

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		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<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>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<input 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.
	<input 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.
	<input 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>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> <input type="checkbox"/> The existing zoning of the land was the result of an error. <input type="checkbox"/> The existing zoning of the land was based on a mistake of fact. <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. <input 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. <input 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.
	<input 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</p> <p>Please ensure the following required attachments are submitted with this application:</p> <input type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format) <input type="checkbox"/> Proof of Ownership Document(s) <input type="checkbox"/> Review Criteria
<p>ADDITIONAL ATTACHMENTS</p> <p>Please identify any additional attachments provided with this application:</p> <input type="checkbox"/> Written Authorization to Represent Property Owner(s)	
<p>Please list any additional attachments:</p>	

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 (must sign in the exact same manner as title to the property is held)	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	Property owner representative written authorization? (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)	NO
Michael Lynch and John Chase	14315 LIPAN ST WESTMINSTER 80023, CO 303 807 7838 mlynch7821@aol.com	73%	<i>Michael V. Lynch</i> <i>John D. Chase</i>	05/28/2015	(B)	NO
Red Lodge Development LLC, Enrico Cacciorni	4415 Winona Ct Denver, CO, 80212 720 412 0255 enrico.cacciorni@gmail.com	27%	<i>Enrico Cacciorni</i> <i>Manager</i>	05/28/2015	(B)	NO

Last updated: February 4, 2015

Return completed form to rezoning@denvergov.org

Land Description

Part of the SW Quarter of Section 10, Township 4 South, Range 68 West of the 6th PM, City and County of Denver, State of Colorado, described as follows:
Lot 6 & 7, except the East 10 feet of Lot 6, Block 4, LAKE ARCHER SUBDIVISION.

WARRANTY DEED

THIS DEED, Made this 27th day of February, 2015 between

Creek Holdings, LLC, a Colorado limited liability company

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

Red Lodge Development LLC, a Colorado limited liability company

whose legal address is: 4415 Winona Ct, Denver, CO 80212
of the City and County of Denver, State of Colorado, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of Six Hundred Thousand Dollars and No/100's (\$600,000.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the City and County of Denver, and State of COLORADO, described as follows:

Lots 8 – 10 inclusive, together with the South 41.10 feet of Lots 6 and 7, except the East 10.00 feet thereof, Block 4, Lake Archer Subdivision, City and County of Denver, State of Colorado

Doc Fee
\$ 60.00

also known by street and number as 90 Galapago St , Denver, CO 80223-1522

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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 grantor, 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 grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing 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 nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 "Title Review", of the contract dated December 9, 2014, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee his 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.

SELLER:

Creek Holdings, LLC, a Colorado limited liability company

Lou Jahde

By: Lou Jahde, Managing Member

STATE OF COLORADO
COUNTY OF Denver

}ss:

The foregoing instrument was acknowledged before me this 27th day of February, 2015 by Lou Jahde, Managing Member for Creek Holdings, LLC, a Colorado limited liability company.

Ludmilla Ondo
Notary Public

Witness my hand and official seal.
My Commission expires:

LUDMILLA ONDO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20054004361
MY COMMISSION EXPIRES FEBRUARY 1, 2017



Bill of Sale

KNOW ALL MEN BY THESE PRESENTS, That Creek Holdings, LLC, a Colorado limited liability company

of the City and County of **Denver** in the State of **COLORADO**, of the first part, for and in consideration of **TEN DOLLARS** and other valuable consideration to them in hand paid at or before the ensembling or delivery of these presents by **Red Lodge Development LLC, a Colorado limited liability company,**

of the City and County of **Denver** in the State of **COLORADO**, of the second part, the receipt whereof is hereby acknowledged, have bargained and sold, and by these presents do grant and convey unto said parties of the second part, their executors, administrators, successors or assigns, the following property, goods and chattels, to wit:

2.5. Inclusions. The Purchase Price includes the following items (Inclusions):

2.5.1. Fixtures. If attached to the Property on the date of this Contract, the following items are included unless excluded under Exclusions (§ 2.6): lighting, heating, plumbing, ventilating and air conditioning fixtures, TV antennas, inside telephone, network and coaxial (cable) wiring and connecting blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems and controls, built-in vacuum systems (including accessories), garage door openers including 0 remote controls.

