

## 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	M&T Bryant Construction and	Representative Name	Robin Bryant
Address	1327 S. Akron Way	Address	1327 S. Akron Way
City, State, Zip	Denver, CO 80247	City, State, Zip	Denver, CO 80247
Telephone	720-275-0945	Telephone	720-581-0773
Email	markatwisdom@hotmail	Email	robin@landbuildcommunity
<p>*If More Than One Property Owner:            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>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</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):	14400 E. Andrews Dr., 14422 E. Andrews Dr., 14421 E. Elk Dr., 14419 E. Elk Dr., and 14403 E. Elk Dr. Denver, CO 80239		
Assessor's Parcel Numbers:	00192-00-046-000		
Area in Acres or Square Feet:	4.35		
Current Zone District(s):	S-SU-D		
PROPOSAL			
Proposed Zone District:	S-RH-2.5		

# REZONING GUIDE

Rezoning Application Page 2 of 3



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 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. 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 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>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 checked="" type="checkbox"/> 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:</p> <p style="margin-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or</p> <p style="margin-left: 20px;">b. A City adopted plan; or</p> <p style="margin-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</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. Please provide an attachment describing the justifying circumstance.</p> <p><input checked="" 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. 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:	
<p><input checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format)</p> <p><input checked="" type="checkbox"/> Proof of Ownership Document(s)</p> <p><input checked="" type="checkbox"/> Review Criteria, as identified above</p>	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<p><input checked="" type="checkbox"/> Written Authorization to Represent Property Owner(s)</p> <p><input checked="" type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity</p>	
Please list any additional attachments:	
<ol style="list-style-type: none"> <li>1. Exhibit F - List of Community Partnerships and Planned Educational Workshops.</li> <li>2. Exhibit G - Community Support Letters.</li> <li>3. Exhibit H - Site Plan Current and Proposed (Aerial View).</li> </ol>	

**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
M&T BRYANT CONSTRUCTION AND INSPECTION SERVICES, LLC. MARK BRYANT	14400 E. Andrews Dr. Denver, CO 80239 (720) 275-0945 markatwisdom@hotmail.com	100%	<i>Mark Bryant</i>	11/18/19	<b>A</b>	Yes
M&T BRYANT CONSTRUCTION AND INSPECTION SERVICES, LLC. MARK BRYANT	14422 E. Andrews Dr. Denver, CO 80239 (720) 275-0945 markatwisdom@hotmail.com	100%	<i>Mark Bryant</i>	11/18/19	<b>A</b>	Yes
M&T BRYANT CONSTRUCTION AND INSPECTION SERVICES, LLC. MARK BRYANT	14421 E. Elk Dr. Denver, CO 80239 (720) 275-0945 markatwisdom@hotmail.com	100%	<i>Mark Bryant</i>	11/18/19	<b>A</b>	Yes
M&T BRYANT CONSTRUCTION AND INSPECTION SERVICES, LLC. MARK BRYANT	14419 E. Elk Dr. Denver, CO 80239 (720) 275-0945 markatwisdom@hotmail.com	100%	<i>Mark Bryant</i>	11/18/19	<b>A</b>	Yes
M&T BRYANT CONSTRUCTION AND INSPECTION SERVICES, LLC. MARK BRYANT	14408 E. Elk Dr. Denver, CO 80239 (720) 275-0945 markatwisdom@hotmail.com	100%	<i>Mark Bryant</i>	11/18/19	<b>A</b>	Yes

Last updated: May 24, 2018

Return completed form to rezoning@denvergov.org

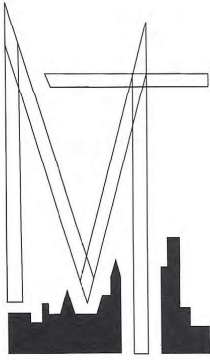
201 W. Colfax Ave., Dept. 205

Denver, CO 80202

720-865-2974 • rezoning@denvergov.org

EXHIBIT A  
Letter of Authorization





**M&T BRYANT**

*Construction and Inspection Services LLC*

P.O. Box 371135

Denver, Colorado 80237

720-275-0945

markatwisdom@hotmail.com

November 18, 2019

Mrs. Robin Bryant  
Land Build Community Developers LLC  
1327 South Akron Way  
Denver, Colorado 80247  
[robin@landbuildcommunitydevelopers.com](mailto:robin@landbuildcommunitydevelopers.com)

Dear Robin,

This letter serves as authorization for Land Build Community Developers LLC to act on behalf of, and represent M&T Bryant Construction and Inspection Services LLC for the purpose of submitting and processing the rezoning application for the properties located at 14400 East Andrews Drive, 14422 East Andrews Drive, 14421 Elk Drive, 14419 Elk Drive, 14408 Elk Drive in Denver, Colorado.

