



**DENVER**  
THE MILE HIGH CITY

**Community Planning and Development**  
Planning Services  
Plan Implementation

201 W Colfax Ave, Dept 205  
Denver, CO 80202  
p: 720-865-2915  
f: 720-865-3056  
www.denvergov.org/planning

**APPLICATION FOR ZONE MAP AMENDMENT**

<b>Application #</b>	20111-00014	<b>Date Submitted</b>	4/17/2011	<b>Fee Required</b>	\$1000	<b>Fee Paid</b>	\$1000
<b>APPLICANT INFORMATION</b>				<b>CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)</b>			
<b>Applicant Name</b>	Andy Peters, Agent for Mary F. Simms			<b>Contact Name</b>			
<b>Address</b>	5672 S Estes Way			<b>Address</b>			
<b>City, State, Zip</b>	Littleton, CO 80123-2321			<b>City, State, Zip</b>			
<b>Telephone / Fax</b>	303-501-9949			<b>Telephone / Fax</b>	/		
<b>Email</b>	apeters3045@yahoo.com			<b>Email</b>			
<b>Subject Property Location [Please Include Assessor's Parcel Number(s)]</b>							
2715 S Colorado Blvd, Denver, CO 80222 2717 S Colorado Blvd, Denver, CO 80222      PARCEL 0536101016000							
2725 S Colorado Blvd, Denver, CO 80222 2727 S Colorado Blvd, Denver, CO 80222      PARCEL 0536101011000							
<b>Legal Description of Subject Property</b>							
2715/2717 S Colorado Blvd, Parcel 0536101016000, WELLSHIRE HEIGHTS B5 S 16FT OF L21 & L20 EXC S 12 FT 2725/2727 S Colorado Blvd, Parcel 0536101011000, WELLSHIRE HEIGHTS B5 S 12FT OF L20 & N 50FT OF L19							
<b>Area of Subject Property (Acres/Sq Ft)</b>		<b>Present Zone District</b>		<b>Proposed Zone District (Waivers and Conditions Require Separate form)</b>			
2715/2717 S Colorado Blvd Lot size: 7704.09 SF 2725/2727 S Colorado Blvd Lot size: 6973.50 SF		B-3 w/waivers (Ord. #482-07)		S-CC-3x			
<b>Describe the nature and effect of the proposed Zone Map Amendment</b>							
Subject property is currently zoned B3 with waivers. Owner desires to rezone to the current zoning classification Suburban Commercial Corridor -- 3 (S-CC-3x) to permit more general uses of this property, specifically eating establishments.							
<b>Select Legal Basis for the Zone Map Amendment and explain in detail</b>				<b>Error in the map as approved by City Council</b> <input type="checkbox"/>			
				<b>Changed or Changing Conditions that make a Zone Map Amendment Necessary</b> <input checked="" type="checkbox"/>			
The lease at 2715 S Colorado Blvd expires soon and the opportunity to release the property is greatly diminished because current waivers do not permit eating establishments at this location. Ordinance 2010-333 was passed June 21, 2010 effectively establishing a new official zoning code for the City and County of Denver. Properties located near or adjacent to our properties were automatically rezoned from B1 to either S-CC-3 or S-CC-3x, both of which do allow eating establishments. We are requesting that the current zoning of B-3 (with waivers) be replaced by the new S-CC-3x zoning classification.							
<b>State the land use and the development proposed for the subject property. Include the time schedule (if any) for development</b>							
These properties will continue to be used for retail sales and service. This rezoning request will permit additional types of retail outlets, to include eating establishments. No changes to the land or structures are anticipated.							
<b>Required Exhibits</b>				<b>Additional Exhibits</b>			
<b>Applicant &amp; Owner Information Sheet</b> <input checked="" type="checkbox"/>							
<b>Maps - Required for Final Submissions</b> <input type="checkbox"/>							
<b>Case Manager</b>	Deirdre Oss						
<b>Signature</b>							<b>Date</b>
	<i>Apeters</i>						5/10/2011

## APPLICANT & OWNER INFORMATION SHEET

[1] Section 59-648(c) of the Denver Revised Municipal Code requires that an applicant for rezoning provide the applicant's name, address, and respective ownership interest, if any, on the application. In addition, unless subject to paragraph [2] below, the applicant must provide, in the space provided on this form, a list of all the owners of the property and the holders of deeds of trust, identifying which owners and holders of deeds of trust are represented by the applicant.

