

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	
<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>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:		<input type="checkbox"/> Yes Per DZC Sec. 12.4.10.3.Part B.2. <input type="checkbox"/> No	

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 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 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 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>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 type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.</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>Please provide an attachment describing the justifying circumstance.</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>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:	
<input type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format) <input type="checkbox"/> Proof of Ownership Document(s) <input type="checkbox"/> Review Criteria	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<input type="checkbox"/> Written Authorization to Represent Property Owner(s)	
Please list any additional attachments:	

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)
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)	NO
			<i>W. J. Denver</i>			

Property Address: 668 – 670 N Inca Street

Legal Description:

Lots 1 to 4, Inclusive, Block 17, Elmwood Addition to the City of Denver, City and County of Denver, State of Colorado.

Denver Property Assessment and Taxation System (3.2.3)

[New Search](#)
668 INCA ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
REVISION REAL ESTATE LLC 1332 E 22ND AVE DENVER , CO 80205-5221	0503629002000 PIN 161113661	L 1 TO 4 INC BLK 17 ELMWOOD ADD	RESIDENTIAL	DENV

Summary
Assessment
Assessment Protest
Taxes
Comparables
Neighborhood Sales
Chain of Title

Property Summary
Property Map

Additional Property Information

[Clear results](#)

Zoning [Details](#)
 Zone District: PUD
 Code Version: 1956 - Former
[Chapter 59](#)
[Zoning Map](#)

Neighborhood [Details](#)
 Lincoln Park

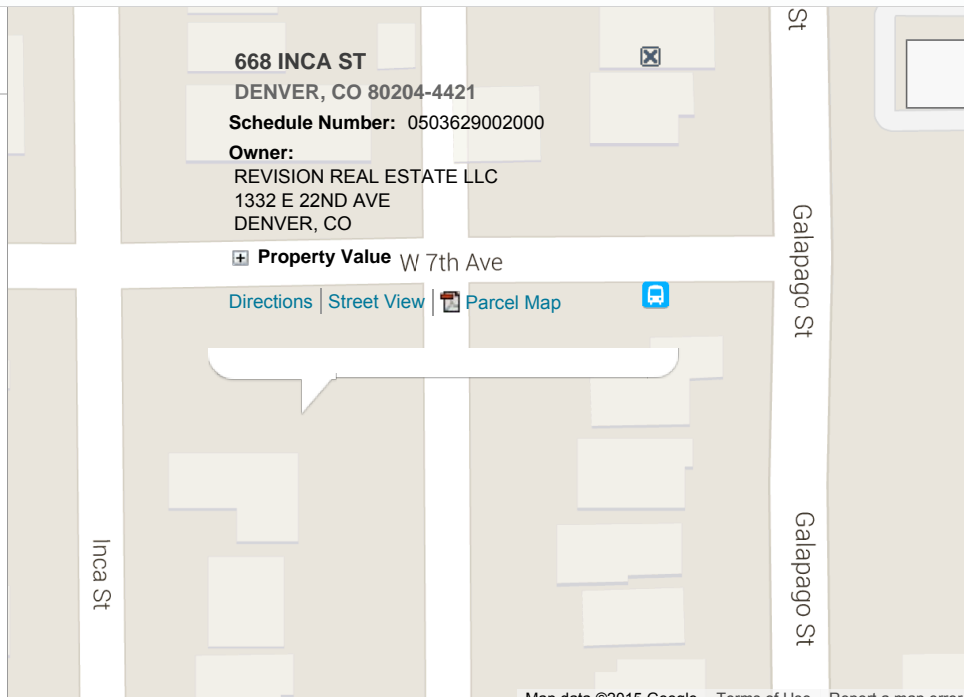
Subdivision [Details](#)
 ELMWOOD ADDITION TO THE CITY OF DENVER

Historic Landmark District [Details](#)
 No

Historic Landmark [Details](#)
 No

Enterprise Zone [Details](#)
 Yes

Floodplain Designation [Details](#)
 Zone: X



668 INCA ST
 DENVER, CO 80204-4421
 Schedule Number: 0503629002000
 Owner:
 REVISION REAL ESTATE LLC
 1332 E 22ND AVE
 DENVER, CO

Property Value W 7th Ave
[Directions](#) | [Street View](#) | [Parcel Map](#)

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reVision Real Estate LLC
1332 E 22nd Ave
Denver, CO 80205
Tel: 303 376 7930
Fax: 303 388 7613
Email: knasser@revisioninc.com

Denver 10/05/2015

RE: rezoning the property at 668-670 Inca Street in Denver

To whom it may concern,

Tim Politis, registered architect in Colorado and owner of One Line Studio LLC, is authorized to represent and act on the behalf of reVision Real Estate LLC in rezoning the property at 668-670 Inca Street in Denver, Colorado.