Sincerely,

By: Mark Bryant 11-18-2019  
Authorized Signor/Owner date

EXHIBIT B

Proof Of Ownership Assessors Record

# 14400 E ANDREWS DR

**Owner** M & T BRYANT CONSTRUCTION AND  
1327 S AKRON WAY  
DENVER , CO 80247-2252

**Schedule Number** 00192-00-046-000

**Legal Description** S19 3S 66W PT NW/4 BEG SE COR L26 B6 VISTAS (REC 2016092343 "ZONE LOT 1") DAF \*

**Property Type**

**Tax District** DENV

## Print Summary

### Property Description

<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	189,962	<b>Zoned As:</b>	S-SU-D

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

### Current Year

Actual	Assessed	Exempt
Land	\$1,078,900	\$312,880 \$0
Improvements	\$0	\$0
Total	\$1,078,900	\$312,880

### Prior Year

Actual	Assessed	Exempt
Land	\$944,000	\$273,760 \$0
Improvements	\$0	\$0
Total	\$944,000	\$273,760

### Real Estates Property Taxes for current tax year

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid			7/11/2019
Original Tax Levy	\$10,589.73	\$10,589.72	\$21,179.45
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$317.69	\$317.69	\$635.38
Paid	\$10,907.42	\$10,907.41	\$21,814.83
Due	\$0.00	\$0.00	\$0.00

#### Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N	Scheduled to be Paid by Mortgage Company ⓘ	N
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: \$21,116.20

#### Assessed Value for the current tax year

Assessed Land	\$273,760.00	Assessed Improvements	\$0.00
Exemption	\$0.00	Total Assessed Value	\$273,760.00

EXHIBIT C

Statement of Authority

Certificate of Good Standing

Statement of Address Correction



STATEMENT OF AUTHORITY

- 1. This Statement of Authority relates to an entity named M&T Bryant Construction and Inspection Services LLC, a Colorado limited liability company, and is executed on behalf of the entity pursuant to the provisions of C.R.S. §38-30-172.
- 2. The name of the entity is: M&T Bryant Construction and Inspection Services LLC
- 3. The entity is a: LLC
- 4. The mailing address for the entity is: PO Box 371135, Denver, CO 80237
- 5. The name(s) of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity are: Mark Anthony Bryant, Manager
- 6. The authority of the foregoing person(s) is: not limited
- 7. Other matters concerning the manner in which the entity deals with interests in real property: NONE

Executed this 23rd day of October, 2015, by:

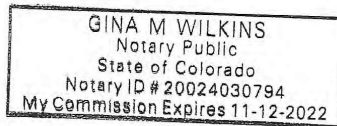
*Mark Anthony Bryant*  
 Printed Name: Mark Anthony Bryant  
 Title: Manager

\_\_\_\_\_

STATE OF COLORADO            )  
   ) ss.  
 COUNTY OF Denver            )

The foregoing instrument was acknowledged before me this 23rd day of October, 2015, by Mark Anthony Bryant as Manager of M&T Bryant Construction and Inspection Services LLC.

Witness my hand and official seal.



*[Signature]*  
 \_\_\_\_\_  
 Notary Public  
 My commission expires: 11-12-2022

OFFICE OF THE SECRETARY OF STATE  
OF THE STATE OF COLORADO

**CERTIFICATE OF FACT OF GOOD STANDING**

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

M&T Bryant Construction and Inspection Services LLC

is a

Limited Liability Company

formed or registered on 03/09/2015 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20151171009 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 09/20/2019 that have been posted, and by documents delivered to this office electronically through 09/23/2019 @ 12:33:46 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 09/23/2019 @ 12:33:46 in accordance with applicable law. This certificate is assigned Confirmation Number 11815065 .



