



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	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<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.	
SUBJECT PROPERTY INFORMATION			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
PRE-APPLICATION INFORMATION			
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"/> Yes - State the contact name & meeting date _____	<input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)	
Did you contact the City Council District Office regarding this application ?	<input type="checkbox"/> Yes - if yes, state date and method _____	<input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)	

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</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 a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how 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>2. Blueprint Denver</p> <p>In this section of the attachment, describe how 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>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</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>In the review criteria narrative attachment, please provide an additional section describing how 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 and include a section in the review criteria narrative attachment.</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 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"/> 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>In the review criteria narrative attachment, please provide a separate section describing how 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)
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>	01/12/20	(A)	YES
			<i>H. Tamadnia</i>	10/13/2023	B	



01/04/2022 08:08 AM
City & County of Denver
Electronically Recorded

R \$13.00

WD

D \$51.75



State Documentary Fee
Date: December 30, 2021
\$51.75

General Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(a))

Grantor(s), **MYRON REED POTTER**, whose street address is **4675 EAST ILIFF AVENUE, DENVER, CO 80222**, City or Town of **DENVER**, County of **Denver** and State of **Colorado**, for the consideration of **(\$517,500.00) ***Five Hundred Seventeen Thousand Five Hundred and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **HAMIDEH ETEMADNIA**, whose street address is **4675 EAST ILIFF AVENUE, Denver, CO 80222**, City or Town of **Denver**, County of **Denver** and State of **Colorado**, the following real property in the County of **Denver** and State of **Colorado**, to wit:

LOTS 25 THROUGH 27, AND THE SOUTH 7 FEET OF LOT 28, BLOCK 107, WARREN'S UNIVERSITY HEIGHTS SECOND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known by street and number as: **4675 EAST ILIFF AVENUE, DENVER, CO 80222**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

Signed this day of **December 30, 2021**.

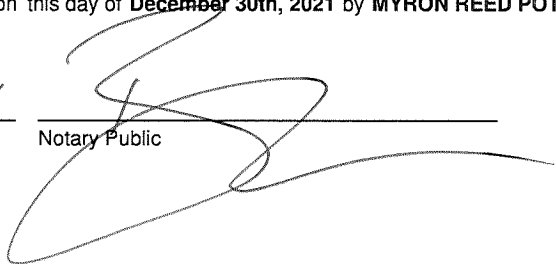

MYRON REED POTTER

BILLIE BELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164008288
My Commission Expires February 29, 2024

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

The foregoing instrument was acknowledged before me on this day of **December 30th, 2021** by **MYRON REED POTTER**

Witness my hand and official seal

My Commission expires: 2/29/2024 
Notary Public

When recorded return to: **HAMIDEH ETEMADNIA**
4675 EAST ILIFF AVENUE, Denver, CO 80222



From: Hamideh Etemadnia
4675 E ILIFF AVE

Date 10/10/2023

To Whom It May Concern,

I, Hamideh Etemadnia, hereby authorize Mr. Mostafa (Moe) Kargarzadeh to represent me in all matters requiring my representation for the rezoning application on my behalf.

I trust Mr. Kargarzadeh to act in my best interests and to carry out his responsibilities diligently and ethically.

Please consider this letter as a formal and legal document of authorization, and kindly provide Mr. Kargarzadeh with access to any necessary information or documentation to assist him in his role as my representative with this application.

Thank you for your cooperation in this matter.

Sincerely,

Hamideh Etemadnia

THE REVIEW CRITERIA NARRATIVE

4675 E. Iliff Ave, Denver, CO, 80222

Existing Zoning: E-SU-DX

Proposed modified zoning: E-SU-B1 - Lot Split

The zoning request entails a change from E-SU-DX to E-SU-B1 - Lot Split zoning. This adjustment seeks to depart from the construction of a relatively large single-family home, particularly within a neighborhood undergoing multifamily home, condo, townhome, and apartment building developments. The lot dimensions are spacious enough 10,100 SF to meet the criteria for creating two separate lots (E-SU-B1 - minimum of 4,500 SF), each suitable for the construction of a single-family home. This approach enhances affordability and aligns with the evolving character of the neighborhood, which is in the process of dynamic growth and development.

