



# REZONING GUIDE

## Zone Map Amendment (Rezoning) - Application

<b>PROPERTY OWNER INFORMATION*</b>		<b>PROPERTY OWNER(S) REPRESENTATIVE**</b>	
<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	5005 W. 29Th Ave. LLC	Representative Name	Joshua Ward
Address	14225 Foothill Rd	Address	5000 W 29Th Ave
City, State, Zip	Golden, Co 80401	City, State, Zip	Denver, Co 80212
Telephone	303-704-6395	Telephone	303-356-1595
Email	johnrogerward@gmail.com	Email	josh@applewoodfixit.com
*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.	
<b>SUBJECT PROPERTY INFORMATION</b>			
Location (address):	5005 W 29Th Ave Denver, Co 80212		
Assessor's Parcel Numbers:	02303-12-012-000		
Area in Acres or Square Feet:	13,034		
Current Zone District(s):	PUD-83		
<b>PROPOSAL</b>			
Proposed Zone District:	U-MX-3		
<b>PRE-APPLICATION INFORMATION</b>			
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 checked="" type="checkbox"/> Yes - State the contact name & meeting date	Tanner Axt 12/1/2022	
	<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 checked="" type="checkbox"/> Yes - if yes, state date and method	10/21/2022 In person meeting	
	<input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)		



# REZONING GUIDE

## 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 checked="" type="checkbox"/> <b>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.</b></p> <p>Please provide a review criteria narrative attachment describing <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its' own subsection.</p> <p><b>1. Denver Comprehensive Plan 2040</b></p> <p>In this section of the attachment, describe <b>how</b> 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><b>2. Blueprint Denver</b></p> <p>In this section of the attachment, describe <b>how</b> 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><b>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</b></p>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B &amp; 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 checked="" type="checkbox"/> <b>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.</b></p> <p><input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></p> <p>In the review criteria narrative attachment, please provide an additional section describing <b>how</b> the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezonings: 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><b>Justifying Circumstances - One of the following circumstances exists:</b></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 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="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 checked="" type="checkbox"/> <b>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.</b></p> <p>In the review criteria narrative attachment, please provide a separate section describing <b>how</b> 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>

Last updated: February 16, 2021

Return completed form and attachments to [rezoning@denvergov.org](mailto:rezoning@denvergov.org)

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

720-865-2974 • [rezoning@denvergov.org](mailto:rezoning@denvergov.org)

#2022i-00207



# REZONING GUIDE

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## 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 is document is required.)
- Other Attachments.** Please describe below.

Assessor Record link

<https://www.denvergov.org/property/realproperty/summary/0230312012000>

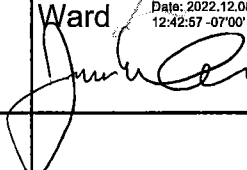


# REZONING GUIDE

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## 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)
<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>	01/12/20	(A)	YES
5005 W. 29Th Ave. LLC	5005 W 29Th Ave Denver, Co 80212 josh@applewoodfixit.com	100	Joshua Ward  <small>Digitally signed by Joshua Ward Date: 2022.12.08 12:42:57 -07'00'</small>	12/8/22	A	YES
						YES
						YES
						YES

Last updated: February 16, 2021

Return completed form and attachments to [rezoning@denvergov.org](mailto:rezoning@denvergov.org)

#2022i-00207

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

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## REVIEW CRITERIA NARRATIVE

Date: December 12, 2022

### REZONING APPLICATION FOR:

5005 West 29<sup>th</sup> Avenue

Current zoning: PUD-83

Proposed Zone District: U-MX-3

Submitted by: Josh Ward  
Applewood Plumbing Heating & Electric

We are requesting a rezone of this property to demolish the current structure and expand Applewood Plumbing Heating & Electric operations.

