

## 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		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		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 deed of trust, 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):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			

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 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>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 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 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 type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.</p> <p><input 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.</p> <p>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.</p> <p>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:

- Legal Description (required to be attached in Microsoft Word document format)
- Proof of Ownership Document(s)
- Review Criteria

## ADDITIONAL ATTACHMENTS


Please identify any additional attachments provided with this application:

- Written Authorization to Represent Property Owner(s)
- Individual Authorization to Sign on Behalf of a Corporate Entity

Please list any additional attachments:

**PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION**

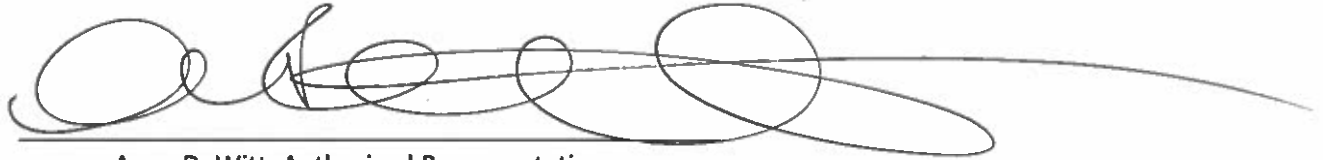
We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify 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 or deed of trust, (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
						

219, 221, 223, 225, 227, 235, 245 South Holly Street, App. #2017I-00153

**Waiver**

1. The undersigned owner representative of the properties hereby waives the right to a 2 story height in the front 65% of the zone lot in the Urban Edge Apartment building form, as referenced in the Denver Zoning Code Section 4.3.3.4.J, and instead the number of stories allowed in the front 65% of the zone lot in the Urban Edge Apartment building form shall be 2.5 stories.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Anna DeWitt, Authorized Representative

Anna DeWitt  
227 S. Holly Street  
Denver, CO 80246  
[dewitt.annamarie@gmail.com](mailto:dewitt.annamarie@gmail.com)  
251-635-8789

April 14, 2018

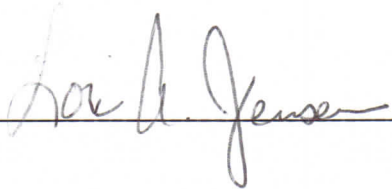
Denver Community Planning and Development  
201 W. Colfax, Dept. 205  
Denver, CO 80202

Re: Rezoning request 219, 221, 223, 225, 227, 235 and 245 S. Holly Street  
.65 acres

Dear Sirs:

We the undersigned authorize Anna DeWitt to represent us regarding the rezoning of our property for the proposed 'Green Flats' development.


By:


 \_\_\_\_\_ for 219 S. Holly    Lori Jensen

\_\_\_\_\_ for 221 S. Holly

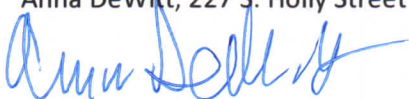
\_\_\_\_\_ for 223 S. Holly

\_\_\_\_\_ for 225 S. Holly

 \_\_\_\_\_ for 235 S. Holly    Carmen Margala

 \_\_\_\_\_ for 245 S. Holly    Scott Press    Nicole Press

Anna DeWitt, 227 S. Holly Street



Anna DeWitt  
227 S. Holly Street  
Denver, CO 80246  
[dewitt.annamarie@gmail.com](mailto:dewitt.annamarie@gmail.com)  
251-635-8789

April 14, 2018

Denver Community Planning and Development  
201 W. Colfax, Dept. 205  
Denver, CO 80202

Re: Rezoning request 219, 221, 223, 225, 227, 235 and 245 S. Holly Street  
.65 acres

Dear Sirs:

We the undersigned authorize Anna DeWitt to represent us regarding the rezoning of our property for the proposed 'Green Flats' development.

By:

\_\_\_\_\_ for 219 S. Holly

*Kate Jones*

\_\_\_\_\_ for 221 S. Holly

Katherine ~~Stout~~  
Ferraro

*Molly Kull*

\_\_\_\_\_ for 223 S. Holly

Molly Kull

*Mark Passman*

*Jennifer Preston*

\_\_\_\_\_ for 225 S. Holly

Mark Passman,  
Jennifer Preston

\_\_\_\_\_ for 235 S. Holly

\_\_\_\_\_ for 245 S. Holly

Anna DeWitt, 227 S. Holly Street

April 16, 2018

To: The City of Denver Community Planning and Development

Re: Rezoning request for:

