



## Zone Map Amendment (Rezoning) - Application

<b>PROPERTY OWNER INFORMATION*</b> <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<b>PROPERTY OWNER(S) REPRESENTATIVE**</b> <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
<b>SUBJECT PROPERTY INFORMATION</b>			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
<b>PROPOSAL</b>			
Proposed Zone District:			
<b>PRE-APPLICATION INFORMATION</b>			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input type="checkbox"/> <b>Yes - State the contact name &amp; meeting date</b> _____ <input type="checkbox"/> <b>No - Describe why not (in outreach attachment, see bottom of p. 3)</b>		
Did you contact the City Council District Office regarding this application ?	<input type="checkbox"/> <b>Yes - if yes, state date and method</b> _____ <input type="checkbox"/> <b>No - if no, describe why not (in outreach attachment, see bottom of p. 3)</b>		

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm <b>and</b> include sections in the review criteria narrative attachment</p>	<p><input type="checkbox"/> <b>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.</b></p> <p>Please provide a review criteria narrative attachment describing <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its' own subsection.</p> <p><b>1. Denver Comprehensive Plan 2040</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p><b>2. Blueprint Denver</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p><b>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</b></p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B &amp; C</p> <p>Check boxes to the right to affirm <b>and</b> include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input type="checkbox"/> <b>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.</b></p> <p><input type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></p> <p>In the review criteria narrative attachment, please provide an additional section describing <b>how</b> the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box <b>and</b> include a section in the review criteria narrative attachment.</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input type="checkbox"/> <b>The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</b></p> <p>In the review criteria narrative attachment, please provide a separate section describing <b>how</b> the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

**REQUIRED ATTACHMENTS**

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- Review Criteria Narratives. See page 2 for details.


**ADDITIONAL ATTACHMENTS (IF APPLICABLE)**

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged )
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.)
- Other Attachments.** Please describe below.

## PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> 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>	01/12/20	(A)	YES
1757 CLARKSON STREET TRUST	90 W 84TH AVE Thornton, CO 80260 vince.tbe@hotmail.com	100%		02.10.23		<input type="checkbox"/>

01 August 2023

M.O.D.  
2060 Hoyt Street  
Lakewood, CO 80215

RE: 4862 W 13th Avenue - Rezoning Review Criteria Narrative  
Rezoning request from the existing U-RH-3A to G-MU-3

## **General Review Criteria DZC Sec. 12.4.10.7.A**

### **Denver Comprehensive Plan 2040**

The requested zoning is in line with this adopted plan as it meets the intent of the following goals of the adopted building plan:

#### *Equitable, Affordable and Inclusive; Goal 2, Strategy A*

Creates a greater mix of housing options in the neighborhood for individuals and families. The rezone will allow for multiple building forms and different size of units to be constructed relative the current zoning of Row Homes as the maximum presumed density.

#### *Strong and Authentic Neighborhoods; Goal 1, Strategy B*

Ensure neighborhoods offer a mix of housing types. We will be offering different scaled and programs within units and unit types with this rezone. It will allow different price points for buyers.

#### *Environmentally Resilient Goal 8; Strategy A*

Promote infill development where infrastructure and series are already in place. We have the light rail directly to the south of this lot and a rail stop quite close.

### **Blueprint Denver**

#### *Future Neighborhood Context Map*

The site falls within the desired General Neighborhood context. This is driven by the vicinity of the rail to the south. Our proposed zone district is also General.

#### *Future Places Type Map*

The site falls within the desired High-Medium context per this map which is a mix of mid-scale multi-unit residential options. Our proposed zoning will allow larger scaled multi-unit structures compared to the largest offered of Row Home building Form currently.

#### *Growth Area Strategy Map*

The site falls within the local or undesignated growth area. The proposed rezoning will allow for a greater density in general however.

### **Sheridan Station Area Plan**

The site falls within the 1/2 mile buffer of the Sheridan Station Area Plan. This particular lot falls within the “Townhouse Residential” area and promotes 2-3 stories.

### **West Area Plan**

For the West Area Plan, a desired High-Medium residential is desired. The definition according to this plan of High-Medium would be to offer up to 4 story buildings.

## **General Review Criteria: DZC Sec. 12.4.10.7. B & C**

### **Public Health, Safety and General Welfare**

The proposed official map amendment furthers the public health, safety, and general welfare of the City by providing an opportunity for new construction which will be built to higher building and code standards relative to the existing structure on the lot. A more dense zoning would allow the opportunity to develop new safer, well built products for buyers. A new development on the lot would also provide Right Of Way improvements which would include new detached side walks on two streets front the widths of the property as well as accessible ramps on these public walks given the corner lot environment.

In our discussions with Denver Planning Department, we are working on providing an abundance of bike parking on the interior and exterior of the proposed building. The intent will be to minimize vehicle parking and driving all together. This was a direct response Registered Neighborhood Organization meetings we’ve had with locals.

## **DZC Sec. 12.4.10.8**

### **Justifying Circumstances**

The proposed rezone is in line with multiple adopted building plans. Our proposed development is also in line with City wide promotions of Affordable Housing.

### **Neighborhood Context**

The proposed rezone is in line with the surrounding zone districts. The adjacent lot to the south is currently zoned G-MU-5. There are also multiple Apartment buildings along the Lakewood Dry Gulch rail 1 block south.



