

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> <p>If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<p><input 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.</p> <p>Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</p> <p><input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input 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>
<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input 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.</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>Please provide an attachment describing the justifying circumstance.</p> <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> <p>Please provide an attachment describing how the above criterion is met.</p>
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<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	
Please identify any additional attachments provided with this application:	
<input type="checkbox"/> Written Authorization to Represent Property Owner(s) <input type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity	
Please list any additional attachments:	

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
SCUM OF THE EARTH CHURCH	935 W 11TH AVE DENVER, CO 80205 (303) 902.1751 JESSE BLACH AND WHITE @GMAIL.COM	100%	<i>[Signature]</i>	10/15/17	(B)	YES

Last updated: February 22, 2017

 Return completed form to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

 720-865-2974 • rezoning@denvergov.org



Scum of the Earth Church
935 W 11th Ave
Denver, CO 80204

August 15, 2017

SUBJECT: PROPERTY OWNER REPRESENTATIVE WRITTEN AUTHORIZATION

To Whom It May Concern:

Scum of the Earth Church, Inc., the owner of 935 W 11th Avenue, Denver, CO 80204 hereby gives Jesse Heilmann written authorization to act on their behalf in regards to the Zone Map Amendment (Rezoning) process for:
935 W 11th Ave
Denver, CO 80204

Scum of the Earth Church Council (by quorum of four members)

A handwritten signature in black ink, appearing to read "Jesse Heilmann".

Jesse Heilmann
Council Member

A handwritten signature in black ink, appearing to read "Lindsay Blackstone".

Lindsay Blackstone
Council Member

A handwritten signature in black ink, appearing to read "Tyler Warner".

Tyler Warner
Council Member

A handwritten signature in black ink, appearing to read "Scarlet Wetherby".

Scarlet Wetherby
Council Member



For this Record...

- Filing history and documents
- Trade names
- Get a certificate of good standing
- File a form
- Subscribe to email notification
- Unsubscribe from email notification

- Business Home
- Business Information
- Business Search

FAQs, Glossary and Information

Summary

Details			
Name	SCUM OF THE EARTH CHURCH		
Status	Good Standing	Formation date	02/04/2002
ID number	20021026940	Form	Nonprofit Corporation
Periodic report month	October	Jurisdiction	Colorado
Principal office street address	935 W 11th Ave, DENVER, CO 80204, United States		
Principal office mailing address	n/a		

Registered Agent	
Name	JESSE WAYNE HEILMANN
Street address	3531 MILWAUKEE ST., DENVER, CO 80205, United States
Mailing address	n/a

- [Filing history and documents](#)
- [Trade names](#)
- [Get a certificate of good standing](#)
- [Get certified copies of documents](#)
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Terms & conditions | Browser compatibility



STATE DOCUMENTARY FEE
Date: July 02, 2008
\$ 62.50

WARRANTY DEED

THIS DEED, Made on this day of July 02, 2008, between
LONNIE E. HANZON AND TERRY G. KOEPESEL

of the _____ County of _____ and State of COLORADO, the Grantor(s), and
SCUM OF THE EARTH CHURCH, A COLORADO NON-PROFIT CORPORATION

whose legal address is : P. O. BOX 101808 DENVER, CO 80205
of the CITY AND _____ County of DENVER and State of COLORADO, the Grantee(s):

WITNESS, That the Grantor(s), for and in consideration of the sum of (\$625,000.00)

*** Six Hundred Twenty Five Thousand and 00/100 *** DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the CITY AND _____ County of DENVER and State of Colorado, described as follows:

PARCEL A:
THE EAST 87.5 FEET OF LOTS 18 THROUGH 20, BLOCK 20, HUNT'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL B:
THOSE EASEMENT RIGHTS AS SET FORTH IN DECLARATION OF EASEMENT RECORDED JUNE 10, 2002 UNDER RECEPTION NO. 2002103870, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known as street number 935 WEST 11TH AVENUE DENVER CO 80204

TOGETHER with all and singular and hereditaments and appurtenances thereto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right title interest, claim and demand whatsoever of the Grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with appurtenances, unto the Grantee(s), his heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee(s), his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, Subject to general taxes for the year 2008 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8a (Title Review) of the Contract to Buy and Sell Real Estate relating to the above described 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 Section 8b (Matters not Shown by the Public Records) and Section 8c (Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the Property within any special tax district; and, the benefits and burdens of any recorded declaration and party wall agreements, if any and other NONE

The Grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee(s), his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor(s) has executed this deed on the date set forth above.

