

## Zone Map Amendment (Rezoning) - Application

|   |  |  |  |
|---|--|--|--|
| <b>PROPERTY OWNER INFORMATION*</b>  |  | <b>PROPERTY OWNER(S) REPRESENTATIVE**</b>  |  |
| <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION<br><input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***   |  | <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION<br><input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***  |  |
| Property Owner Name   | HANG LE  |  |  |
| Address   | 385 S. ZUNI ST.  |  |  |
| City, State, Zip  | DENVER, CO 80223   |  |  |
| Telephone   | 720-397-0408   |  |  |
| Email   | TSM611@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. |  | **Property owner shall provide a written letter authorizing the representative to act on his/her behalf.<br>***If contact for fee payment is other than above, please provide contact name and contact information on an attachment. |  |
| <b>SUBJECT PROPERTY INFORMATION</b>   |  |  |  |
| Location (address):   | 385 S. ZUNI ST, DENVER, CO 80223   |  |  |
| Assessor's Parcel Numbers:  | APN 5171-01-021  |  |  |
| Area in Acres or Square Feet:   | 13,260   |  |  |
| Current Zone District(s):   | B1 with waivers  |  |  |
| <b>PROPOSAL</b>   |  |  |  |
| Proposed Zone District:   | EMX3   |  |  |
| <b>PRE-APPLICATION INFORMATION</b>  |  |  |  |
| 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>Joseph Green 10/7/25</u><br><input type="checkbox"/> 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?                           | <input checked="" type="checkbox"/> Yes - State date below and describe method in outreach attachment, see page 3<br><u>Email sent out 10/10/25 to district office, registered neighborhood, mail to adjacent properties</u> |  |  |

## REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

|   |   |
|---|---|
| <p>General Review Criteria<br/>DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm <b>and</b> include sections in the review criteria narrative attachment</p>  | <p><input checked="" type="checkbox"/> <b>Consistency with Adopted Plans:</b> The proposed official map amendment is consistent with the City's adopted plans.</p> <p>Please provide a review criteria narrative attachment describing <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its own section.</p> <p><b>1. Denver Comprehensive Plan 2040</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040</i>'s a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p><b>2. Blueprint Denver</b></p> <p>In this section of the attachment, describe <b>how</b> 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 <i>Blueprint Denver</i>.</p> <p><b>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</b><br/>Please see attachments</p> |
| <p>General Review Criteria<br/>DZC Sec. 12.4.10.7.A.1</p> <p><b>Only check this box if your application is not consistent with 12.4.10.7.A</b></p>  | <p><input checked="" type="checkbox"/> <b>Community Need Exception:</b> 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.</p> <p>Please provide a narrative attachment describing <b>how</b> the requested zone district is <b>necessary</b> to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.</p>  |
| <p>General Review Criteria:<br/>DZC Sec. 12.4.10.7. B &amp; C</p> <p>Check boxes to the right to affirm <b>and</b> 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.</p> | <p><input checked="" type="checkbox"/> <b>Public Interest:</b> The proposed official map amendment is in the Public Interest.</p> <p>In the review criteria narrative attachment, please provide an additional section describing <b>how</b> the requested rezoning is in the public interest of the city.</p> <p><input checked="" type="checkbox"/> <b>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.</b></p> <p>In the review criteria narrative attachment, please provide a separate section describing <b>how</b> 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>   |

# REZONING GUIDE

Rezoning Application Page 3 of 4

## 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.
- 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 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)
- 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.) (if applicable)
- Affordable Housing Review Team Acceptance Letter** (if applicable)
- 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)<br>(please type or print legibly) | Property Address<br>City, State, Zip<br>Phone<br>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) |
|--|---|--|---|--------------|---|--|
| <b>EXAMPLE</b><br>John Alan Smith and<br>Josie Q. Smith  | 123 Sesame Street<br>Denver, CO 80202<br>(303) 555-5555 sample@sample.gov | 100%   | <i>John Alan Smith<br/>Josie Q. Smith</i>   | 01/12/20     | (A)   | YES  |
| HANG LE AND<br>THIEN MAI                                 | 385 S. ZUNI ST.<br>DENVER, CO 80223<br>720-397-0408<br>TSM611@GMAIL.COM   | 100%   | <i>Hang Le<br/>Thien Mai</i>  | 10/1<br>4/25 | A   | N/A  |
|  |   |  |   |              |   | YES<br>NO  |
|  |   |  |   |              |   | YES<br>NO  |
|  |   |  |   |              |   | YES<br>NO  |