*Jena Griswold*

Secretary of State of the State of Colorado

\*\*\*\*\*End of Certificate\*\*\*\*\*  
*Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."*



Colorado Secretary of State  
 Date and Time: 04/30/2019 08:46 AM  
 ID Number: 20151171009

Document must be filed electronically.  
 Paper documents are not accepted.  
 Fees & forms are subject to change.  
 For more information or to print copies  
 of filed documents, visit [www.sos.state.co.us](http://www.sos.state.co.us).

Document number: 20191371089  
 Amount Paid: \$10.00

ABOVE SPACE FOR OFFICE USE ONLY

**Statement of Correction**  
**Correcting the Principal Office Address**  
 filed pursuant to § 7-90-305 of the Colorado Revised Statutes (C.R.S.)

1. The entity ID number and the entity name, or, if the entity does not have an entity name, the true name are

Entity ID number 20151171009  
(Colorado Secretary of State ID number)

Entity name or True name M&T Bryant Construction and Inspection Services LLC

2. The document number of the filed document that is corrected is 20181416274

3. The principal office address as stated in the document identified above is incorrect.

Such address, as corrected, is

Street address 1327 South Akron Way  
(Street number and name)

Denver CO 80247  
(City) (State) (ZIP/Postal Code)

United States  
(Country)

Mailing address  
 (leave blank if same as street address) (Street number and name or Post Office Box information)

(City) (State) (ZIP/Postal Code)

(Province - if applicable) (Country)

4. (If applicable, adopt the following statement by marking the box and include an attachment.)

This document contains additional information as provided by law.

**Notice:**

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that such document is such individual's act and deed, or that such individual in good faith believes such document is the act and deed of the person on whose behalf such individual is causing such document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S. and, if applicable, the constituent documents and the organic statutes, and that such individual in good faith believes the facts stated in such document are true and such document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is identified in this document as one who has caused it to be delivered.

5. The true name and mailing address of the individual causing this document to be delivered for filing are

Bryant	Mark		
<small>(Last)</small>	<small>(First)</small>	<small>(Middle)</small>	<small>(Suffix)</small>
1327 South Akron Way			
<small>(Street number and name or Post Office Box information)</small>			
Denver	CO	80247	
<small>(City)</small>	<small>(State)</small>	<small>(Zip/Postal Code)</small>	
	United States		
<small>(Province – if applicable)</small>	<small>(Country)</small>		

*(If applicable, adopt the following statement by marking the box and include an attachment.)*

This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

**Disclaimer:**

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

## LEGAL DESCRIPTION

14400 E. ANDREWS DR., 14422 E. ANDREWS DR., 14408 E. Elk DR.,  
14421 E. Elk DR., 14419 E. ELK DR.  
DENVER, COLORADO 80239

EXHIBIT"A"

LEGAL DESCRIPTION

THAT PORTION OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2015064245 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER AND LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P .M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONSIDERING THE 20-FOOT RANGE LINE LOCATED IN ELK DRIVE BETWEEN TOW FOUND 2.25• DIAMETER ALUMINUM CAPS STAMPED LS 32439 IN RANGE BOXES TO BEAR N 68° 07' 19° E, 433.23 FEET, WITHA LL BEARINGS CONTAINED HEREIN RELATIVE THERETO. BEGINNING AT SOUTHEAST CORNER OF LOT 26, BLOCK 6, THE VISTAS, AS RECORDED UNDER RECEPTION NO. 9700092855. SAID POINT OF BEGINNING ALSO BEING THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2015064245 AND BEING ON THE NORTHWESTERLY RIGHT-OF-WAY OF ELK DRIVE; THENCE ALONG THE FOLLOWING FIVE (5) COURSES ALONG THE EASTERLY AND NORTHERLY BOUNDARIES OF SAID BLOCK 6, THE VISTAS;

1. THENCE N 21° 49'47"W,85.20FEET;
2. THENCE N 70° 45' 07" W, 86.07 FEET;
3. THENCE N 68° 29' 28" W. 80.31 FEET;
4. THENCE N 27° 44' 56" E, 485.68 FEET;
5. THENCE N 47°15' 15" E. 80.12 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 6, THE VISTAS AND A POINT ON THE SOUTHWESTERLY RIGHT-OF WAY OF EAST ANDREWS DRIVE; THENCE S 42° 44' 35• E, 465.27 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF EAST ANDREWS DRIVE; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF EAST ANDREWS DRIVE 69.11 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A



