**COMMUNITY PLANNING & DEVELOPMENT** 



**REZONING GUIDE** 

ADU Rezoning Application Page 1 of 4

### Accessory Dwelling Unit Zone Map Amendment (Rezoning) -Application

| <b>PROPERTY OWNER</b>   | INFORMATION*  |                                    |                | PROPERTY OWNER(S) REPRESENTATIVE**   |
|---|---|------------------------------------|----------------|--|
|   | CONTACT FOR APPLICATION   |                                    |                | CHECK IF POINT OF CONTACT FOR APPLICATION  |
| Property Owner Name   | TORY & SHAE PA  | TNOE                               |                | Representative Name  |
| Address   | 4124 E 18th AVE   |                                    | - [            | Address  |
| City, State, Zip  | DENVER, CO 8022   | D                                  | - [            | City, State, Zip   |
| Telephone   | 303-905-6987  |                                    | F              | Telephone  |
| Email   | shae.patnoe@gma   | il.com                             |                | Email  |
| by owners (or authorized r                                    | mendment applications must be<br>representatives) of at least 51% c<br>ect to the rezoning. See page 4. | e initiated<br>f the tota <b>l</b> | +<br>!         | **Property owner shall provide a written letter authorizing the repre-<br>sentative to act on his/her beha <b>lf</b> . |
| SUBJECT PROPERTY  | Y INFORMATION   |                                    |                |  |
| Location (address):   |   | 412                                |                | f E, 18th Ave  |
| Assessor's Parcel Numbers                                     | ;;<br>;   | 013                                | 31             | 314030000  |
| Area in Acres or Square Fe                                    | et:   | 0.2                                | Αc             | res - DR-8744 Sf<br>U-C  |
| Current Zone District(s):                                     |   | U-                                 | S              | U-C  |
| PROPOSAL  |   |                                    |                |  |
| Proposed Zone District:                                       |   | U                                  | -              | SU-CI  |
| PRE-APPLICATION   | INFORMATION   |                                    |                |  |
| Did you have a pre-applica<br>ment Services Residential       | ation meeting with Develop-<br>Team?  |                                    |                | s, state the meeting date<br>, describe why not  |
| Did you contact the City C<br>ing this app <b>l</b> ication ? | ouncil District Office regard-  | Yes - i                            | if ye<br>f no, | s, state date and method UNE 9, 2021<br>, describe why not (in outreach attachment) Email                              |

Last updated: November 10, 2020

#### Return completed form to rezoning@denvergov.org

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## **REZONING GUIDE**

ADU Rezoning Application Page 2 of 4

| <b>REVIEW CRITERIA -</b><br>NEXT TO EACH CRITERI  | AFFIRM THE PROPOSED ADU REZONING COMPLIES WITH THE CRITERIA BELOW BY CHECKING THE BOX<br>ON  |  |  |  |  |
|---|--|--|--|--|--|
|   | Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.   |  |  |  |  |
|   | <b>Denver Comprehensive Plan 2040</b><br>The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040,<br>including:   |  |  |  |  |
| General Review Crite-<br>ria: The proposal must   | • 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.         |  |  |  |  |
| comply with all of the<br>general review criteria.<br>(Check box to the right<br>to affirm)<br>DZC Sec. 12.4.10.7 | • 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.   |  |  |  |  |
| DEC Sec. 12.4.10.7  | <b>Blueprint Denver</b><br>The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and<br>strategies in <b>Blueprint Denver</b> , including:   |  |  |  |  |
|   | <ul> <li>Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.</li> <li>Neighborhood/ Small Area Plan (list all, if applicable): East Area Plan</li> </ul>   |  |  |  |  |
|   |  |  |  |  |  |
| General Review Crite-<br>ria: The proposal must<br>comply with all of the   | 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.  |  |  |  |  |
| generál review criteria.<br>(Check boxes to affirm)<br>DZC Sec. 12.4.10.7   | Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.         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). |  |  |  |  |

