



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Forest Park Realty Investments +	Representative Name	Ann Erisman +
Address	1327 46th St Ste 1H +	Address	1385 S. Colorado Blvd. +
City, State, Zip	Brooklyn, NY, 11219 +	City, State, Zip	Denver, CO 80222 +
Telephone	917.912.8859 +	Telephone	303.778.0608
Email	dkahn0624@aol.com +	Email	ann@maharch.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.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
SUBJECT PROPERTY INFORMATION			
Location (address):	5350 Leetsdale Drive		
Assessor's Parcel Numbers:	06181-00-022-000 +		
Area in Acres or Square Feet:	19,073		
Current Zone District(s):	B-1 WVRS +		
PROPOSAL			
Proposed Zone District:	S-MX-3		
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input checked="" type="checkbox"/> Yes - State the contact name & meeting date <u>Jim Larsen, 12/09/20</u> <input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)		
Did you contact the City Council District Office regarding this application ?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <u>01/14/21, Zoom Meeting</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)		



REZONING GUIDE

Rezoning Application Page 2 of 4

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</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.</p> <p>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 subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</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>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.</p>	<p>Justifying Circumstances - One of the following circumstances exists:</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 of 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="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-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.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</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.</p> <p>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.</p>

REQUIRED ATTACHMENTS

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

- 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>
- 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.
- Review Criteria Narratives. See page 2 for details.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

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)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged)
- 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 document is required.)
- Other Attachments.** Please describe below.



REZONING GUIDE

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PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

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%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
FOREST PARK REALTY INVESTMENTS, LLC	5350 Leetsdale Dr. Denver, CO	100%	<i>DAVID KAHN</i>	2/11/21		

REAL PROPERTY TAX STATEMENT

IMPORTANT: SEE REVERSE SIDE

THIS STATEMENT IS FOR PROPERTY TAX ON THE PROPERTY SHOWN BELOW TO BE COLLECTED ON BEHALF OF THE DENVER PUBLIC SCHOOLS AND THE CITY AND COUNTY OF DENVER.

PROPERTY ADDRESS : 5350 LEETSDALE DR		PARCEL ID: 06181-00-022-000	
LEGAL DESCRIPTION or PERSONAL PROPERTY LOCATION BOOTHS SUB L1 EXC PT OF L1 IN DIF REC #37090 RECD 04/27/90		USER ID DWEISSHAAR	DATE 01/10/2021
		SEQUENCE# 871	
		TAX YEAR 2020	PAYABLE YEAR 2021
* Due to space constraints, this legal description may not be complete. Please contact the Denver Assessor at 3-1-1 for a complete legal description and with any questions.		FIGURES GOOD UNTIL: 02/28/2021	
06181-00-022-000 FOREST PARK REALTY INVESTMENTS C/O: TOM NOVOTNY 1355 S COLORADO BLVD STE 108 DENVER CO 80222-3305		<i>02/10/21 - PD w/ check # 987 - FE HALF TAXES</i>	
TAXING ENTITY	MILL LEVY (\$ PER THOUSAND OF ASSESSED VALUE)	TAX AMOUNT	
AFFORDABLE HOUSING	0.417000	54.37	
CAPITAL MAINTENANCE	2.528000	329.62	
CITY BOND FUND	6.500000	847.54	
DENVER PUBLIC SCHOOLS	48.011000	6,260.15	
DEVELOPMENTALLY DISABLED	1.011000	131.82	
FIRE PENSION FUND	1.041000	135.74	
GENERAL FUND DENVER	9.818000	1,280.17	
POLICE PENSION FUND	1.242000	161.94	
SOCIAL SERVICES	2.627000	342.54	
URBAN DRAINAGE & FLOOD CONTROL *	1.000000	130.39	
TOTAL LEVY	74.195000		
		NOTE: 65% OF THESE TAXES ARE DETERMINED BY AND COLLECTED FOR THE DENVER PUBLIC SCHOOLS	
		Your School District No. 1 General Fund Mill Levy would have been 39.411 mills without State aid.	
		ACTUAL VALUATION	449,601
		ASSESSED VALUATION	130,391
		EXEMPTIONS	
		NET VALUATION	130,391
* NOTE: INCLUDES TEMPORARY MILL LEVY RATE REDUCTION		DUE LAST DAY OF FEBRUARY FIRST HALF TAX AND FEES	DUE JUNE 15 SECOND HALF TAX AND FEES
Make Check Payable to: Manager of Finance	DUE APRIL 30	\$9,674.28	\$4,837.12
	TOTAL TAX AND FEES		\$4,837.16

DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT - RETAIN TOP PORTION FOR YOUR RECORDS

RETURN TO:
 CITY AND COUNTY OF DENVER
 TREASURY DIVISION
 PO BOX 17420
 DENVER, CO 80217-0420

REAL PROPERTY TAX STATEMENT

FIGURES GOOD UNTIL: 02/28/2021

Make payment for only one of the exact amounts. No partial payments may be made. Please include PARCEL ID Number on the face of check and/or any correspondence.

