



Parkway Exception Request

Project Address:		Date:	
Impacted Parkway:			
Project Description:			

Contact Information (If different than owner):

Contact:		Company Name:		
Address:			City/Town:	
State:		Zip Code:		Telephone #:
E-mail:				

Owner Information:

Name:				
Address:			City/Town:	
State:		Zip Code:		Telephone #:
E-mail:				

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Under exceptional and unusual circumstances, the Manager of Parks and Recreation may undertake an administrative review that may result in the adjustment of the established parkway setback for a parcel or lot. The owner of said parcel or lot shall provide compelling evidence that the following criteria are applicable or can be satisfied with response to proposed development or redevelopment of the lot or parcel located along the parkway. **Please review these criteria and prepare a response that clearly addresses these criteria.**

Must meet ONE of the following (Please indicate which one is met by checking the box and provide a narrative, please use additional sheets if necessary):

The lot or parcel does not have a building envelope of sufficient size to be reasonably developed under the applicable zoning:

Special problems with the configuration, layout, grade or access of the lot or parcel prevent the reasonable design or placement of a building on the site

Location of existing and desirable trees or other important geological or historic features on or near the site warrant adjusting the location of the proposed building on the parcel or lot:

Must meet BOTH of the following:

1. Describe how the setback proposed is reasonably consistent with the setback of other buildings along the parkway.

2. Describe how the setback proposed will not have an unacceptable negative impact on the adjoining private property or on the parkway.

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Submittal Requirements:

- 1) Completed application with signature
- 2) Site plan
 - a. Call out property line
 - b. Call out parkway setback line (from property line). Please see Attachment (A) of the Parkways Building Line Restriction Policy document
- 3) Additional response sheets (if applicable)
- 4) Map of the subject property
- 5) Photos of subject property
- 6) If fence request, please provide fence detail calling out materials, height and width.

Application materials can be e-mailed to parkways@denvergov.org or sent to 201 W. Colfax Ave.

Certification

I certify the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this parkway exception request application, I am acting with the knowledge, consent and authority of the owners of the property (including all owners having a legal or equitable interest in the real property) without whose consent and authority the requested action should not lawfully be accomplished.

Printed Name: _____

Address: _____

Telephone: _____

Signature: _____