



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" 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 FEE PAYMENT***	
Property Owner Name	Sandy Stein of 1735 LLC	Representative Name	Michael McAtee
Address	8181 E Dartmouth Ave UNIT 104	Address	5233 S. Ironton Way
City, State, Zip	Denver, CO 80231	City, State, Zip	Englewood CO 80111 +
Telephone	303-755-8871	Telephone	303.704.5321
Email		Email	mm@lhdenver.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):	1709 N Williams Street, Denver CO 80218		
Assessor's Parcel Numbers:	02355-19-031-000		
Area in Acres or Square Feet:	9,380 SF		
Current Zone District(s):	B-2 WVRS		
PROPOSAL			
Proposed Zone District:	G-MS-3		
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 type="checkbox"/> Yes - State the contact name & meeting date _____ <input checked="" type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)		
Did you contact the City Council District Office regarding this application ?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <u>6/12/24 - email</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)		

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p>	<p><input checked="" 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.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how 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>2. Blueprint Denver</p> <p>In this section of the attachment, describe how 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>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable): East Central Area Plan</p>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input checked="" 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.</p> <p><input checked="" 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> <p>In the review criteria narrative attachment, please provide an additional section describing how 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 and include a section in the review criteria narrative attachment.</p>	<p>Justifying Circumstances - One of the following circumstances exists:</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"/> 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.</p> <p>In the review criteria narrative attachment, please provide a separate section describing how 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>

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.)
- Affordable Housing Review Team Acceptance Letter**
- Other Attachments.** Please describe below.

Per "Pre-Application Information" section above - We have not had a Concept meeting with Development Services yet. We have studied the site as a shopfront building form with several different uses, but yet to determine the best use of the site. Our goal is to submit to Development Services for Concept SDP in the next 30-60 Days.

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)
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>	01/12/20	(A)	YES
Michael McAtee	5233 S. Ironton Way Englewood CO 80111 303.704.5321 mm@lhdenver.com		Michael McAtee <small>Digitally signed by Michael McAtee Date: 2024.07.08 19:58:27 -06'00'</small>	06/26/24	A	YES
						YES
						YES
						YES

Re: Review Criteria Narrative for a Rezoning request for 1709 N Williams Street, Denver CO 80218.

To whom it may concern:

I am purchasing the property at 1709 N Williams St. I am requesting a rezone to G-MS-3 from the Former Chapter 59 Code B-2 WVRS.

The owner of the property Sandy Stein / 1735 LLC has given me authorization as the "Property Owners Representative" to apply for a rezoning of the property. Please reference the letter provided named "Property Owners Representative."

As of the date of this letter, I have completed the Pre-Application meeting, reached out to all RNOs, sent letters to neighbors, and emailed District 10's Councilman Hinds. In my correspondence to the RNOs and Councilman Hinds, I offered to meet, discuss the site, my vision, and hope to gain support on the rezoning.

The Pre-Application meeting provided us with a presentation that outlined much of the information required by the application "Rezoning Review Criteria" section. The presentation was supportive for the zone change. That presentation is included as an attachment to this narrative and best describes the General Review Criteria requested by *General Review Criteria DZC Sec. 12.4.10.7.A, B, C and DZC Sec. 12.4.10.8.*

As shown in the supporting narrative and documents, the request to change from Former Chapter 59 Zoning B-2 WVRS to G-MS-3 aligns best with the surrounding neighborhood context and fits best in the future vision of the cities adopted plans.

Regards,

A handwritten signature in blue ink, appearing to read 'Michael McAtee', with a stylized flourish at the end.

Michael McAtee

*Please note, the narrative outline is from the rezoning application and our review is in red.

General Review Criteria: DZC Sec. 12.4.10.7. A

Adopted Plans

A. Denver Comprehensive Plan 2040: how the proposed map amendment is consistent with Denver Comprehensive Plan 2040

A. Equity goals

Equitable, Affordable, and Inclusive

1. Goal 1 – Strategy A - Increase development of housing units close to transit and mixed-use developments. Our desire is to redevelop the site with a multi-unit residential and/or mixed-use development that will increase housing units close to transit and other mixed use developments. The location of this property is on the corner of 17th Ave and Williams. 17th Ave is a collector street that is also an RTD bus route with stops. In addition, 18th Ave, one block North is also a collector street and RTD bus route with stops. Along both 17th Ave and 18th Ave, are other mixed-use developments easily accessible from this property by transit, bikes, or walking.
2. Goal 2 – Strategy A - Create a greater mix of housing options in every neighborhood for all individuals and families. Our plan to redevelop this site into multi-unit residential and/ or mixed use, would offer greater density and additional housing which will help meet the increasing demand for housing. In addition, we are exploring how we can align with the “Expanding Housing Affordability Ordinance”
3. Goal 3 – Strategy B – Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing especially where close to transit. As our plan develops through concept, the goal is to provide more density of housing in the development. The existing building is only commercial, and mostly vacant. As part of our redevelopment plan, we are considering the land use regulations of G-MS-3, other zoning regulations, and the “Expanding Housing Affordability Ordinance” which may allow for more residential density and height in exchange for more affordable housing. That is yet to be determined, but part of our consideration in planning.

B. Climate goals

Environmentally Resilient

1. Goal 1 – Strategy A - Embrace clean and local energy that comes from renewable sources such as sun and wind. Our plan is to embrace clean and local energy. Current code adoptions for new developments require clean and local energy. The 2022 Denver Energy Code is to eliminate greenhouse

gases by 2030 in new developments. The existing building built in 1964 is far from energy efficient. Redeveloping this site will result in a project that aligns with the energy goals of the city. Our vision is to provide a net zero redevelopment that uses renewable energy.

2. Goal 1 – Strategy C - Invest in multimodal transportation and support a clean, carbon-free transportation system. This sites proximity to public transportation, bike paths, walking paths, and local amenities increases likelihood of lifestyles that lead to a reduction in carbon footprint. By such proximity, the site promotes cleaner transportation than other options such as personal vehicles.
3. Goal 1 – Strategy D – Become a leader in smart technologies that help to reduce greenhouse gas emissions. Our vision is to embrace the 2022 Denver Energy Code. That codes mission is to eliminate greenhouse gases by 2030 in new developments. We plan to use technologies such as energy star appliances, heat pumps, solar panels, more efficient windows, etc. Implementing our goals for a building that uses smart tech will reduce greenhouse gas emissions.

C. Other applicable goals/strategies

Strong and Authentic Neighborhoods.

1. Goal 1, Strategy D –Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities. Our vision is to redevelop this site into a multi-unit and/or mixed-use building that will be consistent with the surrounding context and increase amenities for the neighborhood. In contrast the current 1964 building is obsolete in form and function. It does not meet current zoning codes, align with adopted plans, or contributes to the vision of a Strong and Authentic Neighborhood.
2. Goal 1, Strategy A –Build a network of well connected, vibrant, mixed-use centers and corridors. This property is situated on a highly visible and interactive corner and corridor. The potential of this corner is not being embraced by the current building. Former Chapter 59 code also does not promote this goal. There is much opportunity to increase the connection and vibrance to this location. Redeveloping this site under G-MS-3 will align best so this property connects to the street scape, neighborhood, and surroundings.

Environmentally Resilient

- i. Goal 8 - Strategy A Promote infill development where infrastructure and services are already in place. This property is adjacent to the infrastructure and services a redevelopment needs. Not only will a redevelopment use the existing

infrastructure, there will be needed improvements, such as sidewalks, curbs, gutters, alleys, tree lawns, etc.

