

TO: Denver Planning Board, Julie Underdahl, Chair
FROM: Theresa Lucero, Senior City Planner
DATE: June 14, 2017
RE: Official Zoning Map Amendment Application #2017I-00039
1208 North Quitman Street
Rezoning from G-MU-3 to G-RX-5

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for application #2017I-00039 for a rezoning from G-MU-3 to G-RX-5.

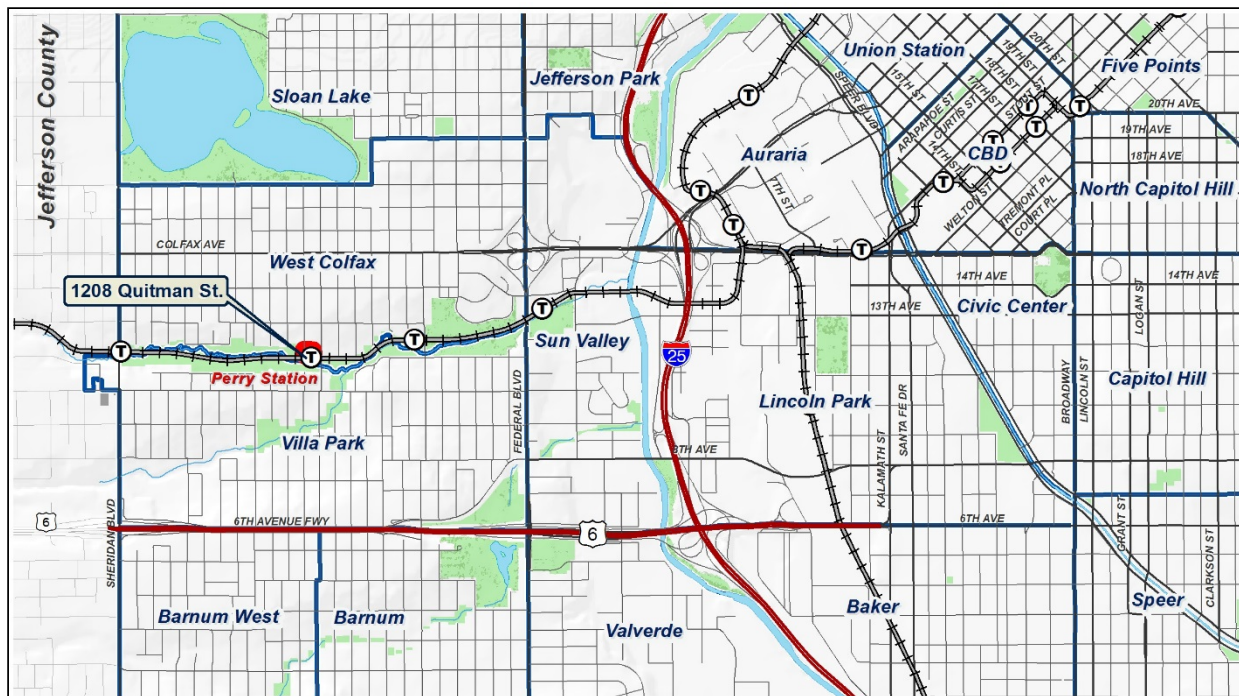
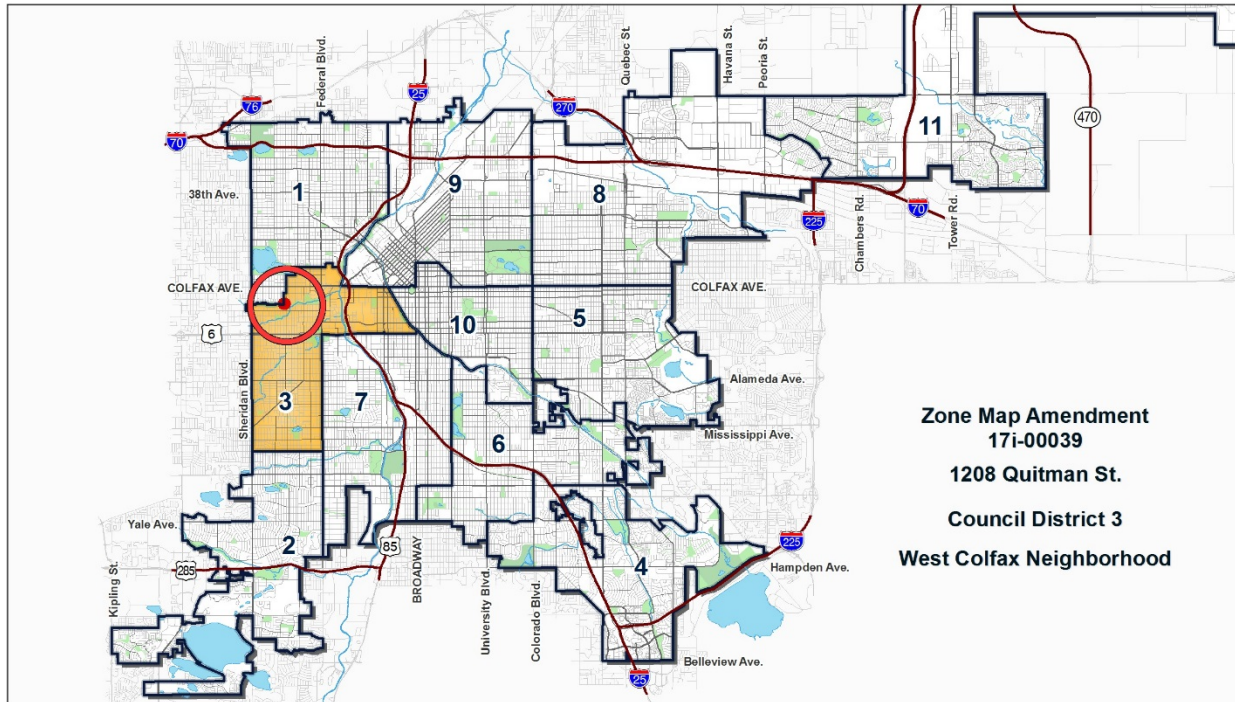
Request for Rezoning

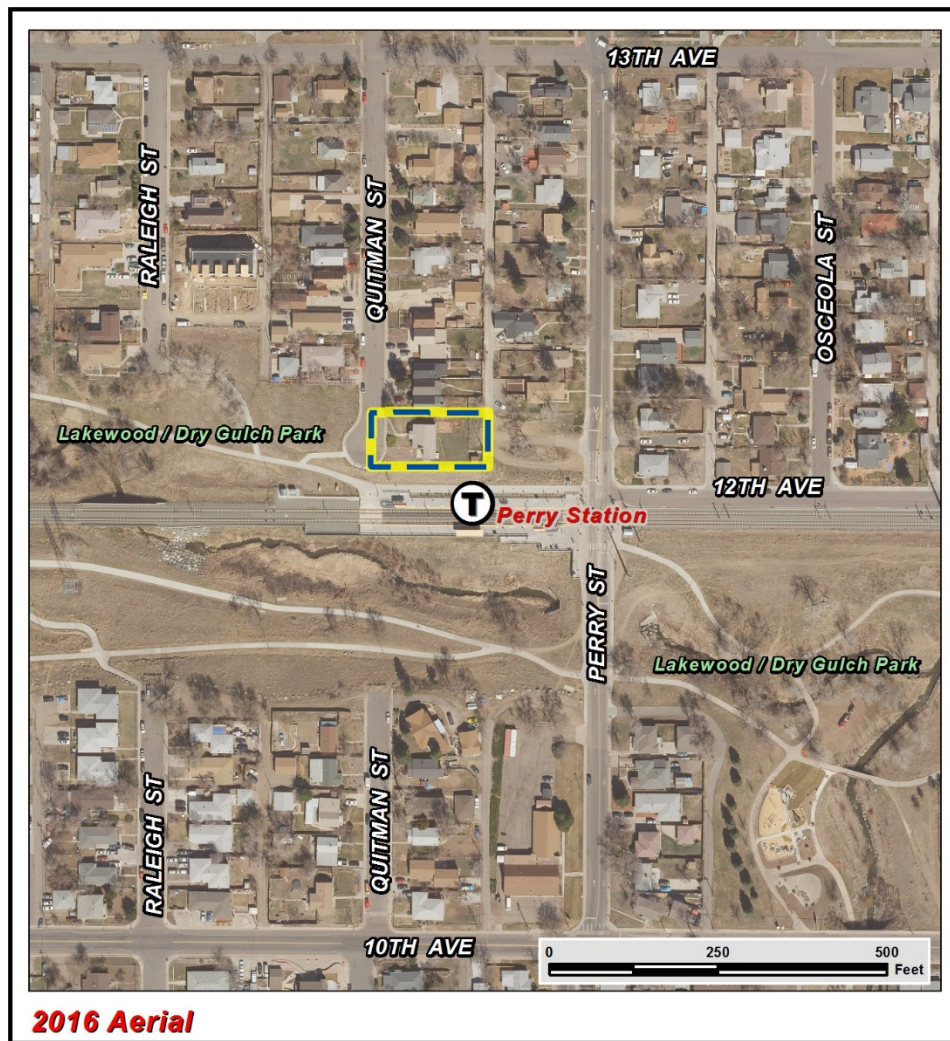
Application:	#2017I-00039
Address:	1208 North Quitman Street
Neighborhood/Council District:	West Colfax Neighborhood / City Council District 3
RNOs:	West Colfax Association of Neighbors; Sloan's Lake Citizens Group; Villa Park Neighborhood Association; Denver Neighborhood Association, Inc.; Inter-Neighborhood Cooperation
Area of Property:	0.24 Acres, 10,480 SF
Current Zoning:	G-MU-3
Proposed Zoning:	G-RX-5
Applicant/Owner:	Urban Land Acquisitions, LLC
Contact Person:	Bruce O'Donnell

Summary of Rezoning Request

- The subject property contains a single family residence, and is adjacent to the Perry Street Light Rail Station near the intersection of 12th Avenue and Perry Street. The property is 3 blocks south of West Colfax Avenue and 4 blocks south of the redevelopment of the former St. Anthony Hospital. The requested map amendment is being sought to enable the redevelopment of the property.
- The **G-RX-5**, **G**eneral Urban, **R**esidential **M**ixed Use, **5**-story (70 feet maximum building height), zone district is intended for use in the General Urban Context which is characterized by multi-unit residential uses in a variety of building forms. Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. There is a regular street grid pattern with alleys. The G-RX-5 zone district is a residential mixed use zone district which is primarily residential. In the G-RX-5 zone district the Shopfront building form is the only allowed primary building form. Buildings in this zone district can have ground story commercial and retail uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the residential purpose of the district. Allowed building heights are a maximum of 70 feet. Further details of the zone district can be found in Article 6 of the Denver Zoning Code.

General Location





1. Existing Context

The subject property is in west Denver where Quitman Street dead ends at the West Light Rail line, directly adjacent to the Perry Street Light Rail Station and within ½ mile of the Knox Court Light Rail Station. In the general vicinity are:

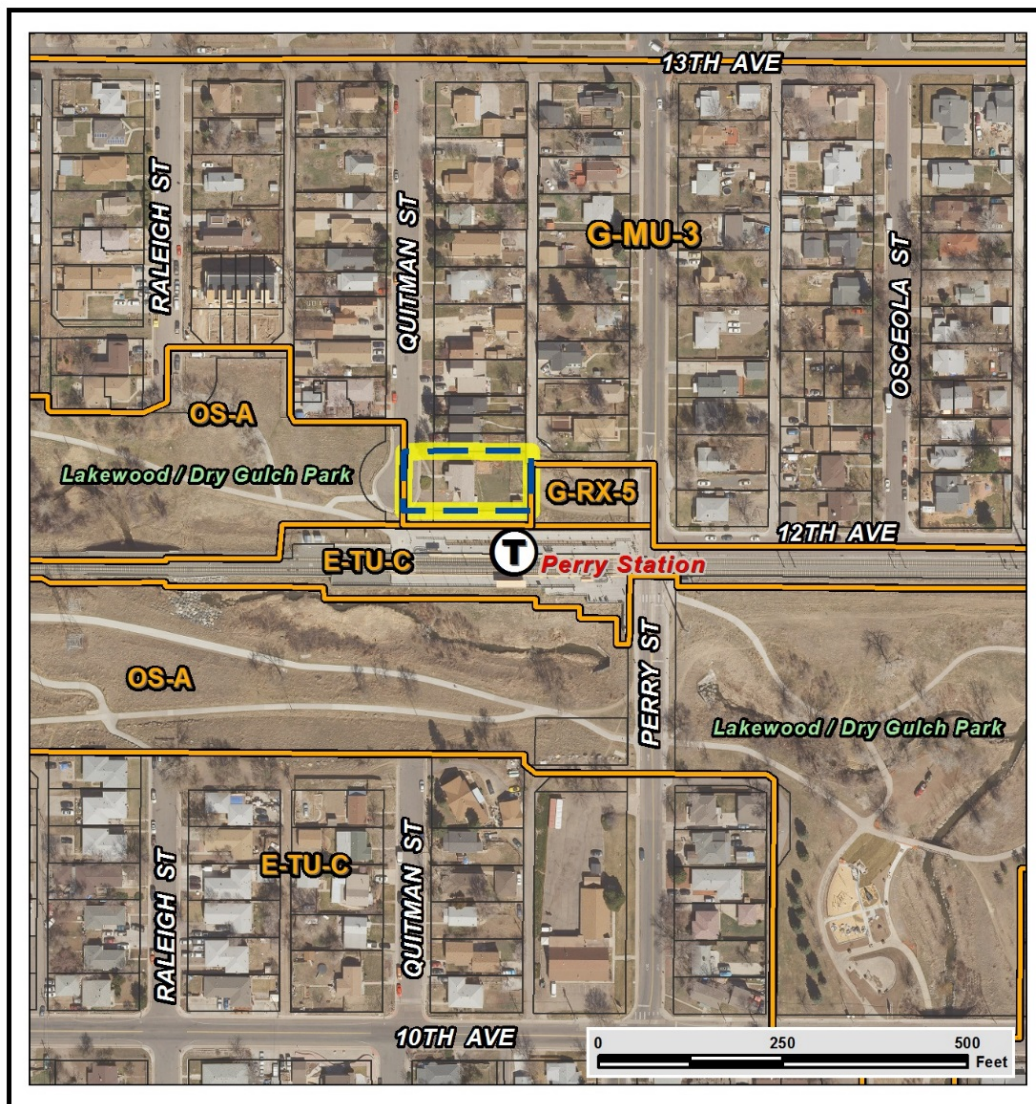
- West Colfax Avenue, 3 blocks north,
- St. Anthony Hospital (6-block) redevelopment, 4 blocks north,
- Sloan's Lake Park, 6 blocks north,
- Colfax Elementary School 6 blocks northwest across West Colfax Avenue,
- Westridge Homes, DHA public housing, 4 blocks east,
- Rodolfo "Corky" Gonzalez Branch Library, 12 blocks north and east,
- Lakewood Dry Gulch Park, directly south and west,
- West 6th Avenue, 4 blocks south,
- Federal Boulevard, 13 blocks east,
- Sheridan Boulevard and the Sheridan Light Rail Station, 12 blocks west.

The subject property is surrounded by a mixture of single family and low-rise multi-unit residential uses. Area building heights range from 1 to 3 stories.

The following table summarizes the existing context proximate to the subject site:

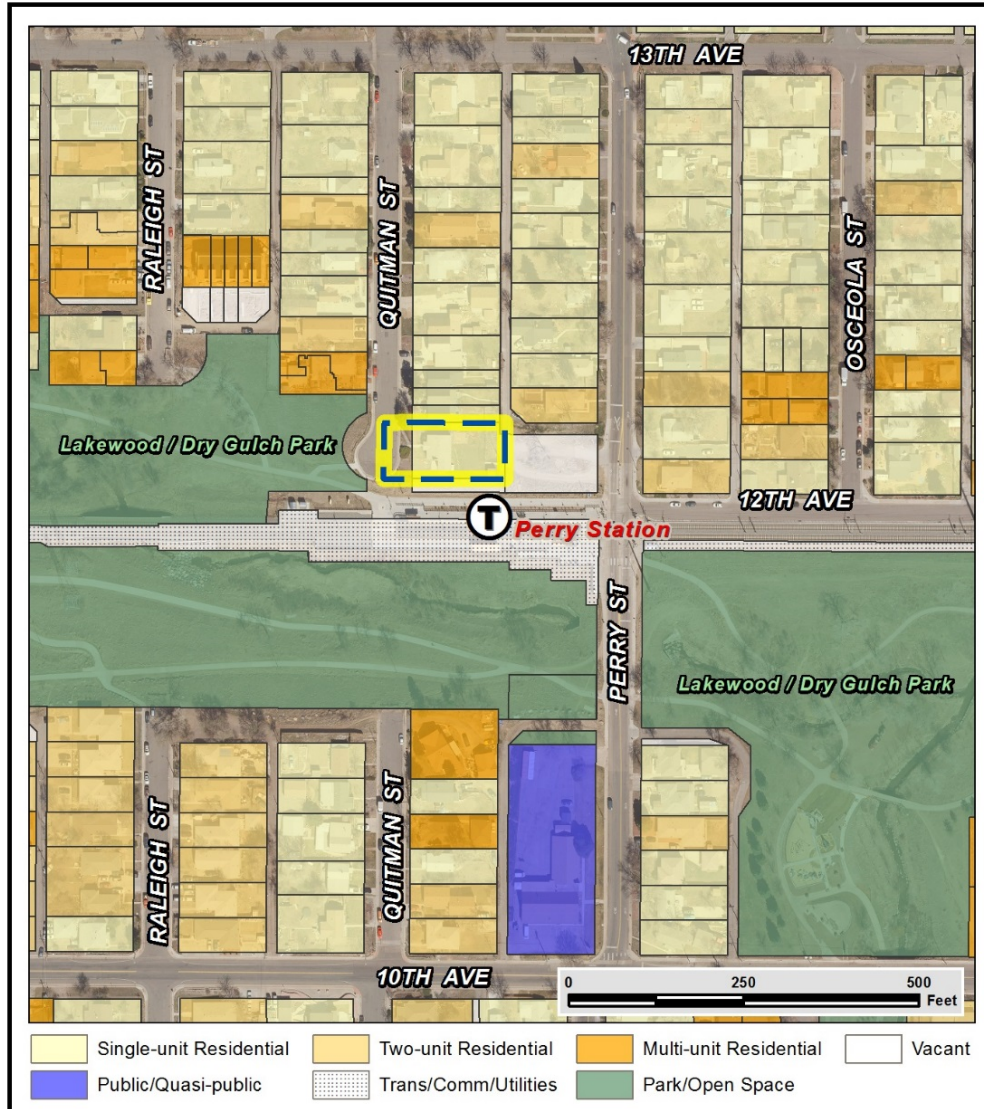
	Existing Zoning	Existing Land Use	Existing Building Form, Scale	Existing Block, Lot, Street Pattern
Site	G-MU-3	Single-family Residential	1-2-story Structure	Grid street patterns with alleys, mixed attached, detached and no sidewalks. Regular pattern of rectilinear blocks.
North	G-MU-3	Single-family Residential	1-2-story Structures	
South	E-TU-C	Light Rail Station / City-owned Park	Station Platform / City-owned Park	
West	OS-A	City-owned Park	1-2-story Structures	
East	G-RX-5	Vacant	1-2-story Structure	

2. Existing Zoning

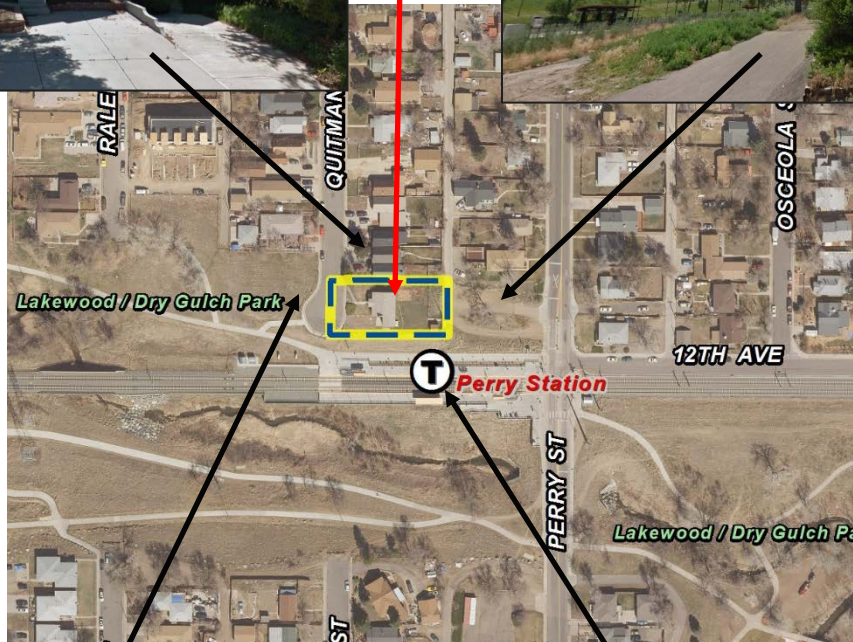


The zoning of the subject property is G-MU-3. This is a multi-unit zone district that allows the Urban House, Duplex, Garden Court, Row House and Apartment primary building forms, with a minimum zone lot size of 3,000-6,000 square feet. Maximum allowed building heights are 30-40 feet.

3. Existing Land Use (2014)



4. Existing Building Form and Scale



Summary of City Agency Referral Comments

This rezoning has been reviewed concurrently within the context of the Denver Zoning Code and other applicable City Codes as utilized by the referral agencies listed below.

Asset Management: Approved – No Comments.

Development Services – Project Coordination: Approved, no comments.

Environmental Health: Approved with the following comments: Notes. DEH does not object to the rezoning request.

General Notes: Most of Colorado is high risk for radon, a naturally occurring radioactive gas. Due to concern for potential radon gas intrusion into buildings, DEH suggests installation of a radon mitigation system in structures planned for human occupation or frequent use. It may be more cost effective to install a radon system during new construction rather than after construction is complete.

Denver's Noise Ordinance (Chapter 36–Noise Control, Denver Revised Municipal Code) identifies allowable levels of noise. Properties undergoing Re-Zoning may change the acoustic environment, but must maintain compliance with the Noise Ordinance. Compliance with the Noise Ordinance is based on the status of the receptor property (for example, adjacent Residential receptors), and not the status of the noise-generating property. Violations of the Noise Ordinance commonly result from, but are not limited to, the operation or improper placement of HV/AC units, generators, and loading docks. Construction noise is exempted from the Noise Ordinance during the following hours, 7am–9pm (Mon–Fri) and 8am–5pm (Sat & Sun). Variances for nighttime work are allowed, but the variance approval process requires 2 to 3 months. For variance requests or questions related to the Noise Ordinance, please contact Paul Riedesel, Denver Environmental Health (720-865-5410).

Scope & Limitations: DEH performed a limited search for information known to DEH regarding environmental conditions at the subject site. This review was not intended to conform to ASTM standard practice for Phase I site assessments, nor was it designed to identify all potential environmental conditions. In addition, the review was not intended to assess environmental conditions for any potential right-of-way or easement conveyance process. The City and County of Denver provides no representations or warranties regarding the accuracy, reliability, or completeness of the information provided.

Public Works – City Surveyor: Approved.

Public Works – Wastewater: Approved with the following comments. No objection on rezoning. The wastewater requirements will be applied to any future development.

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council and Registered Neighborhood Organizations:	04/09/17
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council and Registered Neighborhood Organizations:	06/05/17
Planning Board public hearing.	06/21/17
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and Registered Neighborhood Organizations, at least ten working days before the meeting:	06/18/17
Land Use, Transportation and Infrastructure Committee of the City Council:	07/18/17
Property legally posted for a period of 21 days and CPD written notice of the City Council public hearing sent to all affected members of City Council and Registered Neighborhood Organizations (tentative):	08/07/17
City Council Public Hearing (tentative):	08/28/17

To date, staff has received 18 postcards from area property owners, and 3 other residents, expressing opposition to the proposed 5-story height. In addition, 2 of the postcard writers also sent letters of opposition. One of the letters states their opposition is based on changes the character of the neighborhood, introduction of retail uses on the property and the impact on surrounding property values. The second letter of opposition cites opposition to the changing look of the neighborhood, increased traffic and parking problems, and obstruction of views and sunshine.

Staff has also received 25 letters of support of the rezoning. These letters cite the adjacency to the light rail station, implementing transit-oriented development and design standards in the G-RX-5 district requiring street activation. All comment postcards and letters received are attached at the end of this report.

The G-RX-5 zone district does allow building heights up to 5 stories or, 70 feet. The West Colfax Plan recommends focusing more intense land uses to town centers and at transit stations, with the “highest intensity focused around the station platform”. The Plan also recommends that mixed-use projects are “especially appropriate” near transit stops.

