

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	RAYMOND D WILLIAMS MELISSA A WILLIAMS	Representative Name	
Address	PO Box 18894	Address	
City, State, Zip	Denver, CO 80218	City, State, Zip	
Telephone	720-939-4449	Telephone	
Email	williams.raymond@live.com	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):	1845 W 46th Ave Denver, CO 80211		
Assessor's Parcel Numbers:	02212-14-014-000		
Area in Acres or Square Feet:	7,460 sq ft		
Current Zone District(s):	U-SU-C		
PROPOSAL			
Proposed Zone District:	U-TU-C		

We do not own or use PO Box 18894 Denver, CO 80218 and have not for over 2 years. Request was submitted to the assessor's office to change this, and was not updated. Our address of record for all communication purposes is 427 N High St Denver, CO 80218.

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 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.</p> <p><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.</p> <p><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>
<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 checked="" 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="margin-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="margin-left: 20px;">b. A City adopted plan; or</p> <p style="margin-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. Please provide an attachment describing the justifying circumstance.</p> <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.</p>
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<p><input checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format)</p> <p><input checked="" type="checkbox"/> Proof of Ownership Document(s)</p> <p><input checked="" type="checkbox"/> Review Criteria, as identified above</p>	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<p><input type="checkbox"/> Written Authorization to Represent Property Owner(s)</p> <p><input type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity</p>	
Please list any additional attachments:	
<p>Email exchange from Sunnyside RNO and myself illustrating their backing of this upzone.</p>	

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
Raymond D Williams and Melissa A Williams	1845 W 46th Ave Denver, CO 80211 720-939-4449 williams.raymond@live.com	100	<i>Raymond Williams</i> <i>Melissa Williams</i>	07/08/18	A	No (Self-represented)

Last updated: May 24, 2018

Return completed form to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

720-865-2974 • rezoning@denvergov.org

July 8, 2018

RE: Rezoning Application (1845 W 46th Avenue)

To Whom It May Concern:

Legal Description: THE WESTERLY 50 FEET OF EASTERLY 100 FEET OF THE SOUTHERLY 149.19 FEET OF PLOT 3, BLOCK 14, NORTH HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO

1845 W 46TH AVE

Owner	WILLIAMS, RAYMOND D WILLIAMS, MELISSA A PO BOX 18894 DENVER, CO 80218-0894
Schedule Number	02212-14-014-000
Legal Description	WLY 50FT OF ELY 100FT OF SLY 149.19FT P3 BLK 14 NORTH HIGHLANDS
Property Type	RESIDENTIAL
Tax District	DENV

Print Summary

Property Description

Style:	ONE-STORY	Building Sqr. Foot:	798
Bedrooms:	3	Baths Full/Half:	2/0
Effective Year Built:	1959	Basement/Finish:	798/798
Lot Size:	7,460	Zoned As:	U-SU-C

Note: Valuation zoning may be different from City's new zoning code.

Current Year

	Actual	Assessed	Exempt
Land		\$248,900	\$17,920 \$0
Improvements		\$85,300	\$6,140
Total		\$334,200	\$24,060

Prior Year

	Actual	Assessed	Exempt
Land		\$248,900	\$17,920 \$0
Improvements		\$85,300	\$6,140
Total		\$334,200	\$24,060

Real Estates Property Taxes for current tax year

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/16/2018	6/6/2018	
Original Tax Levy	\$927.93	\$927.91	\$1,855.84
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$927.93	\$927.91	\$1,855.84
Due	\$0.00	\$0.00	\$0.00

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	Y	Scheduled to be Paid by Mortgage Company ⓘ	Y
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$1,676.60**

Assessed Value for the current tax year

Assessed Land	\$17,920.00	Assessed Improvements	\$6,140.00
Exemption	\$0.00	Total Assessed Value	\$24,060.00

Ray Williams

From: nils emerick <naemerick@gmail.com>
Sent: Tuesday, March 13, 2018 2:15 PM
To: Ray Williams
Cc: Bill Hare
Subject: Re: Sunnyside United Neighbors

Hi Ray - Thank you. Super helpful to know the address and situation. As you can imagine, we have A LOT of requests that come through.

