



DENVER
THE MILE HIGH CITY

201 W Colfax Ave, Dept 205
Denver, CO 80202
p: 720-865-2915
f: 720-865-3056
www.denvergov.org/planning

TO: Denver City Council
FROM: Chris Gleissner, Senior City Planner
DATE: October 10, 2011
RE: Zoning Map Amendment Application #2011I-00007
3155 E 1st Avenue from PUD #151 to C-CCN

Staff Report and Recommendation

Based on the criteria for review including legal basis evaluation and compliance with adopted City plans, Staff recommends approval for application #2011I-00007 for a rezoning from **PUD #151 to C-CCN**.

I. Scope of Rezoning

| | |
|--------------------------------|--|
| Application: | #2011I-00007 |
| Address: | 3155 E 1st Avenue |
| Neighborhood/Council District: | Council District #10 |
| RNOs: | Capitol Hill United Neighborhoods, Inc., Cherry Creek East Association, Cherry Creek North Business Improvement District, Cherry Creek North Neighborhood Association, Cherry Creek Steering Committee, CommUNITY Renaissance Neighbors, Harman Neighborhood Association, Inc., Neighborhood Advisory Committee to the Botanic Gardens, Inter-Neighborhood Cooperation |
| Area of Property: | Approximately 11,615 SF/0.266 acres |
| Current Zoning: | PUD #151 |
| Proposed Zoning: | C-CCN |
| Applicant/Owner: | Wells Fargo Bank |
| Contact Person: | Bob Gollick |

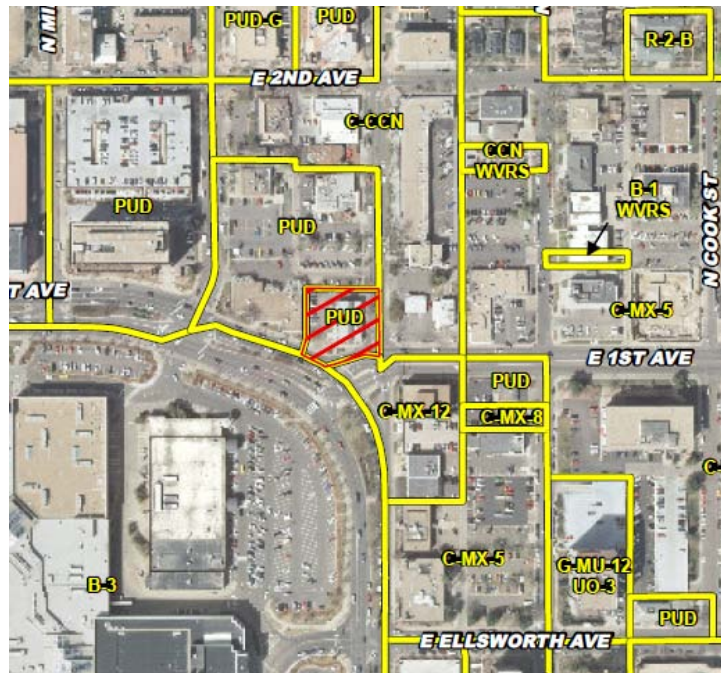
II. Summary of Proposal

The applicant proposes changing the zoning to C-CCN in order to zone the property consistently with adjacent properties and to allow the current owner to continue to operate as a Banking and Financial Services use.

III. Justifying Circumstances

Pursuant to Section 12.4.10.14, requiring justification for the amendment request, the land and the environs has changed or are changing to the degree that it is in the public interest to encourage redevelopment. The subject property is currently a Banking and Financial Services use. Rezoning the site will eliminate an existing PUD and provide a zone district for the site, consistent with surrounding zoning, that allows for future use and redevelopment consistent with surrounding properties.

IV. Existing Context



| | Existing Zoning | Existing Land Use | Blueprint Denver |
|--------------|------------------|------------------------------------|--------------------------------|
| Site | PUD #151 | Saving and Loan as approved in PUD | Regional Center-Area of Change |
| North | PUD and C-CCN | Retail | Regional Center-Area of Change |
| South | C-MX-12 and B-3 | Retail and Office | Regional Center-Area of Change |
| West | PUD | Retail and Office | Regional Center-Area of Change |
| East | C-CCN and C-MX-5 | Retail and Office | Regional Center-Area of Change |

V. Summary of Agency Referral Responses

This rezoning has been reviewed for concurrence with the Denver Zoning Code and other applicable City Codes as utilized by the referral agencies listed below.

