



DENVER  
THE MILE HIGH CITY

### Zone Map Amendment (Rezoning) - Application

1/26/12

PROPERTY OWNER INFORMATION*	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	3057 W. Kentucky Ave, LLC
Address	4300 W. Alameda Ave
City, State, Zip	Denver CO 80219
Telephone	720-443-8833
Email	ejthmpsn@aol.com
<p><b>*If More Than One Property Owner:</b>            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>	

PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Representative Name	Danielle Gaston
Address	407 Reed Ct.
City, State, Zip	Lakewood, CO 80226
Telephone	303-888-3481
Email	danielle.gaston@gmail.com
<p><b>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</b></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.

SUBJECT PROPERTY INFORMATION	
Location (address and/or boundary description):	3057 W. Kentucky
Assessor's Parcel Numbers:	0517316033000
Legal Description: (Can be submitted as an attachment. If metes & bounds, a map is required.)	Lots 31-37, Block 41, Adams Gardens
Area in Acres or Square Feet:	1/2 + 1-
Current Zone District(s):	E-MX-2
PROPOSAL	
Proposed Zone District:	E-MX-3

[www.denvergov.org/rezoning](http://www.denvergov.org/rezoning)

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

(720) 865-2983 • [rezoning@denvergov.org](mailto:rezoning@denvergov.org)





REVIEW CRITERIA

<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13</p>	<input checked="" 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  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.
	<input checked="" 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.
	<input checked="" 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>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.14</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The existing zoning of the land was the result of an error.</li> <li><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</li> <li><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.</li> <li><input checked="" type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that rezoning that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area 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.</li> </ul> <p>Please provide an attachment describing the justifying circumstance.</p>
	<input checked="" 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.  Please provide an attachment describing how the above criterion is met.

ATTACHMENTS

Please check any attachments provided with this application:

- Authorization for Representative
- Proof of Ownership Document(s)
- Legal Description
- Review Criteria

Please list any additional attachments:


Support letter from Paul Lopez



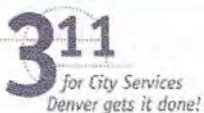
**DENVER**  
THE MILE HIGH CITY

**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 (must sign in the exact same manner as title to the property is held)	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	Property owner representative written authorization? (YES/NO)
<b>EXAMPLE</b> 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)	NO
3057 W Kentucky, LLC	4300 W. Alameda Ave. Denver 80219	100%		5/21/2013	A	Yes

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CITY COUNCIL

*City and County of Denver*



**Hon. Paul D. López**  
Councilman, District Three

March 28, 2012

EJ Thompson  
1290 S. Tennyson  
Denver, CO 80219

RE: 3057 W. Kentucky Street

To whom it may concern,

On behalf of the constituents of Council District 3, especially those who live in the Westwood neighborhood, I whole-heartedly support the development on the property at 3057 W. Kentucky Street. These are the kind of project that will revive this neighborhood and ensure that it maintains its character. When developers come into our district, we always want to make sure that they understand the dynamics of our neighborhoods and will not only work within those dynamics, but also help improve them. In speaking to Mr. Thompson about this project I am confident that he will do both.

To reimage the "old Qwest" building that has been vacant for over a decade, into 30 affordable rental properties, which will include units of two bedrooms/one bathroom, is the kind of development that this district has long fought for. It is also a bonus that developer will be managing the properties in some capacity. as they will be more invested in the neighborhood and maintaining this property, long after it has been built.

This project will not only beautify the area, but more importantly remove a safety hazard, making this vacant building into something fruitful for the neighborhood. Westwood was one of the hardest hit neighborhoods for foreclosure in the state and this will provide families a place to rent, staying in their neighborhood. I think this is a great project and would urge others to support it as well.

Feel free to contact my office if there are any further questions at the information below.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul D. Lopez".

