Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*	
☐ CHECK IF POINT OF CONTACT FOR APPLICATION	
☐ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	MPJ Enterprises LLC
Address	8450 E Colfax Ave
City, State, Zip	Denver, CO 80220
Telephone	303-388-1619
Email	jeremy@westcarstar.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(S) REPRESENTATIVE**	
☑ CHECK IF POINT OF CONTACT FOR APPLICATION	
☑ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Representative Name	Jeremy Robideau
Address	8450 E Colfax Ave
City, State, Zip	Denver, CO 80220
Telephone	303-388-1619
Email	jeremy@westcarstar.com

**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.

SUBJECT PROPERTY INFORMATION	
Location (address):	1453 N Wabash St. Denver, CO 80220
Assessor's Parcel Numbers:	0604105030000
Area in Acres or Square Feet:	6000 sf
Current Zone District(s):	E-TU-B

PROPOSAL	
Proposed Zone District:	E-MS-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?	☑ **Yes - State the contact name & meeting date** Venus Boatner 6-17-25 ☐ **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** Emailed 7/9/2025, Called & left voicemail 8/18/2025

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
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):** East Area Plan
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.

201 W. Colfax Ave., Dept. 205
Denver, CO 80202
720-865-2974 • rezoning@denvergov.org

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, please 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 is document is required.) (if applicable)
- ☐ **Affordable Housing Review Team Acceptance Letter** (if applicable)
- ☑ **Other Attachments.** Please describe below.

City & County of Denver - Property Record Search
MPJ Articles of Organization

201 W. Colfax Ave., Dept. 205
Denver, CO 80202
720-865-2974 • rezoning@denvergov.org

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%	*John Alan Smith* *Josie Q. Smith*	01/12/20	(A)	YES
Jeremy Robideau	1453 Wabash St Denver, CO 80220 303-388-1619 jeremy@westcarstar.com	100%		12/3/25	A	(YES) NO
						YES NO
						YES NO
						YES NO

City & County of Denver - Property Record Search

0604105030000
8450 E COLFAX AVE

MPJ ENTERPRISES LLC
8450 E COLFAX AVE DENVER CO 80220

Total Appraised Value
$956,600

KEY INFORMATION

Schedule Number	**0604105030000**
Situs Address	**8450 E COLFAX AVE**
Owner(s)	**MPJ ENTERPRISES LLC**
Class	**COMMERCIAL**
Land Use Code	**573 - INDUSTRIAL-AUTO SERVICE GARAGE**
Zoning	**E-MS-3**
Tax District	**DENV**
Land Sq Ft	**18,300**
Building Sq Ft	**5,400**
Legal Description	**CARSONS COLFAX SUB B4 L31 TO 36 EXC REAR 8FT TO CITY**
Prior Year Mill Levy (2024)	**79.202**

ACTUAL VALUES

Tax Year	**2025**

Land	**$549,000**
Improvements	**$407,600**
Total	**$956,600**

Protest My Value

ASSESSED VALUES - SCHOOL

Land	$148,230
Improvements	$110,050
Total	$258,280
Exempt	$0
Taxable Total	$258,280

ASSESSED VALUES - LOCAL GOVERNMENT

Land	$148,230
Improvements	$110,050
Total	$258,280
Exempt	$0
Taxable Total	$258,280

ASSESSOR FORMS & ADDRESS CHANGE

Assessor's Office Forms | Address Change

ADDITIONAL PROPERTY INFORMATION

Zoning	E-MS-3	**Neighborhood**	East Colfax
Subdivision	Carsons Colfax Subdivision	**Enterprise Zone**	Yes
Individual Historic Landmark	No	**Historic Landmark District**	No
Floodplain Designation	X: AREA OF MINIMAL FLOOD HAZARD		

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	2130 - COMMERCIAL LAND-SPECIAL PURPOSE	18,300	0.4201	$549,000

IMPROVEMENT / BUILDING DETAILS

APPRAISAL CARD #1

Class	**2230 - COMMERCIAL IMP-SPECIAL PURPOSE**
Building Name	**WEST AUTO BODY SHOP**
Structure	**332 - AUTO SERVICE GARAGE**
Year Built	**1968**
Effective Year	**1968**
Units	**0**

SUB-AREAS

CARD	FLOOR FROM	FLOOR TO	USE TYPE	AREA
1	01	01	047 - AUTO PARTS/SERVICE	5,400
1	E1	E1	082 - MULTI-USE OFFICE	382

OUTBUILDINGS & EXTRA FEATURES

BUILDING NO	YEAR BUILT	CONDITION	DESCRIPTION	AREA	UNITS
1	1968	3	PAVING CONCRETE - AV	1,370	1
1	1968	3	PAVING-ASPHALT PARK	5,430	1

