



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	2nd&St. Paul LLC BAH-PLA LLC	Representative Name	Phil Workman
Address	3003 E 3rd Ave	Address	7290 E 1 st Ave
City, State, Zip	Denver, CO 80206	City, State, Zip	Denver CO 80230
Telephone	303-996-2324	Telephone	31910-1393
Email	matt@bmcinv.com	Email	phil@thepackercompany.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>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<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.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	<p>The subject property is addressed as and described as follows: 210 St. Paul Street North boundary: property line</p>		
Assessor's Parcel Numbers:	0512217022000		
Area in Acres or Square Feet:	25,005 +/-		
Current Zone District(s):	PUDG		
PROPOSAL			
Proposed Zone District:	CCN8 Parcel A CCN7 Parcel-B		
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

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 checked="" 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 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>
	<p>REQUIRED ATTACHMENTS</p> <p>Please ensure the following required attachments are submitted with this application:</p> <p><input checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format)</p> <p><input checked="" type="checkbox"/> Proof of Ownership Document(s)</p> <p><input checked="" type="checkbox"/> Review Criteria</p>
<p>ADDITIONAL ATTACHMENTS</p> <p>Please identify any additional attachments provided with this application:</p> <p><input checked="" type="checkbox"/> Written Authorization to Represent Property Owner(s)</p> <p>Please list any additional attachments:</p>	

Last updated: February 4, 2015

Return completed form to rezoning@denvergov.org

311 | FOR INFORMATION & CITY SERVICES

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

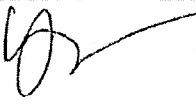
720-865-2974 - rezoning@denvergov.org



REZONING GUIDE

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 (must sign in the exact same manner as title to the property is held)	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	Property owner representative written authorization? (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 Josie Q. Smith</i>	01/01/12	(A)	NO
2nd&St. Paul LLC BAH-PLA LLC 3003 E 3rd Ave Denver, CO 80206	3003 E 3rd Ave Denver, CO 80206	100%		11/23/15	A	yes
					A	
					A	
					A	
					A	

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720.865.2974 • rezoning@denvergov.org

ZONE LOT PARCEL A EXHIBIT A

LAND DESCRIPTION

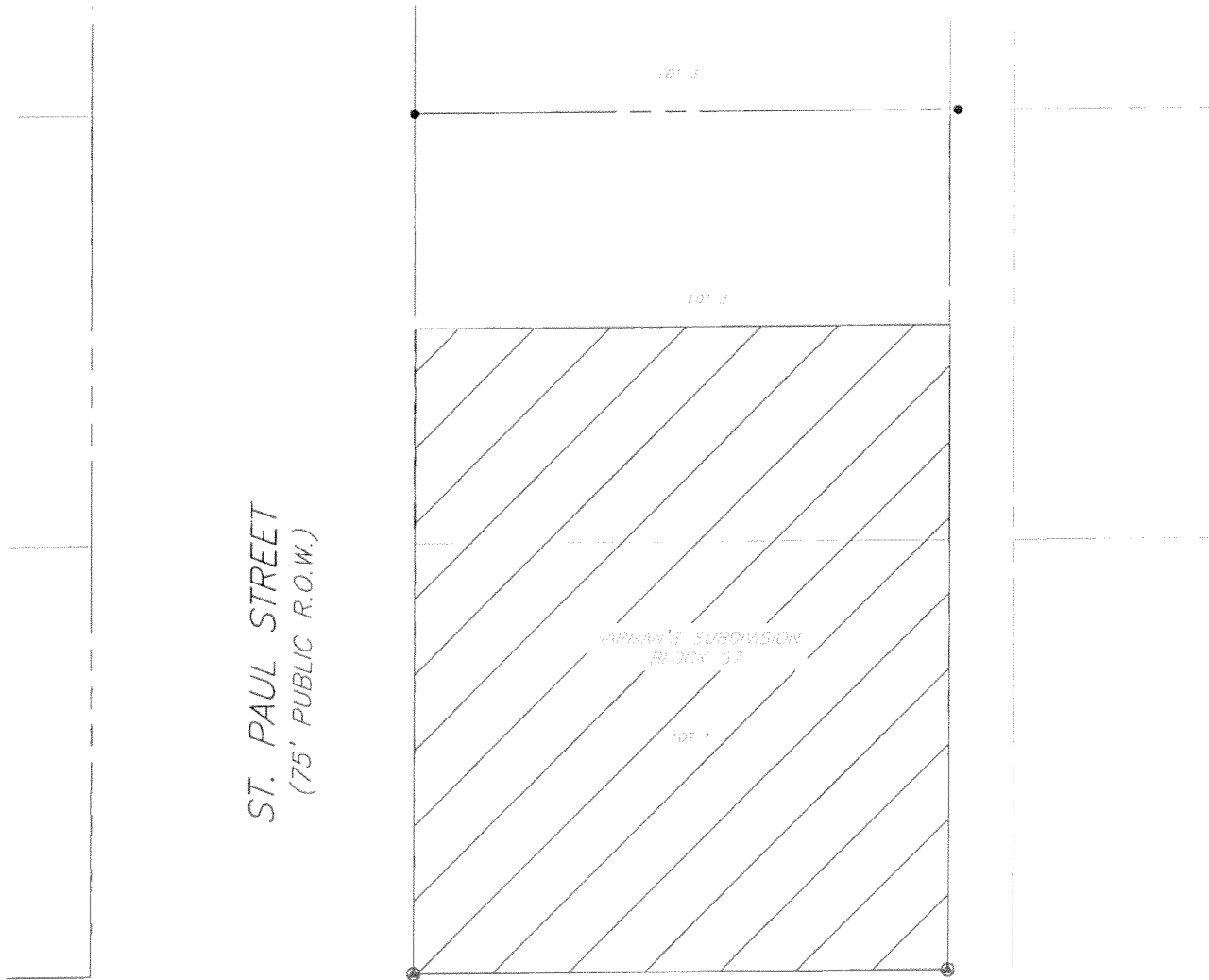
A PARCEL OF LAND BEING ALL OF LOT 1 AND THE SOUTHERN HALF OF LOT 2, BLOCK 57 HARMAN'S SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

