

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 | 10 Colorado, LLC | Representative Name | Mike Kortendick, AICP |
| Address | 7701 S. Wellington St. | Address | PO Box 9 |
| City, State, Zip | Centennial, CO 80122 | City, State, Zip | Evergreen, CO 80437 |
| Telephone | 303.641.7594 | Telephone | 303.670.5100 |
| Email | lmoreacpa@gmail.com | Email | mjkort@landform.us |
| <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> <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): | | 10 S. Colorado Blvd. | |
| Assessor's Parcel Numbers: | | 0607309001000 | |
| Area in Acres or Square Feet: | | 12,500 s.f. | |
| Current Zone District(s): | | E-SU-D | |
| PROPOSAL | | | |
| Proposed Zone District: | | E-TU-C | |

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 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. 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 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"/> 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:</p> <p>a. Changed or changing conditions in a particular area, or in the city generally; or</p> <p>b. A City adopted plan; or</p> <p>c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</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. 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. 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 checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format) |
| <input checked="" type="checkbox"/> Proof of Ownership Document(s) |
| <input checked="" type="checkbox"/> Review Criteria, as identified above |

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

| |
|---|
| <input checked="" type="checkbox"/> Written Authorization to Represent Property Owner(s) |
| <input type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity |


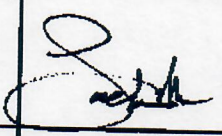
Please list any additional attachments:

REZONING GUIDE

Rezoning Application Page 3 of 3

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 | 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 | 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> | 01/01/12 | (A) | YES |
| Adrian Parashiv | 7701 S Wellington Street. Centennial, CO 80122 | 50 |  | 1/1/18 | B | Yes |
| Loretta Morea | 7701 S Wellington Street Centennial, CO 80122 | 50 |  | 1/1/18 | B | Yes |
| | | | | | | |
| | | | | | | |
| | | | | | | |

Last updated: February 22, 2017

Return completed form to rezoning@denvergov.org

PAGE 3

201 W. Colfax Ave., Dept. 205
Denver, CO 80202
720-865-2974 • rezoning.denvergov.org

10 COLORADO LLC
7374 S Pennsylvania St
Littleton CO 80122
Tel: 303-641-7594/720-217-7680
Fax: 720-222-2001



January 25, 2019

To Whom It May Concern,

We are writing this letter to give Mike Kortendick, AICP , with Landform Inc., full authorization to apply for a zone changing permit on behalf of our company, 10 Colorado LLC, for the land located at 10 S Colorado Blvd, Denver, CO 80246

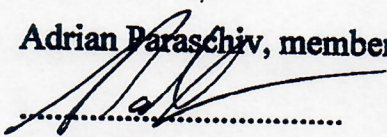
10 Colorado LLC is the full owner of the land located at 10 S Colorado Blvd, Denver, CO 80246.

We thank you for your attention for this matter and we are looking forward to a positive outcome.

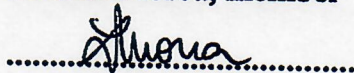
Please do not hesitate to contact us if you have any additional questions or concerns.

Sincerely yours,

Adrian Paraschiv, member



Loretta Morea, member



10 Colorado LLC

10 Colorado LLC.
7701 S Wellington Street
Centennial, CO 80122
Tel: 303-641-7594 / 720-217-7680
Fax: 303-795-7044
Email: paraschiva@me.com

November 22, 2017

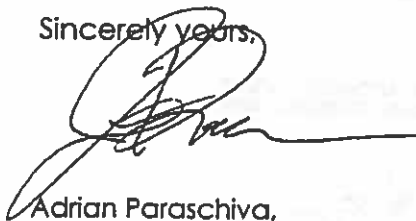
To Whom It May Concern,

This Letter is to Certify that Loretta Morea is a 50% Member of the Corporation: 10 S Colorado Blvd. LLC. As such Loretta has full authorization to sign on behalf of the Corporation.