- ii. Goal 8 - Strategy C Focus growth by transit stations and along high -and medium-capacity transit corridors. This property is a corner of 17th Ave and Williams Street which is a prominent corner along a transit corridor. 17th Ave is a collector street that is an RTD bus route with stops. In addition, 18th Ave, one block North is also a collector street with RTD bus route and stops.

B. **Blueprint Denver Update 2019:** how the proposed map amendment is consistent with Blueprint Denver:

- A. **Consistent with neighborhood context – General Urban – General Urban is predominantly multi-unit structures. 1-unit and 2-unit residential and low scale mixed-use are embedded with the multi-unit areas. Block patterns are generally regular with consistent alley access. Buildings are medium scale and close to the street.**

The requested zoning change to G-MS-3 will align with the General Urban neighborhood context definition of Blueprint Denver. Our vision for the redevelopment to be a multi-unit structure and / or low scale mixed use buildings is supported by the G-MS-3 zoning code. The building will be a medium scaled 3 stories, and close to the street.

- B. **Consistent the future place type – Local Corridor - Local Corridors provide options for dining, entertainment, and shopping and include some residential and employment uses. Buildings have distinctly linear orientation along the street with very shallow setbacks. The scale is intimate with a focus on the pedestrian. The public realm is typically defined by buildings with active frontages.**

The requested G-MS-3 Zoning code aligns with the Local Corridor definition. The code requires buildings to be distinctly linear along the street with very shallow setbacks. The build-to requirements create active frontages to the streets. Our vision is to create an intimate street level that improves the corner and experience for the pedestrian.

- C. **Consistent the growth strategy –** The zoning code G-MS-3 and vision for the redevelopment density aligns with the growth strategy which calls for 10-20% population growth by 2040. As the highest growth strategy area, G-MS-3 will help in supporting the growth by allowing higher density and site coverage than the current Former Chapter 59 zoning code.
- D. **Consistent with adjacent street types -** Given our location on the corner of 17th Ave and Williams St, which consists of multi-unit residential, small commercial, mixed uses and surrounding residential uses, our vision of multi-unit residential and/ or mixed use aligns with the other properties, and street scape along both 17th Ave and Williams. This

property presents a great opportunity to add to that consistency along the streets. Currently the existing building does not add to the consistency nor does Former Chapter 59 zoning code.

- E. **Consistent with plan policies and strategies** - Our proposed zoning complies by providing pedestrian friendly scale, active street frontages, and lower scale buildings generally at three-story max height. Further, our adjacency to RTD transit routes and stops aligns with proximity to transit and encourages high density residential areas.
- F. **Consistent with equity concepts contained in Blueprint Denver.**
 - 1. This property location site is adjacent to RTD transit routes as well as access to local corridors due to central location.
 - 2. Redeveloping to residential and/or mixed use, we believe our proposed zoning and vision provides housing diversity.
 - 3. While temporary construction of our proposed plan would also provide construction employment opportunities. Further our product type may provide employment in the real estate and leasing industries.

3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):

A. East Central Area Plan

Encourage high-quality design and character preservation in Centers and Corridors – With most of the growth directed to centers and corridors, new development should help advance the vision for quality design, a diversity of small, locally owned businesses, compatibility with adjacent residential neighborhoods, and preservation of unique existing commercial buildings that contribute to East Central’s character.

The vision to change the zoning from the Former Chapter 59 to the new code G-MS-3 is to allow a redevelopment that will align with the East Central Area Plan. The former chapter is outdated and is not as flexible to achieve this plans vision. In addition, the existing building and site plan does not contribute to the East Central’s character or other adopted plans.

Continue Improving out of date zoning regulations – Properties that have retained Former Chapter 59 zoning (Denver’s old zoning, prior to the 2010 code update) or the Billboard Use Overlay allow development that is no longer consistent with the vision for East Central.

- A. **Rezone Former Chapter 59 properties into the Denver Zoning Code (DZC)**
 - 1. **Ensure that fees are structured as to promote rezoning out of Former Chapter 59 zone districts and into the DZC and reflect the true cost of administration.**

The current zoning code is the Former Chapter 59. We are requesting to change to the new zoning code that fits the current neighborhood zoning and context. This property is an outlier

still under the Former Chapter 59 zoning code. It is the only property along this section of 17th Ave that is not G-MS-3 or similar.

General Review Criteria: DZC Sec. 12.4.10.7. B & C

Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.

The proposed map amendment furthers the public health, safety and general welfare of the City by allowing reinvestment in an under-utilized property and by implementing the City's adopted plans for the area. The rezoning enhances the opportunity to redevelopment a property into a new, safe, walkable, pedestrian friendly environment by providing street level activation and an appropriate building height and scale for the neighborhood and 17th Ave.

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

Justifying Circumstances - One of the following circumstances exists:

Justifying circumstances – 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:

- a. Changed or changing conditions in a particular area, or in the city generally; or,
- b. A City adopted plan; or
- c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

Both b and c apply to our request to change our zoning

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.

- A. **Proposed district neighborhood context description / General Character** – *The General Urban Neighborhood Context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential building forms. Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial and main streets but may be located at or*

between intersections of local streets. To best fit into the General Character of the surrounding zoning and neighborhood, the zoning change is appropriate. G-MS-3 allows for uses, building forms, setbacks, coverage, and heights that fit in the context of the street scape and neighborhood. The vision for redevelopment is multi-unit residential and/or mixed use in the shopfront building form. The Shopfront building form allows for the most flexibility of uses, while providing the most appropriate zoning regulations to fit this context

B. General Purpose Statement of G-MS-3

6.2.5.1 General Purpose

- A. The Main Street zone districts are intended to promote safe, active, and pedestrian-scaled commercial streets through the use of building forms that clearly define and activate the public street edge. The vision is to redevelop the property with a building that activates the street, creates vibrancy, and connects to the public. This vision will promote safe, active, and pedestrian scale architecture.*
- B. The Main Street zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering along the city's commercial streets. The property is located that is convenient for transit walking, shopping and gathering. The current building, site, and code does not promote these things other than being located on a corner.*
- C. The Main Street district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, encourages affordable housing, and improves the transition between commercial development and adjacent residential neighborhoods. A new development under this code will contribute positively by redeveloping the site under the new code that is consistent with other adjacent properties. The existing site does not provide a good transition by way of scale or architecture. It does not fit in the character of the surrounding neighborhood(s).*
- D. Main Street zone districts are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets (as designated in Blueprint Denver) or, less frequently, on single zone lots at the intersection of local/collector streets within a residential neighborhood. 17th Ave properties are primarily zoned G-MS-3. This property is one of the remaining properties under the Former Chapter 59 zone code. The change in zoning will align with the other properties along 17th ave and on this block.*
- E. In all cases, the Main Street zone districts should be applied where a higher degree of walkability and pedestrian activity is desired than required in a Corridor, Mixed Use, or Residential Mixed Use zone district. 17th Ave is made up of many walkable amenities. This site is very accessible by foot or bike from the surrounding neighborhoods and city center.*
- F. In the General Urban Neighborhood Context, the Main Street zone districts may also be embedded within a larger commercial shopping center or mixed-use area to promote a pedestrian active street front within a larger mixed use or commercial development. Although not in a commercial shopping center the street front on this property and others on 17th should promote an active pedestrian street front within the larger neighborhood context.*

G. *The Main Street zone districts are intended to promote an urban, mixed-use, built-to environment regardless of neighborhood context. Main Street buildings have a shallow front setback range. The build-to requirements are high and the maximum building coverage is significant. The current building does not align with the vision of the adopted plans or new zoning code. The existing building has large setbacks and very little “build-to.” The vision with G-MS-3 as the zoning code is to have a shallow front setback, active street scape, and adequate coverage. Chapter 59 does not allow for adequate coverage as the new code G-MS-3 does.*

C. Specific Intent of G-MS-3

6.2.5.2 Specific Intent

A. Main Street 3 (G-MS-3)

G-MS-3 applies primarily to local or collector street corridors, or may be embedded within a commercial shopping center or mixed-use area, where a building scale of 1 to 3 stories is desired.

