



**DENVER**  
THE MILE HIGH CITY

**Community Planning and Development  
Planning Services**  
Plan Implementation

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### APPLICATION FOR ZONE MAP AMENDMENT

<b>Application #</b>	2011I-00036	<b>Date Submitted</b>	11.15.11	<b>Fee Required</b>	\$1000.00	<b>Fee Paid</b>	\$1000
<b>APPLICANT INFORMATION</b>				<b>CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)</b>			
<b>Applicant Name</b>	Stephen Koloskus			<b>Contact Name</b>	Joe Simmons, Architect		
<b>Address</b>	1804-A South Pearl Street			<b>Address</b>	99 South Logan Street		
<b>City, State, Zip</b>	Denver, CO 80210			<b>City, State, Zip</b>	Denver, CO 80209		
<b>Telephone / Fax</b>	303-744-8089			<b>Telephone / Fax</b>	303-433-2255		
<b>Email</b>	steve@extrastrength.net			<b>Email</b>	jsimmons@blueskystudio.com		
<b>Subject Property Location [Please Include Assessor's Parcel Number(s)]</b>							
1804 South Pearl St. Parcel No: 0522737030000							
<b>Legal Description of Subject Property</b>							
Lots 1-4 incl. Block 10 Grant Subdivision							
<b>Area of Subject Property (Acres/Sq Ft)</b>		<b>Present Zone District</b>		<b>Proposed Zone District (Waivers and Conditions Require Separate form)</b>			
.29		U-MS-2X AND U-TU-C		U-MS-2X			
<b>Describe the nature and effect of the proposed Zone Map Amendment</b>							
To simplify the zoning for the parcel and to consolidate to one zone classification							
<b>Select Legal Basis for the Zone Map Amendment and explain in detail</b>				<b>Error in the map as approved by City Council</b>		<input type="checkbox"/>	
				<b>Changed or Changing Conditions that make a Zone Map Amendment Necessary</b>		<input checked="" type="checkbox"/>	
This parcel was requested to be configured as two separate zones, U-MS-2x and U-TU-C when the zone maps were being updated. Subsequent to passage of the new zoning ordinance, the market for duplex-type housing has diminished significantly. Additionally, we have discovered that having two separate zone classifications complicates the development of this site from both a jurisdictional perspective and poses concerns to potential lenders.							
<b>State the land use and the development proposed for the subject property. Include the time schedule (if any) for development</b>							
Commercial and residential							
<b>Required Exhibits</b>				<b>Additional Exhibits</b>			
<b>Applicant &amp; Owner Information Sheet</b>			<input checked="" type="checkbox"/>	Letters of support			
<b>Maps – Required for Final Submissions</b>			<input type="checkbox"/>				
<b>Case Manager</b>	Chris Gleissner						
<b>Signature</b>						<b>Date</b>	
 2011I-00036						November 17, 2011	

## APPLICANT & OWNER INFORMATION SHEET

[1] Section 59-648(c) of the Denver Revised Municipal Code requires that an applicant for rezoning provide the applicant's name, address, and respective ownership interest, if any, on the application. In addition, unless subject to paragraph [2] below, the applicant must provide, in the space provided on this form, a list of all the owners of the property and the holders of deeds of trust, identifying which owners and holders of deeds of trust are represented by the applicant.

[2] If the application is for designation of an area as B-2, B-3, R-X or PUD zone district, the applicant must submit the concurrence of the owners and holders of deeds of trust of the entire land area to be included in the proposed district (and any structures thereon). In such cases, this form must be completed for each individual owner, together with sufficient evidence of ownership for each owner and holder of a deed of trust. Documentation verifying ownership interest may include (but is not limited to): Copies of deeds, powers of attorney, and corporate/partnership registrations filed with the Secretary of State.

Application Number	Applicant's Name
2011I-00036	Stephen A. Koloskus, property owner

**Property Address(es)**

1804 South Pearl Street, Denver, CO 80210

**Applicant's Address**

1804-A South Pearl Street Denver, CO 80210


**NOTE: If application is for rezoning to B-2, B-3, R-X or PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.**

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.

<b>Fee Title Owner (Has Deed of Ownership)</b>	All	X
	A Portion	<input type="checkbox"/>
<b>Contract Owner NA</b>	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
<b>Holder of a Security Interest</b>	All	<input type="checkbox"/>
	A Portion	X

List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).

Steele Street Bank, 55 Adams Street, Denver, CO 80206 • 303-376-3800  
Loan #80005954

Signature of Applicant	Date Signed
 2011I-00036	11/17/11 November 17, 2011

To: 3PA

October 10, 2011

Re: Steve Koloskus/Rezoning of 1804 S. Pearl St.

As the immediate neighbors to the south of the property on the southeast corner of the intersection of South Pearl Street and East Colorado Avenue (presently 1804 South Pearl) we recently met with the owner of the property, Steve Koloskus.

Mr. Koloskus spoke with us about his desire to rezone the entire 12,000 square-foot property to MS-2 (eliminating the unusual split designation currently applied to the property) and his desire to develop the property to include a modest commercial building as well as a residential component on the property.

We have been neighbors with Mr. Koloskus' business for more than 10 years now and support his desire to rezone and improve the property so long as standard process and policies are followed.

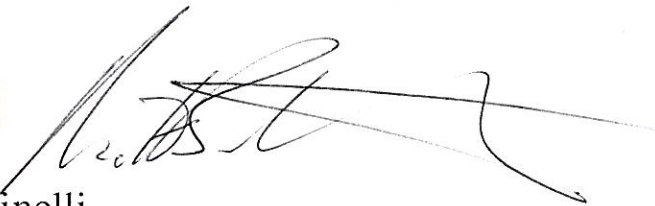
He is a good neighbor and cares very much about the Platt Park neighborhood. He is conscientious about keeping up his property and we can't think of anything better than to have him stay next door.

If any further information is needed please contact us at 303-698-1647.

Sincerely,



Stasi and Nick Bottinelli





South Pearl Street Merchants  
Association

P.O. Box 2000 Denver, Colorado 80202

On Wednesday, October 19th, Steve Koloskus, the owner of the property located at the southeast corner of the intersection of South Pearl Street and East Colorado Avenue, made a presentation to the South Pearl Street Merchants Association at our regularly scheduled monthly meeting.

Mr. Koloskus spoke to the members of the association present (approximately 20+) about his desire to rezone the entire 12,000 square-foot property to MS-2 and eliminate the unusual dual designation currently applied to the property. At present, the property features a split designation: MS-2 on approximately 3,000 square feet immediately at the street corners, and U-TU-C zoning in an L-shape configuration on the remaining 9,000 square feet.

A 'straw vote' was taken after Mr. Koloskus' presentation and all members voted 'in favor' of allowing the rezoning so long as the standard process is followed.

Mark Gill

President  
South Pearl Street Merchants Association