Other Fixtures: n/a

If any fixtures are attached to the Property after the date of this Contract, such additional fixtures are also included in the Purchase Price.

2.5.2. Personal Property. If on the Property, whether attached or not, on the date of this Contract, the following items are included unless excluded under Exclusions (§ 2.6): storm windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings, curtain rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds and all keys. If checked, the following are included: **Water Softeners** **Smoke/Fire Detectors** **Carbon Monoxide Alarms** **Security Systems** **Satellite Systems** (including satellite dishes).

Other Personal Property: n/a

The Personal Property to be conveyed at Closing must be conveyed by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except _____. Conveyance will be by bill of sale or other applicable legal instrument.

2.5.3. Parking and Storage Facilities. Use Only Ownership of the following parking facilities _____: and Use Only Ownership of the following storage facilities: _____.

2.6. Exclusions. The following items are excluded (Exclusions): **any Tenant personal or business belongings**

2.7. Water Rights, Well Rights, Water and Sewer Taps.

2.7.1. Deeded Water Rights. The following legally described water rights: _____

Any deeded water rights will be conveyed by a good and sufficient ooooooo deed at Closing.

2.7.2. Other Rights Relating to Water. The following rights relating to water not included in §§ 2.7.1, 2.7.3, 2.7.4 and 2.7.5, will be transferred to Buyer at Closing:

2.7.3. Well Rights. Seller agrees to supply required information to Buyer about the well. Buyer understands that if the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well," used for ordinary household purposes, Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must complete a registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well Permit # is ooooo.

2.7.4. Water Stock Certificates. The water stock certificates to be transferred at Closing are as follows:

2.7.5. Water and Sewer Taps. Note: Buyer is advised to obtain, from the provider, written confirmation of the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.

2.7.6. Conveyance. If Buyer is to receive any rights to water pursuant to § 2.7.2 (Other Rights Relating to Water), § 2.7.3 (Well Rights), or § 2.7.4 (Water Stock Certificates), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.

located at **90 Galapago St , Denver, CO 80223-1522**

TO HAVE AND TO HOLD the same unto the said parties of the second part, their executors, administrators, successors or assigns, forever. And said parties of the first part, for themselves, their heirs, executors, administrators, successors or assigns, covenant and agree to and with the parties of the second part, their executors, administrators, successors or assigns to **WARRANT** and **DEFEND** the sale of said property, goods and chattels, hereby made unto said parties of the second part, their executors, administrators, successors or assigns against all and every person or persons whomsoever.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals this **27th** day of **February, 2015**

Signed, Sealed and Delivered in the Presence of

SELLER:

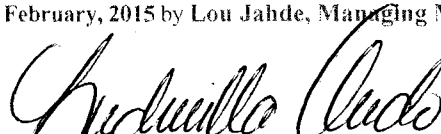
Creek Holdings, LLC, a Colorado limited liability company

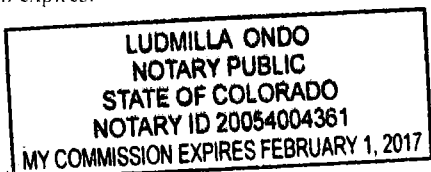

By: Lou Jahde, Managing Member

STATE OF COLORADO } ss:
COUNTY OF DENVER

The foregoing instrument was acknowledged before me this **27th** day of **February, 2015** by **Lou Jahde, Managing Member for Creek Holdings, LLC, a Colorado limited liability company.**

Witness my hand and official seal.
My Commission expires:


Notary Public



09/29/2014 04:29 PM R \$16.00 WD
City & County of Denver
Electronically Recorded

Page: 1 of 2
D \$55.00

State Doc Fee

\$ 55.00

SPECIAL WARRANTY DEED

THIS DEED, dated September 26, 2014 between **Creek Holdings, LLC, a Colorado limited liability company** of the County of Denver and State of Colorado, grantor, and **Michael V. Lynch and John D. Chase**, as joint tenants, whose legal address is 14315 N Lipan St, Broomfield, CO 80023, of the County of Broomfield and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of Five Hundred Fifty Thousand Dollars and No Cents (\$550,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, his 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:

Lots 6 and 7, Except the East 10 feet of Lot 6 and Except the South 41.10 feet thereof, Block 4, LAKE ARCHER SUBDIVISION, City and County of Denver, State of Colorado

Also known by street and number as: 620 West 1st Avenue, Denver, CO 80223
Assessor's schedule or parcel number:

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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 grantor, 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. The grantor, for itself, its heirs, personal representatives, successors and assigns do covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor.