PAYABLE ONLINE AT: WWW.DENVERGOV.ORG/TREASURY BY CHECK TO: MANAGER OF FINANCE	PARCEL ID 06181-00-022-000	ALT KEY 1867223
	TAX YEAR 2020	PAYABLE YEAR 2021
	if paid after due date, contact us for correct amounts due.	DUE JUNE 15 SECOND HALF TAX AND FEES \$4,837.16

FOREST PARK REALTY INVESTMENTS

RE 2020 DC 00 1867223 00 0000000000 00000000 02 0000483716 20210615 2

DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT - RETAIN TOP PORTION FOR YOUR RECORDS

DENVER COUNTY ASSESSOR-PPROP
201 W COLFAX AVE DEPT 406
DENVER CO 80202
FOR HELP CALL: 720-913-4067

2021 DENVER COUNTY
PERSONAL PROPERTY
DECLARATION SCHEDULE
(CONFIDENTIAL DATA)

Assessment Date Due Date
January 1, 2021 April 15, 2021

RETURN TO COUNTY ASSESSOR

**FILE ONLINE AT WWW.DENVERGOV.ORG/EFILE

B.A. CODE T.A. CODE SCHEDULE/ACCOUNT NUMBER
6512 NONRES BLDG OWNER 251295002



A. NAME AND MAILING ADDRESS (INDICATE ANY CHANGES OR CORRECTIONS)
251295002
FOREST PARK REALTY INVESTMENTS
FOREST PARK REALTY INVST
1327 46TH ST
BROOKLYN NY 11219-2154

BUSINESS NAME AND PHYSICAL LOCATION OF THE
PERSONAL PROPERTY AS OF JANUARY 1, 2021

5250 LEETSDALE DR BLDG

DO NOT USE - ASSESSOR ONLY

RECEIVED COMPLETED LATE PENALTY APPLIED YES NO

B. BUSINESS: Start-Up Date (In Denver County) Square Footage the Business Occupies Product or Service Provided # of Employees

C. BUSINESS STATUS: (Please check the appropriate boxes ONLY)

- NOT CURRENT BUSINESS OWNER. If you are not the current business owner, check here and provide the name and address of the new owner:
Date sold: _____
- NEW BUSINESS/ORGANIZATION. You must give a complete itemized listing of all personal property. Use the first part of Section D and attach separate sheet(s) if needed. The assessor may select your business for an audit whether or not you file a declaration schedule.
- EXISTING BUSINESS/ORGANIZATION. Indicate any additions and/or deletions to your listing in Section D.
- NEW OWNER OF PREVIOUSLY EXISTING BUSINESS/ORGANIZATION. You must give a complete itemized listing of all personal property acquired in a business purchase. Include additions made prior to January 1 since the purchase date.
- AS OF JANUARY 1, DID YOUR BUSINESS CEASE OPERATIONS? YES NO If yes, please complete below:
 - Personal Property Sold Personal Property Stored Date Sold/Stored _____
 - If sold, Selling Price of Furnishings, Assets and Equipment only: \$ _____
 - If sold, Name and Contact information of New Owner of the Personal Property: _____ Phone Number (____) _____
- PROPERTY CHANGED LOCATION TO _____ ON (DATE) _____

D. ITEMIZED LISTING OF PERSONAL PROPERTY:

ATTACH A COMPLETE ITEMIZED ASSET LISTING WITH EACH BUSINESS PERSONAL PROPERTY DECLARATION FILING.

CHECK HERE IF THERE ARE NO CHANGES FROM LAST YEAR'S DECLARATION SCHEDULE INFORMATION. IF SO, GO DIRECTLY TO SECTION F. COMPLETE THE FORM, SIGN IT, AND RETURN FORM TO THE ASSESSOR. NOTE: DO NOT CHECK THIS BOX IF THIS IS A NEW ORGANIZATION.

