



**TO:** Denver City Council  
**FROM:** Theresa Lucero, Senior City Planner  
**DATE:** November 10, 2016  
**SUBJECT:** Petition of Protest - Council Bill #0818, Series 2016

**OVERVIEW OF STAFF REVIEW PROCESS TO IMPLEMENT REVIEW CONSISTENT WITH DIVISION 12.4.10.5 OF THE DENVER ZONING CODE.**

- Step 1: Create a map of the 200-foot buffer outside the boundary of the area proposed for rezoning, **and/or** of the total gross land area inside the boundary of the area proposed for rezoning. – Both maps created by CPD and attached.
- The Denver Zoning Code (Section 12.4.10.5.A.1) allows a protest petition of owners of 20% or more of either [1] the total gross land area inside the boundary of the area proposed for rezoning, or [2] the 200-foot buffer outside the boundary of the area proposed for rezoning. A representative of the Villa Park Neighborhood Association requested a map and ownership information for both areas.
- Step 2: Confirm that all addresses of owners who signed are within either area
- Step 3: Confirm that all signatures are valid and accurately represent ownership
- Step 4: Calculate valid signatures to assess percentage of owners who signed for both areas
- Results are depicted on the attached maps of both areas.

**CALCULATION RESULTS**

- The total gross land area **inside** the area proposed for rezoning equals 193,375 square feet, or 4.44 acres. 20% of the area equals 38,675 square feet, or .88 acres.
- The total gross land area within 200 feet **outside** the area proposed for rezoning equals 513,090 square feet, or 11.77 acres. 20% of the area equals 102,618 square feet, or 2.35 acres.

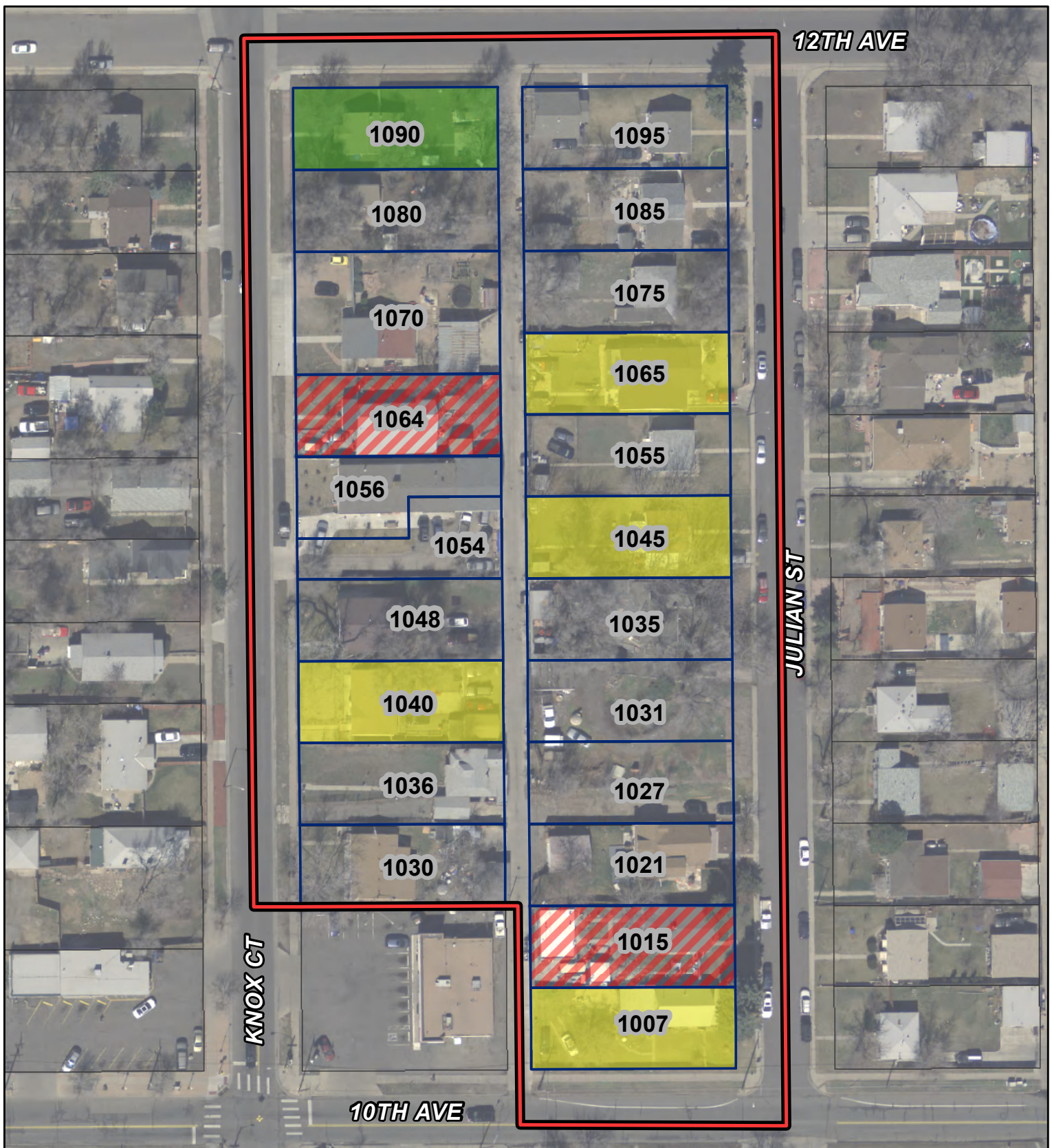
**LAND AREA OF VALID SIGNATURES SUBMITTED**

|                        |  |
|------------------------|--|
| <b>13.5% 27,083 SF</b> | inside the subject area                            |
| <b>11% 56,940 SF</b>   | within 200 feet of the outside of the subject area |