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

Lou Jahde Managing Member of Creek Holdings, LLC, a Colorado limited liability company
By Lou Jahde, Managing Member of Creek Holdings, LLC, a Colorado limited liability company

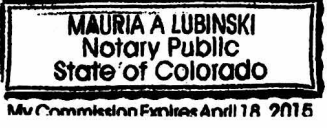
STATE OF COLORADO)
)
COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 26th day of September, 2014, by Lou Jahde, Managing Member of Creek Holdings, LLC, a Colorado limited liability company.

Witness my hand and official seal.

Mauria A Lubinski
Notary Public

My commission expires: 4/18/15





STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity' named Red Lodge Development, LLC and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:

<input type="checkbox"/> Corporation	<input type="checkbox"/> Registered Limited Liability Partnership
<input type="checkbox"/> Nonprofit Corporation	<input type="checkbox"/> Registered Limited Liability Limited Partnership
<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Limited Partnership Association
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Government or Governmental Subdivision or Agency
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Trust
3. The entity is formed under the laws of State of Colorado
4. The mailing address for the entity is 1314 Red Lodge DREvergreen, CO 80439,
5. The name position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is By Enrico Cacciorni, Manager
6. *The authority of the foregoing person (s) to bind the entity is not limited limited as follows: _____
7. Other matters concerning the manner in which the entity deals with interests in real property: _____

Executed this _____

BUYER:

Red Lodge Development, LLC

Enrico Cacciorni, Manager
By Enrico Cacciorni, Manager

STATE OF Colorado

} ss.

COUNTY OF Denver

The foregoing instrument was acknowledged before me this 23 day of April, 2014 By Enrico Cacciorni, Manager for Red Lodge Development, LLC

Witness my hand and official seal.

My commission expires:

Expiration Date:

LUDMILLA ONDO NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20054004381 MY COMMISSION EXPIRES FEBRUARY 1, 2017
--

Ludmilla Ondo
Notary Public

*This form should not be used unless the entity is capable of holding title to real property.
*The absence of any limitation shall be prima facie evidence that no such limitation exists.
The statement of authority must be recorded to obtain the benefits of the statute.

620 W 1st Av – General Review Criteria

Consistency with Adopted Plans

The proposed official map amendment is consistent with the following City's adopted plans

- Denver Comprehensive Plan 2000
- Blueprint Denver
- Baker Neighborhood Plan

Denver Comprehensive Plan 2000

We refer to the following sections of the Denver Comprehensive Plan 2000

- Objective 2 – Stewardship of Resources, Strategy 2-F (pg. 39):
 - o Promoting infill development within Denver at sites where services and infrastructure are already in place
 - o Designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods.