Our vision is to be consistent with G-MS-3 Specific Intent and text from the new Denver Zoning Code. This property is located on a collector street, with other G-MS-3 properties. Our vision is for the building to be 3 stories under this code section.

1709 N WILLIAMS ST

Owner	1735 LLC 8101 E DARTMOUTH AVE UNIT104 DENVER, CO 80231-4261
Schedule Number	02355-19-031-000
Legal Description	WYMANS ADD B3 S 10FT OF L16 ALL OF L17 & N 7.5FT OF L18 & S17.5FT OF L18 EXC W 29.2FT & L19 EXC W 29.2FT
Property Type	COMMERCIAL-OFFICE
Tax District	DENVER

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	4260
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	1964	Basement/Finish:	0/0
Lot Size:	9,380	Zoned As:	B-2

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

Current Year			
	Actual	Assessed	Exempt
Land		\$1,125,600	\$305,670 \$0
Improvements		\$35,300	\$9,850
Total		\$1,160,900	\$315,520

Prior Year			
	Actual	Assessed	Exempt
Land		\$1,125,600	\$305,670 \$0
Improvements		\$35,300	\$9,850
Total		\$1,160,900	\$315,520

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 * 77..486 *

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

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/22/2024	5/31/2024	
Original Tax Levy	\$12,224.19	\$12,224.19	\$24,448.38
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$12,224.19	\$12,224.19	\$24,448.38
Due	\$0.00	\$0.00	\$0.00

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.

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

Real estate property taxes paid for prior tax year: **\$25,981.64**

Assessed Value for the current tax year

Assessed Land	\$305,670.00	Assessed Improvements	\$9,850.00
Exemption	\$0.00	Total Assessed Value	\$315,520.00

**CONSENT TO ACTION TAKEN IN LIEU
OF ORGANIZATIONAL MEETING OF
1735 LLC
A COLORADO LIMITED LIABILITY COMPANY**

The undersigned, being all of the managers and members of 1735 LLC, a Colorado limited liability company (the “**Company**”), as designated in the Articles of Organization filed with the Colorado Secretary of State on November 9, 2010 (the “**Articles**”), hereby consents to, ratify, and approves the actions taken to organize the Company, and approves and authorizes the further matters and actions to be taken, all as set forth hereinafter.

1. The actions of Sanford N. Stein, as the organizer of the Company, taken in connection with filing the Articles, hereby are approved and ratified, and such Articles have been inserted in the record books of the Company (the “**Company Books**”).

2. The Company Books will include all of the records required by C.R.S. § 7-80-101, *et seq.*, the Colorado Limited Liability Company Act (the “**Act**”). Further, at this time the Company shall not adopt a formal Operating Agreement but rather will operate pursuant to the Act subject to the terms of this and any other consents or resolutions of the Members and/or Managers.

3. The ownership percentages in the Company hereby are 50% for Sanford N. Stein and 50% for Ilene Stein, all totaling a 100% ownership interest in the Company.

4. The persons indicated below hereby are elected and appointed the “**Managers**” of the Company, to serve for a period of one year and/or until their successors are appointed or elected and installed:

**Sanford N. Stein
Ilene Stein**

5. The Managers hereby are authorized and directed to: (i) obtain a Federal Tax EIN Number for the Company; (ii) open a bank account in the name of the Company; and (iii) engage legal, accounting and any other professionals and/or service providers as deemed necessary or appropriate.

6. December 31 of each year is hereby adopted as the end of the fiscal and accounting year of the Company.

7. The Managers acknowledge that the Company and all of its Members and Managers, are, or may from time-to-time be, subject to mandatory obligations timely to report, and agrees to update and/or correct required information relating to beneficial ownership of the Company, pursuant to the federal Corporate Transparency Act (codified at 31 U.S.C. § 5336) (the “**CTA**”) and regulations promulgated by the federal Financial Crimes Enforcement Network (“**FinCEN**”) (31 C.F.R. §1010.380) (collectively, the “**Reporting Requirements**”).

8. The Managers hereby are authorized and directed to request, and each Manager and Member shall provide within the time requested, all information the Company determines is needed to comply with the Reporting Requirements including, without limitation: (i) information regarding the ultimate beneficial ownership interests in the Company; (ii) issues involving parties exercising substantial control; (iii) any Member holding ownership interests of at least 25% in the Company; (iv) copies of valid driver's licenses (or, if none exist, valid government issued identification with photographs), full legal name, countries of citizenship, and primary residential address; and (v) any Member or Manager that is not individual, all organizational documents and proof of all direct or indirect beneficial owners of that non-individual Member or Manager (all as defined in the CTA).

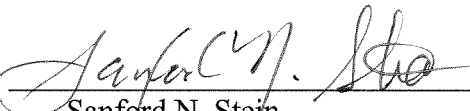
9. The Managers will submit the required Beneficial Ownership Certificate and all required supporting documentation needed to fulfill the Reporting Requirements for formation of the Company (the "CTA Certification"); and (b) further certifies, warrants and represents that the information set forth in the CTA Certification will be updated.


10. The Managers hereby further are authorized and directed to take such other actions and sign such documents, licenses, etc. as he/she/it deems necessary or appropriate to ensure in their reasonable exercise of judgment the proper formation of the Company and to allow the Company to undertake and conduct its business.

11. Sanford N. Stein hereby is designated as the "Partnership Representative" for the Company pursuant to the Internal Revenue Code of 1986, to serve in such capacity until a successor is appointed and installed, and in such capacity, shall have the right to make such elections as the Partnership Representative deems appropriate and/or in the best interest of the Company.

Dated effective as of June 24, 2024 (the "Effective Date").

MANAGERS/MEMBERS:

By: 
Sanford N. Stein

By: 
Ilene Stein

1709 N Williams Street

Denver, CO 80218

6/13/2024

To whom it may concern,

I, Sandy Stein, the owner of the property located at 1709 N Williams Street, Denver, CO 80218, hereby authorize Michael McAtee to act on my behalf as the *Property Owners' Representative* during the rezoning process of the aforementioned property.

Michael McAtee is empowered to represent my interests and make decisions regarding the rezoning application, including, but not limited to, submitting necessary documents, attending meetings, and communicating with relevant authorities.

Should you require any further information or verification, please do not hesitate to contact me.

Thank you for your attention to this matter.

Sincerely,

Sandy Stein

A handwritten signature in black ink that reads "Sandy Stein". The signature is written in a cursive, flowing style.