State Documentary Fee  
 Date: September 06, 2016  
 \$ 69.90

**Warranty Deed**  
 (Pursuant to 38-30-113 C.R.S.)

**THIS DEED**, made on **September 06, 2016** by **WILLIAM S. SHAFFER AND ANGELA R. SHAFFER** Grantor(s), of the County of **ARAPAHOE** and State of **COLORADO** for the consideration of **(\$699,000.00) \*\*\* Six Hundred Ninety Nine Thousand and 00/100 \*\*\*** dollars in hand paid, hereby sells and conveys to


**1757 CLARKSON STREET TRUST** Grantee(s), whose street address is

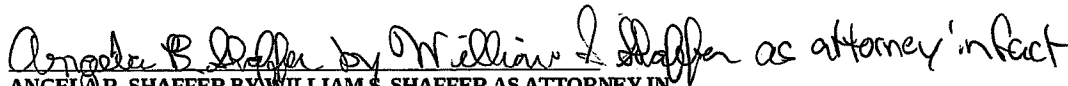
**90 W 84TH AVE DENVER, CO 80260, CITY AND** County of **DENVER**, and State of **COLORADO**, the following real property in the **CITY AND** County of **Denver**, and State of Colorado, to wit:

**SEE ATTACHED "EXHIBIT A"**

also known by street and number as: **4862 W 13TH AVE DENVER CO 80204**

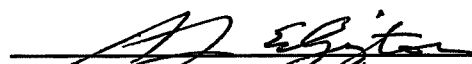
with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2016 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; Any special assessment if the improvements were not installed as of the date of Buyer's signature on the Contract to Buy and Sell Real Estate, whether assessed prior to or after Closing; and other NONE*

  
 WILLIAM S. SHAFFER

  
 ANGELA R. SHAFFER BY WILLIAM S. SHAFFER AS ATTORNEY IN FACT

State of **COLORADO** )  
 ) ss.  
 County of **ARAPAHOE** )

The foregoing instrument was acknowledged before me on this day of **September 06, 2016** by **WILLIAM S. SHAFFER, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR ANGELA R. SHAFFER**

  
 Notary Public  
 My commission expires 6/10/2019

**ANGELA J. EDGINGTON**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
 NOTARY ID 19954007313  
 My Commission Expires June 10, 2019

When Recorded Return to: **1757 CLARKSON STREET TRUST**  
**90 W 84TH AVE DENVER, CO 80260**





**EXHIBIT A**

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING ON THE EAST LINE OF XAVIER STREET EXTENDED SOUTH FROM MIDDLEFIELD SUBDIVISION, 184 FEET SOUTH OF THE SOUTHWEST CORNER OF MIDDLEFIELD SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF XAVIER STREET EXTENDED, 124 FEET TO THE SOUTH LINE OF WEST 13TH AVENUE AS DEEDED TO THE CITY OF DENVER; THENCE EAST ALONG THE SOUTH LINE OF WEST 13TH AVENUE 125 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF XAVIER STREET 124 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF WEST 13TH AVENUE 125 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# TRUST AGREEMENT

Trust Agreement made this 31 day of DEC, 2014 by between  
EZZE Flipz, LLC, whose address is 90 West 84<sup>th</sup> Avenue, Thornton, CO  
80260,

As Grantor(s)/Settlor(s) and Beneficiaries, (hereinafter collectively referred to as the "Beneficiaries"), and

**Matthew D. Sanchez whose address is 90 West 84<sup>th</sup> Avenue, Thornton, CO  
80260**

as Trustee of the trust created hereby, (hereinafter referred to as the "Trustee", which designation shall include all successor trustees).

Whereas, the Beneficiaries are about to convey or cause to be conveyed in the near future certain real property to the Trustee, and the Trustee has agreed to accept such conveyance and hold the real property as a fiduciary in trust for the Beneficiaries under the terms and conditions set forth below.

Now, Therefore, the parties hereby agree as follows:

1. Declaration of Trust. The trust created by the settlors herein shall be known as "1757 Clarkson Street Trust" (hereinafter referred to as the "Trust").

2. Trust Property. The corpus of the trust will be real property (hereinafter referred to as the "Trust Property") that the Beneficiaries will convey or cause to be conveyed fee simple absolute by deed. Said property is described in the attached Exhibit "A." The Trustee shall hold full legal and equitable title to said property, in trust, only for the use and purpose stated under the terms of this Agreement and any valid addendum hereto duly executed by the parties. If permissible in the state in which the real property sits, title shall be held in the name of the Trust itself, to wit: "1757 Clarkson Street Trust," otherwise, the Trustee shall hold title in his or her name "an individual, as Trustee, and not personally, of "1757 Clarkson Street Trust."

3. Trust Purpose. The objects and purposes of this Trust shall be to hold full legal and equitable title to the Trust Property until its sale, disposition or liquidation, or until the trust is terminated or expires by its own terms and/or as a matter of law. The Trustee shall not undertake any activity that is not strictly necessary to the achievement of the foregoing objects and purposes, nor shall the Trustee transact business within the meaning of applicable state law, or any other law, nor shall this Agreement be deemed to be, or create or evidence the existence of a corporation, de facto or de jure, or a Massachusetts Trust, or any other type of business trust, or an association in the nature of

a corporation, or a co-partnership or joint venture, limited liability company, or similar limited liability association by or between the Trustee and the Beneficiaries, or by or between the Beneficiaries.

4. Consideration. The Trustee has paid no consideration for the conveyance of real property described herein. The conveyance will be accepted and held by the Trustee subject to all existing liens, encumbrances, easements, restrictions or other clouds or claims against the title thereto, whether the same are of record or otherwise. The property will be held on the trusts, terms and conditions and for the purposes hereinafter set forth, until the whole of the trust estate is conveyed, free of this trust, as hereinafter provided.

