



DENVER
THE MILE HIGH CITY

Community Planning and Development
Planning Services
Plan Implementation

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TO: Denver City Council
FROM: Libby Kaiser, Senior City Planner
DATE: August 26, 2021
SUBJECT: Petition of Protest - Council Bill #21-0810, Series 2021

OVERVIEW OF STAFF REVIEW PROCESS TO IMPLEMENT REVIEW CONSISTENT WITH DIVISION 12.4.10.11 OF THE CODE.

- Step 1: Create 200-foot buffer map - Created by CPD and attached
 - The 200-foot buffer includes 250 properties, 238 of which are in the Candlewyck Condominiums, located northeast of the proposed rezoning in the parcel labeled 7877 on the attached map.
- Step 2: Confirm that all addresses signed are in the buffer
 - All signatures received were from the owners of Candlewyck Condominiums, per the cover letter attached to the protest petition. Each condominium was allocated a partial credit area of 157 square feet based on the area of land within the buffer, divided by the number of owners.
- Step 3: Confirm that all signatures are valid and accurately represent ownership
 - Candlewyck Condominiums submitted 82 signatures.
- Step 4: Calculate valid signatures to assess percentage
 - All 82 signatures were considered valid and representative of a single property for the purposes of assessing the percentage.

CALCULATION RESULTS

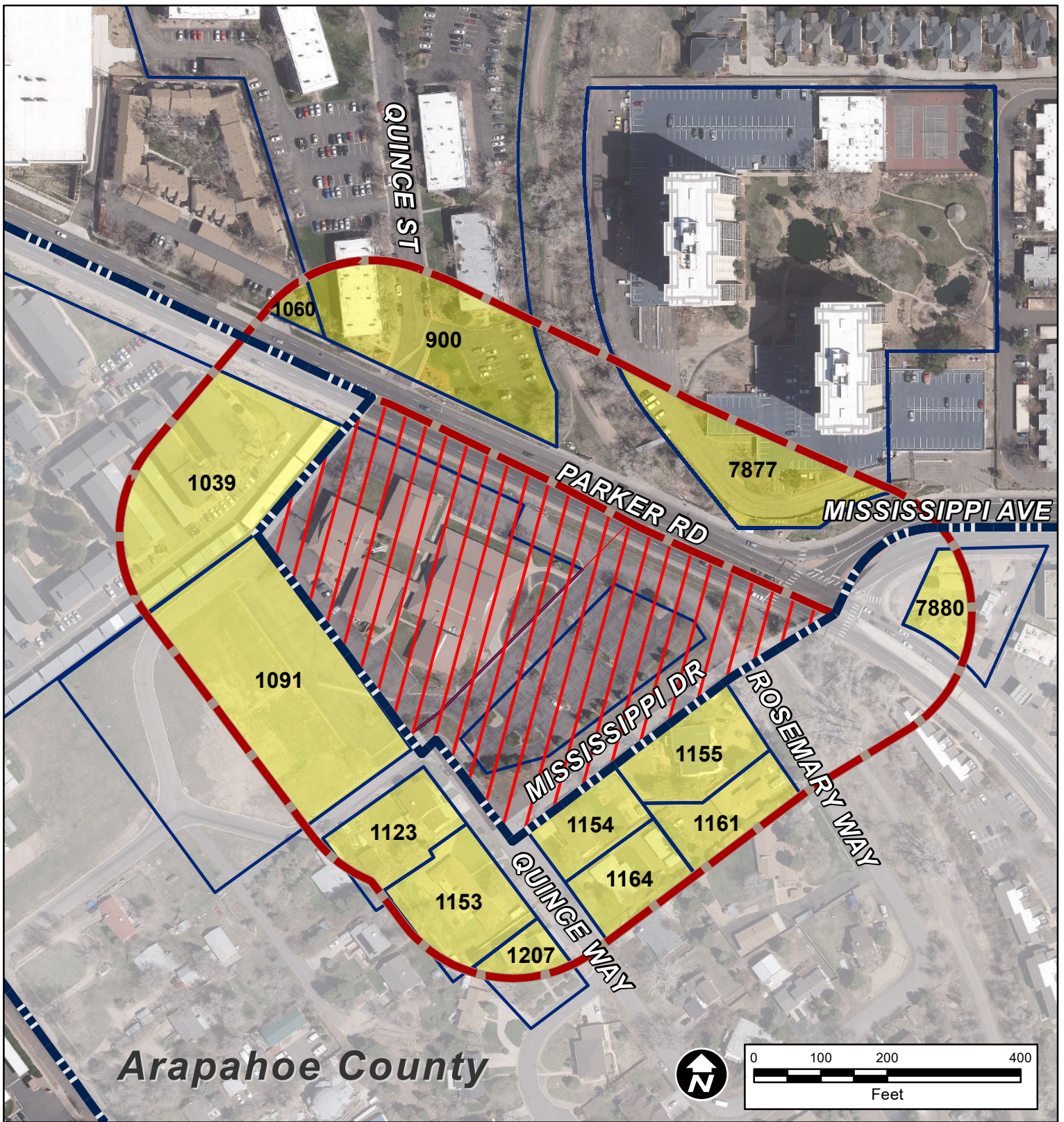
LAND AREA OF VALID SIGNATURES

0%, 0SF	within the subject area
2.2%, 12,874SF	within 200 feet 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.
X	In view of the less than twenty (20) percent protest, this petition does not constitute a legal protest.





