

## REZONING GUIDE

Rezoning Application Page 1 of 4



## 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 FEE PAYMENT***		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	John Dilday DBA. Transwestern Management	Representative Name	Jason Vigil
Address	12853 W. 80th Pl.	Address	9936 Vine St.
City, State, Zip	Arvada, CO 80005	City, State, Zip	Thornton, CO 80229
Telephone	303-995-4004	Telephone	720-201-4871
Email	johndilday@aol.com	Email	homeadvantage303@gmail.com
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
SUBJECT PROPERTY INFORMATION			
Location (address):	3216 High St., Denver, Co. 80205		
Assessor's Parcel Numbers:	02261-21-023-000		
Area in Acres or Square Feet:	15800 Sq. Ft.		
Current Zone District(s):	PUD #595		
PROPOSAL			
Proposed Zone District:	U-SU-A1		
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input checked="" type="checkbox"/> <b>Yes - State the contact name &amp; meeting date</b> <u>Chelsea Bennouna 3/16/23</u> <input type="checkbox"/> <b>No - Describe why not (in outreach attachment, see bottom of p. 3)</b>		
Did you contact the City Council District Office regarding this application ?	<input checked="" type="checkbox"/> <b>Yes - if yes, state date and method</b> <u>Email, 3/22/23</u> <input type="checkbox"/> <b>No - if no, describe why not (in outreach attachment, see bottom of p. 3)</b>		

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## REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm <b>and</b> include sections in the review criteria narrative attachment</p>	<p><input checked="" type="checkbox"/> <b>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.</b></p> <p>Please provide a review criteria narrative attachment describing <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its' own subsection.</p> <p><b>1. Denver Comprehensive Plan 2040</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p><b>2. Blueprint Denver</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p><b>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</b></p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B &amp; C</p> <p>Check boxes to the right to affirm <b>and</b> include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input checked="" type="checkbox"/> <b>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.</b></p> <p><input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></p> <p>In the review criteria narrative attachment, please provide an additional section describing <b>how</b> the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box <b>and</b> include a section in the review criteria narrative attachment.</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input checked="" type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><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.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input checked="" type="checkbox"/> <b>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.</b></p> <p>In the review criteria narrative attachment, please provide a separate section describing <b>how</b> the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

Last updated: February 16, 2021

Return completed form and attachments to [rezoning@denvergov.org](mailto:rezoning@denvergov.org)

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

720-865-2974 • [rezoning@denvergov.org](mailto:rezoning@denvergov.org)

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**REQUIRED ATTACHMENTS**Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- Review Criteria Narratives. See page 2 for details.

**ADDITIONAL ATTACHMENTS (IF APPLICABLE)**

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged )
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.)
- Other Attachments.** Please describe below.

Authorization for Jason Vigil to act on behalf of John Dilday and Transwestern Management

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## PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) 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	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> 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>	01/12/20	(A)	YES
John Dilday Transwestern Management	12853 W. 80th Place Arvada, CO 80005 303-995-4004 johndilday@aol.com	100	DocuSigned by: <i>John Dilday</i> 385517F9E4484B8...	4/18/2022	A	YES
John Dilday Transwestern Management	12853 W. 80th Place Arvada, CO 80005 303-995-4004	100	DocuSigned by: <i>John Dilday</i> 385517F9E4484B8...	4/18/2022	B	YES
John Dilday Transwestern Management	12853 W. 80th Place Arvada, CO 80005 303-995-4004	100	DocuSigned by: <i>John Dilday</i> 385517F9E4484B8...	4/18/2022	D	YES
						YES

LOTS 8 TO 11, INCLUSIVE, THE SOUTH ½ OF LOT 7 AND THE NORTH ½ OF LOT 12, BLOCK 24, FORDS  
ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO

# 3216 N HIGH ST

<b>Owner</b>	TRANS-WESTERN MANAGEMENT GROUP INC 12853 W 80TH PL ARVADA, CO 80005-2961
<b>Schedule Number</b>	02261-21-023-000
<b>Legal Description</b>	L 8 TO 11 INC & S/2 L 7 & N/2 L 12 BLK 24 FORDS ADD
<b>Property Type</b>	VACANT LAND
<b>Tax District</b>	DENVER

**Print Summary**

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	15,800	<b>Zoned As:</b>	PUD

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
	Actual	Assessed	Exempt
Land		\$674,300	\$195,550 \$0
Improvements		\$0	\$0
<b>Total</b>		<b>\$674,300</b>	<b>\$195,550</b>