10 Colorado LLC is the full owner of the land located at 10 S Colorado Blvd, Denver, CO 80246.

We thank you for your attention to this matter and we are looking forward to a positive outcome. Please do not hesitate to contact us if you have any additional questions.

Sincerely yours,



Adrian Paraschiva,
Managing Member 10 Colorado LLC.

WARRANTY DEED

THIS DEED, made this 13th day of November, 2017, between

ROELANT KAREL ANTON VAN DER HELDE AND MARY KINDELVAN DER HELDE

of County of Denver, State of Colorado, grantor, and

10 COLORADO LLC

whose legal address is 6 Ravenswood Road, Cherry Hills, CO 80113, grantee:

WITNESSETH, That the grantors for and in consideration of the sum of Four Hundred Fifteen Thousand and 00/100 (\$415,000.00), the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the grantee, its heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Denver, and State of Colorado described as follows:

PLOT 1, BLOCK 33, EASTERN CAPITOL HILL SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

as known by street and number as: 10 SOUTH COLORADO BOULEVARD, DENVER, CO 80246

TOGETHER with all and singular the easements and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantors, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantors, for themselves/him/herself, their his heirs, and personal representatives, do covenant, grant, bargain, and agree to and with the grantee, its heirs and assigns, that at the time of the executing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or naturesoever, except:

- (i) General taxes for the current year, a lien not yet due and payable, (ii) Easements, restrictions, reservations and rights of way of record,
- (iii) Distribution utility easements (including cable TV),
- (iv) The following specifically described rights of third parties: none,
- (v) Inclusion of the property within any special taxing district,
- (vi) The benefits and burdens of any declaration and party wall agreement, if any and (vii) none

The grantors shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, its heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Roelant Karel Anton van der Helden
by Mary Kindelvan der Helden as
attorney in fact

ROELANT KAREL ANTON VAN DER HELDE
MARY KINDELVAN DER HELDE AS ATTORNEY
IN FACT

Mary Kindelvan der Helden

MARY KINDELVAN DER HELDE

STATE OF COLORADO
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 13th day of November, 2017 by ROELANT KAREL ANTON VAN DER HELDE MARY KINDELVAN DER HELDE AS ATTORNEY IN FACT and MARY KINDELVAN DER HELDE

My Commission expires:

ELIZABETH K. LOPEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134022308
My Commission Expires April 8, 2021

[Signature]

[SEAL]

MERIDIAN TITLE & ESCROW, LLC

**Landform, Inc.
P.O. Box 9
Evergreen, Colorado
80437-0009**

February 13, 2019

City and County of Denver
Community Planning and Development
ATTN.: Planning Services
201 West Colfax
Denver, CO 80202

**RE: 10 South Colorado Boulevard
Plan Conformance Rationale**

Dear Planning Services Professional:

The purpose of this correspondence is to provide you and other recipients with a concise summary of the subject proposal as it relates to the following Plans:

- Denver Comprehensive Plan 2000
- Comprehensive Plan 2040 (Proposed)
- Blueprint Denver
- Blueprint Denver (Proposed)

Introduction:

The purpose of this application is to respectfully request a Rezoning/Zone Map Amendment for the vacant lot located at 10 South Colorado Blvd. The subject property is immediately adjacent to existing S. Colorado Blvd. being approximately ten feet from the easterly right-of-way line.

Denver Comprehensive Plan 2000

Denver's Comprehensive Plan 2000 identifies a set of broad range principles to support a vision of a city that is livable for all of its people. The following Plan strategies align with the subject Rezoning proposal:

- Stewardship of Resources Objective 2 / Strategy 2-F: Promoting infill development within Denver at sites where services and infrastructure are already in place (p. 39).
- Environment and the Community Objective 4 / Strategy 4-A: Promote the development of sustainable (in-fill) communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work (p.41).

