



REZONING GUIDE

Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	James Tor Schneiders
Address	610 S. Vine St.
City, State, Zip	Denver, CO 80209
Telephone	(303) 748-9740
Email	jake.schneiders34@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(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Representative Name	
Address	
City, State, Zip	
Telephone	
Email	
**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	

SUBJECT PROPERTY INFORMATION	
Location (address):	610 S. Vine St. Denver, CO 80209
Assessor's Parcel Numbers:	05141-28-002-000
Area in Acres or Square Feet:	6240 sf
Current Zone District(s):	U-SU-C

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>2/3/22</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>2/20/22 email</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): _____</p>
<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including <i>Blueprint Denver</i> which recommends “the expansion of accessory dwelling units throughout all residential areas” (<i>Blueprint Denver</i>, p. 84).</p>

Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria.

(Check boxes to affirm.)

DZC Sec. 12.4.10.8

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:

- 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.

The proposed map amendment application identifies the adoption of *Blueprint Denver* as the Justifying Circumstance. As discussed above, *Blueprint Denver* 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.

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.

The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed U-SU-C1 Zone District.

REQUIRED ATTACHMENTS

Please check boxes below to affirm the following required attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of Ownership Document (e.g. Assessor's record, property deed, etc). Proof of ownership for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

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

- Written Narrative Explaining Project
- Site Plan/ Drawings (if available)
- Narrative describing any outreach to City Council office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors.
- Written Authorization to Represent Property Owner(s) (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity (e.g. if the deed of the subject property lists an LLC/trust as owner, this is document is required.)

Please list any other additional attachments:

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
<i>James Tor Schneiders</i>	<i>610 S. Vine St. Denver CO 80209 (303) 748-9740 jakeschneiders@gmail.com</i>	<i>100%</i>	<i>James J Schneiders</i>	<i>2/20/22</i>	<i>B+C</i>	<i>NO</i>

TITLE

Property Address: 610 S. Vine St., Denver, CO 80209

Property Size: 6,240sf, approx. .14 acres

Property Owner: James Schneiders "Jake"

Jakeschneiders34@gmail.com

(303)748-9740

Pre-Application Meeting Date: February 3, 2022

CAPTION

Lots 3 and 4, Block 30, BROADWAY HEIGHTS – SECOND FILING

City and County of Denver, State of Colorado

Also known by street address as: 610 S. Vine St., Denver, CO 80209

Subject property is located in the Washington Park East neighborhood and is a Single Unit Residential property. There is 1 parcel to consider, which is a 6,240sf lot.

Proposed Zone District: U-SU-C1



AUTHORED BY

James Schneiders

File No./Escrow No.: 627812
Officer/Escrow Officer: Sara Corcoran

Stewart Title Company
200 Plaza Dr
Ste 160
Highlands Ranch, CO 80129
(303) 334-3060

Property Address: 610 SOUTH VINE STREET
DENVER, CO 80209 (DENVER)
(05141-28-002-000)

Borrower: JAMES TOR SCHNEIDERS

Seller: THE BENDERLY FAMILY TRUST, U/A DATED DECEMBER 17, 2014
610 South Vine Street
Denver, CO 80209

Lender: Prosperity Home Mortgage, LLC
14501 George Carter Way, Ste 300, Chantilly, VA 20151