Protest Petition Area Map- Amendment #20i-00159

-  Proposed Map Amendment
20i-000159
-  County Boundary
-  200' distance from perimeter
of proposed map amendment
-  Full or Partial Parcels
Within 200' of Proposed Amendment

Signatures of the owners of 20 percent or more of the total land area from the perimeter of the area proposed for change to a distance of 200 feet outside is required.

Total area of 200' distance from the perimeter of the amendment = 591,043 Sq Ft
20% = 118,209 Sq Ft Needed

August 23, 2021

To: Denver City Council Members
From: Candlewyck Homeowners

:petition re: 1091 S.Parker Rd. and 7400 E. Mississippi Ave.

Thank you for giving us the opportunity to file a petition concerning the above. A few things you might want to consider are:

238 units minus 38 renters = 200 units allowed to vote

Our bylaws do not allow us to go door-to-door asking owners to sign petitions. It's a challenge to reach many owners due to many move-ins, move-outs and recent total change of our staff

Traffic at our T-intersection is the primary reason we want the zoning to remain at 1.

Some lower-level owners are unhappy about losing some of their western views. It will probably have a negative impact on the worth of their homes.

80247 is a relatively high crime area. The additional 240 units may have a negative effect on crime.

Many owners are senior citizens. They will be further challenged by the increase in traffic and the ability to make a left turn on E. Mississippi.

The exit from the new apartments to S. Parker (turning south-right) will necessitate a u-turn on Parker or turning into a smaller street through a residential neighborhood.

However you vote, it would be great to have some bushes or small trees planted on the nearby median strips on Parker and Leetsdale.

Please consider the above when you cast your vote.

Thank you.


Andrea Antico

vice-president, Candlewyck HOA

City and County of Denver Petition of Protest - Rezoning

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Own #	Address and Legal Description of Property	Owner Rep? (If Yes, check box)	Printed Name and Signature of Owner(s)
1101 East	0616305081081 7877 E Mississippi Ave Denver, CO.	<input checked="" type="checkbox"/>	Carol Carder Carol Carder
904 E	0616305068068 0616305068068 7877 E Mississippi Denver, CO.	<input checked="" type="checkbox"/>	CAROL Hutzendeder CAROL Hutzendeder
207 W	7865 E Mississippi Denver, CO 061630405 Ave 0616304015015	<input checked="" type="checkbox"/>	Sara Spritzer Spritzer Sara Spritzer
1101 W	0616304081081 7865 E. MISSISSIPPI Denver CO	<input checked="" type="checkbox"/>	Susan Leiser SUSAN LEISER
1602 W	7865 E. Mississippi Denver, CO. 0616304098098	<input checked="" type="checkbox"/>	BARBARA SUSON Barbara Suson
1092	7865 E. MISSISSIPPI Denver, CO 0616304074074	<input checked="" type="checkbox"/>	Phyllis Goldberg Phyllis Goldberg
1003	7865 E. MISSISSIPPI Denver, CO. 0616304075075	<input checked="" type="checkbox"/>	Christina Huber Christina Huber
1003	7865 E. Mississippi, CO Ave #601W 0616304071047	<input checked="" type="checkbox"/>	Monia Rigo Maria Rigo
904 W	0616304068068 Denver, CO. 7865 E. Mississippi	<input checked="" type="checkbox"/>	Judy Vad Judy Vad
901	0616304065065 7865 E Mississippi Denver, CO	<input checked="" type="checkbox"/>	Kathleen Carry Kathleen Carry

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1506	0616305118118 Stephen Franks 80247 7877 E. Miss. Denver		Stephen Franks Stephen Franks
602	7877 E MISSISSIPPI Denver CO 0616305042042		Georgina George Horn
1507	Arline Fink 0616305119119 7877 E MISSISSIPPI Denver CO 80247		Arline Fink Arline Fink
1608	0616305080080 7877 E MISSISSIPPI AVE Denver CO 80247		Michele Beckley M. Beckley
1107	0616305107107 Denver CO 80247 7877 E MISSISSIPPI AVE		Harmon Goldberg Harmon Goldberg
703	7877 E. MISSISSIPPI 0616305051051 AVE Denver CO		Fredlee Shore Fredlee Shore
1408	0616305112112 80247 Denver CO, 7877 E. MISSISSIPPI AVE		Linda Marx Linda Marx
1501	7877 E MISSISSIPPI AVE Denver CO. 0616305113113		Sam Whitney Sam Whitney
1002	7877 E MISSISSIPPI 06163051179079 AVE		Kathryn Bastian Kathryn Bastian
1505	7877 E. MISSISSIPPI AVE DENVER 061630503280247		KAREN SHAPIRO Karen Shapiro

