



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	V U D U LLC	Representative Name	Brad Buchanan, Executive Director CPD
Address	2220 Downing St	Address	201 W. Colfax
City, State, Zip	Denver, CO 80205	City, State, Zip	Denver, CO 80202
Telephone	303-861-8008	Telephone	7208652926
Email	N/A	Email	steven.chester@denvergov.org
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	2600 S. Unversity Blvd		
Assessor's Parcel Numbers:	0525322048000		
Area in Acres or Square Feet:	3879.9 sq ft		
Current Zone District(s):	OS-A		
PROPOSAL			
Proposed Zone District:	G-MU-5		
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

No fee required

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13</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 an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</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>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.14</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 checked="" 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 on 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 type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that rezoning that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area</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>Please provide an attachment describing the justifying circumstance.</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>Please provide an attachment describing how the above criterion is met.</p>
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<p><input checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format)</p> <p><input checked="" type="checkbox"/> Proof of Ownership Document(s)</p> <p><input checked="" type="checkbox"/> Review Criteria</p>	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<input checked="" type="checkbox"/> Written Authorization to Represent Property Owner(s)	
Please list any additional attachments:	



REZONING GUIDE

Rezoning Application Page 3 of 3

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners 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 (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (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>	01/01/12	(A)	NO
John E. Collison V.U.D.U., LLC	2220 Downing St Denver, CO 80205	100%	<i>John E. Collison</i> <i>V.U.D.U., LLC</i>		B	

V.U.D.U., LLC
2220 DOWNING ST
DENVER CO 80205
303-861-8008
Cowellsales@aol.com

September 22, 2014

Mr. Steven Chester, Associate City Planner
City & County of Denver
Community Planning and Development
201 W. Colfax Ave.
Department 205
Denver, CO. 80202

REF: 2600 S. University Blvd. Rezoning

Dear Mr. Chester,

This letter shall serve as authorization for the Manager of Community Planning and Development to act as representative for V.U.D.U., LCL for the purpose of rezoning the property located at 2600 S. University Blvd. from OS-A to G-MU-5. Per 12.4.10.4 of the Denver Zoning Code, The Manager of CPD is the initiator of this application for an official map amendment.

Thank you,
V.U.D.U., LLC


John E. Collison

Jec/d
Cc:file
Charlie Brown
Manuel Martinez

Per section 12.4.10.8 of the Denver Zoning Code, this rezoning application meets the following criteria:

2. The existing zoning of the land was based on a mistake of fact;

The subject property was sold by the City and County of Denver to V.U.D.U. LLC in 2005. The property was incorrectly rezoned to OS-A in the city-wide rezoning in 2010, as it was no longer open space, yet was incorrectly listed in the City's open space GIS data, which was used in the 2010 rezoning process.

The Executive Director of CPD will be acting as the Property Owner representative for this rezoning. The property will be rezoned to G-MU-5, the same zone district as the adjacent parcel owned by V.U.D.U. LLC.

05-012
Asset Mgmt. #:

After recording:
2220 Downing Street,
Denver, CO 80205
11/10
Order 1/5

DEED

KNOW ALL MEN BY THESE PRESENTS, that the City and County of Denver, a Municipal Corporation, duly existing under and by virtue of Article XX of the Constitution of the State of Colorado, whose address is 1437 Bannock Street, Denver, Colorado 80202, upon the authorization of its Board of Equalization, as evidenced by the Board's Resolution No. 1 adopted on the 10th day of February, 2005, and acting in accordance with and pursuant to Revised Municipal Code Section 53-6, and for the consideration of Eleven Thousand Four Hundred and Ninety Nine Dollars (\$11,499.00) in hand paid, has sold and does hereby convey, WITHOUT WARRANTY to:

Name: V.U.D.U., LLC a Colorado limited liability company

Who resides at: 2220 Downing Street, Denver, CO 80205

The following real property situate in the City and County of Denver, State of Colorado, to-wit:

Legal description: See Exhibit "A" attached hereto and made a part of this Deed.

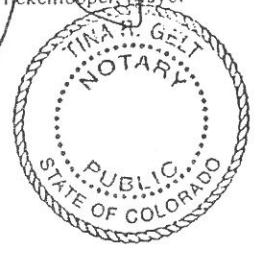
Also known by street and numbered as: Vacant Land with all its appurtenances.

Executed in the City and County of Denver, State of Colorado, this 9th day of March, 2005.

Approved: [Signature]
Asset Management: [Signature]
Date: 3-9-05
Project Description: Surplus Land
& VASSAR (APR)
Dunnery

CITY AND COUNTY OF DENVER

By: [Signature]
John W. Hickenlooper, Mayor



ATTEST:

Wayne E. Vaden, Clerk and Recorder,
Ex-Officio Clerk of the City and
County of Denver.

By: [Signature]
DEPUTY COUNTY CLERK
Clerk and Recorder

The foregoing instrument was acknowledged before me by, John W. Hickenlooper, Mayor of the City and County of Denver, Colorado, this 8th day of March, 2005.