<b>219 S. Holly St.</b>	0607433026000	E-MU-2.5 to E-MU-2.5 with waivers
Rear	0607433031000	E-MU-2.5 to E-MU-2.5 with waivers
Owner	Lori Jensen	
<b>221 S. Holly St.</b>	0607433027000	E-MU-2.5 to E-MU-2.5 with waivers
Rear	0607433032000	E-MU-2.5 to E-MU-2.5 with waivers
Owner	Katherine Ferraro	
<b>223 S. Holly St.</b>	0607433028000	E-MU-2.5 to E-MU-2.5 with waivers
Rear	0607433033000	E-MU-2.5 to E-MU-2.5 with waivers
Owner	Molly Anna Kull	
<b>225 S. Holly St.</b>	0607433029000	E-MU-2.5 to E-MU-2.5 with waivers
Rear	0607433034000	E-MU-2.5 to E-MU-2.5 with waivers
Owner	Jennifer Preston and Mark Passman	
<b>227 S. Holly St.</b>	0607433030000	E-MU-2.5 to E-MU-2.5 with waivers
Rear	0607433035000	E-MU-2.5 to E-MU-2.5 with waivers
Owner	Anna M. Dewitt	
<b>235 S. Holly St.</b>	0607433016000	E-SU-DX to E-MU-2.5 with waivers
Owner	Carmen Margala	
<b>245 S. Holly St.</b>	0607433005000	E-SU-DX to E-MU-2.5 with waivers
Owner	Eric Press and Megan Nicole Press	

- I am the owner of 227 S. Holly Street.
- I also represent the other land owners on this application.
- We collectively own all of the property from 219 S. Holly St. to 245 S. Holly St. (from Novo Coffee to the townhouses on the west side of S. Holly north of Alameda).
- We live on a busy street, designated 'arterial' by the City.
- We have designed buildings which looks like high end townhomes, highly appropriate for the neighborhood.
- The units are actually flats, smaller, and more affordable, for teachers like myself.
- Our buildings are actually far less square footage than what is allowed on the sites now.
- We are providing more off street parking than is required.
- Our units are highly energy efficient, in keeping with the 80x50 Plan.
- We will provide onsite solar, EV chargers, and be net zero energy use.
- We are less than ¼ mile from a bus stop on Alameda.

Anna DeWitt

My name is Anna DeWitt. I live with my daughter on Holly Street next to Park Burger, in one of five single story units (219, 221, 223, 225 and 227 S. Holly) built in 1957, on crawl spaces.

Our units now require significant work and they sit on land zoned multi-unit (E-MU-2.5). In brief, for our families, it makes much more sense for my neighbors and I to sell our land for re-development rather than pour money into our existing building.

We have spoken to our neighbors at 235 S. Holly and 245 S. Holly, and they are also interested in selling. Their lots are currently zoned single family, even though we are on a block with commercial zoning, multi family zoning, and a PUD (see attached), and on a busy street (20,000+ cars a day).

We have hired an architect to create a multi-family plan for all of the sites. It consists of moderate size units. However, this is not your average redevelopment plan for this area (which would normally 'max-out' the site).

With the help of our broker (Jason Lewiston) and architect (Jeff Dawkins), we have instead designed buildings which would create moderately-sized units for families, which teachers like myself could afford, and with proper on site parking.

**The sites as zoned today would accommodate a 'by right' multi-family project of 20,000sf+ above grade (on the 219-227 S. Holly site alone), and two huge houses, 10,000sf+ above grade at 235 S. Holly, and 6,000sf+ at 245 S. Holly. This type of development would create more traffic and not be suitable for the area, even though it is currently all allowed 'by-right'.**

Instead we are proposing buildings of about 16,000sf above grade total, comprising 25 modest size (therefore moderately priced) units, with 30+ off street parking spaces.

**So we find ourselves in the very unusual position of asking for a rezoning on the lots to accommodate fewer units, far less square footage, and more parking than is allowed under the current zoning.** We need the rezoning so that we can 'distribute' the square footage properly, rather than have an oversized building on just 219 – 227 S. Holly.

This part of Holly Street is not identified in the master plan as an 'area of change'. We submit to you that this proposal is exactly in keeping with that goal. It is far more appropriate to have all brick traditional City style townhouses with gardens, as we propose, rather than a massive building on half of the site.

We have also asked the architect to design units that are highly energy efficient, with double wythe insulated masonry walls, solar panels, and electric car chargers in the parking lot. It will be a 'net zero' energy use project, with more clean energy produced on site than the units consume.

The units are also a living example of the type of buildings that will have to be built if the "80x50 Plan" is to have any real meaning. Not to mention that we are building moderately sized / priced units for people with families, which are in great demand and limited supply, and which the City seeks. We want to live in our current neighborhood, at a price we can afford, and without polluting.

Every category of E-MU-2.5 (6 out of 7) allows for 2.5 stories, except 'Apartment' which is the only category that can be used to create truly affordable units.

Please approve our request.



