DENVER
THE MILE HIGH CITY

Zone Map Amendment (Rezoning) - Application

✔ ✔	
Property Owner Name	Nancy Jusseaume
Address	18060 Chokecherry Dr
City, State, Zip	Littleton, CO 80127
Telephone	303-697-8646
Email	coloradofarmandranch@gmail.com

*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.

Representative Name	
Address	
City, State, Zip	
Telephone	
Email	

**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.

***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.

Location (address):	36? W Evans Ave Denver CO 80223
Assessor's Parcel Numbers:	05272-05-021-000
Area in Acres or Square Feet:	60,344
Current Zone District(s):	I-A
Proposed Zone District:	CMX-8

In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	☑ **Yes - State the contact name & meeting date** _____ ☐ **No - Describe why not (in outreach attachment, see page 3)**
Did you contact the City Council District Office, applicable Registered Neighborhood Organization, and adjacent property owners and tenants regarding this application?	☑ **Yes - State date below and describe method in outreach attachment, see page 3** 9-21-25 email to RNO Doug Alchemy: attende neighborhood meeting 9-25-25 Jenn

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General Review Criteria DZC Sec. 12.4.10.7.A Check box to affirm **and** include sections in the review criteria narrative attachment	☑ **Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans.** Please provide a review criteria narrative attachment describing **how** the requested zone district is consistent with the policies and recommendations found in **each** of the adopted plans below. Each plan should have its own section. **1. *Denver Comprehensive Plan 2040*** In this section of the attachment, describe **how** the proposed map amendment is consistent with *Denver Comprehensive Plan 2040*'s a) equity goals, b) climate goals, and c) any other applicable goals/strategies. **2. *Blueprint Denver*** In this section of the attachment, describe **how** the proposed map amendment is consistent with: a) the neighborhood context, b) the future place, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in *Blueprint Denver*. **3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):** _____
General Review Criteria DZC Sec. 12.4.10.7.A.1 **Only check this box if your application is not consistent with 12.4.10.7.A**	☑ **Community Need Exception: The City Council may approve an official map amendment that does not comply with subsection 12.4.10.7.A if the proposed official map amendment is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.** Please provide a narrative attachment describing **how** the requested zone district is **necessary** to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.
General Review Criteria: DZC Sec. 12.4.10.7. B & C Check boxes to the right to affirm **and** include a section in the review criteria for the public interest narrative attachment and for consistency with the neighborhood context and the stated purpose and intent of the proposed zone district.	☑ **Public Interest: The proposed official map amendment is in the Public Interest.** In the review criteria narrative attachment, please provide an additional section describing **how** the requested rezoning is in the public interest of the city. ☑ **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.** In the review criteria narrative attachment, please provide a separate section describing **how** the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.

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Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- [x] **Legal Description of subject property(s).** Submit as a **separate Microsoft Word document.** View guidelines at: https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html
- [x] **Proof of ownership document** for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. 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.
- [x] **Review Criteria Narratives**. See page 2 for details.
- [x] **Outreach documentation.** Pre-application outreach is required. The minimum requirement is outreach to the City Council District Office, Registered Neighborhood Organizations, and adjacent neighbors. Please describe all community outreach and engagement to these and any other community members or organizations. The outreach documentation must include the type of outreach, who was contacted or met with, the date of the outreach or engagement, and a description of feedback received, if any. If outreach was via email, the applicant may include a copy of the email. The outreach documentation attachment should be sent as a PDF or Word Doc, separate from other required attachments.

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- [ ] **Written narrative explaining reason for the request** (optional)
- [ ] **Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional)
- [ ] **Written Authorization to Represent Property Owner(s)** (if applicable)
- [ ] **Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this is document is required.) (if applicable)
- [ ] **Affordable Housing Review Team Acceptance Letter** (if applicable)
- [ ] **Other Attachments.** Please describe below.