Development Services: Approved
Denver Fire: Approved
Denver Parks: Approved
Asset Management: Approved.

VI. Public Process & Public Comment

Notice was sent 21 days prior to the City Council Public Hearing.

A letter of non-opposition from the Cherry Creek North Neighborhood Association is included in the application.

VII. Criteria for Review / Staff Evaluation

Pursuant to the Denver Zoning Code, Section 12.4.10.13 and 12.4.10.13, there are three criteria for review of all map amendments and two additional review criteria applied to non-legislative map amendments. The first three include:

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

These are explained in the following sections. The remaining two criteria include (*Justifying Circumstances* (explained in Section III above) and *Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements* (elements of the Denver Zoning Code).

- Neighborhood Contexts

The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and centers, with moderate to high building heights, a dense urban character, and high levels of access to multi-modal transportation. (Denver Zoning Code Division 7.1)

- Zone District Purpose

According to the general purpose stated in the Denver Zoning Code, the “C-CCN district promotes development that is in keeping with the existing character, scale and ambience of the existing Cherry Creek North business area and to encourage interesting and attractive architectural design solutions for new developments and to promote pedestrian and shopping activities, particularly at street level” (Section 7.2.5.1). Further details of the specific intent are cited in the application from Denver Zoning Code Section 7.2.5.2.

VIII. Consistency with Adopted Plans / Staff Evaluation

The proposal is consistent with adopted plans. Applicable plans for this site include:

- Denver Comprehensive Plan 2000
- Blueprint Denver

A. Consistency with the Denver Comprehensive Plan 2000

The proposal is consistent with and positively addresses many Denver Comprehensive Plan strategies, including:


- a. Environmental Sustainability 2-F, 4-A;
- b. Land Use 1-B, 1-C, 3-B, 4-A, 4-B;
- c. Mobility 4-E;
- d. Legacies 3-A, 3-B;
- e. Housing 2-F, 6-A;
- f. Economic Activity 4-B (1st Bullet);

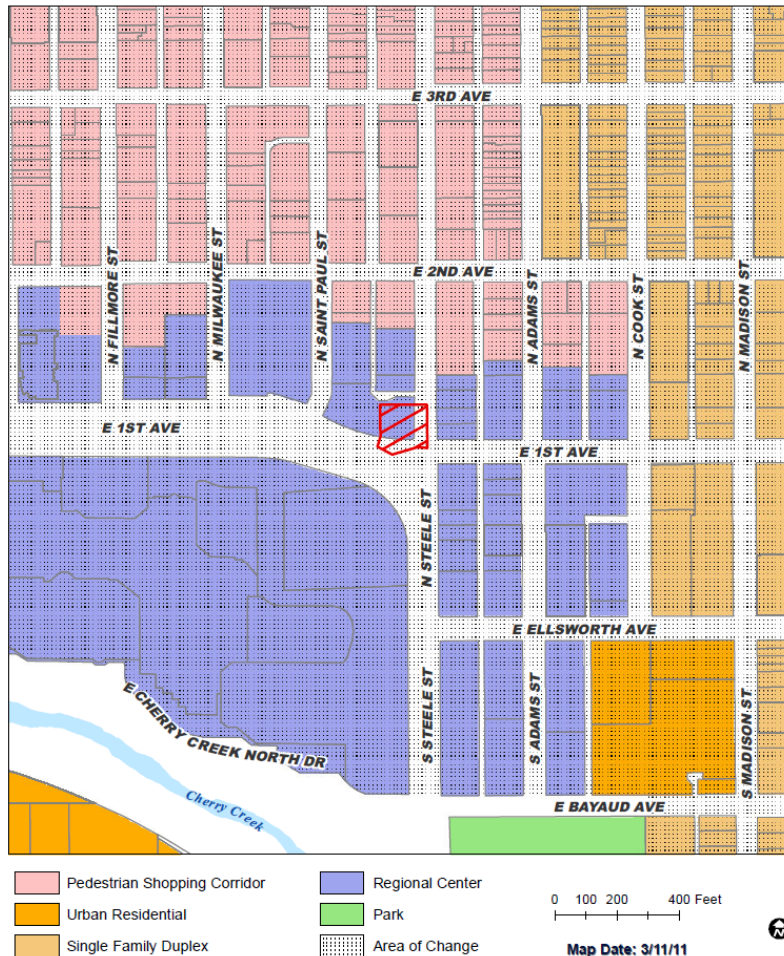
B. Consistency with Blueprint Denver

The Blueprint Denver concept land use for this site is Regional Center in an Area of Change.