## **385 S Zuni Street – Review Criteria Narrative**

Proposed Rezoning: From B-1 with Waivers to E-MX-3 (Medical Office Use)

Case Number: 2025i-00091

### **1. Consistency with Adopted Plans**

#### **1.1 Denver Comprehensive Plan 2040**

The proposed rezoning from B-1 with waivers to E-MX-3 for 385 S Zuni Street is consistent with the goals of Denver Comprehensive Plan 2040. The property owner intends to use the site for a neighborhood-scale medical office use, which aligns with the plan's vision for complete, inclusive, and healthy neighborhoods offering local access to essential services such as healthcare.

##### **a) Equity Goals**

The rezoning supports equity by increasing access to healthcare in an area identified as having limited access to such services. According to the City's Equity Analysis (October 2025), the Athmar Park neighborhood scores low in Access to Healthcare and has high vulnerability to displacement. Establishing a community-serving medical office will provide accessible healthcare options to residents regardless of income, age, or mobility. This promotes equitable outcomes and supports the Comprehensive Plan's goal of creating complete neighborhoods where all residents can thrive.

##### **b) Climate Goals**

The proposed E-MX-3 district supports Denver's environmentally resilient goals by promoting infill development within an existing urban area. The medical office use will be located near transit and existing infrastructure, reducing vehicle miles traveled and supporting a more walkable community. By reusing an already developed site, the project minimizes environmental impact and aligns with the city's sustainability objectives.

##### **c) Other Applicable Goals and Strategies**

The proposal advances other goals in the Comprehensive Plan, including promoting healthy and connected communities. A medical office at this location directly supports residents' physical well-being while contributing to a balanced mix of residential and commercial uses. It will also create local jobs and enhance economic activity in a way that benefits the neighborhood and surrounding community.

## 1.2 Blueprint Denver (2019)

### a) Neighborhood Context

Blueprint Denver identifies this area as Urban Edge, where small-scale residential and commercial uses are appropriate along collector and arterial streets. The E-MX-3 district fits this context by permitting medical offices and other neighborhood-serving businesses compatible with nearby homes.

### b) Future Place

The site is designated as a Community Center. This future place type envisions a mix of residential, retail, and employment uses that serve the daily needs of surrounding residents. A medical office directly fulfills this purpose by offering essential services within walking distance of homes.

### c) Growth Strategy

The proposed rezoning directs modest growth and employment uses to a corridor of change, consistent with Blueprint Denver's growth strategy. It supports investment in existing neighborhoods rather than expansion into low-density areas, utilizing current infrastructure and enhancing the community's vitality.

### d) Adjacent Street Types

The property fronts local streets suitable for moderate-scale, pedestrian-oriented development. The E-MX-3 district allows a building scale and intensity appropriate for these street types while encouraging walkability and safe access.

### e) Plan Policies and Strategies

The proposed rezoning supports Blueprint Denver policies by promoting land uses that enhance access to services, diversify job opportunities, and encourage mixed-use, walkable neighborhoods. Providing a medical office in an underserved area aligns with the plan's goals for complete neighborhoods and equitable access.

### f) Equity Concepts

The rezoning addresses Blueprint Denver's equity concepts by improving Access to Opportunity and reducing inequities in Access to Healthcare. It creates local employment opportunities and adds a needed community service in an area identified as lacking healthcare access.

## 1.3 Neighborhood / Small Area Plans

The proposal is consistent with both the draft Southwest Area Plan and the Athmar Park Neighborhood Perimeter Plan. The Southwest Area Plan encourages additional housing and job opportunities in mixed-use areas, while the Perimeter Plan supports business revitalization and infill development along neighborhood edges. Establishing a medical office use fulfills both plans' goals by introducing new employment opportunities and services that benefit the surrounding community.

