



Zone Map Amendment (Rezoning) - Application

| | | | |
|---|---|--|--|
| PROPERTY OWNER INFORMATION* <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT*** | | PROPERTY OWNER(S) REPRESENTATIVE** <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT*** | |
| Property Owner Name | | Representative Name | |
| Address | | Address | |
| City, State, Zip | | City, State, Zip | |
| Telephone | | Telephone | |
| Email | | Email | |
| *All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4. | | **Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment. | |
| SUBJECT PROPERTY INFORMATION | | | |
| Location (address): | | | |
| Assessor's Parcel Numbers: | | | |
| Area in Acres or Square Feet: | | | |
| Current Zone District(s): | | | |
| PROPOSAL | | | |
| Proposed Zone District: | | | |
| PRE-APPLICATION INFORMATION | | | |
| In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services? | <input type="checkbox"/> Yes - State the contact name & meeting date _____ <input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3) | | |
| Did you contact the City Council District Office regarding this application ? | <input type="checkbox"/> Yes - if yes, state date and method _____ <input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3) | | |

| REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION) | |
|--|--|
| <p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p> | <p><input 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 a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <hr/> |
| <p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p> | <p><input 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 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>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.</p> |
| <p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.</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 of 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"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input 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>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input 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>In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p> |

REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, 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.
- Review Criteria Narratives. See page 2 for details.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged)
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.)
- Other Attachments.** Please describe below.

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) 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, (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> | 01/12/20 | (A) | YES |
| | | | <i>Frank Power</i> | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

Rezoning Request Narrative for 325 and 329 Detroit street

1. General Review Criteria - Code Section 12.4.10.7.A - 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.

The proposed rezoning and the applicants' intentions to construct a high-quality, for-sale residential condominium community on the subject property (the "Project") serves the in-fill development and healthy lifestyle objectives in the City of Denver Comprehensive Plan 2040 (the "Comp Plan"). The project will re-develop two significantly underutilized properties in the Cherry Creek North neighborhood into a vibrant, high-quality, multi-family community that will provide housing options for the ever-increasing employment and retail base being created in Cherry Creek. This Project will provide opportunities for its future residents to take advantage of the walkability available in Cherry Creek for employment, recreation, education, shopping, and dining.

The proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in Blueprint Denver.

Neighborhood Context: Blueprint Denver designates the property as a combination of Urban Center and General Urban, creating challenges in developing the Project as a single project vs. two different, inconsistent projects. The proposed rezoning is to conform with the vision of Blueprint Denver by developing a single, comprehensive residential Project with a strong degree of urbanism, continuous street frontage, and distinct streetscape elements that define the public realm. A consistent building height of four-stories will complement the future taller structures to the south from 3rd avenue and be generally consistent with the five-story structure directly to the north and across Detroit Street.

Future Place Type: The combined subject property currently has inconsistent zoning of GMU-5 and PUD. Blueprint Denver suggests future place types of Community Center and High-Medium Residential and contemplates C-CCN-4 zoning in place of PUD for the south portion of the property, again inconsistent with the north portion of the property with GMU-5 zoning in place. To meet the goals of a comprehensive, high-quality, urban development over a single project instead of two inconsistent projects, the proposed rezoning is to C-CCN-4 across the entire property. This meets the neighborhood goals of an effective transition from the taller, higher density development closer to Third Avenue and creates an effective transition to the entirely residential uses to the north of the property on Detroit Street and is provided for in the allowance of edge flexibility in Blueprint Denver.

Growth Strategy: The Project meets the Growth Strategy by providing medium-to-high density, for-sale housing to support the existing and planned employment, retail and dining development within Cherry Creek and placing future residents within walking distance of all of these desirable amenities. This Project is a desirable use for the high-intensity Cherry Creek regional center and acts as a great transition from the more intense commercial development along 3rd Avenue and the residential development to the north of the property.

Adjacent Street Types: The Project enhances the existing adjacent Mixed-Use Collector street by maintaining vehicular access to the Project via the alley to the west, thereby bringing the community frontage to Detroit Street and encouraging pedestrian friendly access and walkability along the entire Detroit Street frontage.

Plan Policies and Strategy: The proposed rezoning to C-CCN-4 contemplates medium-to-high density residential re-development of currently under-utilized property in a growing area of Cherry Creek north. This is consistent with Blueprint Denver and a downzone of the north portion of the property from GMU-5 to C-CCN-4.