Prior Year			
	Actual	Assessed	Exempt
Land		\$674,300	\$195,550 \$0
Improvements		\$666,300	\$193,230
<b>Total</b>		<b>\$1,340,600</b>	<b>\$388,780</b>

### Real Estates Property Taxes for current tax year

**System Upgrade Underway:**

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy \* **79..525** \*

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	<b>Installment 1 (Feb 28 Feb 29 in Leap Years)</b>	<b>Installment 2 (Jun 15)</b>	<b>Full Payment (Due Apr 30)</b>
<b>Date Paid</b>	2/10/2023		
<b>Original Tax Levy</b>	\$7,775.57	\$7,775.57	\$15,551.14
<b>Liens/Fees</b>	\$0.00	\$0.00	\$0.00
<b>Interest</b>	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$7,775.57	\$0.00	\$7,775.57
<b>Due</b>	\$0.00	\$7,775.57	\$7,775.57

### Additional Information

**Note:** If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

<b>Additional Assessment</b> ⓘ	N	<b>Prior Year Delinquency</b> ⓘ	N
<b>Additional Owner(s)</b> ⓘ	N		
<b>Adjustments</b> ⓘ	N	<b>Sewer/Storm Drainage Liens</b> ⓘ	N
<b>Local Improvement Assessment</b> ⓘ	N	<b>Tax Lien Sale</b> ⓘ	N
<b>Maintenance District</b> ⓘ	N	<b>Treasurer's Deed</b> ⓘ	N
<b>Pending Local Improvement</b> ⓘ	N		

Real estate property taxes paid for prior tax year: **\$29,010.00**

### Assessed Value for the current tax year

<b>Assessed Land</b>	\$195,550.00	<b>Assessed Improvements</b>	\$0.00
<b>Exemption</b>	\$0.00	<b>Total Assessed Value</b>	\$195,550.00





# 3216 N HIGH ST

<b>Owner</b>	TRANS-WESTERN MANAGEMENT GROUP INC 12853 W 80TH PL ARVADA, CO 80005-2961
<b>Schedule Number</b>	02261-21-023-000
<b>Legal Description</b>	L 8 TO 11 INC & S/2 L 7 & N/2 L 12 BLK 24 FORDS ADD
<b>Property Type</b>	VACANT LAND
<b>Tax District</b>	DENVER

## Chain Of Title Records

**Reception Number** 2018119300

**Reception Date** 9/19/2018

**Instrument** PT

**Sale Date** 9/17/2018

**Sale Price** \$0

**Grantor** MAJOR T LLC

**Grantee** TRANS-WESTERN MANAGEMENT GROUP

**Reception Number** 2006183705

**Reception Date** 11/15/2006

**Instrument** SW

**Sale Date** 11/14/2006

**Sale Price** \$350,000

<b>Sale Price</b>	\$500,000
<b>Grantor</b>	DENVER HEALTH AND HOSPITAL
<b>Grantee</b>	MAJOR T LLC
<b>Reception Number</b>	0000176519
<b>Reception Date</b>	12/31/1996
<b>Instrument</b>	BG
<b>Sale Date</b>	12/31/1996
<b>Sale Price</b>	\$0
<b>Grantor</b>	CITY & COUNTY OF DENVER
<b>Grantee</b>	DENVER HEALTH AND HOSPITALAUTH



09/19/2018 04:32 PM  
City & County of Denver  
Electronically Recorded

R \$18.00  
PTD

D \$0.00

**PUBLIC TRUSTEE'S CONFIRMATION DEED**  
**(C.R.S. §38-38-502)**

**Public Trustee's Foreclosure Sale #2014-1029**

**This Deed** is made 09/17/2018, between the Public Trustee, of Denver County, State of Colorado, and **Trans-Western Management Group, Inc.**, Grantee, the holder of the certificate of purchase, whose legal address is 12853 W. 80<sup>TH</sup> PLACE, ARVADA CO 80005 and is effective as of 05/08/2015 per court order in case number 2015CV31632.