An ideal regional center has “a balance of retail, employment and residential uses... Cherry Creek is an example of a regional center where a major shopping center is at the core of many other uses concentrated in a small area” (p. 43). A regional center has moderate residential density, major commercial uses, and excellent pedestrian zones that accommodate automobile and transit use equally well (p. 65). “The purpose of Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and short auto trips. Areas of Change are parts of the city where most people agree that development or redevelopment would be beneficial” (p.127). In the Cherry Creek Area of Change, “the neighborhood vision is to continue redeveloping the area in a manner that focuses on livability and produces a well-integrated blend of residential” (p. 134).

According to Blueprint Denver, 1st Avenue is classified as a Mixed Use Collector street and Adams Street is classified as an Undesignated Local street. “Mixed-use streets are located in high-intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity” (p.57).

Pending Zone Map Amendment - Blueprint Denver Overlay
 **Application #20111-00007**



C. Cherry Creek Area Plan

The adopted area plan for this site is the 2000 Cherry Creek Neighborhood Plan. The general land use plan designation is Retail/Office and the site is located within the Commercial District. Recommended policies in this district that could apply to this location include: Broaden and balance the mixture of uses; Balance development with carrying capacity; Create permanent quality; Reinvest in the commercial district; Enhance the distinct character; Enhance the cohesiveness of the district.

General land use recommended policies in the plan include: Broaden the diversity of uses, Encourage further integration of uses, Create compatible edges, Invest in improvements, and Encourage a broad range of neighborhood services and housing types (p. 35-6).

D. Allowed Uses and Building Form

The C-CCN district allows a variety of residential, neighborhood-serving and commercial retail uses, and a diverse mix of housing types. Form-based standards and build-to requirements will shape the pedestrian/building edge and help define the 1st and Steele intersection when redevelopment is appropriate.

IX. Uniformity of District Regulations and Restrictions

The proposed rezoning to C-CCN will result in the uniform application of zone district building form, use and design regulations to all buildings within the subject area.

X. Public Health, Safety and General Welfare

The proposed rezoning will bring the property into conformance with adopted City plans and will allow for improved development conditions over the current PUD #151 zone district, thus providing overall improvement for the general public.

XI. Planning Board Recommendation

Planning Board reviewed rezoning application #2011I-00007 at their regularly scheduled meeting on August 3, 2011. Planning Board recommended approval of this item on consent.