The E-MU-2.5 zoning already covers about half the site (219, 221, 223, 225 and 227 S. Holly). We are asking to extending the E-MU-2.5 zoning to 235 and 245 S. Holly, and that 'Apartments' be allowed 2.5 stories, as all the other categories of E-MU-2.5 already are (rather than 2 stories) so that we can build moderate sized multi-family units.

1. Consistency with Adopted Plans:

Our development takes one story condos and replaces them with units that read as expensive City townhouses, which is highly appropriate for the area, which has seen many infill projects. The City has adopted plans seeking more energy efficient units and reasonably priced units.

2. Uniformity, and Public Health, Safety, General Welfare:

Our buildings are consistent with an elegant neighborhood. We are providing parking above the required amount. We have designed buildings which create as much energy onsite as they use. We will be providing housing opportunities for people who cannot afford \$1,000,000+ houses, such as teachers. The current buildings have lead paint, aging pipes, poor insulation, and will be replaced with safe, energy efficient units.

3. Justifying Circumstances:

Our buildings will actually be consistent with maintaining the area 'as is' since it is the existing buildings which are now completely out of character with the area. Further, as stated above, we are trying to avoid selling to a developer who would undoubtedly build a 'maxed-out' building on 219 to 227 S. Holly as allowed BY RIGHT today.

4. Consistency with Neighborhood Context:

The new buildings will be between a townhouse project and a commercial building, so they are highly consistent with the neighborhood context.

# 219 S HOLLY ST

<b>Owner</b>	<b>Schedule Number</b>	<b>Legal Description</b>	<b>Property Type</b>	<b>Tax District</b>
JENSEN, LORI 219 S HOLLY ST DENVER, CO 80246-1105	0607433026000	EAST CAPITOL HILL SUB #2 B5 E 53.69FT OF N 34FT OF L11	RESIDENTIAL ROWHOUSE	DENV

## Property Description

<b>Style:</b>	END UNIT	<b>Building Sqr. Foot:</b>	809
<b>Bedrooms:</b>	2	<b>Baths Full/Half:</b>	1/0
<b>Mill Levy:</b>	81.547	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	1,825	<b>Zoned As:</b>	EMU
<b>Effective Year Built:</b>	1957	<b>Document Type:</b>	WD

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

# 219 S HOLLY ST REAR

Owner	Schedule Number	Legal Description	Property Type	Tax District
JENSEN,LORI 219 S HOLLY ST DENVER, CO 80246-1105	0607433031000	EAST CAPITOL HILL SUB #2 B5 N 17.25FT OF S 86.61FT OF W 26.46FT OF L11	RESIDENTIAL ROWHOUSE	DENV

## Property Description

<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Mill Levy:</b>	81.547	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	456	<b>Zoned As:</b>	EMU
<b>Effective Year Built:</b>	0000	<b>Document Type:</b>	WD

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

# 221 S HOLLY ST

**Owner**      **Schedule Number**      **Legal Description**

FERRARO,KATHERINE      0607433027000      EAST CAPITOL HILL SUB #2 B5 PT L11 BEG 34FT S OF NE COR L11 W 53.69FT N 34FT W 71.31FTS 13.39FT E 26.46FT S 14.80FT E 26.5FT S 13.82FT E 72.04FT N8FT TO POB  
221 S HOLLY ST  
DENVER, CO 80246-1105

## Property Description

<b>Style:</b>	MIDDLE UNIT	<b>Building Sqr. Foot:</b>	809
<b>Bedrooms:</b>	2	<b>Baths Full/Half:</b>	1/0
<b>Mill Levy:</b>	81.547	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	2,302	<b>Zoned As:</b>	EMU
<b>Effective Year Built:</b>	1957	<b>Document Type:</b>	WD

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

# 221 S HOLLY ST REAR

Owner	Schedule Number	Legal Description	Property Type	Tax District
FERRARO, KATHERINE 221 S HOLLY ST DENVER, CO 80246-1105	0607433032000	EAST CAPITOL HILL SUB #2 B5 N 17.25FT OF S 69.39FT OF W 26.46FT OF L11	RESIDENTIAL ROWHOUSE	DENV

## Property Description

<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Mill Levy:</b>	81.547	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	456	<b>Zoned As:</b>	EMU
<b>Effective Year Built:</b>	0000	<b>Document Type:</b>	WD

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

# 223 S HOLLY ST

<b>Owner</b>	<b>Schedule Number</b>	<b>Legal Description</b>	<b>Property Typ</b>
KULL,MOLLY ANNA 223 S HOLLY ST DENVER, CO 80246-1105	0607433028000	EAST CAPITOL HILL SUB #2 B5 PT L11 BEG 42FT S OF NE COR L11 W 72.04FT N 13.82FT W 26.5FT S 43.40FT E 26.50FT N 20.33FT E 72.04FT N 9.25FT TO POB	RESIDENTIAL