WHEREAS, **Major T, LLC.**, did by Deed of Trust dated May 16, 2007, and recorded in the office of the Clerk and Recorder of the County of Denver, Colorado, on 06/19/2007, at Reception No. 2007095349, convey to the Public Trustee, in Trust, the property hereinafter described to secure the payment of the indebtedness provided in said Deed of Trust, and **WHEREAS**, a violation was made in certain of the terms and covenants of said Deed of Trust as shown by the Notice of Election and Demand for Sale filed with the Public Trustee; the said property was advertised for public sale at the place and in the manner provided by law and by said Deed of Trust; Combined Notice of Sale and Right to Cure and Redeem was given as required by law; said property was sold according to said Combined Notice; and a Certificate of Purchase thereof was made and recorded in the office of the Denver County Clerk and Recorder, and

**WHEREAS**, all periods of redemption have expired.

**NOW, THEREFORE**, the Public Trustee, pursuant to the power and authority vested by law and by the said Deed of Trust, confirms the foreclosure sale and sells and conveys to grantee the following described property located in the County of Denver, State of Colorado, to-wit:

**LOTS 8 TO 11, INCLUSIVE, THE SOUTH 1/2 OF LOT 7 AND THE NORTH 1/2 OF LOT 12, BLOCK 24, FORDS ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO**

**\*\*MODIFIED THROUGH A LOAN MODIFICATION AGREEMENT DATED 01/23/2009**

**also known by street and number as:**

**3216 HIGH STREET  
DENVER, CO 80205**

**TO HAVE AND TO HOLD** the same, with all appurtenances, forever.

Executed: 09/17/2018.  
Effective Date: 05/08/2015.

Debra Johnson  
Public Trustee, Denver County  
State of Colorado

By: *John Davis*  
Deputy Public Trustee



**Assignment of Public Trustee's Certificate of Purchase**  
Denver County Public Trustee Sale No. 2014-1029

RECEIVED  
PUBLIC TRUSTEE

2015 APR 23 AM 10:26

This Assignment executed this 14 th day of April 2015 is for the assignment of the Certificate of Purchase of PT foreclosure sale No. 2014-1029. In consideration of **\$528,000.00** paid by **Trans-Western Management Group, Inc.** whose legal address is **12853 W. 80<sup>th</sup> Place, Arvada, CO 80005**, **ASSIGNEE**, the receipt of which is hereby acknowledged and **ASSIGNOR**, **DFW Group, LLLP**, whose legal address is **1395 Utica Street, Denver, CO 80204**.

**DFW Group, LLLP**, does hereby transfer, assign and set over to said Assignee and Assignee's heirs, successors and assigns forever, all right, title and interest in and to that certain Certificate of Purchase issued by the Public Trustee of Denver County, Colorado in sale 2014-1029 on April 9, 2015 recorded on April 10, 2015 at reception #2015046007 pursuant to the deed of trust by, Grantor, Major W. Tappan and Major T LLC to the Original Beneficiary, Interbay Funding, LLC. The current Holder of Evidence of Debt is M&T Bank. Said Deed of Trust was dated May 16, 2007 and recorded June 19, 2007 at Reception No. 2007095349 regarding the property described as:

LOTS 8 TO 11, INCLUSIVE, THE SOUTH 1/2 OF LOT 7 AND THE NORTH 1/2 LOT OF LOT 12, BLOCK 24, FORDS ADDITION TO THE CITY AND COUNTY OF DENVER, STATE OF COLORADO

Purported Common Address: 3216 High Street, Denver, CO 80205

Assignor:

DFW Group, LLLP



State of Colorado

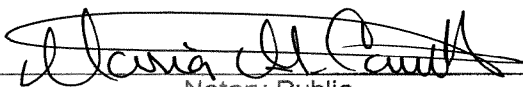
County of Jefferson

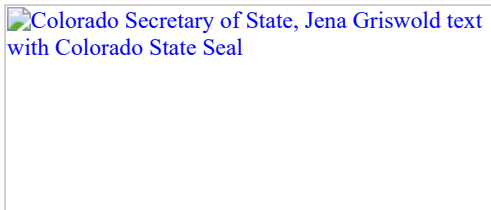
The foregoing assignment was acknowledged before me this 14 th, day of April, 2015, by Yissachar B. Steinharter as it's member for DFW Group, LLLP.

Witness my hand and seal.