PREPARED BY SCOTT PALING P.E.
REVIEWED BY RICK NOBBE, PLS#23899
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE,
LAKEWOOD, CO, 80215
NOVEMBER 11, 2015



ZONE LOT PARCEL A

SHEET 1 OF 1



ST. PAUL STREET
(75' PUBLIC R.O.W.)

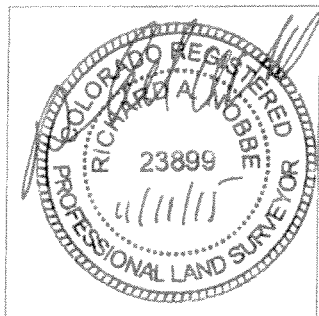
HAPMAN'S SUBDIVISION
BLOCK 57

EAST 2ND AVENUE

(70' PUBLIC R.O.W.)



SCALE: 1"=40'
ALL DIMENSIONS ARE
U.S. SURVEY FEET



NOVEMBER 11, 2015

 **MARTIN/MARTIN**
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED LAND SURVEY. IT IS ONLY
TO DEPICT THE ATTACHED DESCRIPTION.

DRAWING LOCATION: G:\SCHLAGETER\15.1001_210 St. Paul\PLANS\EXHIBITS\zone_lots.dwg

ZONE LOT PARCEL B EXHIBIT A

LAND DESCRIPTION

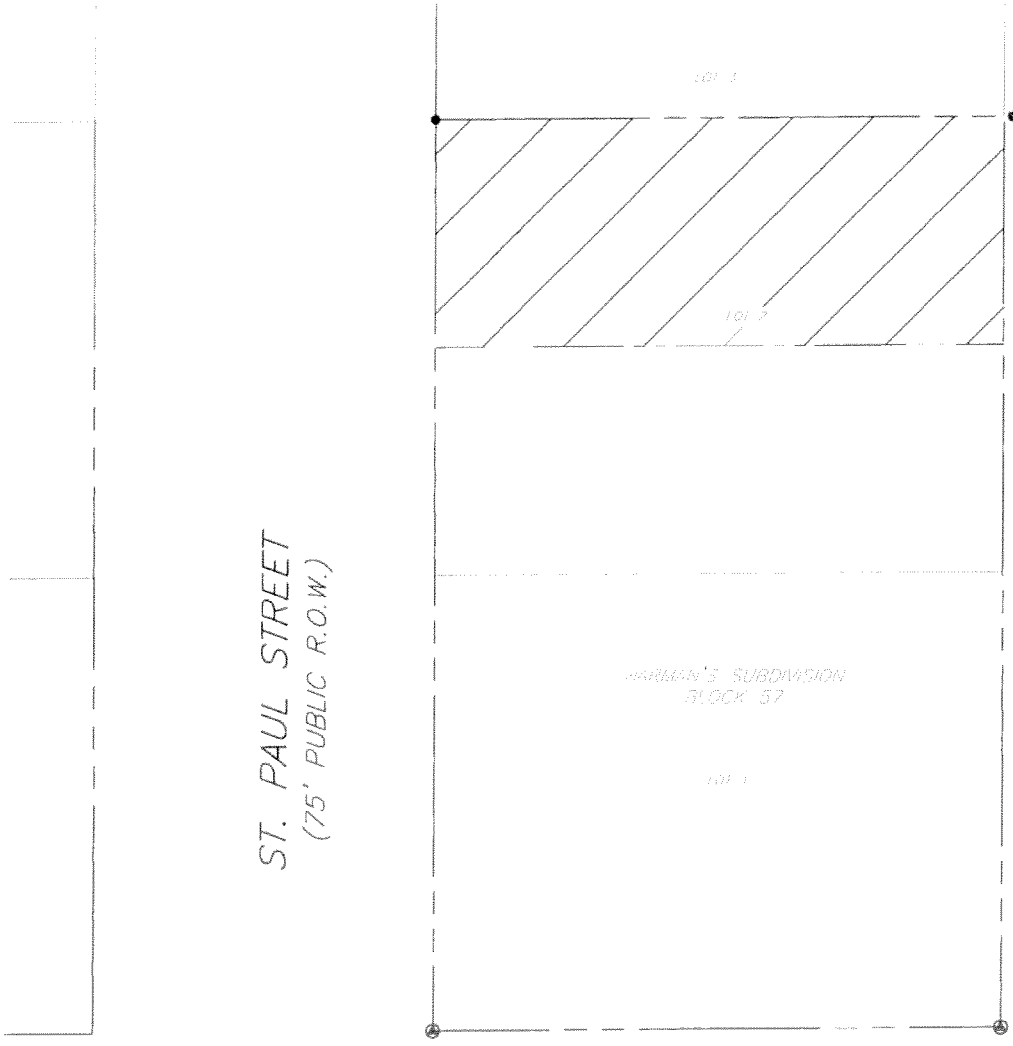
A PARCEL OF LAND BEING THE NORTHERN HALF OF LOT 2, BLOCK 57 HARMAN'S SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

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LAKEWOOD, CO, 80215
NOVEMBER 11, 2015



ZONE LOT PARCEL B

SHEET 1 OF 1



ST. PAUL STREET
(75' PUBLIC R.O.W.)

HARRIS'S SUBDIVISION
