TOO BUSY FOR YOUR REFERRALS. PLEASE THINK OF ME IF YOU KNOW SOMEBODY LOOKING TO BUY OR SELL A HOME.**

Kevin Jacobe
KW realty Downtown LLC
303-906-8571

District 9 <District9@denvergov.org>
To: Kevin Jacobe <jacoberealestate@gmail.com>

Tue, Jun 8, 2021 at 1:17 PM

Hello Kevin,

Thank you for letting us know. Please feel free to reach out if you run into issues navigating the city processes.

Best regards,

Brea Zeise
Executive Assistant
Denver City Council, District 9



The D9 Team

Denver City Council ★ District 9
2855 Tremont Place, Unit 201
Denver, CO 80205
O: 720-337-7709
District9@denvergov.org

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[Sign up for our District 9 email list!](#)

D9 COVID-19 Resources

[Sign up for our email list!](#)

**This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.

6/9/2021

Gmail - Rezoning request

From: Kevin Jacobe <jacoberealestate@gmail.com>

Sent: Sunday, June 6, 2021 8:05 PM

To: District 9 <District9@denvergov.org>

Subject: [EXTERNAL] Rezoning request

[Quoted text hidden]