

From: [Mark McDonald](#)
To: [Rezoning - CPD](#); [dencc - City Council](#)
Subject: 3801 Himalaya rezoning comments
Date: Wednesday, August 24, 2016 2:39:08 PM

August 24, 2016

Dear City Council Members,

Our names are Mark & Molly McDonald. We have lived at 20726 E 39th Ave, Denver Colorado 80249 since 2001. We are writing to oppose the re-zoning of the 3801 Himalaya property.

It is our opinion that the re-zoning and intended development of multi-story high density attached housing would not be consistent with the surrounding single family detached housing, which would impact our neighborhood in a negative manner and rob us of a possible senior center, childcare center, religious assembly, or eating establishment, in which this property was originally intended for.

We believe that if the property owner did not want to use the property the way it was originally zoned, they should have not acquired the property. As residents of Green Valley Ranch, we acquired our property for its intended use and researched surrounding property for its intended use to ensure we were comfortable with the surrounding area and how it would be developed, according to development plans.

This is the second attempt by the current property owner to use the property for something other than the intended use of the property. The first attempt to build storage units was abandoned after an HOA discussion occurred with the community voicing opposition. It is becoming increasingly frustrating to have to repeatedly fight against proposed rezoning changes when the neighborhood has not been fully developed and

39th Avenue has not been completely developed.

In addition, the property owner has stated that they have been unable to sell the property for its intended use, which suggests that they acquired the property knowing they would attempt to change the zoning. We have never seen any for sale signs or proof of advertising the sale of the property for its intended use, along with sale price information.

These are the primary reasons we oppose the re-zoning of the property at 3801 Himalaya and ask that these concerns be considered by city council and a resulting “no” vote for rezoning the property at 3801 Himalaya.

Sincerely,

Mark & Molly McDonald

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