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	0616304048048		
608	7865 E. MISSISSIPPI W AVE #608 DENVER CO	<input checked="" type="checkbox"/>	<i>[Signature]</i> TONY TOIN
1103	7865 E. MISSISSIPPI W AVE #1103 DENVER CO	<input checked="" type="checkbox"/>	<i>[Signature]</i> DAN A. ASBURY
900W	7865 E MISSISSIPPI, 900 DENVER CO 80247	<input checked="" type="checkbox"/>	Jennifer Lieb <i>[Signature]</i>
705W	9865 E. MISSISSIPPI AVE DENVER CO. 80247		<i>[Signature]</i> Robert Westington Marieanne Middleman
607E	7877 E. Miss. DENVER, CO 80247		<i>[Signature]</i> MARENNE WILKINSON
0616305047041	7877 E. MISSISSIPPI AVE #601 DENVER CO		<i>[Signature]</i> 7877 E. MISSISSIPPI AVE #601 DENVER CO
0616305041241	7877 E. MISSISSIPPI AVE #601 DENVER CO		<i>[Signature]</i> 7877 E. MISSISSIPPI AVE #601 DENVER CO
1206E	7877 E. MISSISSIPPI DENVER, CO 80247	<input checked="" type="checkbox"/>	Diane M. Tague <i>[Signature]</i> Diane M. Tague
E 152	Lawrence Marquez OG16305114114	<input checked="" type="checkbox"/>	7877 E. Miss. #1502E DENVER, CO.
E 1502	7877 E MISSISSIPPI AVE #1502 Ercilia P. Marquez	<input checked="" type="checkbox"/>	<i>[Signature]</i> Ercilia P. Marquez

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1505E	17877 E. Mississippi Ave Denver, CO 80247 0611305117117	<input checked="" type="checkbox"/>	Andrea Antico <i>Andrea Antico</i>
508E	7877 E. Mississippi Ave Denver, CO 0616305040040	<input checked="" type="checkbox"/>	Ottavid Seiden <i>Ottavid Seiden</i>
1207	7865 E MISS AVE DENVER CO 061630409585	<input checked="" type="checkbox"/>	Crystal Day CRYSTAL DAY
1201	7865 E. MISS. AVE DENVER, CO 80247 0616305045035	<input checked="" type="checkbox"/>	MARY Jo DUCKWORTH <i>Mary Jo Duckworth</i>
401E	7871 E. Mississippi DENVER, CO 80247	<input checked="" type="checkbox"/>	Ingelevic <i>Ingelevic</i>
905 E	7877 E. Mississippi Ave Denver, CO 80247 0616305068068	<input checked="" type="checkbox"/>	Barbara Dey <i>Barbara Dey</i>
301 E	7877 E. Mississippi Denver, CO 80247 0616305012017	<input checked="" type="checkbox"/>	Marlene Goettelman <i>Marlene Goettelman</i>
1606	7865 E. MISSISSIPPI DENVER, CO 80247 0616304102102	<input checked="" type="checkbox"/>	Kia Rittland <i>Kia Rittland</i>
1604	7877 E. MISSISSIPPI DENVER CO 80247 0616305180500	<input checked="" type="checkbox"/>	Alan S Marks <i>Alan S Marks</i>
1203	7865 E. MISSISSIPPI AVE 80247 0616304091091	<input checked="" type="checkbox"/>	CAROL LEIST <i>Carole Leist</i>

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705 W	7865 E. MISS. AVE. 0616304053053 LEMIT 705 DENVER CO.		DARLENE E. PATTERSON <i>Darlene Patterson</i>
1004 W	7865 E. Mississippi Ave #1004 Denver CO 80247 0616304026076		Jan Glotfelter Jim Clatfelter
1001 W	7865 E. Missis. Ave #1001 Denver CO 0616304073073		Richard Bacc <i>Richard Bacc</i>
1001 W	7865 E. Mississippi Ave #1001 0616304073073 Denver, CO 80247		Patricia Bacc Patricia Bacc
1104 W	7865 E. Miss. Ave. Denver, CO 80247 0616304085085		Marion Felsen <i>Marion Felsen</i>
902 W	7865 E. Miss. Ave CO 80247 0616304066066		Cindy Morton <i>Cindy Morton</i>
607 W	7865 E. Mississippi #607 Denver CO 80247 0616304047047		Linda Chapman LINDA CHAPMAN <i>Linda Chapman</i>
107 E	7877 E. Mississippi Denver, Co 80247 0616305002002		Bennett Altarman Bennett Altarman
105 East	7877 E. Mississippi Ave Denver Co. 80247 0616305005005		Barbara J. Miller Barbara J. MILLER
106 E	7877 E. MISS. AVE #106 Denver 80247 0616305006006		Marilyn Mendelson <i>Marilyn Mendelson</i>