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# **REZONING GUIDE**

### ADU Rezoning Application Page 3 of 4

|  | Justifying Circumstances - One of the following circumstances exists:<br>Since the date of the approval of the existing Zone District, there has been a change to such a degree that the<br>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,   |
| Additional Review Cri-   | b. A City adopted plan; or  |
| teria for Non-Legislative<br>Rezonings: The proposa  | c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.   |
| must comply with both<br>of the additional review<br>criteria.                                   | The proposed map amendment application identifies the adoption of <b>Blueprint Denver</b> as the Justifying Circumstance.<br>As discussed above, <b>Blueprint Denver</b> specifically recommends the city diversify housing choice through the expansion<br>of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the exist-<br>ing_zone districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.   |
| DZC Sec. 12.4.10.8   | The proposed official map amendment is consistent with the description of the applicable neighbor-<br>hood 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 $V-SV-C1$ Zone District.  |
| REQUIRED ATTACHI   | MENTS   |
| Please check boxes below   | to affirm the following required attachments are submitted with this rezoning application:  |
| org/content/denverg<br>Proof of Ownership D<br>cation, such as (a) Ass<br>tion date. If the owne | subject property(s). <b>Submit as a separate Microsoft Word document.</b> View guidelines at: https://www.denvergov.<br>ov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html<br>ocument (e.g. Assessor's record, property deed, etc). Proof of ownership for each property owner signing the appli-<br>sessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to applica-<br>r is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This<br>olutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City |
| ADDITIONAL ATTAC   | CHMENTS (IF APPLICABLE)   |
|  | ying additional attachments provided with this application (note that more information may be required. Please<br>lication/case manager planner prior to submittal.):   |
| Written Authorization  | f available)<br>any outreach to City Council office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors.<br>n to Represent Property Owner(s) (if applicable)<br>ion 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   |
| Please list any other additi   | onal attachments:   |
|  |   |

201 W. Colfax Ave., Dept. 205 Denver, CO 80202



## **REZONING GUIDE**

**ADU Rezoning Application Page 4 of 4** 

#### 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)<br>(please type or print<br>legibly) | Property Address<br>City, State, Zip<br>Phone<br>Email                                     | Property<br>Owner In-<br>terest % of<br>the Area of<br>the Zone<br>Lots to Be<br>Rezoned | Please sign below as<br>an indication of your<br>consent to the above<br>certification state-<br>ment | Date     | Indicate the<br>type of owner-<br>ship documen-<br>tation provided:<br>(A) Assessor's<br>record, (B) war-<br>ranty deed, (C)<br>title policy or<br>commitment,<br>or (D) other as<br>approved | Has the<br>owner au-<br>thorized a<br>represen-<br>tative in<br>writing?<br>(YES/NO) |
|---|--|--|---|----------|---|--|
| <b>EXAMPLE</b><br>John Alan Smith and<br>Josie Q. Smith     | 123 Sesame Street<br>Denver, CO 80202<br>(303) 555-5555<br>sample@sample.gov               | 100%   | John Alan Smith<br>Josie Q. Smith   | 01/01/12 | (A)   | YES  |
| Tory Patnoe<br>Shae L. Patnoe                               | 4124 E. 18 <sup>th</sup> Ave<br>Denver, CO 80220<br>(303)905-6987<br>shae.patnoe@gmail.com | (00%   | Heref Rotnoe  | 7/4/zozj | B   | No   |
|   |  |  |   |          |   |  |
|   |  |  |   |          |   |  |

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#### 9900083428 1999/05/10 12:47:24 1/ 1 WD DENVER COUNTY CLERK AND RECORDER 6.00 8.69 JCZ

WARRANTY DEED

day of April



of the City and County of Denver and State of Colorado

grantor, and Tory Patnoe

THIS DEED, Made this 28th

between Della M. Buczek

whose legal address is 4124 East 18th Avenue, Denver, CO 80220

of the City and County of Denver and State of Colorado , grantee: WITNESSETH, That the grantor, for and in consideration of the sum of ONE HUNDRED SEVENTY THREE THOUSAND SEVEN HUNDRED FIFTY AND NO/100------

,19 99,

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, 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 , and State of Colorado, described as follows:

Lots 10 to 12 and the East 1/2 of Lot 9, Block 23, Albion Subdivision of Lot 4, Block 23, Hartman's Addition to Denver, and North 1/2 of vacated alley South of and adjoining said Lots 10 and the East 1/2 of Lot 9; and South 1/2 vacated alley North of and adjoining said Lot 12; and North 1/2 of vacated alley in Sanguinette's Resubdivision of Lots 1, 2 and 3, Block 23, Hartman's Addition to Denver South of and adjoining said Lots 11 and 12, according to the recorded plats thereof,

City and County of Denver, State of Colorado

#### DOC FEE \$8.69 RECORDED

also known by street and number as 4124 East 18th Avenue, Denver, CO 80220

**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, 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, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a lien but not yet due or payable, easements, restrictions, reservations, covenants and rights-of-way of record, if any.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. IN WITNESSWHEREOF, the grantor has executed this deed on the date set forth above.

