

From: [Ryan Manning](#)
To: [Montgomery, Justin A. - CPD Senior City Planner](#)
Subject: [EXTERNAL] Rezoning of 1252 W Byers Pl
Date: Wednesday, August 20, 2025 4:38:40 PM

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Hello Mr. Montgomery,

My name is Ryan Manning and my wife and I live at 1234 W Byers Pl.

I am writing to make my opposition to this rezoning known.

I do not believe that this is in best interest of the neighborhood, but is instead in the interest of a landowner hoping to flip the property for a quick buck.

While Mr. Homlish was able to sell the other properties he purchased on W Byers, has not able to do this with 1252 W Byers pl- which has remained on the market for sale for over 300 days and has not been kept up to city code during that time (overgrown plants, trash in the front, etc.).

Furthermore, I believe that this area has enough industrial buildings (many of which remain unoccupied). Additionally, rezoning to build yet another industrial buildings on a mostly residential street does not really seem to conform with the [Denver West Area Plan](#) that I was so hopeful would materialize when we purchased our house in 2022 from Mr. Homlish's company.

All that to say, as someone who does care about our street and the Valverde neighborhood in general, I would prefer that this lot be sold at a reasonable price to someone who will build a home or an affordable housing unit on it. I do not want another parking lot, junkyard, or warehouse in our neighborhood. We have too many of those already.

Please feel free to reach out for more details and discussion.

Thank you,

Ryan Manning
(901) 264-2392

From: [Joseph Ekstrom](#)
To: [Montgomery, Justin A. - CPD Senior City Planner](#)
Cc: pex2913@gmail.com
Subject: [EXTERNAL] 1252 w Byers place. Denver co
Date: Wednesday, August 20, 2025 4:55:32 PM

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Can you please tell me what waivers are being considered for this site. This site needs parking requirements as the street parking is nonexistent
303-434-0057

Joseph