RADIUS OF 550.04 FEET, A CENTRAL ANGLE OF 07° 11' 57", AND SUBTENDED BY A CHORD BEARING S 39° 11' 43" E, 69.07 FEET;  
THENCE 51.16 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 97° 42' 42", AND SUBTENDED BY A CHORD BEARING S 13° 21' 37" W, 45.18 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF ELK DRIVE;  
THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF ELK DRIVE 48.82 FEET ON AN ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 05° 53' 22". AND SUBTENDED BY A CHORD BEARING S 65° 11' 23" W, 48.80 FEET; THENCE S 68° 07' 11" W. 170.56 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF ELK DRIVE;  
THENCE N 21° 52' 49" W, 120.00 FEET;  
THENCE S 68° 07' 11" W, 150.00 FEET; THENCE S 21° 52' 49" E, 120.00 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY OF ELK DRIVE;  
THENCE S 68° 07' 11" W; 112.66 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF ELK DRIVE TO THE POINT OF BEGINNING. CITY AND COUNTY OF DENVER.  
STATE  
OF COLORADO.

## EXHIBIT E

### Description of Consistency with Adopted City Plans

#### ZONING INFORMATION:

Current Zoning: S-SU-D

Proposed Zoning: S-RH-2.5

#### **Criteria for Review / Staff Evaluation**

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

#### **DZC Section 12.4.10.7**

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

#### **DZC Section 12.4.10.8**

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent

The Property is a part of the Montbello Neighborhood, which falls under the following adopted plans:

1. Denver Comprehensive Plan 2040
2. Blueprint Denver 2019
3. Far Northeast Neighborhoods Plan 2019

#### **Statement of Consistency with Adopted City Plans:**

1 The proposed map amendment is consistent with many objectives of **Denver Comprehensive Plan 2040** including:

Vision Element- "Equitable, Affordable, and Inclusive"

GOAL: Goal 2 "**Build housing as a continuum to serve residents across a range of incomes, ages and needs**"

**Strategy**:

- A. *"Create a greater mix of housing options in every neighborhood for all individuals and families and increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments"*

Rezoning approval from S-SU-D to S-RH-2.5 will allow us to complete Phases 2-4 of Project 14400 E. Andrews, which will consist of 46 units, inclusive of *single-family homes, duplexes and row houses*, all 3 bedrooms, 2-3 baths (“a mix of housing options with multiple bedrooms in a multifamily development”).

Vision Element- “Equitable, Affordable, and Inclusive”

GOAL: Goal 3 “**Develop housing that is affordable to residents of all income levels.**”

**Strategies:**

A. Maximize and ensure the long-term sustainability of city funding sources for workforce and affordable housing.

B. Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit.

D. Develop and promote programs to help individuals and families, especially those most vulnerable to displacement, access affordable housing.

The authors of this project intend to work with DEDO as well as, Elevation Land trust to ensure the affordable component of this project has long term sustainability in providing affordable housing.

Vision Element- “Equitable, Affordable, and Inclusive”

GOAL: Goal 5 “**Reduce the involuntary displacement of residents and businesses**”

**Strategies:**

A. Advance a comprehensive approach to mitigating involuntary displacement that includes expanding economic mobility, creating new affordable housing and preserving existing affordability.

This project will strive to employ workers within the community of Montbello by using onsite job interviews and banners/fliers advertising “We’re hiring”.

Vision Element- “Economically Diverse and Vibrant”

GOAL: Goal 2 “**Grown a strong, diversified economy**”

**Strategies:**

D. Ensure a broad range of jobs to align with the skills and interests of local residents

Vision Element- “Economically Diverse and Vibrant”

GOAL: Goal 4 “**Ensure Denver has a productive, educated, competitive and knowledgeable workforce**”

**Strategies:**

3. The proposed map amendment is consistent with many objectives of the Far Northeast Neighborhood Initiative Plan.

**LU-22. Promote residential building forms, types and sizes that create housing diversity and choice, including Accessory Dwelling Units (ADUs).**

22.2. Evaluate re-zonings on their ability to create housing affordability through increased density and building form diversity, (including Accessory Dwelling Units) along with the rezoning criteria required by the Denver Zoning Code.

**Recommendations:**

**LU-1. Maintain the uses, development patterns and character of established residential areas.**

1.1.b Allow lots with embedded institutional uses, such as schools and churches, to transition to low/medium residential if the institutional use leaves, provided that the new uses are appropriately scaled to the surrounding neighborhood and designed so as to minimize impacts to neighborhood character.