Witness my hand and official seal.

My Commission Expires: 5-11-08 [Signature]
9065 E. Oxford Dr.
Denver, CO 80237
Notary Public

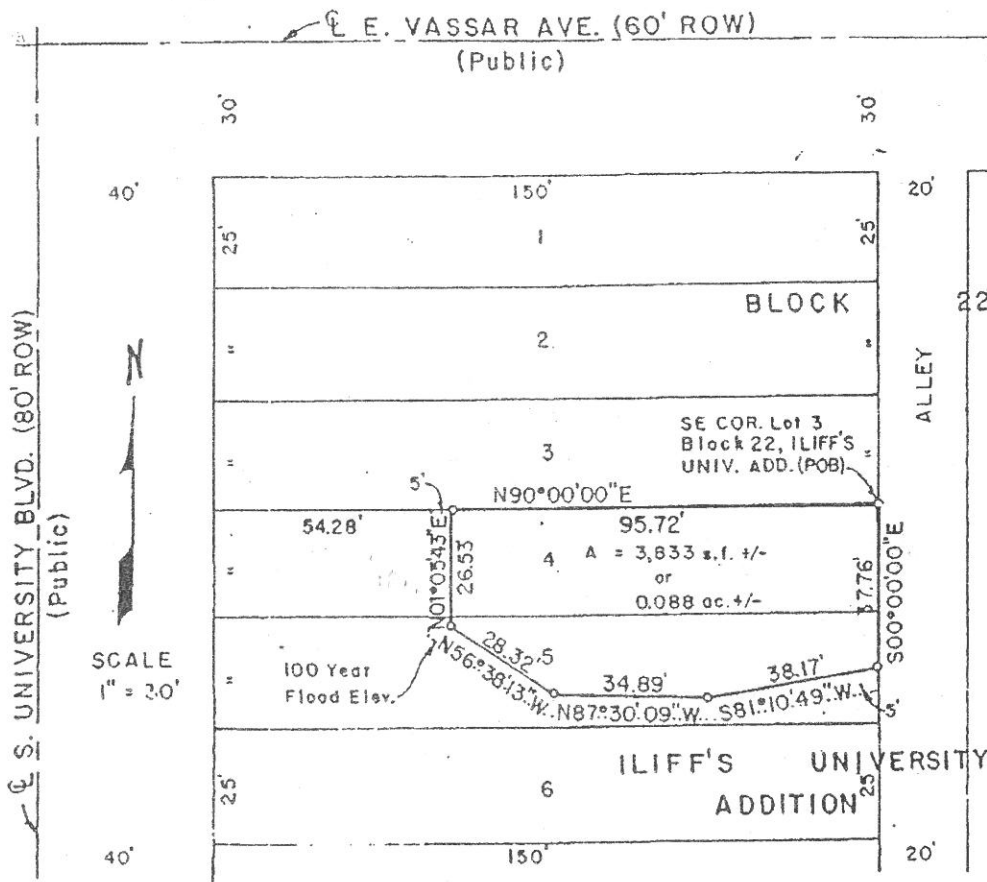
Confirmed to be a true and
correct copy of the original
document.
SECURITY TITLE GUARANTEE COMPANY
BY [Signature]

APPROVED AS TO FORM:

City Attorney's Office

By: [Signature]
Assistant City Attorney

Barcode
2005059082
Page: 1 of 3
04/08/2005 01:47P
City & County Of Denver D R15.00 D1.15



SCALE
1" = 30'

o = Set No. 5 Bar B Cap No. 9010
SURVEYOR'S CERTIFICATION

I, Eugene A. Burdick, a Licensed Professional Engineer and Professional Land Surveyor, licensed in the State of Colorado, hereby certify that the accompanying Certificate of Survey is a true and accurate delineation of the boundaries of the following described property:

LEGAL DESCRIPTION:

A parcel of land located in the Southwest One-quarter of Section 25, Township 4 South, Range 68 West of the 6th Principal Meridian and being a part of Lots 4 and 5, Block 22, ILIFF'S UNIVERSITY ADDITION, City and County of Denver, State of Colorado, being more particularly described as follows:

Beginning at the southeast corner of Lot 3, Block 22, said ILIFF'S UNIVERSITY ADDITION thence S00°00'00"E along the east line of Lots 4 and 5, said Block 22, a distance of 37.76 feet; thence departing said east line S81°10'49"W, a distance of 38.17 feet; thence N87°30'09"W, a distance of 34.89 feet; thence N56°38'13"W, a distance of 28.32 feet; thence N01°05'43"E, a distance of 26.53 feet to a point on the south line of Lot 3, said Block 22; thence N90°00'00"E along said south line, a distance of 95.72 feet, more or less, to the Point of Beginning. Containing 3,833 square feet or 0.088 acres, more or less.



For and on behalf of
 BURDICK ENGINEERING
 CONSULTANTS INCORPORATED
 By Eugene A. Burdick
 Eugene A. Burdick, PE-PLS
 Colorado Reg. No. 9010