



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	10 COLORADO LLC.
Address	7701 S. WELLINGTON ST.
City, State, Zip	CENTENNIAL, CO 80122
Telephone	303-641-7594
Email	lmorea@pa@gmail.com
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>	

PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Representative Name	JEFF CLINE
Address	11757 W. KEN CARL LAVE F-145
City, State, Zip	LITTLETON, CO 80127
Telephone	303-729-7999
Email	JEFF@CLINEDESIGNGROUP.COM
<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p> <p style="text-align: center;">✓</p>	

Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.

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.

SUBJECT PROPERTY INFORMATION	
Location (address and/or boundary description):	10 S. COLORADO BLVD.
Assessor's Parcel Numbers:	0607309001000
Area in Acres or Square Feet:	12,500 S.F.
Current Zone District(s):	E-SU-D

PROPOSAL	
Proposed Zone District:	G-RH-3

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REVIEW CRITERIA

<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</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 an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</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>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <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 on 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 type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.</p> <p><input checked="" 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>Please provide an attachment describing the justifying circumstance.</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>Please provide an attachment describing how the above criterion is met.</p>

REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:

- Legal Description (required to be attached in Microsoft Word document format)
- Proof of Ownership Document(s)
- Review Criteria

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:



- Written Authorization to Represent Property Owner(s)
- Individual Authorization to Sign on Behalf of a Corporate Entity

Please list any additional attachments:



PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	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>	01/01/12	(A)	YES
Adrian Parashiv	7701 S Wellington Street. Centennial, CO 80122	50		1/1/18	B	Yes
Loretta Morea	7701 S Wellington Street Centennial, CO 80122	50		1/1/18	B	Yes

Last updated: February 22, 2017

Return completed form to rezoning@denvergov.org

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201 W. Colfax Ave., Dept. 205

Denver, CO 80202

720-865-2974 • rezoning@denvergov.org

10 COLORADO LLC
7701 S Wellington St
Centennial, CO 80122
Tel: 303-641-7594/720-217-7680
Fax: 303-795-7044
E-mail: paraschiva@me.com/lmoreaacpa@gmail.com



November 15, 2017

To Whom It May Concern,

We are writing this letter to give Cline Design Group full authorization to apply for a zone changing permit on behalf of our company, 10 Colorado LLC, for the land located at 10 S Colorado Blvd, Denver, CO 80246

10 Colorado LLC is the full owner of the land located at 10 S Colorado Blvd, Denver, CO 80246.

We thank you for your attention to this matter and we are looking forward to a positive outcome. Please do not hesitate to contact us if you have any additional questions.

Sincerely yours,

Loretta Morea, member

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10 Colorado LLC

10 Colorado LLC.
7701 S Wellington Street
Centennial, CO 80122
Tel: 303-641-7594 / 720-217-7680
Fax: 303-795-7044
Email: paraschiva@me.com

November 22, 2017

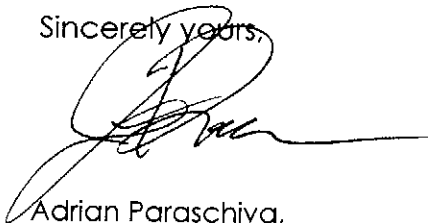
To Whom It May Concern,

This Letter is to Certify that Loretta Morea is a 50% Member of the Corporation: 10 S Colorado Blvd. LLC. As such Loretta has full authorization to sign on behalf of the Corporation.

10 Colorado LLC is the full owner of the land located at 10 S Colorado Blvd, Denver, CO 80246.

We thank you for your attention to this matter and we are looking forward to a positive outcome. Please do not hesitate to contact us if you have any additional questions.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Adrian Paraschiva', with a long horizontal flourish extending to the right.

Adrian Paraschiva,
Managing Member 10 Colorado LLC.

WARRANTY DEED

THIS DEED, made this 13th day of November, 2017, between

ROELANT KAREL ANTON VAN DER HELJDE AND MARY KINDELVAN DER HELJDE

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

10 COLORADO LLC

whose legal address is 6 Ravenswood Road, Cherry Hills, CO 80113, grantee:

WITNESSETH, That the grantors for and in consideration of the sum of Four Hundred Fifteen Thousand and 00/100 (\$415,000.00), the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the grantee, its heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Denver, and State of Colorado described as follows:

PLOT 1, BLOCK 53, EASTERN CAPITOL HILL SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

as known by street and number as: 10 SOUTH COLORADO BOULEVARD, DENVER, CO 80246

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantors, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantors, for themselves/him/herself, their his heirs, and personal representatives, do covenant, grant, bargain, and agree to and with the grantee, its heirs and assigns, that at the time of the executing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except

- Except (i) General taxes for the current year, a lien not yet due and payable, (ii) Easements, restrictions, reservations and rights of way of record, (iii) Distribution utility easements (including cable TV), (iv) The following specifically described rights of third parties: none, (v) Inclusion of the property within any special taxing district, (vi) The benefits and burdens of any declaration and party wall agreement, if any and (vii) none

The grantors shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, its heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Roelant Karel Anton van der Heljde
by Mary Kindelvan der Heljde as attorney in fact
ROELANT KAREL ANTON VAN DER HELJDE
MARY KINDELVAN DER HELJDE AS ATTORNEY IN FACT

Mary Kindelvan der Heljde
MARY KINDELVAN DER HELJDE

STATE OF COLORADO
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 13th day of November, 2017 by ROELANT KAREL ANTON VAN DER HELJDE MARY KINDELVAN DER HELJDE AS ATTORNEY IN FACT and MARY KINDELVAN DER HELJDE

My Commission expires:

ELIZABETH K. LOPEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134022308
My Commission Expires April 8, 2021

[Signature]
Notary Public

(SEAL)

MERIDIAN TITLE & ESCROW, LLC



December 11, 2017

RE: ZONE MAP AMENDMENT REVIEW CRITERIA

We are asking for a Zone Map Amendment for the Vacant lot at 10 South Colorado Blvd. This property is adjacent to Colorado Blvd. Colorado Blvd is a major arterial. The west Property line is within 10' of Colorado Blvd. It feels awkward to have Single Family adjacent and close to such a busy road. Because the area is predominantly Single Family we are asking for a slight increase in density to develop two duplex structures.