5. Rights and Duties of the Beneficiaries. The persons and/or entities named in the attached Exhibit "B" (including their heirs, assigns or successors) hereof are the Beneficiaries of this Trust, and as such, shall be entitled to all of the earnings, avails and proceeds of the Trust Property according to their interests set opposite their respective names. No Beneficiary shall have any legal or equitable right, title or interest, as realty, in or to any real estate held in trust under this Agreement, or the right to require partition of that real estate, but shall have only the rights, as personalty, set out below, and the death of a Beneficiary shall not terminate this Trust or in any manner affect the powers of the Trustee.

The interests of the Beneficiaries shall consist solely of the following rights respecting the Trust Property:

- a. The right to direct the Trustee to convey or otherwise deal with the title to the Trust Property as hereinafter set out.
- b. The right to participate in the management and control the Trust Property.
- c. The right to receive the proceeds and avails from the rental, sale, mortgage, or other disposition of the Trust Property.

6. Powers and Duties of Trustee. The Trustee shall not copy or show this agreement to any individual or entity other than the beneficiaries or successor trustees, nor shall the Trustee reveal the identity of the beneficiaries or the trust property to any individual or entity except by way of a Court Order duly executed by a Justice or Magistrate of a Court of competent jurisdiction. The trustee shall not record this agreement or the name of any of the beneficiaries in any place of public record.

The Trustee, as the sole owner of record of the Trust Property, have the following powers with respect the Trust Property, at the written direction of the Beneficiary:

a. To issue notes or bonds and to secure the payment of the same by executing a deed of trust, mortgage or other security instrument conveying a lien on the whole or any part of the Trust Property;

b. To borrow money, giving notes therefor, or to assume existing debts related to the property signed by him or her in the capacity as Trustee;

c. To invest such part of the capital and profits therefrom and the proceeds of the sale of bonds and notes in such real estate, equities in real estate, and mortgages in real estate in the United States of America;

d. To have, together with, and at the direction of the beneficiaries, the exclusive management and control of the property as if he were the absolute owner thereof, and the full power to do all things and perform all acts which in his or her judgment are necessary and proper for the protection and preservation of the Trust Property and for the interest of the Beneficiaries in the property of the Trust, subject to the restrictions, terms, and conditions set forth herein;

e. To take possession of the trust property in the event it becomes vacant;

f. To purchase any additional real property for the Trust at such times and on such terms as may be beneficial to the beneficiary;

g. To rent or lease the whole or any part of the Trust Property for long or short terms, but not for terms exceeding the term of the Trust then remaining;

h. To repair, alter, tear down, add to, or erect any building or buildings upon land belonging to the Trust; to fill, grade, drain, improve, and otherwise develop any land belonging to the Trust; to carry on, operate, or manage any building, apartment house, mobile home lot or hotel belonging to the Trust;

i. To make, execute, acknowledge, and deliver all deeds, releases, mortgages, leases, contracts, options, agreements, instruments, and other obligations of whatsoever nature relating to the Trust Property, and generally to have full power to do all things and perform all acts necessary to make the instruments proper and legal (and to do so by a duly appointed attorney-in-fact);

j. To collect notes, rents, obligations, dividends, and all other payments that may be due and payable to the Trust; to deposit the net proceeds thereof, as well as any other moneys from whatsoever source they may be derived, in any suitable bank or depository, and to draw the same from time to time for the purposes herein provided, paying the net proceeds therefrom to the beneficiaries;

k. To pay all lawful taxes and assessments and the necessary expenses of the Trust; to employ such officers, brokers, property managers, engineers, architects, carpenters, contractors, agents, counsel, and such other persons as may seem expedient, to designate their duties and fix their compensation; to fix a reasonable compensation for their own services to the Trust, as organizers thereof.

l. To represent the Trust and the Beneficiaries in all suits and legal proceedings relating to the Trust Property in any court of law of equity, or before any other bodies or tribunals; to begin suits and to prosecute them to final judgment or decree; to compromise claims or suits, and to submit the same to arbitration when, in their judgment, such course is necessary or proper.

The Trustee in addition to the other duties herein imposed upon him or her, shall have the obligation to:

n. To keep a careful and complete record of all the beneficial interests in the Trust Property with the name and residence of the person or persons owning such beneficial interest, and such other items as they may deem of importance or as may be required by the Beneficiaries.

o. To keep careful and accurate books showing the receipts and disbursements he or she has made on behalf of the Trust and also of the Trust Property and to keep books of the Trust open to the inspection of the Beneficiaries.

Nothing in this agreement shall preclude the powers and authorities of a trustee as defined by state law, code or statute, unless such additional powers shall cause this agreement to be construed as a "trust" as defined in Section 301.7701-4(a) of the Procedure and Administration Regulations of the Internal Revenue Code.

7. **Compensation of Trustee.** The Beneficiaries jointly and severally agree that the Trustee shall receive the sum of **\$10.00** per year for his or her services as Trustee.

8. **Liability of Trustee.** The Trustee and his or her successor as Trustee shall not be required to give a bond, and each Trustee shall be liable only for his own acts and then only as a result of his own gross negligence or bad faith.

9. **Removal of Trustee.** The Beneficiaries shall have the power to remove a Trustee from his office or appoint a successor to succeed him or her. This removal must be in writing, signed by all of the beneficiaries. Upon Seven (7) days written notice, the Trustee shall deliver all books, records, bank account information, keys, security deposits, leases and funds in his or her possession, and execute any documents necessary to convey title and/or authority over the Trust and the Trust Property to the Successor Trustee.