[2] If the application is for designation of an area as B-2, B-3, R-X or PUD zone district, the applicant must submit the concurrence of the owners and holders of deeds of trust of the entire land area to be included in the proposed district (and any structures thereon). In such cases, this form must be completed for each individual owner, together with sufficient evidence of ownership for each owner and holder of a deed of trust. Documentation verifying ownership interest may include (but is not limited to): Copies of deeds, powers of attorney, and corporate/partnership registrations filed with the Secretary of State.

**Application Number**

2011I-00014

**Applicant's Name**

Andy Peters, Agent for Mary F. Simms (Owner)

**Property Address(es)**

2715, 2717, 2725, 2727 S. Colorado Blvd, Denver, CO 80222

**Applicant's Address**

5672 S Estes Way, Littleton, CO 80123-2321

**NOTE: If application is for rezoning to B-2, B-3, R-X or PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.**

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.

<b>Fee Title Owner (Has Deed of Ownership)</b>	All	<input checked="" type="checkbox"/>
	A Portion	<input type="checkbox"/>
<b>Contract Owner</b>	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
<b>Holder of a Security Interest</b>	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>

List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).

Mary F. Simms, 5800 S Elati Street, Littleton CO 80120 (represented by applicant)

**Signature of Applicant**

*Peters*

**Date Signed**

5/10/2011

## **SUMMARY OF OUTREACH EFFORTS**

### **ZMA APPLICATION # 2011I-00014**

**2715-2727 S. Colorado Blvd, Denver, CO 80222**

The following actions have been taken to date regarding outreach efforts related to the rezoning request for this application:

- 4/7/2011 Letters mailed to each of the registered neighborhood organizations that lie within 200' of the property as well as District 4 Councilwoman Peggy Lehmann. (Letter of Intent to Rezone.pdf)
- 4/7-5/1/2011 Received calls from Tom Schaefer, S Jackson St Neighborhood Association, Randy Marcove, University Hills Neighborhood Association and Tom Gonella, University Park Community Council all indicating no objection to the rezoning request.
- 4/12/2011 Survey letter delivered to each of the 11 residences on S. Harrison St directly behind the property. Four written responses have been received to date all expressing no objection to the rezoning. (Neighborhood Notification Letter Responses.pdf)
- 4/15/2011 Spoke with Mr. Richard Davies, Wellshire Heights association to discuss the letter of intent to rezone (a copy of which was mailed to him by Councilwoman Lehmann's office). He indicated that the organization was dormant and had not registered for the current year but that he would call a neighborhood meeting once a hearing was officially scheduled to work on preventing eating establishments to be permitted.
- 5/4/2011 Emailed registered neighborhood organizations a survey letter, received one response from Tom Gonnella, University Park Community Council indicating no position would be taken either way since our property is not actually located in his neighborhood. (Neighborhood Association Survey Emails.pdf)
- 5/5/2011 Met with Councilwoman Peggy Lehmann to discuss rezoning application. She suggested scheduling an all-inclusive 'town-hall' style meeting to include all of the registered neighborhood organizations plus the Wellshire Heights Association (which is no longer registered). She also advised me that two of the neighborhood organizations belong in Councilman Charlie Brown's District 6.

5/6/2011 Sent a letter to Councilman Brown notifying him of the rezoning request and the pending town hall meeting to be scheduled (Honorable Charlie Brown May 6.pdf)

Honorable Peggy Lehmann  
Councilwoman,  
Denver City Council District 4  
3540 S. Poplar St., Suite 102  
Denver, CO 80237

April 7, 2011

Dear Councilwoman Lehmann:

The purpose of this letter is to advise you that we intend to request a zoning amendment be made to classify the following addresses from B-3 (with waivers) to the new zoning classification of S-CC-3x:

2715 S Colorado Blvd, Denver, CO 80222	
<u>2717 S Colorado Blvd, Denver, CO 80222</u>	Parcel 0536101016000
2725 S Colorado Blvd, Denver, CO 80222	
<u>2727 S Colorado Blvd, Denver, CO 80222</u>	Parcel 0536101011000

As you may recall, the owner of these properties, Mary F. Simms worked with the City Council to adjust the zoning in 2007 to allow a print shop to be located on the premises (ordinance 2007-482). Unfortunately, in this process she waived many other uses normally accorded a B-3 zoning, to include eating establishments.

