

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
☐ CHECK IF POINT OF CONTACT FOR APPLICATION ☐ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		☒ CHECK IF POINT OF CONTACT FOR APPLICATION ☒ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	Colorado Peak Homes, LLC	Representative Name	Jesus Ibarra Amaparan (Owner of Colorado Peak Homes)
Address	1776 S Jackson St, Ste 1101	Address	2101 W College Ave
City, State, Zip	Denver, CO 80210	City, State, Zip	Englewood, CO 80110
Telephone	720.620.1189	Telephone	720.620.1082
Email	jesus@denvercounter.com	Email	vickyrealtor@hotmail.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.	
SUBJECT PROPERTY INFORMATION			
Location (address):	1021 S Hooker St Denver, CO 80219		
Assessor's Parcel Numbers:	05173-18-033-000		
Area in Acres or Square Feet:	8962 square feet		
Current Zone District(s):	S-SU-D		
PROPOSAL			
Proposed Zone District:	E-TU-C		
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	☒ Yes - State the contact name & meeting date <u>Alissa Childress - 04/20/2023</u> ☐ No - Describe why not (in outreach attachment, see bottom of p. 3)		
Did you contact the City Council District Office regarding this application?	☒ Yes - if yes, state date and method <u>June 28 2023</u> ☐ No - if no, describe why not (in outreach attachment, see bottom of p. 3)		

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
General Review Criteria DZC Sec. 12.4.10.7.A Check box to affirm and include sections in the review criteria narrative attachment	☒ 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 a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection. 1. Denver Comprehensive Plan 2040 In this section of the attachment, describe how 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. 2. Blueprint Denver In this section of the attachment, describe how 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>. 3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable): <u>preapplication meeting done, pending Westwood Neighborhood Plan, blueprint and Comprehensive plan.</u>
General Review Criteria: DZC Sec. 12.4.10.7. B & C Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.	☒ 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. ☒ Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City. In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.
Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8 For Justifying Circumstances, check box and include a section in the review criteria narrative attachment. For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.	Justifying Circumstances - One of the following circumstances exists: ☐ The existing zoning of the land was the result of an error; ☐ The existing zoning of the land was based on a mistake of fact; ☐ 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; ☒ 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: a. Changed or changing conditions in a particular area, or in the city generally; or, b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. ☐ 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. 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. ☒ 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. In the review criteria narrative attachment, please provide a separate section describing how 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.

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

REZONING GUIDE

Rezoning Application Page 4 of 4

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)
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>	01/12/20	(A)	YES
Colorado Peak Homes, LLC	1021 S Hooker St Denver, CO 80219	100%		06/28/20 23	A	YES ☒ NO
						YES
						YES
						YES

Colorado Peak Homes, LLC
1776 S Jackson St, Ste 1101
Denver, CO 80210

Jesus Ibarra Amparan, Member
jesus@denvercounter.com

City and County of Denver
Community Planning & Development
Planning Services Division
201 W. Colfax Avenue, 2nd Floor
Denver, CO 80202
As emailed to rezoning@denvergov.org

RE: Application to Rezone 1021 S Hooker St, Denver CO 80219 from S-SU-D to E-TU-C
Application # 2023I-00057

Dear Community Planning & Development:

I am Jesus Ibarra Amparan representing Colorado Peak Homes, LLC, the property owner of the corresponding property, 1021 S Hooker St., regarding the attached application for a zoning map amendment (“re-zoning”). This submittal is to change the zoning designation from S-SU-D to E-TU-C.

Request for Rezoning

Address: 1021 S Hooker St, Denver CO 80219.

Neighborhood/Council District: Westwood Neighborhood Plan

RNOs: Inter-Neighborhood Cooperation (INC), Far East Center, Hecho en Westwood, Southwest Vida, Strong Denver

Area of Property: 8962 square feet

Current Zoning: E-SU-D.

Proposed zoning: E-TU-C

Property Owner: Colorado Peak Homes, LLC

Summary of Rezoning Request

- The subject property is currently a vacant land. It is located within the Westwood Neighborhood Plan.
- The property owner is proposing to rezone the property to allow for the future potential redevelopment of more house on site.
- The proposed E-TU-C, allows up to two units on a minimum zone lot area of 5,500 square feet.