10. Resignation of Trustee. Any Trustee may resign his or her office with thirty (30) days written notice to Beneficiaries. The Beneficiaries shall appoint the Trustee named as successor Trustee herein (or proceed to elect a new Trustee) to take the place of the Trustee who had resigned, but the resignation shall not take effect until an affidavit signed and acknowledged before a notary public by both the resigning Trustee and the new Trustee shall have been procured in a form which is acceptable for recording in the registries of deeds of all the counties in which properties held under this instrument are situated. If the Trust property is recorded in the name of the trustee himself, the resigning trustee shall also execute a general warranty deed in the proper form and manner for recording the registry of deeds in the county in which the property is situate. Said deed and/or affidavit need not be recorded unless so requested of the new Trustee at the written direction of the Beneficiaries.

In the event a new trustee is not appointed within Sixty (60) days after notice the resignation of the existing Trustee is received by the beneficiaries, this agreement shall terminate, and the resigning Trustee shall deliver all books, records, bank account information, keys, security deposits, leases and funds in his or her possession, and execute any documents necessary to convey title to the trust property to the beneficiaries as their interests may appear.

Whenever a new Trustee shall have been elected or appointed to the office of Trustee and shall have assumed the duties of office, he or she shall succeed to the title of all the properties of the Trust and shall have all the powers and be subject to all the restrictions granted to or imposed upon the Trustee by this agreement, and every Trustee shall have the same powers, rights, and interests regarding the Trust Property, and shall be subject to the same restrictions and duties as the original Trustee, except as the same shall have been modified by amendment, as herein provided for.

11. Death or Incapacity of Trustee. Upon the death, termination, resignation or physical or mental incapacity of the Trustee, the following individual(s) shall immediately be appointed as successor Trustee, with the full powers and duties of the former Trustee:

**Lisabeth C Sanchez, whose address is 90 West 84<sup>th</sup> Avenue, Thornton, CO 80260,**

or, if said individual is not then living or is unable or unwilling to act as trustee, then

**Nicholas D Sanchez, whose address is 90 West 84<sup>th</sup> Avenue, Thornton, CO 80260,**

or, if said individual is not then living or is unable or unwilling to act as trustee, then

**Alexis M Sanchez, whose address is 90 West 84<sup>th</sup> Avenue, Thornton, CO 80260,**

or, if said individual is not then living or is unable or unwilling to act as trustee, then

**Katz, Look and Onorato, P.C., 1120 Lincoln St #1100, Denver, CO 80203, 303-832-1900.**

In the event none of said individuals are then living or are unable or unwilling to act as Trustee, then a new Trustee will be elected and appointed as per paragraph "10" herein.

In the event of the death of any beneficiary, his or her right and interest hereunder, except as otherwise provided, shall pass to his or her executor or administrator and to his heirs at law.

12. Beneficiary not Bound by Trustee. The Trustee is not an agent or partner of, and shall have no power to bind the Beneficiaries personally and, in every written contract he may enter into, reference shall be made to this declaration; and any person or corporation contracting with the Trustee, as well as any beneficiary, shall look to the funds and the Trust Property for payment under such contract, or for the payment of any debt, mortgage, judgment, or decree, or for any money that may otherwise become due or payable, whether by reason or failure of the Trustee to perform the contract, or for any other reason, and neither the Trustee nor the Beneficiaries shall be liable personally therefor.

13. Dealings with Trustee. No party dealing with the Trustee in relation to the Trust Property in any manner whatsoever, and, without limiting the foregoing, no party to whom the property or any part of it or any interest in it shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, shall be obliged to see to the application of any purchase money, rent or money borrowed or otherwise advanced on the property; to see that the terms of this Trust Agreement have been complied with; to inquire into the authority, necessity or expediency of any act of the Trustee; or be privileged to inquire into any of the terms of this Trust Agreement.

14. Recording of Agreement. Neither this Agreement nor any summary of the contents hereof shall be placed on record in the county in which the Trust Property is situated, or elsewhere, but if it is so recorded, that recording shall not be considered as notice of the rights of any person under this Agreement derogatory to the title or powers of the Trustee.

15. Term of Agreement. This agreement shall continue for a period of twenty years from the date of its execution. The Trustee shall contact all Beneficiaries in writing at least twelve months prior to that time. The trustee shall place the Trust Property for public sale, pay all debts due and owing with regard to the Trust Property, and remit the proceeds to the Beneficiaries according to their respective interests in the Trust. The Beneficiaries may choose to renew this agreement for a term of twenty additional years by submitting their intention in writing to the Trustee.

If any portion of the Trust Property is in any manner or time period capable of being held in this Land Trust for longer period of time than is permitted under the laws of the state law governing this Agreement, or the vesting of any interest under this Land Trust could possibly occur after the end of such permitted time period, then, upon the

occurrence of the foregoing, the Trustee is directed to immediately terminate the Trust and to distribute the Trust Property to the Beneficiaries as their respective interests may appear at the time of the termination of the Trust. As much as possible, the Trustee will maintain the Trust Property intact and not liquidate it, but, rather, distribute the Trust Property in kind.