On June 21, 2010 the Denver City Council passed ordinance 2010-333 adopting a new official zoning code for the City and County of Denver. Any areas that were classified 'with waivers' were not automatically rezoned to the new standards, to include the above-referenced properties.

The adjacent property at 2709 S Colorado Blvd that was previously assigned B-1 zoning was automatically reassigned to the new zoning classification S-CC-3. The other nearby properties that were previously zoned B-1 (2795 – 2901 S Colorado Blvd) were reassigned to the slightly more restrictive S-CC-3x classification.

In the next few weeks we will be filing a formal application to have these properties rezoned to S-CC-3x with the primary intent to allow eating establishments.

Requesting the -3x zoning would prohibit the following types of Retail businesses that would otherwise be permitted (with limitations) with the standard S-CC-3 zoning:

- Body art establishments
- Retail sales, service & repair – firearms
- Auto/Motorcycle/Light truck sales
- Auto Services/Heavy
- Heavy Vehicle/Equipment sales

Furthermore, the following types of businesses are not permitted with either S-CC-3 or S-CC-3x zoning:

- Adult Businesses – all types
- Pawn Shops

I would be pleased to meet with you at any time to discuss this rezoning request and provide more information as needed or address any concerns you may have. Thank you in advance for your support of this measure.

Sincerely,



Andy Peters, on behalf of  
Mary F. Simms, Owner  
5672 S Estes Way  
Littleton, CO 80123  
303-501-9949

Cc:

City of Denver  
Community Planning and Development  
ATTN: Deirdre Oss  
201 W Colfax Ave, Dept 205  
Denver, CO 80202

Mr. Tom Gonella  
University Park  
Community Council  
2270 S Adams St  
Denver, CO 80210

April 7, 2011

Dear Mr. Gonella:

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In the next few weeks we will be filing a formal application to have these properties rezoned to S-CC-3x with the primary intent to allow eating establishments.

Requesting the -3x zoning would prohibit the following types of Retail businesses that would otherwise be permitted (with limitations) with the standard S-CC-3 zoning:

- Body art establishments
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Furthermore, the following types of businesses are not permitted with either S-CC-3 or S-CC-3x zoning:

- Adult Businesses -- all types
- Pawn Shops

I would be pleased to meet with you at any time to discuss this rezoning request and provide more information as needed or address any concerns you may have. Thank you in advance for your support of this measure.

Sincerely,



Andy Peters, on behalf of  
Mary F. Simms, Owner  
5672 S Estes Way  
Littleton, CO 80123  
303-501-9949

Cc:

City of Denver  
Community Planning and Development  
ATTN: Deirdre Oss  
201 W Colfax Ave, Dept 205  
Denver, CO 80202



Mr. Randy Marcove  
University Hills  
Neighborhood Association  
3474 S Dexter St  
Denver, CO 80222

April 7, 2011

Dear Mr. Marcove:

The purpose of this letter is to advise you that we intend to request a zoning amendment be made to classify the following addresses from B-3 (with waivers) to the new zoning classification of S-CC-3x:

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I would be pleased to meet with you at any time to discuss this rezoning request and provide more information as needed or address any concerns you may have. Thank you in advance for your support of this measure.