Sandy Stein

Owner, 1709 N Williams Street

Denver, CO 80218

303-755-8871

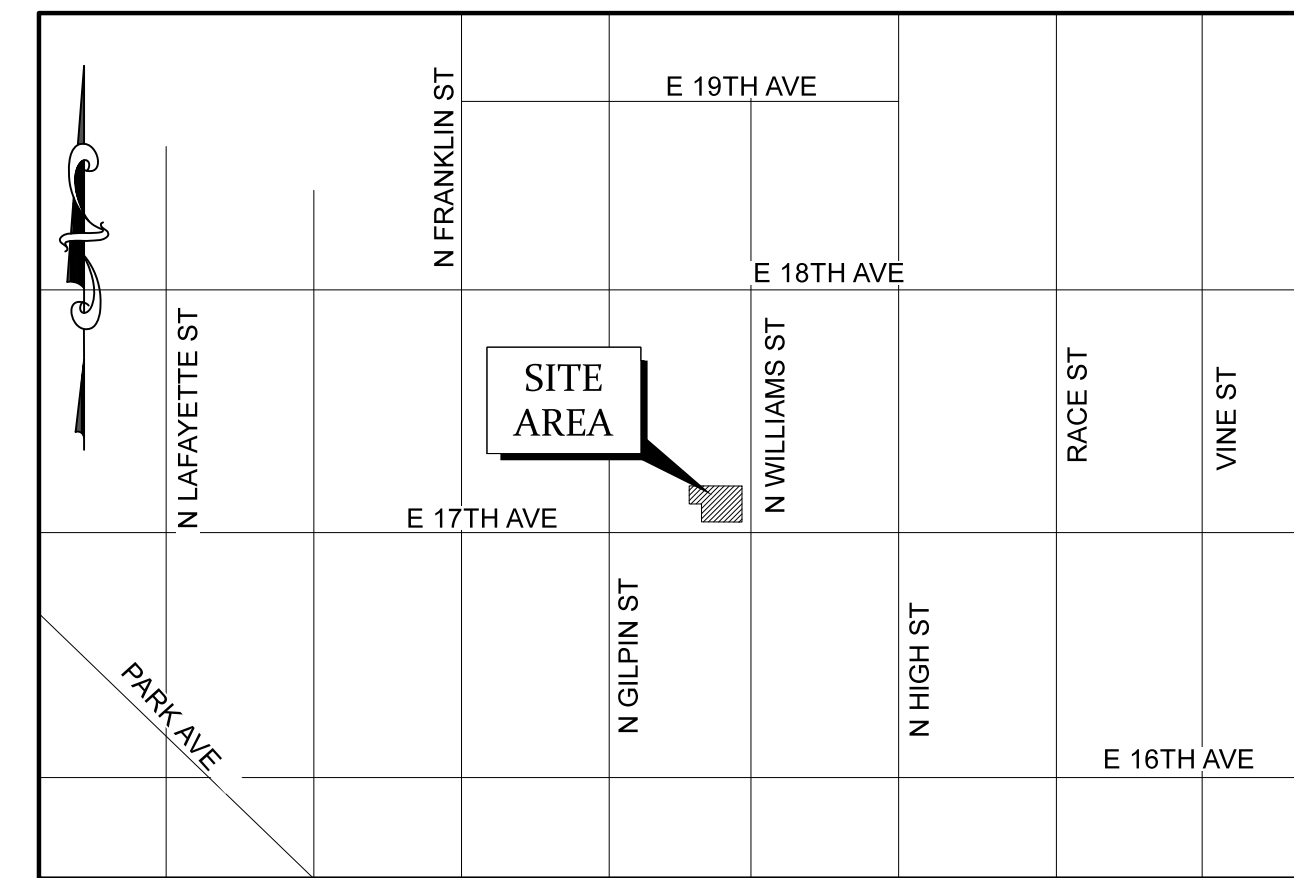
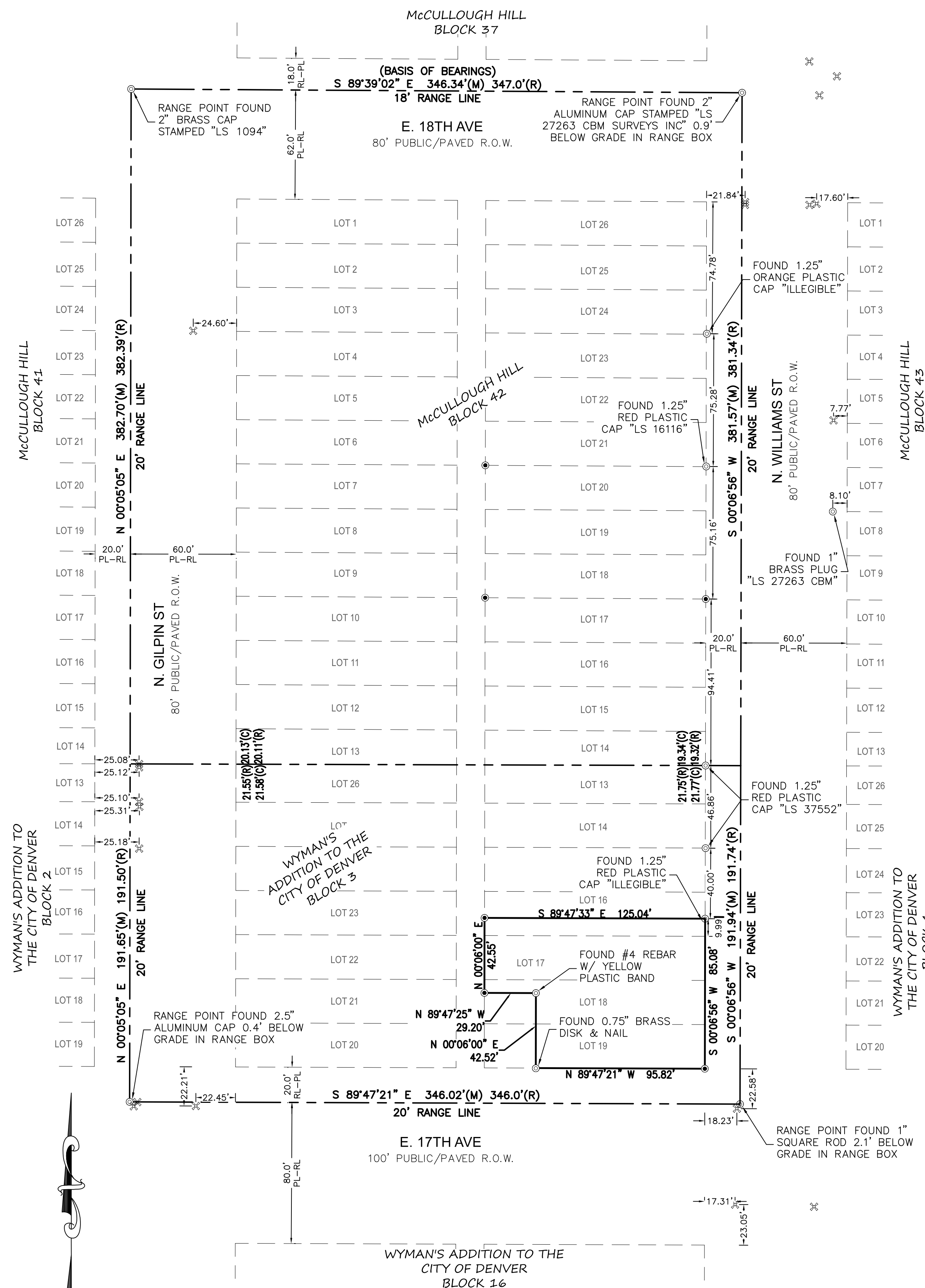
ilesans@gmail.com