16. Income Tax Returns. The Trustee shall not be obligated to file any income tax returns with respect to the Trust, except as required by law, and the Beneficiaries individually shall report and pay their share of income taxes on the earnings and avails of the Trust Property or growing out of their interest under this Trust. In the event an informational return is required by law, the Trustee agrees to execute the same after contacting all the Beneficiaries. It is the intention of the parties that this agreement does not create a "trust" under the definition as set forth in Section 301.7701-4(a) of the Procedure and Administration Regulations of the Internal Revenue Code.

17. Assignment of Beneficial Interest. The interest of a Beneficiary, or any part of that interest, may be transferred only by a written assignment, executed in duplicate and delivered to the Trustee. If there is more than one beneficiary, the remaining beneficiaries must first approve of said transfer in writing. The remaining beneficiaries shall have a sixty (60) day right of first refusal to purchase said interest. Unless stated otherwise, any assignment of beneficial interest hereunder shall also include the power of direction and revocation of this trust agreement. Any beneficiary who assigns his interest in full shall forever waive his right to revoke this trust agreement.

18. Individual Liability of Trustee. The Trustee shall not be required, in dealing with the Trust Property or in otherwise acting under this Agreement, to enter into any individual contract or other individual obligation whatsoever; nor to make itself individually liable to pay or incur the payment of any damages, attorneys' fees, fines, penalties, forfeitures, costs, charges or other sums of money whatsoever. The Trustee shall have no individual liability or obligation whatsoever arising from its ownership, as Trustee, of the legal title to the Trust Property, or with respect to any act done or contract entered into or indebtedness incurred by it in dealing with the Trust Property or in otherwise acting under this Agreement, except only as far as the Trust Property and any trust funds in the actual possession of the Trustee shall be applicable to the payment and discharge of that liability or obligation.

19. Reimbursement and Indemnification of Trustee. If the Trustee shall pay or incur any liability to pay any money on account of this Trust, or incur any liability to pay any money on account of being made a party to any litigation as a result of holding title to the Trust Property or otherwise in connection with this Trust the Beneficiaries, jointly and severally, agree that on demand they will pay to the Trustee all such payments made or liabilities incurred by the Trustee, together with its expenses, including reasonable attorneys' fees, and that they will indemnify and hold the Trustee harmless of and from



any and all payments made or liabilities incurred by it for any reason whatsoever as a result of this Agreement.

20. Unanimous Direction of Beneficiaries. Wherever an act, decision or direction is required by the "Beneficiary" or "Beneficiaries" herein, said designation shall be deemed to mean all of the beneficiaries acting in a unanimous agreement, unless a lesser percentage is so specified.

21. Governing Law. This agreement, and all transactions contemplated hereby, shall be governed by, construed and enforced in accordance with the laws of the State of COLORADO. The parties herein waive trial by jury and agree to submit to the personal jurisdiction and venue of a court of subject matter jurisdiction located in the County in which the property sits. In the event that litigation results from or arises out of this Agreement or the performance thereof, the parties agree to reimburse the prevailing party's reasonable attorney's fees, court costs, and all other expenses, whether or not taxable by the court as costs, in addition to any other relief to which the prevailing party may be entitled. In such event, no action shall be entertained by said court or any court of competent jurisdiction if filed more than one year subsequent to the date the cause(s) of action actually accrued regardless of whether damages were otherwise as of said time calculable.

22. Binding Effect. The terms and conditions of this Agreement shall inure to the benefit of and be binding upon any successor trustee under it, as well as upon the executors, administrators, heirs, assigns and all other successors in interest of the Beneficiaries.

23. Annual Statements. There shall be no annual meeting of the Beneficiaries, but the Trustee shall prepare an annual report of their receipts and disbursements for the fiscal year preceding, which fiscal year shall coincide with the calendar year, and a copy of the report shall be sent by mail to the Beneficiaries not later than February 28 of each year.

24. Termination of this Agreement. This Trust may be terminated on thirty (30) days written notice signed by all of beneficiaries and delivered to the Trustee. Upon the termination of this Agreement, the Trustee shall deliver all books, records, bank account information, keys, security deposits, leases and funds in his or her possession, and execute any documents necessary to convey title to the trust property to the beneficiaries as their interests may appear.

25. Entire Agreement. This Agreement contains the entire understanding between the parties and may be amended, revoked or terminated only by written agreement signed by the Trustee and all of the Beneficiaries.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day and year first above written.

The grantor/beneficiaries:

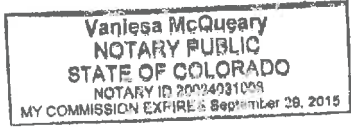
[Signature]  
EZZE Flipz, LLC

STATE OF Colorado )  
 )ss:  
COUNTY OF Adams )

On 12/31, 2014, before me, Vanessa McQueary, a notary public in and for said state personally appeared **Matthew D Sanchez** personally known to me (or proved to me based upon satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that (s)he/they executed the same in his/her/their signature on the instrument the person(s) or entity on behalf of which they acted, executed the instrument.