Sincerely,



Andy Peters, on behalf of  
Mary F. Simms, Owner  
5672 S Estes Way  
Littleton, CO 80123  
303-501-9949

Cc:

City of Denver  
Community Planning and Development  
ATTN: Deirdre Oss  
201 W Colfax Ave, Dept 205  
Denver, CO 80202

Mr. Tom Shafer  
South Jackson Street  
Neighborhood Association  
2445 S Jackson St  
Denver, CO 80210

April 7, 2011

Dear Mr. Shafer:

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Sincerely,



Andy Peters, on behalf of  
Mary F. Simms, Owner  
5672 S Estes Way  
Littleton, CO 80123  
303-501-9949

Cc:

City of Denver  
Community Planning and Development  
ATTN: Deirdre Oss  
201 W Colfax Ave, Dept 205  
Denver, CO 80202

Print - Close Window

Subject: RE: Carmen Mgmt LLC Rezoning App 2715 S colorado Blvd  
From: Gonnella, Tom (Tom.Gonnella@LincolnTrustco.com)  
To: apeters.3045@yahoo.com;  
Date: Thu, 05 May 2011 11:31:04

Andy,

Since this is not in our neighborhood, UPCC will not take a position either way. Good luck with your amendment.

*Tom Gonnella*

direct - 303-658-3777

*University Park Community Council*

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**From:** Andy Peters [mailto:apeters.3045@yahoo.com]  
**Sent:** Wednesday, May 04, 2011 12:18 PM  
**To:** president@upcc.us  
**Subject:** Carmen Mgmt LLC Rezoning App 2715 S colorado Blvd

I have filed a rezoning application with the City of Denver and they have requested that I thoroughly document my outreach efforts to adjoining neighborhood organizations.

With this added request from the city I was wondering if you could sign the attached form expressing your approval (or at least - non-objection) to my rezoning application?

I am willing to drop by this evening (if possible) to have you sign the original if this would not be an inconvenience to you.

Additionally, a simple response to this email may suffice.

Either way, I cannot amend and resubmit my application until I hear back from you.

Thank you for your assistance in this matter.

Sincerely,

Andy Peters

Carmen Management LLC

303-501-9949

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This information is privileged and confidential and is intended only for the person or entity to which it is addressed. Any review, retransmission, dissemination or other use of this information (including attachments) by persons or entities other than the intended recipient is prohibited. If you are not the intended recipient, please delete the information from your system and contact the sender.

Mr. Tom Gonella  
University Park  
Community Council  
2270 S Adams St  
Denver, CO 80210

May 4, 2011

Dear Mr. Gonella:

The purpose of this letter is to request your support for a zoning amendment that has been submitted to the City of Denver Community Planning and Development Department in order to reclassify the following addresses from B-3 (with waivers) to the new zoning classification of S-CC-3x:

Sign-A-Rama sign shop: 2715 S Colorado Blvd, Denver, CO 80222  
Mai's Tailor Shop: 2717 S Colorado Blvd, Denver, CO 80222  
Repeat Boutique clothing store: 2727 S Colorado Blvd, Denver, CO 80222

The City Council voted to adjust the zoning in 2007 to allow a print shop (Sign-A-Rama) to be located on the premises (ordinance 2007-482). Unfortunately, in this process other uses normally accorded a B-3 zoning, to include eating establishments, were waived out.

On June 21, 2010 the Denver City Council passed ordinance 2010-333 adopting a new official zoning code for the City and County of Denver. Any areas that were classified 'with waivers' were not automatically rezoned to the new standards, to include the above-referenced properties.

The adjacent property at 2709 S Colorado Blvd (dentist office) that was previously assigned B-1 zoning was automatically reassigned to the new zoning classification S-CC-3 as were other nearby properties 2795 – 2901 S Colorado Blvd, allowing all of them to have eating establishments located there..

Our application to have these properties rezoned to S-CC-3x is with the primary intent of allowing eating establishments here. The designation S-CC-3 stands for Suburban neighborhood – commercial corridor – no more than 3 stories tall buildings. The x designator has certain types of business restrictions that the standard -3 zoning permits. We are requesting the more restrictive -3x zoning as shown below.

Requesting the -3x zoning would prohibit the following types of Retail businesses that would otherwise be permitted (with limitations) with the standard S-CC-3 zoning:

- Body art establishments
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Furthermore, the following types of businesses are not permitted with either S-CC-3 or S-CC-3x zoning:

- Adult Businesses – all types
- Pawn Shops

In these difficult economic times we find that all businesses are struggling just to survive, much less grow. It is no different for us, trying to maintain these properties and have the lease space fully occupied. Sign-A-Rama will be vacating their premises soon and the majority of inquiries I've received for leasing this space are primarily related to locating an eating establishment here (ice cream shop/take-out pizza shop) on this highly visible, highly trafficked storefront facing S. Colorado Blvd.