## Property Description

<b>Style:</b>	MIDDLE UNIT	<b>Building Sqr. Foot:</b>	911
<b>Bedrooms:</b>	2	<b>Baths Full/Half:</b>	1/0
<b>Mill Levy:</b>	81.547	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	1,816	<b>Zoned As:</b>	EMU
<b>Effective Year Built:</b>	1957	<b>Document Type:</b>	QC

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

# 223 S HOLLY ST REAR

Owner	Schedule Number	Legal Description	Property Type	Tax District
KULL,MOLLY ANNA 223 S HOLLY ST DENVER, CO 80246-1105	0607433033000	EAST CAPITOL HILL SUB #2 B5 N 17.25FT OF S 52.11FT OF W 26.46FT OF L11	RESIDENTIAL ROWHOUSE	DENV

## Property Description

<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Mill Levy:</b>	81.547	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	456	<b>Zoned As:</b>	EMU
<b>Effective Year Built:</b>	0000	<b>Document Type:</b>	QC

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

# 225 S HOLLY ST

<b>Owner</b>	<b>Schedule Number</b>	<b>Legal Description</b>	<b>Property Ty</b>
PRESTON,JENNIFER PASSMAN,MARK 225 S HOLLY ST DENVER , CO 80246-1105	0607433029000	EAST CAPITOL HILL SUB #2 B5 PT L11 BEG 51.25FT S OF NE COR L11 W 72.04FT S 20.33FT W 26.5FT S 28.42FT E 44.85FT N 34FT E 53.69FT N 14.74FT TO POB	RESIDENTIAL

## Property Description

<b>Style:</b>	MIDDLE UNIT	<b>Building Sqr. Foot:</b>	809
<b>Bedrooms:</b>	2	<b>Baths Full/Half:</b>	1/0
<b>Mill Levy:</b>	81.547	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	2,440	<b>Zoned As:</b>	EMU
<b>Effective Year Built:</b>	1957	<b>Document Type:</b>	WD

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



# 225 S HOLLY ST REAR

Owner	Schedule Number	Legal Description	Property Type	Tax District
PRESTON,JENNIFER PASSMAN,MARK 225 S HOLLY ST DENVER , CO 80246-1105	0607433034000	EAST CAPITOL HILL SUB #2 B5 N 17.25FT OF S 34.86FT OF W 26.46FT OF L11	RESIDENTIAL ROWHOUSE	DENV

## Property Description

<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Mill Levy:</b>	81.547	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	456	<b>Zoned As:</b>	EMU
<b>Effective Year Built:</b>	0000	<b>Document Type:</b>	WD

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

# 227 S HOLLY ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
DEWITT,ANNA M 227 S HOLLY ST DENVER, CO 80246-1105	0607433030000	EAST CAPITOL HILL SUB #2 B5 E 53.69FT OF S 34FT OF L11	RESIDENTIAL ROWHOUSE	DENV

## Property Description

<b>Style:</b>	END UNIT	<b>Building Sqr. Foot:</b>	809
<b>Bedrooms:</b>	2	<b>Baths Full/Half:</b>	1/0
<b>Mill Levy:</b>	81.547	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	1,826	<b>Zoned As:</b>	EMU
<b>Effective Year Built:</b>	1957	<b>Document Type:</b>	WD

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

# 227 S HOLLY ST REAR

Owner	Schedule Number	Legal Description	Property Type	Tax District
DEWITT,ANNA M 227 S HOLLY ST DENVER, CO 80246-1105	0607433035000	EAST CAPITOL HILL SUB #2 B5 S 17.61FT OF W 26.46FT OF L11	RESIDENTIAL ROWHOUSE	DENV

## Property Description

<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Mill Levy:</b>	81.547	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	466	<b>Zoned As:</b>	EMU
<b>Effective Year Built:</b>	0000	<b>Document Type:</b>	WD

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

# 235 S HOLLY ST

**Owner** MARGALA, CARMEN  
235 S HOLLY ST  
DENVER, CO 80246-1105

**Schedule Number** 0607433016000

**Legal Description** EAST CAPITOL HILL SUB #2 B5 L10 DIF BOOK 2270-395

**Property Type** RESIDENTIAL

**Tax District** DENV

## Property Description

**Style:** ONE-STORY **Building Sqr. Foot:** 1394

**Bedrooms:** 2 **Baths Full/Half:** 1/1

**Effective Year Built:** 1953 **Basement/Finish:** 1394/1046

**Lot Size:** 9,380 **Zoned As:** E-SU-DX

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

**Current Year**

**Actual Assessed Exempt**

# 245 S HOLLY ST

**Owner** PRESS,ERIC  
PRESS,NICOLE  
245 S HOLLY ST  
DENVER , CO 80246-1105

**Schedule Number** 0607433005000

**Legal Description** EAST CAPITOL HILL SUB #2 B5 L9 & 10 DIF RCP# 0042743 RCD 11-15-84

**Property Type** RESIDENTIAL

**Tax District** DENV

## Property Description

<b>Style:</b>	ONE-STORY	<b>Building Sqr. Foot:</b>	1475
<b>Bedrooms:</b>	3	<b>Baths Full/Half:</b>	3/1
<b>Effective Year Built:</b>	1955	<b>Basement/Finish:</b>	766/600
<b>Lot Size:</b>	6,250	<b>Zoned As:</b>	E-SU-DX