## **2. Community Need Exception**

The rezoning meets an extraordinary community need that was not fully anticipated when current city plans were adopted—namely, the growing demand for accessible, affordable healthcare services in Southwest Denver. The City's Equity Analysis identifies the Athmar Park area as having low Access to Healthcare. This rezoning enables a medical office use that directly responds to this critical gap, providing essential care options within the neighborhood. The need for localized medical services has become increasingly urgent due to population growth and aging demographics since the adoption of Blueprint Denver (2019). Therefore, the rezoning provides for an extraordinary community need that advances public health, equity, and livability.

## **3. Public Interest**

The proposed map amendment is in the public interest because it delivers measurable community benefits. It enhances neighborhood access to healthcare, creates local jobs, and revitalizes an underutilized site in a walkable and transit-served area. By supporting a medical office use, the rezoning advances citywide goals for health equity, economic opportunity, and sustainability. The E-MX-3 district ensures that redevelopment will be appropriately scaled and consistent with the surrounding neighborhood context.

## **4. Consistency with Neighborhood Context, Zone District Purpose, and Intent**

### **a) Neighborhood Context**

The site is located within the Urban Edge context, where small-scale commercial and residential uses coexist. Rezoning to E-MX-3 allows moderate-intensity medical office development compatible with nearby housing and other local businesses. The proposed use supports pedestrian activity, safety, and access consistent with the neighborhood's character.

### **b) General Purpose Statement**

The Mixed-Use (MX) zone districts are intended to promote safe, active, pedestrian-scaled, and diverse areas that enhance convenience for walking, shopping, and gathering. The proposed E-MX-3 district fulfills this purpose by allowing a community-serving medical office that increases neighborhood accessibility to essential services.

### **c) Specific Intent Statement (E-MX-3)**

The E-MX-3 district applies to areas served primarily by collector and arterial streets where one- to three-story buildings are appropriate. This site meets those conditions and is well suited for a small medical office that contributes to an active, mixed-use environment while maintaining compatibility with surrounding residential uses. The district's standards will ensure high-quality, pedestrian-oriented design.

## ADDITIONAL ATTACHMENT

Written narrative explaining reason for the request:

The applicant is requesting an official map amendment to rezone the property from **B-1 (Neighborhood Business)** to **EMX-3 (Edge Mixed-Use, Level 3)** to better align with the City of Denver's long-term planning goals and to support the development of a medical office use at this location. The proposed EMX-3 designation allows for a more flexible mixed-use environment, which accommodates professional and institutional uses while maintaining compatibility with surrounding residential neighborhoods.

The requested zoning change is justified based on the following factors:

1. **Consistency with Adopted Plans:** The EMX-3 zoning designation supports the City's adopted land use and growth policies, particularly those encouraging a mix of commercial, professional, and residential uses at appropriate intensities. The proposed medical office use is consistent with the Denver City Plan's goals for enhancing access to healthcare services and supporting employment centers.
2. **Compatibility with Surrounding Area:** The site is situated adjacent to both residential and commercial uses. EMX-3 zoning allows for an appropriate transition between higher-intensity commercial uses along major corridors and nearby residential areas, providing a balanced approach to land use and minimizing potential conflicts.
3. **Encouragement of Pedestrian-Oriented Development:** EMX-3 promotes a pedestrian-friendly environment and connectivity to surrounding neighborhoods. This is consistent with City policies encouraging mixed-use development that supports walkability, active transportation, and access to community services.
4. **Economic and Community Benefits:** Rezoning to EMX-3 enables the development of a medical office, which will provide essential services to the community, create local jobs, and contribute to the economic vitality of the area. This use is compatible with both the current market demand and long-term planning objectives.
5. **Flexibility for Future Development:** EMX-3 allows for thoughtful growth and adaptive reuse, ensuring that the site can accommodate future needs without negatively impacting adjacent properties.



# City & County of Denver - Property Record Search

## City & County of Denver - Property Record Search

0517101021000  
385 S ZUNI ST

LE,HANG THU THI; MAI,THIEN  
12675 FISHER ST ENGLEWOOD CO 80112

Total Appraised Value  
\$853,800

### KEY INFORMATION

|                             |   |
|-----------------------------|---|
| Schedule Number             | <b>0517101021000</b>  |
| Situs Address               | <b>385 S ZUNI ST</b>  |
| Owner(s)                    | <b>LE,HANG THU THI; MAI,THIEN</b>                           |
| Class                       | <b>RESIDENTIAL</b>  |
| Land Use Code               | <b>113 - SFR Grade C</b>                                    |
| Zoning                      | <b>B-1</b>  |
| Tax District                | <b>DENV</b>   |
| Land Sq Ft                  | <b>13,260</b>   |
| Building Sq Ft              | <b>3,794</b>  |
| Legal Description           | <b>PLOT 7 EXC REAR 8FT TO CITY BLK 1 MOUNTAIN VIEW PARK</b> |
| Prior Year Mill Levy (2024) | <b>79.202</b>   |