Please sign the section below indicating your support for this change. Having neighborhood approval of this request is greatly appreciated. I would be pleased to meet with you at any time to discuss this rezoning request and provide more information as needed or address any concerns you may have.

Sincerely,



Andy Peters  
Carmen Management, LLC.  
5672 S Estes Way  
Littleton, CO 80123  
303-501-9949

YES: \_\_\_\_\_ WE HAVE NO OBJECTIONS TO THE REZONING REQUEST DESCRIBED ABOVE

NO: \_\_\_\_\_ WE ARE NOT IN FAVOR OF THIS REZONING REQUEST BECAUSE:

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SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

PRINTED NAME: \_\_\_\_\_ PHONE: ( ) \_\_\_\_ - \_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Print - Close Window

Subject: Carmen Mgmt LLC rezoning app 2715 S Colorado Blvd  
From: Andy Peters (apeters.3045@yahoo.com)  
To: themarcoves@msn.com;  
Date: Wed, 04 May 2011 12:19:16

I have filed a rezoning application with the City of Denver and they have requested that I thoroughly document my outreach efforts to adjoining neighborhood organizations.

With this added request from the city I was wondering if you could sign the attached form expressing your approval (or at least - non-objection) to my rezoning application?

I am willing to drop by this evening (if possible) to have you sign the original if this would not be an inconvenience to you.

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Thank you for your assistance in this matter.

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Andy Peters  
Carmen Management LLC  
303-501-9949

*University Hills Neighborhood Assoc*

Mr. Randy Marcove  
University Hills  
Neighborhood Association  
3474 S Dexter St  
Denver, CO 80222

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Please sign the section below indicating your support for this change. Having neighborhood approval of this request is greatly appreciated. I would be pleased to meet with you at any time to discuss this rezoning request and provide more information as needed or address any concerns you may have.

Sincerely,



Andy Peters  
Carmen Management, LLC.  
5672 S Estes Way  
Littleton, CO 80123  
303-501-9949

YES: \_\_\_\_\_ WE HAVE NO OBJECTIONS TO THE REZONING REQUEST DESCRIBED ABOVE

NO: \_\_\_\_\_ WE ARE NOT IN FAVOR OF THIS REZONING REQUEST BECAUSE:

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---

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SIGNATURE: \_\_\_\_\_ DATE: \_\_\_/\_\_\_/\_\_\_

PRINTED NAME: \_\_\_\_\_ PHONE: ( ) \_\_\_-\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Print - Close Window

Subject: Carmen Mgmt LLC Rezoning APP - 2715 S Colorado Blvd  
From: Andy Peters (apeters.3045@yahoo.com)  
To: tom.schafer1@comcast.net;  
Date: Wed, 04 May 2011 12:16:55

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Sincerely,

Andy Peters  
Carmen Management LLC  
303-501-9949

*S. Jackson St. Neighborhood Assoc*

Mr. Tom Shafer  
South Jackson Street  
Neighborhood Association  
2445 S Jackson St  
Denver, CO 80210

May 4, 2011

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- Body art establishments
- Retail sales, service & repair – firearms
- Auto/Motorcycle/Light truck sales
- Auto Services/Heavy
- Heavy Vehicle/Equipment sales

Furthermore, the following types of businesses are not permitted with either S-CC-3 or S-CC-3x zoning:

- Adult Businesses -- all types
- Pawn Shops

In these difficult economic times we find that all businesses are struggling just to survive, much less grow. It is no different for us, trying to maintain these properties and have the lease space fully occupied. Sign-A-Rama will be vacating their premises soon and the majority of inquiries I've received for leasing this space are primarily related to locating an eating establishment here (ice cream shop/take-out pizza shop) on this highly visible, highly trafficked storefront facing S. Colorado Blvd.

Please sign the section below indicating your support for this change. Having neighborhood approval of this request is greatly appreciated. I would be pleased to meet with you at any time to discuss this rezoning request and provide more information as needed or address any concerns you may have.