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

**Current Year**

**Actual Assessed Exempt**



**LEGAL DESCRIPTION**

PARCEL 1:  
NORTH 25 FEET OF PLOT 9 AND SOUTH 25 FEET OF PLOT 10, BLOCK 5, EAST CAPITOL HILL SUBDIVISION SECOND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 2:  
LOT 10, EXCEPT THE SOUTH 25 FEET THEREOF, BLOCK 5, EAST CAPITOL HILL SUBDIVISION, SECOND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 3:  
INTENTIONALLY DELETED

PARCEL 4:  
LOT C, THAT PART OF LOT 11, BLOCK 5, EAST CAPITOL HILL SUBDIVISION, SECOND FILING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT WHICH POINT IS 42.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID LOT A DISTANCE OF 72.04 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT A DISTANCE OF 20.33 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOT A DISTANCE OF 43.40 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT A DISTANCE OF 26.50 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT A DISTANCE OF 20.33 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT A DISTANCE OF 20.33 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT A DISTANCE OF 6.25 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL C-1:  
THE NORTH 17.25 FEET OF THE SOUTH 52.11 FEET OF THE WEST 26.46 FEET OF LOT 11, BLOCK 5, EAST CAPITOL HILL SUBDIVISION, SECOND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL A:  
THAT PART OF LOT 11, BLOCK 5, EAST CAPITOL HILL SUBDIVISION, SECOND FILING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT WHICH POINT IS 34.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID LOT A DISTANCE OF 72.04 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOT A DISTANCE OF 20.33 FEET; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID LOT A DISTANCE OF 43.40 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOT A DISTANCE OF 26.50 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT A DISTANCE OF 20.33 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT A DISTANCE OF 20.33 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT A DISTANCE OF 6.25 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL B:  
THE NORTH 17.25 FEET OF THE SOUTH 34.86 FEET OF THE WEST 26.46 FEET OF LOT 11, BLOCK 5, EAST CAPITOL HILL SUBDIVISION, SECOND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 6:  
PARCEL A

THAT PART OF LOT 11, BLOCK 5, EAST CAPITOL HILL SUBDIVISION, SECOND FILING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT WHICH POINT IS 34.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID LOT A DISTANCE OF 53.69 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT A DISTANCE OF 34.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT, THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID LOT A DISTANCE OF 71.31 FEET TO THE NORTHWEST CORNER OF SAID LOT;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT A DISTANCE OF 13.39 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOT A DISTANCE OF 14.80 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT A DISTANCE OF 26.50 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOT A DISTANCE OF 13.82 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT A DISTANCE OF 13.82 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOT A DISTANCE OF 20.33 FEET TO A POINT ON THE EAST LINE OF SAID LOT; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL B:  
THE NORTH 17.25 FEET OF THE SOUTH 68.39 FEET OF THE WEST 26.46 FEET OF LOT 11, BLOCK 5, EAST CAPITOL HILL SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 7:  
PARCEL A

THE EAST 53.69 FEET OF THE NORTH 34.00 FEET OF LOT 11, BLOCK 5, EAST CAPITOL HILL SUBDIVISION, SECOND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO KNOWN AS PARCEL A-1 OF IMPROVEMENT SURVEY PLAT RECORDED JANUARY 29, 1999 UNDER RECEPTION NO. 9900016559.

PARCEL 2:  
THE NORTH 17.25 FEET OF THE SOUTH 86.61 FEET OF THE WEST 26.46 FEET OF LOT 11, BLOCK 5, EAST CAPITOL HILL SUBDIVISION, SECOND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO KNOWN AS PARCEL E-1 OF IMPROVEMENT SURVEY PLAT RECORDED JANUARY 29, 1999 UNDER RECEPTION NO. 9900016559.

PARCEL A:  
THE SOUTH 17.25 FEET OF THE WEST 26.46 FEET OF LOT 11, BLOCK 5, EAST CAPITOL HILL SUBDIVISION, SECOND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO KNOWN AS PARCEL E-1 OF IMPROVEMENT SURVEY PLAT RECORDED JANUARY 29, 1999 UNDER RECEPTION NO. 9900016559.