- IF NO ADDITIONS, check here; otherwise, attach a detailed listing.
NOTE: Include ALL Expensed Assets with a Life of Greater than 1 year, Fully Depreciated Assets Still in Use, and Stored Assets that are Subject to IRS Depreciation. Do not report licensed vehicles.
- IF NO DELETIONS, check here; otherwise, attach a detailed listing of all personal property sold, traded, or discarded prior to January 1.

E. IS THERE ANY RENEWABLE ENERGY PROPERTY (e.g. solar panels, wind turbines, hydroelectric property) AT THIS LOCATION?

Yes No IF YES, THE PROPERTY IS: Owned Leased, IF OWNED, COMPLETE THE DS 058 FORM.

F. DECLARATION

THIS RETURN IS SUBJECT TO AUDIT

"I declare, under penalty of perjury in the second degree, that this schedule, together with any accompanying exhibits or statements, has been examined by me and to the best of my knowledge, information, and belief sets forth a full and complete list of all taxable personal property owned by me, or in my possession, or under my control, located in Denver County, Colorado, on the assessment date of this year; that such property has been reasonably described and its value fairly represented; and that no attempt has been made to mislead the assessor as to its age, quality, quantity, or value." § 39-5-107(2), C.R.S.

FEDERAL EMPLOYER IDENTIFICATION NUMBER (FEIN) or SOCIAL SECURITY NUMBER (SSN) _____

NAME OF OWNER _____

PRINT NAME OF PERSON SIGNING _____

E-MAIL ADDRESS _____

SIGNATURE OF OWNER OR AGENT _____

PHONE NUMBER _____

FAX NUMBER _____

DATE _____

Check here if new agent. If new agent, submit a letter or authorization when filing this form.

PLEASE COMPLETE, SIGN AND RETURN TO THE ASSESSOR ON OR BEFORE APRIL 15, 2021

MAKE A COPY FOR YOUR RECORDS

ELECTRONIC FILING OPTIONS AVAILABLE - AVOID FILING A PAPER COPY

FILE ONLINE AT WWW.DENVERGOV.ORG/EFILE OR

EMAIL ASSESSOR@DENVERGOV.ORG WITH A COMPLETE ASSET LISTING ATTACHED

**PROPERTY OWNER LETTER OF AUTHORIZATION
FOR THE REZONING SUBMITTAL
FOR ZIGGI'S COFFEE - DENVER (LEETSDALE DRIVE)**

PROPERTY ADDRESS:
5350 Leetsdale Drive
Denver, CO 80246

I, Tom Novotny, hereby certify that MAH ARCHITECTURAL GROUP has my permission to submit the Rezoning Application for consideration by the City and County of Denver Community Planning and Development Department.

Tom Novotny
(Signature)

4-19-21
(Date)

**PROPERTY OWNER LETTER OF AUTHORIZATION
FOR THE REZONING SUBMITTAL
FOR ZIGGI'S COFFEE - DENVER (LEETSDALE DRIVE)**

PROPERTY ADDRESS:
5350 Leetsdale Drive
Denver, CO 80246

I, DAVID KAHN (print property owner name), hereby certify that MAH ARCHITECTURAL GROUP has my permission to submit the Rezoning Application for consideration by the City and County of Denver Community Planning and Development Department.



(Signature of Property Owner)

4/14/21

(Date)

