

June 15th , 2019

Community Planning and Development
City and County of Denver
201 West Colfax Avenue, #205
Denver, CO 80202

Re: Rezoning Application – 2160 S Grant Street, Denver, Colorado

Denver’s Community Planning and Development Department:

I own property and reside in the Rosedale neighborhood of Denver near 2160 S Grant Street (the “Property”). The owners of the Property (GBJ Holdings, LLC) have discussed with me their proposal to rezone the Property from its current U-SU-C Zone District to the U-TU-B Zone District (the “Proposed Rezoning”). Please accept this letter as an expression of my support of the Proposed Rezoning.

As the owners of the Property have explained to me, the approval criteria for rezoning applications include, among other factors, an evaluation of the current context and pattern of the neighborhood and the input of the nearby property owners. I believe that the Proposed Rezoning is consistent with the current context and pattern of the neighborhood. Specifically, the Proposed Rezoning would allow the construction of a duplex on the Property, which is only one dwelling unit more than is allowed under the Property’s current zoning. A duplex would fit the current context and pattern of the neighborhood because there are several existing duplexes in the area, including, but not limited to, several across the street from the Property, two almost immediately north of the Property and two adjacent to the rear of the Property.

The Rosedale neighborhood has changed significantly over the past several years and, as a nearby property owner, I believe that the Proposed Rezoning is not only compatible with the current context and pattern of the area, but would positively contribute to, and encourage, responsible growth in this part of Denver.

Thank you for considering my support of GBJ Holdings, LLC’s proposed rezoning application of 2160 S Grant Street.

Sincerely,

Signature: 

Printed Name: Joe Curtiss-Lusher

Address: 2147 S. Grant St, Denver, CO 80210

October 22, 2019

Community Planning and Development
City and County of Denver
201 West Colfax Avenue, #205
Denver, CO 80202

Re: Rezoning Application – 2160 S Grant Street, Denver, Colorado

Dear Denver’s Community Planning and Development Department:

I co-own 2101, 2109, and 2115 South Logan Street and reside nearby in the University Park neighborhood of Denver near 2160 S Grant Street (the “Property”). The owners of the Property (GBJ Holdings, LLC) have discussed with me their proposal to rezone the Property from its current U-SU-C Zone District to the U-TU-B Zone District (the “Proposed Rezoning”). Please accept this letter as a formal expression of my support of the Proposed Rezoning.

As the owners of the Property have explained to me, the approval criteria for rezoning applications include, among other factors, an evaluation of the current context and pattern of the neighborhood and the input of the nearby property owners. I believe that the Proposed Rezoning is consistent with the current context and pattern of the neighborhood. Specifically, the Proposed Rezoning would allow the construction of a duplex on the Property, which is only one dwelling unit more than is allowed under the Property’s current zoning. A duplex would fit the current context and pattern of the neighborhood because there are several existing duplexes in the area, including, but not limited to, several across the street from the Property, two almost immediately north of the Property and two adjacent to the rear of the Property. Furthermore, I believe increased density in this area will help enhance environmental quality and limit traffic congestion.

The Rosedale neighborhood has changed significantly over the past several years and, as a nearby property owner, I believe that the Proposed Rezoning is not only compatible with the current context and pattern of the area, but would positively contribute to, and encourage, responsible growth in this part of Denver. I believe that architectural design, materials selection, and quality of construction can help to ensure a newly constructed duplex complements and enhances surrounding development.

Thank you for considering my support of GBJ Holdings, LLC’s proposed rezoning application of 2160 S Grant Street.