BLOCK 57

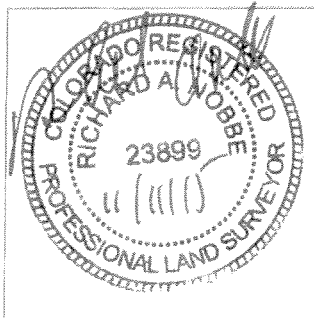
101 1

EAST 2ND AVENUE

(70' PUBLIC R.O.W.)



SCALE: 1"=40'
ALL DIMENSIONS ARE
U.S. SURVEY FEET



NOVEMBER 11, 2015

 **MARTIN/MARTIN**
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

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MONUMENTED LAND SURVEY. IT IS ONLY
TO DEPICT THE ATTACHED DESCRIPTION.

DRAWING LOCATION: C:\SCHLAGETER\15.1001_210_Sl_Paul\PLANS\EXHIBITS\zone_1015.dwg

APPLICATION FOR ZONE MAP AMENDMENT

210 St. Paul Street

Assessor's Parcel Number

0512217022000

Legal Description

Lot 1 & 2 BLK 57 Harmans Sub

Two Parcels for rezoning purposes

Parcel A Lot 1 and the southern half of Lot 2 BLK 57 Harmans Sub – proposed rezoning to CCN8

Parcel B The northern half of Lot 2 BLK 57 Harmans Sub – proposed rezoning to CCN7

Adherence to Review Criteria

The nature of the proposed map amendment is to permit redevelopment of this property to create conformity with the surrounding Cherry Creek North zoning from the existing PUD.