PARCEL B:  
THE SOUTH 17.61 FEET OF THE WEST 26.46 FEET OF LOT 11, BLOCK 5, EAST CAPITOL HILL SUBDIVISION, SECOND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO KNOWN AS PARCEL E-1 OF IMPROVEMENT SURVEY PLAT RECORDED JANUARY 29, 1999 UNDER RECEPTION NO. 9900016559.

SURVEYOR:  
MATHEW E. SELDERS  
DREXEL, BARRELL & CO.  
800 SOUTH HOLLY STREET  
DENVER, COLORADO 80201  
(303) 442-4338

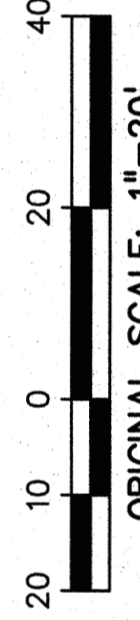
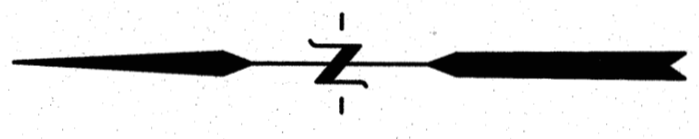
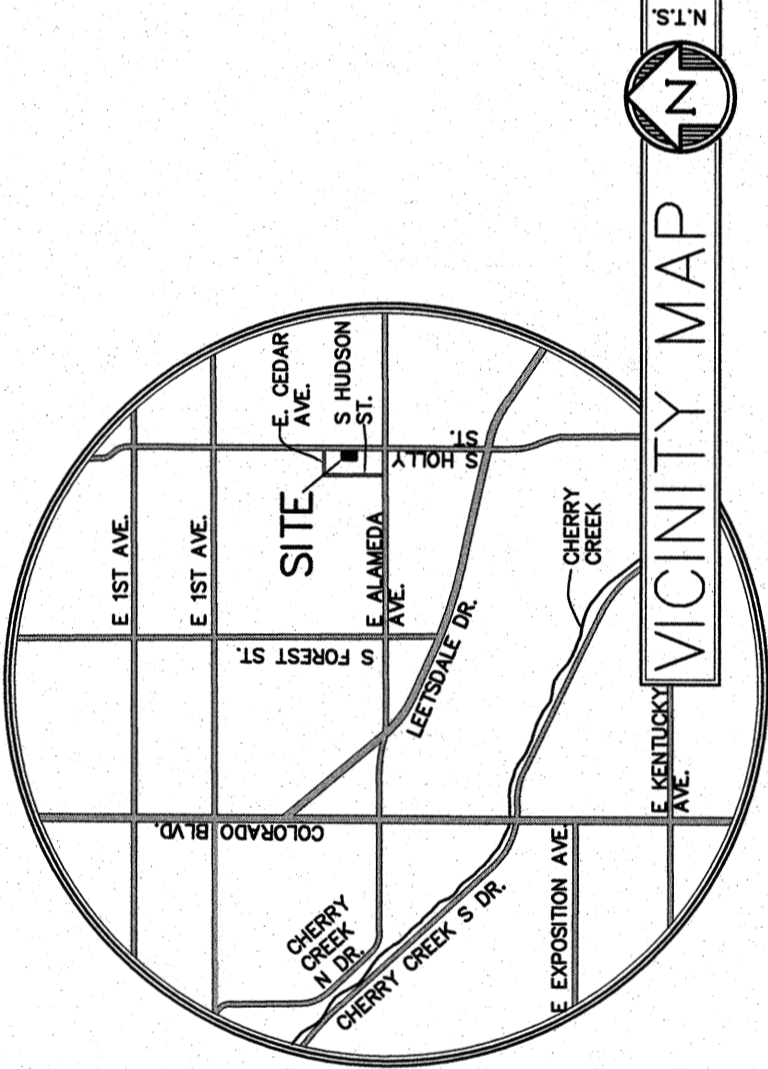
CERTIFIED TO:  
GREENUS, LLC  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR PROFESSIONAL LAND SURVEYING AS ESTABLISHED AND ADOPTED BY ALTA AND ASSOCIATED ENGINEERS AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2, AND THAT THE FIELDWORK WAS COMPLETED ON DECEMBER 20, 2017.