We feel this rezoning meets the following criteria:

- 1) This rezoning will be consistent with Denver's Adopted Plans:
  - a. This rezoning is consistent with the Denver Comprehensive Plan 2040 in that it:
    - i. Promotes infill development where infrastructure and services are already in place
    - ii. Encourages mixed-use communities where residents can live, work, and play in their own neighborhoods
    - iii. Encourages quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities
    - iv. Will enhance the neighborhood through high-quality urban design
    - v. Will preserve the authenticity of the neighborhood and celebrate the history, architecture, and culture
    - vi. Ensures every neighborhood is economically strong and dynamic
    - vii. Helps to grow a strong, diversified economy through broadening the tax base with a focus on fiscal activity that is resilient to changes over time.
    - viii. Facilitates the growth of a diverse business sector that serves as the foundation for a global, innovative economy
    - ix. Ensures a broad range of jobs to align with the skills and interests of local residents
    - x. Sustains and grows Denver's local neighborhood businesses by promoting small, locally-owned businesses that reflect the unique character of Denver
    - xi. Ensures Denver has a productive, educated, competitive and knowledgeable workforce. This includes developing a highly trained local workforce with the skills and knowledge to effectively compete for a diverse range of local jobs
    - xii.
  - b. This rezoning is consistent with Blueprint Denver:

- i. In the Urban Neighborhood Context, small, multi-unit residential and mixed areas are typically embedded in 1-unit and 2-unit residential areas. Block patterns are generally with a mix of alley access. Buildings are lower scale and closer to the street.
    - ii. The local corridor, West 29<sup>th</sup> Avenue, provides for options for dining, entertainment and shopping, and includes residential and employment uses.
    - iii. Growth is guided to corridors (West 29<sup>th</sup> Avenue).
- 2) This rezoning furthers the Public Health, Safety and Welfare of residents of Denver.
  - a. A rezoned, redeveloped site will re-vitalize the West 29<sup>th</sup> Avenue corridor and the adjacent neighborhood with an infill development that is more appropriate, healthier, and safer.
- 3) There are Justifying Circumstances for this Rezoning:
  - a. The old zoning of PUD-83 was a special, stand-alone zoning that served a very specific purpose about 40 years ago. In the meantime, the city, the neighborhood context, and surrounding zoning have changed such that a new re-zoning, consistent with adjacent zoning, is in the public interest.
- 4) This rezoning aligns with the zone district's (U-MX-3) context description, purpose, and intent.
  - a. This rezoning will contextualize the site in general character; street, block, and access patterns; building placement and location; building heights; and mobility.
  - b. This rezoning is consistent with the general purpose of U-MX-3 as outlined in DZC Section 5.2.3.1 General Purpose.
  - c. This rezoning (U-MX-3) applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

# Denver Property Taxation and Assessment System

[← New Search](#)

5005 W 29TH AVE

Owner	Schedule Number	Legal Description	Property Type
5005 W 29TH AVE LLC 5000 W 29TH AVE DENVER, CO 80212-1515	02303-12-012-000	L 25 TO 28 INC BLK 8 DELAPPE PLACE	INDUSTRIAL-

[Summary](#)
[Property Map](#)
[Assessed Values](#)
[Assessment Protest](#)
[Taxes](#)
[Neighborhood Sales](#)
[Chair](#)
[Print Summary](#)

## Property Description

<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>
<b>Effective Year Built:</b>	1973	<b>Basement/Finish:</b>
<b>Lot Size:</b>	13,034	<b>Zoned As:</b>
<b>Mill Levy:</b>	74.618	<b>Document Type:</b>

**John Ward Trust Dated December 1, 2006**  
**johnrogerward@gmail.com**  
**303-927-0038**

December 8, 2022

Community Planning and Development  
City and County of Denver, Colorado  
201 West Colfax Avenue, Department 205  
Denver, Colorado 80202

***Re: Rezoning Application – 5005 West 29<sup>th</sup> Avenue, Denver, Colorado***

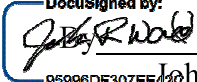
Dear Ladies and Gentlemen:

We are writing regarding a Rezoning Application for 5005 West 29<sup>th</sup> Avenue, Denver, Colorado, which application accompanies this letter. 5005 West 29<sup>th</sup> Avenue is owned by 5005 West 29<sup>th</sup> Avenue LLC, a Colorado limited liability company. The sole member of this LLC is the John Ward Trust Dated December 1, 2006. We are the Co-Trustees of the John Ward Trust Dated December 1, 2006.