Land Survey Plat

LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

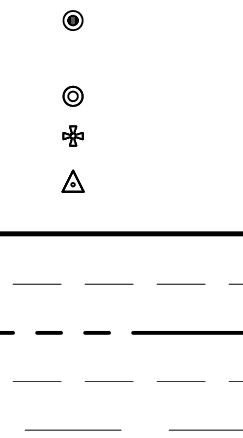
BOUNDARY ANALYSIS

Scale: 1"=40'



LEGEND - LINETYPES & SYMBOLS

SET REBAR WITH 1.25" YELLOW PLASTIC CAP OR NAIL & 1" DIAMETER WASHER STAMPED "PLS 37929"
 FOUND MONUMENT, AS NOTED
 FOUND CHISELED CROSS OR X
 CALCULATED RANGE POINT POSITION
 PROPERTY BOUNDARY
 BLOCK
 SECTION LINE
 EASEMENT
 TIE LINE



LEGEND - ABBREVIATIONS

OS OFFSET
 PL PROPERTY LINE
 RL RANGE LINE
 PL-RL PROPERTY LINE TO RANGE LINE
 WC WITNESS CORNER
 (C) CALCULATED DIMENSION
 (M) MEASURED DIMENSION
 (R) RECORD DIMENSION

SURVEYOR'S NOTES

- DATE OF FIELD WORK COMPLETION: JUNE 15, 2024.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING COMPANY INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY, AND TITLE OF RECORD, POWER SURVEYING COMPANY, INC. PREPARED AND ISSUED THIS LAND SURVEY PLAT WITHOUT BENEFIT OF A TITLE COMMITMENT.
- THIS LAND SURVEY PLAT, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
- THE LINEAR UNIT OF MEASUREMENT FOR THIS SURVEY IS THE INTERNATIONAL FOOT, DEFINED AS EXACTLY 0.3048 METER.
- PROPERTY ADDRESS: 1709 N. WILLIAMS STREET
- THE SUBJECT PROPERTY CONTAINS ±9,395 SQ.FT. OR ±0.216 ACRES MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON A 20' RANGE LINE IN 18TH AVENUE, BETWEEN GILPIN STREET AND WILLIAMS STREET, SAID LINE IS ASSUMED TO BEAR SOUTH 89°39'02" EAST, A DISTANCE OF 346.34 FEET, MONUMENTED AT THE INTERSECTION OF 18TH AVENUE AND GILPIN STREET BY A 2" BRASS CAP STAMPED "LS 1094" AND A 2" ALUMINUM CAP STAMPED "LS 27263 CBM SURVEYS INC" 0.9' BELOW GRADE IN RANGE BOX MONUMENTED AT THE INTERSECTION OF WILLIAMS STREET AND 18TH AVENUE.

LAND DESCRIPTION

PER SPECIAL WARRANTY DEED RECORDED DATE AT RECEPTION No. 2010143723, OFFICIAL RECORDS OF CITY AND COUNTY OF DENVER, COLORADO
 THE SOUTH 10 FEET OF LOT 16, ALL OF LOT 17, 18, AND 19, EXCEPT THE WEST 29.2 FEET OF THE SOUTH 17.5 FEET OF LOT 18 AND EXCEPT THE WEST 29.2 FEET OF LOT 19, BLOCK 3, WYMAN'S ADDITION TO DENVER, ACCORDING TO THE RECORDED PLAT THEREOF.

ALSO KNOWN AS 1709 N. WILLIAMS STREET

SURVEYOR'S CERTIFICATE

I, RICHARD B. GABRIEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON JUNE 15, 2024, THAT THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND THAT ALL NOTES, DIMENSIONS AND IMPROVEMENTS ARE CORRECTLY SHOWN HEREIN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD B. GABRIEL, P.L.S.
 Colorado License No. 37929
 For and on behalf of Power Surveying Company, Inc.
 6911 Broadway
 Denver, CO 80221
 (303) 702-1617



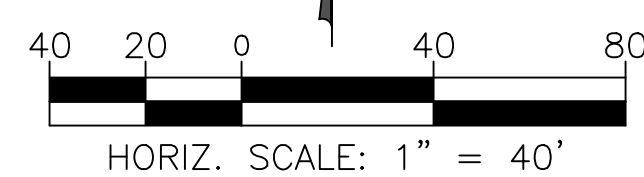
INDEXING STATEMENT

DEPOSITED THIS ___ DAY OF _____, 20___ AT ___ O'CLOCK __M., IN BOOK _____ OF THE COUNTY SURVEYORS LAND SURVEY / RIGHT OF WAY SURVEYS AT PAGE(S) _____, RECEPTION NUMBER _____

COUNTY SURVEYOR / DEPUTY COUNTY SURVEYOR



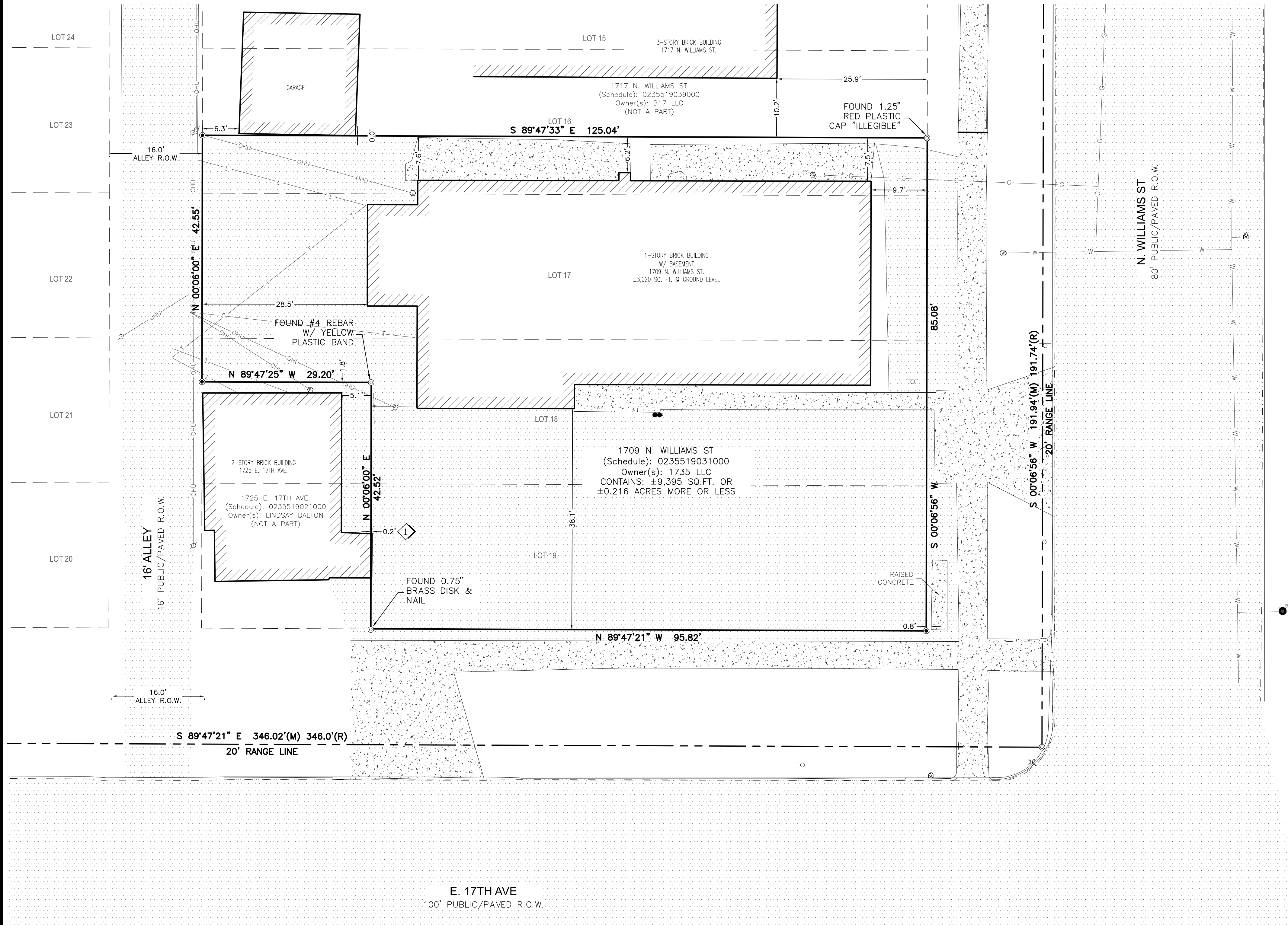
TYPE OF SUBMITTAL:	LAND SURVEY PLAT
PREPARATION DATE:	JUNE 18, 2024
REVISION DATE:	
REVISION DATE:	
DRAWN BY: JRY	REVIEWED BY: RBG
JOB NO. 501-24-090	DWG: 24-090 LSP.dwg
SHEET 1 OF 2	



