

## **Outreach Documentation**

### **City Council members**

Shontel Lewis [--district8@denvergov.org](mailto:--district8@denvergov.org)

G. Gurierrez [--g-gutierrez.atlarge@denvergov.org](mailto:--g-gutierrez.atlarge@denvergov.org)

Email information package: Contained introductory letter and preliminary drawings.

**Package was emailed on 4/27. No response so a second email was sent on 7/1.**

### **Registered Neighborhood Organizations**

(see attached RNO list)

All RNO's contacted by email. Sent 4/27/2025, 7/1/2025

Email information package: Contained introductory letter and preliminary drawings.

**Package was emailed on 4/27. No response so a second email was sent on 7/1.**

### **Nearby Neighbors**

Registered/return receipt paper mailing sent 4/27/2025

To neighbors listed below: contained introductory letter and preliminary drawings.

Olivia & Sigrid Wynn

3611 Monaco Parkway

Denver, CO, 80207

**-- received mailing. No response**

PF Holdings, LLC

5869 West Fair Drive

Littleton, Co, 80123

**-- received mailing. No response**

Kyle Bregman & Valerie Teano

3595 Monaco Parkway

Denver, Co, 80207

**--certified mailing failed. hand delivered mailing. No response**

Rodrigo & Norma Mercado

3590 Locust Street

Denver, Co, 80207

**--certified mailing failed. hand delivered mailing. No response**

Neighborhood Organizations

[Download](#) [Print](#)

RNO	Name	Address	Contact	Email 1	Email 2	Home Phone	Work Phone	Fax	Edit Date	Boundary	Website
1008	Council District 8	, Denver, CO	Shontel Lewis	district8@denver.gov.org					1/31/2025	North:District Boundary East:District Boundary South:District Boundary West:District Boundary	<a href="https://www.denvergov.org/content/denvergov/en/denver-city-council.html">https://www.denvergov.org/content/denvergov/en/denver-city-council.html</a>
1000	Council District At Large	, Denver, CO	Council Member At-Large	G-Gutierrez.atlarge@denvergov.org	ParadyAtLarge@denvergov.org				1/31/2025	North:City Limits East:City Limits South:City Limits West:City Limits	<a href="https://www.denvergov.org/content/denvergov/en/denver-city-council.html">https://www.denvergov.org/content/denvergov/en/denver-city-council.html</a>
573	East Denver Residents Council	, Denver, CO 80207	LaMone Noles	lamone.edrc@gmail.com	aventbarbaraa@gmail.com	7209884433			1/31/2025	North:40th Ave. East:Quebec St. South:26th Ave. West:Downing St.	
70	Greater Park Hill Community Inc	2823 Fairfax St, Denver, CO 80207	Lori Midson	director@greaterparkhill.org	chair@greaterparkhill.org	303-388-0918	720-252-9190		1/7/2025	North:City Limits East:Quebec St. South:Colfax Ave. West:Colorado Blvd.	<a href="https://www.greaterparkhill.org/">https://www.greaterparkhill.org/</a>
87	Inter-Neighborhood Cooperation (INC)	PO Box 181012, Denver, CO 80218	Keith Meyer	president@denverinc.org	excomm@denverinc.org				1/7/2025	North:City Limits East:City Limits South:City Limits West:City Limits	<a href="http://www.denverinc.org/">http://www.denverinc.org/</a>
438	Northeast Park Hill Coalition	2361 Olive, Denver, CO 80207	Kevin E Marchman	kevinmarchman.noah@gmail.com	kevinmarchman.noah@gmail.com	7203618664			1/7/2025	North:City Limit East:Quebec St. South:MI K Blvd West:Colorado Blvd.	
578	Opportunity Corridor Coalition of United Residents	, Denver, CO 80249	D Garnett	occur.denver@gmail.com		3033359841			1/31/2025	North:City Limit East:City limit South:Colfax Ave. West:Brighton Blvd. / Broadway	

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rezoning outreach re: 3601 N Monaco St Parkway

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From ELIZABETH HENNESSEY <bethhenn@msn.com>

Date Tue 7/1/2025 10:28 AM

To: G-Gutierrez.atlarge@denvergov.org <G-Gutierrez.atlarge@denvergov.org>; ParadyAtLarge@denvergov.org <ParadyAtLarge@denvergov.org>; lamone.edrc@gmail.com <lamone.edrc@gmail.com>; aventbarbarbara@gmail.com <aventbarbarbara@gmail.com>; director@greaterparkhill.org <director@greaterparkhill.org>; chair@greaterparkhill.org <chair@greaterparkhill.org>; president@denverinc.org <president@denverinc.org>; execcomm@denverinc.org <execcomm@denverinc.org>; kevinmarchman.noaah@gmail.com <kevinmarchman.noaah@gmail.com>; occur.denver@gmail.com <occur.denver@gmail.com>; district8@denvergov.org <district8@denvergov.org>

 1 attachment (311 KB)

3601 preview drawings.pdf;

I am the owner of Arris Design/Build and the new owner of the vacant lot at 3601 N. Monaco Street Parkway. The lot is presently zoned for single-family development. I am asking the zoning board to rezone the lot to allow me to build a duplex.