PERMIT DETAILS

No data to display

No data to display

SALE DETAILS

RECEPTION NUMBER	SALE DATE	SALE PRICE	INSTRUMENT	GRANTOR	GRANTEE
2017150824	11/15/2017	$1,117,000	WD: WARRANTY	WEST AUTO BODY SHOP LLC	MPJ ENTERPRISES LLC
2017043243	03/28/2017	$0	PC: PARCEL COMBINATION	WEST AUTO BODY SHOP LLC	WEST AUTO BODY SHOP LLC

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 (FEB 28 / FEB 29 IN LEAP YEARS)	INSTALLMENT 2 (JUN 15)	FULL PAYMENT (DUE APR 30)
Date Paid	02/28/2025	06/13/2025	
Original Tax Levy	$11,616.56	$11,616.56	$23,233.12
Liens/Fees	$0.00	$0.00	$0.00
Interest	$0.00	$0.00	$0.00
Paid	$11,616.56	$11,616.56	$23,233.12
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: **06041-05-030-000**

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: 11/14/2025

Document must be filed electronically.
Paper documents are not accepted.
Fees & forms are subject to change.
For more information or to print copies
of filed documents, visit www.sos.state.co.us.

E-Filed

Colorado Secretary of State
Date and Time: 09/22/2017 02:09 PM
ID Number: 20171707691

Document number: 20171707691
Amount Paid: $50.00

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Organization

filed pursuant to § 7-80-203 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name of the limited liability company is

MPJ Enterprises, LLC.

(The name of a limited liability company must contain the term or abbreviation "limited liability company", "ltd. liability company", "limited liability co.", "ltd. liability co.", "limited", "l.l.c.", "llc", or "ltd.". See §7-90-601, C.R.S.)

(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

2. The principal office address of the limited liability company's initial principal office is

Street address

1370 Pecan Street
(Street number and name)

Colorado Springs | CO | 80904
(City) | *(State)* | *(ZIP/Postal Code)*

(Province – if applicable) | United States *(Country)*

Mailing address
(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City) | *(State)* | *(ZIP/Postal Code)*

(Province – if applicable) | *(Country)*.

3. The registered agent name and registered agent address of the limited liability company's initial registered agent are

Name
(if an individual)

Robideau | Jeremy | | |
(Last) | *(First)* | *(Middle)* | *(Suffix)*

or

(if an entity)

(Caution: Do not provide both an individual and an entity name.)

Street address

1370 Pecan Street
(Street number and name)

Colorado Springs | CO | 80904
(City) | *(State)* | *(ZIP Code)*

Mailing address
(leave blank if same as street address)

(Street number and name or Post Office Box information)

_____ CO _____.
(City) *(State)* *(ZIP Code)*

(The following statement is adopted by marking the box.)
☑ The person appointed as registered agent has consented to being so appointed.

4. The true name and mailing address of the person forming the limited liability company are

Name
(if an individual) Robideau Jeremy _____ _____
(Last) *(First)* *(Middle)* *(Suffix)*

or

(if an entity) _____

(Caution: Do not provide both an individual and an entity name.)

Mailing address 1370 Pecan Street
(Street number and name or Post Office Box information)

_____

Colorado Springs CO 80904
(City) *(State)* *(ZIP/Postal Code)*

_____ United States.
(Province – if applicable) *(Country)*

(If the following statement applies, adopt the statement by marking the box and include an attachment.)
☐ The limited liability company has one or more additional persons forming the limited liability company and the name and mailing address of each such person are stated in an attachment.

5. The management of the limited liability company is vested in
(Mark the applicable box.)
☐ one or more managers.
or
☑ the members.

6. *(The following statement is adopted by marking the box.)*
☑ There is at least one member of the limited liability company.

7. *(If the following statement applies, adopt the statement by marking the box and include an attachment.)*
☐ This document contains additional information as provided by law.

8. *(Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)*

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)
The delayed effective date and, if applicable, time of this document is/are _____.
(mm/dd/yyyy hour:minute am/pm)

Notice:
Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

Gubbels (*Last*) Darrell (*First*) J (*Middle*) _____ (*Suffix*)

402 Wilcox St., #100
(Street number and name or Post Office Box information)

Castle Rock (*City*) CO (*State*) 80104 (*ZIP/Postal Code*)

_____ (*Province – if applicable*) United States (*Country*).

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

☐ This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:
This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

Written Narrative Explaining Reason for Request

I reason for the request is so I can use the property for my business. Having the use of the property would make my business property look more organized and not so cluttered and would also make my business much more efficient allowing us to provide better customer service to our customers.