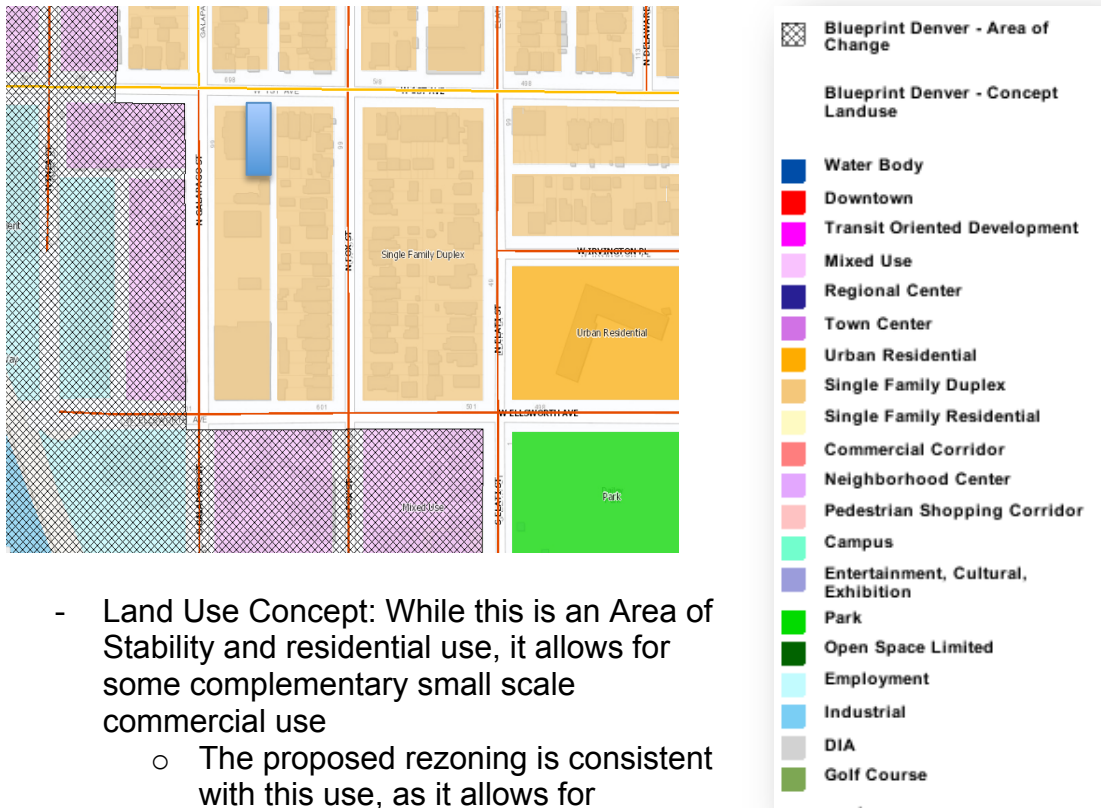
The current zoning of the lot does not allow for mixed use. The proposed rezoning to MX-3 would promote infill development and help design a mixed-use community, also facilitating the transition from the more residential North Baker to the more industrial South part of Baker.

- Objective 3 – Residential Neighborhoods and Business Centers – Strategy 3-b (pg. 60)
 - o 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.

The proposed rezoning is entirely consistent with this objective, since

- It would encourage infill development consistent with the surrounding neighborhood, which is also zoned Mixed Used
- The MX-3 zoning offers the opportunity to increase the density compared to the existing zoning
- The proposed rezoning offers additional uses, including industrial, commercial or mixed residential

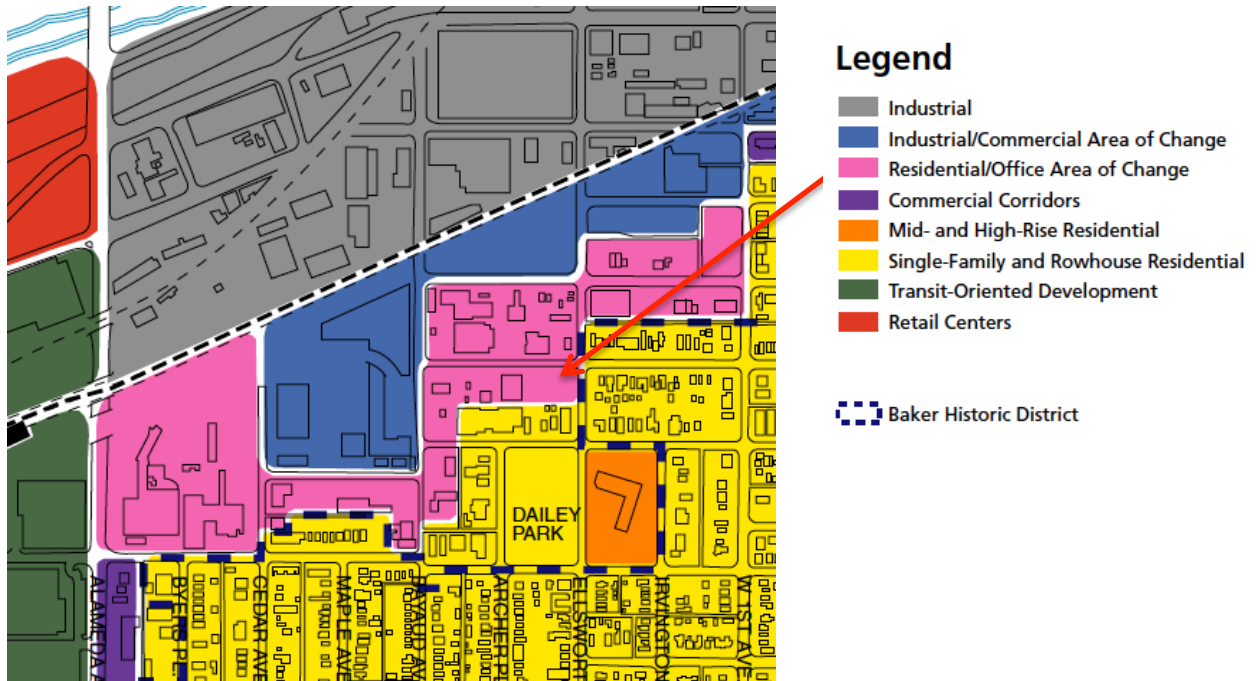
Blueprint Denver (2002)