I took a quick look at the zoning map and your parcel. I see what you mean about being flanked by TU zoning. Not sure what the City has asked of you, but I don't see any reason we wouldn't support the change to U-TU-C. It does seem as though it could have been a clerical mistake on the change to blueprint Denver in 2012.

They city may have you file a formal rezoning application, in which case you'll have to post notice, and it is helpful to have a letter of support from the neighborhood organization. If this is the case we are happy to have you attend an upcoming meeting and take a formal vote of support, then we can draft a letter. Once you know next steps from the city's perspective, let me know how we can help. There is not much for us to do at this point until we know where the city lands. Make sense?

I'd recommend a quick survey of the neighbors on the block and have them sign a sort of petition in support.

Happy to help here once we know a bit more from the city.

-Niles

Denver Property Taxation and Assessment System

Additional Property Information
Clear results

Zoning Details
Zone District: U-SU-C
Code Version:
[Zoning Map](#)

Neighborhood Details
Sunnyside

Subdivision Details
North Highlands

Historic Landmark District Details
No

Individual Historic Landmark Details
No

Enterprise Zone Details
Not in enterprise zone.

Floodplain Designation Details

1845 W 46TH AVE
DENVER, CO 80211-1239
Schedule Number: 0221214014000
Owner:
WILLIAMS, RAYMOND D
PO BOX 18894
DENVER, CO 80218-0894
Property Value
[Directions](#) | [Street View](#) | [Parcel Map](#)

On Mar 13, 2018, at 1:21 PM, Ray Williams <ray@mortgage-maestro.com> wrote:

Great to know. My home is 1845 W 46th Ave- We are looking to go from SU to TU, as it is flanked in TU zoning, but one neighbor and I somehow ended up with SU back in the day. My POC at the City is even confused why it is SU right now. Love to chat more.

Success is a journey, and the journey is continual~ @MortgageMaestro

Ray Williams, Branch Manager – NMLS# 216267

Mortgage Maestro Group

A Division of American Pacific Mortgage Corporation NMLS 1850

O: 303.779.0591 x 101 · C: 720.939.4449

www.Mortgage-Maestro.com

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From: nils emerick <naemerick@gmail.com>

Sent: Tuesday, March 13, 2018 12:15 PM

To: Ray Williams <ray@mortgage-maestro.com>

Cc: Bill Hare <bill@littlcolorado.com>

Subject: Re: Sunnyside United Neighbors

Hi Ray - happy to discuss. Can you share the property address so we can have a better idea of what you're looking at?

We do typically meet with any landowner or developer who is looking to change zoning or develop a parcel, so you're in the right spot now. :)

Best,
Niles

On Mar 13, 2018, at 12:13 PM, Ray Williams <ray@mortgage-maestro.com> wrote:

Nice to meet you both. I have owned a property on 46th since 2006, and would like to chat with you all about zoning on it, and the RNOs feelings about upzoning. I am in communication with Denver (Valerie) and she recommended I reach out. Would love to jump on a call if possible.

Success is a journey, and the journey is continual ~ @MortgageMaestro

Ray Williams, Branch Manager – NMLS# 216267

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From: Bill Hare <bill@littlecolorado.com>
Sent: Tuesday, March 13, 2018 12:08 PM
To: Ray Williams <ray@mortgage-maestro.com>
Cc: nils emerick <naemerick@gmail.com>
Subject: RE: Sunnyside United Neighbors

Hi Ray - Niles Emerick and I are co-chairs of the SUNI PCD. How can we help?