Regards,

A handwritten signature in black ink, appearing to read 'Jeffrey Cline', with a long horizontal flourish extending to the right.

Jeffrey Cline

Cline Design Group

11757 West Ken Caryl Ave. F-195

Littleton, CO 80127

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A
(CONTINUED)**

33951-MT

LEGAL DESCRIPTION

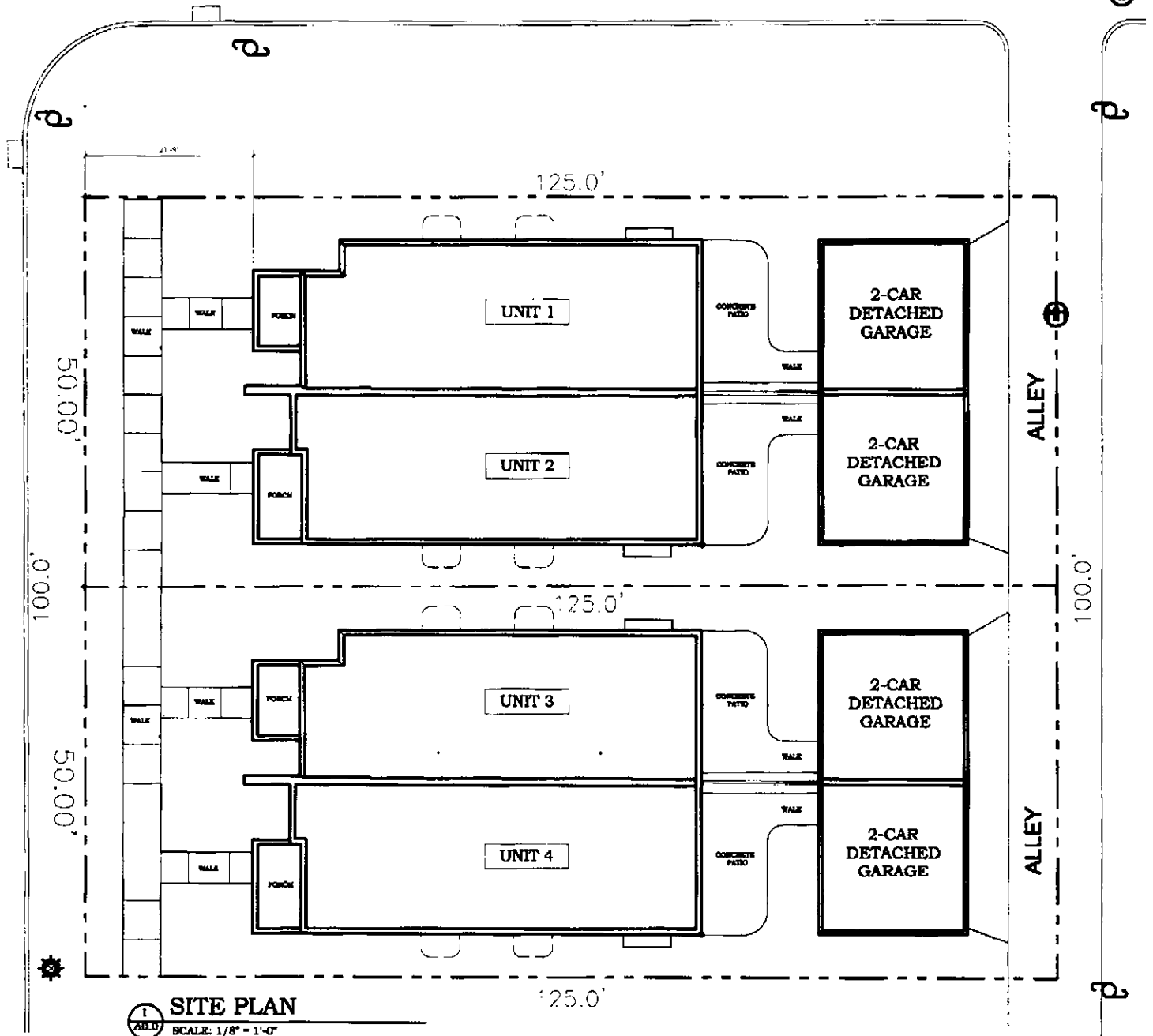
EXHIBIT "A"

PLOT 1, BLOCK 53, EASTERN CAPITOL HILL SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

For informational purposes only: **10 SOUTH COLORADO BOULEVARD, DENVER, CO 80246**

ELLSWORTH AVE.

COLORADO BLVD.



1 SITE PLAN
SCALE: 1/8" = 1'-0"

10 S. COLORADO BLVD.
BLOCK 53,
EASTERN CAPITOL HILL SUB.

SCOPE OF PROJECT:
RE-ZONE SINGLE FAMILY LOT 100'X100'
INTO TWO DUPLEX ZONED LOTS.