**LU-23. Promote first-time home buyer, money management and financial literacy programs to help house-holds access and maintain housing.**

\*See our Exhibit E, which supports this recommendation

**LU-21. Encourage affordable housing in mixed-income developments that appeal to households of various sizes and income levels.**

21.1. Promote affordable housing developments along high-density, mixed-use corridors and centers, and in locations near transit and employment.

b. Projects should reflect existing neighborhood form, context, and materials; incorporate community architectural features, and utilize products and materials that are sustainable and long-lasting

Project 14400 E. Andrews Dr. incorporates many of the recommendations and vision of the Far Northeast NPI. Our project does include a mix of Single Family, Duplex, and Row house units, with the possibility of some units being offered as rentals.

## **SECTION 2 – UNIFORMITY OF DISTRICT REGULATIONS**

The proposed map amendment to S-RH-2.5, would result in the uniform application of the zone district building form, use, and design regulations.

## **SECTION 3 – PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE**

The proposed official map amendment furthers the public health, safety, and general welfare of the City through the implementation of the City's adopted plans.

In addition, the map amendment improves public health, safety, and general welfare through the creation of a viable multifamily neighborhood. This new residential subdivision will bring new healthy attitudes and living to a community that has not seen new construction in years. This community will cultivate a desire for a safe neighborhood, and the need to guard and protect the general welfare of all within its sphere of influence.

## **SECTION 4 – DESCRIPTION OF JUSTIFYING CIRCUMSTANCES**

*"Since the date of the approval of existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest due to a City adopted plan ."*

From Denver Comprehensive Plan 2040's vision element of *Equitable, Affordable, and Inclusive* to Blueprint Denver's Recommendations to promote developments on large infill sites that integrate with surroundings and will increase the development of Affordable Housing and Mixed Income housing, this rezoning request is **JUSTIFIED** and should be approved. More specifically, the Far Northeast NPI gives us magnifying view of the need for this community. It states that the growth potential is limited compared to some of the other Denver communities. It also states, that when you look at the communities incorporated at Far Northeast Denver, Montbello has the greatest need. Well, our company is prepared to invest in this community offering well built, good quality, visually attractive homes, that are deemed by comparable market analysis and standards as AFFORDABLE. We have met with the Council leaders within our district, as well as, the RNO's in Montbello, and have their support. We are ready to move this project forward upon your rezoning approval.

## **SECTION 5 – STATEMENT OF NEIGHBORHOOD CONTEXT DESCRIPTION, PURPOSE AND INTENT OF PROPOSED ZONE DISTRICT**

The map amendment application requests approval of the S-RH-2.5 zoning code within its Suburban Neighborhood Context.



### 3.2.2.1 General Purpose

A. The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Suburban Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.

B. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts promote a consistent pattern of one to two story suburban houses where the wider part of the building orients to the street and access is provided by front-loaded garages. While lot sizes vary, lot coverage is typically low creating generous setbacks and yard space. The standards of the row house and multi-unit promote existing and future patterns of multiple buildings on a single Zone Lot. These building forms include duplex, row house and apartments sometimes organized around common open space and parking areas with an internal circulation system.

C. These standards recognize common residential characteristics within the Suburban Neighborhood Context but accommodate variation by providing a range of Residential Zone Districts.

D. The regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially-zoned area. These regulations are also intended

#### **Specific Intent of the proposed Zone District.**

Project 14400 E. Andrews Drive is requesting to be re-zoned under code S-RH-2.5. Per the City and Denver Zoning Code, Article 3, *“(S-RH-2.5) is a multi- unit district and allows suburban house, duplex, and row house building forms up to two and one half stories in height.”* Project 14400 E. Andrews Drive falls within the specifications of intent for the requested Zone District.