Sincerely,



Andy Peters  
Carmen Management, LLC.  
5672 S Estes Way  
Littleton, CO 80123  
303-501-9949

YES: \_\_\_\_\_ WE HAVE NO OBJECTIONS TO THE REZONING REQUEST DESCRIBED ABOVE

NO: \_\_\_\_\_ WE ARE NOT IN FAVOR OF THIS REZONING REQUEST BECAUSE:

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SIGNATURE: \_\_\_\_\_ DATE: \_\_\_/\_\_\_/\_\_\_

PRINTED NAME: \_\_\_\_\_ PHONE: ( ) \_\_\_-\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Our Neighbor at  
2716 S Harrison St  
Denver, CO 80210

April 12, 2011

Dear Neighbor:

The purpose of this letter is to request your support for a zoning amendment that has been submitted to the City of Denver Community Planning and Development Department in order to reclassify the following addresses from B-3 (with waivers) to the new zoning classification of S-CC-3x:

Sign-A-Rama sign shop: 2715 S Colorado Blvd, Denver, CO 80222  
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Sincerely,



Andy Peters  
Carmen Management, LLC.  
5672 S Estes Way  
Littleton, CO 80123  
303-501-9949

YES:  I HAVE NO OBJECTIONS TO THE REZONING REQUEST DESCRIBED ABOVE

NO:  I AM NOT IN FAVOR OF THIS REZONING REQUEST BECAUSE:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: Jo Ann McCarty DATE: 4/20/11  
PRINTED NAME: JO ANN McCARTY PHONE: 303 756-4995  
ADDRESS: 2716 S. Harrison St  
Denver, CO 80210



Our Neighbor at  
2724 S Harrison St  
Denver, CO 80210

April 12, 2011

Dear Neighbor:

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Sincerely,



Andy Peters  
Carmen Management, LLC.  
5672 S Estes Way  
Littleton, CO 80123  
303-501-9949

YES:  I HAVE NO OBJECTIONS TO THE REZONING REQUEST DESCRIBED ABOVE

NO:  I AM NOT IN FAVOR OF THIS REZONING REQUEST BECAUSE:

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SIGNATURE: William Walters DATE: 4/13/11

PRINTED NAME: William Walters PHONE: ( ) -

ADDRESS: 2724 S. Harrison St  
Denver, CO 80210

April 12, 2011

Our Neighbor at  
2748 S Harrison St  
Denver, CO 80210

Dear Neighbor:

The purpose of this letter is to request your support for a zoning amendment that has been submitted to the City of Denver Community Planning and Development Department in order to reclassify the following addresses from B-3 (with waivers) to the new zoning classification of S-CC-3x:

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Sincerely,



Andy Peters  
Carmen Management, LLC.  
5672 S Estes Way  
Littleton, CO 80123  
303-501-9949

YES:  I HAVE NO OBJECTIONS TO THE REZONING REQUEST DESCRIBED ABOVE

NO:  I AM NOT IN FAVOR OF THIS REZONING REQUEST BECAUSE:

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SIGNATURE: Dennis R. Hall DATE: 4/14/11  
PRINTED NAME: DENNIS R HALL PHONE: 303 1958 5164  
ADDRESS: 2748 S. HARRISON ST  
Denver, CO 80210

April 12, 2011

Our Neighbor at  
2780 S Harrison St  
Denver, CO 80210

Dear Neighbor:

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Sincerely,



Andy Peters  
Carmen Management, LLC.  
5672 S Estes Way  
Littleton, CO 80123  
303-501-9949

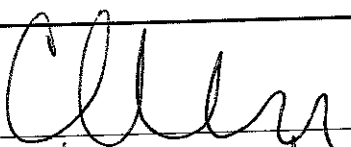
YES:  I HAVE NO OBJECTIONS TO THE REZONING REQUEST DESCRIBED ABOVE

NO:  I AM NOT IN FAVOR OF THIS REZONING REQUEST BECAUSE:

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SIGNATURE:  DATE: 9/12/2011  
PRINTED NAME: Christine Marie PHONE: (3) 862-7491  
ADDRESS: 2780 S. Harrison St  
Denver, CO 80123