Reviewing Criteria Narrative

DATE: March 30, 2021

ADDRESS: 5350 Leetsdale Drive
Denver, CO 80246

CURRENT: B-1 WVRS Zone District

PROPOSED: S-MX-3 Zone District

Consistency with Denver Comprehensive Plan 2040

- a. Equity Goals: In rezoning this property to S-MX-3 under the new Zoning Code, it would be consistent with the Denver Comprehensive Plan 2040's (DCP) equity goals. Under *Equitable, Affordable and Inclusive Goal 1*, this new zoning would provide new opportunities for the development of amenities. Creating mixed use business opportunities along the Leetsdale corridor would provide better access to nearby residents.
- b. Climate Goals: The proposed rezoning would align with the DCP's *Environmentally Resilient Goal 8, Strategies A-C*. On this zone lot, existing infrastructure would be encouraged for reuse with infill development in order to grow in a strategic and sustainable way. The introduction of this zoning would encourage mixed-use communities and complete neighborhoods. The mixed-use zoning near the existing residential areas would increase walkability and encourage modes of transportation alternative to vehicular transport. Additionally, being along Leetsdale Drive, the growth would be along a medium/high capacity transit corridor.
- c. Additional Goals: Under *Strong and Authentic Neighborhoods Goal 1, Strategy B*, S-MX-3 zoning would allow for a more diverse selection of services to the surrounding neighborhoods. The zone lot's location along a commercial arterial street would further add to a "network of wellconnected, vibrant, mixed-use centers and corridors." In alignment with *Economically Diverse and Vibrant Goal 2*, the rezoning would encourage strengthening of the economy through varied business types. This would also lend to the creation of new jobs for local residents.

Consistency with Blueprint Denver

- a. The Neighborhood Context: The proposed map amendment is consistent with the neighborhood context in that the new S-MX-3 zoning would align with the adjacent suburban zone lots to the south of Leetsdale Drive. This zoning is consistent with

Blueprint Denver's description of the suburban context: residential areas are integrated with mixed use corridors along major roads (in this case, Leetsdale Drive).

- b. The Future Place Type: The affected zone lot is located within a planned Community Corridor. The mixed-use designation aligns with the goal to provide “mixed-use places of different scales oriented along a street.” Opportunities for community gathering space and activities such as entertainment, shopping, and dining would become accessible to nearby residents. The 3-story limit proposed aligns with the 5-story maximum that is typical to this designation.
- c. The Growth Strategy: This rezoning aligns with the strategy to direct growth toward corridors, in this case being Leetsdale Drive. Additionally, future businesses can be established in order to support the growing population through services and by creation of job opportunities.
- d. The Future Street Type: Leetsdale is designated as Commercial Arterial. The zoning type aligns with this street type, with buildings typically set back with on-site parking.

Furthering Public Health, Safety, and General Welfare

By rezoning this lot to S-MX-3, the property will be brought into the new zoning code which would accelerate growth that better reflects the City of Denver’s current values and goals. Equitable access to food, community spaces, services, and places of work would improve. ADA, safety, and environmental standards will be brought into the current zoning code. Economic opportunities and general welfare would be furthered in the creation of new jobs and new taxable businesses.

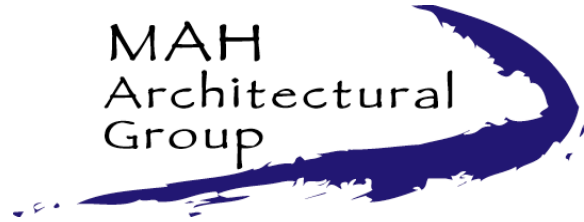
In our case in particular, rezoning would provide the Property Owner the opportunity to convert a vacated bank building along Leetsdale Drive and Forest Street into a drive-thru coffee shop. This new business would serve to enliven the surrounding community as well as support commuters.

Justifying Circumstance

The justifying circumstance is that the City adopted the current Denver Zoning Code, while the property retained Former Chapter 59 zoning.

Consistency with Neighborhood Context, Zone District Purpose and Intent

The Suburban Neighborhood Context fits squarely with the goals and attributes of the S-MX-3 zone district which is proposed. The mixed-use zoning designation with a limit of 3 stories fits with the suburban profile. The specific intent of the S-MX-3 zone district “applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.” The surrounding streets are local and collector streets, while the commercial arterial corridor of Leetsdale Blvd. binds them together.



December 16, 2020

**Amanda Sawyer
City & County Building
1437 Bannock St., Rm. 451
Denver, CO 80202**

Dear Council Member Amanda Sawyer:

I am writing to you on behalf of Dana Hunsinger, Ziggi's Coffee Owner, and the MAH Architectural Group design team. We would like to ask for your feedback and consideration regarding a prospective drive-thru coffee shop project to be located within Denver District 5. We are proposing to reuse the existing ± 800 sq. ft. building at the northwest corner of Leetsdale Drive and Forest Street as a new Ziggi's Coffee drive-thru. The hope for this new coffee shop opportunity would be to create economic growth while enlivening the surrounding area.

Our team has had the opportunity to speak with both Rezoning and Development Services regarding the Ziggi's Coffee project. It has been communicated that in order to reuse the existing (and currently vacant) building as a drive-thru coffee shop, the zone lot will need to be rezoned from B-1 to S-CC-3, bringing the lot into the current zoning code. The building shares a zone lot with the office building to the south, and so the rezoning will affect both buildings.