Cherry Creek is a true neighborhood where knowing your neighbors and socializing with them is part of the fabric that defines the area. The proposed uses respond to the character of the adjacent neighborhood and conform with the adjacent zoning in line with the Cherry Creek Area Plan.

The effect of the proposed amendment will be immediate and positive. Redevelopment of the property will provide residential and employment opportunities with high quality residential uses proposed. This proposed map amendment is in conformance with the Cherry Creek Area Plan

Reinforce Cherry Creek as both a regional and town center

Create permanent quality

Encourage private investment

Enhance the cohesiveness of the district

Reinforce street edges

Improve the streetscape and infrastructure

Select Legal Basis for the Zone Map Amendment

The Denver Comprehensive Plan 2000

Comprehensive Plan 2000 recognizes continued residential development pressures and opportunities.

Environmental Sustainability Strategies

- 2-F: Promoting infill development within Denver at sites where services and infrastructure are already in place. Designing mixed use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods.

Land Use Strategies

- 1-B: Reinforce the city's character by building on a legacy of high quality urban design and stable, attractive neighborhoods.
- 1-C: Incorporate relevant recommendations from neighborhood corridor and area plans
- 1-H: Encourage development of housing that meets the increasingly diverse needs of Denver's present and future residents
- 3-A: Complete neighborhood and area plans for parts of Denver where development or redevelopment is likely or desirable.
- 3-B: Encourage quality infill development that is consistent with the character of the surrounding neighborhood that offers opportunities for increased density and more amenities.
- 4-B: Ensure that land use policies and decisions support a variety of mobility choices.

Mobility Strategies

- 3-C: Provide safe and convenient pedestrian and bicycle facilities within urban centers and new development areas.
- 4-E: Continue to promote mixed use development, which enables people to live near work, retail and services.

Environmental Sustainability

- 2-F: Promote infill development within Denver at sites where services and infrastructure area already in place. Design mixed use communities and reduce sprawl, so that residents can live, work and play within their own neighborhoods.

Legacies Strategies

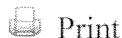
- 3-A: Identify areas in which increased density and new uses are desirable and can be accommodated.

This application also supports the guiding principles of the land use and transportation vision of Blueprint Denver

- Land Use Goal 3: Diverse Housing Options: provide a diverse mix of housing types (townhouse, rowhouse, duplex, multi-family, live work and artist studio), occupancy status (rental and ownership units), densities and costs (low income, affordable and market rate).

- Land Use Goal 6: Maximize Land Development Potential: Maximize development of urban land through infill on vacant parcels, redevelopment of underutilized parcels or dilapidated properties and adaptive reuse of historic resources.
- Economic Development Goal 2: Redevelopment: Redevelop vacant and underutilized property.
- Economic Development Goal 5: Capitalize on Investment in Light Rail: Leverage additional private investment to capitalize on the public investments in light rail expansion in study area.

Based on the justification found in the aforementioned plans, the proposed rezoning to E-TH-2.5 will result in the uniform application of zone district, building form, and use and design regulations to all buildings within the subject area adherent to the new zoning. This map amendment is hereby submitted.



[Print](#)

Real Property Records

Date last updated: Wednesday, November 11, 2015

[\[Back\]](#) [Real Property Records Search](#)

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

[Link to real property information for this property](#)

[Link to property tax information for this property](#)

[Link to comparable sales information for this property](#)

[Link to property sales information for all Denver neighborhoods](#)

[Link to chain of title information for this property](#)

[Link to map/historic district listing for this Property](#)

[Link to property sales information for this neighborhood](#)

[Back to Property List](#)

The property description shown is data from the Assessor's active, in-progress 2014 file. The "current year" values are from the 2014 tax year for real property tax due in 2015. These values are based on the property's physical status as of January 1, 2014.