Criteria for Review/Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and Welfare

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The criteria for review of this rezoning application include conformance with adopted regulations, and with the Comprehensive Plan and applicable supplements. Applicable documents are:

- *Denver Comprehensive Plan 2000*
- *Blueprint Denver (2002)*
- *West Colfax Plan (2006)*

Denver Comprehensive Plan 2000

The proposal is consistent with and positively addresses many Denver Comprehensive Plan strategies, including:

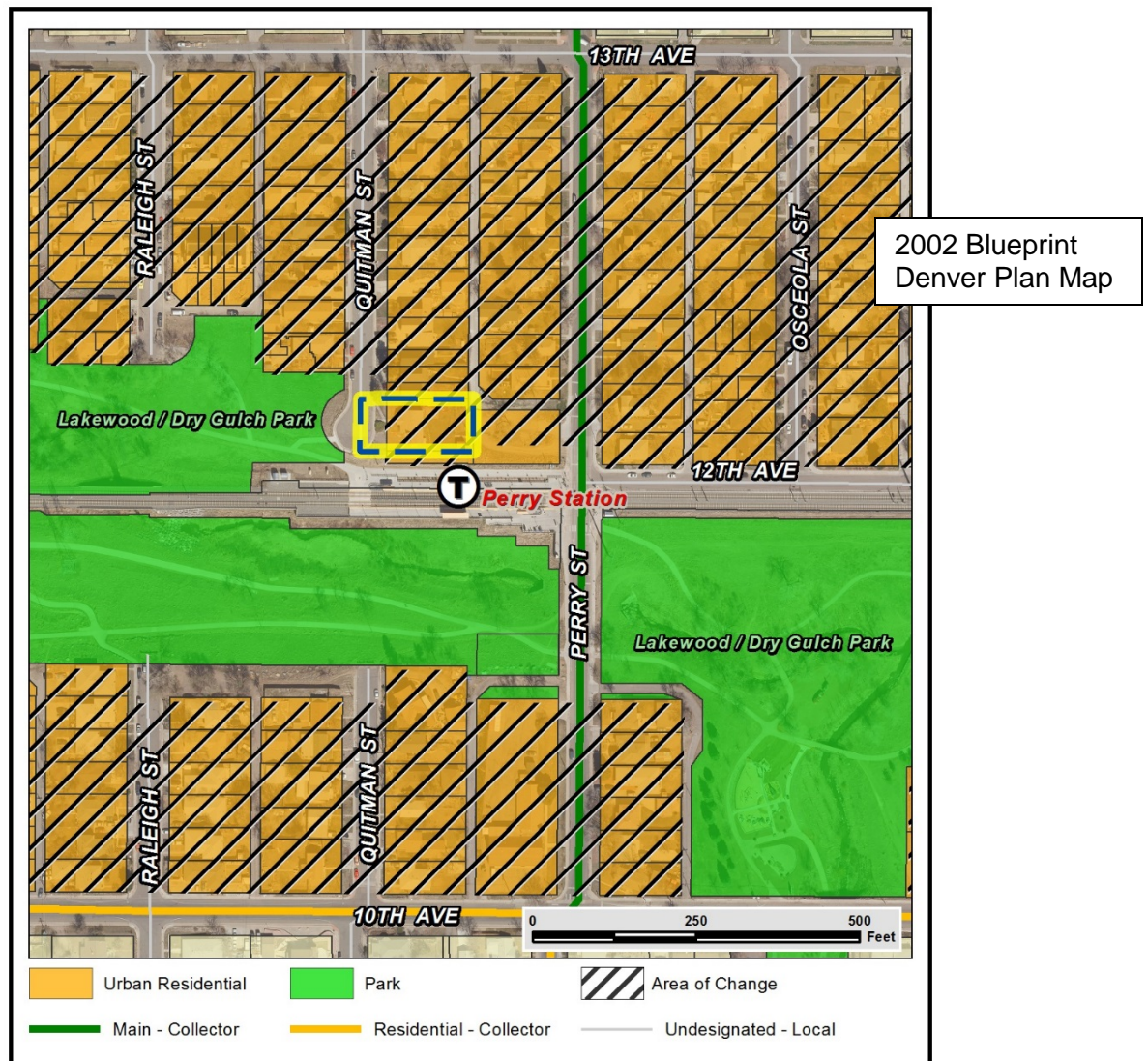
- Environmental Sustainability Strategy 2-B “*Protect and improve air quality by: Reducing vehicular pollution by expanding the use of transit and other travel alternatives, supporting telecommuting and home-based employment, increasing the mix of uses within neighborhoods, and expanding the use of alternative fuels*” (p. 38).
- Environmental Sustainability Strategy 2-F “*Conserve land by promoting infill development within Denver at sites where services and infrastructure are already in place*” (p. 39).
- Land Use Strategy 1-H to “*Encourage development of housing that meets the increasingly diverse needs of Denver’s present and future residents in the Citywide Land Use and Transportation Plan*” (p. 58).
- Land Use Strategy 3-B to “*Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses*” (p. 60).
- Land Use Strategy 4-A to “*Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods*” (p. 60).
- Mobility Strategy 3-B “*Promote transit-oriented development (TOD) as an urban design framework for urban centers and development areas. Development at transit stations should provide both higher ridership to the transit system and viability and walkability in the area*” (p. 77).

- Mobility Strategy 4-E to “*Continue to promote mixed-use development, which enables people to live near work, retail and services*” (p. 78).
- Mobility Strategy 5-D “*Determine the potential for transit-oriented development at public transit stations, and encourage such opportunities whenever possible*” (p. 79).

The proposed map amendment will enable the addition of transit-oriented development in the form of residential mixed use development directly bordering the W Light Rail Line. Increasing the diversity of housing types and mixture of land uses near transit stations increases transit ridership and helps protect the City’s air quality. The G-RX-5 zone district will introduce more diverse and intense residential development with the potential to add in a mixture of non-residential uses. The only allowed primary building form in the zone district is the Shopfront form and the maximum allowed height is 70 feet. The location of the subject property adjacent to the Perry Street light rail station provides the opportunity for a mix of land uses and increases the chance that nearby residents might live, play or work in the area and thus be less dependent upon the automobile. The rezoning is consistent with the Comprehensive Plan policies that encourage development of housing that meets Sustainability strategies of improving air quality and conserving land; and with Land Use and Mobility strategies which encourage infill and transit-oriented, mixed use development.

Blueprint Denver

Blueprint Denver, the City’s Land Use and Transportation Plan, identifies the subject property as being within an Area of Change with a land use recommendation of Urban Residential.



Future Land Use

Urban Residential neighborhoods are “higher density and primarily residential but may include a noteworthy number of complementary commercial uses. New housing tends to be mid-to high-rise structures, and there is a greater housing base than employment base. A mixture of housing types is present, including historic single-family houses, townhouses, small multi-family apartments and sometimes high-rise residential structures” (p. 41-42). The proposed G-RX-5 zone district will bring increased density and the potential for a broader mix of land uses to the property. This is consistent with the description of housing types included in the description of the Urban Residential land use category. Based on the location of the subject property adjacent to the Perry Street station, and the envisioned Urban Residential land uses, the G-RX-5 zone district is consistent with the Blueprint Denver land use recommendation.

Areas of Change/Areas of Stability

On the Blueprint Denver Map the subject property is within an Area of Change. A central premise of the Blueprint Denver plan is that growth should be directed to Areas of Change. The Plan goes on to describe three types of Areas of Change including “[1] *Downtown*; [2] *Lowry, Stapleton and Gateway* and [3] *Areas where land use and transportation are closely linked*” (p. 20). The Plan describes features that characterize the third type of Area of Change as “*areas adjacent to and around transit stations*” and “*areas with special opportunities such as where major public or private investments are planned*” (p. 19). The subject property is adjacent to the Perry Street Light Rail Station on the W Rail Line, a part of the FasTracks project, a major public investment to expand public transit in the Denver metro region. The property is also within 1/2 mile of the Knox Street Light Rail Station. In this location the property is in an area where transportation and land use are clearly linked. It is therefore appropriate that the subject property should be within an Area of Change and that the Plan vision is increased density. The Plan also includes strategies envisioned for these types of Areas of Change including:

- Compatibility between existing and new development
- Pedestrian and transit supportive design
- Mixed land uses
- Infill and redevelop vacant and underused properties
- Multi-modal streets
- Transit service and transit access
- Adequate parks and open space, especially where density is increased
- Diversity of housing type, size and cost
- Retain low and moderate income residents
- Business retention, expansion and creation

The proposed G-RX-5 zone district is an appropriate increase in residential density, and has building standards that are pedestrian and transit-supportive. The G-RX-5 district will serve to introduce a higher-intensity mixture of land uses onto the subject property. The proposed development of the site will support the adjacent transit service.

Street Classifications

Blueprint Denver classifies Quitman Street an Undesignated Local Street. Local streets are “*tailored more to providing local access. Mobility on local streets is typically incidental and involves relatively short trips at lower speeds to and from other streets*” (p. 51). Because the subject property is directly adjacent to a light rail station the street is not the sole means of transport. The proposed map amendment will enable an increase in development intensity appropriate to transit station areas.

West Colfax Plan (2006)

The West Colfax Plan includes a “Framework Plan” the purpose of which “*provides the overarching goals and recommendations for these places within the study area; it provides the technical guidance for zoning regulatory changes, infrastructure planning and policy direction*” (p. 78). Key components of the Framework Plan include Urban Design, Land Use, Mobility and Economic Development.

Within the West Colfax Plan Framework Plan, the subject property is identified in the following ways:

Framework Plan/Future Land Use/Urban Design

On the Future Land Use Concept map the subject property is identified as “*Urban Neighborhood Station.*” See the red rectangle on the Future Land Use Concept map below.

Urban Neighborhood Station

The land use and urban design concept for the “*Urban Neighborhood Station*” future land use designation is “*Single family and multi-family residential*” in a development pattern that is “*variable, compact and dense*” with the “*highest intensity focused around the station platform*” and with a typical scale of 1-5 stories. “*This land use development pattern occurs within a 1/4 to 1/2-mile radius of light rail stations...Generally, development happens here as infill on vacant parcels or redevelopment of underutilized parcels or dated and declining properties. Since the stations evolve in established residential areas, initial changes may add density and intensity in compact building forms that blend in with the prevailing residential context. Development may progress initially from residential additions and rehabilitations to the addition of carriage houses and conversion of single-family structures to duplexes, triplexes and quads. Over the long-term, some more significant and welcome redevelopment may occur, adding small and medium scale apartments or condominium buildings in close proximity to the station areas*” (p. 85).

Urban Design

Within the “Urban Neighborhood” land use concept the Plan states “*There are two general types of urban neighborhood areas:*

1. *Residential Stabilization Areas - where existing buildings should be preserved, rehabilitated and reused.*
2. *Residential Growth Opportunity Areas - where the existing housing stock is dated and declining, and may be appropriate for redevelopment to encourage revitalization and reinvestment*” (p. 84).

On the Urban Design Concept Map, the subject property is identified as within a “Residential Growth Opportunity Area.” See the red rectangle on the Urban Design Concept Map below.

Additional Framework Plan Land Use Recommendations include:

“Recommendation 1: Urban Neighborhood Regulatory Tools

Work with the Zoning Code Task Force to establish and apply form based zoning tools appropriate for the mix of building types and uses (primarily housing and complementary uses) that define an urban neighborhood and their associated station areas. Ensure that these zoning tools consider, define and respect the traditional and desired forms of urban neighborhood patterns of development. Consider:

- *Urban design (lot and block structure, site design, building orientation, setbacks, relationship of buildings to streets)*
- *Range of building types (single family structures, duplexes, triplexes, quads, courtyard apartments, carriage houses, row houses, town homes) and associated design elements (entries, balconies, stoops, materiality, glazing)*
- *Architectural character (building envelope, scale, proportions, materiality, rhythm, massing and height)*
- *Location criteria for certain building types and uses to ensure the evolution of the appropriate urban neighborhood texture that complements the transportation network:*

- *Ensure rational evolution of urban neighborhoods and their station areas, so that changes in development intensities occur in harmony with prevailing neighborhood character.*
- *Correlate higher intensity structures within close proximity of station area platforms or as end cap buildings on block faces fronting busy neighborhood streets.... (p. 94).*

Recommendation 6: Housing Diversification

...Diversify housing options and encourage a healthy urban mix of incomes. Promote a range of housing types and costs at higher densities in strategic locations (town centers, station areas, main streets)” (p. 95).

Recommendation 7: Infill Development

“Support infill development. Mixed-use projects that include housing (combining low-income, affordable and market rate units) or offices over active ground floor uses (shops, restaurants and services) are especially appropriate in town centers, along main streets and in close proximity to transit stops”.