As far as site changes are concerned, we are proposing a new patio with sidewalk connectivity to the existing sidewalk, new landscaping to create screening along Forest Street, a newly defined ADA-compliant parking space, a new trash enclosure, and ADA upgrades to the sidewalk crossings at the vehicular access points to the zone lot. Please see the Concept Plan and renderings enclosed for your reference.

At this time we would like to set up a virtual introductory meeting with you. Please let me know how we might proceed. I look forward to hearing any feedback you may have and hope to keep an open dialogue with you as this project develops. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Ann Erisman'. The signature is fluid and cursive, with the first name 'Ann' being more prominent than the last name 'Erisman'.

**Ann Erisman
MAH Architectural Group**

Enc. Concept Plan and Renderings

From: Michael Hunsinger <michael@maharch.com>
Subject: Ziggi's Coffee-5350 Leetsdale Drive (South Hilltop Neighborhood Association)
Date: January 25, 2021 at 1:21:47 PM MST
To: reuben@menorah.org
Cc: "Fry, Logan M. - CC YA2245 City Council Aide" <Logan.Fry@denvergov.org>, Dana Hunsinger <dana.hunsinger@ziggiscoffee.com>, Ann Erisman <Ann@maharch.com>

Hello Reuben Drebenstedt,

We have been advised by Councilwoman Amanda Sawyer to introduce to you the proposed project for a Ziggi's Coffee drive-thru to be located within Denver District 5. Please find our introduction letter to the Councilwoman as well as a conceptual site plan, renderings and traffic review letter for your reference.

Our team is hoping to set up a virtual meeting with you and your neighborhood group to gather insight of the existing site and answer any questions regarding the development. Please let me know if and when we can schedule this virtual meeting.

Please reach out to me if there are any questions.

Thank you,

Michael Hunsinger, AIA, NCARB
Principal

MAH Architectural Group

**1385 S. Colorado Blvd,
Penthouse
Denver, CO 80222**

O - 303.778.0608

F - 303.778.0609

E - michael@maharch.com

W - maharch.com

On Mon, Jan 25, 2021 at 1:24 PM Michael Hunsinger <michael@maharch.com> wrote:
Hello Paul Aceto,

We have been advised by Councilwoman Amanda Sawyer to introduce to you the proposed project for a Ziggi's Coffee drive-thru to be located within Denver District 5. Please find our introduction letter to the Councilwoman as well as a conceptual site plan, renderings and traffic review letter for your reference.

Our team is hoping to set up a virtual meeting with you and your neighborhood group to gather insight of the existing site and answer any questions regarding the development. Please let me know if and when we can schedule this virtual meeting.

Please reach out to me if there are any questions.

Thank you,

Michael Hunsinger, AIA, NCARB
Principal

MAH Architectural Group

**1385 S. Colorado Blvd,
Penthouse
Denver, CO 80222**

O - 303.778.0608

F - 303.778.0609

E - michael@maharch.com

W - maharch.com

From: Paul Aceto <paul@theacetoteam.com>
Subject: Re: Ziggi's Coffee-5350 Leetsdale Drive (Virginia Vale Community Association)
Date: January 27, 2021 at 12:04:23 PM MST
To: Michael Hunsinger <michael@maharch.com>, "Kevin Lazar, Esq." <kevlazar@gmail.com>, "Tim & Kelli Keenan" <Trkeenan86@gmail.com>, Josh Fruchtman <jlfruchtman@gmail.com>, Douglas Long <dfreshy@gmail.com>
Cc: "Fry, Logan M. - CC YA2245 City Council Aide" <Logan.Fry@denvergov.org>, Dana Hunsinger <dana.hunsinger@ziggiscoffee.com>, Ann Erisman <Ann@maharch.com>

Hello Michael.

Thank you for providing this detailed info about the rezoning application by Ziggy's Coffee at the corner of S. Forest St. and Leetsdale Dr.

We will present this info to the community via Nextdoor, facebook and direct email and ask if a virtual meeting is desired.

We will also request feedback from residents about this rezoning application. VVCA does not provide approval to applicants on behalf of it's residents but will ultimately provide a letter stating the responses received by the community.

Please let me know how we can be of further help.

Paul Aceto on behalf of VVCA

Paul Aceto

Team Leader & REALTOR

The Aceto Team