Report provided by Denver Maps, City and County of Denver Geographic Information Systems (4/12/2011 12:21:23 PM)

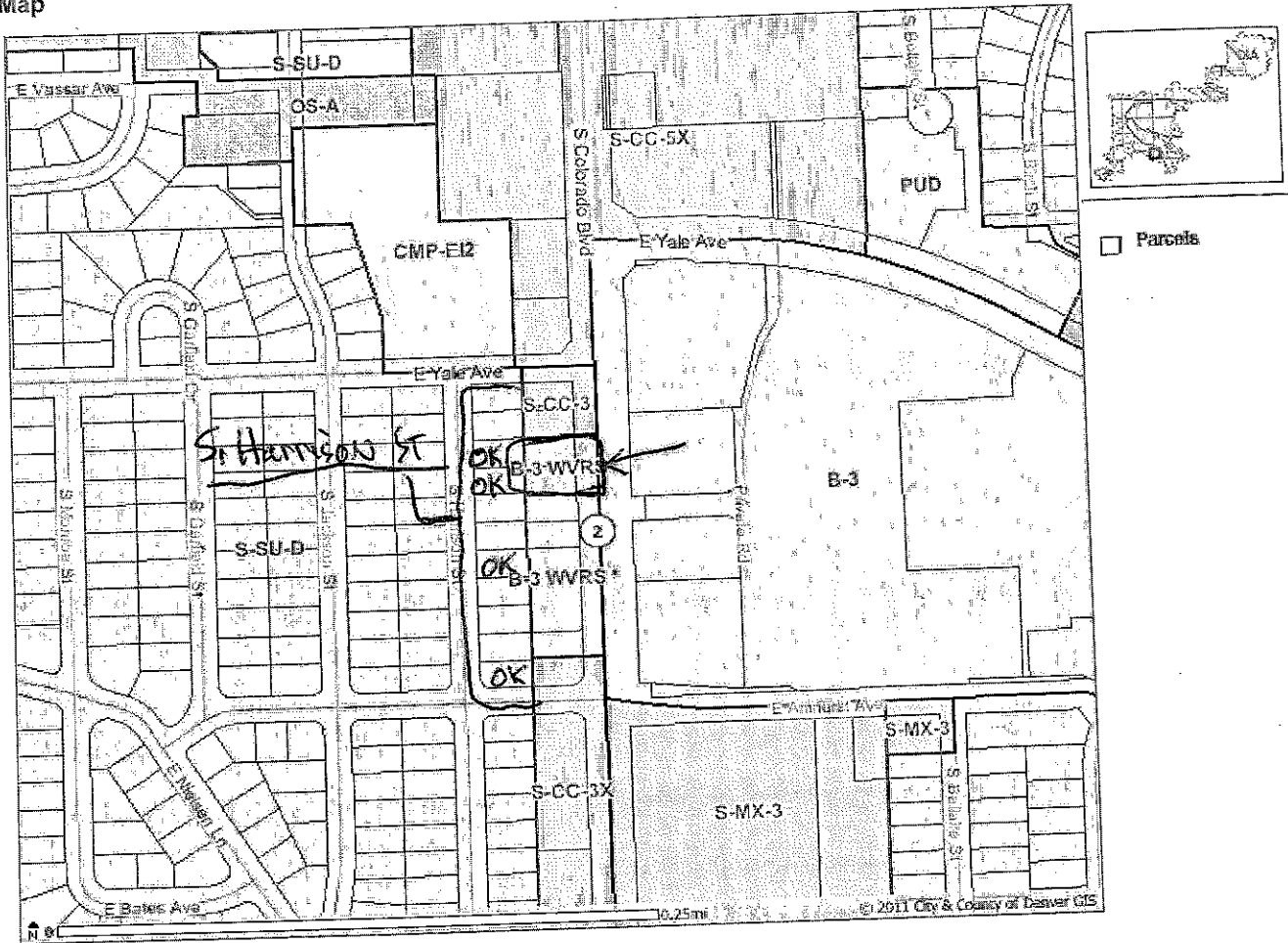


## Denver Zoning Code

### Summary

The Zoning Map designates the zoning district for every property in Denver. Search by address, intersection or map click.