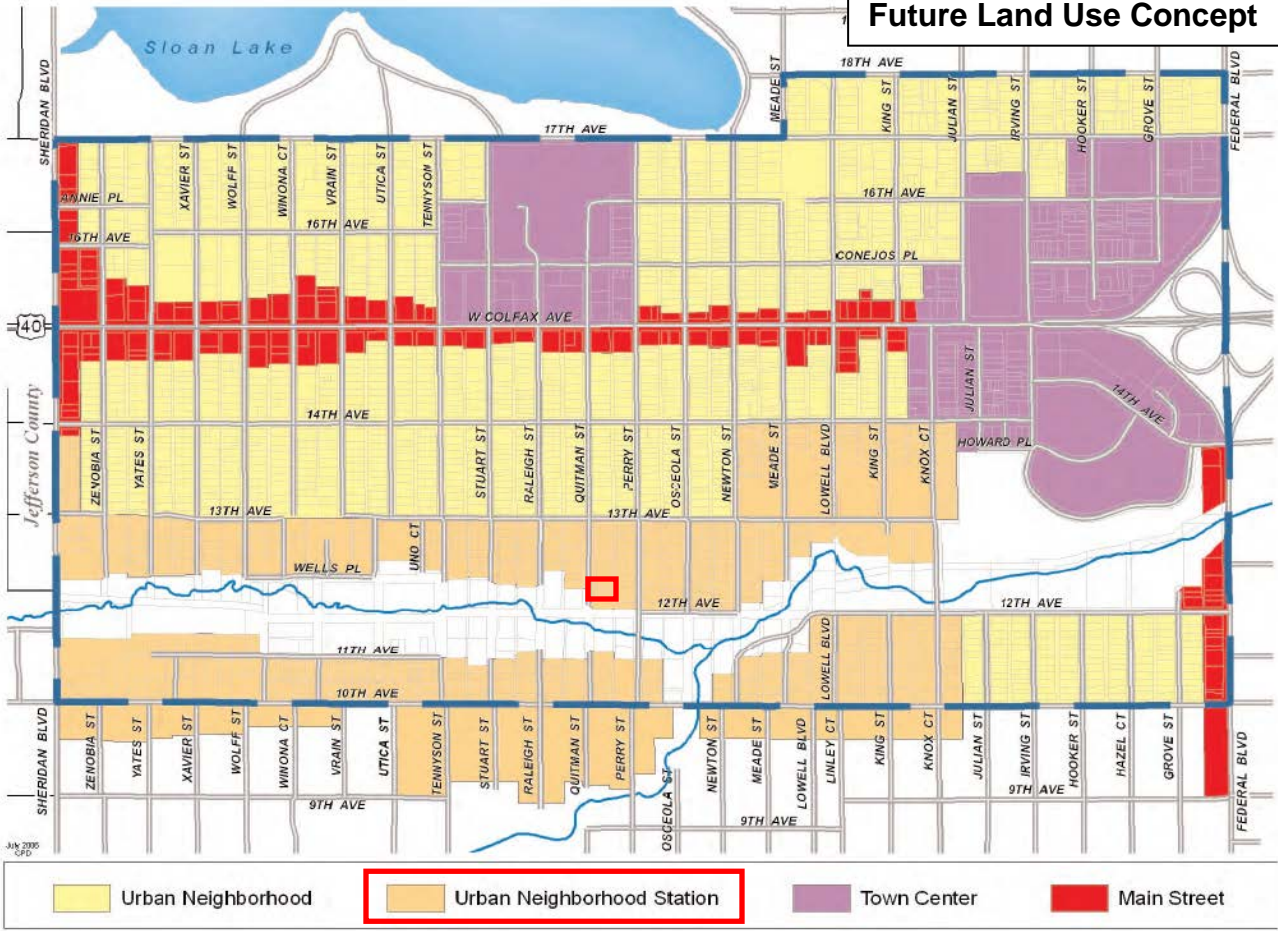
Recommendation 8: Transitions

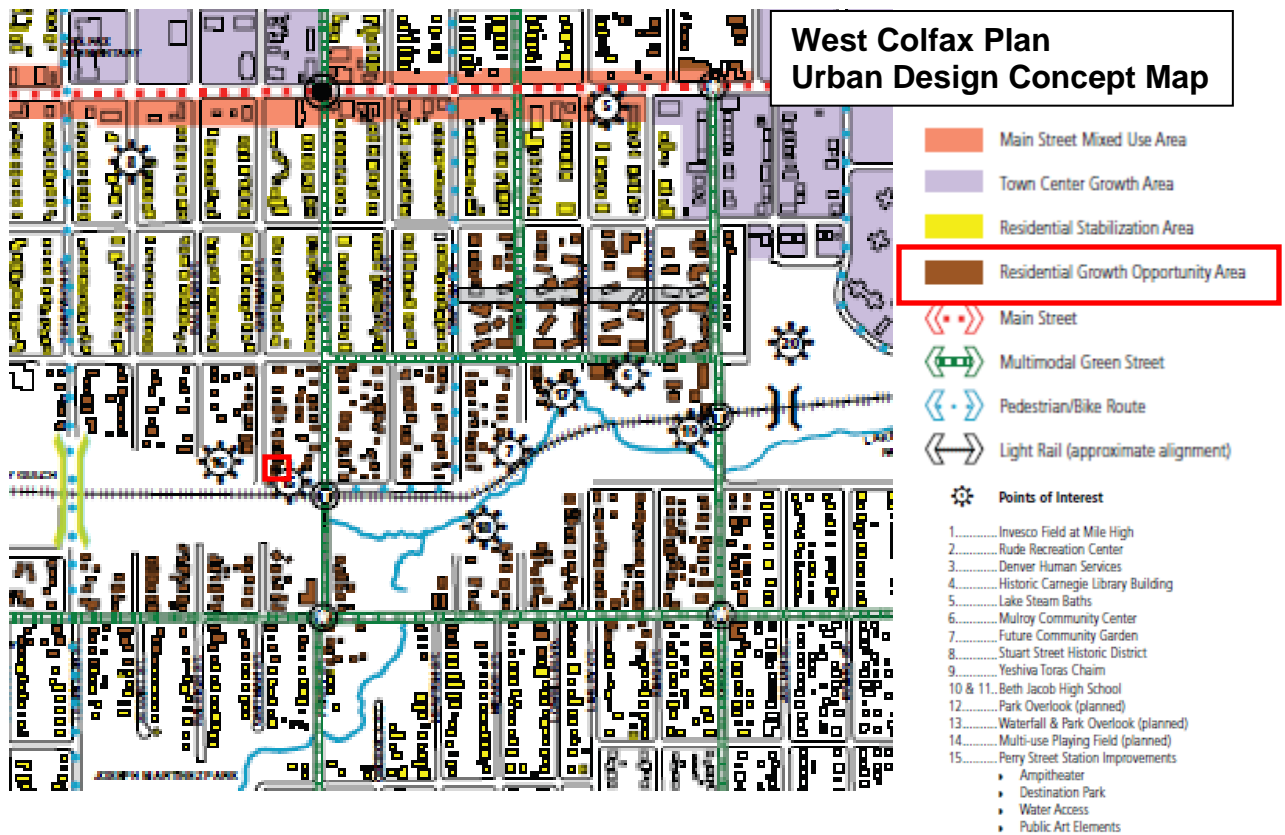
“To the greatest extent possible, focus both structural and use intensity to main streets, transit station areas and town centers. Incorporate design and development standards to address solar access and privacy protection, such as bulk plane, building orientation and roof form standards. ...” (p. 96).

WEST COLFAX PLAN

Future Land Use Concept

West Colfax Plan
Future Land Use Concept





District Plans

In addition to the Framework Plan, the West Colfax Plan includes District Plans. The district plans “do not imply zoning changes” but are included in the Plan to “provide guidance regarding the appropriate character and scale of an area. The district plans augment the prevailing goals and recommendations contained in the framework plan” (p. 120).

Pleasant Hill Transit Station District Plan: The West Colfax Plan includes the subject site within the “Pleasant Hill Transit Station.” See the red square on the District Plans map below.

Specific to the neighborhood stations, the Plan offers the following District Plan recommendations:

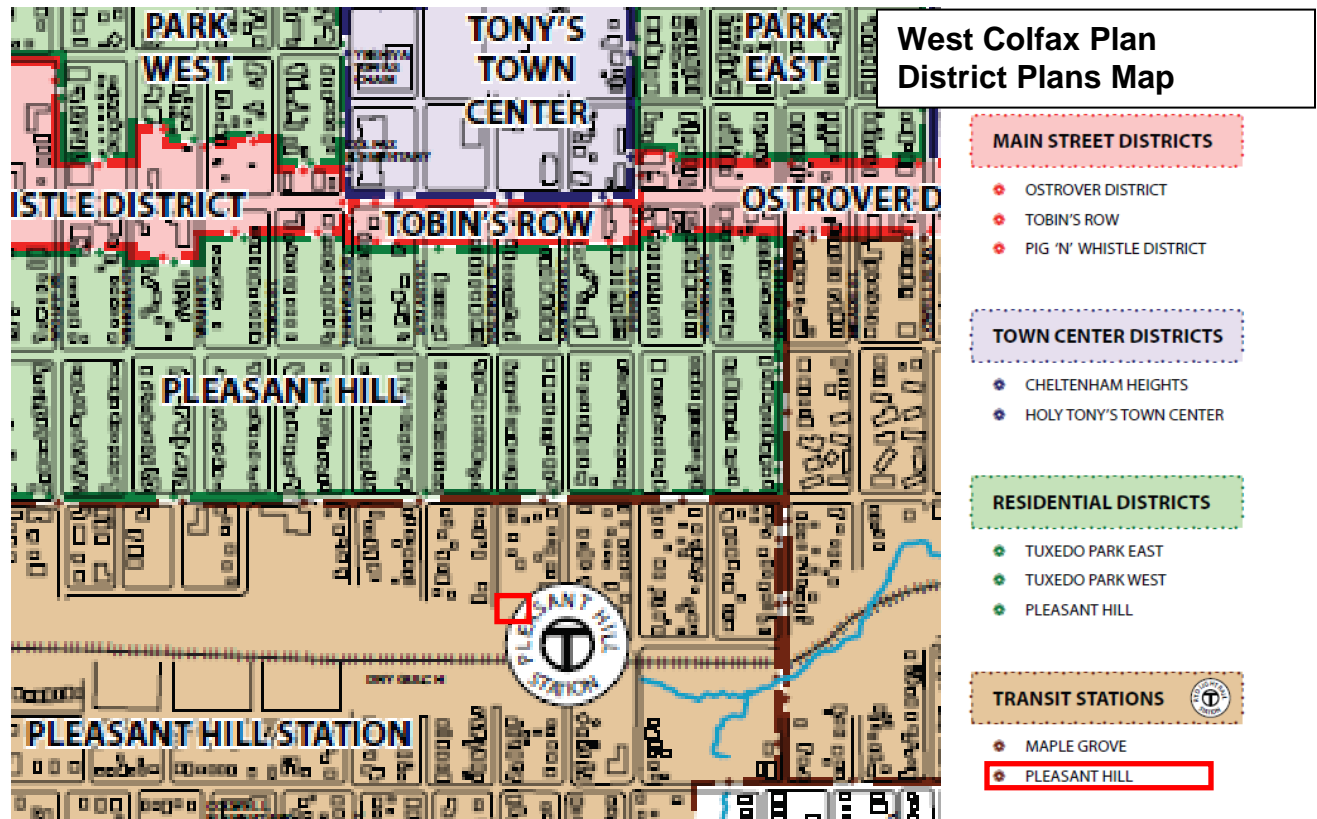
Recommendation 1: Urban Neighborhood Station Elements

“Establish the appropriate regulatory conditions and incentives to facilitate the redevelopment of the edges of Villa Park and West Colfax neighborhoods near the rail facilities, as well as the catalyst development sites at Avondale and Westridge. Incorporate special features to reinforce stations as a key transit transfer point or stop.”

Recommendation 2: Redevelopment of Station Areas

“Pleasant Hill Station. It is likely that redevelopment may occur more gradually in Pleasant Hill Station... fewer large assemblages exist in this area that may be appropriate for comprehensive redevelopment. Redevelopment sites in this area may include dilapidated residential structures (containing both single and multi-family units) close to the light rail stations areas or lining 10th Avenue. In stable, predominantly single-family areas, consideration should be given to

appropriate ways to encourage reinvestment and discreetly increase population densities without substantially altering the character of the area” (p. 142-143).



A summary of the West Colfax Plan recommendations for the subject property is that the property is recommended to transition to more intense station-area land uses both along busier main streets like Perry Street and in areas centered near the West Light Rail Line and stations. The Urban Neighborhood Station recommended land use concepts describe higher intensity development focused around the transit platform. To conform with the Urban Neighborhood land use concept, the Plan recommends a “variable, compact and dense” development pattern with the “highest intensity focused around the station platform” (p. 85). “Mixed-use projects that include housing (combining low-income, affordable and market rate units) or offices over active ground floor uses (shops, restaurants and services) ...especially appropriate in...close proximity to transit” (p. 96) with building heights between 1 and 5 stories.