If you have any questions, please contact us by phone or email at the number or address listed above.

Thank you
Khalil H Nasser PhD
Owner, reVision Real Estate LLC

A handwritten signature in black ink, appearing to read "Khalil H Nasser", written in a cursive style.

Revision Real Estate LLC

Limited Liability Organizational Documents

Colorado Limited Liability Company

Restricted Private Offering

Not Publicly Traded

Certificate No.
001

Voting Capital
10,000

REVISION REAL ESTATE, LLC.

This Certifies that **Khalil Nasser** is the owner of **Ten Thousand (10,000)** shares of the Voting Capital of **Revision Real Estate, LLC.** transferable only on the books of the Limited Liability Company by the holder hereof in person or by Attorney upon surrender of this Certificate properly endorsed. This restricted Capital Certificate constitutes a private offering and is not for sale on any established stock market. This capital certificate is not registered with the Securities Exchange Commission.

In Witness Whereof the said Corporation has caused this Certificate to be signed by its duly authorized officers and its Corporate Seal (if any) to be hereunto affixed on this 3rd day of October, A.D. 2015.



President

Secretary

Revision Real Estate, LLC

MEMBERS MEETING

This members meeting is hereby convened this 19th day of September, 2007, at 2 PM and at the office of T W Cresswell PC, 7220 W Jefferson Ave, Ste 440, Lakewood, CO 80235 for the purpose of initiating operations of Revision Real Estate, LLC (the company), electing managing members, and other procedures.

BE IT RESOLVED...

At this meeting, Khalil Nasser was elected Managing member of the company with all executive powers of said office. There being no other employees or associates of the company, no officers' positions are deemed necessary.

There being no further business at hand, motion was made to adjourn the meeting and the motion carried by vote.

In Witness Whereof the undersigned attest to the accuracy of the foregoing writing of the minutes of the Voting members meeting. Such foregoing minutes includes 1 pages.

Manager


Khalil Nasser

WAIVER/CONSENT TO ACTION

The Voting members of Revision Real Estate, LLC whose signatures appear below hereby consent to the actions of this meeting (annual or special) held this 26th day of July, 2007. The voting members below also waive any due requirements of notice and/or acknowledge the adequacy of any notice afforded them.


Khalil Nasser

**REVISION REAL ESTATE LLC
OPERATING AGREEMENT**

ARTICLE II, Section 2.1 Initial Members.

Exhibit A.

The initial members of the company are:

Khalil Nasser



EIN Assistant

Your Progress: 1. Identify 2. Authenticate 3. Addresses 4. Details 5. EIN Confirmation

Please confirm your selection.

Due to the number of members in your limited liability company, you are considered a **Single-Member Limited Liability Company (LLC)** as the type of structure applying for an EIN.

- Since you are a **single-member LLC**, you will initially be classified as a **disregarded entity** for the purposes of filing a federal tax return.
 - If the only member of the LLC is an **individual**, the LLC income and expenses are reported on **Form 1040** (U.S. Individual Income Tax Return), Schedule C, E, or F.
 - If the only member of the LLC is not an individual, the LLC income and expenses are reported on the owner/member's tax return.
- If you do not wish to accept the default classification of disregarded entity, you can:
 - File **Form 8832** (Entity Classification Election) to elect **corporate status**, or
 - File **Form 2553** (Election by a Small Business Corporation) to elect **S corporation status**.
- Single-member LLCs may not file a **partnership return**.

You may not continue if:

- You are an **individual** and are the owner of a **single-member LLC with employees**, and you do not already have a sole proprietor EIN.

If you need to change your type of structure, we recommend that you do so **now**, otherwise you will have to start over and re-enter your information. Additional help may be found by reviewing **all types of organizations and structures** before making your selection.

Help Topics

- ? Why do I need two EINs if I am a single-member LLC with employees?
- ? What is Form 1040?
- ? What is Form 8832?
- ? What is Form 2553?

<< Change Type

Continue >>

No EIN Needed

Narrative: Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

The subject property, located at 668-670 N. Inca Street is currently surrounded by adjacent properties designated within a U-RH-3A zone. By converting the subject property from its current zoning of PUD to U-RH-3A, the new designation will align the property to be consistent with the existing zoning on the neighboring properties.

The rezoning of the property to U-RH-3A is consistent with the findings of the following adopted plans:

- Blueprint Denver: A Land Use and Transportation Plan (2002)
- La Alma/Lincoln Park Neighborhood Plan (2010)

Blueprint Denver, published in 2002, identifies the subject property within a highlighted 'Area of Change' promoting Mixed-Use developments with a higher intensity of use.

According to Blueprint Denver,

The purpose of Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop. New investment in these areas should encourage the retention of low-income residents and ensure diverse development that benefits all residents of the city.