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207	DENVER CO 80247 7877 E. Mississippi #207 0616305124124		CAROL H EHRlich Carol H. Ehrlich
408	TOM SCIC LUNA 0616305032032 7877 E MISS. 408		Tom Scicluna Tom Scicluna
203	BARB GIBBS 0616305011011 80247 7877 E MISS		Barb Gibbs Barb Gibbs
OK 1007	7877 E. Mississippi 0616305011011 7877 E MISS		Sandra Farber-Volk Michelle Hiatt
204	0616305812012 7877 E MISSISSIPPI DENVER CO 80247		Michelle Hiatt Michelle Hiatt
704	7877 E. Mississippi Ave 0616305052051 DENVER CO 80247		Elaine Baker Elaine Baker
801	7877 E. Miss Ave (#801) 0616305057051 Denver CO 80247		Andy Deitel Andy Deitel
403	7877 E. Mississippi Ave 0616305027051 #403 Denver, Co. 80247		Betty Jaffe Betty Jaffe
403	0616305027051 7877 E. Mississippi Denver CO 80247		LEON JAFFE Leon Jaffe
603	7877 E. Mississippi Ave #603 0616305043043 Denver, CO 80247		Sheila Perry Sheila Perry

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1107	7865 E. Mississippi Ave. 1107 061630487085 Denver, CO 80247		Tanya M. Santillan Tanya M. Santillan
1107	7865 E. Mississippi Ave. 1107 061630487085 Denver, CO 80247		Michael Enriquez Michael Enriquez
507 W	7865 E. Miss. #507 Denver, CO. 80247 0616304039039		SARRA GINTER SARRA GINTER
1102	7865 E. Mississippi Ave 0616304087085 Denver, CO 80247		Loreto Salvacion Loreto Salvacion
1007	JAIMA BROOK 7865 E Miss #1007 0616304074099 80247		JAIMA BROOK Jaima Brook
108	ROSEMARU SIMKINS 7865 E MISSISSIPPI DENVER 80247 0616304087085		Rosemaru Simkins Rosemaru Simkins
503 W	Rita Blackwood 7865 E miss. Ave # 503 Denver, CO 80247 0616304087085		Rita F. Blackwood Rita F. Blackwood
1602 W	BARBARA SUSON 7865 E MISS AVE 802 # 1602 W DENVER 47		BARBARA SUSON BARBARA SUSON
1401	Greg Kountz 061630411111 7865 E. Mississippi Ave #1401 DENVER, CO 80247		Greg Kountz Greg Kountz
405 WEST	Richard K. Sharpe 7865 E Mississippi Ave #405 DENVER 80247		Richard K. Sharpe Richard K. Sharpe

0616304027027

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502 W	7865 E. Mississippi Ave #502 Denver CO 80247 0616304034034		Susan G. Dango Susan G. Dango
202 W	7865 E Mississippi Ave #202 Denver CO 80247 0616304010010		Anna Valenzuela
160 W	7865 E MISSISSIPPI DENVER, CO 80247 0616304097097		GERALDINE BOBRICK Geraldine Bobrick
405 W	Kevin M. Buffo 7865 E MISSISSIPPI AVE DENVER, CO 80247 #405 0616304029029		Kevin M. Buffo Kevin M. Buffo
1405	Greg Kountz 7865 E MISSISSIPPI AVE DENVER, CO 80247 0616304109109		Greg Kountz Greg Kountz
208	7865 E Mississippi Ave #208 Denver CO 80247 0616304036036		Eric Epstein
1008	2877 A Street Denver CO 80247 0616304000000		Eric Epstein



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	0-616305080080		
# 1008	7877 E MISSISSI AV #1008 DENVER, CO 80247		Nick Bleckley <i>[Signature]</i>
708	7877 E. Mississippi Ave Denver CO 80247		Ruth Epstein <i>[Signature]</i>



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1207	7877 E. Mississippi #1207 0616305095095		Janelle Zedon Janelle Zedon
507	0616305037037 2877 E. Miss. Denver, CO 80238		Ruthy Wexler Ruthy Wexler
507	0616305020028 7877 E. Miss Denver CO.		Warren Wexler Warren Wexler
808	7877 E. Miss. Denver CO 80247 0616305059059		Evelyn Shafner Evelyn Shafner

Handwritten signature in blue ink, possibly "Ruthy Wexler".