- Environment and the Community Objective 4 / Strategy 4-D: Promote convenient public transit for the community, including buses, light rail and other alternatives to single-occupancy vehicles (p. 41).
- Citywide Land Use and Transportation Plan Objective 1 / Strategy 1-H: Encourage development of housing that meets the increasingly diverse needs of Denver's present and future residents in the Citywide Land Use and Transportation Plan (p. 58).
- Residential Neighborhoods and Business Centers Strategy Objective 3 / Strategy 3-B: Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses (p. 60).
- Denver's Legacies Objective 3 / Strategy 3-A: Identify areas in which increased density and new users are desirable and can be accommodated (p. 99)

The proposed Zone Map Amendment to enable the subsequent construction of two residential duplex units aligns with all the above listed Denver Comprehensive Plan 2000 criteria and will ensure the projects compatibility with the exiting built environment.

Denver Comprehensive Plan 2040 (Public Review Draft #2, January 7, 2019)

The Goals of the *Equitable, Affordable and Inclusive* recommendations in the Denver Comprehensive Plan 2040 (Public Review Draft dated January 7, 2019) state:

- 1) To insure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities;
- 2) Build housing as a continuum to serve residents across a range of incomes, areas and needs;
- 3) Develop housing that is affordable to residents of all income levels.

This Rezoning proposal to enable the construction of two side-by-side duplex units aligns with the Plans Strategies by providing housing units close to transit and other mixed use developments (Goal 1, Strategy A.); Create a greater mix of housing options for all individuals and families (Goal 2., Strategy A.); increase the provision development of family-friendly housing, including units with multiple bedrooms in multifamily developments (Goal 2, Strategy D.).

[Source: Goals 1, 2 & 3 Page 28]

Blueprint Denver (2002)

The vision for Blueprint Denver was laid out in the Denver Comprehensive Plan 2000, (Plan 2000) and it furthers the principals of Metro Vision 2020, the Plan for the Denver region that the City has adopted. Plan 2000 created its vision for the community through a series of general goals, visions of success and specific objectives and strategies.

Residential Areas and Neighborhoods—Blueprint Denver (p. 41) states that a neighborhood is an area that consists primarily of residential land uses. A city should

contain neighborhoods that offer a variety of housing types, as well as compliment land-use types such as stores, parks and schools that provides the basic needs of nearby residents. The document further defines four basic types of residential areas:

- Mixed-use
- Urban residential
- *Single-Family / duplex residential*
- Single-family residential

Typical densities associated with Single Family / duplex residential ae between 10 and 20 housing units per acre area-wide, and single family detached structures often predominate (p. 42).

Areas of Stability—Blueprint Denver identifies “Committed Areas” being stable neighborhoods that may benefit from the stabilizing effects of minor infill development rather than large scale, major development (p. 122).

The subject property falls within the Committed Areas sub-category of the Areas of Stability. The goal for Areas of Stability are to maintain the character of an area while accommodating some new development and redevelopment at appropriate locations (p. 129).

Street Classification—S. Colorado Boulevard and W. Colfax Avenue (the latter being situated 5 blocks north of the subject property) are both classified as arterial streets. “Arterials are designed to provide a high degree of mobility and generally serve longer vehicle trips to, from, and within urban areas. Denver’s arterial system interconnects major urban elements such as the central business district, employment centers, large urban and suburban commercial centers and residential neighborhoods (p. 51).”

The RTD Route 40 bus on this section of S. Colorado Blvd. runs (north & south) at approximate 15 minute intervals during peak periods and approximate 30 minute intervals during non-peak timeframes. W. Colfax Avenue is situated 5 blocks to the north, where east & west bound buses also run with similar frequency. As such, the subject proposal is situated in an area where the dwellings future inhabitants will have transportation alternatives.

This Rezoning application for two side-by-side duplexes aligns with the general goals, visions, specific objectives and strategies of Blueprint Denver.