### ACTUAL VALUES

|          |             |
|----------|-------------|
| Tax Year | <b>2025</b> |
|----------|-------------|

|              |                  |
|--------------|------------------|
| Land         | <b>\$530,400</b> |
| Improvements | <b>\$323,400</b> |
| Total        | <b>\$853,800</b> |

[Protest My Value](#)

### ASSESSED VALUES - SCHOOL

|                      |          |
|----------------------|----------|
| <b>Land</b>          | \$37,390 |
| <b>Improvements</b>  | \$22,800 |
| <b>Total</b>         | \$60,190 |
| <b>Exempt</b>        | \$0      |
| <b>Taxable Total</b> | \$60,190 |

### ASSESSED VALUES - LOCAL GOVERNMENT

|                      |          |
|----------------------|----------|
| <b>Land</b>          | \$33,150 |
| <b>Improvements</b>  | \$20,210 |
| <b>Total</b>         | \$53,360 |
| <b>Exempt</b>        | \$0      |
| <b>Taxable Total</b> | \$53,360 |

## ADDITIONAL PROPERTY INFORMATION

|                              |   |                            |                             |
|------------------------------|---|----------------------------|-----------------------------|
| Zoning                       | <a href="#">B-1</a>                             | Neighborhood               | <a href="#">Athmar Park</a> |
| Subdivision                  | <a href="#">Mountain View Park</a>              | Enterprise Zone            | <a href="#">Yes</a>         |
| Individual Historic Landmark | <a href="#">No</a>                              | Historic Landmark District | <a href="#">No</a>          |
| Floodplain Designation       | <a href="#">X: AREA OF MINIMAL FLOOD HAZARD</a> |                            |                             |

## DOWNLOADABLE MAPS

[Parcel Map](#) [Quarter Section Map](#) [Assessment Parcel Map Index](#) [Quarter Section Map Index](#)

## LAND DETAILS

| LAND LINE # | LAND TYPE       | CODE | CLASS                                   | AREA SQFT | ACRES  | APPRAISED VALUE |
|-------------|-----------------|------|---|-----------|--------|-----------------|
| 1           | S - SQUARE FOOT | 1    | 1112 - SINGLE FAMILY RESIDENTIAL - LAND | 13,260    | 0.3044 | \$530,400       |

## IMPROVEMENT / BUILDING DETAILS

## APPRAISAL CARD #1

|                   |  |
|-------------------|--|
| Class             | <b>1212 - SINGLE FAMILY RES - IMPS</b> |
| Exterior Walls    | <b>BRICK</b>                           |
| Grade             | <b>C</b>                               |
| Full Bathrooms    | <b>2</b>                               |
| Half Bathrooms    | <b>1</b>                               |
| Fixtures          | <b>10</b>                              |
| Year Built        | <b>1948</b>                            |
| Effective Year    | -                                      |
| Year Remodel      | -                                      |
| Condition         | <b>AV - AVERAGE</b>                    |
| Style             | <b>14 - 1.5 STORY</b>                  |
| Stories           | <b>1.50</b>                            |
| Total Basement    | <b>2,397 sqft</b>                      |
| Finished Basement | <b>1,406 sqft</b>                      |
| Total Living Area | <b>3,794 sqft</b>                      |

## SUB-AREAS

| LOWER          | FIRST FLOOR    | SECOND FLOOR   | THIRD FLOOR | GROSS AREA | CARD NO |
|----------------|----------------|----------------|-------------|------------|---------|
| BASEMENT-TOTAL | -              | -              | -           | 2,397      | 1       |
| -              | LIVING AREA    | -              | -           | 2,077      | 1       |
| -              | OPEN PORCH-MAS | -              | -           | 40         | 1       |
| -              | -              | HALF STORY-MAS | -           | 1,717      | 1       |