PROPERTY INFORMATION

Property Type: COMMERCIAL - RETAIL

Parcel: 0512217022000

Name and Address Information

Legal Description

2ND & ST PAUL LLC

BAH-PLA LLC

PLOT 1 & 2 BLK 57 HARMANS SUB

3003 E 3RD AVE 201

DENVER, CO 80206-5120

Property Address: 210 SAINT PAUL ST

Tax District 166A

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	5000000	1450000		
Improvements	365800	106080		
Total	5365800	1556080	0	1556080
Prior Year				
Land	3093800	897200		
Improvements	1347800	390860		
Total	4441600	1288060	0	1288060

Style: Other

Reception No.: 2015150203

Year Built: 1979
Building Sqr. Foot: 19,030
Bedrooms:
Baths Full/Half: 0/0
Basement/Finished: 0/0

Recording Date: 10/26/15
Document Type: Warranty
Sale Price: 12975000
Mill Levy: 100.696

Lot Size: 25,000

[Click here for current zoning](#)

Zoning Used for Valuation: CCN

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

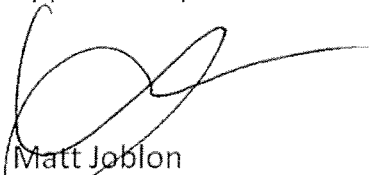
 [Print](#)

November 11, 2015

Denver Community Development and Planning
201 W Colfax Ave Department 205
Denver, CO 80202

Written Authorization for Rezoning of property located at 210 St. Paul St.

Phil Workman has the authority to represent the property owner in the rezoning application process for the above referenced property.



Matt Joblon
2nd & St. Paul LLC
BAH-PLA LLC
3003 E 3rd Ave
Denver, CO 80206



10/26/2015 11:01 AM
City & County of Denver
Electronically Recorded

R \$16.00

MIS

D \$0.00

STATEMENT OF AUTHORITY

- 1. This Statement of Authority relates to an entity¹ named **2nd & ST. PAUL LLC**, a Colorado limited liability company, and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
- 2. The type of entity is a:

- | | |
|---|---|
| <input type="checkbox"/> corporation | <input type="checkbox"/> registered limited liability partnership |
| <input type="checkbox"/> nonprofit corporation | <input type="checkbox"/> registered limited liability limited partnership |
| <input checked="" type="checkbox"/> limited liability company | <input type="checkbox"/> limited partnership association |
| <input type="checkbox"/> general partnership | <input type="checkbox"/> government or governmental subdivision or agency |
| <input type="checkbox"/> limited partnership | <input type="checkbox"/> trust (Section 38-30-108.5, C.R.S.) |
| <input type="checkbox"/> other: | |

- 3. The entity is formed under the laws of: **Colorado**
- 4. The mailing address for the entity is: **3003 E. 3rd Avenue, Suite 201, Denver, CO 80206**
- 5. The name position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

Matthew Joblon, as Manager of JE Holdings LLC, a Colorado limited liability company, as Manager of 2ND & ST. PAUL GP LLC, a Colorado limited liability company, as Manager of 2ND & ST. PAUL HOLDINGS LLC, a Colorado limited liability company, as Manager of 2nd & ST. PAUL LLC, a Colorado limited liability company

- 6.² The authority of the foregoing person(s) to bind the entity is not limited limited as follows:
- 7. Other matters concerning the manner in which the entity deals with interests in real property: **None.**

¹This form should not be used unless the entity is capable of holding title to real property.
²The absence of any limitation shall be prima facie evidence that no such limitation exists.
³The statement of authority must be recorded to obtain the benefits of the statute.

Executed this as of this 20 day of October, 2015.

2ND & ST. PAUL LLC, a Colorado limited liability company

By: 2ND & ST. PAUL HOLDINGS LLC, a Colorado limited liability company, its Manager

By: 2ND & ST. PAUL GP LLC, a Colorado limited liability company, its Manager

By: JE Holdings LLC, a Colorado limited liability company, its Manager

By: Matthew Joblon, Manager

STATE OF COLORADO)
CITY AND)
COUNTY OF DENVER)

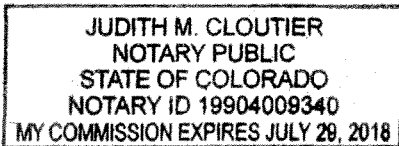
The foregoing instrument was acknowledged before me this 15th day of October, 2015, by Matthew Joblon, as Manager of JE Holdings LLC, a Colorado limited liability company, as Manager of 2ND & ST. PAUL GP LLC, a Colorado limited liability company, as Manager of 2ND & ST. PAUL HOLDINGS LLC, a Colorado limited liability company, as Manager of 2nd & ST. PAUL LLC, a Colorado limited liability company.

My commission expires: 7-29-2018

WITNESS my hand and official seal.

(SEAL)

Judith M. Cloutier
Notary Public



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²The absence of any limitation shall be prima facie evidence that no such limitation exists.
³The statement of authority must be recorded to obtain the benefits of the statute.