



Community Planning & Development

# Application

Landmark Preservation

03/11/2021

## CERTIFICATE OF DEMOLITION ELIGIBILITY

The Certificate of Demolition Eligibility (CDE) provides certainty in the demolition process. Owners of non-landmark, non-historic-district properties who are not currently planning demolition but who want increased certainty about a potential future demolition may apply for a Certificate of Demolition Eligibility. This CDE process involves a similar level of review as a demolition review. If a Certificate of Demolition Eligibility is issued, a property owner or owner's agent may proceed with a demolition application without further Landmark Preservation review for a period of five years.

### Certificate of Demolition Eligibility Application Process:

Submit the completed CDE application, along with the \$250.00 application fee, color photographs of all sides of the structure(s), and copy of the real property record from the Assessor's Office to Landmark Preservation at [landmark@denvergov.org](mailto:landmark@denvergov.org).

Upon receipt of a complete application, Landmark Preservation staff will review the application within 10 business days to determine if the structure has potential to be a Denver landmark.

If the structure(s) is found to have potential to be a Denver landmark, Landmark staff will post a public notice for 21 calendar days. If a notice of intent to file a designation is received by the 21st day of the posting, the posting period will be extended to 60 days. If a designation application is submitted within the posting period, the designation process will begin. If a designation application is not submitted during the posting period, Landmark Preservation staff will issue a CDE the following business day.

If the structure(s) is determined not to have potential to be a Denver landmark, the CDE will be issued. A CDE is valid for five years, during which, a Denver landmark designation application cannot be submitted without owner approval. With a valid CDE, the property owner may demolish the structure(s) without further review by Landmark Preservation. To demolish the structure(s), submit a demolition application and the CDE to Landmark Preservation, and staff will issue a demolition approval number.

Visit [www.denvergov.org/landmark](http://www.denvergov.org/landmark) for a full description of the CDE notice, posting, and landmark designation process. If you have additional questions, please contact Landmark Preservation staff at [landmark@denvergov.org](mailto:landmark@denvergov.org).

*Please note: To apply for a CDE a structure cannot be pending Denver landmark designation, individually designated, or located within a designated historic district.*

Property Address: 900 N. Bannock Street

Legal Description: WHITSITTS ADD B7 L21 TO 24

### Property Owner Information

Name: 938 Bannock LLC

Address: 600 E HOPKINS AVE STE 202

City: ASPEN

State, Zip: CO 81611-2933

Phone: 970-544-9977

E-mail address: SETHBERGER@BBREALTY.COM

Print Name: SETH BERGER

Signature of owner: 

Date: 4-29-22



**Corporations, LLC's, non-profit organizations, and other business entities must also complete this page.**

The signer represents and warrants that he/she possesses the legal authority, pursuant to any proper, appropriate and official motion, resolution or action passed or taken, to submit this application. Each person signing and executing the Application on behalf of the owner of the property to be improved represents and warrants that he/she has been fully authorized by Owner to execute the Application on behalf of Owner and to validly and legally bind Owner to all the terms, performances and provisions of the approved Application. The City shall have the right, at its sole discretion, to either temporarily suspend or permanently terminate the Application approval process if there is a dispute as to the legal authority of either Owner or the person signing the Application to submit the Application.”

Seth Burger has authorization to sign for 938 Bannock LLC

Signature *Seth Burger*

Date 4-29-22

# 900 N BANNOCK ST -938

**Owner** 938 BANNOCK LLC  
600 E HOPKINS AVE STE202  
ASPEN, CO 81611-2933

**Schedule Number** 05037-08-051-000

**Legal Description** WHITSITTS ADD B7 L16 TO 18 & E/2 VAC ALY ADJ & L21 TO 32 &W/2 VAC ALY ADJ

**Property Type** COMMERCIAL-OFFICE

**Tax District** DENVER

## Print Summary

### Property Description

<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	67220
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	1952	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	60,120	<b>Zoned As:</b>	D-GT

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

### Current Year

	<b>Actual</b>	<b>Assessed</b>	<b>Exempt</b>
Land		\$15,030,000	\$4,358,700 \$3,478,470
Improvements		\$1,000	\$290
Total		\$15,031,000	\$4,358,990

### Prior Year

	<b>Actual</b>	<b>Assessed</b>	<b>Exempt</b>
Land		\$15,030,000	\$4,358,700 \$3,478,470
Improvements		\$1,000	\$290
Total		\$15,031,000	\$4,358,990

### 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 \* 74.618 \*

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

	<b>Installment 1 (Feb 28 Feb 29 in Leap Years)</b>	<b>Installment 2 (Jun 15)</b>	<b>Full Payment (Due Apr 30)</b>
<b>Date Paid</b>			
<b>Original Tax Levy</b>	\$32,851.32	\$32,851.32	\$65,702.64
<b>Liens/Fees</b>	\$0.00	\$0.00	\$0.00
<b>Interest</b>	\$657.02	\$0.00	\$0.00
<b>Paid</b>	\$0.00	\$0.00	\$0.00
<b>Due</b>	\$33,508.34	\$32,851.32	\$65,702.64

### 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.

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

Real estate property taxes paid for prior tax year: **\$61,352.58**

### Assessed Value for the current tax year

<b>Assessed Land</b>	\$4,358,700.00	<b>Assessed Improvements</b>	\$290.00
<b>Exemption</b>	\$3,478,470.00	<b>Total Assessed Value</b>	\$4,358,990.00



**900 N. Bannock Street  
Front (West) Facade**



900 N. Bannock Street  
Side (South) Facade



900 N. Bannock Street  
Back (East) Facade



**900 N. Bannock Street  
Side (North) Facade**