Buchek Della M/ hulle Charles F. Buczek, Attorney-in-fact

| STATE OF COLORADO )  |
|--|
| COUNTY OF DENVER )   |
| The foregoing instrument was acknowledged before me this 28th day of April , 1999, by<br>Charles F. Buczek as attorney in fact for Della M. Buczek<br>My Commission expires: May 4, 2000 |
| My Commission expires: May 4, 2000<br>MORELL<br>Notary Public<br>Notary Public   |

WARRANTY DEED (for Photographic Record) (ASSUMPWD)



| Recorded the  | day of  | , at  | o'clockm.                |
|---|---|---|--------------------------|
| песерсалы п   | Recorder  | by  | ·····                    |
|   | QUII CLA  | AIM DEED  |                          |
| THIS DEED, Made this d<br>TORY PATNOE   | day of <b>July 20, 2005</b>   | ······································  | ,                        |
| IUNI FAINT  |   |   |                          |
|   |   |   |                          |
|   |   |   |                          |
|   |   |   |                          |
| hereby sells and quite  | claims to   | ND OTHER GOOD AND VALUABLE CONSID   | ERATION *** in hand paid |
| TORY PATNOE AND   |   |   |                          |
|   |   |   |                          |
|   |   |   |                          |
| eventee not in tenance  | y in common, but in joint tena  | ······································  |                          |
| 4124 EAST 18TH A  | VENUE, DENVER, CO 802;  | 20  | ···                      |
| City of <b>DENVER</b><br>real property in the <u>C</u>  | , County of <u>DENVER</u><br>ITY AND , County of D  | , State of <b>COLORADO</b>  | , the following          |
| LOTS 10 TO 12 AN  | D THE EAST 1/2 OF LOT   | 9, BLOCK 23, ALBION SUB   | DIVISION OF LOT 4        |
| AND ADJOINING SA  | ID LOTS 10 AND THE EAS  | R, AND NORTH 1/2 OF VACA<br>ST 1/2 OF LOT 9; AND SOU  | TH 1/2 VACATED           |
| ALLEY NORTH OF A  | ND ADJOINING SAID LOT   | 12; AND NORTH 1/2 OF VA<br>,2,3, BLOCK 23, HARTMAN  | CATED ALLEY IN           |
| DENVER SOUTH OF 2   | AND ADJOINING SAID LOT  | TS 11 AND 12, ACCORDING   | TO THE RECORDED          |
| PLATS THEREOF, 1  | EXCEPT THE NORTH 10 FE  | EET OF LOT 11, BLOCK 23,  | ALBION                   |
| RE-SUBDIVISION O  | F LOT 4, BLOCK 23, HAI  | RTMAN'S ADDITION TO DENV  | TTY AND                  |
| COUNTY OF DENVER  | , STATE OF COLORADO   | RTMAN'S ADDITION TO DENV  |                          |
| COUNTY OF DENVER<br>also known as street ar<br>NGETHER with all its a   | ., STATE OF COLORADO<br>nd number 4124 EAST 18TH<br>appurtenances.  | H AVENUE DENVER CO 80220  |                          |
| COUNTY OF DENVER<br>also known as street ar<br>NGETHER with all its a<br>The singular number sha  | ., STATE OF COLORADO<br>nd number 4124 EAST 18TH<br>appurtenances.  | H AVENUE DENVER CO 80220  |                          |
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| COUNTY OF DENVER<br>also known as street ar<br>ICGETHER with all its a<br>the singular number sha<br>be applicable to all ge<br>TORY PATNOE   | , STATE OF COLORADO<br>nd number 4124 EAST 18TH<br>appurtenances.<br>all include the plural, the plu                                    | H AVENUE DENVER CO 80220  |                          |
| COUNTY OF DENVER<br>also known as street ar<br>INGETHER with all its a<br>the singular number sha<br>applicable to all ge   | , STATE OF COLORADO<br>nd number 4124 EAST 18TH<br>appurtenances.<br>all include the plural, the plu-<br>enders. Signed as of the day a | H AVENUE DENVER CO 80220  |                          |