Hon. Paul D. Lopez  
Councilman, District 3, City and County of Denver

April 2, 2012

I Trong Lam President of Pacific Century Investment Company, Inc. authorize EJ Thompson to submit a Zoning Change Application to the City of Denver as well as act as representative regarding the property at 3057 W. Kentucky Ave. Denver CO 80219, for the purpose of rezoning from a MX2 to a MX3.

Trong Lam

x Trong B. Lam

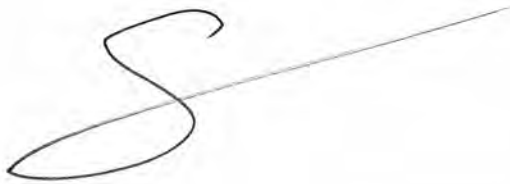
To Whom it May Concern

I authorize Daniele Gaston to speak as well as act on my behalf regarding 3057 W. Kentucky Ave, Denver CO 80219. She is the Consultant on this project and will be doing most of the correspondence on this project. Her name is Daniele Gaston, email is [danielegastonn@gmail.com](mailto:danielegastonn@gmail.com), 303-888-3481.

My name is Ej Thompson, phone is 720-443-8833.

Thank you

May 20, 2013

A handwritten signature in black ink, appearing to be 'Ej Thompson', written in a cursive style. The signature is positioned in the center of the page.

3057 W. Kentucky, Denver 80219

Application # 20121-00013

Legal Description – LOTS 31-37, BLOCK 41, Adams Garden Subdivision

The building Sq. Footage is 18,431, the Lot size is 23,599

The Zoning used for Valuation is B1 (this may be changed to E-MX-2) after Blueprint Denver

The current Zoning for this building is E-MX-2, we would like to rezone it to be E-MX-4, which would allow us to add two stories. We would like to turn this building into very nice affordable apartment units. This building has been vacant for years and is nothing more than a place for kids to graffiti and homeless people to sleep. We are hoping to turn it in to a nice place for people to live and for the community to be proud of. This is only possible if we can put enough units in it. At this zoning that isn't possible.

We spoke with DURA and they are sending us an application for some kind of Grant. They said it is a much simpler process. I will keep you posted on the progress as it happens. They think this is an ideal project and said she shouldn't have any problems getting help for this.

Thank you.

Print

Real Property Records

*Date last updated: Sunday, April 01, 2012*

**Real Property Records Search**

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

- Link to real property information for this property
- Link to comparable sales information for this property
- Link to chain of title information for this property
- Link to property sales information for this neighborhood
- Link to property tax information for this property
- Link to property sales information for all Denver neighborhoods
- Link to map/historic district listing for this Property
- Link to zoning and neighborhood information for this Property

[Back to Property List](#)

**The property description shown is data from the Assessor's active, in-progress 2011 file. The "current year" values are from the 2011 tax year for real property tax due in 2012. These values are based on the property's physical status as of January 1, 2011.**

PROPERTY INFORMATION

Property Type: INDUSTRIAL - WAREHOUSE

Parcel: 0517316033000

Name and Address Information

Legal Description

PACIFIC CENTURY INVESTMENT

ADAMS GARDENS BLK 41  
L31 TO 37

6600 W 120TH AVE A  
BROOMFIELD, CO 80020-6937

Property Address: 3057 W KENTUCKY AVE

Tax District 308A

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	165200	47910		
Improvements	471700	136790		
Total	636900	184700	0	184700
Prior Year				
Land	165200	47910		
Improvements	598800	173650		
Total	764000	221560	0	221560

Style: Other  
Year Built: 1965  
Building Sqr. Foot: 18,431  
Bedrooms:  
Baths Full/Half: 0/0  
Basement/Finished: 0/0  
Lot Size: 23,599

Reception No.:  
Recording Date: //  
Document Type:  
Sale Price:  
Mill Levy: 71.307

[Click here for current zoning](#)  
Zoning Used for Valuation: B1  
*Note: Valuation zoning maybe different from City's new zoning code.*

Print