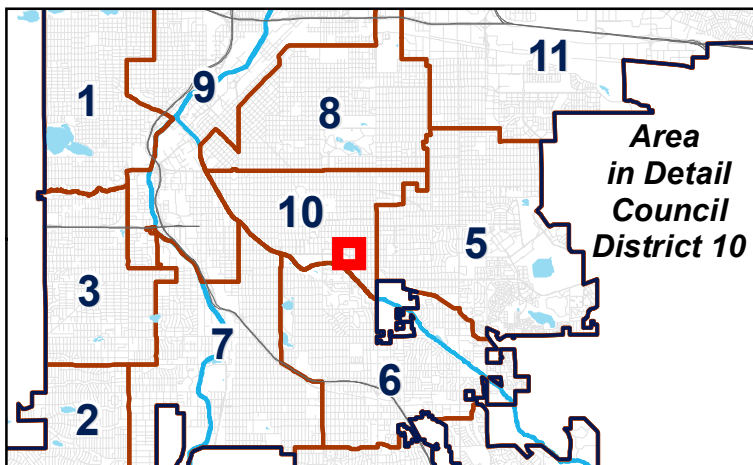
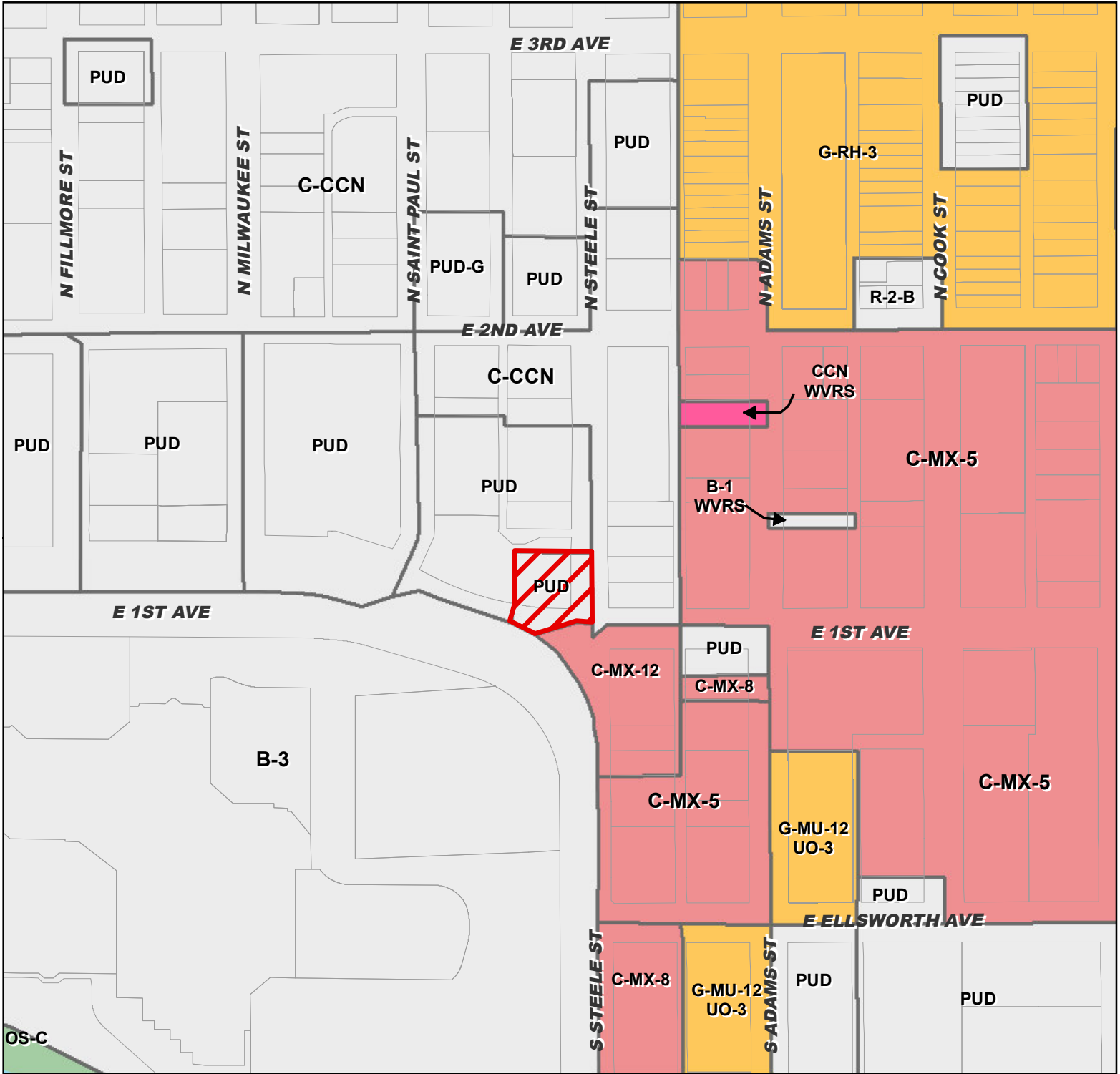
XII. Staff Recommendation

Based on the criteria for review as defined above, CPD Staff recommends **approval** for rezoning the property located at 3155 E 1st Avenue, Application #2011I-00007, to C-CCN, as defined on the attached application map.