Proposed Zoning:

The Requested E-TU-C zone district is found in the Urban Edge (E-) Neighborhood Context Zone Districts that allows for residential uses in a variety of building forms including: urban house, duplex and tandem house.

The exhibits referred to herein shall constitute a part of this application and are incorporated into this application for all purposes.

- **Exhibit A:** Property Legal Description
- **Exhibit B:** Description with Adopted City Plans/General Review Criteria (DZC 12.4.10.7, 12.4.10.8).
- **Exhibit C:** Additional Criteria Description of Justifying Circumstances.
- **Exhibit D:** Community Support Outreach
- **Exhibit E:** Proof of Ownership and Agency, Assessors Record, and LLC documentation.

Exhibit A

Legal Description

1021 S Hooker St, Denver CO 80219

BOBO MCINTOSH & BARTON SUB E/2 L13

Also known by street and number as: 1021 SOUTH HOOKER STREET, DENVER COLORADO 80219

Exhibit B

Description of Consistency with Adopted City Plans/General Review Criteria (DZC 12.4.10.7.)

The criteria for review of this rezoning application are found in DZC section 12.4.10.7 and 12.4.10.8:

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare

DZC Section 12.4.10.8

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

1. Consistency with Adopted Plans

The following adopted plans currently apply to this property

- Comprehensive Plan 2040
- Blueprint Denver
- Westwood Neighborhood Plan (2016)
- Denver Livability Partnership Study (2014)

Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted Denver Comprehensive Plan 2040 strategies, which are organized by vision element.

The proposed rezoning would allow for an additional housing unit and established neighborhood, consistent with the following strategies in the Equitable, Affordable, and Inclusive vision element:

- Equitable, Affordable and Inclusive Goal 1 Strategy A – Increase development of housing units close to transit and mixed-use developments.
- Equitable, Affordable and Inclusive Goal 2 Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families.

The proposed rezoning is also consistent with the following strategies in the Environmentally Resilient vision element:

- Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p.54).
- Environmentally Resilient Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).

The requested map amendment will allow an additional residential unit at an infill location where infrastructure is already in place. The requested zone district enables a building form and use which can provide residents a mixture of housing types. Therefore, the rezoning is consistent with Denver Comprehensive Plan 2040 recommendations.

Blueprint Denver

Consistency with Adopted Plans:

Future Neighborhood Context: Urban Edge

Contains elements of the suburban and urban contexts. Small multi-unit residential and commercial areas are typically embedded in 1-unit and 2-unit residential areas. Block patterns are generally regular with a mix of alley access. Buildings are lower scale and generally set back farther from the street.

Future Places: Low Residential.

“Predominately single-and two-unit uses on small or medium lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible. Some civic and institutional uses are compatibly integrated throughout and limited mixed-use can occur along arterial and collector streets, as well as where commercial uses have been already established. Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity. Low to medium buildings coverage. Buildings are generally up to 2.5 stories in height.” (pg. 214).

Growth Areas Strategy: All other areas of the city

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. *Other areas of the city are still expected to see some growth, however more limited.*

Westwood Neighborhood Plan

Concept Land Use Classification – Single Family/Duplex.

Single Family/Duplex Single family duplex residential areas are moderately dense areas that have a mixture of housing types, including single-family houses, duplexes, tandem houses and ADUs. Tandem houses are particularly applicable for the narrow and deep lots in Westwood. Even though these areas are denser, they maintain the character of the single family with ADU district. Low-scale neighborhood serving commercial uses any be appropriate along collector or arterial streets, specifically at intersections. Opportunities for neighborhood serving fresh-food growing and retail opportunities are especially relevant to serve the needs of the residential areas.

Zoning Analysis – Much of the neighborhood planned for Single Family Duplex is currently zoned E-TU-C which implements the plan vision. However, some areas that share the same vision (generally along Stuart Street, Kentucky Avenue and Hazel Court) are currently zoned for single-family residential.

