



DENVER
THE MILE HIGH CITY

Community Planning and Development
Planning Services
Plan Implementation

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APPLICATION FOR ZONE MAP AMENDMENT

Application #		Date Submitted	12/09/11	Fee Required	\$1000.00	Fee Paid	\$1000.00
APPLICANT INFORMATION				CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)			
Applicant Name	Laura Lechuga			Contact Name	Vanessa Guzman		
Address	2898 W 56 th Ave			Address	2327 W 37 th Ave		
City, State, Zip	Denver, CO 80221			City, State, Zip	Denver, CO 80211		
Telephone / Fax	720-270-1291			Telephone / Fax	303-906-6135		
Email	rosalesl@hotmail.com			Email	Vguzman11@msn.com		
Subject Property Location [Please Include Assessor's Parcel Number(s)]							
Parcel # 0220418006000							
Legal Description of Subject Property							
L 12 TO 15 INC BLK 18 BOULEVARD HEIGHTS 2 ND FLG							
Area of Subject Property (Acres/Sq Ft)		Present Zone District		Proposed Zone District (Waivers and Conditions Require Separate form)			
12500 sq ft		U-SU-C1		U-MX-2x			
Describe the nature and effect of the proposed Zone Map Amendment							
See Attached.							
Select Legal Basis for the Zone Map Amendment and explain in detail				Error in the map as approved by City Council			
See Attached.				Changed or Changing Conditions that make a Zone Map Amendment Necessary <input checked="" type="checkbox"/>			
State the land use and the development proposed for the subject property. Include the time schedule (if any) for development							
There is no new development proposed. Owner would like to continue to lease the property as retail space.							
Required Exhibits				Additional Exhibits			
Applicant & Owner Information Sheet				<input checked="" type="checkbox"/>			
Maps – Required for Final Submissions				<input type="checkbox"/>			
Case Manager	Theresa Lucero						
Signature						Date	
Laura Lechuga						March 27, 12	



APPLICANT & OWNER INFORMATION SHEET

[1] Section 59-648(c) of the Denver Revised Municipal Code requires that an applicant for rezoning provide the applicant's name, address, and respective ownership interest, if any, on the application. In addition, unless subject to paragraph [2] below, the applicant must provide, in the space provided on this form, a list of all the owners of the property and the holders of deeds of trust, identifying which owners and holders of deeds of trust are represented by the applicant.

[2] If the application is for designation of an area as B-2, B-3, R-X or PUD zone district, the applicant must submit the concurrence of the owners and holders of deeds of trust of the entire land area to be included in the proposed district (and any structures thereon). In such cases, this form must be completed for each individual owner, together with sufficient evidence of ownership for each owner and holder of a deed of trust. Documentation verifying ownership interest may include (but is not limited to): Copies of deeds, powers of attorney, and corporate/partnership registrations filed with the Secretary of State.

Application Number	Applicant's Name
	Laura Lechuga

Property Address(es)

4100 Federal Blvd Denver, CO 80211

Applicant's Address

2898 W 56th Ave Denver CO 80221

NOTE: If application is for rezoning to B-2, B-3, R-X or PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.

Fee Title Owner (Has Deed of Ownership)	All	<input checked="" type="checkbox"/>
	A Portion	<input type="checkbox"/>
Contract Owner	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
Holder of a Security Interest	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>

List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).

Laura Lechuga

Signature of Applicant	Date Signed
<i>Laura Lechuga</i>	<i>March 27, 12</i>

Describe the nature and effect of the proposed Zone Map Amendment

The amendment from the current U-SU-C1 to the proposed U-MX-2x takes the property from being zoned for a single family residential permitted use to mixed use zoning. The current zoning is in error because the property has been used as a commercial retail space since it was constructed in 1925. In the zoning changes that took effect the property was overlooked as its actual use. The latter zoning would better suit the documented retail (commercial) use the property has had since 1925.

Records obtained from the City and County of Denver prove the property known as 4100 Federal Blvd (frontage on Federal Blvd) has been used, but not limited to the following uses:

Rosa's Bridal Boutique from 1995 until 2011

Carpet Corral Store; in 1983

More Value Stamp Store; in 1975

Colorado Lace Co. in 1928

The change in zoning for the lot would allow Laura Lechuga to continue to lease her property out to retail customers without having to acquire a special permit on an ongoing basis from the city or the neighborhood constituents every time a new retail tenant comes in.

The change in zoning would not adversely affect the neighborhood because the property has been recognized as a retail business for many years.

Select Legal Basis for the Zone Map Amendment and explain in detail

With the current restrictions surrounding zoning and use for both properties they can only be used for single family residential use, and in order to use it in this manner Laura Lechuga would need to do the following:

1. Remove the 15 ft signage on Federal.
2. Add bathing facilities to the bathroom
3. Complete a kitchen of which there is only a sink right now

These changes would prove a hardship for Laura at this time and would deem the zoning inappropriate for current and actual use of the building.