We are writing as Co-Trustees of the Trust in accordance with the instructions on page 3 of the application to advise and confirm that we have granted authority to our son, Joshua Ward, to file and take any actions required or appropriate in conjunction with the rezoning application. We would very much appreciate your cooperation in assisting Josh with the application. Thank you.

**John Ward Trust Dated December 1, 2006**

DocuSigned by:



95996DF307EE42C  
John R. Ward, Co-Trustee

Date: December 8, 2020

DocuSigned by:



95996DF307EE42C  
Cathie J. Ward, Co-Trustee

Date: December 8, 2020

cc: Joshua Ward by electronic mail

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14225 Foothill Road, Golden Colorado 80401



Legal description for 5005 W 29<sup>Th</sup> Avenue

Lots 25, 26, 27 and 28, Block 8, De Lappe Place,  
City and County of Denver,  
State of Colorado

## ASSIGNMENT OF MEMBERSHIP INTERESTS

This Assignment of Membership Interests ("**Assignment**") is made by **John R. Ward** ("**John**"), to and for the benefit of the **John Ward Trust Dated December 1, 2006** (the "**Trust**"). John and the Trust are sometimes referred to herein collectively as the "**Parties**."

### Recitals:

John is the only member of and owns all of the Membership Interests in 5005 W. 29<sup>th</sup> Ave. LLC, a Colorado limited liability company (the "**LLC**"). John desires to transfer and assign all of his Membership Interests in the LLC, including all rights, title and interest relating thereto, to his Trust. The Trust is agreeable to acquiring the Membership Interests, all in accordance with the provisions of this Assignment.

### Covenants:

Now, therefore, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

1. As of the Effective Date defined below, John hereby assigns to the Trust all of his Membership Interests in the LLC, which assignment includes, but is not limited to, all his right to receive distributions, profits, losses or any other assets or liabilities and all his right to vote, manage or participate in the management of the LLC. The Membership Interests transferred herein are free and clear of all claims, security interests, pledges, mortgages, liens, charges, or other encumbrance of any nature whatsoever.

2. This Assignment shall be binding upon and inure to the benefit of the Parties, their respective heirs, executors, administrators, successors-in-interest and assigns.

3. This Assignment shall be governed by and construed in accordance with the laws of the State of Colorado.

In witness whereof, this Assignment has been executed by the Parties effective (the "**Effective Date**") as of December 7, 2022.

[Signatures on following page.]

**JOHN:**

DocuSigned by:

*John R. Ward*

95996DF307EE42C...

**John R. Ward**

**TRUST:**

**JOHN WARD TRUST DATED DECEMBER 1, 2006**

DocuSigned by:

*John R. Ward*

95996DF307EE42C...

**John R. Ward, Co-Trustee**

DocuSigned by:

*Cathie J. Ward*

95996DF307EE42C...

**Cathie J. Ward, Co-Trustee**

**THE JOHN WARD TRUST  
DATED DECEMBER 1, 2006**

Restatement dated 1-20, 20  

CREATIVE PLANNING LEGAL, PA  
5454 W. 110TH STREET  
OVERLAND PARK, KANSAS 66211

# The John Ward Trust

## Article One Establishing the Trust

On December 1, 2006, I established the John Ward Trust, and reserved the right to amend the trust, in whole or in part. On this day, 1-20, 2022, I revoke all restatements and amendments to that instrument and now exercise my power to amend that instrument in its entirety, so that after amendment the John Ward Trust now states:

The parties to this restated trust are John R. Ward (the *Grantor*) and John R. Ward and Cathie J. Ward (collectively, the *Trustee*).