2. Uniformity of District Regulations and Restrictions.

The proposed rezoning to U-TU-C will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare through implementation of the city's adopted land use plans. The proposed rezoning would also facilitate increased housing density near services and amenities and promote a walkable, urban neighborhood within walking distance to public transit. According to a **zoning map on the city's website**, much of the land in Denver is zoned for single-unit residencies, which typically means detached houses with individual backyards. These self-imposed zoning restrictions have reduced the supply of housing units, which has had a drastic impact on housing costs in Denver.

Expanding Housing and Jobs Diversity – providing a better and more inclusive range of housing and employment options in the neighborhood. By rezoning to the proposed E-TU-C the City and County of Denver will allow for a greater range of housing options and employment related to the development of this site (e.g., consulting, construction, city permits, etc..).

Exhibit C:

Additional Criteria Description of Justifying Circumstances and Neighborhood Context (DZC 12.4.10.8)

4. Justifying Circumstances

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:

- **A City adopted plan**

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

General Purpose Section 4.2.2.1

- The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.
- The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the two unit and row house districts promote existing and future patterns of lower scale multi-unit building forms that typically address the street in the same manner as an urban house building form.
- These standards recognize common residential characteristics within the Urban Edge Neighborhood Context but accommodate variation by providing eight Residential Zone Districts.
- The regulations provide a consistent framework to property owners, encourage affordable housing, and accommodate reinvestment in residential districts.

Exhibit D

Community Support and Outreach

Prior to submitting this application, we reached out to the Council District to mentioned the intent of the rezoning, and have not received a response as of today.

In addition, we have reached out and/or communicated with the Registered Neighborhood Organizations such as: Inter-Neighborhood Cooperation (INC), Far East Center, Hecho en Westwood, Southwest Vida and Strong Denver. We have not received response from any of the RNOs.

1021 S HOOKER ST

Owner	COLORADO PEAK HOMES LLC 1776 S JACKSON ST STE1101 DENVER, CO 80210-3810
Schedule Number	05173-18-033-000
Legal Description	BOBO MCINTOSH & BARTON SUB E/2 L13
Property Type	VACANT LAND
Tax District	DENVER

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	8,962	Zoned As:	S-SU-D
Note: Valuation zoning may be different from City's new zoning code.			

Current Year			
Actual	Assessed	Exempt	
Land		\$130,600	\$36,440 \$0
Improvements		\$0	\$0
Total		\$130,600	\$36,440

Prior Year			
Actual	Assessed	Exempt	
Land		\$100,000	\$29,000 \$0
Improvements		\$0	\$0
Total		\$100,000	\$29,000

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity Colorado Peak Homes, LLC, a Colorado limited liability company and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172 C.R.S.

2. The type of entity: **Limited Liability Company**

3. The mailing address for the entity is: 1776 S. Jackson Street Suite 1101 Denver, CO 80210

4. The entity is formed under the laws of the **State of Colorado**.

5. The ☐ name or ☐ position (check one or both) of the person or entity authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is

JI **Jesis E Ibarra Amparan, Manager Marco A Anaya Gayosso, Manager Custodio Avalos, Manager**
Jesus

6. The authority of the foregoing person (s) to bind the entity is ☐ not limited OR ☐ limited as follows: _____

7. Other matters concerning the manner in which the entity deals with interests in real property: N/A

JI *Jesus* _____
Jesis E Ibarra Amparan, Manager

Marco A Anaya Gayosso, Manager

JI _____
Custodio Avalos, Manager

State of Colorado

COUNTY OF *DENVER*

The foregoing instrument was acknowledged before me this 27th day of April, 2021 by *JI* *Jesus* ~~Jesis~~ E Ibarra Amparan, Marco A Anaya Gayosso, Custodio Avalos, as Managers of Colorado Peak Homes, LLC, a Colorado limited liability company.

WITNESS MY HAND AND OFFICIAL SEAL.