## OUTBUILDINGS &amp; EXTRA FEATURES

No data to display

## PERMIT DETAILS

No data to display

No data to display

## SALE DETAILS

| RECEPTION NUMBER | SALE DATE  | SALE PRICE | INSTRUMENT           | GRANTOR                  | GRANTEE             |
|------------------|------------|------------|----------------------|--------------------------|---------------------|
| 2024006696       | 01/17/2024 | \$727,000  | SW: SPECIAL WARRANTY | UNITED STATES OF AMERICA | MAI,THIEN           |
| 2023086974       | 09/08/2023 | \$0        | DS: DISTRICT COURT   | NGUYEN,KIM               | MAI,THIEN           |
| 2016098828       | 07/27/2016 | \$510,000  | SW: SPECIAL WARRANTY | YORK PARTNERS LLC        | NGUYEN,KIM          |
| 2016069805       | 05/27/2016 | \$340,000  | WD: WARRANTY         | ANDERSON,DELIA M         | YORK PARTNERS LLC   |
| 2014030067       | 03/18/2014 | \$0        | DS: DISTRICT COURT   | MICHEL,SABRINA MARY      | ANDERSON,DELIA M    |
| 2010118867       | 10/10/2010 | \$0        | QC: QUIT CLAIM       | ANDERSON,DELIA M         | MICHEL,SABRINA MARY |

## PROPERTY TAXES FOR CURRENT YEAR

Current Year Taxes

Prior Year Mill Levy (2024) \*\*: **79.202**

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

|                   | INSTALLMENT 1<br>(FEB 28 / FEB 29 IN LEAP YEARS) | INSTALLMENT 2 (JUN 15) | FULL PAYMENT<br>(DUE APR 30) |
|-------------------|--|------------------------|------------------------------|
| Date Paid         | 02/26/2025                                       | 06/04/2025             |                              |
| Original Tax Levy | \$1,673.94                                       | \$1,673.94             | \$3,347.88                   |
| Liens/Fees        | \$0.00   | \$0.00                 | \$0.00                       |
| Interest          | \$0.00   | \$0.00                 | \$0.00                       |
| Paid              | \$1,673.94                                       | \$1,673.94             | \$3,347.88                   |
| Due               | \$0.00   | \$0.00                 | \$0.00                       |

Before proceeding to make your tax payment, please be sure to copy or save your Schedule Number/Parcel ID Number. You will need it in order to process your payment.

Your schedule number is: **05171-01-021-000**

[Pay This Tax Now](#)

**Note:** The amount of interest shown, if any, is good through the end of this month. This information is not to be used in place of a Certificate of Taxes Due. Please call the Treasurer's Office for these at (720) 913-9300.

Liens/Fees amount displayed are good through the last day of February. Please be advised that paying the liens/fees after February will result in additional interest accrued on the parcel. Please contact 720-913-9300 to get the payoff amount for lien/fees.

## ADDITIONAL INFORMATION

### ACTUAL & ASSESSED VALUE - CURRENT & PRIOR VALUES

## TAX DOCUMENTS

Tax Notices: [-- Choose a file -- ▾](#)



Data last updated: 10/09/2025



Hang Le <tsm611@gmail.com>

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## Rezoning Request for 385 S. Zuni St., Denver, CO 80223

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Hang Le <tsm611@gmail.com>  
To: district7@denvergov.org

Fri, Oct 10, 2025 at 1:11 PM

Dear Councilmember of district 7 and Staff,

My name is **Hang Le**, and I am the property owner of **385 S. Zuni Street, Denver, CO 80223**. I am currently in the process of requesting a **rezoning** for this property from **B-1** to **EMX-3**.

As part of this process, I would greatly appreciate your **feedback and guidance**. I want to ensure that this request aligns with the city's vision for the area and that I follow the proper steps throughout the rezoning review.

Your insight and support would mean a great deal to me as I navigate this process, and I am open to any recommendations or resources your office may have to share.

Please feel free to contact me at [your phone number] or [your email address] if you would like to discuss the proposal further.

Thank you very much for your time, consideration, and continued service to our community.