| COUNTY OF DENVER<br>also known as street ar<br>IOGETHER with all its a<br>the singular number sha<br>be applicable to all ge<br>TORY PATNOE<br>TORY PATNOE<br>State of <u>COLORADO</u><br>County of <u>DENVER</u><br>The foregoing inst   | <pre>, STATE OF COLORADO nd number 4124 EAST 18TF appurtenances. all include the plural, the plu enders. Signed as of the day a</pre>   | H AVENUE DENVER CO 80220  | any gender shall         |
| COUNTY OF DENVER<br>also known as street ar<br>INCETHER with all its a<br>the singular number sha<br>be applicable to all ge<br>TORY PATNOE<br>TORY PATNOE  | <pre>, STATE OF COLORADO nd number 4124 EAST 18TF appurtenances. all include the plural, the plu enders. Signed as of the day a</pre>   | H AVENUE DENVER CO 80220<br>lural the singular, and the use of<br>and year first above written. | any gender shall         |
| COUNTY OF DENVER<br>also known as street ar<br>IOGETHER with all its a<br>the singular number sha<br>be applicable to all ge<br>TORY PATNOE<br>TORY PATNOE<br>State of <u>COLORADO</u><br>County of <u>DENVER</u><br>The foregoing inst   | <pre>, STATE OF COLORADO nd number 4124 EAST 18TF appurtenances. all include the plural, the plue enders. Signed as of the day a</pre>  | H AVENUE DENVER CO 80220<br>lural the singular, and the use of<br>and year first above written. | any gender shall         |
| COUNTY OF DENVER<br>also known as street ar<br>incerner with all its a<br>the singular number sha<br>be applicable to all ge<br>to applicable to applicable t                  | <pre>, STATE OF COLORADO nd number 4124 EAST 18TF appurtenances. all include the plural, the plue enders. Signed as of the day a</pre>  | e me this day of <u>July 20, 20</u>   | any gender shall         |
| COUNTY OF DENVER<br>also known as street ar<br>incerner with all its a<br>the singular number sha<br>be applicable to all ge<br>applicable to all ge<br>to applicable to applicable | <pre>, STATE OF COLORADO nd number 4124 EAST 18TF appurtenances. all include the plural, the plue enders. Signed as of the day a</pre>  | H AVENUE DENVER CO 80220<br>lural the singular, and the use of<br>and year first above written. | any gender shall         |
| COUNTY OF DENVER<br>also known as street ar<br>incerner with all its a<br>the singular number sha<br>be applicable to all ge<br>applicable to all ge<br>to applicable to applicable | <pre>, STATE OF COLORADO nd number 4124 EAST 18TF appurtenances. all include the plural, the plue nders. Signed as of the day a</pre>   | e me this day of <u>July 20, 20</u>   | any gender shall         |



## **Property Legal Description**

Survey Plat of a portion of the SW ¼ of Section 31, Township 3 South, Range 67 West of the 6th P.M

LOTS 10 TO 12 AND THE EAST ½ OF LOT 9, BLOCK 23, ALBION SUBDIVISION OF LOT 4, BLOCK 23, HARTMAN'S ADDITION TO DENVER, AND THE NORTH ½ OF VACATED ALLEY SOUTH OF AND ADJOINING SAID LOTS 10 AND THE EAST ½ OF LOT 9; AND SOUTH ½ VACATED ALLEY NORTH OF AND ADJOINING SAID LOT 12; AND NORTH ½ OF VACATED ALLEY IN SANGUINETTE'S RESUBDIVISION OF LOTS 1,2 AND 3, BLOCK 23 HARTMAN'S ADDITION TO DENVER SOUTH OF AND ADJOINING SAID LOTS 11 AND 12, ACCORDING TO THE RECORDED PLATS THEREOF, EXCEPTING THE NORTH 10 FEET OF LOT 11, BLOCK 23, ALBION SUBDIVISION OF LOT 4, HARTMAN'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.