I intend to create a valid trust under the laws of Colorado and under the laws of any state in which any trust created under this trust document is administered. The terms of this trust prevail over any provision of Colorado law, except those provisions that are mandatory and may not be waived.

### Section 1.01 Identifying the Trust

For convenience, the trust may be referred to as:

“The John Ward Trust dated December 1, 2006.”

To the extent practicable, for the purpose of transferring property to the trust or identifying the trust in any beneficiary or pay-on-death designation, the trust should be identified as:

“John R. Ward and Cathie J. Ward, Trustees of the John Ward Trust dated December 1, 2006, and any amendments thereto.”

For all purposes concerning the identity of the trust or any property titled in or payable to the trust, any description referring to the trust will be effective if it reasonably identifies the trust and indicates that the trust property is held in a fiduciary capacity.

### Section 1.02 Reliance by Third Parties

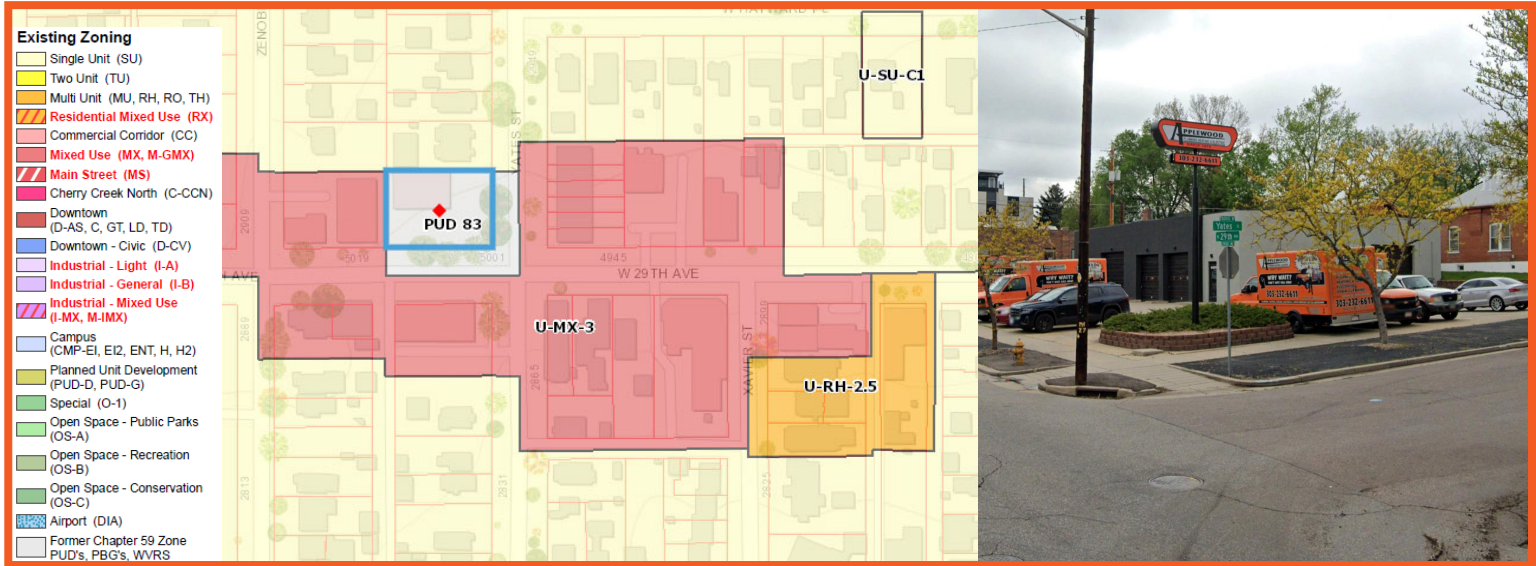
Third parties may require documentation to verify the existence of this trust, or particular provisions of it, including the name of the Trustee or the powers held by the Trustee. To protect the confidentiality of this instrument, the Trustee may use an affidavit or a certification of trust that identifies the Trustee and sets forth the authority of the Trustee to transact business on behalf of the trust instead of providing a copy of this instrument. The affidavit or certification may include pertinent pages from this instrument, including title or signature pages.