Blueprint Denver (Public Review Draft, January 7, 2019

According to the Land Use and Built Form Housing Recommendations in the Blueprint Denver Public Review Draft dated, January 7, 2019 “Diversify housing options by exploring opportunities to integrate missing middle housing into low and low medium residential areas. The “Missing Middle refers to housing types that fall between high-density and single-family houses, such as *duplexes*, fourplexes, row homes and townhomes. Missing middle is not just the type of housing-- it captures units that are

attainable to middle-income households who still struggle to afford housing in Denver (Policy 2, p.82). This Rezoning/Zone Map Amendment will provide missing middle housing in an infill location, following Blueprint Denver's recommendation.

Blueprint Denver's Policy (#2) stipulates that residential neighborhoods should retain their unique character as infill development occurs (p.99). The scale/massing and size of the proposed duplex units will ensure that they remain compatible with the existing single-family residences situated near the subject.

Predicated on the foregoing, the subject proposal will provide an underserved housing type that will help transition between the adjacent arterial roadway and the single-family residential units situated to the east.

Closing:

In consideration of all the facts presented herein and speaking for the Owners and Technical & Design Team, we collectively believe that this requested Zone Map Amendment proposal conforms to the goals and objectives memorialized within the previously cited Community Plans and Blueprint Denver, including the updated draft versions.

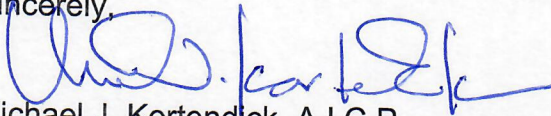
Additionally, the proposal is compatible with the existing built environment and should harmoniously integrate with those existing land uses in the adjacent and surrounding area and will be a welcome addition to this existing neighborhood.

Again, also speaking for the group, we thank you for your consideration and evaluation of this proposal and look forward to advancing to the next step in your Rezoning process.

Should I have forgotten anything, or if you would like to discuss any aspect of this proposal in further detail, simply contact me using any of the information that is contained on this letterhead.

Thank you.

Sincerely,



Michael J. Kortendick, A.I.C.P.

Landform, Inc.
P.O. Box 9
Evergreen, Colorado
80437-0009

February 19, 2019

City and County of Denver
Community Planning and Development
ATTN.: Planning Services
201 West Colfax
Denver, CO 80202

RE: 10 South Colorado Boulevard
Supplemental Statement of Uniformity of District Regulations, Statement of Furthering the Public Health, Safety and Welfare, Justifying Circumstances and Statement of Consistency within Neighborhood Context, Zone District Purpose and Intent

Dear Planning Services Professional:

The purpose of this correspondence is to provide you and other recipients with a concise summary of the subject proposal as it relates to the following zoning criteria:

- Statement of Uniformity of District Regulations
- Statement of Furthering the Public Health, Safety and Welfare
- Justifying Circumstances
- Statement of Consistency within Neighborhood Context, Zone District Purpose and Intent

Introduction

The purpose of this application is to respectfully request a Rezoning/Zone Map Amendment for the vacant lot located at 10 South Colorado Blvd. to allow two side-by-side residential duplex units, each also having an accessory 2-car garage. The subject property is immediately adjacent and east of existing S. Colorado Blvd. being approximately ten feet from the easterly right-of-way line and south of existing Ellsworth Avenue.

Statement of Uniformity with District Regulations

It is being requested that the subject property be Rezoned from E-SU-D to E-TU-C to allow for a maximum of (2) duplex units. The proposed land use is similar in character to the existing single-family residential uses that exist to the east and northern compass points, the latter being situated across the existing Ellsworth Avenue right-of-way.

Additionally, the subject Rezoning will serve as a graduated density buffer and transition between the existing right-of-way associated with the S. Colorado Blvd. arterial roadway situated to the west and the existing parking lot located to the south of the subject.

The sought Rezoning enhances the existing described residential as-built environment and other surrounding land uses since the design is similar in character, thusly being sensitive to the existing neighborhood and quality of life, while providing much needed diversity in the housing product type.

Statement of Furthering the Public Health, Safety and Welfare

While high prices and low housing inventory have dominated the news about Denver's housing market for the past several years, many new immigrants, being drawn to the region by record unemployment and the quality of life, are unable to find an alternative to rental housing. As new (and typically younger) residents enter the workforce, few entry-level housing options exist.