The 46 Unit Project will consist of the following dwellings:

4- Suburban Houses:

13- Duplexes

16- Row Houses

# LandBuildCommunityDevelopers LLC

Property Address: 14400 East Andrews Drive, Denver, Colorado 80239

LAND ALLOCATION - 4.35 ACRES (Phase 2, 3A, 3B, and 4)

SINGLE FAMILY HOMES, DUPLEXES, AND ROW HOUSES

## SINGLE FAMILY HOMES PHASE 2 - 4 LOTS (total of 4 homes):

- 6,086 square foot lot @.139 acres (Single Family Home)
  - 6,336 square foot lot @.145 acres (Single Family Home)
  - 8,443 square foot lot @.193 acres (Single Family Home)
  - 7,647 square foot lot @.175 acres (Single Family Home)
- TOTAL = .654 acres. TOTAL = 28,512 square feet**

## INFRASTRUCTURE PHASE 3 - 4:

- (42, Lots, Horizontal Infrastructure, Detention Pond, and Dillion Street)
- TOTAL = 1.052 acres. TOTAL = 45,568 square feet**

## DUPLEXES PHASE 3A/3B - 26 LOTS (total of 26 individual units):

- 3,000 square foot lot each, ½ of the Duplex @ .0688 acres.
- 3,000 square foot lot each, ½ of the Duplex @ .0688 acres.
- 3,000 square foot lot each, ½ of the Duplex @ .0688 acres.
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- 3,000 square foot lot each, ½ of the Duplex @ .0688 acres.
- 3,000 square foot lot each, ½ of the Duplex @ .0688 acres.
- 3,150 square foot lot each, ½ of the Duplex @ .0723 acres.
- 3,150 square foot lot each, ½ of the Duplex @ .0723 acres.
- 4,405.5 square foot lot each, ½ of the Duplex @ .101 acres.
- 4,405.5 square foot lot each, ½ of the Duplex @ .101 acres.
- 3,440.5 square foot lot each, ½ of the Duplex @ .078 acres.
- 3,440.5 square foot lot each, ½ of the Duplex @ .078 acres.
- 3,032.5 square foot lot each, ½ of the Duplex @ .0696 acres.
- 3,032.5 square foot lot each, ½ of the Duplex @ .0696 acres.
- 3,119.5 square foot lot each, ½ of the Duplex @ .071 acres.



LandBuildCommunityDevelopers LLC

Land Allocation for: 14400 East Andrews Drive, Denver, Colorado 80239

- 3,119.5 square foot lot each, ½ of the Duplex @ .071 acres.
  - 3,059.5 square foot lot each, ½ of the Duplex @ .070 acres.
  - 3,059.5 square foot lot each, ½ of the Duplex @ .070 acres.
  - 3,014.5 square foot lot each, ½ of the Duplex @ .0692 acres.
  - 3,014.5 square foot lot each, ½ of the Duplex @ .0692 acres.
- TOTAL = 1.892 acres. TOTAL = 82,444 square feet**

**ROW HOUSES PHASE 4 - (total of 16 individual units):**

- *(Acreage includes small landscaped park area adjacent southeast of row houses)*
- TOTAL = .756 acres. TOTAL = 32,962 square feet**

28,512 SQUARE FEET - 4 SINGLE FAMILY HOME LOTS

45,568 SQUARE FEET - INFRASTRUCTURE, STREET, DENTION POND

82,444 SQUARE FEET - 26 DUPLEX HOME LOTS

32,962 SQUARE FEET - 16 ROW HOUSE LOTS

**189,486 TOTAL SQUARE FEET = 4.35 ACRES REMAINING PHASE 2, 3A, 3B, 4.**



LandBuildCommunityDevelopers LLC  
Land Allocation for: 14400 East Andrews Drive, Denver, Colorado 80239

EXHIBIT F

Community Partnerships and Planned Educational  
Workshops

## Community Partnerships and Planned Educational Workshops 2020

### Community Education Partners

ECCC  
Keybank  
Capital Investment Realty  
Stailey Insurance Company  
Attorney's Title Guaranty  
Montbello Neighborhood Improvement Association  
Primerica Financial Services  
Mason Premier Credit Services

### Planned Educational Workshops 2020

#### *April 2020*

Kick-off Planning Meeting: 2020- "An Economy That Works For Everyone"  
All Workshop Facilitators to attend

#### *May 2020*

Homeownership is a Viable Option  
KeyBank/Capital Investment Realty  
Presenters: Chad Shipley/Jaime Silva

#### *May 2020*

Credit Keys 101  
Mason Premier Credit Solutions  
Presenters: Tenisha Mason

#### *June 2020*

Pride In My Community: Simple Steps to take towards neighborhood revitalization  
Montbello Neighborhood Improvement Association  
Presenter: Emmett Hobley

#### *June 2020*

Financial Debt Analysis and Planning  
Primerica Financial Services  
Presenter: Rebecca Wilkinson