A third party may rely upon an affidavit or certification of trust that is signed by the Trustee with respect to the representations contained in it. A third party relying upon an affidavit or certification of trust will be exonerated from any liability for actions the third party takes or does not take in reliance upon the representations contained in the affidavit or certification of trust.

A third party dealing with the Trustee will not be required to inquire into this trust’s terms or the authority of the Trustee, or to see to the application of funds or other property received by the Trustee. The Trustee’s receipt of any money or property paid, transferred, or delivered to the Trustee will be a sufficient discharge to the third party from all liability in connection with its application. A written statement by the Trustee is conclusive evidence of the Trustee’s authority. Third parties are not liable for any loss resulting from their reliance on a written statement by the

John Ward Trust

# Hi Neighbor. We're planning some improvements.



#2022i-00207



January 5, 2023 NO FEE Former Ch59

Over the past 32 years, we've made significant efforts to improve 29th Avenue in our neighborhood by purchasing and renovating older properties, which are all in use as our headquarters. Now, we're taking the necessary steps to re-zone the garage property located at 5005 W 29th Ave. Our goal is to have this previously excluded parcel brought up to current zoning standards, from PUD 83 to U-MX-3. U-MX-3 applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired. This change will allow us to create a new space consistent with other commercial properties on the 29th Avenue corridor. As always, our commitment to thoughtful design, beautiful improvements and neighborhood character will be at the forefront of our plans.

We welcome your thoughts and input on this project. Please feel free to reach out directly:

Josh Ward, Owner & President  
Applewood Plumbing Heating & Electric  
josh@applewoodfixit.com

#2022i-00207



## Drew Dutcher

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**From:** Paula Washenberger <paula@applewoodfixit.com>  
**Sent:** Thursday, December 8, 2022 1:53 PM  
**To:** Drew Dutcher  
**Subject:** postcard and addresses  
**Attachments:** zoning notification postcard 2.pdf

Hi Drew – postcard is attached, and here are the addresses that were mailed to.

- 2930 N Zenobia Street
- 2924 N Zenobia Street
- 5035 W 29<sup>th</sup> Ave
- 5025 W 29<sup>th</sup> Ave
- 5032 W 29<sup>th</sup> Ave
- 5016 W 29<sup>th</sup> Ave
- 5038 W 29<sup>th</sup> Ave
- 5008 W 29<sup>th</sup> Ave
- 5000 W 29<sup>th</sup> Ave
- 5020 W 29<sup>th</sup> Ave
- 2904 N Yates Street
- 2908 N Yates Street
- 2914 N Yates Street
- 2918 N Yates Street
- 2924 N Yates Street
- 2928 N Yates Street
- 2935 N Yates Street
- 2925 N Yates Street
- 2921 N Yates Street
- 2919 N Yates Street

**Paula Washenberger**

*Director of Marketing & Talent Acquisition*

Applewood Plumbing Heating & Electric

303-458-5988 Ext 184

[paula@applewoodfixit.com](mailto:paula@applewoodfixit.com)

**As a local, family-owned company, we are especially thankful to our community for supporting us throughout the years.**

**When you choose Applewood, you're investing in our employees and their families, and in turn, our community.**

**Visit us [here](#) to schedule service.**

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## Drew Dutcher

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**From:** Eric Rymarz <eric.rymarz@urban-villages.com>  
**Sent:** Thursday, December 8, 2022 8:39 PM  
**To:** Drew Dutcher  
**Cc:** Josh Ward; LUP@westhighlandneighborhood.org; Nicholas Ward; Paul Stewart; designreview@westhighlandneighborhood.org; president@westhighlandneighborhood.org; Karl Barton  
**Subject:** Re: Upcoming LUP meeting of WHNA: Rezone of 5005 West 29th Avenue

Hi Drew,

Thanks for reaching back out and hope all is well!

