

**CITY AND COUNTY OF DENVER, COLORADO
REGISTERED NEIGHBORHOOD ORGANIZATION (RNO)
POSITION STATEMENT**

Following a vote of the Registered Neighborhood Organization, please complete this form and email to RNOresponses@denvergov.org. This document may be saved for future reference.

Any questions related to completion of the form may be directed to the Planning Board at rezonings@denvergov.org or planningboard@denvergov.org.

APPLICATION NUMBER	2010I-00014
LOCATION (IF APPLICABLE)	3300 & 3316 Tejon Street
REGISTERED NEIGHBORHOOD ORGANIZATION NAME	Highland United Neighbors, Inc.
REGISTERED CONTACT NAME	Tim Boers
CONTACT ADDRESS	2558 West 32 nd Avenue, Denver, CO 80211
CONTACT EMAIL ADDRESS	tboers@boulderassociates.com
DATE SUBMITTED	10-5-10

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization was held via email and telephone between October 4 and October 5, 2010, with 5 members in attendance. With a total of 5 members voting:
 0 voted to support;
 5 voted to oppose the application; and
 0 voted to abstain on the issue.

It is therefore resolved, with a total of 5 members voting in aggregate,

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

- Approve
- Approve with Comments Noted
- Oppose

**COMMENTS
(Field Will Expand to Accommodate)**

All other 3-story commercial zoned properties along Tejon are zoned U-MX-3 and must provide 4.5 spaces per 1000 sf. These two properties are currently zoned U-MS-2 and must provide only 2.0 spaces per 1000 sf. If the Applicant wants 3 story zoning to be consistent with other properties along Tejon Street, it is only fair that these properties follow the same rules that the neighboring properties must.

We strongly believe that no spot zoning should be granted that give a particular property an unfair advantage over similar and adjacent properties. Therefore, HUNI's PCD Committee has voted 5-0 to oppose the change in zoning from U-MS-2 to U-MS-3.

Applications may be viewed and/or downloaded at:

<http://www.denvergov.org/zoning/Rezoning>



J. R. ACCOUNTING
Your Accounting Solutions

October 12, 2010

City and County of Denver
Planning Board
201 West Colfax Avenue
Department 201
Denver, CO 80202

Re: Proposed rezoning from U-MS-2 to U-MS-3
3300 and 3316 Tejon St.
Application No. 20101-00014

Dear Sir:

I recommend the City and County of Denver approve the application to change the zoning from two to three stories for the above referenced properties.

There is no justification to limit this property to two stories. The city block south and across the street is zoned C-MX-5. Property along Tejon St. from 32nd avenue to 38th avenue is either U-MX-3 or PUD.

J R Accounting, Inc. has owned the property at 3734 Tejon St. since 1995. My company, JR Accounting, Inc. operates its business from this property. Prior to the zone change I had B3 zoning. Today I have U-MX-3.

I am familiar with property in this area and see no reason to deny three story zoning to 3300 and 3316 Tejon St. My understanding is that it will be years, if ever, that the existing one story buildings will be replaced.

Yours truly,

J Ronald Maestas
President

October 13, 2010

City and County of Denver
Planning Board
201 West Colfax Avenue
Department 201
Denver, CO 80202

Re: Proposed rezoning from U-MS-2 to U-MS-3
3300 and 3316 Tejon St.
Application No. 20101-00014

Dear Sir:

I recommend the City and County of Denver approve the application to change the zoning from two to three stories.

A three story building is not out of character with other buildings along Tejon St. The city block south and across the street is zoned C-MX-5. Other properties along Tejon St. from 32nd avenue to 38th avenue are zoned U-MX-3 or PUD.

I live half a block east of Tejon St. on 37th Avenue . I not only live in the neighborhood but I am the pastor of The Firehouse Church, to be located at 3300 Tejon St. Present construction is scheduled for completion January 2011.

It will be years, if ever, that applicant will exercise the right to build three stories on said property. Even so, three stories high are not out of character with other buildings and zoning along Tejon St.

Yours truly,

A handwritten signature in black ink that reads "Richard Thatcher". The signature is written in a cursive style with a horizontal line at the end.

Rich Thatcher,
Pastor – The Firehouse Church
(303)888-4015

October 13, 2010

City and County of Denver
Planning Board
201 West Colfax Avenue
Department 201
Denver, CO 80202

Re: Proposed rezoning from U-MS-2 to U-MS-3
3300 and 3316 Tejon Street
Application No. 20101-00014

Dear Sir:

I own the property west and across the street from applicant's property. My zoning used to be B-3, now it is U-MX-3. My restaurant, Rosa Linda's, and my tenant, The Squeaky Bean, will not be negatively affected by changing the zoning from two to three stories.

A three story building is no out of character with other buildings along Tejon St. The city block south and across the street from applicant is zoned C-MX-5. Other properties along Tejon St. from 32nd avenue to 38th avenue are zoned U-MX-3 or PUD.

The applicant, John Peavy, informs me it will be years, if ever, that he will exercise the right to build three stories on said property. Even so, three stories high are not out of character with other buildings and zoning along Tejon St.

I recommend the zoning application be approved.

Yours truly,

Rosa Linda Aguirre,
Vice President

October 14, 2010

Rick LaBriola
Labriola Machine
2024 W. 33rd Avenue
Denver, CO 80211

City and County of Denver
Planning Board
201 West Colfax Avenue
Department 201
Denver, CO 80202

Re: Proposed rezoning from U-MS-2 to U-MS-3
3300 and 3316 Tejon St.
Application No. 20101-00014

Dear Sir:

I recommend the City and County of Denver approve the application to change the zoning from U-MS-2 to U-MS-3.

In 1988 I purchased property which I use to operate Labriola machine shop. Applicant (John Peavy's) property is catty-corner to my property.

Changing applicant's zoning from two to three stories fits in well with the neighborhood. The change is not out of line with other properties along Tejon. Anything that improves John's property is good for me, my property, and the neighborhood.

To reiterate, I recommend the City and County of Denver approve the application to change the zoning from U-MS-2 to U-MS-3.

Yours truly,



Rick LaBriola