Witness my hand and official seal

Vanessa McQueary  
NOTARY PUBLIC  
My commission expires \_\_\_\_\_



NOTARY SEAL

The Trustee:

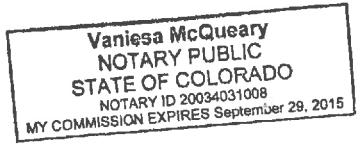
Matthew D Sanchez  
**Matthew D Sanchez**

STATE OF Colorado )  
 )ss:  
COUNTY OF Adams )

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Witness my hand and official seal

Vanessa McQueary  
NOTARY PUBLIC  
My commission expires \_\_\_\_\_



NOTARY SEAL

**EXHIBIT "A"**  
**TRUST PROPERTY**

A Portion of Lot 5, Block 20, Park Avenue Addition to Denver, City and County of Denver, State of Colorado, More Particularly Described as follows: Commencing at the Southeast Corner of Said Lot 5; Thence Westerly along the Southerly Line of Said Lot 5, a Distance of 93.13 Feet; Thence on a Deflected Angle to the Right of 89 Degrees 43 Minutes 08 Seconds, a Distance of 21, 04 Feet to a Point 4.0 Feet South of the Northeast Line of Said Lot 5; Thence on a Deflection Angle to the Right of 90 Degrees 18 Minutes 15 Seconds, Along a Line Parallel to and 4.00 Feet South of Said Northerly Line, a Distance of 33.12 Feet to a Point on the Easterly line of Said Lot 5; Thence on a Deflection Angle to the Right of 89 Degrees 40 Minutes 53 Seconds Along Said Easterly Line of Said Lot 5, a Distance of 21.01 Feet to the Point of Beginning, City and County of Denver, State of Colorado.

Known by street and address as: **1757 Clarkson Street, Denver, Colorado 80218**

EXHIBIT "B"  
BENEFICIARIES AND THEIR INTERESTS

<u>Name and Address</u>	<u>% Interest</u>
<b>EZZE Flipz, LLC 90 W 84<sup>th</sup> Avenue Thornton, CO 80260</b>	<b>100%</b>


Private - Do Not Record - Do Not Copy

February 23, 2023

To Whom it May Concern:

Matthew Sanchez is the sole member of 1757 CLARKSON STREET TRUST. Matthew Sanchez is authorized to make all decisions for 1757 CLARKSON STREET TRUST as well as sign on behalf of 1757 CLARKSON STREET TRUST.

Additionally, Matthew Sanchez on behalf of 1757 CLARKSON STREET TRUST gives authorization to Nick Young to represent 1757 CLARKSON STREET TRUST for formal rezoning of the property 4862 W 13<sup>th</sup> Avenue Denver, CO 80204.

  
Matthew Sanchez (Feb 23, 2023 14:46 MST)

X \_\_\_\_\_

10 July 2023

M.O.D.  
2060 Hoyt Street  
Lakewood, CO 80215

RE: 4862 W 13th Avenue - Rezoning Review Criteria Narrative  
Rezoning request from the existing U-RH-3A to G-MU-3

### **Neighborhood RNO Reach Outs**

We've shared initial email reach outs to the various neighborhood organizations. The only responses we received were from Heidi Newhart and Jonathan Pira. We've had multiple, productive meetings with them relative to the developer intent for the lot. The conversations focused mainly on Affordability, bike and vehicle parking, landscape design, and opportunities of offering amenities that give back to the community.

MOD has take all of these recommendations into account when having our Conceptual submittal to Denver Planning Department so far.

**From:** Nick Young [nick@thinkingmodern.com](mailto:nick@thinkingmodern.com)  
**Subject:** 4862 West 13th Avenue - Rezone  
**Date:** February 4, 2023 at 2:50 PM  
**To:** [tom@sloanslakecitizensgroup.org](mailto:tom@sloanslakecitizensgroup.org)

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Good day Tom,

This is Nick with MOD. I am reaching out for a couple projects! We are looking at a possible rezoning opportunity at 4862 West 13th Avenue. We'd like to pursue a rezone for the above lot due to its' vicinity to the Rail to the south and local context. When looking into Denver Blue Print and the soon to be adopted West Area Plan, the future goals are Medium-High Residential here in our area as a lot of the existing context is similar in nature.

We are reaching out to verify if you and your team have any thoughts for such a rezone and possible development of the above lot. We will be meeting with Amanda Sandoval, the District 1 representative soon it seems for reference.

Thank you. Chat soon,

Nick Young  
816.509.1769  
MOD  
[thinkingmodern.com](http://thinkingmodern.com)  
[nick@thinkingmodern.com](mailto:nick@thinkingmodern.com)



**From:** Nick Young [nick@thinkingmodern.com](mailto:nick@thinkingmodern.com)  
**Subject:** 4862 West 13th Avenue - Rezone  
**Date:** February 4, 2023 at 2:52 PM  
**To:** [Unitedwestdenver80204@outlook.com](mailto:Unitedwestdenver80204@outlook.com)

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Good day,

This is Nick with MOD. I am reaching out for a couple projects! We are looking at a possible rezoning opportunity at 4862 West 13th Avenue. We'd like to pursue a rezone for the above lot due to its' vicinity to the Rail to the south and local context. When looking into Denver Blue Print and the soon to be adopted West Area Plan, the future goals are Medium-High Residential here in our area as a lot of the existing context is similar in nature.

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Thank you. Chat soon,

Nick Young  
816.509.1769  
MOD  
[thinkingmodern.com](http://thinkingmodern.com)  
[nick@thinkingmodern.com](mailto:nick@thinkingmodern.com)

**From:** Nick Young [nick@thinkingmodern.com](mailto:nick@thinkingmodern.com)  
**Subject:** 4862 West 13th Avenue - Rezone  
**Date:** February 4, 2023 at 2:52 PM  
**To:** [villaparkdenver@gmail.com](mailto:villaparkdenver@gmail.com)

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Good day,

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[thinkingmodern.com](http://thinkingmodern.com)  
[nick@thinkingmodern.com](mailto:nick@thinkingmodern.com)

**From:** Nick Young [nick@thinkingmodern.com](mailto:nick@thinkingmodern.com)  
**Subject:** 4862 West 13th Avenue - Rezone  
**Date:** February 4, 2023 at 2:52 PM  
**To:** [info@wecanddenver.org](mailto:info@wecanddenver.org)

---



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Thank you. Chat soon,

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[thinkingmodern.com](http://thinkingmodern.com)  
[nick@thinkingmodern.com](mailto:nick@thinkingmodern.com)

## Site Equity Scores and Recommended Actions for 4862 West 13th Avenue

### ACCESS TO OPPORTUNITY - Creating more equitable access to quality-of-life amenities, health, and education.

The site area's average score is 2.33, with low scores in Built Environment (both access to parks and fresh food score low), Access to Health Services, and Child Obesity. The applicant is expected to consider additional proposals that are identified in Equity Menu of Strategies attached to this document.