Typically we provide a letter prior to the planning board meeting. From my perspective you have ticked all the pre-application boxes so feel free to submit. No further action required at this time but I'm sure we'll reach out with questions in the new year.

Cheers, Eric

On Thu, Dec 8, 2022 at 1:37 PM Drew Dutcher <[drewd@pivotal-arch.com](mailto:drewd@pivotal-arch.com)> wrote:

Dear Eric and Friends at WHNA:

Thank you for meeting with us on 11/15.

Is WHNA able to provide a letter of support for the rezoning of 5005 W 29<sup>th</sup> from PUD 83 to U-MX-3?

We are about to submit the application and would love to have your support if you are able.

I am happy to discuss if you or any member of WHNA would like.

Drew Dutcher

Project Manager



763 Santa Fe Drive

#2022i-00207

## Drew Dutcher

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**From:** Josh Ward <josh@applewoodfixit.com>  
**Sent:** Thursday, December 8, 2022 1:44 PM  
**To:** Drew Dutcher  
**Subject:** Fwd: Zoning Change at 29th and Yates

---

**From:** Josh Ward <josh@applewoodfixit.com>  
**Sent:** Tuesday, December 6, 2022 3:14 PM  
**To:** LEE BYRD <leebyrd42@comcast.net>  
**Subject:** RE: Zoning Change at 29th and Yates

Hi Lee

Our current plan would be to build a new three story building for Applewood's use. We have no plans to sell it to a developer. The street level would be a parking garage that would allow for more parking than we have on the existing lot. Keep in mind our planning is in the very initial stage. The zoning of our building to the west is already U-MX-3 as well as our building on the south side of 29<sup>th</sup>.

It's great to hear that you have used our services. We certainly appreciate your business!

Thanks

**Josh Ward**  
*President*  
Applewood Plumbing Heating & Electric  
303-458-5988 ext102  
[josh@applewoodfixit.com](mailto:josh@applewoodfixit.com)

**As a local, family-owned company, we are especially thankful to our community for supporting us throughout the years. When you choose Applewood, you're investing in our employees and their families, and in turn, our community. Visit us [here to schedule service.](#)**

CONFIDENTIALITY: The information contained in this electronic message should be considered confidential, and is intended solely for the use of the individual or entity to which it is addressed. Copying, dissemination, or disclosure of this information is strictly prohibited without the express permission of the sender. If you are not the intended recipient, please delete this message and notify the sender immediately. Thank you.

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**From:** LEE BYRD <leebyrd42@comcast.net>  
**Sent:** Tuesday, December 6, 2022 9:21 AM  
**To:** Josh Ward <josh@applewoodfixit.com>  
**Subject:** Zoning Change at 29th and Yates

Hello Josh:

Just received you card about the zoning change you are proposing for the old Arnold's Auto Repair property. Thank you for the alert. I live at 2928 Yates St so right across the street. Obviously any changes or construction on that property will directly affect me and my neighbors.

What are your plans for that property? Are you planning to build another building for Applewood use? Does this zoning change also apply to your property just to the west on 29th and Zenobia?

My concerns are many. If you are planning to sell these lots for future commercial or residential development, I just do not feel the area can take more density. Traffic has increased so much on 29th since I moved to this address in 2007. And parking is bad enough on the street as is. I know they always say that parking is built in but never enough. Just see how much the street parking has increased since the two units were built on 29th and Sheridan. There is very limited parking as is on Yates right now.

Honestly Josh, when Joe said he was selling to Applewood for use as is, I was happy. You did a great job painting the building and love the new sign. Personally, I am happy to have you as a neighbor in your present footprint. I have used your services several times including a new HVAC system a few years ago. However, I just can't get in line with any higher density development.

Please let me know of your plans for the property so can determine if this is something I can embrace as your neighbor.

Thanks much.

Lee Byrd  
[leebyrd42@comcast.net](mailto:leebyrd42@comcast.net)

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