My Commission expires: January 10, 2018

MARIA GUADALUPE CARRILLO  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20134071648  
MY COMMISSION EXPIRES JANUARY 10, 2018

  
Notary Public



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Summary

Details			
Name	TRANS-WESTERN MANAGEMENT GROUP, INC.		
Status	Good Standing	Formation date	06/21/1999
ID number	19991117217	Form	Foreign Corporation
Periodic report month	November	Jurisdiction	Wyoming
Principal office street address	12853 W 80th Pl, Arvada, CO 80005, US		
Principal office mailing address	12853 W 80th Pl, Arvada, CO 80005, US		

Registered Agent	
Name	JOHN DILDAY
Street address	12853 W 80th Pl, Arvada, CO 80005, US
Mailing address	12853 W 80th Pl, Arvada, CO 80005, US

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**Home Advantage Developments LLC**

9936 Vine St.

Thornton, CO. 80229

720-201-4871

[info@homeadvantage303.com](mailto:info@homeadvantage303.com)

April 14, 2023

**Review Criteria Narrative for the Rezoning Application of 3216 High St., Denver, Colorado 80215**

We find the following points satisfy the General Review Criteria of the application for rezoning of the lots located at 3216 High St. or also known as:

Lots located in the Northeast once quarter of Section 26, Township 3 South, Range 68 West of the 6<sup>th</sup> P.M. Lots 8-11 & Parts of Lots 7&12, Block 24. Ford's Addition to the City of Denver, City of Denver, County of Denver, State of Colorado.

We put forth this narrative to supplement the application for Rezoning.

**General Review Criteria DZC Sec. 12.4.10.7.A, Consistency with Adopted Plans:**

Comprehensive Plan 2040. The application for rezoning is consistent with Comprehensive Plan 2040's goals 1 and 2. Goal 1 strategy A sets a need for and increase in development of housing units close to transit and mixed-use developments which this development in its location satisfies those needs. Goal 2 strategy A sets a need for a greater mix of housing options in every neighborhood for all individuals and families. These lots will be developed with Accessory Dwelling Units (ADU's) structures attached which the owners would be able to rent out at a lower price point than an entire home in the area could be rented for, increasing low cost, affordable housing.

Blueprint Denver. The application for rezoning is consistent with Blueprint Denver's vision that more ADU's can be thoughtfully integrated into single and two unit, small to medium lots where compatible. 3216 High Street which is a vacant lot close to an arterial street is a prime location to introduce additional residential intensity in Low Residential Areas and is therefore appropriate for the rezoning request.

The rezoning of 3216 High Street will help to diversify housing choices through the expansion of ADU's in the neighborhood and it does so without involuntary displacement of current residences since the rezoning is from PUD to U-SU-A1.

**General Review Criteria DZC Sec. 12.4.10.7. B & C, Uniformity of District Regulations and Restrictions, and Public, Health, Safety and General Welfare:**

The rezoning application would change the current PUD zoning to 5 lots with U-SU-A1 zoning designations. The U-SU-A1 designation is the predominant zoning for the surrounding area, so we feel the request is consistent with the uniformity and general characteristics of the neighborhood. Our concept designs that will be included in the application show a home on each lot that has a peaked roof, sets the narrow part of the house oriented towards the street, a garage that has access to the alley and allows for an ADU to be placed on top of the garage. We feel that our initial designs attempt to balance the overall character of the neighborhood and new modern home construction.

The new developments will require upgrading of infrastructure on each lot in the form of sidewalks and alleys. Each lot will have its own individual sewer and water taps which conform to current code standards. By developing the vacant lot, we would remove the eyesore of a vacant lot and provide land stabilization in the process. Those items together would further public health, safety, and welfare for the neighborhood.

**Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8:**

The City of Denver's implementation of Comprehensive Plan 2040, and Blueprint Denver are City Adopted Plans. Comprehensive Plan 2040 puts forth the growth initiatives for the city's needs for more affordable housing and mixed-use housing. Blueprint Denver provides the criteria for how those needs are met in each neighborhood or area. We feel that Comprehensive 2040 and Blueprint Denver combine to create the pathway needed to justify a request for rezoning.

The proposed official map amendment from PUD to U-SU-A1 would be consistent with the predominant lot designation for the neighborhood. The U-SU-A1 designation would protect the residential neighborhoods character of the Urban Neighborhood Context. Our design would be required to meet the recognized residential characteristics and would be contained in the limits of the zoned area.

The Single Unit A1 district allows for urban houses with detached accessory dwelling units. The lots we propose will be 3,125 Square Feet consisting of a 25' lot front and a 125' lot depth. Our designs will be consistent with the setbacks of the surrounding area.



Jason Vigil &lt;info@homeadvantage303.com&gt;

---

**3216 N High St. Letter**

2 messages

**Katie Amren** <k.amren@hotmail.com>

Fri, Mar 31, 2023 at 3:05 PM

To: "info@homeadvantage303.com" &lt;info@homeadvantage303.com&gt;

Hello:

I received a letter in the mail today regarding the the vacant property and the possible rezoning to allow for 5 single units.