Making this change will require the approval of the zoning board and city council. You are being contacted because, as step one in the rezoning process, neighborhood residents, their city council representatives and relevant registered neighborhood organizations must be informed of any proposed changes to the existing zoning. I am doing this by email and, if no email address is available, by registered mail. Thank you in advance for taking the time to review this information.

I am excited to have found the perfect location to build a prototype 'net zero' duplex. It will feature solar collectors, extensive insulation and have low or no utility bills. I am attaching preliminary drawings of the project. The size and shape of the home as shown in the drawings conforms with the existing zoning. As a single-family home, it could be built without a rezoning. The zoning change I seek will enable me to build two energy efficient, more affordable homes on a block that already has six existing duplexes. The lot was zoned for duplex development until it was downzoned for single-family use in 2010. There is a duplex to the north and a triplex to the west. There is also a duplex home across the street to the south.

I believe that duplex projects like this make sense. They add to the mix of available homes, attract buyers of varying income levels and help maintain the existing population diversity.

My contact information is shown below. I welcome your comments. If you have any concerns and wish to meet and discuss the project, please feel free to contact me.

Thank you,

Elizabeth Hennessey

1560 Glencoe Street, Denver, 80220

Office: 303 399 7739

Cell: 385 867 8345

Email: bethhenn@msn.com

ARRIS DESIGN/BUILD  
1560 GLENCOE STREET  
DENVER, COLORADO, 80220

May 17, 2025

Subject: Rezoning request for 3601 N Monaco Street Parkway

To: Northeast Park Hill District 8 Councilwoman Shontel Lewis  
Northeast Park Hill Registered Neighborhood Organizations  
3601 North Monaco Street- nearby neighbors. (by registered mail)

I am the owner of Arris Design/Build and the new owner of the vacant lot at 3601 N. Monaco Street Parkway. The lot is presently zoned for single-family development. I am asking the zoning board to rezone the lot to allow me to build a duplex.

Making this change will require the approval of the zoning board and city council. You are being contacted because, as step one in the rezoning process, neighborhood residents, their city council representatives and relevant registered neighborhood organizations must be informed of any proposed changes to the existing zoning. I am doing this by email and, if no email address is available, by registered mail. Thank you in advance for taking the time to review this information.

I am excited to have found the perfect location to build a prototype 'net zero' duplex. It will feature solar collectors, extensive insulation and have low or no utility bills. I am attaching preliminary drawings of the project. The size and shape of the home as shown in the drawings conforms with the existing zoning. As a single-family home, it could be built without a rezoning. The zoning change I seek will enable me to build two energy efficient, more affordable homes on a block that already has eight existing duplexes. The lot was zoned for duplex development until it was downzoned for single-family use in 2010. There is a duplex to the north and a triplex to the west. There is also a duplex home across the street to the south.

I believe that duplex projects like this make sense. They add to the mix of available homes, attract buyers of varying income levels and help maintain the existing population diversity.

My contact information is shown below. I welcome your comments. If you have any concerns and wish to meet and discuss the project, please feel free to contact me.

Thank you,

Elizabeth Hennessey  
Office: 303 399 7739  
Cell: 385 867 8345  
Email: bethhenn@msn.com

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

P.F. HOLDINGS LLC  
5869 W. FAIR DR  
LITTLETON, CO. 8123



9590 9402 8120 2349 3746 27

2. Article Number (Transfer from service label)

9 0710 5270 1905 0251 26

**COMPLETE THIS SECTION ON DELIVERY**

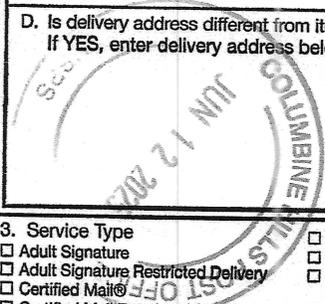
A. Signature  
 *Michael Forsyth*  Agent  
 Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	



PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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1. Article Addressed to:

OPHELIA & SIGRID WYNN  
3611 MONACO PKWY  
DENVER, CO. 80207



9590 9402 8120 2349 3746 34

2. Article Number (Transfer from service label)

9589 0710 5270 1905 0251 02

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *Ophelia Wynn*  Agent  
 Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