The proposed zoning for the subject site, G-RX-5, will create the opportunity for higher intensity residential development with a potential mix of transit-supportive non-residential land uses. By increasing the allowed building height to 5 stories and intensifying the residential density, and possibly the potential for a mix of land uses, the G-RX-5 zone district implements the Framework Plan recommendations for Urban Neighborhood Station areas and Residential Growth Opportunity Areas. The G-RX-5 zone district is consistent with these West Colfax Plan recommendations.

2. Uniformity of District Regulations and Restrictions: Rezoning the site to G-RX-5 will further the uniform application of district regulations in the City. The same regulations will apply to the subject site as to all other areas zoned G-RX-5 in the city.

3. Public Health, Safety and General Welfare: The proposed map amendment furthers the public health, safety and general welfare of the City by encouraging mixed use redevelopment near transit, which could support transit ridership and help to protect the City's air quality, and by implementing the vision set forth in the City's adopted plans.

4. Justifying Circumstances

The applicable justifying circumstance is that the land or its surrounding environs has changed to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area. The proposed map amendment is in response to the changed circumstances of the new W light rail line and Knox and Perry Street stations in the area, the redevelopment of the former St. Anthony Hospital, and redevelopment of the general vicinity. On the subject block and the blocks adjacent to the east and west north of 12th Avenue, 7 new multi-unit structures have been built in the last 3 years and 5 more are under site plan review. These changes are appropriate changed circumstances.

5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

The fifth review criterion in the Denver Zoning Code is that the proposed official map amendment must be consistent with the descriptions of the applicable neighborhood context, and with the stated purpose and intent of the proposed zone district. Overall, the proposed map amendment is consistent with the General Urban Neighborhood Context. The Denver Zoning Code describes the General Urban context as characterized by multi-unit residential uses in a variety of building forms. Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial and main streets but may be located at or between intersections of local streets. There is a regular street grid pattern with alleys.

The General Urban residential mixed use zone districts are intended to “promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm. The districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering. Residential mixed use zone districts are also intended to ensure new development contributes positively to established neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.

Residential mixed use zone districts are primarily intended to accommodate residential land uses. Commercial uses are secondary to the primary residential use of the district and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed Use district can have ground story retail uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000

square feet consistent with the district purpose. Specifically, G-RX-5 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired.”

The proposed map amendment is consistent with both the general and specific purpose and intent of the General Urban context and the G-RX-5 zone district because the proposed zoning will promote new moderately-scaled mixed-use and transit-oriented residential development that is in character with the Perry Street station.

Staff Recommendation

Based on the analysis set forth above, CPD staff finds that the application for rezoning property located at 1208 North Quitman Street to the G-RX-5 zone district meets the requisite review criteria. Accordingly, staff recommends **approval**.

Attachments:

1. Application
2. Legal Description
3. Public Comment (Postcards in opposition from 18 property owners -- 2 of which also sent letters -- and 3 residents; 25 letters of support.)


Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<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):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<input 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.
	<input 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.
	<input 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>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> <input type="checkbox"/> The existing zoning of the land was the result of an error. <input type="checkbox"/> The existing zoning of the land was based on a mistake of fact. <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. <input type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area. <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>Please provide an attachment describing the justifying circumstance.</p> <input 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>Please provide an attachment describing how the above criterion is met.</p>
REQUIRED ATTACHMENTS	
<p>Please ensure the following required attachments are submitted with this application:</p> <input type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format) <input type="checkbox"/> Proof of Ownership Document(s) <input type="checkbox"/> Review Criteria	
ADDITIONAL ATTACHMENTS	
<p>Please identify any additional attachments provided with this application:</p> <input type="checkbox"/> Written Authorization to Represent Property Owner(s)	
<p>Please list any additional attachments:</p>	

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
Urban Land Acquisitions, LLC	1208 N. Quitman St. Denver, CO 80204	100%			A	
					A	
					A	
					A	
					A	

Last updated: February 4, 2015

Return completed form to rezoning@denvergov.org

Exhibit A
Legal Description for 1208 N. Quitman

LOTS 21, 22, 23 AND THE NORTH 5.00 FEET OF LOT 24, BLOCK 5,
TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY ABUTTING
AND EAST OF THE SOUTH 9.00 FEET OF LOT 21, ALL OF LOTS 22 AND 23,
AND THE NORTH 5.00 FEET OF LOT 24, AS VACATED BY ORDINANCE NO.
478, SERIES OF 2015, RECORDED AUGUST 5, 2015 UNDER RECEPTION
NO. 2015109039, WEST VILLA PARK, LOCATED IN THE SOUTH HALF OF
THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE
68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
DENVER, STATE OF COLORADO.

BY AUTHORITY

ORDINANCE NO. ORD15-0478
SERIES OF 2015

COUNCIL BILL NO. CB15-0478
COMMITTEE OF REFERENCE:
Infrastructure & Culture

A BILL

For an ordinance vacating the alley west of 1209 Perry Street, with reservations.

WHEREAS, the Manager of Public Works of the City and County of Denver has found and determined that the public use, convenience and necessity no longer require that certain area in the system of thoroughfares of the municipality hereinafter described and, subject to approval by ordinance, has vacated the same with the reservations hereinafter set forth;

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. That the action of the Manager of Public Works in vacating the following described right-of-way in the City and County of Denver, State of Colorado, to wit:

PARCEL DESCRIPTION ROW 2014-VACA-0087001-001:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

That portion of the 15 foot wide alley in Block 5, West Villa Park abutting and West of Lots 25, 26, 27 and the South 9.00 feet of Lot 28, being 84 feet in length and 15 feet in width.

Containing 1260 square feet more or less

be and the same is hereby approved and the described right-of-way is hereby vacated and declared vacated;

PROVIDED, HOWEVER, said vacation shall be subject to the following reservation:

A perpetual, non-exclusive easement is hereby reserved by the City and County of Denver, its successors and assigns, over, under, across, along, and through the portion of the vacated area as described below ("Easement Area") for the purposes of constructing, operating, maintaining, repairing, upgrading and replacing public or private utilities including, but not limited to, storm drainage, sanitary sewer, and water facilities and all appurtenances to said utilities. A hard surface shall be maintained by the property owner over the entire Easement Area. The City reserves the

1 right to authorize the use of the reserved easement by all utility providers with existing facilities in
 2 the Easement Area. No trees, fences, retaining walls, landscaping or structures shall be allowed
 3 over, upon or under the Easement Area. Any such obstruction may be removed by the City or the
 4 utility provider at the property owner's expense. The property owner shall not re-grade or alter the
 5 ground cover in the Easement Area without permission from the City and County of Denver. The
 6 property owner shall be liable for all damages to such utilities, including their repair and
 7 replacement, at the property owner's sole expense. The City and County of Denver, its
 8 successors, assigns, licensees, permittees and other authorized users shall not be liable for any
 9 damage to property owner's property due to use of this reserved easement.

10

11 COMMITTEE APPROVAL DATE: July 16, 2015 by consent

12 MAYOR-COUNCIL DATE: July 21, 2015

13 PASSED BY THE COUNCIL: August 3, 2015

14 Christopher J. Henderson - PRESIDENT

15 APPROVED: [Signature] - MAYOR AUGUST 4, 2015

16 ATTEST: Debra Johnson - CLERK AND RECORDER,
 17 EX-OFFICIO CLERK OF THE
 18 CITY AND COUNTY OF DENVER

19
 20 NOTICE PUBLISHED IN THE DAILY JOURNAL: JUL 30, 2015; AUG 6, 2015

21 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: July 23, 2015

22 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
 23 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
 24 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §
 25 3.2.6 of the Charter.

26

27 D. Scott Martinez, Denver City Attorney

28

29 BY: [Signature], Assistant City Attorney DATE: 23 July, 2015



Exhibit B

Statement of Compliance with General Review Criteria (DZC § 12.4.10.7)

Urban Land Acquisitions, LLC proposes to rezone the approximately .24 acres located at 1208 N. Quitman St. from G-MU-3 to G-RX-5 (the "Property") in order to facilitate the redevelopment of the Property consistent with the recommendations in the adopted plans.

This site is experienced daily by neighborhood residents using the Perry Light Rail Station, by commuters passing by on the train, by Lakewood Gulch trail users, and by people entering and exiting the West Colfax neighborhood on Quitman St.

The immediately surrounding area is zoned G-MU-3, but pursuing redevelopment without rezoning the site would detract from its prominent location, high visibility and TOD opportunity. G-RX-5 allows for higher quality design and development appropriate for this urban neighborhood station. Only the shopfront building form is allowed in G-MU-3, which would make "slot homes" very difficult to construct and unfeasible. The shopfront building form requires the building to address the street and station with a 75% build-to requirement along the street, a high level of transparency and a prohibition on surface parking between the building and the street and the building and the station. G-RX-5 allows for desirable and responsible development instead of G-MU-3's less attractive slot homes.

REVIEW CRITERION DZC § 12.4.10.7.A- The proposed official map amendment is consistent with the City's adopted plans.

This proposed map amendment is consistent with the Denver Comprehensive Plan 2000 and Blueprint Denver (2002).

1. The proposed map amendment is consistent with many objectives of Denver Comprehensive Plan 2000 including:

Environmental Sustainability Strategies:

"2-F: Promoting infill development within Denver at sites where services and infrastructure are already in place, creating more density near transit, and designing mixed use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods."

The Environment and Community:

"4-A: Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work."

Land Use Strategies:

"3-B: Encourage quality infill development that is consistent with the character of the surrounding neighborhood that offers opportunities for increased density and more amenities."

"4-A: Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure . . . increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods."

"4-B: Ensure that land use policies and decisions support a variety of mobility choices."

Our Long Term Physical Environment:

"4-E: Continue to promote mixed-use development, which enables people to live near work, retail and services."

Legacies Strategies:

"3-A: Identify areas in which increased density and new uses are desirable and can be accommodated."

3-B: Create regulations and incentives that encourage high-quality, mixed-use development at densities that will support Denver's diverse housing needs and public transportation alternatives."

2. The proposed map amendment is consistent with the objectives of Blueprint Denver including:

The Property is located in a Blueprint Denver Area of Change and classified as Urban Residential as described below:

Area of Change:

"Areas of Change are parts of the City where new growth or redevelopment can best be accommodated because of transportation choices and opportunities for mixed-use development. Channeling growth to older industrial areas, districts close to downtown, major arterial corridors, historical trolley routes or existing and planned light rail stops will benefit the City as a whole." (Blueprint Denver, pg. 19)

Urban Residential:

"Urban residential neighborhoods are higher density and primarily residential, but may include a noteworthy number of complementary commercial uses. New housing tends to be mid- to high-rise structures, and there is a greater housing base than employment base. A mixture of housing types is present, including historic

single-family houses, townhouses, small multi-family apartments and sometimes high rise residential structures." (Blueprint Denver, pg. 42)

The future redevelopment of the Property under the G-RX-5 will be consistent with the strategies and principles set forth in Blueprint Denver. Redevelopment of the Property under G-RX-5 will allow for residential growth with complementary commercial in an area of change immediately adjacent to the Perry Light Rail station along the West line.

3. The proposed map amendment is consistent with the West Colfax Plan.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as Urban Neighborhood Station future land use and the Residential Growth Opportunity Area. Overall the West Colfax Plan calls for buildings up to five stories and 100% lot coverage with the highest intensity development focused around the rail station. It also calls for small scale complementary commercial uses. G-RX-5 allows up to five stories and 100% lot coverage and limits any commercial uses to the ground floor.

A comprehensive list of recommendations from the West Colfax Plan applicable to the Property is as follows:

"Development Opportunity - Potential exists for transit supportive infill and redevelopment of vacant, underutilized and deteriorated parcels along the corridors, in town centers and in close proximity to the future light rail stations... These are development areas concentrated around light rail station areas and in town center nodes along main street arterials." (Executive Summary; Development Opportunity; pg. 4)

"In addition to the potential catalytic redevelopment of Saint Anthony's Central, the extension of the West Corridor light rail line may encourage interest in investment and redevelopment near the station areas." (Executive Summary; Development Opportunity; pg. 4)

"3. Maximize urban land development potential; promote compact, mixed-use development and focus intense development to strategic growth areas... 4. Increase the supply of residential units and provide diverse housing options." (Goals of the West Colfax Plan pg. 5)

"Establish identifiable gateways and focal points to signal arrival at key neighborhood destinations, town centers and station areas." (Goal 2: Centers, Gateways & Focal Points; Urban Design: Goals; pg. 80)

"Promote quality design in growth areas where intensive, mixed-use development is expected to occur." Goal 3: Design Quality: Goals; pg. 80)

The West Colfax Plan designates the subject site as falling within the Residential Growth Opportunity Area on the Urban Design Concept Map on page 81. On page 84 Residential Growth Opportunity Areas are defined as... "where the existing housing stock is dated and declining, and may be appropriate for redevelopment to encourage revitalization and reinvestment."