As an existing homeowner on this block, my most pressing concern is over the potential design and if you plan to account for off-street parking for each of the 5 units.

Currently, most residents on this street, have an obnoxious number of cars per house and there has been an ongoing heated war over street parking between a few of the neighbors since before I moved in 9 years ago. Thankfully, I only have one vehicle and a garage to store it in. But I'm not looking forward to this ongoing war in front of my house escalating should the proposed units not have off-street parking.

I do appreciate receiving your letter and I hope you can continue to communicate so existing homeowners can prepare for the expected inconvenience and disruption during construction.

Kind regards,  
Katie Amren  
303.803.2765

Sent from my iPhone

---

**Jason Vigil** <info@homeadvantage303.com>

Sun, Apr 2, 2023 at 7:57 AM

To: Katie Amren &lt;k.amren@hotmail.com&gt;

Katie,

Thank you for your reply and confirmation that you received our letter. Of all the over 75 registered neighborhood organizations and homeowners within 200' of 3216 High Street, you are the only homeowner who has replied. We have also received one reply from an RNO.

I can relate to your issues with parking on the block and I understand your concern. What I can tell you is that each of these homes will be built with a double car garage off of the alley. So, there will be space for an additional 10 cars of off street parking.

We are currently in the rezoning phase of this process and we expect it to take 4-6 months. After that, the project would move to the building permitting process which could take a year or longer. There is also a possibility that because there are more than 3 lots together, Denver Building and Permitting will require a Site Development Plan, which is a "pre permitting" review, which in my experience, could take a year by itself. I would say from this point, it would be at least a year and half until any ground is broken.

I am an 8th generation Colorado Native and I was born and raised in Denver. Most of my family still lives in the Metro Area. I approach all my projects with the mindset of being a "good neighbor" and doing what I can to mitigate the impact on people who live near my construction zones. The actual construction process could take a year or longer, so I don't want to create any more inconveniences than are absolutely necessary.

Please feel free to contact me anytime with any additional questions or concerns for this project.

Thank you,  
Jason Vigil  
720-201-4871

[Quoted text hidden]





Jason Vigil &lt;homeadvantage303@gmail.com&gt;

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**3216 High St.**

11 messages

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**Jason Vigil** <homeadvantage303@gmail.com>

Wed, Mar 22, 2023 at 8:32 PM

To: "armandopayan80@yahoo.com" &lt;armandopayan80@yahoo.com&gt;

Bcc: John Dilday &lt;johndilday@aol.com&gt;, kellievigil@hotmail.com

To Whom It May Concern:

This email is to serve as notice to all Registered Neighborhood Organizations that came up in a search related to the lot at 3216 High St.

The lot is currently zoned for PUD and has been vacant.

An application for rezoning the lot to 5, U-SU-A1 zone lots will be submitted to the City of Denver in accordance with Denver's Comprehensive Plan 2040 and Blueprint Denver.

We look forward to any feedback you may be interested in providing.

Thank you,

**Jason Vigil**

Home Advantage

Home Advantage Developments

[www.homeadvantage303.com](http://www.homeadvantage303.com)

720-201-4871

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**armando payan** <armandopayan80@yahoo.com>

Thu, Mar 23, 2023 at 8:25 AM

To: Jason Vigil &lt;homeadvantage303@gmail.com&gt;

Do you have a copy of the propose plans for the lot

Sent from my iPhone

On Mar 22, 2023, at 8:32 PM, Jason Vigil <homeadvantage303@gmail.com> wrote:

[Quoted text hidden]

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**Jason Vigil** <homeadvantage303@gmail.com>

Thu, Mar 23, 2023 at 12:49 PM

To: armando payan &lt;armandopayan80@yahoo.com&gt;

Armando,

I do not have plans as we don't know if this is possible yet. We have a concept drawing, and that includes renderings of a home that we have built in the area in the past. Please see attached.

Thank you,

**Jason Vigil**

Home Advantage

Home Advantage Developments

[www.homeadvantage303.com](http://www.homeadvantage303.com)

720-201-4871

[Quoted text hidden]

 **2022-0225\_3216 High Street - Concept Drawings.pdf**  
2537K

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**armando payan** <armandopayan80@yahoo.com>

Thu, Mar 23, 2023 at 3:20 PM

Reply-To: armando payan <armandopayan80@yahoo.com>

To: Jason Vigil <homeadvantage303@gmail.com>, Erika Delzell <studioonparadox@gmail.com>, Christopher Sanchez <cherryhomes@hotmail.com>

How many bedrooms, and baths and are these affordable housing with CHFA, Habitate for Humanity involved or just a private investor.

