

From: Lorraine Hoover rainhoov@gmail.com 
Subject: Fwd: Pre-Application Request for Zoning Change from G-RO-3 to C-MX-3 or U-MX-3 File No -2019I-00107
Date: August 16, 2020 at 8:41 PM
To: info@weltoncorridor.com
Cc: LORRAINE. HOOVER lorraine.hoover@comcast.net, Adams, Libbie - CPD City Planner Associate Libbie.Adams@denvergov.org, Ray Rountree-Dad raymondrountree@msn.com, Laneze Cooper lanezecooper@comcast.net



Welton Corridor Property Owners!

Per my below forwarded email last year notifying you and the district that 2655 & 2659 N Downing St is requesting rezoning from G-RO-3 to U-MX-3 to align with the Welton Corridor Property Owners.

We will be going before the Board on Sept. 16th and want to ensure you and the property owners have no concerns. If you do and or would like to further discuss, please contact me via phone prior to the end of August to ensure I have time to address your concerns prior to our Sept 16 board interview.

Thank you,
Lorraine Hoover
720.937.9245

----- Forwarded message -----

From: Lorraine Hoover <rainhoov@gmail.com>
Date: Mon, Oct 28, 2019 at 8:16 PM
Subject: Pre-Application Request for Zoning Change from G-RO-3 to C-MX-3 or U-MX-3 File No -2019I-00107
To: info@weltoncorridor.com
Cc: Ray Rountree-Dad <raymondrountree@msn.com>, Laneze Cooper <lanezecooper@comcast.net>

Welton Corridor Property owners!

The undersigned hereby certifies with respect to the property legally described in Exhibit "A" attached hereto ("premises") as follows:

The zone district currently in place on the Premises is G-RO-3 (General Urban – Residential Office – 3 Stories)

To be consistent with Adopted Plans within the *Comprehensive Plan 2040 – Blueprint Denver (2019)* – Northeast Downtown Neighborhoods Plan (2011) we would like to rezone the current site and have no plans for demolition, just some minor interior changes, we will reuse the existing building, no expanding. This building was previously a commercial building but due to rezoning, it was changed to a G-RO-3. We would like to change this to a C-MX-3 (Urban Center – Mixed-Use – 3 Stories) or a U-MX-3 (Urban – Mixed Use – 3 Stories).

Development in these contexts will be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity. The Premises and its present and intended use as an apartment complex with related facilities comply with applicable zoning codes, city ordinances, and building, environmental and energy codes, ordinances and regulations.

For questions related to the pre-application request or the rezoning process please contact Will Lindsey, Associate City Planner at (720) 865-2959 or email william.lindsey@denvergov.org. We are open to present in person if needed. See our summary of this request for your review.

Your vote of approval is appreciated.

Lorraine Hoover

Lorraine Hoover
Rountree

Trustees for Bowie Newell Properties

Raymond Rountree

Raymond

Property Manager



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2655 DowingSt
Zoning....19.pdf