*July 2020*

Building Wealth Using Real Estate  
Capital Investment Realty  
Presenter: Robin Bryant

*July 2020*

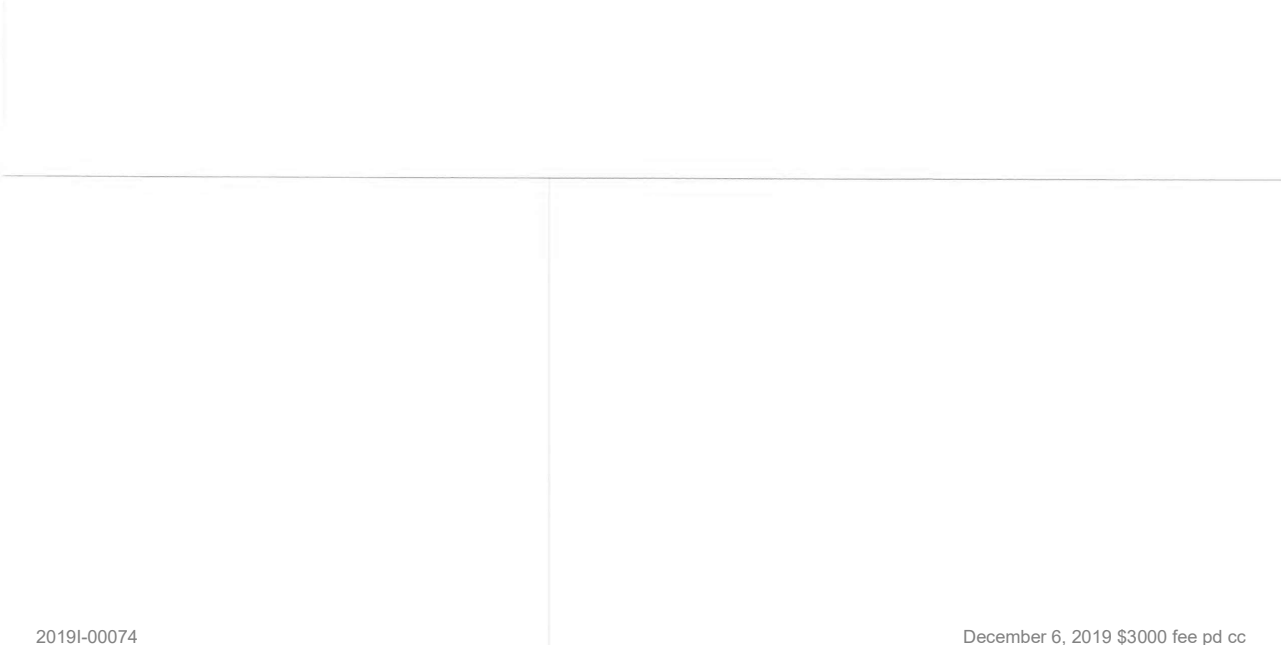
Understanding My Home Insurance Policy  
Stailey Insurance  
Presenter: Adolfo Lazcano