Thanks

Sent from Yahoo Mail. Get the app

[Quoted text hidden]

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 **2022-0225\_3216 High Street - Concept Drawings.pdf**  
2537K

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**Jason Vigil** <homeadvantage303@gmail.com>

Thu, Mar 23, 2023 at 4:00 PM

To: armando payan <armandopayan80@yahoo.com>

3 bedrooms up, 1 down if there is a basement. ADU is allowed which would be in line with Denver's Comprehensive 2040 plan for affordable housing. This is a private investor group.

[Quoted text hidden]

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[Quoted text hidden]

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**armando payan** <armandopayan80@yahoo.com>

Tue, Mar 28, 2023 at 2:44 PM

Reply-To: armando payan <armandopayan80@yahoo.com>

To: Jason Vigil <homeadvantage303@gmail.com>

Where is the ADU on the premises I only see separate dwellings? My understanding is that the ADU accompanies the main dwelling can you explain in your site plan. Thanks

Sent from Yahoo Mail. Get the app

[Quoted text hidden]

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**Jason Vigil** <homeadvantage303@gmail.com>

Tue, Mar 28, 2023 at 6:20 PM

To: armando payan <armandopayan80@yahoo.com>

Armando,

ADU's in this context and zoning rules, are in the rear 35% of the property and no higher than 17'. So these ADU's will be built on top of the garage and satisfy the city's hopes for more affordable housing, as it was told to me by my assigned Zoning Coordinator from Denver.

There is a general consensus from Denver Zoning that our proposed project is applicable to the vision of Denver's growth in the future. That does not mean it's approved, just that it fits and makes sense for the neighborhood.

A vacant lot does not make good sense for anyone.

RNO outreach is a recommended step in the pre application process. I am also sending out personal letters to every neighbor within 200' of the property. It will be asked of me at city council meetings if I did any of these things, even though

it's not technically required. I am a Denver native and my family has been in Colorado since around 1885. I too am hopeful and caring about how new growth in Denver is going.  
I have to say I appreciate your questions, as you are the only RNO who has responded.

Thank you for your sense of community and please don't hesitate to keep the questions coming.

Jason

[Quoted text hidden]

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**armando payan** <armandopayan80@yahoo.com>  
Reply-To: armando payan <armandopayan80@yahoo.com>  
To: Jason Vigil <homeadvantage303@gmail.com>

Wed, Mar 29, 2023 at 8:39 AM

My understanding is that there are 14000 single family homes in GES/80216 and there are only on that has been permitted for an ADU. The other one is pending and that is mind. My point here is that the City planning office is not doing anything to encourage ADU growth in a neighborhood that has been neglected for over 100 years. I believe you need to validate my comment and bring this point to the City Planner attention to strengthen your cause. I know this is not require but it helps especially to city council.

Sent from Yahoo Mail. [Get the app](#)

[Quoted text hidden]

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**Jason Vigil** <homeadvantage303@gmail.com>  
To: armando payan <armandopayan80@yahoo.com>

Wed, Mar 29, 2023 at 8:53 AM

Armando,

I do not know the current statistics for ADU permit applications in any zip code. All I do know is that the City Zoning Office has told me they do see these 5 houses with ADU's, as a project, has an initial "Green Light " or "encouragement". I have had two meetings with zoning on this project to date, and no opposition to our initial request was given, in fact Denver has waived our rezoning fees in order to help this process. That does not mean the project is "approved", just that it's ok to continue in the process of a rezoning application. If and when the rezoning process is completed, then the project will move to the permitting stage, and can take up to a year, at the very least, it will be a year and a half before any ground is broken.

If I understand you correctly, you would like me to include your comments to the city council that they are not doing enough to encourage growth in your neighborhood, or rather to say that you would like to see more projects with ADU's like this in your neighborhood in the future?

I would be happy to use the platform to further your requests.

Thank you,

**Jason Vigil**  
[Home Advantage](#)  
[Home Advantage Developments](#)  
[www.homeadvantage303.com](http://www.homeadvantage303.com)  
720-201-4871

[Quoted text hidden]

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**armando payan** <armandopayan80@yahoo.com>  
Reply-To: armando payan <armandopayan80@yahoo.com>  
To: Jason Vigil <homeadvantage303@gmail.com>

Wed, Mar 29, 2023 at 9:05 AM

My comments is very clear to city council if you can include this just the stats "14000 single family residents in GES/80216 one ADU and one that is pending and how can the City planning office state they are working with impoverish

neighborhoods to enhance the quality of life with this statistic".