Equity: The project provides a diversity of housing opportunities appealing to a variety of family types and future residents, in support of the growing employment and commercial bases within Cherry Creek. This community provides walkable access to employment, education, recreation and fitness, shopping, and restaurants. The Project is proposed as a for-sale community versus the almost exclusively for-rent communities currently being proposed or built in the area in further support of equity and diversity of housing types. Additionally, the property will comply with all ADA requirements, providing access to individuals needing additional consideration for mobility challenges.

The proposed map amendment is consistent with Denver Comprehensive Plan 2040's (a) equity goals, (b) environmentally resilient goals, and (c) any other applicable goals/strategies.

The Project will provide significant public benefits that are consistent with the equity and climate goals established by the Comp Plan, including (i) providing a for-sale, in-fill, multi-family housing option compatible with and complimentary to the Cherry Creek North community that has recently seen an influx of almost entirely rental housing developments. Future residents will benefit from ownership options of two or three bedroom homes to accommodate a variety of family types, (ii) the inclusion of urban building design and sustainable building material and construction techniques that meet or exceed all current energy efficiency requirements and incorporate a unique design to advance environmentally resilient goals, and (iii) enhance the pedestrian connectivity to all of the employment, education, recreation, shopping and dining opportunities available now and in the future in Cherry Creek and the surrounding communities to help reduce or eliminate the dependence on automobile usage through walkability and close proximity to transit options.

The proposed map amendment is consistent with any neighborhood/small area plan or other applicable plan.

The Cherry Creek area plan was adopted in 2012 to further the vision for the continuing redevelopment of the area. The plan contemplates a unique combination of the Cherry Creek Shopping Center, the outdoor shopping and dining district, and great neighborhoods to accommodate a growing variety of people who want to live, work, and shop in the area. The plan further contemplates strong local and regional amenities with unique connections to the Cherry Creek Greenway (wild below/urban above) to promote an exceptional pedestrian and fitness experience in an urban setting. The vision for the residential component was that of

high-quality building and streetscape design for a compact live, work and play community. The proposed Project completely meets the residential component of this vision and the location within Cherry Creek will drive the live, work, play vision set forth in the plan. Lastly, the Project falls within the Town Center area contemplated in the plan, supporting the uses in the Regional Center areas of the plan to the south with multi-family residential and acting as a buffer between the Regional Center uses and the residential areas to the north. This Project will extend 4-story zoning slightly north into a 5-story area, but will not detract from the overall plan goals for transitioning height.

The rezoning aligns with (a) the proposed neighborhood context description, (b) the general purposes statement, and (c) the specific intent statement found in the Code.

The C-CCN zone districts are specifically tailored Urban Center zone districts that promote development compatible with the Cherry Creek North mixed use shopping district and an enhanced pedestrian-oriented environment. The C-CCN zone districts typically consist of multi-unit and multi-story residential building forms along residential and mixed use corridors and encourage interesting and attractive architectural design solutions for new development. The C-CCN zone districts promote the following goals:

1. Retain and enhance Cherry Creek North's unique physical character.
2. Make reinvestment economically viable in the entire district.
3. Encourage small lot reinvestment.
4. Transition from higher buildings along 2nd Avenue to lower buildings along 3rd Avenue.
5. Create height transitions from the business district to the adjacent residential.
6. Retain sunlight on streets and views between buildings.
7. Prevent the creation of walled or monolithic streets.
8. Encourage active storefronts and active street level uses.

The proposed rezoning of the entire property to C-CCN-4 accomplishes many of the goals stated above, most notably providing a residential community that is compatible with and promotes the attractive urban design that epitomizes Cherry Creek North, that will promote pedestrian friendly activity, promote reinvestment in the area via the redevelopment of two small and underutilized lots into consistently planned, and more significant single development that will provide a height transition from 3rd Avenue to the north and buffer the existing residential from the commercial development to the immediate south.

2. General Review Criteria - Code Section 12.4.10.7 B Uniformity with District Regulations

The proposed rezoning to C-CCN-4 would result in the uniform application of zone district building form, use, and design regulations.

3. General Review Criteria - Public Health, Safety and General Welfare - Code Section 12.4.10.7.C

Provide an additional section describing how the requested rezoning furthers the public health, safety, and general welfare of the City.

The proposed Project will promote walkability to the employment, commercial, educational, and recreational amenities available currently and in the future in Cherry Creek. The project provides tremendous recreational and fitness opportunities and promotes community connections via implementation of a medium-to-high density residential development integrated into the surrounding community that will enhance safety and security by providing a high quality, active public realm and promoting eyes on the surrounding area via the presence of residents at all hours of the day and night.