*OPHELIA WYNN*

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To **RODRIGO & NORMA MERCADO**  
 Street and Apt. No., or PO Box No. **2590 LOCUST ST**  
 City, State, ZIP+4® **DENVER CO 80207**

Postmark Here **MAY 27 2025**  
**Postal Centers USA**  
**1305 Krameria St # J**  
**Denver, Colorado 80220**

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To **KYLE BERGMAN & VALERIE TEANO**  
 Street and Apt. No., or PO Box No. **3595 MONACO PKWY**  
 City, State, ZIP+4® **DENVER CO 80207**

Postmark Here **MAY 27 2025**  
**Postal Centers USA**  
**1305 Krameria St # J**  
**Denver, Colorado 80220**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To **OPHELIA & SIGRID WYNN**  
 Street and Apt. No., or PO Box No. **3411 MONACO PKWY**  
 City, State, ZIP+4® **DENVER CO 80207**

Postmark Here **MAY 27 2025**  
**Postal Centers USA**  
**1305 Krameria St # J**  
**Denver, Colorado 80220**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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**OFFICIAL USE**  
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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To **PF HOLDINGS LLC**  
 Street and Apt. No., or PO Box No. **5869 W FAIR DRIVE**  
 City, State, ZIP+4® **LITTLETON, CO 80123**

Postmark Here **MAY 27 2025**  
**Postal Centers USA**  
**1305 Krameria St # J**  
**Denver, Colorado 80220**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

*Neighbor to Southeast*

**3601 North Monaco Street Parkway  
Zoning Request Notification**

Kyle Bergman  
Valerie Teano

The undersigned do affirm:

We own 3595 N Monaco Street Parkway, Denver, Colorado, 80207.

3595 N. Monaco Street Parkway is adjacent to 3601 N. Monaco Street Parkway.

We have received notification of the proposed zoning change for the 3601 N Monaco street zone lot from Single Unit (E-SU-Dx) to Two Family Unit (E-TU-C).

(Please indicate either support or opposition with an x mark in the space provided.)

we support the rezoning request.

we oppose the rezoning request.

Kyle Bergman 11/11/25  
Printed Name date

*Kyle Bz* 11/11/25  
Signature date

Valerie Teano 11/11/25  
Printed Name date

*VT* 11/11/25  
Signature date

Please return this signed document to

Beth Hennessey  
1560 N. Glencoe Street  
Denver, Colorado, 80220

Or email a copy of the signed document to

[bethhenn@msn.com](mailto:bethhenn@msn.com)

Thank you for your help!

Neighbor to West

**3601 North Monaco Street Parkway  
Zoning Request Notification**

PF Holdings LLC  
Michael Penny  
Michael Forsyth  
Malissa P. Forsyth

The undersigned do affirm:

We own 3595 N Monaco Street Parkway, Denver, Colorado, 80207.

3595 N. Monaco Street Parkway is adjacent to 3601 N. Monaco Street Parkway.

We have received notification of the proposed zoning change for the 3601 N Monaco street zone lot from Single Unit (E-SU-Dx) to Two Family Unit (E-TU-C).

(Please indicate either support or opposition with an x mark in the space provided.)

we support the rezoning request.

we oppose the rezoning request.

<u>Michael Forsyth</u>	<u>12/2/25</u>
Printed Name	date
<u>Michael Forsyth</u>	<u>12/2/25</u>
Signature	date

_____	_____
Printed Name	date
_____	_____
Signature	date

Please return this signed document to

Beth Hennessey  
1560 N. Glencoe Street  
Denver, Colorado, 80220

Or email a copy of the signed document to

[bethhenn@msn.com](mailto:bethhenn@msn.com)

Thank you for your help!

# Neighbor to Southwest

## 3601 North Monaco Street Parkway Zoning Request Notification

Norma P. Mercado  
Rodrigo Mercado

The undersigned do affirm:

We own the two-unit residence at 3590 N. Locust Street, Denver, Colorado, 80207.

3590 N. Locust Street is adjacent to 3601 N. Monaco Street Parkway.

We have received notification of the proposed zoning change for the 3601 N Monaco street zone lot from Single Unit (E-SU-Dx) to Two Family Unit (E-TU-C).

(Please indicate either support or opposition with an x mark in the space provided.)

----- we support the rezoning request.

----- we oppose the rezoning request.