Thanks

Your ADU on top of the garages will have to be owner occupied so again my statement to you will this be affordable housing project?

Sent from Yahoo Mail. [Get the app](#)

[Quoted text hidden]

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**Jason Vigil** <homeadvantage303@gmail.com>  
To: armando payan <armandopayan80@yahoo.com>

Wed, Mar 29, 2023 at 9:19 AM

I will include your statements with my application.

The project itself is not an affordable housing project. It is only 5 houses, the number of homes needs to be 10 in order to require the laws voted in for affordable housing in Denver. However, the city zoning office has stated to me that they see this type of project as helping the affordable housing need in Denver because the ADU's can be rented out. The ADU can not be sold separately from the lot, that is true, but it is the viewpoint of Denver that most ADU's are rented out thus helping add affordable housing to the neighborhood.

Thank you for your input Armando, I will certainly further your thoughts to Denver.

**Jason Vigil**  
[Home Advantage](#)  
[Home Advantage Developments](#)  
[www.homeadvantage303.com](http://www.homeadvantage303.com)  
720-201-4871

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Jason Vigil &lt;homeadvantage303@gmail.com&gt;

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**Proposed Rezoning of 3216 High Street**

2 messages

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**Jason Vigil** <homeadvantage303@gmail.com>

Wed, Mar 22, 2023 at 7:29 PM

To: candi.cdebaca@denvergov.org

Cc: John Dilday &lt;johndilday@aol.com&gt;

Bcc: kellievigil@hotmail.com

Councilwoman CdeBaca,

My name is Jason Vigil and I am reaching out to your office for feedback and guidance on the rezoning of 3216 High Street. We will be applying to change the current PUD zoning to U-SU-A1, and parceling the lot to 5 single family lots with ADU's.

I am simultaneously reaching out to RNO's and will be sending notifications to neighbors in close proximity to the lot to make them aware of our hopes to bring more homes to this area of Denver.

Any information you can share with us to make us aware of your vision for the future of your district, and your constituents would be greatly appreciated.

You or your staff can reach me anytime by this email or my phone number listed below.

Thank you,

**Jason Vigil**[Home Advantage](#)[Home Advantage Developments](#)[www.homeadvantage303.com](http://www.homeadvantage303.com)

720-201-4871

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**Jason Vigil** <homeadvantage303@gmail.com>

Wed, Mar 22, 2023 at 7:35 PM

To: Brea.Zeise@denvergov.org

Brea,

I sent the forwarded email below to Councilwoman CdeBaca's email address and received the automatic reply to reach out to a specific team member. Policy and Operations may be the better option. Please see the information below about a future rezoning application that my team plans on submitting for the property at 3216 High Street.

Thank you,

**Jason Vigil**[Home Advantage](#)[Home Advantage Developments](#)[www.homeadvantage303.com](http://www.homeadvantage303.com)

720-201-4871

[Quoted text hidden]



Jason Vigil &lt;homeadvantage303@gmail.com&gt;

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**Automatic reply: [EXTERNAL] Proposed Rezoning of 3216 High Street**

1 message

**CdeBaca, Candi - CC Member District 9 Denver City Council**

&lt;Candi.CdeBaca@denvergov.org&gt;

To: Jason Vigil &lt;homeadvantage303@gmail.com&gt;

Wed, Mar 22, 2023 at

7:29 PM

Thank you for your message!

The District 9 office represents nearly 76,000 people and we get a very high volume of emails. I am not always able to respond quickly but our team is on standby to make sure we don't miss messages. To get your issue routed more quickly, please contact these members of my District 9 team directly based upon your inquiry:

For **media requests & constituent questions**, please contact Liz Stalnaker, Director of Constituent Services & Communications: [Liz.Stalnaker@denvergov.org](mailto:Liz.Stalnaker@denvergov.org)

For **stakeholder requests in Skyland, Five Points, City Park, Cole, Clayton, or Auraria**, please contact Ashlee Wedgeworth, Community Power-Building Co-Lead: [Ashlee.Wedgeworth@denvergov.org](mailto:Ashlee.Wedgeworth@denvergov.org)

For **stakeholder requests in Globeville, Elyria-Swansea, City Park West, Whittier, Central Business District, or Union Station**, please contact Jessica Zender, Community Power-Building Co-Lead: [Jessica.Zender@denvergov.org](mailto:Jessica.Zender@denvergov.org)

For **meeting requests, speaking requests, legislative inquiries, and non-constituent issues**, please contact Brea Zeise, Public Policy & Operations Director: [Brea.Zeise@denvergov.org](mailto:Brea.Zeise@denvergov.org)

For all other inquiries, petitions, and/or issue positions, please email us at [District9@denvergov.org](mailto:District9@denvergov.org) or call us at 720-337-7709.

