



## Zone Map Amendment (Rezoning) - Application

| PROPERTY OWNER INFORMATION*  |                           | PROPERTY OWNER(S) REPRESENTATIVE**  |                     |
|--|---------------------------|---|---------------------|
| <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION   |                           | <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION                                   |                     |
| Property Owner Name  | James Allen               | Representative Name   | Quin Cromeens       |
| Address  | 806 W. 16th st.           | Address   | 3944 High st.       |
| City, State, Zip   | Upland, CA 91784          | City, State, Zip  | Denver, CO 80205    |
| Telephone  | 909-437-1704              | Telephone   | 720-666-9806        |
| Email  | jjallen.bec2005@yahoo.com | Email   | dcagritech@live.com |
| <p>*If More Than One Property Owner:<br/>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> <p>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.</p> |                           |   |                     |
| SUBJECT PROPERTY INFORMATION   |                           |   |                     |
| Location (address and/or boundary description):  |                           | ALL OF L10 & 11 & N3/4 OF L12 BLK5 PROVIDENT PARK   |                     |
| Assessor's Parcel Numbers:   |                           | 0223402022000   |                     |
| Area in Acres or Square Feet:  |                           | 7910 sq.ft.   |                     |
| Current Zone District(s):  |                           | I-B, UO-2   |                     |
| PROPOSAL   |                           |   |                     |
| Proposed Zone District:  |                           | I-MX-3  |                     |

## REVIEW CRITERIA

|   |  |
|---|--|
| <p>General Review Criteria: The proposal must comply with all of the general review criteria<br/>DZC Sec. 12.4.10.7</p>                                     | <p><input checked="" 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 checked="" 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 checked="" 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<br/>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 checked="" 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 checked="" 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 checked="" 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:

- Legal Description (required to be attached in Microsoft Word document format)
- Proof of Ownership Document(s)
- Review Criteria

## ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- Written Authorization to Represent Property Owner(s)
- Individual Authorization to Sign on Behalf of a Corporate Entity

Please list any additional attachments:



# REZONING GUIDE

## 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)<br>(please type or print legibly) | Property Address<br>City, State, Zip<br>Phone<br>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:<br>(A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved | Has the owner authorized a representative in writing?<br>(YES/NO) |
|--|---|--|---|----------|---|---|
| <b>EXAMPLE</b><br>John Alan Smith and<br>Josie Q. Smith  | 123 Sesame Street<br>Denver, CO 80202<br>(303) 555-5555<br>sample@sample.gov    | 100%   | <i>John Alan Smith</i><br><i>Josie Q. Smith</i>   | 01/01/12 | (A)   | YES   |
| James Allen  | 806 W.16th st.<br>Upland, CA 91784<br>909-437-1704<br>jjallen.bec2005@yahoo.com | 100%   | <i>James Allen</i>  | 8/22/17  | (A)   | Yes   |
|  |   |  |   |          |   |   |
|  |   |  |   |          |   |   |
|  |   |  |   |          |   |   |
|  |   |  |   |          |   |   |

Last updated: February 22, 2017

Return completed form 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)

# 3944 HIGH ST

**Owner** ALLEN,JAMES  
806 W 16TH ST  
UPLAND , CA 91784-1801

**Schedule Number** 0223402022000

**Legal Description** ALL OF L 10 & 11 & N 3/4 OF L 12 BLK 5 PROVIDENT PARK

**Property Type** INDUSTRIAL - WAREHOUSE

**Tax District** DENV

## Property Description

|                              |       |                            |      |
|------------------------------|-------|----------------------------|------|
| <b>Style:</b>                | OTHER | <b>Building Sqr. Foot:</b> | 1692 |
| <b>Bedrooms:</b>             |       | <b>Baths Full/Half:</b>    | 0/0  |
| <b>Effective Year Built:</b> | 1955  | <b>Basement/Finish:</b>    | 0/0  |
| <b>Lot Size:</b>             | 7,910 | <b>Zoned As:</b>           | I-B  |

Note: Valuation zoning may be different from City's new zoning code.

## Current Year

**Actual Assessed Exempt**

|              |                  |                 |     |
|--------------|------------------|-----------------|-----|
| Land         | \$158,100        | \$45,850        | \$0 |
| Improvements | \$20,600         | \$5,970         |     |
| <b>Total</b> | <b>\$178,700</b> | <b>\$51,820</b> |     |

## Prior Year

**Actual Assessed Exempt**

|              |                  |                 |     |
|--------------|------------------|-----------------|-----|
| Land         | \$55,300         | \$16,040        | \$0 |
| Improvements | \$94,300         | \$27,350        |     |
| <b>Total</b> | <b>\$149,600</b> | <b>\$43,390</b> |     |

## Real Estates Property Taxes for current tax year

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

**Installment 1**  
(Feb 28)

**Installment 2**  
(Jun 15)

**Full Payment**  
(Due Apr 30)

Feb 29 in Leap Years)

|                          |            |            |            |
|--------------------------|------------|------------|------------|
| <b>Date Paid</b>         | 3/6/2017   | 6/15/2017  |            |
| <b>Original Tax Levy</b> | \$1,769.17 | \$1,769.16 | \$3,538.33 |
| <b>Liens/Fees</b>        | \$0.00     | \$0.00     | \$0.00     |
| <b>Interest</b>          | \$17.69    | \$0.00     | \$17.69    |
| <b>Paid</b>              | \$1,786.86 | \$1,769.16 | \$3,556.02 |
| <b>Due</b>               | \$0.00     | \$0.00     | \$0.00     |