Warm regards,

**Hang Le**  
385 S. Zuni St.  
Denver, CO 80223



Hang Le <tsm611@gmail.com>

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## Notice of Rezoning Request for 385 S. Zuni St., Denver, CO 80223

1 message

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Hang Le <tsm611@gmail.com>

Fri, Oct 10, 2025 at 1:05 PM

To: "treasurer@athmarpark.com" <treasurer@athmarpark.com>, president@athmarpark.com

Dear Registered Neighborhood Organization Representatives,

My name is **Hang Le**, and I am the property owner of **385 S. Zuni Street, Denver, CO 80223**. I wanted to inform you that we are currently in the process of requesting a **rezoning** for this property — from **B-1** to **EMX-3**.

We understand the importance of keeping the community informed and involved, and we want to make sure our neighbors and local organizations are aware of this proposed change. We welcome any feedback, questions, or comments you may have regarding this rezoning request.

Please feel free to contact me directly at 720-397-0408 or [tsm611@gmail.com](mailto:tsm611@gmail.com) if you would like additional information or to discuss the proposal further.

Thank you for your time and for your continued service to our community.

Warm regards,

**Hang Le**

385 S. Zuni St.

Denver, CO 80223



Hang Le <tsm611@gmail.com>

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## Notice of Rezoning Request for 385 S. Zuni St., Denver, CO 80223

1 message

Hang Le <tsm611@gmail.com>  
To: fareastcenterco@gmail.com

Fri, Oct 10, 2025 at 1:03 PM

Dear Registered Neighborhood Organization Representatives,

My name is **Hang Le**, and I am the property owner of **385 S. Zuni Street, Denver, CO 80223**. I wanted to inform you that we are currently in the process of requesting a **rezoning** for this property — from **B-1** to **EMX-3**.

We understand the importance of keeping the community informed and involved, and we want to make sure our neighbors and local organizations are aware of this proposed change. We welcome any feedback, questions, or comments you may have regarding this rezoning request.

Please feel free to contact me directly at 720-397-0408 or [tsm611@gmail.com](mailto:tsm611@gmail.com) if you would like additional information or to discuss the proposal further.

Thank you for your time and for your continued service to our community.

Warm regards,  
**Hang Le**  
385 S. Zuni St.  
Denver, CO 80223



Hang Le <tsm611@gmail.com>

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## Notice of Rezoning Request for 385 S. Zuni St., Denver, CO 80223

1 message

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**Hang Le** <tsm611@gmail.com>  
To: execcomm@denverinc.org, president@denverinc.org

Fri, Oct 10, 2025 at 2:55 PM

Dear Registered Neighborhood Organization Representatives,

My name is **Hang Le**, and I am the property owner of **385 S. Zuni Street, Denver, CO 80223**. I wanted to inform you that we are currently in the process of requesting a **rezoning** for this property — from **B-1** to **EMX-3**.

We understand the importance of keeping the community informed and involved, and we want to make sure our neighbors and local organizations are aware of this proposed change. We welcome any feedback, questions, or comments you may have regarding this rezoning request.

Please feel free to contact me directly at 720-397-0408 or [tsm611@gmail.com](mailto:tsm611@gmail.com) if you would like additional information or to discuss the proposal further.

Thank you for your time and for your continued service to our community.

Warm regards,

**Hang Le**  
385 S. Zuni St.  
Denver, CO 80223

Hang Le  
385 S. Zuni St.  
Denver, CO 80223

**Beltran Eliseo Bustos**  
**Bustos Maria L Chavez De**  
415 S. Zuni St.  
Denver, CO 80223

**Dear Neighbor,**

My name is **Hang Le**, and I am the property owner at **385 S. Zuni Street, Denver, CO 80223**. I wanted to let you know that I am currently in the process of **applying for a rezoning** of this property — from **B-1 to EMX-3**.

The purpose of this rezoning request is to allow for the future development of a **medical office**, which I hope will provide our community with **easier access to healthcare services** and contribute positively to the neighborhood.

As a nearby property owner or resident, your awareness and input are very important to me. If you have any questions, feedback, or concerns, please feel free to reach out. I would be happy to share more information and listen to your thoughts.

You can contact me directly at **720-397-0408** or by email at **tsm611@gmail.com**. Your **support and guidance** throughout this process are truly appreciated.

Thank you for your time and for being part of our community.