"Development Pattern: Variable, compact, dense - highest intensity focused around the station platform; Buildings: 1-5 stories, 30%-100% lot coverage; Uses: Single Family and Multi-family residential." (Urban Neighborhood Station; pg. 85)

"Over the long-term, some more significant and welcome redevelopment may occur, adding small and medium scale apartments or condominium buildings in close proximity to the station areas." (Urban Neighborhood Station; pg. 85)

"More intense residential development may be appropriate in the immediate vicinity of an urban neighborhood light rail stop" (Picture is 4 stories, minimal setback, pg. 85)

"In unstable parts of the neighborhood the housing stock is dated, the building materials are of an inferior design quality (including vinyl siding, concrete block) and the overall condition of these structures is often poor; rehabilitation is a less appealing option here, but redevelopment may occur at higher densities that are typically found when there is a rich supply of transit in close proximity." (Land Use; residential character and stability; pg. 90)

"Center Commons, Portland, OR... A 5-acre showcase of mixed-income, transit oriented urban development, Center Commons includes 172 units of low-income housing for seniors, 56 market-rate apartments, and 60 apartments for very low-income families. This development is within walking distance of a MAX light rail line and has on-site day care options as well as a play area for children. It is an ideal development model for land assemblages in urban neighborhood stations..." (pg. 90)

"Adding more residences in strategic locations (such as town centers, main street, and urban neighborhood stations) will position the community to take greater advantage of the coming light rail and help support the revitalization of commercial areas by building in a more populous customer base." (Land Use; Housing density; pg. 90)

Existing and future transit service will provide many opportunities for future redevelopment to cater to residents, students and employees who use alternative modes of transportation." (Land Use; Proximity to downtown and the regional transportation network; pg. 91)

...where redevelopment and intensification may be expected, especially near town centers and transit station areas." (Land Use; Parks and open space; pg. 91)

"Encourage corridor growth to be dense, compact and transit supportive to create healthy neighborhood edges along main streets that serve nearby residents with an

urban mix of retail shops, services, employment and civic uses." (Goal 1: Compact, Mixed-Use Development; pg. 93)

"Focus intense development to strategic growth areas at the edges of the neighborhoods along Main Street corridors, or in neighborhood centers such as transit station areas and town centers." (Land Use: Goals; Goal 2: Focus intense growth to target areas; pg. 93)

"Provide a diverse mix of housing types (townhomes, row house, duplex, multi-family, live work and artist studio), occupancy status (rental and ownership units), densities and costs (low-income, affordable and market rate). (Land Use: Goals; Goal 3: Diverse Housing Options; pg. 93)

"Maximize development of urban land through infill on vacant parcels, redevelopment of underutilized parcels or dilapidated properties and adaptive reuse of historic resources. (Land Use: Goals; Goal 6: Maximize Urban Land Development Potential; pg. 93)

"Work with the Zoning Code Task Force to establish and apply form based zoning tools appropriate for the mix of building types and uses (primarily housing and complementary uses) that define an urban neighborhood and their associated station areas." (Land Use: Recommendations; Recommendation 1: Urban Neighborhood Regulatory Tools; pg. 94)

"Location criteria for certain building types and uses to ensure the evolution of the appropriate urban neighborhood texture that complements the transportation network:

- Ensure rational evolution of urban neighborhoods and their station areas, so that changes in development intensities occur in harmony with prevailing neighborhood character.

- Correlate higher intensity structures within close proximity of station area platforms or as end caps on block faces fronting busy neighborhood streets.

- Limit non-residential uses to select small scale, low impact uses such as a corner store, small office or service (daycare, printer, post office) that reinforces traditional neighborhood patterns of development by providing for daily needs of neighborhood residents in appropriate locations." (Land Use: Recommendations; Recommendation 1: Urban Neighborhood Regulatory Tools; pg. 94)

"Promote a range of housing types and costs at higher densities in strategic locations (town centers, station areas, main streets)." (Land Use: Recommendations; Recommendation 6: Housing Diversification; pg. 96)

"Support infill development. Mixed-use projects that include housing (combining low-income, affordable and market rate units) or offices over active ground floor uses (shops, restaurants and services) are especially appropriate in town centers,

along main streets and in close proximity to transit stops. Consider the complementary nature of a project in the context of surrounding nearby uses. Encourage both horizontal and vertical mixed-use development. Minimize new development with extremely low site coverage ratios and discourage low density, single use development with excessive parking." (Land Use: Recommendations; Recommendation 7: Infill Development; pg. 96)

To the greatest extent possible, focus both structural and use intensity to main streets, transit station areas and town centers. Incorporate design and development standards to address solar access and privacy protection such as bulk plane, building orientation and roof form standards. To ensure neighborhood stability, stratify the commercial uses that may extend from main streets, station areas or town centers into the neighborhood so that only those uses with positive impacts on residential character (such as small scale neighborhood serving, walk-up traffic generators) seep into the neighborhood. (Land Use: Recommendations; Recommendation 8: Transitions; pg. 96)

"The Point and Addison Circle are good examples of Urban Neighborhood Stations." (pictured and referenced on page 141 under Urban Neighborhood Station: Goals) Both projects referenced have a commercial component.

REVIEW CRITERION DZC § 12.4.10.7.C - 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.

Future development of the Property will result in uniformity of G-RX-5 district regulations and restrictions.

REVIEW CRITERION-The proposed official map amendment furthers the public health, safety, and general welfare of the City.

The proposed map amendment will further the public health, safety, and general welfare of the City by facilitating the improvement and development of the Property as desired by the City's adopted plans.

Exhibit C

Statement of Compliance of Additional Review Criteria for Non-Legislative Rezoning (DZC § 12.10.8)

CRITERION DZC § 12.4.10.8.A - Justifying Circumstances - One of the following circumstances exists:

“The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.”

The .24 acre Property is located in an area of Denver that has experienced and is continuing to experience substantial change. Immediately south of the Property, RTD’s Perry Station on the West Corridor opened in May of 2013. The City’s adopted plans call for future change and redevelopment of the Property and surrounding area to capitalize on the major transit investment. St. Anthony’s hospital closed and the site has been transformed and is currently undergoing redevelopment. New multi-family development is also occurring throughout the West Colfax Neighborhood.

These changes are indicative of a trend in the area whereby quality public transit investment and planning is fostering private reinvestment in the area. These changes signify the evolution of how land is utilized in urban infill settings and how the Property can evolve collaboratively through neighborhood supported reinvestment.

CRITERION DZC § 12.4.10.8.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.

G-RX-5 is in the General Urban Neighborhood Context and is characterized by the Denver Zoning Code as consisting of multi-unit residential uses and commercial uses in a variety of building forms. Commercial uses are primarily located along main streets. Street block and access patterns consist of a regular pattern of block shapes surrounded by an orthogonal street grid with a consistent presence of alleys. The building placement and location varies throughout the context by use, but most structures have a moderate to shallow front setback and shallow side setbacks. Building height varies, but primarily promotes higher density. There is a good balance of mobility options with greater reliance on a multi-modal transportation system.

The majority of the Property already falls within the General Urban Neighborhood Context. The Property and the surrounding neighborhood follows an orthogonal grid with a consistent presence of alleys and is well served by multi-modal transportation options.

The stated purpose and intent of the proposed zone district is to “promote building forms that... clearly define and activate the public realm and that are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s residential neighborhoods. The Residential Mixed Use Zone District standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods. Compared to the Mixed Use districts, the Residential Mixed Use districts are primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential use of the

District, and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed Use district can have ground story retail uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the district purpose.” (Denver Zoning Code Section 6.2.4)

The specific intent of G-RX-5 is that it “applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired.” (Denver Zoning Code Section 6.2.4.2) The Property is located in a residentially dominated area along a collector street where the West Colfax Plan recommends up to 5 stories. Rezoning to G-RX-5 on the Property meets the intended purpose of the zone district.

Review Criteria

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.

Justifying Circumstances - One of the following circumstances exists:

The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.

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.

EXHIBIT D

Letter of Authorization for STARBOARD Realty Group, LLC to act as Representative

**Urban Land Acquisitions, LLC
4155 E. Jewell Avenue, Suite 1002
Denver, CO 80222**

February 23, 2017

Mr. Bruce O'Donnell
STARBOARD Realty Group, LLC
770 Sherman Street, Suite 108
Denver, CO 80203
bodonnell@starboardrealtygroup.com
720-441-3310

Dear Bruce,

This letter serves as authorization for STARBOARD Realty Group, LLC to act on behalf of and represent Urban Land Acquisitions, LLC, the property owner, for the purpose of submitting and processing the rezoning application for the property located at 1208 N. Quitman Street in Denver, CO.

Sincerely,



Brandon Gill
Authorized Representative

EXHIBIT E

Proof of Ownership, Assessors Record

1208 QUITMAN ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
URBAN LAND ACQUISITIONS LLC 383 CORONA ST 103 DENVER , CO 80218-3948	0506121040000	WEST VILLA PARK B5 L21 TO 24 EXC S 20FT THEREOF TOG/W W/2 VAC ALY ADJ PER ORD 2015-0478	RESIDENTIAL	DENV

Property Summary	Assessment Data
-------------------------	------------------------

Summary

Style:	ONE-STORY	Reception No:	
Recording Date:		Building Sqr. Foot:	1333
Bedrooms:	2	Sale Price:	
Mill Levy:	81.547	Basement/Finish:	1075/1075
Lot Size:	10,480	Zoning Used for Valuation:	GMU
Year Built:	1952	Document Type:	
		Baths Full/Half:	2/0

Note: Valuation zoning may be different from City's new zoning code.

Exhibit F
Signature Authority Authorization

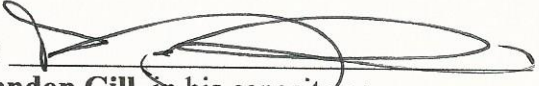
STATEMENT OF AUTHORITY
for
URBAN LAND ACQUISITIONS, LLC

1. This Statement of Authority relates to an entity named **Urban Land Acquisitions, LLC** and is executed on behalf of the entity pursuant to the provisions of C.R.S. §38-30-172.
2. The entity is a Limited Liability Company formed under the laws of the State of Colorado.
3. The mailing address for the entity is **13918 E. Mississippi Ave #275 Aurora, CO, 80012.**
4. The name and position of the person authorized to act on behalf of **Urban Land Acquisitions, LLC**, and to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity are the following:

Brandon Gill, Managing Member

5. The authority of the foregoing persons to bind the entity is limited by the Operating Agreement for **Urban Land Acquisitions, LLC.**
6. Pursuant to C.R.S. §38-30-172(6), this Statement of Authority amends and supersedes in all respects any previously executed Statement of Authority for **Urban Land Acquisitions, LLC.**

URBAN LAND ACQUISITIONS, LLC

By: 
Brandon Gill, in his capacity as
Managing Member of Urban Land Acquisitions, LLC

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me on OCTOBER 15th, 2014, by **Brandon Gill** in his capacity as **Managing Member of Urban Land Acquisitions, LLC**

Witness my hand and official seal.



My Commission Expires: 03/13/2016

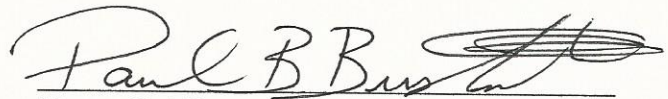

Notary Public
My commission expires: 3-13-2016

Exhibit A
Legal Description for 1208 N. Quitman

LOTS 21, 22, 23 AND THE NORTH 5.00 FEET OF LOT 24, BLOCK 5,
TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY ABUTTING
AND EAST OF THE SOUTH 9.00 FEET OF LOT 21, ALL OF LOTS 22 AND 23,
AND THE NORTH 5.00 FEET OF LOT 24, AS VACATED BY ORDINANCE NO.
478, SERIES OF 2015, RECORDED AUGUST 5, 2015 UNDER RECEPTION
NO. 2015109039, WEST VILLA PARK, LOCATED IN THE SOUTH HALF OF
THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE
68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
DENVER, STATE OF COLORADO.

Dear Ms. Lucero/Estimado Ms. Lucero,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5.

Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre)

Darlene Anderson

(address/dirección)

1257 Quitman St

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-BX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5. Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre)

Darlene Anderson

(address/dirección)

1257 Quitman St

Dear Ms. Lucero/Estimado Ms. Lucero,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences. *I will be contacting you directly to discuss my concerns.*

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5.

Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre)

JOHN W. BUCKNER II

(address/dirección)

1267 Quitman St.

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences. *I will be contacting you directly To discuss my concerns.*

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5. Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre)

JOHN W. BUCKNER II

(address/dirección)

1267 Quitman St.

Dear Ms. Lucero/Estimado Ms. Lucero,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre) Ashlee Deleenw

(address/dirección) 1247 Stuart St

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Sincerely/Sinceramente,

(name/nombre) Ashlee Deleenw

(address/dirección) 1247 Stuart St

D2

TL

Dear Ms. Lucero/Estimado Ms. Lucero,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Sincerely/Sinceramente,

(name/nombre)

Pamela Fulcher

(address/dirección)

1280 Stuart St

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Sincerely/Sinceramente,

(name/nombre)

Pamela Fulcher

(address/dirección)

1280 Stuart St

Dear Ms. Lucero/Estimado Ms. Lucero,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre) Oscar Gonzalez

(address/dirección) 1215 Osceola St. Denver, CO
80204

Dear Mr. Paul Lopez/Estimado Mr. Paul Lopez,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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(address/dirección) 1215 Osceola St. Denver, CO
80204

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Sincerely/Sinceramente,

(name/nombre) DAVE HARRIS

(address/dirección) 1254 Stuart St, Denver CO 80204

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences. **NO WAY!!!**

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5. Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre) ALISON HARRIS

(address/dirección) 1254 STUART ST.
DENVER, CO 80204

Dear Ms. Lucero/Estimado Ms. Lucero.

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Sincerely/Sinceramente,

(name/nombre) James Herlyck

(address/dirección) 1252 Raleigh St Denver Co 80204

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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(name/nombre) James Herlyck

(address/dirección) 1252 Raleigh St Denver Co 80204

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Sincerely/Sinceramente,

(name/nombre) Saxon & Annie Hodson

(address/dirección) 1265 Tennyson St.

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Sincerely/Sinceramente,

(name/nombre) Saxon & Annie Hodson

(address/dirección) 1265 Tennyson St.

- D1

TL

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Sincerely/Sinceramente,

(name/nombre) Walter Mendez

(address/dirección) 1271 Perry

Dear Ms. Lucero/Estimado Ms. Lucero.

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Sincerely/Sinceramente,

(name/nombre) Mark Munchau

(address/dirección) 1265 Stuart St.

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Sincerely/Sinceramente,

(name/nombre) Margaret Stortz Munchau

(address/dirección) 1265 Stuart St.

Dear Ms. Lucero/Estimado Ms. Lucero.

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Sincerely/Sinceramente,

(name/nombre) Chad & Shantelle Mulliniks

(address/dirección) 1240 Raleigh St

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Sincerely/Sinceramente,

(name/nombre) Shantelle & Chad Mulliniks

(address/dirección) 1240 Raleigh St

From: [Lara, Adriana - CC City Council Central Office](mailto:Lara,Adriana-CCCityCouncilCentralOffice@denvergov.org)
To: ampera42@gmail.com
Cc: [Lucero, Theresa - CPD PS Citywide Planning](mailto:Lucero,Theresa-CPDPSCitywidePlanning@denvergov.org)
Subject: RE: Protest of Proposed Rezoning 1208 Quitman
Date: Friday, April 28, 2017 1:18:34 PM

Angela,

Thank you for reaching out to our office. This proposed rezoning is located within Council District 3.

I have copied Theresa Lucero with Community Planning and Development on the email. Her email is Theresa.lucero@denvergov.org.

Your letter will be included as a protest in the packet. The rezoning has not yet been scheduled for Planning Board.

Sincerely,
Adriana Lara
Aide to City Councilman Paul Lopez
1437 Bannock Street, Room 494
Denver, CO 80202
New email: adriana.lara@denvergov.org
Phone: (720) 337-3333
Fax: (720) 337-3337

This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it unless it clearly requests confidentiality. Please indicate whether or not you want your communication to be confidential.

From: Angela P [<mailto:ampera42@gmail.com>]
Sent: Thursday, April 27, 2017 5:57 PM
To: Sandoval, Amanda P. - CC City Council District 01
<Amanda.Sandoval@denvergov.org>; Lopez, Paul D. - CC City Council Elected
<Paul.Lopez@denvergov.org>; District 1 Comments <DistrictOne@denvergov.org>;
Orrantia, Jesus - City Council <Jesus.Orrantia@denvergov.org>; Volpe-Beasley, Gina J. -
CC City Council Central Office <Gina.Volpe@denvergov.org>
Subject: Protest of Proposed Rezoning 1208 Quitman

Dear City Council Representatives:

I am a property owner at 1220 Osceola. I have owned my home for over eleven years and while I am excited about the growth my neighborhood is experiencing, I can not accept all of the changes. Specifically, the recent request to rezone the property located at 1208 Quitman so that a five story structure may be built rather than a three story as is currently allowed. The look of the neighborhood is already changing drastically. Already we have outsiders parking here to use the lite rail.

Already we have houses being torn down only to be replaced with unattractive buildings that do not fit with the feel of the neighborhood. Already we have increased traffic that is not monitored and dangerous for local drivers, home owners and small children. We do not need, or want, a five story structure at 1208, or any other address, that obstructs views, sunshine, or that increases traffic or parking issues due to increased residential and business tenants. (Had I been here to file a complaint against the rezoning of 1209 Perry I would have done so.)

Therefore, as a home owner I am officially filing a protest regarding this request. I am hopeful you will take into consideration the desires of those of us who live here-who have lived here before this growth.

Sincerely
Angela Pera
1220 Osceola

Dear Ms. Lucero/Estimado Ms. Lucero,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

Enough!!!

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la re zonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5.

Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre) Angela Peron

(address/dirección) 1220 Osceola Denver 80201

Dear Mr. Paul Lopez/Estimado Mr. Paul Lopez,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Sincerely/Sinceramente,

(name/nombre) Angela Peron

(address/dirección) 1220 Osceola

Dear Ms. Lucero/Estimado Ms. Lucero,

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Sincerely/Sinceramente,

(name/nombre) PAYAL ROHIRA

(address/dirección) 1257 RALEIGH

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Sincerely/Sinceramente,

(name/nombre) PAYAL ROHIRA

(address/dirección) 1257 RALEIGH

Dear Ms. Lucero/Estimado Ms. Lucero,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Sincerely/Sinceramente,

(name/nombre) JEREMY SIMBLIST

(address/dirección) 1316 TENNYSON ST

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Sincerely/Sinceramente,

(name/nombre) SOMA SIMBLIST

(address/dirección) 1316 TENNYSON ST

Planning Services
Community Planning and Development
201 W. Colfax Avenue, Dept. 205
Denver, CO 80202

To: Theresa Lucero, Senior City Planner and Case Manager (Theresa.Luce@denvergov.org)
for Proposed Rezoning of 1208 Quitman St. Denver 80204
#20171-00039

As home owners in the 1200 block of Tennyson ST. Denver 80204, located three blocks west of the 1208 Quitman property, we are firmly against the proposed zoning change request from (from G-MU-3 to G-RX-5) for 1208 Quitman, for the following reasons:

- 1) The zoning “regulations provide certainty to property owners, developers, and neighbors about the limits of what is allowed in a residentially-zoned area. These regulations reinforce desired patterns in existing neighborhoods and create standards for new neighborhoods.” (from the Denver Zoning Code Section 6.2.2.1 D.) see Exhibit A

Changing the zoning from (from G-MU-3 to G-RX-5) for 1208 Quitman would undermine the confidence of residents, potential residents and developers in the city’s planning and zoning master plans and create uncertainty in the zoning stability of this neighborhood, which is paramount in its current state of redevelopment.

- 2) The property 1208 Quitman is zoned G-MU-3 and is located well within the center of a residential area, clearly zoned G-MU-3 area for a maximum of 3 story residences. Changing the zoning to allow a 5 story residence to be built in the midst of one to three story residences, clearly changes the characteristic of the neighborhood, causing one building to loom above the surrounding residences in an awkward appearance. The rezoning request is inconsistent with the recommendations of the City of Denver adopted plans. See Exhibit B
- 3) The land its surroundings have not changed and is not changing to such a degree that it would be in the public interest to rezone for one property in the middle on an area appropriately zoned G-MU-3. The existing homes and redevelopment that has taken place and the redevelopment in process adhere to the G-MU-3 zoning restrictions.
- 4) The rezoning request (from G-MU-3 to G-RX-5) for 1208 Quitman permits retail businesses to operate on the ground story of the residential units. The Denver Zoning Code specifically states in Section 6.2.4.1 D. that “Buildings in a Residential Mixed Use (G-RX-5) district can have ground story retail uses”. Exhibit A. There is no adjacent retail or development in this area zoned G-MU-3 and surrounded by other G-MU fully residential areas. The existing retail and commercial is located along

Colfax, a full three blocks north of the property in question.

Having a ground story retail zoning for a property located in the middle of a residential neighborhood would contribute negatively to the residential neighborhood and destroy the consistency of the residential character of the neighborhood.

See Exhibit A.

5) Our purchase was predicated upon the City of Denver Zoning for the area-that all residences would follow the same pattern of zoning within the G-MU-3 designation. A change of zoning one property from three story maximum to five-story devalues the surrounding property in the neighborhood, potentially blocking views from all directions and would damage the esthetics of the similar surrounding properties of one to three story residences.
See Exhibit B.

6) The Denver Zoning Code specifically states in Section 6.2.4.1 C that “C. The Residential Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods. Because 1208 Quitman is in the middle of a residential area (to the north, south, east and west) there is no reason to change the zoning to MX from MU.
See Exhibit A

7) If the Planning and Zoning Board goes against the neighbors and neighborhood associations and changes the zoning (from G-MU-3 to G-RX-5) for 1208 Quitman, it sets a precedent for that neighborhood. This precedent could open the door for other properties to be rezoned from three stories to five stories, the results of which have a cascading negative effect on the neighborhood and intentional and long-invested efforts to redevelop the West Colfax area in a manner that combines maintaining its established residential character with newer residences in keeping with the current and well thought out zoning plan for the West Colfax area.
See Exhibit B.

8) If the applicant desires to build a five story residence, there are an abundance of lots several blocks to the east that are already zoned G-MU-5. This applicant should seek to purchase and develop properties that are zoned for five-story buildings, in keeping with the overall neighborhood visions that the City of Denver has carefully planned and designated to foster neighborhood community and contribute positively to neighborhood character.
See Exhibit B.

Exhibit ‘A’: Excerpts from the Denver Zoning Code

G-MU-3	General Urban - Multi Unit - 3 stories maximum height
G-RX-5	General Urban - Residential Mixed Use - 5 stories maximum height

Exhibit ‘A’ from Denver Zoning Code

Section 6.2.2 RESIDENTIAL DISTRICTS (G-RH-3, G-MU-3 TO -20, G-RO-3, G-RO-5)

6.2.2.1 General Purpose

A. The intent of the Residential districts is to promote and protect higher density residential neighborhoods within the character of the General Urban Neighborhood Context. These regulations allow for multi-unit districts with a variety of residential building forms.

B. The building form standards, design standards, and uses work together to promote safe, active, pedestrian-scaled residential areas. The standards accommodate the pattern of urban house, duplex, row house, garden court, and apartment. Buildings orient to the street and access is from the alley. Lot coverage is typically high accommodating a consistent, shallow front yard.

C. These standards recognize the variation within the General Urban Neighborhood Context and provide eight Residential Zone Districts. The lowest-scale districts with a maximum height of three stories provide a transition to Urban and Urban Edge Neighborhood Contexts. The highest-scale districts with a maximum height of 12 and 20 stories promote a dense, urban residential character where appropriate. The Residential Office (RO) districts provide opportunities for residential and offices uses in low to moderate scale residential building forms.

D. The regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially-zoned area. These regulations reinforce desired patterns in existing neighborhoods and create standards for new neighborhoods.

6.2.2.2 Specific Intent

A. Row House 3 (G-RH-3)

G-RH-3 is a multi unit district allowing urban house, duplex, and row house building forms. Row houses are not taller than three stories.

6.2-2 |

Article 6. General Urban Neighborhood Context
Division 6.2 Districts

DENVER ZONING CODE

June 25, 2010 | Republished July 6, 2015

B. Multi-Unit 3 (G-MU-3)

G-MU-3 is a multi unit district allowing urban house, duplex, row house, garden court, and apartment building forms. The tallest building form has a maximum height of three stories.

Section 6.2.4 RESIDENTIAL MIXED USE DISTRICTS (G-RX-5)

6.2.4.1 General Purpose

A. The Residential Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm.

B. The Residential Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's residential neighborhoods.

C. The Residential Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.

D. Compared to the Mixed Use districts, the Residential Mixed Use districts are primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential use of the district, and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed Use district can have ground story retail uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the district purpose.

6.2.4.2 Specific Intent

A. Residential Mixed Use 5 (G-RX-5)

G-RX-5 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired.