#### Built Environment

	Social Determinants of Health	Access to Parks	Access to Fresh Food	Access to Healthcare	Child Obesity	Life Expectancy	Access to Transit	Access to Centers and Corridors
<b>Score</b>	<b>4.00</b>	<b>3.0</b>	<b>2.0</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>2.33</b>
	More Equitable	Somewhat Equitable	Less Equitable	Less Equitable	Less Equitable	Somewhat Equitable	Has Access to Transit	29-49% of the area is covered by a walk, bike, and driveshed to a center or corridor

	Metric	Score	Description	Consideration for Improvement	Response from Applicant
	Social Determinants of Health	4.0 Somewhat Equitable	Measured by a) % of high school graduates or the equivalent for those 25 years of age or older and b) percent of families below 100% of the Federal Poverty Line.	<ul style="list-style-type: none"> <li>Applicant commits to provide on-site income-restricted units, especially for 50% and below</li> <li>Applicant commits to provide family services on site or partners with a local organization that promotes early parent-child learning</li> </ul>	We are providing 30-40 units total. As of now, the Owners/Developers are pursuing Affordable Units and we are working with the AHRT program to identify our options in providing Affordable Housing. Our goal is 30-50% at the moment if not more to be affordable.
Built Environment	Access to Parks	3.0 Somewhat Equitable	Measured by % of living units within ¼-mile walk to a park or open space.	<ul style="list-style-type: none"> <li>Applicant commits to providing more open space than required on-site</li> <li>Applicant commits to improving connectivity through an organized street grid, to improve access to amenities including open space</li> <li>Applicant commits to promoting access to the Lakewood Dry Gulch open space corridor</li> </ul>	<ul style="list-style-type: none"> <li>Landscape design, permeability, and Open space are large conversation topics we are having with local registered neighborhood organizations. Pickle ball courts will be offered for sure!</li> </ul>
	Access to Fresh Food	2.0 Less Equitable	Measured by % of residents within ¼-mile walk to a full-service grocery store.	<ul style="list-style-type: none"> <li>Applicant commits to promoting increased access to fresh food options</li> </ul>	<ul style="list-style-type: none"> <li>I don't believe we are going to be able to satisfy this request with our residential only building</li> </ul>

				<ul style="list-style-type: none"> <li>Applicant commits to provide fresh food outlets on-site, such as a community garden</li> </ul>	<p>other than possibly a community garden. We will focus on the balance of open space in general. We are aware of multiple other community gardens within the near vicinity along the Lakewood Dry Gulch.</p>
	Access to Healthcare	2 Less Equitable	<p>Access to Health Services - such as clinics, prenatal services, and more.</p> <p>20.89% of women receive no prenatal care during the first trimester of pregnancy in this area</p>	<ul style="list-style-type: none"> <li>Applicant maps and identifies where existing facilities are in the area</li> </ul> <p><i>This metric is not expected to be directly impacted by an applicant-driven rezoning but may be indirectly improved via other metrics</i></p>	<ul style="list-style-type: none"> <li>Westside Family Health Center (0.7 miles)</li> <li>Beacon Place (0.7 miles)</li> <li>Sloan's Lake Primary Care Center (0.9 miles)</li> </ul>
	Child Obesity	2 Less Equitable	<p>Child Obesity measure % of children in the area that are overweight/obese.</p> <p>20.61% of children and youth are obese in this area.</p>	<ul style="list-style-type: none"> <li>Applicant commits to providing more open space than required on-site</li> </ul>	<ul style="list-style-type: none"> <li>Promote active lifestyle for children while emphasizing access to existing parks in the area. We will also be offering pickle ball court(s).</li> </ul>
	Life Expectancy	2 Less Equitable	<p>Life expectancy (in years): 76.30</p>	<p><i>This metric is not expected to be directly impacted by the applicant but may be indirectly improved via other metrics.</i></p>	.
	Access to Transit	1	<p>Has Access to Transit. Site was completely inside of a transit buffer ½ mile from high capacity transit or ¼ mile from frequent transit</p>	<ul style="list-style-type: none"> <li>Applicant commits to promoting the use of and access to public transit</li> </ul>	<ul style="list-style-type: none"> <li>Existing stop within .25 miles of the rail directly to the south</li> </ul>
	Access to Centers and Corridors	2.33	<p>Average Score: 2.33 Total Evaluation: 25-49% of the area is covered by a walk, bike, and driveshed to a center or corridor.</p>	<ul style="list-style-type: none"> <li>Applicant maps and identifies existing community services in the area</li> </ul>	<ul style="list-style-type: none"> <li>Set Free Church of Denver (0.4 miles)</li> <li>Wav Community Center (1.7 miles)</li> </ul>

					<ul style="list-style-type: none"> <li>Adventist Community Services (2.3 miles)</li> </ul>
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**REDUCING VULNERABILITY TO DISPLACEMENT** – Stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.