Bill Hare
President

Little Colorado, LLC &
Colorado Commercial Woodworking
4450 Lipan St.
Denver, CO 80211
303-964-3212
www.littlecolorado.com

From: Ray Williams [<mailto:ray@mortgage-maestro.com>]
Sent: Tuesday, March 13, 2018 12:05 PM
To: Bill Hare <bill@littlecolorado.com>
Subject: Sunnyside United Neighbors

Hello Bill,

Jennifer mentioned I should reach out to you regarding zoning. I am not sure if I am emailing the right person, I am hoping to connect with you about a property I own in Sunnyside. I can be reached at [720-939-4449](tel:720-939-4449), thanks much

Success is a journey, and the journey is continual ~ @MortgageMaestro

Ray Williams, Branch Manager – NMLS# 216267

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From: Jennifer Superka <jrsuperka@gmail.com>
Sent: Tuesday, March 13, 2018 11:34 AM
To: Ray Williams <ray@mortgage-maestro.com>
Subject: Re: FW: Sunnyside United Neighbors

Bill Hare bill@littlecolorado.com

On Tue, Mar 13, 2018 at 11:16 AM, Ray Williams <ray@mortgage-maestro.com> wrote:

That would be great, who should I reach out to?

Success is a journey, and the journey is continual ~ @MortgageMaestro

Ray Williams, Branch Manager – NMLS# 216267

Mortgage Maestro Group

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From: Jennifer Superka <jrsuperka@gmail.com>
Sent: Tuesday, March 13, 2018 10:33 AM
To: Ray Williams <ray@mortgage-maestro.com>
Subject: Re: FW: Sunnyside United Neighbors

Hi Ray!

Is your question about a zoning issue? If so, I can direct you to the co-chairs of our PCD committee.

Let me know!

Jennifer

On Tue, Mar 13, 2018 at 8:18 AM, Ray Williams <ray@mortgage-maestro.com> wrote:

Hello,

I am not sure if I am emailing the right person, but your email is listed as the POC for the RNO. I am hoping to connect with you about a property I own in Sunnyside. I can be reached at [720-939-4449](tel:720-939-4449), thanks much

Success is a journey, and the journey is continual~ @MortgageMaestro
Ray Williams, Branch Manager - NMLS# 216267
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-----Original Message-----

From: Ray Williams
Sent: Tuesday, February 27, 2018 9:41 AM
To: jrsuperka@gmail.com
Subject: Sunnyside United Neighbors

Hello ,

Are you the rep for the Sunnyside RNO? I tried to connect and left a VM last week. If so let me know the best way to connect. Thanks so much.

Sincerely,

Ray Williams
Branch Manager
Mortgage Maestro Group
O) [303-779-0591 x101](tel:303-779-0591)
C) [720-939-4449](tel:720-939-4449)
ray@mortgage-maestro.com
www.mortgage-maestro.com

July 8, 2018

RE: Rezoning Application (1845 W 46th Ave Denver, CO 80211)

To Whom It May Concern:

Please find this as a supplement of review criteria to the rezoning application for our property on 1845 W 46th Ave in Denver, Colorado. Blueprint Denver was adopted more than 15 years-ago and recent growth has been significant. Updated strategies are needed to accommodate the goal of Blueprint Denver to maintain the areas, while the plan recognizes the need for redevelopment to help avoid stagnation in the city. The Sunnyside neighborhood is currently transforming rapidly. Therefore, we the property owners Raymond D & Melissa A Williams formally request zoning to be permanently changed to U-TU-C on this property.

We have previously contacted Councilman Espinoza and the Sunnyside Neighborhood Organization. In talking with Councilman Espinoza at Bookbar, he felt the zoning change from U-SU-C to U-TU-C if made would be in line with the adopted plans, along with the fact that conditions of Sunnyside are changing from both the Blueprint Denver and the Sunnyside Neighborhood plan. I have also attached the email exchange from Sunnyside Neighborhood Organization leaders where they feel they would back the request for change as well.