Section 6.2.5 MAIN STREET DISTRICTS (G-MS-3, -5)

6.2.5.1 General Purpose

A. The Main Street zone districts are intended to promote safe, active, and pedestrian-scaled commercial streets through the use of shopfront and row house building forms that clearly define and activate the public street edge.

B. The Main Street zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering along the city's commercial streets.

C. The Main Street district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.

D. Main Street zone districts are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets (as designated in Blueprint Denver) or, less frequently, on single zone lots at the intersection of local/collector streets within a residential neighborhood.

6.2.4.2 Specific Intent

A. Residential Mixed Use 5 (G-RX-5)

G-RX-5 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired.

EXHIBIT "B"
 DENVER ZONING MAP OF AREA SURROUNDING
 1208 N. QUITMAN DENVER 80204

Denver Maps

1208 n quitman st

Search

Gonzales Brar

Map Legend

Zoning Layer Visibility 50%

U-RH-2.5 G-RH-3 G-MU-5 LD-3 U-SU-C2 G-MU-3 U-SU-DIX G-RX-5

1208 n quitman st

Related Links

- Denver Zoning Code

Downloads

- Download Zoning data

Tags

property

1208 N. QUITMAN ST.
 PROTESTING THE REZONE REQUEST FROM G-MU-3 TO G-RX-5

Dear Ms. Lucero/Estimado Ms. Lucero,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5.

Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre) Lindsay Smith

(address/dirección) 1275 Tennyson St.

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Sincerely/Sinceramente,

(name/nombre) Lindsay Smith

(address/dirección) 1275 Tennyson St.

DL

TL

Dear Ms. Lucero/Estimado Ms. Lucero,

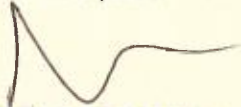
As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Sincerely/Sinceramente,

(name/nombre)

Stephen Swardell 

(address/dirección)

1227 QUITMAN ST

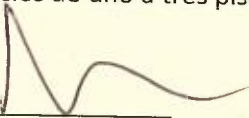
Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Sincerely/Sinceramente,

(name/nombre)

Stephen Swardell 

(address/dirección)

1227 QUITMAN ST

Dear Mr. Paul Lopez/Estimado Mr. Paul Lopez,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-5 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5. Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre)

Melissa Walker

(address/dirección)

1305 Osceola St. 80204

Dear Ms. Lucero/Estimado Ms. Lucero,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5.

Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre)

Melissa Walker

(address/dirección)

1305 Osceola St. 80204

Dear Mr. Paul Lopez/Estimado Mr. Paul Lopez

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5. Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre) STEPHANIE WICKMAN

(address/dirección) 1218 QUITMAN ST.

Dear Ms. Lucero/Estimado Ms. Lucero,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5.

Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre) STEPHANIE WICKMAN

(address/dirección) 1218 QUITMAN ST.

June, 2017

Members of Denver City Council and Denver Planning Board
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 20171-00039

Dear City Council and Planning Board Members,

My name is BRANDON GILL and I own the property located at 1208 Quitman St. Denver Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in *Blueprint Denver* and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,



6/2/17

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature. BSG



May 25, 2017

Members of Denver City Council and Denver Planning Board
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Rick Wells and I own the property located at 1274 Quitman St. in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

Rick Wells
Advanced Equity, LLC

June, 2017

Members of Denver City Council and Denver Planning Board
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039


Dear City Council and Planning Board Members,

My name is MATTHEW SANCHEZ and I own the property located at 1250 QUITMAN ST in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in *Blueprint Denver* and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,


MATTHEW SANCHEZ



Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

1208 Quitman Rezoning

1 message

Walker, Jeff <Jeff.Walker@rtd-denver.com>

Fri, Jun 9, 2017 at 8:48 AM

To: "bodonnell@starboardrealtygroup.com" <bodonnell@starboardrealtygroup.com>

Mr. Bruce O'Donnell,

Good afternoon. Thank you for the information regarding the rezoning of 1208 Quitman to G-RX-5 from G-MU-3.

This re-zoning fits with RTD's Transit Oriented Development policy in that it provides greater opportunity to build a community near a transit station than a strictly residential zone district would. RTD is not directly participating in this development, but creating more residential and commercial opportunities near light rail stations – especially walk-up stations – benefits residents of the RTD who live or work near the station.

I served on Denver's Planning Board in the late 2000s and currently sit on the Blue Print Denver Task Force. My experience shows me it is evident that residential and commercial opportunities near transit stops – rail or bus – are the cornerstone of strong neighborhoods and transit systems.

I support the re-zoning because it conforms to the West Colfax Neighborhood Plan, increases transit ridership opportunities and increases commercial and residential development at an appropriate location.

Thanks for reaching out,

Jeff Walker

Director, District D

Regional Transportation District

Sent from my iPhone



June 13, 2017

ATTN: Theresa Lucero, Senior City Planner
Planning Services
Community Planning and Development
201 W. Colfax Avenue, Dept 205
Denver, CO 80202

Re: 1208 N Quitman: 2017I-00039 - Zoning change from G-MU-3 to G-RX-5

Dear Ms. Lucero and Members of the Denver Planning Board:

I am writing on behalf of Transit Alliance in support of the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

After 19 years in the Denver Metro Region, we have become experts in empowering citizens to participate in changing landscape of community building around transit and mobility. You may remember our work between 1997 and 2004 to successfully build a grassroots coalition that supported FasTracks in 2004. That was 13 years ago and since then we have been busy delivering some of the most passionate advocates for improved land use around transit that the region has ever seen. We have pioneered post-ballot initiative education and engagement of citizens and are leading the nation in this area. We believe there is tremendous opportunities to build more sustainable communities around our transit investments and 1208 Quitman is a perfect example of Denver's next evolution of embracing the nexus between transportation and land-use.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in *Blueprint Denver* and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application at the upcoming public hearing.

Thank you for your consideration and please do not hesitate to contact me with any additional questions.

Sincerely,

Kathleen Osher
Executive Director



June 13, 2017

Denver Planning Board
Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

Dear Denver Planning Board Members,

I'm writing to express WalkDenver's support for rezoning the area adjacent to the Perry Light Rail Station along the W Line. The West Colfax Plan identifies Perry as an Urban Neighborhood Station District, and calls for up to five-story development including small and medium scale apartments or condominium buildings as well as neighborhood-scale commercial uses in close proximity to the station area. Current zoning is not fully consistent with this vision for the station area. We believe that G-RX district addresses the vision set in the plan better than G-MU district by encouraging "neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance." We also believe that five-story structures provide a more appropriate level of density than three-story within quarter mile from transit stop.

WalkDenver's vision is to make Denver the most walkable city in the nation. Compact, mixed use development that locates residents within easy walking distance of daily destinations is critical to meeting this goal. Furthermore, walking and transit are highly interdependent – every transit rider is a pedestrian at some point in their trip, and transit serves to extend the reach of pedestrian throughout the city. Therefore higher-density, walkable development is particularly appropriate in transit station areas.

WalkDenver has partnered with the West Colfax community on a variety of neighborhood projects. Through this work, we have heard from community members that Perry is a particularly important corridor for pedestrians in the neighborhood, connecting the light rail and Lakewood Gulch with Colfax and Sloan's Lake further to the north, which further underscores the appropriateness of this area for higher-density development. We therefore encourage the City to modify the zoning for the area to better support the community's desire for a more walkable, transit-oriented neighborhood.

Best regards,

A handwritten signature in black ink, appearing to read "Gosia Kung".

Gosia Kung
WalkDenver Founder and Executive Director

June, 2017

Members of Denver City Council and Denver Planning Board
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is John Able and I own the property located at 1331 Wolff St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

John Able

05/19/2017

CTM eContracts

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

Property: Property Address Not Available

Signed By: John Able

Signed Date/Time: 5/19/2017 4:50:37 PM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Keith Gallegos and I own the property located at 1295 Osceola St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

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The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

Keith Gallegos

06/09/2017

CTM eContracts

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

Property: Property Address Not Available

Signed By: Keith Gallegos

Signed Date/Time: 6/9/2017 8:49:35 PM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Derek Nelson and I own the property located at 1325 Perry Street in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,



June, 2017

Members of Denver City Council and Denver Planning Board
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Scott Hammett and I own the property located at 901 Wolff St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

Scott Hammett

06/11/2017

CTM eContracts
CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

Property: Property Address Not Available

Signed By: Scott Hammett

Signed Date/Time: 6/11/2017 8:09:38 AM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Todd Kilkenny and I own the property located at 1210 Osceola St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

Todd Kilkenny

06/08/2017

CTM eContracts

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

Property: Property Address Not Available

Signed By: Todd Kilkenny

Signed Date/Time: 6/8/2017 6:05:19 PM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Adam Cole and I own the property located at 927 Raleigh St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

Adam Cole

05/21/2017

CTM eContracts

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

Property: Property Address Not Available

Signed By: Adam Cole

Signed Date/Time: 5/21/2017 5:50:45 PM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Ben Gearhart and I own the property located at 670 Winona Ct. #23 Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

Ben Gearhart

05/19/2017

CTM eContracts

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

Property: Property Address Not Available

Signed By: Ben Gearhart

Signed Date/Time: 5/19/2017 6:52:52 AM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Brad Simbric and I own the property located at 1446 Xavier St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

Brad Simbric

05/19/2017

CTM eContracts

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

Property: Property Address Not Available

Signed By: Brad Simbric

Signed Date/Time: 5/19/2017 1:36:06 PM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Brandis Meeks and I own the property located at 1295 Stuart St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

Brandis Meeks

05/18/2017

CTM eContracts

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

Property: Property Address Not Available

Signed By: Brandis Meeks

Signed Date/Time: 5/18/2017 6:10:57 PM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Charles Moore and I own the property located at 670 Winona Ct. #23 Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

Charles Moore

05/19/2017

CTM eContracts

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

Property: Property Address Not Available

Signed By: Charles Moore

Signed Date/Time: 5/19/2017 6:17:50 AM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is David Clark and I own the property located at 927 Raleigh St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

David Clark

05/18/2017

CTM eContracts

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

Property: Property Address Not Available

Signed By: David Clark

Signed Date/Time: 5/18/2017 5:41:55 PM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Douglas Dawson and I own the property located at 1275 Stuart St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

Douglas Dawson

05/19/2017

CTM eContracts

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

Property: Property Address Not Available

Signed By: Douglas Dawson

Signed Date/Time: 5/19/2017 12:35:25 PM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Jeremy Cortright and I own the property located at 1393 Meade St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

Jeremy Cortright

05/19/2017

CTM eContracts

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

Property: Property Address Not Available

Signed By: Jeremy Cortright

Signed Date/Time: 5/19/2017 12:59:06 PM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Paul Malone and I own the property located at 1239 Tennyson St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

Paul Malone

06/03/2017

CTM eContracts

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

Property: Property Address Not Available

Signed By: Paul Malone

Signed Date/Time: 6/3/2017 12:59:56 PM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is David Weber and I own the property located at 1650 Sheridan Blvd in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in *Blueprint Denver* and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

A handwritten signature in cursive script that reads "David Weber". The signature is written in black ink and is positioned above a horizontal line.

June, 2017

Members of Denver City Council and Denver Planning Board
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

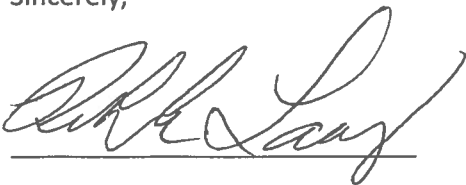
Dear City Council and Planning Board Members,

My name is Ricky E Lang and I own the property located at 1680 Sheridan Blvd. Denver, CO 80214 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,



Ricky E Lang

June, 2017

Members of Denver City Council and Denver Planning Board
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Austin Schmidt and I own the property located at 1711 Julian St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.


Sincerely,

Austin Schmidt

06/13/2017

CTM eContracts

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)
Property: Property Address Not Available
Signed By: Austin Schmidt
Signed Date/Time: 6/13/2017 11:47:46 AM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Christopher Humphrey and I own the property located at 1280 Raleigh St Denver, CO 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

Christopher Humphrey 05/26/2017

CTM eContracts
CTM Web Signature/Initial Received

 Contract: [Humphrey- Neighborhood Letter for Rezoning 1208 Quitman St.](#)

Property: Property Address Not Available

Signed By: Christopher Humphrey

Signed Date/Time: 5/26/2017 11:31:24 AM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is David Burcham and I own the property located at 1435 Yates St Denver, CO 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

David Burcham

05/19/2017

CTM eContracts

CTM Web Signature / Initial Received

 Contract: [Burcham- Neighborhood Letter for Rezoning 1208 Quitman St.](#)

Property: Property Address Not Available

Signed By: David Burcham

Signed Date/Time: 5/19/2017 3:39:36 PM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.