Land Survey Plat

LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

LOT DETAILS
Scale: 1"=10'

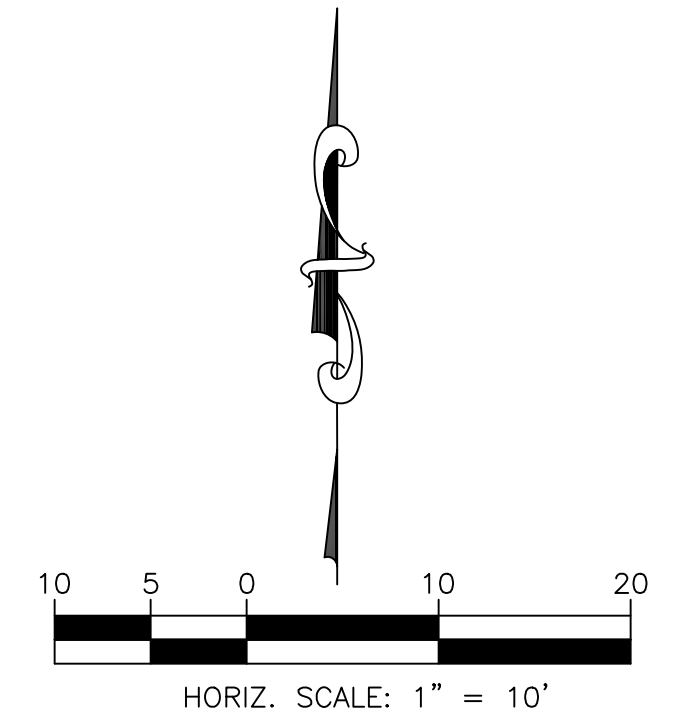


LEGEND - LINETYPES & SYMBOLS

- PROPERTY BOUNDARY
- BLOCK LINES
- RANGE LINE
- ELECTRIC LINE - BURIED
- ELECTRIC LINE - OVERHEAD
- FENCE - WOOD
- FENCE - CHAINLINK
- BUILDING OVERHANG
- FLOWLINE
- GAS LINE
- WATERLINE

- SET REBAR & PLASTIC CAP, UNLESS NOTED OTHERWISE
- △ RANGE LINE CALCULATED POSITION AS SHOWN
- ⊙ FOUND MONUMENT, AS NOTED
- ✕ CROSS
- ⊙ GAS METER
- ⊙ SANITARY MANHOLE
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ CLEANOUT
- EVERGREEN TREE
- DECIDUOUS TREE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ AIR CONDITIONING UNIT
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC BOX

- BUILDING
- CONCRETE
- GARAGE
- PAVEMENT



AREAS OF CONCERN
 BUILDING CORNER LIES 0.2' EASTERLY MAXIMUM OF PROPERTY LINE.

POWER
Surveying Company, Inc.
Established 1948

6911 BROADWAY
DENVER, COLORADO 80221

PH: 303-702-1617
FAX: 303-702-1486
WWW.POWERSURVEYING.COM

TYPE OF SUBMITTAL:	LAND SURVEY PLAT
PREPARATION DATE:	JUNE 18, 2024
REVISION DATE:	
REVISION DATE:	
DRAWN BY: JRY	REVIEWED BY: RBG
JOB NO. 501-24-090	DWG: 24-090 LSP.dwg
SHEET OF 2	



DENVER
THE MILE HIGH CITY

CERTIFICATE OF DEMOLITION ELIGIBILITY

Issued by the City & County of Denver
Landmark Preservation Commission

This certificate is issued for a period of five years, pursuant to the requirements of Chapter 30 of the Revised Municipal Code of the City & County of Denver

Address: 1709 N Williams St

Legal Description: WYMANS ADD B3 S 10FT OF L16 ALL OF L17 & N 7.5FT OF
L18 & S 17.5FT OF L18 EXC W 29.2FT & L19 EXC W 29.2FT

Log Number: 2024-CDE-0000042

Certificate Issued: June 25, 2024

Expiration Date: June 25, 2029

Andrew Abbey , Denver Landmark Preservation

Per Chapter 30 of the Revised Municipal Code Section 30-6(1)(c): This certificate shall prevent an application for designation going forward without the owner's consent for a period of five (5) years from the date of issuance, and for said five-year period will allow an application for demolition to be processed without further review as to the structure's potential for designation

From: [Michael Mcatee](mailto:Michael.Mcatee@chundenver.org)
To: ["chun@chundenver.org"](mailto:chun@chundenver.org); ["director@chundenver.org"](mailto:director@chundenver.org)
Subject: 1709 Williams St Rezoning Request from B-2 WVRS to G-MS-3
Date: Wednesday, June 12, 2024 3:30:00 PM
Attachments: [2024i-00074- 1709 Williams St Rezoning Pre-App.pdf](#)

Hello Mr. Mansour,

My name is Mike McAtee. I am a local real estate developer. I am purchasing a property located at 1709 Williams Street in your Organizations area. My intent is to rezone the property from the old zoning code to the new zoning code. The current zoning code is B-2 WVRS. I am proposing to change to G-MS-3 to align with the newer code and adopted plans. I have completed the preapplication review with the planning staff. The presentation document from that meeting is attached. That meeting was positive, and there appears to be support for the change to fit better in the neighborhood context. If you have time and would like to discuss, I would be happy to share my goals for the property and gain your support for the rezoning.

Respectfully,

Michael McAtee
ph 303-704-5321

From: [Michael McAtee](#)
To: ["ggarnsey@ecentral.com"](mailto:ggarnsey@ecentral.com); ["ggarnsey@ecentral.com"](mailto:ggarnsey@ecentral.com)
Subject: 1709 Williams St Rezoning Request from B-2 WVRS to G-MS-3
Date: Wednesday, June 12, 2024 3:36:00 PM
Attachments: [2024i-00074- 1709 Williams St Rezoning Pre-App.pdf](#)

Hello Ms. Garnsey,

My name is Mike McAtee. I am a local real estate developer. I am purchasing a property located at 1709 Williams Street in your Organizations area. My intent is to rezone the property from the old zoning code to the new zoning code. The current zoning code is B-2 WVRS. I am proposing to change to G-MS-3 to align with the newer code and adopted plans. I have completed the preapplication review with the planning staff. The presentation document from that meeting is attached. That meeting was positive, and there appears to be support for the change to fit better in the neighborhood context. If you have time and would like to discuss, I would be happy to share my goals for the property and gain your support for the rezoning.