Rezoning Review Criteria

Consistency with Adopted Plans

1. Denver Comprehensive Plan 2040
    a. Proposed map amendment is consistent with equity goals as it allows the business to thrive and continue to ensure all Denver residents have safe, convenient and affordable basic services in their own community.
    b. Climate Goals: By having the extra space, business can continue to use existing infrastructure, roadways, plumbing, etc. vs the possibility of building additional infrastructure.
    c. Other Goals: Maintains mixed-use community where residents can live, work and play in their own community
2. Blueprint Denver
    a. The Neighborhood Context: Maintains Urban Edge context with supporting the Commercial aspect along the main corridors bordering traditional residential areas.
    b. The Future Place: Map amendment keeps property consistent with neighboring lot and in line with Urban Edge.
    c. The Growth Strategy: Map amendment maintains and is inline with Urban Edge and supporting Commercial along main corridor
    d. Adjacent Street Types: Map amendment maintains conformity to current street types
    e. Plan Policies and Strategies: Map amendment maintains consistency with adopted plans
    f. Equity Concepts: Having the use of the additional property allows the business to thrive and not be vulnerable to involuntary displacement due to increasing property values and rents.
3. East Area Plan
    a. Map amendment is consistent with adopted plans and is consistent the majority of the zone districts along the East Colfax corridor.

Public Interest: The proposed official map amendment is in the Public Interest.

Currently, due to the growth of the business over the years, we have additional need for storage of automotive parts and customer vehicles. Also, due to the advancement of automotive technology, additional equipment has become necessary which also takes up valuable space. Over the years we have acquired various storage containers, trailers, etc. for storage and even that's not enough and so we have some parts being stored outside which gives the property a cluttered and unorganized appearance. With the additional space the map amendment would allow, we could get rid of all the small storage units and outside parts storage to create a much more attractive sight for neighbors and passerby's whether on foot or by vehicle.

We have also built a great reputation and long-standing relationships while supporting the members of our community since 1946. The needed space that would become available with the map amendment ensures us the space we need to thrive and continue to serve this community for years to come. The

members of this community appreciate our friendly service and quality repairs at a fair price and this helps them not have to leave their community when automotive repairs are needed.

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.

My proposed map amendment would change 1453 N Wabash St to E-MS-3, which is Urban Edge. The property to the north (property I own) is on East Colfax Avenue, a major corridor, and is already E-MS-3 so making this amendment is a natural change as it brings the property in alignment with the surrounding properties up and down the East Colfax corridor. This amendment exactly and perfectly fits the general purpose and intent of this zone.

Outreach Documentation

5/29/2025 Pre-Application Meeting (Re-Zoning) with Tony Lechuga

6/17/2025 Pre-Application Meeting (Zone Lot Amendment) with David Fehringer and Venus Boatner

7/9/2025 Emailed City Council for support and questions

8/18/2025 Called and left voicemail for City Council

9/22/2025 Emailed The Fax Partnership for support and questions – Monica Martinez, Ame Beres, Aseel Shedadeh, Alejandra Munoz

9/22/2025 Emailed East Colfax Neighborhood Cooperation for support and questions

9/22/2025 Emailed Inter-Neighborhood Cooperation for support and questions

9/22/2025 Emailed Opportunity Corridor Coalition of United Residents for support and questions

9/22/2025 Mailed letters to all neighbors, landlords and tenants of neighboring properties by USPS

10/15/2025 Zach Zonicola from The Fax Partnership reached back out to me and scheduled a phone call for 11/12/2025

11/12/2025 Had phone call discussion with Zach Zonicola with The Fax Partnership about the rezoning project and the reasons for doing it

11/13/2025 Received email and letter of support from The Fax Partnership

11/18/2025 Submitted official rezoning application

The Fax Partnership
6740 E. Colfax Ave.
Denver, CO 80220

To Whom It May Concern:

On behalf of The Fax Partnership, I am writing in support of the rezoning request for 1453 Wabash Street from E-TU-B to E-MS-3, submitted by local business owner Jeremy Robideau, owner of Carstar West Auto Body at 8450 E Colfax Avenue.

The property in question lies within our organization's area of work and is located directly across the street from two Fax Partnership properties, the former Sand & Sage and Westerner Motels. As such, we are highly familiar with this stretch of the corridor and have a strong interest in seeing improvements that contribute to a cleaner, safer, and more cohesive streetscape.

Mr. Robideau's proposal to rezone the adjacent vacant lot to match the zoning of his existing business is consistent with the surrounding commercial context along East Colfax Avenue. This change will improve both the functionality and visual character of the property, creating a more organized and welcoming environment for customers and neighbors.

As an organization dedicated to supporting local business investment and quality redevelopment along East Colfax, The Fax Partnership is pleased to support this rezoning request. We appreciate Mr. Robideau's proactive communication with nearby stakeholders and his commitment to enhancing the corridor's appearance and economic vitality.

We respectfully encourage the City to approve this rezoning request.

Sincerely,

_____

Monica Martinez
Executive Director