Presently, the existing PUD zoning limits development to the existing structure thereby underutilizing the available property by leaving a large vacant portion of the site with limited potential for development at the southeast corner of 7th and Inca. By its nature as an outlier in this urban neighborhood district, the vacant land is left to neglect, is prone to the receipt of litter, and creates a sense of discontinuity in the neighborhood in term of building form, setbacks, build-to requirements and building height.

In contrast, by changing the zoning to U-RH-3A, consistent with the intent of the Blueprint Denver recommendation to encourage development in this area, there is an opportunity to enhance the neglected corner and continue the existing characteristics of the neighborhood including consistent setbacks, build-to requirements and building heights.

The 2010 La Alma/Lincoln Park Neighborhood Plan identifies the subject property within an area allocated for townhouses (page 23) with a height of up to 3 stories (page 25). Regarding the proposed development, page 46 of the 2010 plan indicates:

The southern residential character area is roughly bounded by Inca Street to the west, 9th Avenue to the north, Delaware to the east and 6th Avenue to the south. The southern residential area should be zoned an urban neighborhood rowhouse district that allows up to two and a half story rowhouses, and apartments up to three stories on certain corner lots (e.g., U-RH-3A).

The subject property is located within the designated area described in the text above which identifies U-RH-3A as the preferred zoning with the intended building form of rowhouses supporting the proposed zoning change for this property.

2. Uniformity with District Regulations

The proposed official map amendment will result in regulations and restrictions that are uniform for each kind of building throughout the U-RH-3A district per the adopted Denver Zoning Code.

This is not to say that the change of zoning on the subject property will lead to a development that lacks unique character. The subject property can contain unique improvements that take into consideration the neighboring context that builds upon the existing neighborhood character. By replacing the current PUD zone with the proposed U-RH-3A zone, we are able to take into consideration the fundamental building blocks for consistency and neighborhood uniformity including building form, setbacks, build-to requirements, building height and street activation that are characteristic to the surrounding neighborhood and build upon the surrounding context.

3. Furthers the public health, safety, and general welfare of the City

The rezoning of the subject property to U-RH-3A and the anticipated future development that the new zoning designation would allow can further public health, safety and general welfare by increasing the walkability of the neighborhood, thereby improving access to jobs, housing and services with fewer and shorter auto trips as recommended in Blueprint Denver. Creating a more walkable neighborhood has the potential to create an environment where more people are on the streets making the public areas safer with more watchful eyes; promoting health by providing alternatives to a car-oriented environment with

greater options for mobility; and, generally enhancing the urban environment, thereby improving the welfare of neighborhood and in a larger context, the City.

4. Justifying Circumstances

The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.

Due to the proximity to downtown, the enhanced development and density at the nearby 10th and Osage light rail station that is within walking distance to the property, and the identification and enhancement of the nearby Santa Fe Arts District, the demand for affordable housing has greatly increased in this area. The proposed rezoning to U-RH-3A will allow for redevelopment consistent with the surrounding properties while addressing the demand for more flexibility and allowing for increased development that is consistent with Denver planning documents.

Consistent with Blueprint Denver 2002 and the 2010 La Alma/Lincoln Park Neighborhood Plan, improving access to jobs, housing and services with fewer and shorter auto trips is a goal for this area. The proposed zoning change provides the framework to meet this goal while maintaining the existing developmental character of the surrounding properties and the neighborhood.

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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.

By approving the request to rezone the subject property from the existing PUD zone to the U-RH-3A zone, the proposed zoning change will allow the subject property to be consistent with neighborhood context and meet the stated purpose and intent of the proposed zone district in that:

- The subject property will match the zoning of the surrounding neighborhood properties.
- The similar zoning will allow for consistency and the continued preservation of the existing neighborhood character including building form, setbacks, build-to requirements, building height and street activation.
- It encourages the implementation of the recommended goals established in the documented planning documents including Blueprint Denver and the La Alma/Lincoln Park Neighborhood Plan.

- It allows for redevelopment consistent with the density and character of the adjacent existing properties
- It allows the opportunity to create a more walkable neighborhood with the potential to create an environment where more people are on the streets making the public areas safer and promoting health by providing alternatives to a car-oriented environment, thereby improving the welfare of neighborhood and a significant part of the City.

Summary

Given the noted alignment with goals established in the planning documents, description of compliance with the established Zoning Change Review Criteria and potential benefits to the adjacent neighborhood we ask that you consider the zoning change request for 668-670 N. Inca Street.

Sincerely,

A handwritten signature in black ink that reads "Tim Politis". The signature is fluid and cursive, with a long horizontal stroke extending to the right from the end of the name.

Tim Politis, AIA, LEED AP
One Line Studio LLC