Alignment with Proposed District:

The proposed rezoning (E-SU-B1) aligns seamlessly with the district neighborhood context description put forth in the comprehensive planning documents. The E-SU-B1 rezoning aims to enhance the physical, social, and economic aspects of the neighborhood by fostering compatible land uses, promoting walkability, and preserving the unique character of the area. This alignment is demonstrated through:

1. **Land Use Compatibility:** The rezoning supports the identified character of the district by ensuring that land uses are harmonious with the surrounding neighborhoods.
E-SU-B1 is a single unit district allowing only urban houses with a minimum zone lot area of 4,500 square feet and detached accessory dwelling units.
2. **Urban Design:** The proposed zoning changes incorporate design guidelines that respect the architectural character and scale of the district. This alignment maintains the visual appeal and historical significance of the neighborhood while allowing for responsible growth.

Alignment with General Purpose Statement:

The rezoning aligns with the general-purpose statement of the recommendations of the Near SouthEast Area Plan. The application is based on (LU-7 3.a, page 56)

*“3 Allow larger lots in Residential Low areas to split into two lots to increase housing supply.
a. In areas with minimum zone lot sizes of 6,000 square feet, allow zone lots larger than 9,000 square feet to split. Create a new single-unit zone district in the suburban context with a minimum lot size of 4,500 square feet to facilitate this. Zone lots smaller than 9,000 square feet in these areas should maintain the 6,000 square foot minimum size”*

The application criteria for Adopted Plans and Justifying Circumstances are provided for by the City adopting the Near SouthEast Area Plan on May 22, 2023.

The rezoning achieves this alignment by:

1. **Community Building:** It fosters community cohesion by encouraging diverse land uses that cater to the needs of residents, workers, and visitors, creating a dynamic and inclusive urban environment.
2. **Environmental Sustainability:** The rezoning supports sustainability goals by accommodating two single units near transit corridors and reducing urban sprawl. This approach encourages efficient land use and helps preserve natural resources.
3. **Economic Vitality:** By allowing for E-SU-B1 and two single family home development, the zoning modification promotes economic vitality and affordability of the smaller size single family homes.

Alignment with Specific Intent Statement in Denver Zoning Code:

The rezoning aligns closely with the specific intent statement found in the Denver Zoning Code, which outlines the city's objectives regarding land use. Specifically:

1. **Consistency with Intent:** The proposed changes align with the specific intent of the Denver Zoning Code to create and maintain well-designed, sustainable, and livable neighborhoods. It achieves this by adhering to guidelines for building design, land use compatibility, and pedestrian-friendly environments.
2. **Adaptability:** The rezoning (modified zoning) takes into account the evolving needs of the community and adapts to changing circumstances, demonstrating a commitment to the long-term viability of the district.
3. **Public Benefit:** It ensures that the rezoning (modified zoning) benefits the public by enhancing the quality of life, preserving historic and cultural resources, and encouraging responsible development practices that contribute positively to the neighborhood.

The proposed rezoning (E-SU-B1) is intricately aligned with the Neighborhood Context (Section 4.1.1), General Purpose (sub-Section 4.2.2.1), as well as the Specific Intent (sub-Section 4.2.2.2) outlined in Denver Zoning Code for Urban Edge Residential zone districts. The proposed zoning maintains its residential urban character for Urban Edge Residential zone districts, featuring a minimum lot area of 4,500 SF and accommodating detached accessory dwelling units. The proposed rezoning fully satisfies the criteria.

Meeting with District 4's councilwoman, Diana Romero Campbell

Location: 4675 E ILIFF AVE

Date: September 7, 2023

Time: 12:00 PM

Attendees: Councilwoman Diana Romero Campbell, Hamideh Etemadnia(owner), Moe Kargarzadeh (representative)

Re: Planning and Rezoning for the Property at 4675 E ILIFF AVE

On August 23, 2023, we initiated contact with District 4's councilwoman, Diana Romero Campbell, and she kindly agreed to a meeting scheduled for September 7, 2023, at the property location @ 4675 E ILIFF AVE.

During our meeting, we engaged in a comprehensive discussion covering various facets of the property, its surrounding environment, and neighboring activities. We highlighted that such a zoning adjustment would harmonize with the Near Southeast Area Plan, adopted in May 22,2023.

We also presented our future plans and vision for the property, acknowledging changes in response to the escalating cost of living and shifts in the neighborhood's development patterns. Councilwoman Campbell, in turn, provided valuable insights into her community's objectives and aspirations, notably emphasizing forthcoming plans for the establishment of a nearby park.