For Vulnerability to Involuntary Displacement, this area’s average score is 1 out of 3. This means that the area is considered less vulnerable to displacement compared to the city as a whole. The applicant is expected to consider additional proposals that are identified in Equity Menu of Strategies attached to this document.

	<b>Educational Attainment</b>	<b>Rental Occupancy</b>	<b>Median Household Income</b>
<b>Score</b>	<b>1</b>	<b>0</b>	<b>1</b>
	Vulnerable	Not Vulnerable	Vulnerable

Metric	Score	Description	Consideration for Improvement	Response from Applicant
<b>Educational Attainment</b>	<b>0</b> Not Vulnerable	Percent of 25 year olds and older without a college degree: <b>48.8%</b> Citywide Average: <b>49.7%</b>  Lack of opportunities for higher education can leave residents unable to make more money and get jobs to offset increased costs	<ul style="list-style-type: none"> <li>Applicant to provide list of local resources for educational assistance</li> </ul>	<b>We were not able to identify brick and mortar learning facilities within 1 mile for this desire.</b>
<b>Rental Occupancy</b>	<b>1</b> Vulnerable	Percent of Renter Occupied: <b>55.5%</b> Citywide Average: <b>49.55%</b>		
<b>Median Household Income</b>	<b>0</b> Not Vulnerable	Median Household income: <b>\$90,528</b> Denver's Median household income: <b>\$72,5661</b>	<ul style="list-style-type: none"> <li>Applicant commits to affordable housing on-site and to target the marketing of affordable units to the nearby community.</li> </ul>	We are providing 30-40 units total. As of now, the Owners/Developers are pursuing Affordable Units and we are working with the AHRT program to identify our options in providing Affordable Housing. Our goal is 30-50% at the moment if not more to be affordable.

**EXPANDING HOUSING DIVERSITY** - providing a better and more inclusive range of housing in all neighborhoods.

For Housing Diversity, this area’s average score is 4 out of 5, with the area scoring low on the amount of income restricted units. The applicant is expected to consider additional proposals that are identified in Equity Menu of Strategies attached to this document.

	Missing Middle Housing	Diversity of Bedroom Count Per Unit	Owners to Renters	Housing Costs	Income Restricted Units
Score	1	1	1	1	0
	Diverse	Diverse	Diverse	Diverse	Not Diverse

Metric	Score	Description	Consideration for Improvement	Applicant Response
Missing Middle Housing	1 Diverse	Percent Housing with 2-19 units: <b>26.68%</b> Citywide: <b>19%</b> If an area had over 20% middle density housing units, it was considered “diverse”, if it was less than 20% middle density it was considered “not diverse.”	<ul style="list-style-type: none"> <li>Applicant commits to provide a diverse mix of residential types on-site: multi-family, duplex and single family</li> <li>Applicant provides certain percentage of missing middle housing types</li> </ul>	<ul style="list-style-type: none"> <li>We believe a strong percentage of our units will fit the criteria/definition of the missing middle. Our intent is to start with maximizing the Affordable units we can offer financially and then the remainder units will fill the missing middle intent.</li> </ul>
Diversity of Bedroom Count Per Unit	1 Diverse	Ratio: <b>0.98</b> Mix Type: <b>Mixed</b>  Measured by comparing the number of housing units with 0-2 bedrooms to the number of units with 3 or more bedrooms.	<ul style="list-style-type: none"> <li>Applicant commits to build units with a variety of bedroom counts</li> <li>Applicant commits to provide a certain percentage of 3 + bedroom units</li> </ul>	<ul style="list-style-type: none"> <li>We will be offering 1 and 2 bedroom units as of now.</li> </ul>
Owners to Renters	1 Diverse	Owners: <b>44.50%</b> Renters: <b>55.50%</b> Denver Owners: <b>50.45%</b> Denver Renters: <b>49.55%</b>	<ul style="list-style-type: none"> <li>Applicant commits to provide a strong mix of ownership vs rental properties</li> </ul>	<ul style="list-style-type: none"> <li>As of now, all units will be rentable. However, this will depend on current Condominium laws and guidelines and how requirements are modified over the next year. If applicable, we would enjoy offering units for sale as well.</li> </ul>
Housing Costs	1 Diverse	Mix Type: <b>Mixed</b>  The ratio of (a) housing units affordable to households earning up to 80% if the city’s median income to (b) housing units affordable to households earning over 120% of the city’s median income.	<ul style="list-style-type: none"> <li>Applicant should speak to affordable housing intent referenced in current and pending area plans, such as the West Area Plan.</li> <li>Applicant commits to provide income restricted units that are in the “missing middle” range (e.g. 100% AMI)</li> </ul>	<ul style="list-style-type: none"> <li>We are providing 30-40 units total. As of now, the Owners/Developers are pursuing Affordable Units and we are working with the AHRT program to identify our options in providing Affordable Housing. Our goal is 30-50% at the moment if not more to be affordable.</li> </ul>

Income  
Restricted  
Units

0  
Not Diverse

Income Restricted Units: **122**  
Citywide Average Income Restricted  
Units: **163.31**

- Applicant commits to provide a specific amount of Income Restricted Units on-site

- We are providing 30-40 units total. As of now, the Owners/Developers are pursuing Affordable Units and we are working with the AHRT program to identify our options in providing Affordable Housing. Our goal is 30-50% at the moment if not more to be affordable and income restricted.