By: Lonnie E. Hanzon by Dee Chirafisi as Attorney in Fact
LONNIE E. HANZON, By: Dee Chirafisi as Attorney in Fact

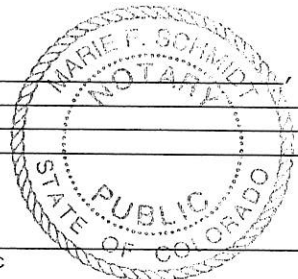
By: Terry G. Koepsel by Dee Chirafisi as Attorney in Fact
TERRY G. KOEPESEL, By: Dee Chirafisi as Attorney in Fact

STATE OF COLORADO)
CITY AND _____ County of DENVER) ss.

The foregoing instrument was acknowledged before me on this day of July 02, 2008 by DEE CHIRAFISI AS ATTORNEY IN FACT FOR LONNIE E. HANZON AND TERRY G. KOEPESEL

My commission expires 1/7/2018
Witness my hand and official seal.

Marie F. Schmidt
Notary Public



Name and Address of Person Creating Newly Created Legal Description (38-35-106.5, C.R.S.)

Escrow# WK70216293
Title# K70216293

When Recorded Return to: SCUM OF THE EARTH CHURCH, A COLORADO NON-PROFIT CORPORATION
P. O. BOX 101808 DENVER, CO 80205

Form 84 08/29/04 WD1 WARRANTY DEED (Photographic)

{6602497}



Scum of the Earth Church
935 W 11th Ave
Denver, CO 80204
www.scumoftheearth.net

Legal Description

THE EAST 87.5 FEET OF LOTS 18 THROUGH 20, BLOCK 20, HUNT'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



Scum of the Earth Church
935 W 11th Ave
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12.4.10.7 General Review Criteria Applicable to All Zone Map Amendments

A. Consistency with Adopted Plans

The proposed official map amendment is consistent with the City's adopted plans (Denver 2000, Blueprint Denver, and the La Alma/Lincoln Park Plan therein) and furthers the intents of those plans. All three plans indicate our location to be on the edge of the Santa Fe Commercial Corridor and urban residential areas. Changing the zoning of our property to *Mixed Use* (U-MX-2x) conforms us most to those plans while serving as a clever buffer between the residential and commercial areas.

Blueprint Denver and the Denver 2000 Plan call for a "number of noteworthy commercial uses" in urban residential areas and higher traffic and employment in mixed use areas. The La Alma/Lincoln Park Plan bids the development of mixed uses in commercial areas. Rezoning 935 W 11th Ave to UMX-2X furthers *all* of those intents. Our building will retain its two current uses: quasi-public gathering (church) and residence but add an internally portable roller derby shop which will neatly further the desired development of all three plans.

Though our 125-year-old building is not registered as a historic building, it is *virtually* historic and sees to the reclamation and redevelopment of longstanding "architectural heritage" mentioned in Denver 2000 while providing an elegant, architecturally natural transition from commerce to residence.

Denver 2000 also calls for transit-oriented development of an attractive mix of housing, retail, entertainment, and commercial development near transit stops. With the 10th & Osage Lightrail stop less than half a mile away and 11th Ave being the bike lane that feeds it, this rezoning sees to that end as well.

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. Low impact commercial rezoning is proposed.

The outside of building will have minimal changes: signage and a different door are the only foreseen exterior modifications.

C. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety and general welfare of the City. The proposed rezoning poses no health, safety, crime or environmental hazards to the neighborhood.

The proposed rezoning will provide a desired and needed service to a particular population in Denver. Specifically, our church intends to open a roller derby shop. The greater Denver area has a comparatively large number (nationally and even globally speaking) of participants in the sport of roller derby and currently no retail shop within 50 miles.

12.4.10.8 Additional Review Criteria for Non-Legislative Rezoning

A. Justifying Circumstances

The neighborhood surrounding 935 W 11th Ave has changed or is changing 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 rezoning is justified by changing circumstances in the La Alma/ Lincoln Park neighborhood. Due to nearby redevelopment and growth of Santa Fe Arts District and 10th and Osage Station, the property's surrounding area have become more commercial in nature.

Our property also lies within both the Quarter Mile Buffer of the Speer Blvd Enhanced Transit Corridor and the Half Mile Buffer of the 10th and Osage Station. With a bike lane running next to our property, proximity to the lightrail station, and being in the middle of RTD Bus Route 1, we are accessible by a variety of transportation.

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

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.

The neighborhood context is already mixed use, commercial and residential.