4. General Review Criteria Justifying Circumstances - Code Section 12.4.10.8A

Describe the selected justifying circumstances (since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest) and the changes since the site was last zoned.

The rezoning is justified as it is bringing the property into conformance with Blueprint Denver for the southern portion of the property and changing/downzoning the current zoning of the northern portion of the property from GMU-5 to C-CCN-4. This further brings the entire Project into better compliance with the area plan for Cherry Creek north at four-stories rather than five-stories, eliminates the outdated PUD zoning and acknowledges the amount of redevelopment occurring in Cherry Creek by zoning the property to be more consistent with the changing conditions of the area.

5. General Review Criteria - Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements Code Section 12.4.10.8B

The requested zoning to C-CCN-4 is within the neighborhood context. The requested rezoning is also consistent with the criterion of the Cherry Creek North mixed use shopping district to areas or intersections served primarily by local, collector, or arterial streets where a building scale of 1 to 4 stories is desired.

325 N DETROIT ST

Owner 325 DETROIT STREET LLC
6587 DIAMOND RIDGE PKWY
CASTLE ROCK, CO 80108-7519

Schedule Number 05122-12-114-000

Legal Description HARMANS SUB BLK 36 S/2 OF PLOT 9

Property Type OFFICE W/MIXED USE

Tax District DENVER

Print Summary

Property Description

| | | | |
|------------------------------|-------|----------------------------|-----|
| Style: | OTHER | Building Sqr. Foot: | 616 |
| Bedrooms: | | Baths Full/Half: | 0/0 |
| Effective Year Built: | 1942 | Basement/Finish: | 0/0 |
| Lot Size: | 6,250 | Zoned As: | PUD |

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


Current Year

| Actual | Assessed | Exempt | | | |
|---------------|-----------------|---------------|-------------|-----------|-----|
| Land | | | \$1,875,000 | \$252,380 | \$0 |
| Improvements | | | \$2,000 | \$360 | |
| Total | | | \$1,877,000 | \$252,740 | |

Prior Year

| Actual | Assessed | Exempt | | | |
|---------------|-----------------|---------------|-------------|-----------|-----|
| Land | | | \$1,875,000 | \$256,970 | \$0 |
| Improvements | | | \$2,000 | \$360 | |
| Total | | | \$1,877,000 | \$257,330 | |

Real Estates Property Taxes for current tax year

 System Upgrade Underway:

329 N DETROIT ST

Owner LE MIE REGAZZE BELLE LLC
PO BOX 460981
AURORA, CO 80046-0981

Schedule Number 05122-12-015-000

Legal Description N1/2 OF PLOT 9 BLK 36 HARMANS SUB

Property Type SFR Grade C

Tax District DENVER

Print Summary

Property Description

| | | | |
|------------------------------|---------------|----------------------------|---------|
| Style: | 14: 1.5 STORY | Building Sqr. Foot: | 1947 |
| Bedrooms: | 3 | Baths Full/Half: | 2/1 |
| Effective Year Built: | 1904 | Basement/Finish: | 981/750 |
| Lot Size: | 6,250 | Zoned As: | G-MU-5 |

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


Current Year

| Actual | Assessed | Exempt | | |
|---------------|-----------------|---------------|-------------|--------------|
| Land | | | \$1,249,300 | \$86,830 \$0 |
| Improvements | | | \$1,000 | \$70 |
| Total | | | \$1,250,300 | \$86,900 |

Prior Year

| Actual | Assessed | Exempt | | |
|---------------|-----------------|---------------|-------------|--------------|
| Land | | | \$1,249,300 | \$89,320 \$0 |
| Improvements | | | \$1,000 | \$70 |
| Total | | | \$1,250,300 | \$89,390 |

Real Estates Property Taxes for current tax year

 System Upgrade Underway:



Articles of Organization for a Limited Liability Company

filed pursuant to § 7-90-301 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

The domestic entity name of the limited liability company is 325 Detroit Street LLC

The principal office street address is 329 Detroit St
Denver CO 80206
US

The principal office mailing address is 329 Detroit St
Denver CO 80206
US

The name of the registered agent is Frank Penn

The registered agent's street address is 329 Detroit St
Denver CO 80206
US

The registered agent's mailing address is 329 Detroit St
Denver CO 80206
US

The person above has agreed to be appointed as the registered agent for this entity.

The management of the limited liability company is vested in Members

There is at least one member of the limited liability company.