ROSEDALE B5 L1 TO 24 EXC BEG NW COR L1 TH E 77.19FT SW387.51FT N 379.14FT TO POB

COPY

EXHIBIT A

LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 5, ROSEDALE, EXCEPT THAT PORTION GRANTED TO THE STATE DEPARTMENT OF HIGHWAYS BY DEED RECORDED IN BOOK 2893 AT PAGE 449, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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Page: 1 of 2
12/17/2003 03:30P
City & County Of Denver WD R11.00 D82 00

WARRANTY DEED

THIS DEED, Made this 24th day of November , 2003,
between
J. Bott Properties Limited Liability Company, a Colorado Limited Liability Company

of the City and County of Denver and State of Colorado
grantor, and Stephen R. Jusseaume

whose legal address is 361-363 West Evans Avenue, Denver, CO 80223

of the City and County of Denver and State of Colorado , grantee:
WITNESSETH, That the grantor, for and in consideration of the sum of EIGHT HUNDRED TWENTY THOUSAND AND NO/100----------DOLLARS, ($820,000.00),
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the City and County of Denver , and State of Colorado, described as follows:

Lots 1 through 24, inclusive, Block 5,
Rosedale, except that portion granted to the State Departments of Highways, by Deed recorded in Book 2893 at Page 449,

City and County of Denver, State of Colorado

also known by street and number as 361-363 West Evans Avenue, Denver, CO 80223

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, **except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8a [Title Review], of the contract dated**
July 17, 2003 **, between the parties.** *

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.
Manager

J. Bott Properties Limited,
Liability Company, a Colorado

By: _____
Harry J. Bott, Jr., Manager

WHEN RECORDED RETURN TO:
Stephen R. Jusseaume and Nancy J. Jusseaume
361 East Evans Avenue
Denver, CO 80223

QUIT CLAIM DEED

THIS DEED, dated December 8, 2004, between Stephen R. Jusseaume and Nancy J. Jusseaume of the City and County of Denver and State of Colorado ("Grantor") and Jusseaume Family Investments, LLC, a Colorado limited liability company whose legal address is 361 East Evans Avenue, Denver, CO 80223 of the County of Denver and State of Colorado ("Grantee"):

WITNESS, that the Grantor, for and in consideration of the sum of $10.00 (TEN AND NO/100ths) DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUIT CLAIMED, and by these presents does remise, release, sell and QUIT CLAIM, unto the Grantee, his heirs and assigns forever, not in tenancy in common but in joint tenancy, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of Denver and State of Colorado, described as follows:

Lots 1 through 24, inclusive, Block 5, Rosedale, except that portion granted to the State Departments of Highways, by Deed recorded in Book 2893 at Page 449, City and County of Denver, State of Colorado.

also known by street and number as: **361 East Evans Avenue, Denver, CO 80223**

TO HAVE AND TO HOLD the same, together with all and singular hereditaments and appurtenances thereto belonging, or in anywise thereunto appertaining and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, his heirs and assigns forever.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this deed on the 22ND day of DEC. 2004.

Stephen R. Jusseaume

Nancy J. Jusseaume

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this 22nd day of December 2004, by Stephen R. Jusseaume and Nancy J. Jusseaume

WITNESS MY HAND AND OFFICIAL SEAL

My commission expires: 7-12-06

CHRISTINE S. PETERS NOTARY PUBLIC STATE OF COLORADO

Notary Public

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Page: 1 of 1
01/14/2005 10:13A
City & County Of Denver GCD R6.00 D0.00

File No. LTAR0000085
DOC-QCD

1. Consistency with Adopted Plans
Comprehensive Plan 2040
Environmentally Resilient Vision Element
The CMX8 zone district meets the above strategies because:
It promotes infill development where infrastructure and services are already in place (p.54)
It encourages mixed-use communities where residents can live, work and plan their own neighborhoods.