- Land Use Concept: While this is an Area of Stability and residential use, it allows for some complementary small scale commercial use
 - o The proposed rezoning is consistent with this use, as it allows for complementary small scale commercial use

- Future Street Classification: 1st Avenue is a residential Collector, aiming to create connections that emphasize walking, bicycling and vehicular connections
 - o The Proposed rezoning is consistent with this objective, as it allows for residential use

Baker Neighborhood Plan



The Baker Neighborhood Plan identifies 620 W 1st Av as a **residential-office area of change**; this area has two purposes:

- 1) To buffer the impacts of the residential, commercial and industrial subareas from each other through more sensitive site and building design
- 2) To allow property owners the flexibility to maintain and expand existing office and light industrial uses, to build new residential uses, and to respond to the long-term evolution of development trends.

It serves as a blend of land uses from the solidly residential area to the solidly industrial area, and between the intense commercial activity on Broadway and the residential interior.

The proposed rezoning is entirely consistent with the Baker Neighborhood Plan as it would:

- Broaden the mix of uses that the current zoning allows (which is only residential)
- Allow property owners the flexibility to maintain the existing residential structure (4-plex), but expand the possibility for land use to commercial and live-work uses
- Serve as a seamless transition between the north part of Baker, traditionally more residential, and the south part, which is industrial

Baker Neighborhood Plan - Land Use - Goals

- Develop a logical change between Baker's subareas that protects the viability of existing industrial businesses and enhances the quality of life of

the residents. Intense non-retail business activity and new housing at a moderate density are appropriate in the area.

- Provide a range of residential and office uses that allow property owners the flexibility to respond to the long-term evolution of development trends. Residential uses are supported, but it is expected that residential uses are responsible for buffering themselves from nonresidential uses that may be located on adjacent property. Siting and design of each new development must ensure compatibility and blending of uses.

The proposed rezoning would allow Baker to achieve the vision of the Baker plan, which today is frustrated by a lack of compatibility in different and mismatched zoning.

Baker Neighborhood Plan - Land Use - *Recommendations*

As properties redevelop, support rezoning applications that allow for a mix of residential and office uses, shared parking, and appropriate buffering, mitigation and design.