Brenda Karina Pinon Carrasco

Notary Public

My commission expires: *12.11.2024.*



BRENDA KARINA PINON CARRASCO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124080907
MY COMMISSION EXPIRES DECEMBER 11, 2024

June 26, 2023

Denver City Council
1437 Bannock St., Rm. 451
Denver CO 80202

RE: Rezoning Request:
S-SU-D to E-TU-C
1021 S Hooker St
Denver CO 80219

To Whom It May Concern:

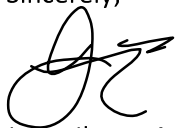
My name is Jesus Ibarra Amparan reaching out to you on behalf of Colorado Peak Homes current owner of 1021 S Hooker St, Denver CO 80219. I have completed the Pre-application Review process with Denver Zoning Code Sec. 12.3.2.4, file number 2023i-00057. Also completed the pre-application meeting on 04/20/2023. To Rezone the vacant lot to S-SU-D to E-TU-C (from a Single Unit to Two Unit/Duplex). I will like to build a townhome or duplex at the address mentioned.

According to the Denver Zoning department in the requested E-TU-C Zone District: "E-TU-C allows up to two units on a minimum zone lot area of 5,500 square feet. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms"

The main idea for a duplex/townhome is to increase the available housing options in this neighborhood.

Please let me know if you have any questions.

Sincerely;

A handwritten signature in black ink, appearing to be 'Jesus Ibarra Amparan', with a stylized flourish at the end.

Jesus Ibarra Amparan

Owner

Colorado Peak Homes

720.620.1189

jesus@denvercountertops.com

June 16, 2023

Southwest Vida RNO # 619
Attn: Melissa Dherrera
5048 Morrison Rd Suite 150
Denver, CO 80219

RE: Rezoning Request:
S-SU-D to E-TU-C
1021 S Hooker St
Denver CO 80219

Dear Melissa Dherrera;

My name is Jesus Ibarra Amparan reaching out to you on behalf of Colorado Peak Homes current owner of 1021 S Hooker St, Denver CO 80219. I have completed the Pre-application Review process with Denver Zoning Code Sec. 12.3.2.4, file number 2023i-00057, to Rezone the currently vacant lot of 8962 square feet from S-SU-D to E-TU-C (from a Single Unit to Two Unit/Duplex). I will like to build a townhome or duplex at the address mentioned.

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The main idea to build a duplex/townhome in this vacant lot, is to increase the available housing options in this neighborhood.

Please let me know if I need to contact someone directly in order to continue with the application process.

Sincerely;



Jesus Ibarra Amparan
Owner
Colorado Peak Homes
720.620.1189
jesus@denvercountertops.com

June 16, 2023

Strong Denver RNO #616
Attn: John Inzina

RE: Rezoning Request:
S-SU-D to E-TU-C
1021 S Hooker St
Denver CO 80219

Dear John Inzina;

My name is Jesus Ibarra Amparan reaching out to you on behalf of Colorado Peak Homes current owner of 1021 S Hooker St, Denver CO 80219. I have completed the Pre-application Review process with Denver Zoning Code Sec. 12.3.2.4, file number 2023i-00057, to Rezone the currently vacant lot of 8962 square feet from S-SU-D to E-TU-C (from a Single Unit to Two Unit/Duplex). I will like to build a townhome or duplex at the address mentioned.

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Sincerely;



Jesus Ibarra Amparan
Owner
Colorado Peak Homes
720.620.1189
jesus@denvercountertops.com

June 16, 2023

Wright Properties, LLC
Or Current Resident
1070 S Irving St
Denver, CO 80219

RE: 1021 S Hooker St
Denver CO 80219

To Whom It May Concern:

My name is Jesus Ibarra Amparan reaching out to you on behalf of Colorado Peak Homes current owner of 1021 S Hooker St, Denver CO 80219. I have completed the Pre-application Review process with Denver Zoning Code Sec. 12.3.2.4, file number 2023i-00057, to Rezone the currently vacant lot of 8962 square feet from S-SU-D to E-TU-C (from a Single Unit to Two Unit/Duplex). I will be building a townhome or duplex at the address mentioned.

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Feel free to reach out if you have any questions.

Sincerely;



Jesus Ibarra Amparan
Owner
Colorado Peak Homes
720.620.1189
jesus@denvercountertops.com