Two units is too much for the space of the street. Not enough parking + construction workers

Norma Mercado

Printed Name

11/28/25

date

*Norma Mercado*

Signature

11/28/25

date

Rodrigo Mercado

Printed Name

11-28-25

date

*Rodrigo Mercado*

Signature

11-28-25

date

Please mail this signed document to

Beth Hennessey  
1560 N. Glencoe Street  
Denver, Colorado, 80220

Or email a copy of the signed document to

[bethhenn@msn.com](mailto:bethhenn@msn.com)

Thank you for your help

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**Re: Fw: Northeast Park Hill Coalition. Notification of rezoning application in your area of concern.**

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From Cobb Roger <rdcobb7@gmail.com>

Date Fri 12/19/2025 12:29 PM

To bethhenn@msn.com <bethhenn@msn.com>

Cc Kevin Marchman <kevinmarchman.noah@gmail.com>; les-berry@outlook.com <les-berry@outlook.com>

Dear Ms. Hennessey,

Thank you for your persistence and for following up regarding the rezoning application for the vacant lot at 36th and Monaco. Please accept our apologies for the delay in response—your earlier correspondence unfortunately landed in our spam folder and was only recently discovered.

On behalf of the Northeast Park Hill Coalition (NPHC), we appreciate being notified of the proposed rezoning and the opportunity to review the materials you provided. After review, NPHC is supportive of the project and appreciates your outreach and transparency throughout the process.

We understand the importance of neighborhood notification and engagement in land use matters and acknowledge the efforts you've made to solicit feedback from adjacent property owners and neighborhood stakeholders. We also appreciate the context you shared regarding neighboring property responses.

Please consider this email confirmation that the Northeast Park Hill Coalition has been informed of the rezoning application and is supportive of the proposal. Should additional information or clarification be helpful, we are open to continued dialogue.

Thank you again for your diligence and for your commitment to engaging the community. We wish you success as the application moves forward.

Sincerely,

Roger Cobb - Director at Large

On behalf of the Northeast Park Hill Coalition

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attention: Shane Sutherland, Board Chairman re: Rezoning Application for 3601 N. Monaco

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From ELIZABETH HENNESSEY <bethhenn@msn.com>

Date Fri 12/12/2025 5:46 PM

To GPHC Board Chair <chair@greaterparkhill.org>

Hi Shane,

Thanks for your feedback regarding my presentation at last month's meeting of GPHC. When we spoke yesterday, you indicated that you were unwilling to weigh in on the application without further documentation of the neighbor's response to the proposal. You indicated that taking no position on the rezoning is the board's likely response without more feedback from the surrounding neighbors, both owners and renters. This email summarizes my best effort at documenting to neighborhood response.'

I explained at the meeting that the vacant lot that I am attempting to rezone is surrounded by two duplexes, one triplex and a single-family rental property. Most of the neighbors are renters and those individuals that I have been able to contact, do not wish to provide feedback.

The 'nonresident /property owners' of the triplex and the single-family rental have signed a document indicating their support. The nonresident/ owners of the duplex to the south have indicated opposition based on parking concerns.

The resident/owners of duplex directly north of the lot have not taken any position on the proposed rezoning. They have lived in that duplex for 40+ years and use a portion of now vacant lot to access their garage. They rightly perceive that the access to their garage will be less convenient if the lot is developed and a fence is installed on the property line.

The city planner who is advising me on the rezoning process has indicated that the Planning Board, echoing your concerns about neighborhood input, is unlikely to approve my application without documented neighborhood outreach. Despite my failure to interest the neighbors in the rezoning proposal, I am following completing the process and am meeting with the planning board on January 7th. At that time, I will need to document my contact with GPHC.

With that in mind, I am asking that you provide a letter or email on behalf of your organization that indicate whether GPHC supports, opposes, or takes no position on the rezoning application.

Thanks,  
Elizabeth Hennessey  
1560 Glencoe Street  
Denver, Colorado, 80220  
303.399. 7729

**3601 North Monaco Street Parkway  
Zoning Request Notification**

Sigrid Wynn  
Ophelia Wynn

The undersigned do affirm:

We own the two unit residence at 3611 N. Monaco Street Parkway, Denver, Colorado, 80207.

3611 N. Monaco Street Parkway is adjacent to 3601 N. Monaco Street Parkway.

We have received notification of the proposed zoning change for the 3601 N Monaco street zone lot from Single Unit (E-SU-Dx) to Two Family Unit (E-TU-C).

Please indicate either support or opposition with an x mark in the space provided.)

----- we support the rezoning request.

----- we oppose the rezoning request.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
date

Please mail this signed document to

Beth Hennessey  
1560 N. Glencoe Street  
Denver, Colorado, 80220

Or email a copy of the signed document to

[bethhenn@msn.com](mailto:bethhenn@msn.com)

Thank you for your help!