

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	The Paul Wilkinson Law Firm	Representative Name	Paul Wilkinson
Address	3900 E Mexico Ave Ste 500	Address	3900 E Mexico Ave Ste 500
City, State, Zip	Denver, CO 80210	City, State, Zip	Denver, CO 80210
Telephone	720-217-3192	Telephone	720-217-3192
Email	Paul@CallPaul.com	Email	Paul@CallPaul.com
<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> <p>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.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):		999 Jasmine St	
Assessor's Parcel Numbers:		06053-13-011-000	
Area in Acres or Square Feet:		11700	
Current Zone District(s):		PUD 223	
PROPOSAL			
Proposed Zone District:		E-MX-3A	

REVIEW CRITERIA

<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</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. 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>
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<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</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 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 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>a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p>b. A City adopted plan; or</p> <p>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. 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. Please provide an attachment describing how the above criterion is met.</p>
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REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:

- Legal Description (required to be attached in Microsoft Word document format)
- Proof of Ownership Document(s)
- Review Criteria, as identified above

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- Written Authorization to Represent Property Owner(s)
- Individual Authorization to Sign on Behalf of a Corporate Entity

Please list any additional attachments:

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	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	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>	01/01/12	(A)	YES
The Paul Wilkinson Law Firm LLC	999 Jasmine Street Denver, CO 80220 720-217-3192 Paul@CallPaul.com	100%	<i>Paul Wilkinson</i>	9/18/2018	A	Yes

Last updated: May 24, 2018

Return completed form to rezoning@denvergov.org

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

999 Jasmine St, Denver CO 80220 Legal Description

L 27 28 29 & 30 BLK 14 PORTER & RAYMONDS MONTCLAIR ANN ADDN TO THE TOWN OF MONTCLAIR
EXC THE REAR 8FT THEREOF

E-RECORDED

THIS DOCUMENT WAS RECORDED



06/14/2018 01:56 PM
City & County of Denver
Electronically Recorded

R \$18.00
WD

2018073551

Page: 1 of 2

D \$170.00



State Documentary Fee
Date:
\$170.00

Special Warranty Deed
(Pursuant to 38-30-115 C.R.S.)

THIS DEED, made on 6/13/18 by 999 JASMINE II, LLC, A COLORADO LIMITED LIABILITY COMPANY Grantor(s), of the City and County of Denver and State of Colorado for the consideration of (\$1,700,000.00) ***One Million Seven Hundred Thousand and 00/100*** dollars in hand paid, hereby sells and conveys to THE PAUL WILKINSON LAW FIRM LLC, A COLORADO LIMITED LIABILITY COMPANY Grantee(s), whose street address is 999 JASMINE ST., DENVER, CO 80220, County of Denver, and State of Colorado, the following real property in the City and County of Denver, and State of Colorado, to wit:

**LOTS 27, 28, 29 AND 30, BLOCK 14,
EXCEPT THE REAR OR WEST 8 FEET OF SAID LOTS,
PORTER AND RAYMONDS MONTCLAIR, AN ADDITION TO THE TOWN OF MONTCLAIR,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

also known by street and number as: 999 JASMINE ST., DENVER, CO 80220

with all its appurtenances and warrants the title against all persons claiming under the Grantor(s), subject to *general taxes for the year 2018 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matter (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the Property within any special tax district; any special assessment if the improvements were not installed as of the date of Buyer's signature on the Contract to Buy and Sell Real Estate, whether assessed prior to or after Closing; and other EXISTING MONTH TO MONTH TENANCIES*

(SEE ATTACHED "SIGNATURE PAGE")

When Recorded Return to: **THE PAUL WILKINSON LAW FIRM LLC, A COLORADO LIMITED LIABILITY COMPANY
999 JASMINE ST., DENVER, CO 80220**





THE
**PAUL
WILKINSON**
LAW FIRM, LLC

3900 East Mexico Avenue
Suite 500
Denver, Colorado 80210
Phone: 303.333.PAUL (7285)
Fax: 303.756.1878
Web: www.callpaul.com

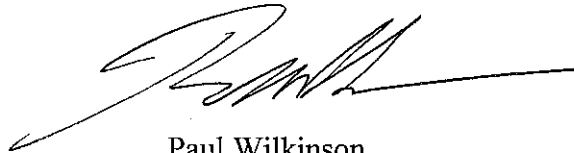
September 17, 2018

Denver Community Planning and Development
Attn: Rezoning Department
201 W. Colfax Ave., Department 205
Denver, CO 80202

*RE: 999 Jasmine Street
Denver, CO 80220*

I, Paul Wilkinson, as the founding member of *The Paul Wilkinson Law Firm LLC* have full legal authority to execute any legal document on behalf of *The Paul Wilkinson Law Firm LLC*.