General Review Criteria:

Consistency with adopted plans- The Sunnyside neighborhood plan vision references the "desire among residents to promote the diversity of their neighborhood. Houses are a mix of architectural styles - old and new, big and small, brick and frame". While Blueprint Denver's vision references "A diversity of housing in terms of size, type and cost provides a range of housing options and prices throughout the community". You are seeing additional housing types and styles being built in the Sunnyside neighborhood, which includes multi-unit housing close to the location of our home. The conversion from U-SU-C to U-TU-C on 1845 W 46th Avenue will only aid in accomplishing more consistency with the adopted plan support which calls for diversity in the neighborhood. A zoning change to U-TU-C, creates an opportunity for reinvestment into the Sunnyside neighborhood to further aid in creating stability in this community. We are looking at opportunities to enhance the housing options available on our lot to realize both the vision of Sunnyside's neighborhood plan and Blueprint Denver's plan as well.

Blueprint Denver also references that "appropriately located and attractive density stimulates positive change and development in areas with strong links to transit". Easy to point out, is the mere proximity to I70 and I25 near the house. There is a commuter rail station (41st/Fox) within 1.2 miles of this property which enhances the walkability of the location. There are two parks close to our house. Our house is located on 46th Avenue, a residential collector street. Which plays an important role for Denver's local parks. Blueprint Denver points out, higher density reduces land consumption when paired with a land-use mix within convenient destination for walk-ability. You are seeing more and more mixed-use within Sunnyside, from coffee shops (Huckleberry & Common Grounds) within walkable distance to our property to breweries as well (Diebolt Brewing). There is reference to zoning changes

down from Two Unit to Single Unit when land-use is predominately single-family. Blueprint Denver admits this would be controversial. Homes with U-TU-C lots are being repurposed into multi-unit residential showing there is a need for these lots to remain U-TU-C zoning. Our lot according to Councilman Espinoza, must have been zoned inappropriately given it is surrounded in 360 degrees (minus one house) by U-TU-C lots.

Please see the attached zoning map of this area in Denver taken from:

<https://denvergov.org/maps/map/zoning> when searching 1845 w 46th avenue. You can see that all properties that immediately surround my property except one, have the proposed zoning of U-TU-C at this time. Therefore, furthermore illustrating that the proposed map amendment is consistent with those plan recommendations



Additional Review Criteria-

Justifying Circumstances-

- Since the date of approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in public interest. Such a change may include:
 - a) Changed or changing conditions in a particular area, or in the city generally;

If you look at the surrounding area of this lot, you can see the transformation that is happening at this time. There is a higher density build going on. Within direct line of sight of 1845 W 46th Avenue, there has been numerous multi-unit dwellings built. On 1810 W 46th Avenue, almost directly across the street there was one that sold in the last 6 months. On Shoshone between 46th & 47th Avenue there was an additional multi-unit built in the last 6 months as well. On the Northwest corner of 46th/Shoshone there was a multi-unit development recently built & sold as well. The house next to ours on the Northeast corner of 46th & Shoshone has two residences on the lot. There is a growing need for higher density housing in the urban corridor, you can see that this area is transforming to fit the current need of the

city. Also, you can see by the RTD FasTracks map included that the city has been undergoing transformation that was not accommodated for in the current zoning of this property.

1810 W 46th Ave:



46th/Shoshone:



RTD FasTracks – G Line



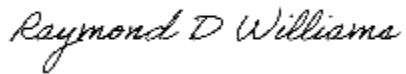
Denver itself has been building a model of a smart land-use city. With more pedestrian friendly accommodations for transportation through increases to the number of bicycle lanes, and rail/bus-based transportation to aid in a density supporting community to prevent sprawl.

Given all but one property that immediately touch our property line are zoned U-TU-C we feel we have provided sufficient and relevant review criteria. We have also met the justifying circumstance criteria and included supporting documentation for both. The proposed official map amendment is therefore consistent with the adopted plans, and with the stated purpose and intent of the proposed Zone District.

We appreciate your consideration on the rezoning application for our property)1845 W 46th Ave Denver, CO 80211 from U-SU-C to U-TU-C).

Signed,

Raymond D Williams



Melissa A Williams