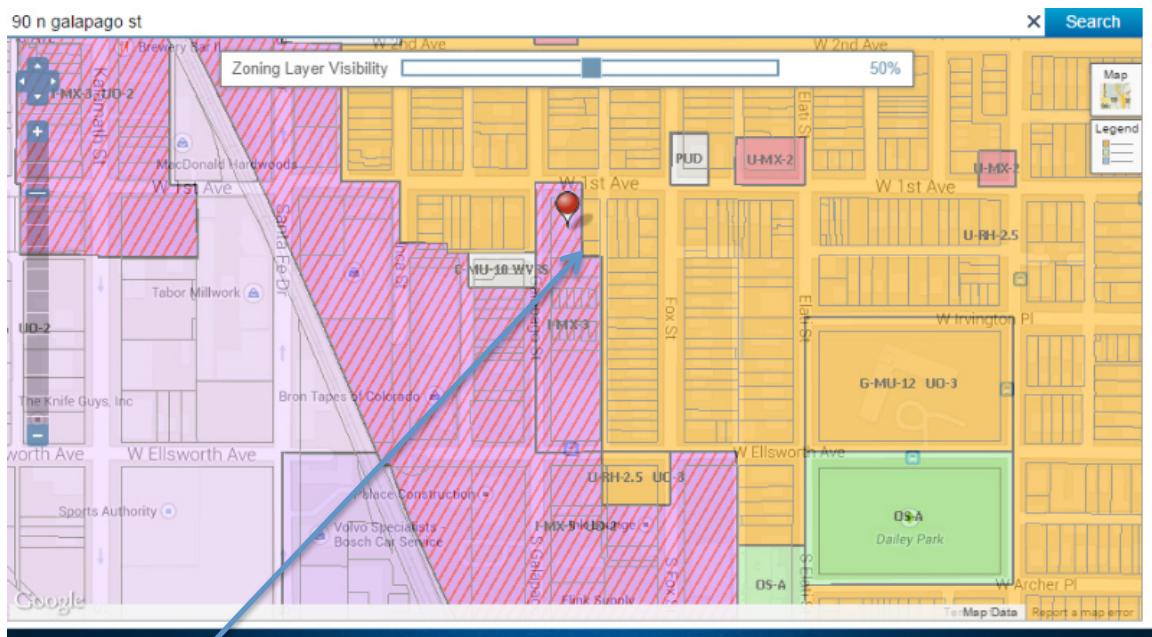
The requested rezoning is consistent with the recommendation of the Baker Plan, as it strives to achieve a better balance between residential, commercial and industrial uses.

620 W 1st Av – Additional Review Criteria

Justifying Circumstances

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.

620 W 1st Av. used to be a 6,250 SF parcel; in 2014 the previous owner of 90 Galapago and 620 W 1st Av did a parcel split for 620 W 1st Av and sold off a parcel (4,564 SQFT) to the current owner (Mike Lynch and John Chase). The remaining 1,600 SQFT of that zone lot remained part of 90 Galapago (as a parcel).



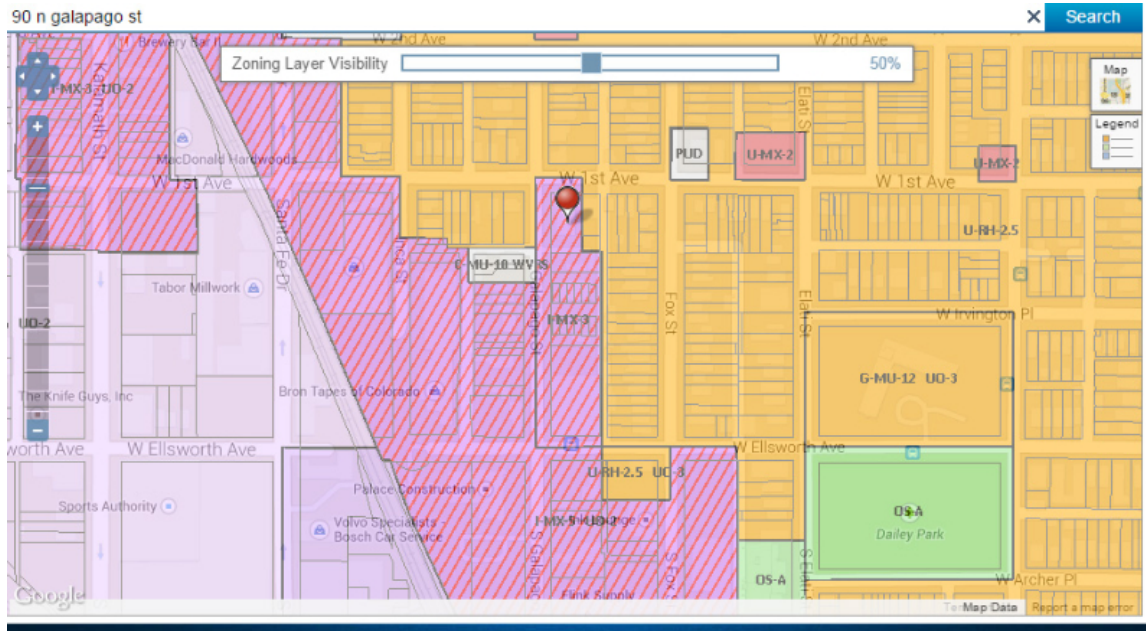
Portion of 90 Galapago still zoned U-RH-2.5