Strong and Authentic Neighborhoods Vision Element
The CMX-8 is a mixed-use zone district that will allow for a variety of amenities and facilitate mixed-use areas consistent with strategies such as:
Encouraging quality infill development that is consistent with the surrounding neighborhoods and offer opportunities for increased amenities.
Build a network of well connected , vibrant, mixed-use centers and corridors (p.34)

Blueprint Denver
Future Neighborhood Context- Urban Center
The CMX-8 zone district is a district in the Urban Center context which has high intensity residential and significant employment areas. Residents living in the context are well served by high-capacity transit and have access to ample amenities and entertainment options, making it consistent with the future neighborhood context.
Future Places- Community Center
The CMX-8 zone district is a mixed-use districts that allow for a variety of office, commercial and residential uses. It also allows heights up to 12 stories consistent with the Community Center future places designation.
Future Street Type
The CMX-8 zone district is consistent with this description because Evans Ave is a commercial arterial.In the Blueprint Denver, commercial streets typically contain commercial uses including shopping centers, auto services, and offices. Buildings are often setback with on-site parking (p.159).
Growth Area Strategy
Rezoning to CMX-8 will allow for more jobs and housing to be located on this site, consistent with the growth area strategy which is Community Centers and Corridors. These areas are expected to accomodate 20% of new employment and 25% of new housing.

Evans Station Area Plan
Land Use Guidance
The CMX-8 zone district will further the guidance because it allows for Mixed-use residential up to 8 stories

Shattuck District Plan 2003
Rezoning from I-A to CMX-8 will increase the number of uses allowed on site and recognize the proximity and importance of the commercial and transit corridors to the site, including nearby light rail stations and identify, encourage and plan for quality development and further the recommendations in the Shattuck District Plan.

Overland Neighborhood Plan
The proposed rezoning will enable LZ-2 and LZ-3 which is consistent with the Overland Plan.

2. Public Interest
The rezoning is in the public interest because it will be consistent with the growth of the area. More housing, more employment opportunities, public health, safety, and welfare.

3.Consistency with Neighborhood Context, Zone District purpose and Intent Statements

The CMX-8 zone district is consistent with the general character of the Urban Center Context, purpose of the mixed-use districts, and the specific intent because it will facilitate multi-unit residential and mixed-use commercial strips, promote safe, active and pedestrian-scaled diverse areas and serve primarily arterial streets where a building scale of 2 to 8 stories is desired.

1. Consistency with Adopted Plans

Southwest Area Plan (addition to first submittal)

Rezoning from I-A to CMX-8 is consistent with the soon to be adopted Southwest Area Plan (2026)

As mentioned before in our "Future Neighborhood Context-Urban Center" narrative, the Southwest Area Plan will offer

a mixture of housing diversity and significant employment options.

The "C" in CMX-8 stands for Urban Center. "Future Places" page 45, is consistent with our request. Community Centers and Corridors typically provide a mix of office, commercial and residential uses. Our property, as shown on the Framework Map page 47, is consistent with our request. This map shows our property as high intensity. A mixed-use property offering affordable housing. Transit Stations. Services and Amenities. Cultural Character. Pedestrian Friendly.. Comfortable. Welcoming.

When the time comes for our rezoning application to be approved, it is our intention to comply with specific
recommendations , including Land Use, Mobility and Quality of Life.

Our property IS the Evans Ave Corridor. We are requesting to be a part of evolving into a river-oriented destination with a mix of uses.

Community Outreach

Emails were exchanged with Jenn Greiving from the Overland Neighborhood.
Jenn had a neighborhood meeting on 9-25-2025, which we attended, at Ratio Beerworks.
There were a few people there who remembered Steve from when he attempted rezoning before.
They were all very welcoming and positive about our rezoning process.

10-29-2025 Steve walked the neighborhood and spoke to 10 businesses within a 200 foot radius of our property. 5 were closed. Most of the conversations were about the crime in the area. But all understand our need to rezone.

