



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	
*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.	
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>
<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
Gilbert E. Vigil	3300 Irving St Denver, CO 80211 (303)204-1200	100%	<i>Gilbert E. Vigil</i>	12/4/20		YES
						YES
						YES
						YES

Denver Property Taxation and Assessment System

[↩ New Search](#)

3300 N IRVING ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
VIGIL, GILBERT E 1777 S HARRISON ST STE 1400 DENVER, CO 80210-3937	02292-23-008-000	HIGHLAND PARK B24 L9 TO 11 DIF BOOK 6513-423	COMMERCIAL-MEDICAL OFFICE	DENVER

- [Summary](#)
- [Property Map](#)
- [Assessed Values](#)
- [Assessment Protest](#)
- [Taxes](#)
- [Comparables](#)
- [Neighborhood Sales](#)
- [Chain of Title](#)

[Print Summary](#)

Property Description			
Style:	OTHER	Building Sqr. Foot:	2584
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	1500	Basement/Finish:	0/0
Lot Size:	12,400	Zoned As:	PUD
Mill Levy:	72.116	Document Type:	WD
<p><small>NOTE: Valuation zoning may be different from City's new zoning code.</small></p>			

Rezoning Review Criteria Narrative
3300 N Irving St
Denver, CO 80211

Consistency with Adopted Plans

Denver Comprehensive Plan 2040

The proposed rezoning aligns well with Denver’s Comprehensive Plan 2040 in the following ways:

- **Environmentally Resilient**
 - “Promoting infill development where infrastructure and services are already in place”
 - “Encouraging mixed-use communities where residents can live, work and play in their own neighborhoods”
- **Economically Diverse and Vibrant**
 - “Broaden the tax base with a focus on fiscal activity that is resilient to changes over time”
 - “Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver”
- **Equitable, Affordable, and Inclusive**
 - “Increase development of housing units close to transit and mixed-use developments”
 - “Create a greater mix of housing options in every neighborhood for all individuals and families”

Blueprint Denver

The proposed rezoning aligns well with Blueprint Denver in the following ways:

- **Neighborhood Context**
 - The subject property is located on an **Urban Corridor** that “Typically provides some mix of office, commercial, and residential uses.”
 - The surrounding buildings in the neighborhood reach as high as 12 stories, with most in the 2-5 story range, and provide a mix of office, commercial, and residential uses.
- **Adjacent Street Types**
 - The subject property is located adjacent to 32nd & Lowell which has a mixture of building types including office, commercial, and residential that range in height from 1-12 stories
- **Plan Policies and Strategies**
 - Land Use and Built Form’s | An Evolving City: “With the expected increase in population, neighborhoods will need to accommodate some growth. Balancing the preservation of neighborhood character with the demands for additional housing and jobs is a key focus of this plan’s recommendations.”
- **Equity**
 - “Providing a better and more inclusive range of housing and employment options in all neighborhoods.”

Public Health, Safety, and General Welfare

The proposed rezoning will ensure that the current building will be able to be used for businesses that will provide amenities and employment opportunities to those in the community. Additionally, should redevelopment of the site take place in the future, the neighborhood and community would see an increase in housing options and/or available space for local businesses.

Justifying Circumstances

The parcel was rezoned to PUD599 on August 22nd, 2005 so that the landlord could use the building as a dental office. Since then, Denver has adopted a new zoning code. The proposed rezoning would bring the parcel into the current zoning code while maintaining the appropriate neighborhood context.

Zone District

- **Proposed District Neighborhood Context Description**
 - In the Urban Neighborhood Context, the Mixed Use zone districts promote a pedestrian-active street front. Buildings are pulled up to the street with parking at the side or rear of the building
- **General Purpose Statement**
 - Promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge
- **Specific Intent**
 - Areas or intersections served primarily by local streets embedded within an existing or proposed neighborhood where a building of 1 to 2 stories is desired

Rezoning Outreach Documentation
3300 N Irving St
Denver, CO 80211

I have had discussions with the following people regarding rezoning 3300 N Irving St:

- 1. Naomi Grunditz – District 1 Planner**
 - a. I had a virtual meeting with Naomi on September 21st, 2020
- 2. Ashley Green – Associate City Planner**
 - a. I had a virtual meeting with Ashley Green on October 21st, 2020
- 3. Amanda Sandoval – Council Woman District 1**
 - a. I had a virtual meeting with Amanda Sandoval on October 30th, 2020
- 4. Trevor Greco – West Highland Neighborhood Association**
 - a. My consultant, Chris Student, exchanged emails with Trevor, who invited us to join the West Highland Neighborhood Association Land Use and Planning meeting on December 16th, 2020
- 5. Rick Kerr – West Highland Neighborhood Association – Land Use & Planning Committee**
 - a. My consultant, Chris Student, had a phone conversation with Rick Kerr on November 25th, 2020

LOTS 9, 10 AND 11, BLOCK 24, HIGHLAND PARK, EXCEPT THAT PORTION OF SAID LOTS 9 AND 10 CONVEYED TO THE CITY AND COUNTY OF DENVER, AS DESCRIBED IN DEED DATED MARCH 15, 1963 AND RECORDED APRIL 16, 1963 IN BOOK 9013 AT PAGE 365, CITY AND COUNTY OF DENVER, STATE OF COLORADO

A handwritten signature in black ink, appearing to be 'Cev', is located to the right of the main text block.

February 24th, 2021

James Van Hooser
Denver Planning and Development
Senior City Planner
Jamies.vanhooser@denvergov.org

Sent via Email

RE: Letter of Agency | Rezoning Request | 3300 N Irving St, Denver, CO

James,

Thank you for your help so far as I rezone my property located at 3300 N Irving St, Denver, CO from the old Chapter 59 zoning to the current zoning code. I'm pleased that there were no comments from any neighbors or local agencies.

Please allow this letter to serve as my official Letter of Agency authorizing Chris Student to act on my behalf regarding my effort to rezone this property.

Sincerely,



Dr. Gilbert E Vigil