



February 9, 2023

Community Planning and Development

City and County of Denver

Attn: Fran Penafiel

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

Re: *Official Map Amendment Application #2022I-00178 – 3401 W. 29th Avenue and 2945 N. Julian Street*

Dear Ms. Penafiel:

The West Highland Neighborhood Association (“WHNA”) is an Interested Registered Neighborhood Organization for the Official Map Amendment Application #2022I-00178 – 3401 W. 29th Avenue and 2945 N. Julian Street, requesting a rezoning of the subject properties from U-SU-B to U-MX-2x (the “Rezoning Application”).

WHNA and the applicants for the Rezoning Application executed that certain Restrictive Covenant by and between 3401 W. 29th Ave., LLC and West Highland Neighborhood Association dated January 25, 2023 (the “3401 W. 29th Avenue Covenant”) and that certain Restrictive Covenant by and between Paul Tamburello and West Highland Neighborhood Association dated January 24, 2023 (the “2945 Julian Street Covenant” and collectively with the 3401 W. 29th Avenue Covenant, the “Covenants”). The Covenants contain certain restrictions on the use and redevelopment of the subject properties beyond the requirements contained in the City and County of Denver’s applicable codes and regulations. If the Rezoning Application is approved, the Covenants will be recorded in the real property records of the City and County of Denver’s Clerk and Recorder’s office and will run with the land and be binding upon the subject properties.



WHNA supports the Rezoning Application subject to the Covenants, but would not support the Rezoning Application **without** the executed Covenants.

Please do not hesitate to contact us with questions or to further discuss.

Sincerely,

A handwritten signature in blue ink, appearing to read "Trevor Greco", is written over a large, stylized blue circular flourish.

Trevor Greco

President

West Highland Neighborhood Association

cc: Bill Hare, WHNA, Vice President