Sincerely,

Signature:  _____

Printed Name: Ryan McLaw 1/10 2101 South Logan, LLC

Address: 2101 S. Logan St., 80210

October 23rd , 2019

Community Planning and Development
City and County of Denver
201 West Colfax Avenue, #205
Denver, CO 80202

Re: Rezoning Application – 2160 S Grant Street, Denver, Colorado

Dear Denver’s Community Planning and Development Department:

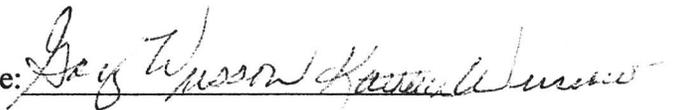
I own property in the Rosedale neighborhood of Denver near 2160 S Grant Street (the “Property”). The owners of the Property (GBJ Holdings, LLC) have discussed with me their proposal to rezone the Property from its current U-SU-C Zone District to the U-TU-B Zone District (the “Proposed Rezoning”). Please accept this letter as a formal expression of my support of the Proposed Rezoning.

As the owners of the Property have explained to me, the approval criteria for rezoning applications include, among other factors, an evaluation of the current context and pattern of the neighborhood and the input of the nearby property owners. I believe that the Proposed Rezoning is consistent with the current context and pattern of the neighborhood. Specifically, the Proposed Rezoning would allow the construction of a duplex on the Property, which is only one dwelling unit more than is allowed under the Property’s current zoning. A duplex would fit the current context and pattern of the neighborhood because there are several existing duplexes in the area, including, but not limited to, several across the street from the Property, two almost immediately north of the Property and two adjacent to the rear of the Property.

The Rosedale neighborhood has changed significantly over the past several years and, as a nearby property owner, I believe that the Proposed Rezoning is not only compatible with the current context and pattern of the area, but would positively contribute to, and encourage, responsible growth in this part of Denver.

Thank you for considering my support of GBJ Holdings, LLC’s proposed rezoning application of 2160 S Grant Street.

Sincerely,

Signature: 

Printed Name: Gary and Kathleen
Wussow _____

Address: 2182 S. Grant St., Denver
80210 _____

From: [Shaver, Brandon A. - CPD Senior City Planner](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: FW: [EXTERNAL] Application #20191-00065
Date: Wednesday, January 29, 2020 8:23:03 AM

Comment from a neighbor near 2160 S Grant St

-----Original Message-----

From: gpachel@aol.com <gpachel@aol.com>
Sent: Tuesday, January 28, 2020 7:17 PM
To: Shaver, Brandon A. - CPD Senior City Planner <Brandon.Shaver@denvergov.org>
Subject: [EXTERNAL] Application #20191-00065

I will not be able to attend the meeting on 02-05-20 for rezoning of the property at 2160 S Grant St. I have lived at 2135 S Logan St for 55 years & have seen many changes, some good & some not so good. I have counted the dwellings on S Logan & S Grant Street (Evans Avenue on the North & Warren Avenue on the South) which would be two square blocks. A total of 57 dwellings; 32 single dwellings & 25 townhouses/duplexes or apartments, which would be around 50% of each. I do not believe the GBJ Holdings LLC has any interest in our neighborhood except to make some money and then get out of town.

#1 Traffic is a problem because S Logan Street is a main street to and from downtown Denver. There are four traffic lights starting at Evans going south on Logan; one at Iliff, Harvard and Yale so there are four lights within seven blocks which causes people to drive through our Alley and Grant Street(southbound) so they can detour around the traffic on Logan Street.

#2 School Children- There are two schools in the immediate area, Our Lady of Lourdes at South Logan and Iliff and the Denver Waldorf school at 2100 S. Pennsylvania approximately 600 feet east of S. Logan St. both schools end classes around 3:00 PM, so there are children walking and more traffic because parents are picking up their children. I have seen children in danger of getting hit by automobiles while crossing streets because there is just too much traffic in this area.

#3 The available parking spots on east and west side of South Grant are all taken by 6:30 PM, so people who actually live on Grant are parking on other side streets.

There is a duplex directly behind my home and there are four people who live there. Three people have one vehicle each and the fourth person owns one car, one truck and a motorcycle. The duplex next to this unit has two vehicles, therefore making a total of eight vehicles on this one site. I am not saying that a single dwelling unit would not have eight vehicles, but most likely not.

If this application is approved, then that will open the door for others to do the same thing.

Thank you for your time and consideration regarding this matter.

Sincerely,
Geraldine J. Pachello

Sent from my iPhone