**RESULTS OF CALCULATION (CHECK AND HIGHLIGHT APPLICABLE BOX)**

|                                     |   |
|-------------------------------------|---|
|                                     | In view of the twenty (20) or more percent protest, it will be necessary for City Council to cast ten (10) affirmative votes for passage. |
| <input checked="" type="checkbox"/> | In view of the less than twenty (20) percent protest in either area, this petition does not constitute a legal protest.                   |

Planning Services  
 Community Planning and Development  
 201 W. Colfax Ave., Dept. 205 | Denver, CO 80202  
[www.denvergov.org/CPD](http://www.denvergov.org/CPD)  
 p. 720.865.2983



# Protest Area Map - Final Results

**11/9/2016**



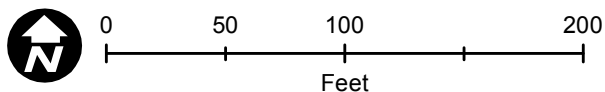
Proposed Map Amendment  
14i-00037

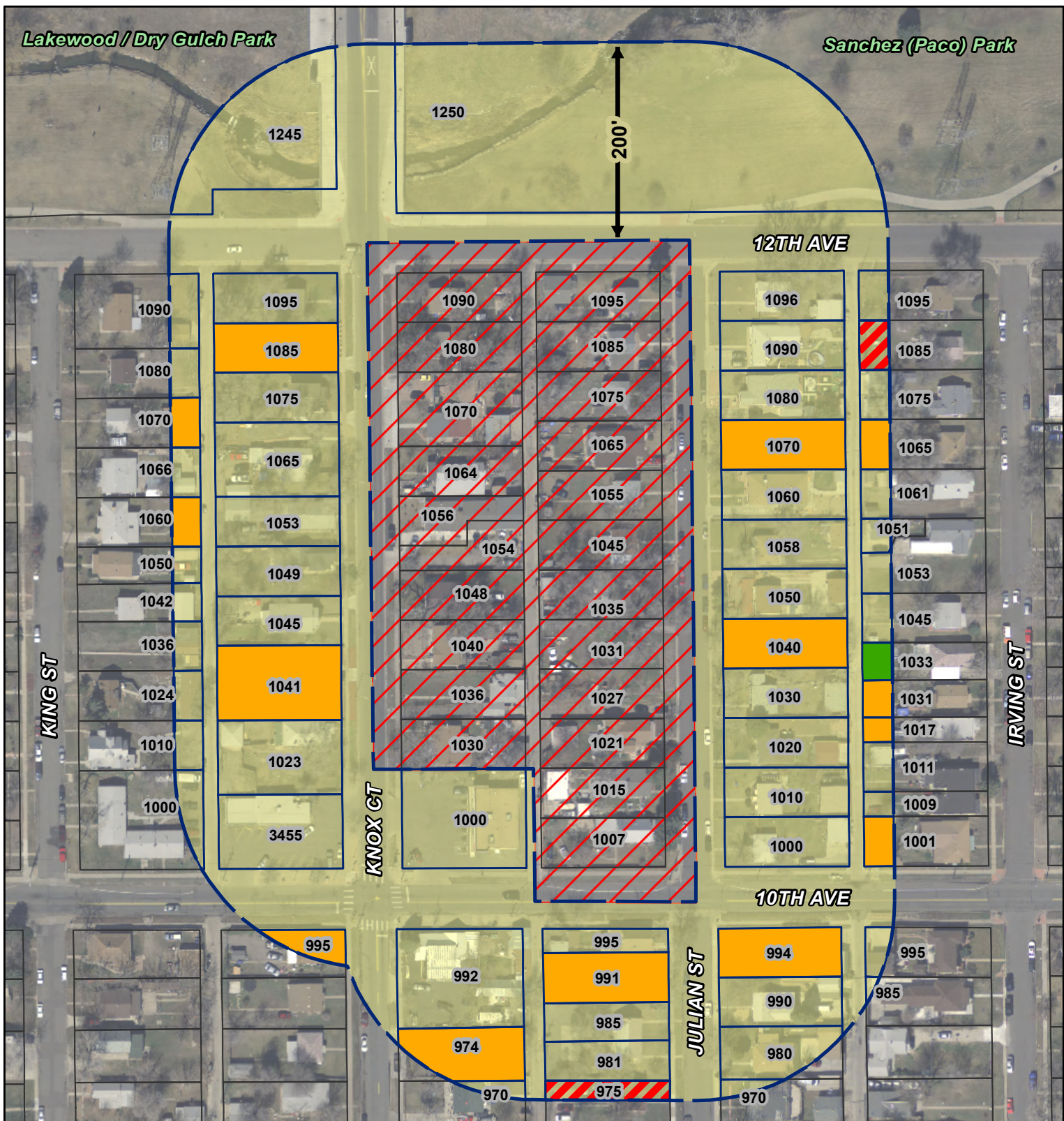
Signature Results: Not Accepted Full Credit Partial Credit

Gross Land area of proposed Amendment  
4.44 Acres / 193,375 Sq Ft

20% = .88 Acres / 38,675 Sq Ft Needed


**13.5% = .62 Acres / 27,083 Sq Ft Attained**






**Protest Area Map  
Final Results**

**11/9/2016**

 Proposed Map Amendment  
14i-00037

 200' distance from perimeter  
of proposed map amendment

**Credit for Parcel Owner Signature**

 Not Accepted     Full Credit     Half Credit

Total area of 200' distance from the  
perimeter of the amendment = 11.77 Acres / 513,090 Sq Ft  
20% = 2.35 Acres / 102,618 Sq Ft Needed

**11% = 1.3 Acres / 56,940 Sq Ft Attained**