The result is that 90 Galapago (zoned I-MX-3) parcel has a square (about 41x40ft) that is zoned U-RH-2.5. This makes the owner of the square on 90 Galapago and the owners of 620 W 1st Av, co-owners of the same zone lot; because of this co-ownership, any decision regarding development on the zone lot would have to be approved by all the owners.

We have explored the possibility to rezone only the square on 90 Galapago, but this would create a hardship for 620 W 1st Av, since there is a fourplex on that parcel and that's not allowed on a zone lot smaller than 6,000 SQFT.

Because of this change in circumstances, we believe that a rezoning of the zone lot containing 620 W 1st Av. would allow to solve this issue without impacting the character of the neighborhood, since it is conforming to the rest of the half-block.

620 W 1st Av – Consistency with Neighborhood Context, Zone District Purpose and Intent



Denver Zoning Code - Section 9.1.1 INDUSTRIAL CONTEXT DESCRIPTION

The Industrial Context consists of areas of light industrial, warehouse and heavy industrial areas, as well as areas subject to transitions from industrial to mixed-use.

Denver Zoning Code – Section 9.1.2.1.A

- a. The Industrial Mixed Use districts are intended to develop in a pedestrian-oriented pattern, with buildings built up to the street and active a ground story.
- b. The Industrial Mixed Use districts are also intended to provide a transition between mixed use areas and I-A or I-B Industrial Districts.
- c. The Industrial Mixed Use districts accommodate a variety of industrial, commercial, civic and residential uses.

The proposed rezoning is consistent with the existing neighborhood context because:

- Mixed Use zoning is adequate for an area of transition
- The general character of the are is industrial but also serves as transition to other uses; in particular, it functions as transition between the more residential part of Baker (north of 1sy Av) to the more heavily industrial part to the south
- The zone lot is part of a half-block that is already zoned I-MX-3; therefore the proposed request to change the zoning is consistent with the zoning on the rest of the half-block.



Baker Historic Neighborhood
Association
P.O. Box 9171
Denver, CO 80223
board@bakerneighborhood.org

Officers

President

Luchia Brown
303-733-5040

Vice-President

Michael Wilcox

Secretary

Frank Matapuile

Treasurer

Richard Parker

Members-at-Large

Aaron Greco
Felix Herzog
Mathew Wasserburger

Zoning Chair

Steve Harley

May 20, 2015

To Whom It May Concern:

At its regularly scheduled general membership meeting at 6:30 pm on 12 May 2015, the Baker Historic Neighborhood Association (BHNA), a Denver Registered Neighborhood Organization, entertained a motion to support the prospective application by Enrico Cacciorni to rezone the property at 620 W. 1st Ave. from U-RH-2.5 to I-MX-3. The motion passed 24 to 0 with 4 abstentions.

Mr. Cacciorni had also detailed his request to the BHNA Zoning Committee at its regularly scheduled meeting on 22 April 2015. The committee did not make a recommendation because it ordinarily acts after official notice of such applications.

This motion was made with the following understandings:

- 1) that the zone lot at 620 W. 1st Ave. is divided into portions separately owned by Mr. Cacciorni (south portion, used for parking) and by another party (north portion, containing a residential four-plex), both of whom agree to this rezoning,
- 2) that Denver Community Planning and Development advised Mr. Cacciorni that this rezoning was the best and perhaps the only resolution to certain difficulties both owners have faced,
- 3) that the residential four-plex on the north portion will be a conforming use after it is rezoned to I-MX-3,
- 4) that a sewer easement under the south portion somewhat limits the type of development that may occur there, and
- 5) that Councilmember Judy Montero would like know the position of BHNA prior to the rezoning application.

Sincerely,

Luchia A. Brown
BHNA President!

A Better Community Through Cooperation