*August 2020*

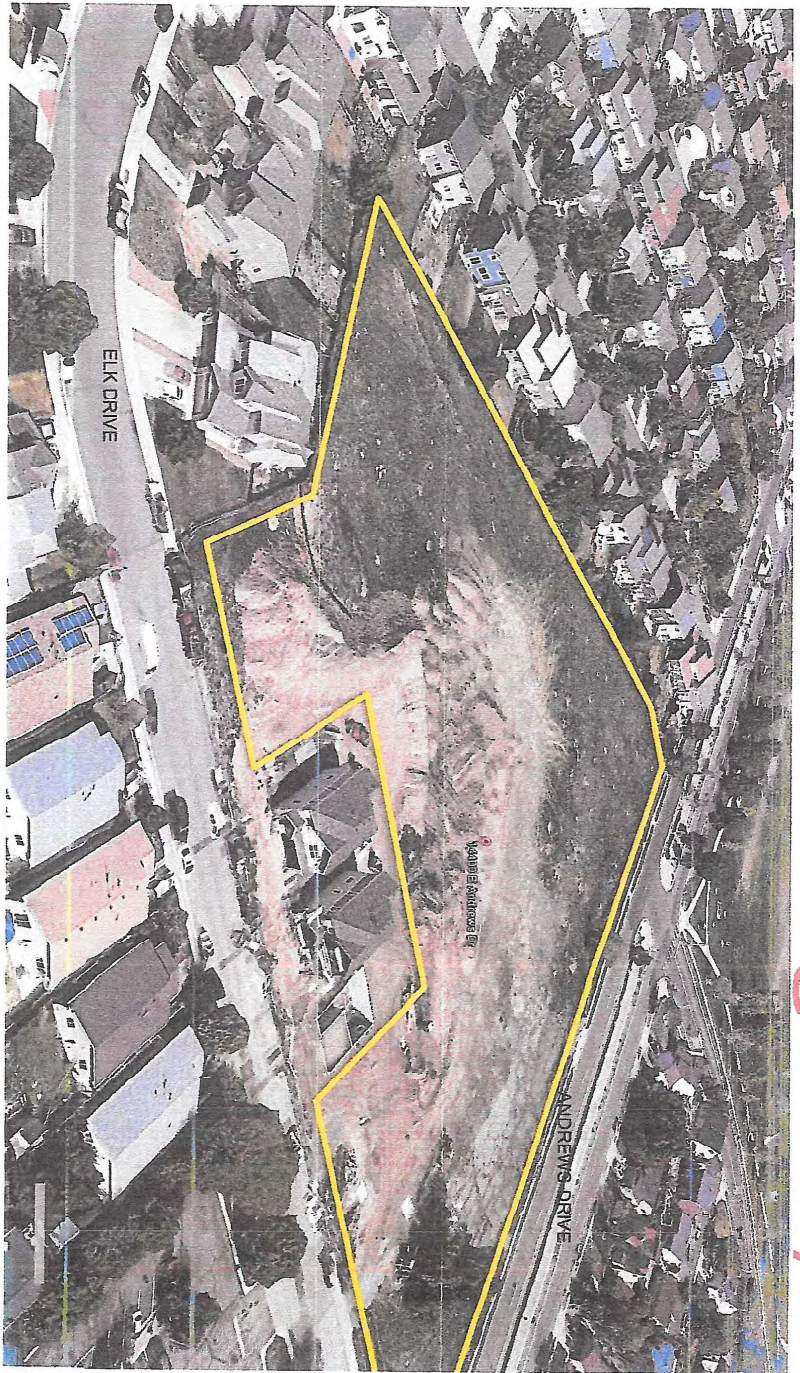
Why do I need Title Insurance?  
Attorney's Title  
Presenter: Genae Hamilton

EXHIBIT H

Site Plan: Current and Proposed (Aerial View)



# - Building Form/Sc



**DENVER**  
THE MILE HIGH CITY

CONNECT WITH US 311 | POCKETGOV | DENVER



# SITE FOR PROPOSED 46 UNIT DEVELOPMENT



CONNECT WITH US 311 | POCKETGOV | DENVER



# EXHIBIT G

## Community Support Letters (RNOs)



May 15, 2019

To Whom It May Concern,

I am writing this letter on behalf of Montbello 20/20 Registered Neighborhood Organization in support of the 14400 E Andrews Drive Application for Zoning Change.

The Montbello community needs reasonable housing and as a Registered Neighborhood Organization we understand the changing nature of the Montbello community and fully support the desired zone change which is necessary for this project. Mr. Mark Bryant was forthright in explaining the zoning change to the community, and we are very appreciative of his efforts.

Please accept this letter as our support of the rezoning at 14400 E Andrews Drive. If you have questions regarding this matter please feel free to contact me directly.

Sincerely,

A handwritten signature in cursive script that reads "Ms. Ann White".

Ms. Ann White, Chair  
Montbello 20/20 Registered Neighborhood Organization  
[Annladywhite63@a.com](mailto:Annladywhite63@a.com)  
(303) 917-1679

MONTBELLO NEIGHBORHOOD IMPROVEMENT ASSOCIATION  
4860 CHAMBERS RD. # 135  
DENVER, COLORADO 80239

TO WHOM IT MAY CONCERN: THE MONTBELLO NEIGHBORHOOD IMPROVEMENT  
ASSOCIATION HAS GIVEN MARK AND ROBIN BRYANT THE PERMISSION TO APPLY FOR  
REZONING OF THE PROPERTY AT 14400 ANDREWS DR.

THANK YOU,

EMMETT HOBLEY JR.

720-610-6969