DATE OF PLAT OR MAP: 12/20/17

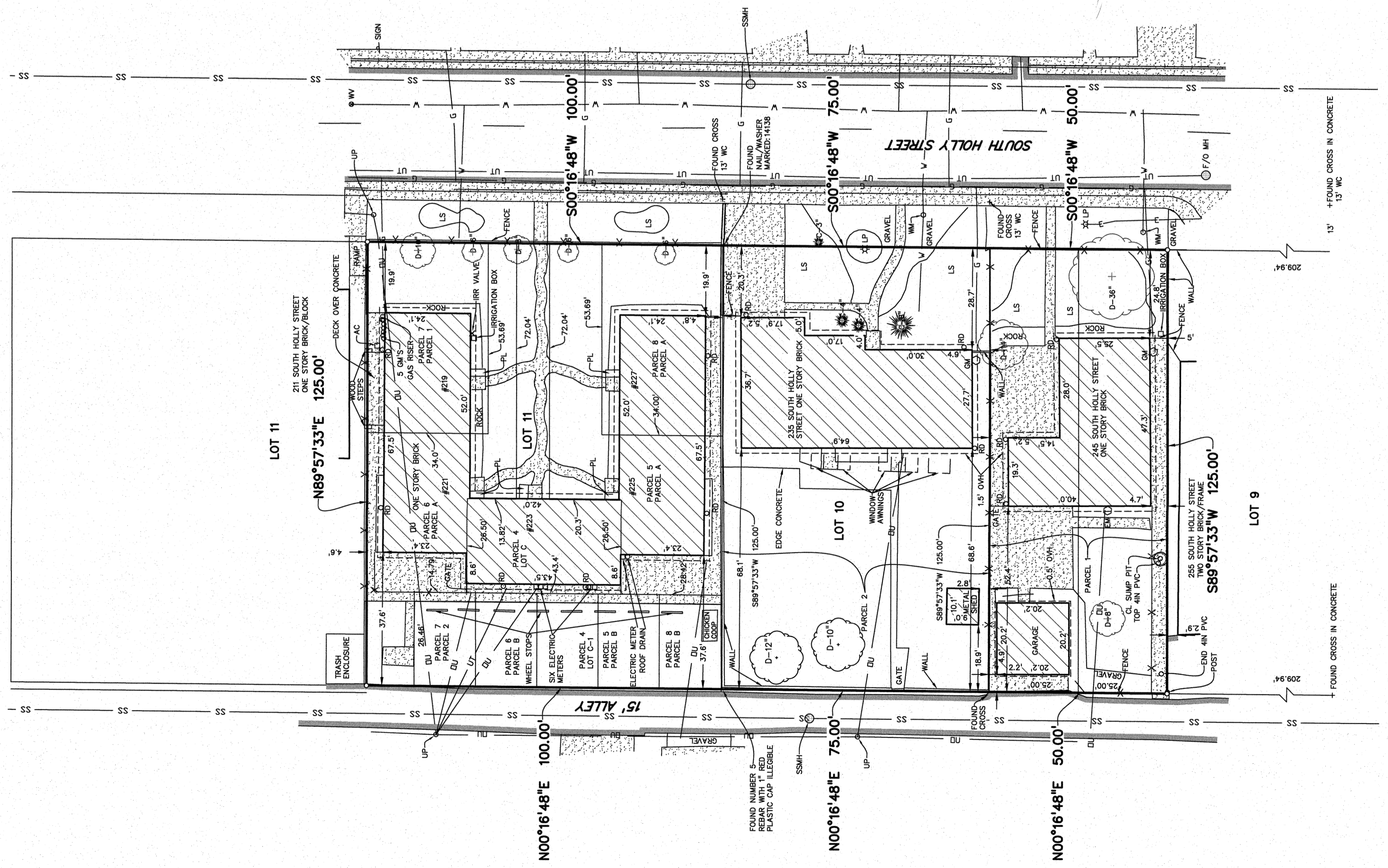
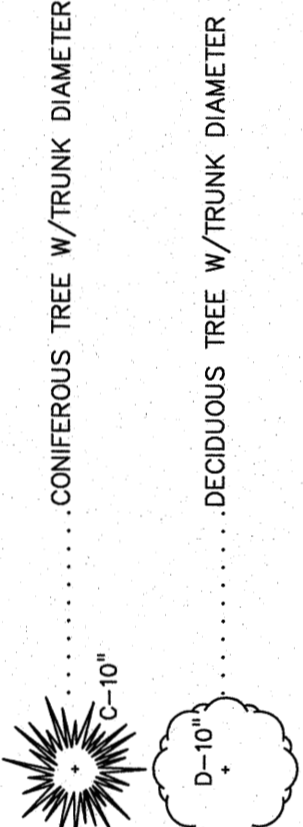
IN ACCORDANCE WITH THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2, THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT REFLECTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY RESPONSIBLE CHARGE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

MATHEW E. SELDERS  
COLORADO LICENSED PROFESSIONAL  
LAND SURVEYOR NO. 27275



LEGEND

AC	AIR CONDITIONER
EM	ELECTRIC METER
F/O	FIBER OPTIC
GM	GAS METER
IRR	IRRIGATION
LS	LANDSCAPE
LS	LANDSCAPE
MH	MANHOLE
OVH	BUILDING OVERHANG
PVC	PLASTIC PIPE
PVC	ROOF DRAIN
SSMH	SANITARY MANHOLE
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
E	UNDERGROUND ELECTRIC LINE MARKS
G	UNDERGROUND GAS LINE MARKS
DU	OVERHEAD UTILITY LINE
SS	SANITARY SEWER
UT	UNDERGROUND TELEPHONE LINE MARKS
W	UNDERGROUND WATER LINE MARKS
X	FENCE