Person(s) forming the limited liability company

Frank Penn
329 Detroit St
Denver CO 80206
US

David Bracht
329 Detroit St
Denver CO 80206
US

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., and, if applicable, the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

Name(s) and address(es) of the individual(s) causing the document to be delivered for filing

Frank Penn
329 Detroit St
Denver CO 80206
US



Colorado Secretary of State
 Date and Time: 03/21/2005 03:53 PM
 Entity Id: 20051120560
 Document number: 20051120560

Document Processing Fee
 If document is on paper: \$50.00
 If document is filed electronically: \$.99

Fees are subject to change.
 For electronic filing and to obtain
 copies of filed documents visit
www.sos.state.co.us

Deliver paper documents to:
 Colorado Secretary of State
 Business Division
 1560 Broadway, Suite 200
 Denver, CO 80202-5169

Paper documents must be typed or machine printed.

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Organization

filed pursuant to 7-90-301, et seq. and §7-80-204 of the Colorado Revised Statutes (C.R.S)

1. Entity name:

le mie ragazze belle LLC

(The name of a limited liability company must contain the term or abbreviation "limited liability company", "ltd. liability company", "limited liability co.", "ltd. liability co.", "limited", "llc", "l.l.c.", or "ltd." §7-90-601, C.R.S.)

2. Use of Restricted Words *(if any of these terms are contained in an entity name, true name of an entity, trade name or trademark stated in this document, make the applicable selection):*

- "bank" or "trust" or any derivative thereof
- "credit union" "savings and loan"
- "insurance", "casualty", "mutual", or "surety"

3. Principal office street address:

12354 E. Caley Ave unit E

(Street name and number)

Englewood

(City)

CO 80111

(State)

(Postal/Zip Code)

United States

(Province – if applicable)

(Country – if not US)

4. Principal office mailing address
 (if different from above):

(Street name and number or Post Office Box information)

(City)

(State)

(Postal/Zip Code)

(Province – if applicable)

(Country – if not US)

5. Registered agent name (if an individual):

Penn

(Last)

Frank

(First)

George

(Middle)

MR.

(Suffix)

OR (if a business organization):

6. The person identified above as registered agent has consented to being so appointed.

7. Registered agent street address:

12354 E. Caley Ave unit E

(Street name and number)

Englewood

CO 80111

8. Registered agent mailing address
(if different from above):

| | | |
|--|------------------------------|--------------------------|
| <i>(City)</i> | <i>(State)</i> | <i>(Postal/Zip Code)</i> |
| <hr/> | | |
| <i>(Street name and number or Post Office Box information)</i> | | |
| <hr/> | | |
| <i>(City)</i> | <i>(State)</i> | <i>(Postal/Zip Code)</i> |
| <hr/> | | <hr/> |
| <i>(Province – if applicable)</i> | <i>(Country – if not US)</i> | |

9. Name(s) and mailing address(es)
of person(s) forming the limited
liability company:

(if an individual): Penn Frank George Mr.
(Last) (First) (Middle) (Suffix)

OR (if a business organization):

| | | |
|--|--|--------------------------|
| <hr/> | | |
| 12354 E. Caley Ave unit E | | |
| <i>(Street name and number or Post Office Box information)</i> | | |
| <hr/> | | |
| Englewood | CO | 80111 |
| <i>(City)</i> | <i>(State)</i> | <i>(Postal/Zip Code)</i> |
| <hr/> | | <hr/> |
| <i>(Province – if applicable)</i> | United States <i>(Country – if not US)</i> | |

(if an individual) _____
(Last) (First) (Middle) (Suffix)

OR (if a business organization)

| | | |
|--|--|--------------------------|
| <hr/> | | |
| <i>(Street name and number or Post Office Box information)</i> | | |
| <hr/> | | |
| <i>(City)</i> | <i>(State)</i> | <i>(Postal/Zip Code)</i> |
| <hr/> | | <hr/> |
| <i>(Province – if applicable)</i> | United States <i>(Country – if not US)</i> | |

(if an individual) _____
(Last) (First) (Middle) (Suffix)

OR (if a business organization)

| | | |
|--|--|--------------------------|
| <hr/> | | |
| <i>(Street name and number or Post Office Box information)</i> | | |
| <hr/> | | |
| <i>(City)</i> | <i>(State)</i> | <i>(Postal/Zip Code)</i> |
| <hr/> | | <hr/> |
| <i>(Province – if applicable)</i> | United States <i>(Country – if not US)</i> | |

(If more than three persons are forming the limited liability company, mark this box and include an attachment stating the true names and mailing addresses of all additional persons forming the limited liability company)

10. The management of the limited liability company is vested in managers **OR** is vested in the members .

11. There is at least one member of the limited liability company.

12. (Optional) Delayed effective date: _____.
(mm/dd/yyyy)

13. Additional information may be included pursuant to other organic statutes such as title 12, C.R.S. If applicable, mark this box and include an attachment stating the additional information.

