
Subject: Re: [EXTERNAL] Re: Rezone- 4634/4638 York st.
Date: Wednesday, March 26, 2025 at 3:49:43 PM Mountain Daylight Time
From: Watson, Darrell - CC Member District 9 Denver City Council
To: Nola Miguel, Laban Matthews
CC: Andy Olree, Ana Varela, Palmisano, Luke W. - CC YA3101 Legislative Policy Analyst Senior, Clark, Dwight - CC YA2246 City Council Aide Senior
Attachments: image001.png

Hello Nola and Laban,

Thank you for keeping our office inform of your communications. Nola, thank you for responding. We will add this email to the public record for this rezone.

It is important to our council office that all rezonings include a response from registered neighborhood organizations and/or neighborhood nonprofits that engage with community. GES Coalition is one of those organizations whose feedback is valued during the rezoning process.

Luke thank you for adding this email thread to the public record.

Respectfully,



Darrell B. Watson | City Councilmember
Denver City Council District 9 | City & County of Denver
[Pronouns](#) | He/Him/His
Phone: (720) 337-7709

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From: Nola Miguel <nola@ges-coalition.org>
Date: Wednesday, March 26, 2025 at 12:35 PM
To: Laban Matthews <solidgroundflooring@live.com>
Cc: Andy Olree <a.olree@de-arch.com>, Ana Varela <ana@ges-coalition.org>, Watson, Darrell - CC Member District 9 Denver City Council <Darrell.Watson@denvergov.org>
Subject: [EXTERNAL] Re: Rezone- 4634/4638 York st.

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Hi Laban, yes this is the same that we (Tierra Colectiva CLT) are hoping to rezone the lot across the alley and what CPD recommended to us. We of course would prefer an affordability commitment for us to fully support but we do not object to this land use change here.

Nola

On Wed, Mar 26, 2025, 8:23 AM Laban Matthews <solidgroundflooring@live.com> wrote:

Hello Nola,

I (Laban Matthews) am the owner of 4634/4638 York St. I purchased these two lots in August of 2016 with plans of future development. Now that the i-70 expansion project is completed I am moving forward with a zone change.

The rezoning request was posted on March 5th. Although we did not receive any feedback, we wanted to reach out one more time to see if you had any questions or comments for us. You should also have received correspondence from the City of Denver on our proposed rezoning request

Currently these lots are zoned single family home (E-UT-B) which would also allow an ADU which would essentially be 4 units. I am proposing a zone change to U-RH-2.5. The zoning requested would allow multi-unit district allowing urban houses, duplexes, tandem houses, and row houses up to two and a half stories in height. I have attached a site plan for potential design of development showing 5 townhomes.

Thank you for your time,
Laban Matthews
(303) 550-1996
Solidgroundflooring@live.com