**GENERAL NOTES**

- THE BASIS OF BEARINGS IS THE EASTERN LINE OF THE SUBJECT PROPERTY AS SHOWN HEREON, WITH THE LINE ASSUMED TO BEAR S00°16'48"W.
- SET 2" ALUMINUM CAPS STAMPED "DB & CO. LS 27275" AT ALL EXTERIOR BOUNDARY CORNERS OF THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED.
- DREXEL, BARRELL & CO. RELIED UPON TITLE COMMITMENT NO. 5509-2853782, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF OCTOBER 5, 2017 FOR ALL INFORMATION REGARDING THE LEGAL DESCRIPTION, EASEMENTS AND RIGHTS-OF-WAYS.
- ALL REFERENCES TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF DENVER COUNTY, STATE OF COLORADO.
- REFERENCES NOTED PER RECORDED PLAT AS SHOWN HEREON ARE PER DENVER COUNTY RECORDS.
- ALL TIES TO THE RECORD TITLE LINES FROM THE IMPROVEMENTS SHOWN HEREON ARE PERPENDICULAR TO THE RECORD TITLE LINES.
- ANY PERSON WHO KNOWS OR REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE OR AS-BUILT DRAWINGS OF THE CONSTRUCTED UTILITY LINES. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD PHOTOLOGING THE UTILITIES. DREXEL, BARRELL & CO. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE RECORDED IN ACCORDANCE WITH THE RECORD TITLE COMMITMENT, TERMS OR AS TO THE RIGHT TO GRANT THE SAME.
- THE LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
- THE LAST FIELD INSPECTION OF THE SITE WAS ON DECEMBER 20, 2017.
- THE SUBJECT PROPERTY CONTAINS 0.646 ACRES.

**TITLE COMMITMENT NOTES**

- THE PROPERTY AS SHOWN HEREON IS SUBJECT TO THE FOLLOWING PER TITLE COMMITMENT NO. 5509-2853782, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF OCTOBER 5, 2017. NOT ALL EXCEPTIONS CONTAINED WITHIN THIS TITLE COMMITMENT ARE NOTED BELOW AND NOT ALL THE EXCEPTIONS LISTED BELOW ARE SHOWN HEREON.
- NOTES AND EASEMENTS AS SHOWN ON THE PLAT OF EAST CAPITOL HILL SUBDIVISION SECOND FILING RECORDED MARCH 24, 1987 IN PLAT BOOK 4 AT PAGE 22C.
- TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS, IF ANY, AS CONTAINED IN DECLARATION RECORDED JANUARY 29, 1999 AT RECEPTION NO. 9900016560 AND RE-RECORDED DECEMBER 18, 2002 AT RECEPTION NO. 2002241774 (LOT 11).
- NOTES AND EASEMENTS AS SHOWN ON THE PLAT OF IMPROVEMENT SURVEY PLAT RECORDED JANUARY 29, 1999 AT RECEPTION NO. 9900016559 (LOT 11).
- TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS, IF ANY, AS CONTAINED IN DECLARATION RECORDED JANUARY 29, 1999 AT RECEPTION NO. 9900016560 AND RE-RECORDED DECEMBER 18, 2002 AT RECEPTION NO. 2002241774 (LOT 11).
- ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION IN THE EAST SIDE SANITARY SEWER DISTRICT NO. 5 AS EVIDENCED BY ORDINANCE, AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 20, 1950 IN BOOK 6616 AT PAGE 17.

**ALTA/NSPS LAND TITLE SURVEY OF A PORTION OF BLOCK 5, EAST CAPITOL HILL SUBDIVISION SECOND FILING, LOCATED IN THE SW 1/4 OF SECTION 7, T4S, R67W OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

IN ACCORDANCE WITH CSR 13-260-105, NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. ANY DEFECT IN THIS SURVEY MUST BE DISCOVERED WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. ANY DEFECT IN THIS SURVEY MUST BE DISCOVERED WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. ANY DEFECT IN THIS SURVEY MUST BE DISCOVERED WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT.

Drexel, Barrell & Co.  
1840 SOUTH STREET  
BOULDER, COLORADO 80501  
(303) 442-4338

Drawn By	12-20-17	Drawn No.	21099-00
Checked By	1	Checked No.	B89-21
Scale	1" = 20'		



Legal Description:

East Capitol Hill 2<sup>nd</sup> Filing, Block 5, the North 25 FT of Lot 9 and Lots 10 and 11