Notice:

Causing this document to be delivered to the secretary of state for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the secretary of state, whether or not such individual is named in the document as one who has caused it to be delivered.

14. Name(s) and address(es) of the individual(s) causing the document to be delivered for filing:

| | | | |
|--|--------------------------------------|----------------------------------|-------------------------|
| Penn | Frank | George | Mr. |
| <small>(Last)</small> | <small>(First)</small> | <small>(Middle)</small> | <small>(Suffix)</small> |
| 12354 E. Caley ave unit E | | | |
| <small>(Street name and number or Post Office Box information)</small> | | | |
| Englewood | CO | 80111 | |
| <small>(City)</small> | <small>(State)</small> | <small>(Postal/Zip Code)</small> | |
| | United States | | |
| <small>(Province – if applicable)</small> | <small>(Country – if not US)</small> | | |

(The document need not state the true name and address of more than one individual. However, if you wish to state the name and address of any additional individuals causing the document to be delivered for filing, mark this box and include an attachment stating the name and address of such individuals.)

Disclaimer:

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March 23, 2023

To: Rob Haigh - Senior Planner, City and County of Denver

From: David Bracht

Hi Rob,

Thank you for assisting us with our rezoning of 325 and 329 Detroit street.
Please allow this letter to authorize Frank Penn to pursue a zoning change for the property located at 325 Detroit street, Denver Colorado, 80206 (Plot 9, Block 36, Harmans Subdivision). I can be reached at (303) 506-3452 or Dbracht29@gmail.com should you have any questions or need anything else from me.

Sincerely,

David Bracht

David Bracht - member 325 Detroit street LLC

Hi Frank. Thank you for presenting to the CCNNA Board this evening. The project looks wonderful and was well-received. The Board is still hoping to have more parking, but you indicated that you will follow up with us on that issue. We did vote in favor of proceeding with a Good Neighbor (Development) Agreement that will bind the property to certain conditions of the project as you plan to develop it in consideration for a support of the rezoning to G-MU-5. I can discuss this with your counsel in order to get this going. I know you will be working hard to make progress with CPD as soon as possible given the surge of filings to meet the applicable deadlines of the new legislation. To that end, I can work with your team immediately to get something drafted.

Finally, I am copying CC Hinds on this email so that he is aware of our conditional support for this project. We will not be able to give a final letter of support until the Development/Good Neighbor Agreement is completed and in process of being recorded against the property. However, I am hoping that this email is sufficient to allow you to proceed with your rezoning efforts and the SDP that you have filed with CPD. Again, thank you for working with the neighborhood. I wish you the best of success with this project.

Lou Raders, President CCNNA

Copy to the CCNNA Zoning Committee

July 14 2022

Title

Land Description: Parcels one and two

Caption:

Parcel One: A Part of Plot 9, Block 36, Harmans Subdivision, Official Survey Book 08, Pages 014-017 Denver County, Colorado Clerk and Recorder's Office and Original Filing in Book 7, Page 34 in the Arapahoe County, Colorado Clerk and Recorder's Office).

Parcel Two: A Part of Plot 9, Block 36, Harmans Subdivision, Official Survey Book 08, Pages 014-017 Denver County, Colorado Clerk and Recorder's Office and Original Filing in Book 7, Page 34 in the Arapahoe County, Colorado Clerk and Recorder's Office).

Body:

Parcel One: situated in the NW 1/4 of Section 12, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Parcel One: The South 1/2 of Plot 9, Block 36, Harmans Subdivision, City and County of Denver, State of Colorado.

Parcel One: Parcel Contains (6,249 Square Feet) 0.1435 Acres, more or less.

Parcel Two: situated in the NW 1/4 of Section 12, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Parcel Two: The North 1/2 of Plot 9, Block 36, Harmans Subdivision, City and County of Denver, State of Colorado.

Parcel Two: Parcel Contains (6,249 Square Feet) 0.1435 Acres, more or less.

Authored By:

Date Prepared: January 26, 2023

Prepared By: Charles N. Beckstrom
Colorado PLS No. 33202



For and on behalf of
Engineering Service Company