### Map



### Zoning

#### CPD - Zoning Descriptions

Zone District	Zone District Group	Overlay District	Code Version	Zone Use Form	Neighborhood Context	Waivers	Conditions	PUD	Ordinance	Ordinance Year	PBG	Note	GIS Note
S-SU-D	S-SU		2010	SU	SUBURBAN				333	10			

Zoning Map Map#SE 114 (22 x 17 inches, requires Adobe Acrobat Reader)

### Zoning - Former Chapter 59 Report

[View the Zoning - Former Chapter 59 Report](#)

### Contact Us

If you need information or assistance regarding a Denver city service, we recommend using [Denver's 3-1-1 Self-Service page](#), or call 3-1-1 from your Denver-based telephone, or 720-913-1311 outside of Denver.

### Related Links

# Durable Power of Attorney

I, **Mary Frances Simms**, principal owner of Carmen Management, LLC, 5800 S Elati St, Littleton, Arapahoe County, CO 80120-2353 designate Andy Peters as my attorney in fact (the agent) to act for me, and on behalf of Carmen Management, LLC.

1. **Authority to Act.** This power of attorney is effective immediately. My agent is authorized to act as indicated below in my name and in the name of Carmen Management, LLC, in place and stead in any way which I myself could do if I were personally present, to the full extent that I am permitted by law to act through an agent.

2. **Powers of Agent.** The Agent shall have the full power and authority to manage and conduct my affairs and those of Carmen Management, LLC in regard to any and all matters related to the management of properties owned and/or managed by myself or Carmen Management, LLC, specifically (but not limited to) the properties located at 2715 – 2727 S Colorado Blvd, Denver, Co 80222, and to exercise my legal rights and powers, including those rights and powers that I may acquire in the future, including the following:

A. **Collect and Manage.** To collect, hold, maintain, improve, invest, lease, or otherwise manage any or all of my or Carmen Management, LLC's real or personal property or any interest therein;

B. **Legal and Administrative Proceedings.** To engage in any administrative or legal proceedings or lawsuits in connection with any matter herein;

C. **Other Matters.** To work with the City of Denver related to zoning or permitting issues affecting the above referenced properties.

3. **Restrictions on Agent's Powers.** Regardless of the above statements, my agent:

Cannot execute documents unrelated to the management of properties owned or managed by me or by Carmen Management, LLC on my behalf.

4. **Durability.** The Agent shall have Power of Attorney until revoked by me in writing.

5. **Reliance by Third Parties.** Third parties may rely upon the representations of the Agent as to all matters regarding powers granted to the Agent. No person who acts in reliance on the representations of the Agent or the authority granted under this Power of Attorney shall incur any liability to me or to my estate for permitting the Agent to exercise any power prior to actual knowledge that the Power of Attorney has been revoked or terminated by operation of law or otherwise.

6. **Indemnification of Agent.** No agent named or substituted in this power shall incur any liability to me for acting or refraining from acting under this power, except for such agent's own misconduct or negligence.

7. **Original Counterparts.** Photocopies of this signed Power of Attorney shall be treated as original counterparts.

8. **Revocation.** I hereby revoke any previous Power of Attorney that I may have given to deal with my property and affairs as set forth herein.



12. **Choice of Law.** All questions concerning the validity and construction of this Durable Power of Attorney shall be determined under the laws of the State of Colorado.

Dated: 4/8/2011  
/s/ Mary F. Simms  
Mary F. Simms

/s/ Carri Davis  
Carri Davis  
Witness - Printed Name  
/s/ Lounele (Lestno)  
Lounele (Lestno)  
Witness - Printed Name

**Notarization**

State of COLORADO

County of Arapahoe

On 4-8-11, Mary F. Simms appeared before me and proved to my satisfaction that she is the person whose name is subscribed to this Durable Power of Attorney, and acknowledged the due execution of the foregoing instrument.

/s/ Sindy Kenner  
Notary Public Signature  
Sindy Kenner  
Printed Name/Notary Number My Commission Expires  
04/02/2015  
My commission expires: \_\_\_\_\_