While Rezoning the subject property to accommodate 2 side-by-side duplex units will have a negligible impact with addressing Denver's housing issue, the proposal does represent an incremental step in the right direction. Or put another way, this subject Rezoning to allow duplexes on this infill lot will help provide a spectrum of housing options that can support a vibrant and diverse community.

The proposed Zone Map Amendment advances the City's Public Health, Safety and general Welfare primarily through meeting the recommendations, goals and objectives of the adopted and draft Comprehensive Plans, including Blueprint Denver.

Justifying Circumstances

The Denver Zoning Code stipulates that: "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 the City generally; and b) A City adopted Plan" [SOURCE: Section 12.4.10.8].

This currently vacant infill site, situated next to an existing arterial roadway, serves to both buffer the existing single-family detached housing product situated to the east and north, the latter located across Ellsworth Avenue. Again, while the proposal will serve as a transitional land use to the existing built environment, it serves the public interest by providing a housing product other than the typically higher priced single-family detached home which is currently out of the reach for many single buyers or households.

I don't believe that many native or long-term Denverites would argue the fact that things have certainly changed in Denver and when combined with the City's Comprehensive Plans and Blueprint Denver (both adopted and current Draft versions) the subject proposal aligns with the cited regulation (as above). [Please also refer to the

companion *Plan Conformance Rationale*, dated February 13, 2019, as previously submitted.]

Statement of Consistency within Neighborhood Context, Zone District Purpose and Intent

According to the Denver Zoning Code both the existing E-SU-D and proposed E-TU-C zoning designations *General Purpose* is to:

- A. Promote and protect residential neighborhoods within the character of the *Urban Edge Neighborhood Context*—also allowing for some multi-unit districts, but not to such an extent to detract from the overall image and character of the residential neighborhood. [SOURCE: DZC 4.2.2.1.A., Page 4.2-1]
- B. Ensure that building form standards, design standards, and uses work together to promote desirable residential areas. [SOURCE: DZC 4.2.2.1.B., Page 4.2-1]
- C. That the standards recognize common residential characteristics within the Urban Edge Neighborhood Context but accommodate variation by providing eight Residential Zone Districts. [SOURCE: DZC 4.2.2.1.C, Page 4.2-2]
- D. The regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially-zoned area. The regulations also intending to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment. [SOURCE: DZC 4.2.2.1.D, Page 4.2-2]

The subject proposal for 2-duplex units does provide higher density residential development (than single-family detached units) while preserving the overall image and character of the residential neighborhood by replicating commonality of design; ensures that building form standards, design standards and uses work together to promote desirable residential areas through the similarity of design; that the standards recognize common residential characteristics but accommodate variation by providing eight Residential Zone Districts; the regulations providing certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially-zoned area. The regulations also intending to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment.

Again, while the proposed duplex units vary from the design of traditional single-family detached units, the overall image, character and appearance deviate only slightly. Further, the sought Rezoning regulations provide sanctuary to property owners, developers, and the neighborhoods about the limits of what may be constructed and the proposal serves to reinforce desired development patterns in an existing neighborhood, while accommodating reinvestment.

While the forgoing information and facts support the sought Rezoning and Zone Map Amendment, the previously submitted *Plan Conformance Rationale* (dated February 13, 2109 also as prepared by this author) dovetails with this analysis to underscore the compatibility and transitional benefit of the proposed duplexes at this specific location, while providing more diverse housing options.

Again, also speaking for the group, we thank you for your consideration and evaluation of this proposal and look forward to advancing to the next step in your Rezoning process.

Should I have forgotten anything, or if you would like to discuss any aspect of this proposal in further detail, simply contact me using any of the information that is contained on this letterhead.

Thank you.

Sincerely,



Michael J. Kortendick, A.I.C.P.

Legal Description for 10 South Colorado Blvd.

Plot 1, Block 53, Eastern Capitol Hill Subdivision, City and County of
Denver, State of Colorado