**Additional Information**

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

|                                       |   |   |   |
|---------------------------------------|---|---|---|
| <b>Additional Assessment ⓘ</b>        | N | <b>Prior Year Delinquency ⓘ</b>                   | N |
| <b>Additional Owner(s) ⓘ</b>          | N | <b>Scheduled to be Paid by Mortgage Company ⓘ</b> | N |
| <b>Adjustments ⓘ</b>                  | N | <b>Sewer/Storm Drainage Liens ⓘ</b>               | N |
| <b>Local Improvement Assessment ⓘ</b> | N | <b>Tax Lien Sale ⓘ</b>                            | N |
| <b>Maintenance District ⓘ</b>         | N | <b>Treasurer's Deed ⓘ</b>                         | N |
| <b>Pending Local Improvement ⓘ</b>    | N |   |   |

Real estate property taxes paid for prior tax year: **\$3,389.93**

**Assessed Value for the current tax year**

|                      |             |                              |             |
|----------------------|-------------|------------------------------|-------------|
| <b>Assessed Land</b> | \$16,040.00 | <b>Assessed Improvements</b> | \$27,350.00 |
| <b>Exemption</b>     | \$0.00      | <b>Total Assessed Value</b>  | \$43,390.00 |

**Legal Description for 3944 High ST. Denver, CO 80205**

ALL OF LOT 10 & 11 & NORTH 3/4 OF LOT 12 BLOCK 5 PROVIDENT PARK

James Allen  
806 W. 16<sup>th</sup> St.  
Upland, CA 81784  
909-437-1704  
[jjallen.bec2005@yahoo.com](mailto:jjallen.bec2005@yahoo.com)

August 9, 2017

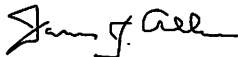
City and County of Denver  
Zoning Department  
201 W. Colfax Ave.  
Denver, Colorado 80202

Re: Authorization for rezoning of property location 3944 High St., Denver, Colorado 80205

To Whom it May Concern:

Please let this letter serve as confirmation and authorization that I, James Allen, owner of the above mentioned property, authorize, KTA, LLC the current tenant of the property and its owners, specifically Quinton Cromeens to act on my behalf to undergo a rezoning of the property. Should you need any additional information please don't hesitate to contact me.

Sincerely,



James Allen

**City of Denver Planning and Development**

**Attention** Steve Elkins | Associate City Planner

**Property address:** 3944 High Street, Denver, CO 80205

**Parcel No.** 0223402022000

**Legal Description:** ALL OF L 10 & 11 & N 3/4 OF L 12 BLK 5 PROVIDENT PARK

**Action requested:** Re-zoning from I-B UO-2 to I-MX-3

We would like to request for consideration the following zoning change to the zoning use of the property located at 3944 High Street, Denver CO 80205 from I-B UO-2 to I-MX-3.

Currently the property is designated and operating as an I-B UO-2 facility for husbandry and retail. This specific designation has required us to have onsite production cultivation and husbandry operations as well as our retail sales operation to maintain our specific I-B use zoning. We feel the requirement for the husbandry function onsite limits our ability to effectively use the overall square footage of the facility for our customer base as well as expose us and the neighboring community members to undue security and odor concerns associated with a production husbandry facility. We currently operate several largescale production facilities in Denver to supply our specific retail outlets and would like to consolidate all our production into those existing design specific facilities already located in more appropriately designated industrial districts of the city. The zoning change will allow us to reconfigure the interior layout to better serve the local customer base and upgrade the interior and exterior finishes for a more attractive location consistent with the direction of current and future development in the area.

We would surrender our existing UO-2 zoning designation as well move all the husbandry operations from the facility and subsequently surrender or move our existing medical "OPC" and recreational "OPC" licenses associated with the location. We are maintaining marijuana retail and medical sales operations only at this location.

We believe the justifiable circumstances for this requested change will be more consistent with the City of Denver adopted master plans outlined in the River North Plan, Elyria Swansea Neighborhood plan, and Blueprint Denver: A Land use and Transportation plan.

We respectfully request your input and consideration for this proposed change in zoning at 3944 High Street, Denver, CO 80205

Regards,

  
Quin Cromeens  
KTA LLC  
720-666-9806



## **Rezoning criteria references**

**This request is consistent with the following adopted plans**

**River North Plan**

**Elyria Swansea Neighborhood Plan**

**Blueprint Denver: A Land Use Plan**

**We would surrender our UO-2 overlay designation**

## Rezoning Criteria References

This rezoning request is consistent with the following adoptive plans

### **River North Plan –**

3944 High street is location within the River North Plan would be made compliant with zoning plan laid out by the overall plan. The River North Plan calls for this specific location to be or be more inline with a “mixed use” or “I-MX-3” zoning use designation.

### **Elyra Swansea Neighborhood Plan –**

3944 High street is location within the Elyra Swansea Neighborhood Plan would be made compliant with zoning plan laid out by the overall plan. The Elyra Swansea Neighborhood Plan calls for this specific location to be or be more inline with a “mixed use” or “I-MX-3” zoning use designation.

### **Blueprint Denver: A Land Use Plan –**

3944 High street is location within the Blueprint Denver: A Land Use Plan would be made compliant with zoning plan laid out by the overall plan. This specific location is in an “area of change” as defined by the City of Denver. The Blueprint Denver Plan calls for this specific location to be or be more inline with a “mixed use” or “I-MX-3” zoning use designation going forward.

We feel that this zoning change will give us a much better opportunity to provide a more effective, better use facility without the current restrictions put on us by our current zoning designation.

We would surrender our UO-2 overlay designation because we do not have or intend to have a large billboard at this location.