Respectfully,

Michael McAtee
ph 303-704-5321

From: [Michael McAtee](#)
To: district10@denvergov.org
Subject: 1709 Williams Rezoning Request from B-2 WVRS to G-MS-3
Date: Wednesday, June 12, 2024 3:15:00 PM
Attachments: [2024i-00074- 1709 Williams St Rezoning Pre-App.pdf](#)

Hello Councilman Hinds,

My name is Mike McAtee. I am a local real estate developer. I am purchasing the property located at 1709 Williams Street in your District. My intent is to rezone the property from the old zoning code to the new zoning code. The current zoning code is B-2 WVRS. I am proposing to change to G-MS-3 to align with the newer code and adopted plans. I have completed the preapplication review with the planning staff. The presentation document from that meeting is attached. That meeting was positive, and there appears to be support for the change to fit better in the neighborhood context. I am still studying the best use and redevelopment for the property once rezoned. If you have time, I would be happy to discuss this property and gain your support for the rezoning.

Respectfully,

Michael McAtee
ph 303-704-5321

From: [Michael Mcatee](#)
To: ["aurelio@insideboxing.com"](#); ["aurelio@aurelioinc.com"](#)
Subject: 1709 Williams St Rezoning Request from B-2 WVRS to G-MS-3
Date: Wednesday, June 12, 2024 3:40:00 PM
Attachments: [2024i-00074- 1709 Williams St Rezoning Pre-App.pdf](#)

Hello Mr. Martinez,

My name is Mike McAtee. I am a local real estate developer. I am purchasing a property located at 1709 Williams Street in your Organizations area. My intent is to rezone the property from the old zoning code to the new zoning code. The current zoning code is B-2 WVRS. I am proposing to change to G-MS-3 to align with the newer code and adopted plans. I have completed the preapplication review with the planning staff. The presentation document from that meeting is attached. That meeting was positive, and there appears to be support for the change to fit better in the neighborhood context. If you have time and would like to discuss, I would be happy to share my goals for the property and gain your support for the rezoning.

Respectfully,

Michael McAtee
ph 303-704-5321

From: [Michael Mcatee](mailto:Michael.Mcatee@denverinc.org)
To: president@denverinc.org; excomm@denverinc.org
Subject: 1709 Williams St Rezoning Request from B-2 WVRS to G-MS-3
Date: Wednesday, June 12, 2024 3:28:00 PM
Attachments: [2024i-00074- 1709 Williams St Rezoning Pre-App.pdf](#)

Hello Mr. Meyer,

My name is Mike McAtee. I am a local real estate developer. I am purchasing a property located at 1709 Williams Street in your Organizations area. My intent is to rezone the property from the old zoning code to the new zoning code. The current zoning code is B-2 WVRS. I am proposing to change to G-MS-3 to align with the newer code and adopted plans. I have completed the preapplication review with the planning staff. The presentation document from that meeting is attached. That meeting was positive, and there appears to be support for the change to fit better in the neighborhood context. If you have time and would like to discuss, I would be happy to share my goals for the property and gain your support for the rezoning.

Respectfully,

Michael McAtee
ph 303-704-5321

From: [Michael Mcatee](#)
To: bwillcameron@comcast.net; ccschomp@yahoo.com
Subject: 1709 Williams St Rezoning Request from B-2 WVRS to G-MS-3
Date: Wednesday, June 12, 2024 3:34:00 PM
Attachments: [2024i-00074- 1709 Williams St Rezoning Pre-App.pdf](#)

Hello Mr. Cameron,

My name is Mike McAtee. I am a local real estate developer. I am purchasing a property located at 1709 Williams Street in your Organizations area. My intent is to rezone the property from the old zoning code to the new zoning code. The current zoning code is B-2 WVRS. I am proposing to change to G-MS-3 to align with the newer code and adopted plans. I have completed the preapplication review with the planning staff. The presentation document from that meeting is attached. That meeting was positive, and there appears to be support for the change to fit better in the neighborhood context. If you have time and would like to discuss, I would be happy to share my goals for the property and gain your support for the rezoning.

Respectfully,

Michael McAtee
ph 303-704-5321

From: [Michael Mcatee](#)
To: donnagarnett50@gmail.com; kkhdowntown@gmail.com
Subject: 1709 Williams St Rezoning Request from B-2 WVRS to G-MS-3
Date: Wednesday, June 12, 2024 3:32:00 PM
Attachments: [2024i-00074- 1709 Williams St Rezoning Pre-App.pdf](#)

Hello Ms. Garnett,

My name is Mike McAtee. I am a local real estate developer. I am purchasing a property located at 1709 Williams Street in your Organizations area. My intent is to rezone the property from the old zoning code to the new zoning code. The current zoning code is B-2 WVRS. I am proposing to change to G-MS-3 to align with the newer code and adopted plans. I have completed the preapplication review with the planning staff. The presentation document from that meeting is attached. That meeting was positive, and there appears to be support for the change to fit better in the neighborhood context. If you have time and would like to discuss, I would be happy to share my goals for the property and gain your support for the rezoning.

Respectfully,

Michael McAtee
ph 303-704-5321

From: [Michael Mcatee](mailto:Michael.Mcatee@denvergov.org)
To: DenverVoters@gmail.com
Subject: 1709 Williams St Rezoning Request from B-2 WVRS to G-MS-3
Date: Wednesday, June 12, 2024 3:37:00 PM
Attachments: [2024i-00074- 1709 Williams St Rezoning Pre-App.pdf](#)

Hello Mr. Inzina,

My name is Mike McAtee. I am a local real estate developer. I am purchasing a property located at 1709 Williams Street in your Organizations area. My intent is to rezone the property from the old zoning code to the new zoning code. The current zoning code is B-2 WVRS. I am proposing to change to G-MS-3 to align with the newer code and adopted plans. I have completed the preapplication review with the planning staff. The presentation document from that meeting is attached. That meeting was positive, and there appears to be support for the change to fit better in the neighborhood context. If you have time and would like to discuss, I would be happy to share my goals for the property and gain your support for the rezoning.

Respectfully,

Michael McAtee
ph 303-704-5321

Michael McAtee
5233 S. Ironton Way
Englewood CO 80111

Re: 1709 N Williams St Rezoning

Dear Gabriel Gehrig,

My name is Michael McAtee. I am a local real estate developer and architect. I am under contract to purchase 1709 N Williams Street, contingent on rezoning the property. As you are a neighbor to this property, I am reaching out to let you know of my intent to rezone the property.

The property is currently zoned under the Former Chapter 59 Zoning code. The current zoning is B-2 WVRS, which does not exist in most of the city. I am requesting to change to G-MS-3 to align with the newer code, city adopted plans, and fit into the neighborhood. I have completed the preapplication review with the planning staff and they are supportive of the request to change.

If you would like to discuss, I would be happy to share my goals for the property and gain your support for the rezoning. I am also happy to share the preapplication review presentation document.