Warm regards,  
**Hang Le**  
385 S. Zuni Street  
Denver, CO 80223

Hang Le  
385 S. Zuni St.  
Denver, CO 80223

City & County Denver  
1437 Bannock St.  
Denver, CO 80202  
(for address 333 & 375 S Zuni Street, Denver, CO 80223)

**Dear Neighbor,**

My name is **Hang Le**, and I am the property owner at **385 S. Zuni Street, Denver, CO 80223**. I wanted to let you know that I am currently in the process of **applying for a rezoning** of this property — from **B-1 to EMX-3**.

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Thank you for your time and for being part of our community.

Warm regards,  
**Hang Le**  
385 S. Zuni Street  
Denver, CO 80223

Hang Le  
385 S. Zuni St.  
Denver, CO 80223

**Costco Wholesale Corporation**  
**999 Lake Dr**  
**Issaquah, WA 98027**

**Dear Neighbor,**

My name is **Hang Le**, and I am the property owner at **385 S. Zuni Street, Denver, CO 80223**. I wanted to let you know that I am currently in the process of **applying for a rezoning** of this property — from **B-1 to EMX-3**.

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Warm regards,  
**Hang Le**  
385 S. Zuni Street  
Denver, CO 80223

Hang Le  
385 S. Zuni St.  
Denver, CO 80223

**Vu Tung & Tong Trinh Luong Hoai Huong  
401 S Zuni St.  
Denver, CO 80223**

**Dear Neighbor,**

My name is **Hang Le**, and I am the property owner at **385 S. Zuni Street, Denver, CO 80223**. I wanted to let you know that I am currently in the process of **applying for a rezoning** of this property — from **B-1 to EMX-3**.

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Thank you for your time and for being part of our community.

Warm regards,  
**Hang Le**  
385 S. Zuni Street  
Denver, CO 80223

Hang Le  
385 S. Zuni St.  
Denver, CO 80223

Vu Zuni LLC  
P. O. Box 36038  
Denver, CO 80236

**Dear Neighbor,**

My name is **Hang Le**, and I am the property owner at **385 S. Zuni Street, Denver, CO 80223**. I wanted to let you know that I am currently in the process of **applying for a rezoning** of this property — from **B-1 to EMX-3**.

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Thank you for your time and for being part of our community.

Warm regards,

**Hang Le**  
385 S. Zuni Street  
Denver, CO 80223

**Hang Le**  
**385 S. Zuni St.**  
**Denver, CO 80223**

**Ho Hong Sam**  
Luong Dieu  
419 S. Zuni St.  
Denver, CO 80223

**Dear Neighbor,**

My name is **Hang Le**, and I am the property owner at **385 S. Zuni Street, Denver, CO 80223**. I wanted to let you know that I am currently in the process of **applying for a rezoning** of this property — from **B-1 to EMX-3**.

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Thank you for your time and for being part of our community.

Warm regards,  
**Hang Le**  
385 S. Zuni Street  
Denver, CO 80223

**Hang Le**  
**385 S. Zuni St.**  
**Denver, CO 80223**

**Banuelos Javier**  
**1900 W Kentucky Ave**  
Denver, CO 80223

**Dear Neighbor,**

My name is **Hang Le**, and I am the property owner at **385 S. Zuni Street, Denver, CO 80223**. I wanted to let you know that I am currently in the process of **applying for a rezoning** of this property — from **B-1 to EMX-3**.

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Thank you for your time and for being part of our community.

Warm regards,  
**Hang Le**  
385 S. Zuni Street  
Denver, CO 80223

**Hang Le**  
**385 S. Zuni St.**  
**Denver, CO 80223**

**Morrissey Mitchell C**  
**360 S. Bryant St.**  
**Denver, CO 80219**

**Dear Neighbor,**

My name is **Hang Le**, and I am the property owner at **385 S. Zuni Street, Denver, CO 80223**. I wanted to let you know that I am currently in the process of **applying for a rezoning** of this property — from **B-1 to EMX-3**.

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Thank you for your time and for being part of our community.