Settlement Date: 2/18/2020

Disbursement Date: 2/18/2020

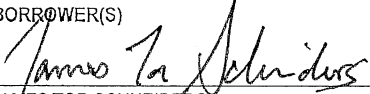
Description	Borrower		
	P.O.C.	Debit	Credit
Deposits, Credits, Debits			
Sale Price of Property		\$1,100,000.00	
Deposit			\$20,000.00
Seller Credit			\$1,300.00
Lender Credit from Prosperity Home Mortgage, LLC			\$1,710.00
Prorations			
County Taxes 1/1/2020 to 2/18/2020 @ \$5,723.12/Year			\$750.57
Utilities (Paid) 2/18/2020 to 5/21/2020 @ \$86.55/Six Months		\$44.23	
Commissions			
Admin Fee to MileHiModern		\$250.00	
New Loans			
Loan Amount			\$988,900.00
Our origination charge \$1,110.00		\$1,110.00	
Appraisal Fee to Aaliyah Appraisals		\$600.00	
Credit Report to CoreLogic Credco		\$24.20	
Technology Platform Service Fee to Ellie Mae		\$85.75	
Tax service to Prosperity Home Mortgage, LLC		\$74.00	
Flood certification to CoreLogic Flood Services		\$11.00	
Prepaid Interest (116.7451 per day from 2/18/2020 to 3/1/2020)		\$1,400.94	
Homeowner's Insurance Premium (12 mo.) to State Farm		\$2,120.00	
Homeowner's Insurance \$176.67 per month for 3 mo.		\$530.01	
Property Taxes \$410.00 per month for 5 mo.		\$2,050.00	
Aggregate Adjustment		-\$706.68	
Title Charges			
Title - Lender's Title Insurance to Stewart Title Company		\$550.00	
Title - ALTA 8.1-06 Environmental Protection Lien 6-17-06 - BUNDLE Endorsement(s) to Stewart Title Company			
Title - ALTA 9-06 Restrictions, Encroachments, Minerals-Loan Policy 4-2-12 - BUNDLE Endorsement(s) to Stewart Title Company			
Title - CO Prior Deeds - CONCURRENT BUNDLED Endorsement(s) to Stewart Title Company			
Title - CO GEC Inflation Endorsement(s) to Stewart Title Company			
Title - Settlement or closing fee to Stewart Title Company		\$160.00	
Title - Lender CPL to CO - STC Colorado (Stewart Title Guaranty for Remittance: \$25.00)		\$25.00	
Title - Settlement or Closing Fee/Lender Loan Package to Stewart Title Company		\$350.00	
Government Recording and Transfer Charges			
Recording fees: Deed to Stewart Title Company \$13.00		\$13.00	
Recording Fees: Mortgage to Stewart Title Company \$133.00		\$133.00	
State Deed Tax/Stamps to Stewart Title Company		\$110.00	
	P.O.C.	Debit	Credit
Subtotals	\$0.00	\$1,108,934.45	\$1,012,660.57
Due From Borrower			\$96,273.88
Totals	\$0.00	\$1,108,934.45	\$1,108,934.45

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.
SELLER INSTRUCTIONS: If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040). This transaction does not need to be report on Form 1099-S if you sign a certification containing assurances that any capital gain from this transaction will be exempt from tax under new IRS Code Section 121. You are required by law to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by

Acknowledgement

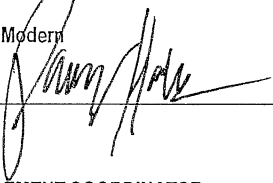
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Stewart Title Company to cause the funds to be disbursed in accordance with this statement.

BORROWER(S)

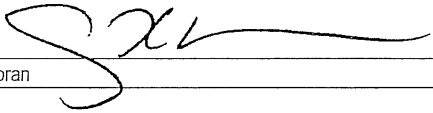


JAMES TOR SCHNEIDERS

MileHiModern



SETTLEMENT COORDINATOR



Sara Corcoran

SPECIAL WARRANTY DEED

State Doc Fee: \$110.00
Recording Fee: \$13.00

THIS DEED is dated the 18th day of February, 2020, and is made between (whether one, or more than one),

The Benderly Family Trust, U/A dated December 17, 2014

the "Grantor" of the County of Denver and State of Colorado and

James Tor Schneiders

(whether one, or more than one), the "Grantee", whose legal address is 610 South Vine Street, Denver, CO 80209 of the County of Denver and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **One Million One Hundred Thousand Dollars and No Cents (\$1,100,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the City and County of Denver and State of Colorado described as follows:

Lots 3 and 4, Block 30,
BROADWAY HEIGHTS - SECOND FILING,
City and County of Denver, State of Colorado

also known by street address as: 610 South Vine Street, Denver, CO 80209

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the Grantee's heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree that the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a).

2020 taxes and all subsequent years and the attached exceptions to title, if any.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

The Benderly Family Trust, U/A dated December 17, 2014

By: [Signature]
Sean Benderly, Trustee

By: [Signature]
Erin E. Benderly, Trustee

State of Colorado
County of Denver

The foregoing instrument was acknowledged before me this 7th day of February, 2020 by Sean Benderly and Erin E. Benderly as Trustees of The Benderly Family Trust, U/A dated December 17, 2014.

[Signature]
Notary Public:
My Commission Expires: 10.4.2022