Thank you!



Jason Vigil &lt;homeadvantage303@gmail.com&gt;

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**3216 High St.**

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**District 9** <District9@denvergov.org>

Thu, Mar 23, 2023 at 1:15 PM

To: Jason Vigil &lt;homeadvantage303@gmail.com&gt;

Cc: "Wedgeworth, Ashlee - CC YA2245 City Council Aide" &lt;Ashlee.Wedgeworth@denvergov.org&gt;, "Zeise, Brea - CC YA2245 City Council Aide" &lt;Brea.Zeise@denvergov.org&gt;

Dear Jason,

Thanks for reaching out! Councilwoman CdeBaca is a quasi-judicial official on rezonings and refrains from ex-parte communications on proposals that may come before her for a vote. Ashlee Wedgeworth, who is cc'd here, handles stakeholder engagement for the 3216 High St area, and she would be the best point of contact for you on this matter. I'll let you two connect directly from here.

Best regards,

Liz

**The D9 Team**

Denver City Council ★ District 9

2855 Tremont Place, Unit 201

Denver, CO 80205

O: 720-337-7709

District9@denvergov.org

- \* Sign-up for our newsletter by texting "District9" to 66866
- \* Connect with us on social media! [Twitter](#) \* [Facebook](#) \* [Instagram](#)

**D9 COVID-19 Resources**[Sign up for our email list!](#)

\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.

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**From:** Jason Vigil <homeadvantage303@gmail.com>**Sent:** Wednesday, March 22, 2023 8:44 PM**To:** District 9 <District9@denvergov.org>**Subject:** [EXTERNAL] 3216 High St.

[Quoted text hidden]



THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS, LEGAL ADVICE SHOULD BE  
OBTAINED IN THE DRAFTING OF ANY LEGAL DOCUMENT

**STATEMENT OF AUTHORITY**

**(38-30-172, C.R.S.)**

1. This Statement of Authority relates to an entity named Trans-Western Management Group, Inc.
2. The type of entity is a Wyoming Corporation authorized to conduct business in the State of Colorado.
3. The mailing address for the entity is: 12853 West 80<sup>th</sup> Place, Arvada, CO 80005.
4. The name and position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property of behalf of the entity is: John Dilday, President.
5. The authority of the foregoing person(s) to bind the entity is not limited.
6. Other matters concerning the manner in which the entity deals with interests in real property: N/A.
7. This Statement of Authority is executed on behalf of the entity pursuant to provisions of 38-30-172, C.R.S.
8. The Statement of Authority amends and supercedes in all respects any and all prior Statements of Authority executed on behalf of the entity.

Executed this 18<sup>th</sup> day of May 2023.

  
 \_\_\_\_\_  
 John Dilday, President  
 Trans-Western Management Group, Inc.

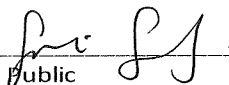
State of Colorado

County of Denver

The foregoing Statement of Authority was acknowledged before me on this 18<sup>th</sup> day of May, 2023, by John Dilday, President, Trans-Western Management Group, Inc.

Witness my hand and official seal.

My commission expires: 01/17/2027

  
 \_\_\_\_\_  
 Notary Public

Executed this 18<sup>th</sup> day of May, 2023.

**SABINA SANCHEZ**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
 NOTARY ID 20234002158  
 MY COMMISSION EXPIRES JAN. 17 2027 *ms*



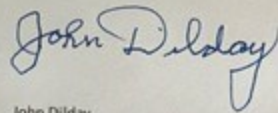
Transwestern Management  
12853 W. 80<sup>th</sup> Place  
Arvada, CO 80005  
303-995-4004

April 13, 2023

RE: Rezoning Application for 3216 High St., Denver, CO 80205

This letter is to serve as notification that Jason Vigil dba. Home Advantage Developments LLC has authorization to act on my behalf and that of my company, Transwestern Management, in the process of rezoning for the above listed property.

Sincerely,

A handwritten signature in blue ink that reads "John Dilday". The signature is written in a cursive style with a large, looped "J" and "D".

John Dilday  
Owner  
Transwestern Management