Warm regards,  
**Hang Le**  
385 S. Zuni Street  
Denver, CO 80223

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Denver, CO 80236

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| Certified Mail Fee   | \$ 5.30 | 0270 |
| Extra Services & Fees (check box, add fee as appropriate)    | \$ 0.00 | 19   |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ 0.00 |      |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ 0.00 |      |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ 0.00 |      |
| <input type="checkbox"/> Adult Signature Required            | \$ 0.00 |      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 0.00 |      |
| Postage  | \$ 0.78 |      |
| Total Postage and Fees                                       | \$ 6.08 |      |

Sent To: Vu Buni LLC  
Street and Apt. No., or PO Box No.: P.O. Box 36038  
City, State, ZIP+4: Denver, CO 80236

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Denver, CO 80223

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| Certified Mail Fee   | \$ 5.30 | 0270 |
| Extra Services & Fees (check box, add fee as appropriate)    | \$ 0.00 | 19   |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ 0.00 |      |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ 0.00 |      |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ 0.00 |      |
| <input type="checkbox"/> Adult Signature Required            | \$ 0.00 |      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 0.00 |      |
| Postage  | \$ 0.78 |      |
| Total Postage and Fees                                       | \$ 6.08 |      |

Sent To: Beltran Eliseo Bustos  
Street and Apt. No., or PO Box No.: 413 S. Zuni St  
City, State, ZIP+4: Denver, CO 80223

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Denver, CO 80219

|  |         |      |
|--|---------|------|
| Certified Mail Fee   | \$ 5.30 | 0270 |
| Extra Services & Fees (check box, add fee as appropriate)    | \$ 0.00 | 19   |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ 0.00 |      |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ 0.00 |      |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ 0.00 |      |
| <input type="checkbox"/> Adult Signature Required            | \$ 0.00 |      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 0.00 |      |
| Postage  | \$ 0.78 |      |
| Total Postage and Fees                                       | \$ 6.08 |      |

Sent To: Morrissey Mitchell  
Street and Apt. No., or PO Box No.: 360 S. Bryant St  
City, State, ZIP+4: Denver, CO 80219

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Denver, CO 80223

|  |         |      |
|--|---------|------|
| Certified Mail Fee   | \$ 5.30 | 0270 |
| Extra Services & Fees (check box, add fee as appropriate)    | \$ 0.00 | 19   |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ 0.00 |      |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ 0.00 |      |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ 0.00 |      |
| <input type="checkbox"/> Adult Signature Required            | \$ 0.00 |      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 0.00 |      |
| Postage  | \$ 0.78 |      |
| Total Postage and Fees                                       | \$ 6.08 |      |

Sent To: Banuelos Janice  
Street and Apt. No., or PO Box No.: 1000 W. Kentucky Ave  
City, State, ZIP+4: Denver, CO 80223

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Issaquah, WA 98027

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ 0.00  
 Return Receipt (electronic) \$ 0.00  
 Certified Mail Restricted Delivery \$ 0.00  
 Adult Signature Required \$ 0.00  
 Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.78

Total Postage and Fees \$ 6.08

\$

Sent To Costco Wholesale Corp

Street and Apt. No., or PO Box No. 999 Lake Dr.

City, State, ZIP+4® Issaquah WA 98027

0270

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Postmark  
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Denver, CO 80223

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ 0.00  
 Return Receipt (electronic) \$ 0.00  
 Certified Mail Restricted Delivery \$ 0.00  
 Adult Signature Required \$ 0.00  
 Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.78

Total Postage and Fees \$ 6.08

\$

Sent To Ho Hong Sam

Street and Apt. No., or PO Box No. 419 Zuni St.

City, State, ZIP+4® Denver, CO 80223

0270

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10/10/2025

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Denver, CO 80223

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ 0.00  
 Return Receipt (electronic) \$ 0.00  
 Certified Mail Restricted Delivery \$ 0.00  
 Adult Signature Required \$ 0.00  
 Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.78

Total Postage and Fees \$ 6.08

\$

Sent To Wu Jung & Tong Trinh Lumy

Street and Apt. No., or PO Box No. 401 Zuni St.

City, State, ZIP+4® Denver CO 80223

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Denver, CO 80202

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ 0.00  
 Return Receipt (electronic) \$ 0.00  
 Certified Mail Restricted Delivery \$ 0.00  
 Adult Signature Required \$ 0.00  
 Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.78

Total Postage and Fees \$ 6.08

\$

Sent To City & County Denver

Street and Apt. No., or PO Box No. 1437 Bannock St.

City, State, ZIP+4® Denver, CO 80202

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Postmark  
Here

10/10/2025

PS Form 3800, January 2023 PSN 7530-02-000-9047

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