Respectfully,

Michael McAtee
mm@lhdenver.com
303.704.5321

Michael McAtee
5233 S. Ironton Way
Englewood CO 80111

Re: 1709 N Williams St Rezoning

Dear Gilpin Ridge LLC,

My name is Michael McAtee. I am a local real estate developer and architect. I am under contract to purchase 1709 N Williams Street, contingent on rezoning the property. As you are a neighbor to this property, I am reaching out to let you know of my intent to rezone the property.

The property is currently zoned under the Former Chapter 59 Zoning code. The current zoning is B-2 WVRS, which does not exist in most of the city. I am requesting to change to G-MS-3 to align with the newer code, city adopted plans, and fit into the neighborhood. I have completed the preapplication review with the planning staff and they are supportive of the request to change.

If you would like to discuss, I would be happy to share my goals for the property and gain your support for the rezoning. I am also happy to share the preapplication review presentation document.

Respectfully,

Michael McAtee
mm@lhdenver.com
303.704.5321

Michael McAtee
5233 S. Ironton Way
Englewood CO 80111

Re: 1709 N Williams St Rezoning

Dear Housing Authority,

My name is Michael McAtee. I am a local real estate developer and architect. I am under contract to purchase 1709 N Williams Street, contingent on rezoning the property. As you are a neighbor to this property, I am reaching out to let you know of my intent to rezone the property.

The property is currently zoned under the Former Chapter 59 Zoning code. The current zoning is B-2 WVRS, which does not exist in most of the city. I am requesting to change to G-MS-3 to align with the newer code, city adopted plans, and fit into the neighborhood. I have completed the preapplication review with the planning staff and they are supportive of the request to change.

If you would like to discuss, I would be happy to share my goals for the property and gain your support for the rezoning. I am also happy to share the preapplication review presentation document.

Respectfully,

Michael McAtee
mm@lhdenver.com
303.704.5321

Michael McAtee
5233 S. Ironton Way
Englewood CO 80111

Re: 1709 N Williams St Rezoning

Dear Jose Quintana,

My name is Michael McAtee. I am a local real estate developer and architect. I am under contract to purchase 1709 N Williams Street, contingent on rezoning the property. As you are a neighbor to this property, I am reaching out to let you know of my intent to rezone the property.

The property is currently zoned under the Former Chapter 59 Zoning code. The current zoning is B-2 WVRS, which does not exist in most of the city. I am requesting to change to G-MS-3 to align with the newer code, city adopted plans, and fit into the neighborhood. I have completed the preapplication review with the planning staff and they are supportive of the request to change.

If you would like to discuss, I would be happy to share my goals for the property and gain your support for the rezoning. I am also happy to share the preapplication review presentation document.

Respectfully,

Michael McAtee
mm@lhdenver.com
303.704.5321

Michael McAtee
5233 S. Ironton Way
Englewood CO 80111

Re: 1709 N Williams St Rezoning

Dear Judith Kozlowski,

My name is Michael McAtee. I am a local real estate developer and architect. I am under contract to purchase 1709 N Williams Street, contingent on rezoning the property. As you are a neighbor to this property, I am reaching out to let you know of my intent to rezone the property.

The property is currently zoned under the Former Chapter 59 Zoning code. The current zoning is B-2 WVRS, which does not exist in most of the city. I am requesting to change to G-MS-3 to align with the newer code, city adopted plans, and fit into the neighborhood. I have completed the preapplication review with the planning staff and they are supportive of the request to change.

If you would like to discuss, I would be happy to share my goals for the property and gain your support for the rezoning. I am also happy to share the preapplication review presentation document.

Respectfully,

Michael McAtee
mm@lhdenver.com
303.704.5321

Michael McAtee
5233 S. Ironton Way
Englewood CO 80111

Re: 1709 N Williams St Rezoning

Dear Lindsay Dalton,

My name is Michael McAtee. I am a local real estate developer and architect. I am under contract to purchase 1709 N Williams Street, contingent on rezoning the property. As you are a neighbor to this property, I am reaching out to let you know of my intent to rezone the property.

The property is currently zoned under the Former Chapter 59 Zoning code. The current zoning is B-2 WVRS, which does not exist in most of the city. I am requesting to change to G-MS-3 to align with the newer code, city adopted plans, and fit into the neighborhood. I have completed the preapplication review with the planning staff and they are supportive of the request to change.

If you would like to discuss, I would be happy to share my goals for the property and gain your support for the rezoning. I am also happy to share the preapplication review presentation document.

Respectfully,

Michael McAtee
mm@lhdenver.com
303.704.5321

Michael McAtee
5233 S. Ironton Way
Englewood CO 80111

Re: 1709 N Williams St Rezoning

Dear Masayuki Tsukada,

My name is Michael McAtee. I am a local real estate developer and architect. I am under contract to purchase 1709 N Williams Street, contingent on rezoning the property. As you are a neighbor to this property, I am reaching out to let you know of my intent to rezone the property.

The property is currently zoned under the Former Chapter 59 Zoning code. The current zoning is B-2 WVRS, which does not exist in most of the city. I am requesting to change to G-MS-3 to align with the newer code, city adopted plans, and fit into the neighborhood. I have completed the preapplication review with the planning staff and they are supportive of the request to change.

If you would like to discuss, I would be happy to share my goals for the property and gain your support for the rezoning. I am also happy to share the preapplication review presentation document.

Respectfully,

Michael McAtee
mm@lhdenver.com
303.704.5321

Michael McAtee
5233 S. Ironton Way
Englewood CO 80111

Re: 1709 N Williams St Rezoning

Dear MRFR II LLP,

My name is Michael McAtee. I am a local real estate developer and architect. I am under contract to purchase 1709 N Williams Street, contingent on rezoning the property. As you are a neighbor to this property, I am reaching out to let you know of my intent to rezone the property.

The property is currently zoned under the Former Chapter 59 Zoning code. The current zoning is B-2 WVRS, which does not exist in most of the city. I am requesting to change to G-MS-3 to align with the newer code, city adopted plans, and fit into the neighborhood. I have completed the preapplication review with the planning staff and they are supportive of the request to change.

If you would like to discuss, I would be happy to share my goals for the property and gain your support for the rezoning. I am also happy to share the preapplication review presentation document.

Respectfully,

Michael McAtee
mm@lhdenver.com
303.704.5321

Michael McAtee
5233 S. Ironton Way
Englewood CO 80111

Re: 1709 N Williams St Rezoning

Dear Pamela Shapiro,

My name is Michael McAtee. I am a local real estate developer and architect. I am under contract to purchase 1709 N Williams Street, contingent on rezoning the property. As you are a neighbor to this property, I am reaching out to let you know of my intent to rezone the property.

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303.704.5321

Michael McAtee
5233 S. Ironton Way
Englewood CO 80111

Re: 1709 N Williams St Rezoning

Dear Patricia Votava,

My name is Michael McAtee. I am a local real estate developer and architect. I am under contract to purchase 1709 N Williams Street, contingent on rezoning the property. As you are a neighbor to this property, I am reaching out to let you know of my intent to rezone the property.

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Michael McAtee
mm@lhdenver.com
303.704.5321

Michael McAtee
5233 S. Ironton Way
Englewood CO 80111

Re: 1709 N Williams St Rezoning

Dear Susan Abbott,

My name is Michael McAtee. I am a local real estate developer and architect. I am under contract to purchase 1709 N Williams Street, contingent on rezoning the property. As you are a neighbor to this property, I am reaching out to let you know of my intent to rezone the property.

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