Finally, on Thursday, January 8, 2026 we had a conference call with Mark Montoya, aide to Councilwoman Flor Alvidrez, from District 7. We answered his questions as to what our plan was. We explained to him that we are keeping our options open as far as selling our property, the building, our company, relocating our company...we just don't know yet. But Mark did understand that our first obstacle is finishing the rezoning application and then we'll see what's next. We said we would keep in touch and Mark said he was glad that we have Abner as our "guide" and will include Mark in any further communications.

Gmail

Steve Jusseaume <coloradofarmandranch@gmail.com>

Rezoning 361-363 W Evans Ave

3 messages

Steve Jusseaume <coloradofarmandranch@gmail.com>
To: opnainfo@gmail.com

Sun, Sep 21, 2025 at 6:32 PM

Jenn,
We are in the process of rezoning our property. What are the next steps?

Doctor Fix-It is our company on the corner.

--
Steve Jusseaume

Direct:303-406-1740

Overland Park <opnainfo@gmail.com>
To: Steve Jusseaume <coloradofarmandranch@gmail.com>

Tue, Sep 23, 2025 at 1:07 PM

Hi Steve,

Thanks for reaching out. Typically people applying for rezoning try to attend one of our neighborhood meetings. This gives you a chance to talk with neighbors about which type of zoning you're applying for and why. We do have a meeting this Thursday from 6:30-8 PM at Ratio Beerworks Overland (2030 S Cherokee), and I have some space on the agenda around 7:30 PM. If you're not able to join in person, we do have the option to zoom in. Alternatively, you could join us at our October 23rd meeting. We do not meet in November and December during the holidays, so the next meeting would be in January. Let me know your thoughts.

Thanks,
Jenn
[Quoted text hidden]

Steve Jusseaume <coloradofarmandranch@gmail.com>
To: Overland Park <opnainfo@gmail.com>

Tue, Sep 23, 2025 at 4:17 PM

Thank you Jenn! We'll see you Thursday evening at 6:30.

Steve
[Quoted text hidden]

Gmail Steve Jusseaume <coloradofarmandranch@gmail.com>

Rezoning 361-363 W Evans Ave

6 messages

Steve Jusseaume <coloradofarmandranch@gmail.com> Sun, Sep 21, 2025 at 6:35 PM
To: doug@alchemyeg.com

Doug,
We are in the process of rezoning our property. What are the next steps?

Our company is Doctor Fix-It on the corner.

--
Steve Jusseaume

Direct:303-406-1740

doug@alchemyeg.com <doug@alchemyeg.com> Mon, Sep 22, 2025 at 8:57 AM
To: Steve Jusseaume <coloradofarmandranch@gmail.com>

Steve,

Thanks for reaching out. But, I'm not sure in what capacity you're contacting me. Are you contacting me for SBBA support? or in need of an attorney? or just for some general guidance?

Happy to chat in any capacity. Just need to know what hat I'm wearing.

Thanks,

Doug

[Quoted text hidden]

Steve Jusseaume <coloradofarmandranch@gmail.com> Mon, Sep 22, 2025 at 5:55 PM
To: doug@alchemyeg.com

You're grouped with these people.. Referred to us by the rezoning folks for the city of Denver.
Registered Neighborhood Organizations

Inter-neighborhood cooperations (INC): Keith Meyer, president@denverinc.org

Overland Park Neighborhood Association: Jenn Greiving, opnainfo@gmail.com

South Broadway Business Association: Douglas Norberg, doug@alchemyeg.com

[Quoted text hidden]

doug@alchemyeg.com <doug@alchemyeg.com> Tue, Sep 23, 2025 at 11:15 AM

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We, the undersigned represent that we are the owner(s) 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, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	John Alan Smith Josie Q. Smith	01/12/20	(A)	YES
Nancy Jusseaume Jusseaume Family Limited Partnership	363 W Evans Ave Denver, CO 303-697-8646 coloradofarmandranch@gmail.com	100%	Nancy Jusseaume	10-11-25	B	YES NO n/a
						YES NO
						YES NO
						YES NO