Attentively,



Paul Wilkinson

999 Jasmine Street Rezoning Application Review Criteria

Consistency with Adopted Plans

The proposed map amendment is consistent with the City of Denver's adopted plans under Comprehensive Plan 2000 and Blueprint Denver 2002. It will be consistent with Blueprint Denver 2019. The building is located in a designated neighborhood center by Blueprint Denver 2002. It is surrounded by a strip mall, medical offices, and residential buildings. A neighborhood center is meant to meet the shopping, service, or entertainment needs of one or more neighborhoods. 999 Jasmine Street will function as offices that serve nearby residents by helping them to meet their legal needs.

Rezoning 999 Jasmine Street from a PUD to an E-MX-3A would make it more consistent with adopted plans under the Denver Zoning Code, Blueprint Denver 2002, and Blueprint Denver 2019 than it currently is. Rezoning this building would serve to repeal the obsolete PUD zoning and change it to a more appropriate district, E-MX-3A. The problems associated with PUDs would be erased by rezoning 999 Jasmine Street, and it will be less complex to regulate the land use for this particular building. An E-MX-3A is a more appropriate district for this building than a PUD. Rezoning the building to an E-MX-3A would also provide greater flexibility for the development in the future.

Rezoning this building will also be consistent with Blueprint Denver 2019. The area where the building is located will be designated Urban Edge, and 999 Jasmine Street fits into this designation. It is located along the main corridors bordering traditional residential areas, in a mixed-use development. The building will specifically be designated as within a local center, which fits its proposed use as an office building, an employment use. It is a low intensity 3 story building, with low activity levels and easily integrates into the surrounding neighborhood.

Uniformity of District Regulations and Restrictions

Rezoning 999 Jasmine Street into a mixed use building will maintain uniformity of district regulations, in compliance with Section 4.2.4. It complies with Section 4.2.4.1 as it is already located in a mixed use district embedded in a neighborhood. It meets the specific intent requirements of Section 4.2.4.2 as an E-MX-3A as it is located in an area served primarily by collector and arterial streets, is 3 stories tall, and its design supports a consistent pattern of buildings placed at the street to offer an active street front. 999 Jasmine Street is consistent with the pattern of buildings surrounding it within a mixed use area.

Public Health, Safety, and General Welfare

Rezoning 999 Jasmine Street from a PUD to an E-MX-3A will allow the building to better support public health, safety, and general welfare. Rezoning will require the building to comply with new health, safety, and general welfare guidelines that were not required under its PUD designation, therefore making it more compliant with health, safety, and general welfare code regulations.

Justifying Circumstances

Since the date of approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. The City adopted the Denver Zoning Code and the property retained the Former Chapter 59 zoning. Rezoning this building will bring it into compliance with the Denver Zoning Code.

Consistency with Description of the Neighborhood Context and Zone District Purpose and Intent

999 Jasmine Street will continue to function consistently with the description of the neighborhood and the zone district purpose when rezoned into an E-MX-3A. 999 Jasmine Street will function as an office building in a neighborhood center. The E-MX-3A designation is appropriate as the building is a 3 story office building within a mixed use development. Rezoning 999 Jasmine Street will not cause any changes to the neighborhood. The building previously functioned as an office building and will continue to function as an office building. It will not increase traffic. The building will serve the community by providing legal services to neighborhood residents. A neighborhood center is meant to meet the shopping, service, or entertainment needs of one or more neighborhoods. With the rezoning of 999 Jasmine Street, this particular neighborhood center will continue to meet the needs of the neighborhood.

Additional Information

In order to facilitate a speedy rezoning process, building owner, Paul Wilkinson, has already made contact with all three Councilmembers for the neighborhood, Mary Beth Susman, Robin Kniech, and Deborah Ortega. Mr. Wilkinson has also been in contact with the Registered Neighborhood Organizations for the neighborhood. Mr. Wilkinson has also already attended the mandatory Preapplication Meeting on September 6, 2018.

REVISED LEGAL DESCRIPTION 999 JASMINE STREET

LOTS 27, 28, 29 AND 30, BLOCK 14, EXCEPT THE REAR OR WEST 8 FEET OF SAID LOTS, PORTER AND RAYMOND'S MONTCLAIR, AN ADDITION TO THE TOWN OF MONTCLAIR, CITY AND COUNTY OF DENVER, STATE OF COLORADO.