



## REQUEST FOR SIMULTANEOUS ZONING CODE AND BUILDING CODE REVIEW

To the Building Official, Community Planning and Development, regarding a project located at

\_\_\_\_\_ with a log number of \_\_\_\_\_  
(Project address) (Log number to be provided by CPD staff)

I certify that to the best of my knowledge, information, and belief, the plans and any calculations or computations accompanying the application for the above log number, are in accordance with the requirements of the Zoning Code of the City of Denver, Denver Building and Fire Code and all other applicable laws and ordinances. I also acknowledge that the owner, developer, architect, engineer and any other responsible representative working on this project understands that any cost above and beyond the normal plan review process will be paid for by the development team. If the project is denied by either the Commercial Zoning review team or the Building Code review team and the project is not able to proceed, I acknowledge that all plan review fees, building permit fees, and zoning permit fees are still due and are the sole responsibility of the development team.

### Projects that are not eligible for simultaneous review

If any of the below are found to apply to the project after the project is logged in for simultaneous review, a simultaneous review will not be conducted. The project will either go through a standalone review by the Commercial Zoning team or returned if the use is not permitted.

- The project proposes a use that is not permitted within the subject property's zone district.
- The project does not meet any applicable use limitations according to the subject property's zone district.
- The project is subject to adopted urban design standards and guidelines or is part of a design review district (unless the project is a tenant finish or change of use with no exterior improvements).
- The project is part of a Site Development Plan currently under review (these projects are only allowed to do a simultaneous review upon approval of the Project Coordinator).
- The project is either a designated Denver Landmark or is located with a Landmark/Historic District (unless the project is a tenant finish or change of use with no exterior improvements).
- The project proposes a use that is subject to special review (e.g., Zoning Permit subject to Informational Notice [ZPIN], Zoning Permit subject to Special Exception Review [ZPSE], a variance or administrative review) under either Former Chapter 59 or the Denver Zoning Code.

I acknowledge that I have the authority to submit the information in this application on behalf of the project located at (project address) \_\_\_\_\_, and that the information provided in and attached with this application is true and reliable. By submitting this affidavit, the registered design professional is taking responsibility for having verified that these conditions are in place and the applicable criteria has been met. If it is found that the criteria are not applicable, the building code review shall not progress until the zoning review has been completed.

\_\_\_\_\_  
Registered Design Professional in charge (print name) (signature)

\_\_\_\_\_  
License/Registration Number Date

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone Email