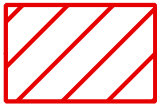
Attachments:


1. Official Zone Map Amendment Application
2. Map Series - Aerial, Zoning, Blueprint Map

Pending Zone Map Amendment #2011I-00007



Application #2011I-00007
Location: 3155 E 1st Ave

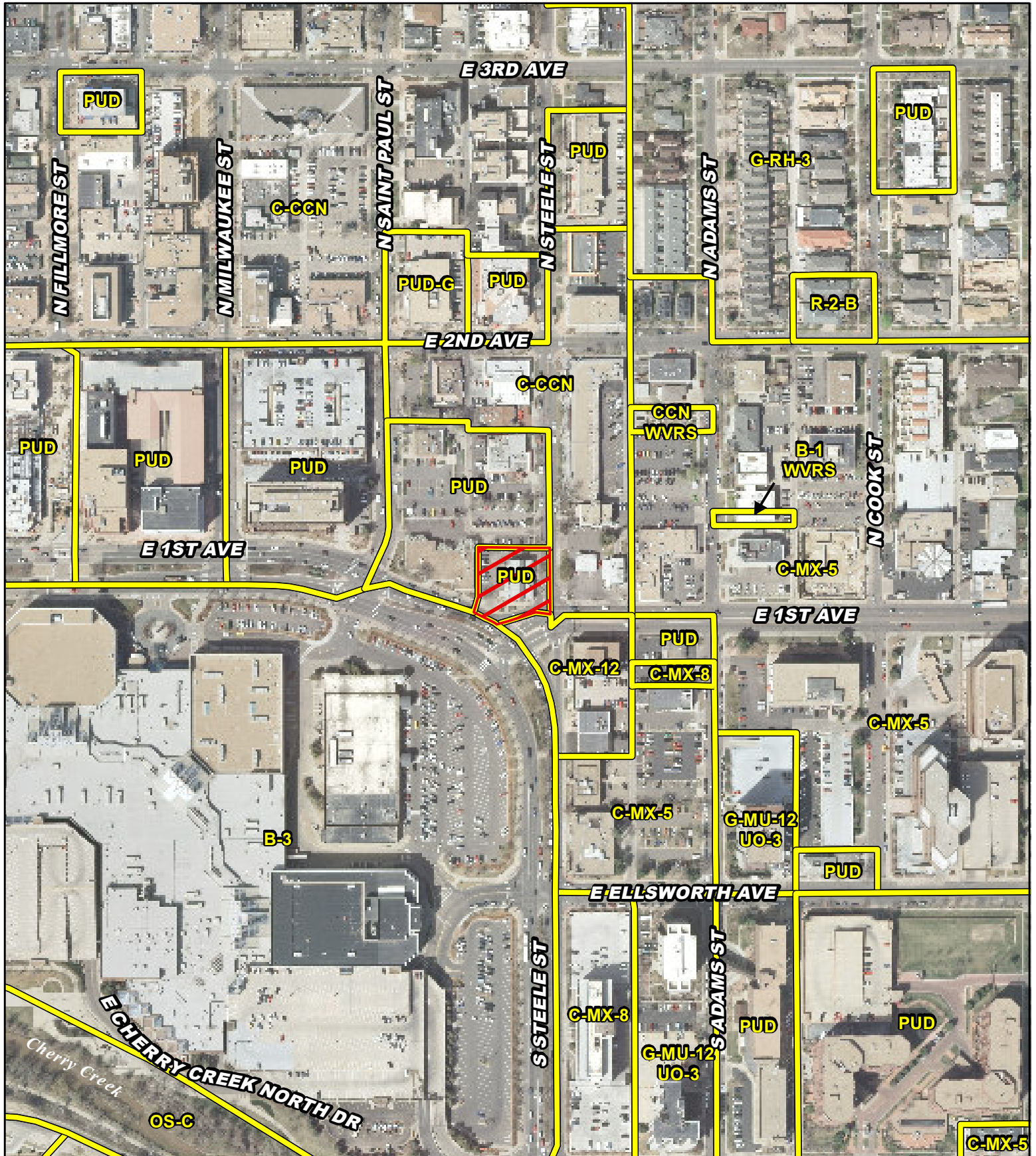
 **Proposed Rezoning**
From: PUD #151
To: C-CCN

 0 100 200 400
 Feet

Map Date: 3/11/11

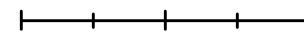
Pending Zone Map Amendment - Aerial & Zoning Overlay

 Application #2011-00007



Aerial Photo: April 2008
Community Planning and Development

0 100 200 400 Feet



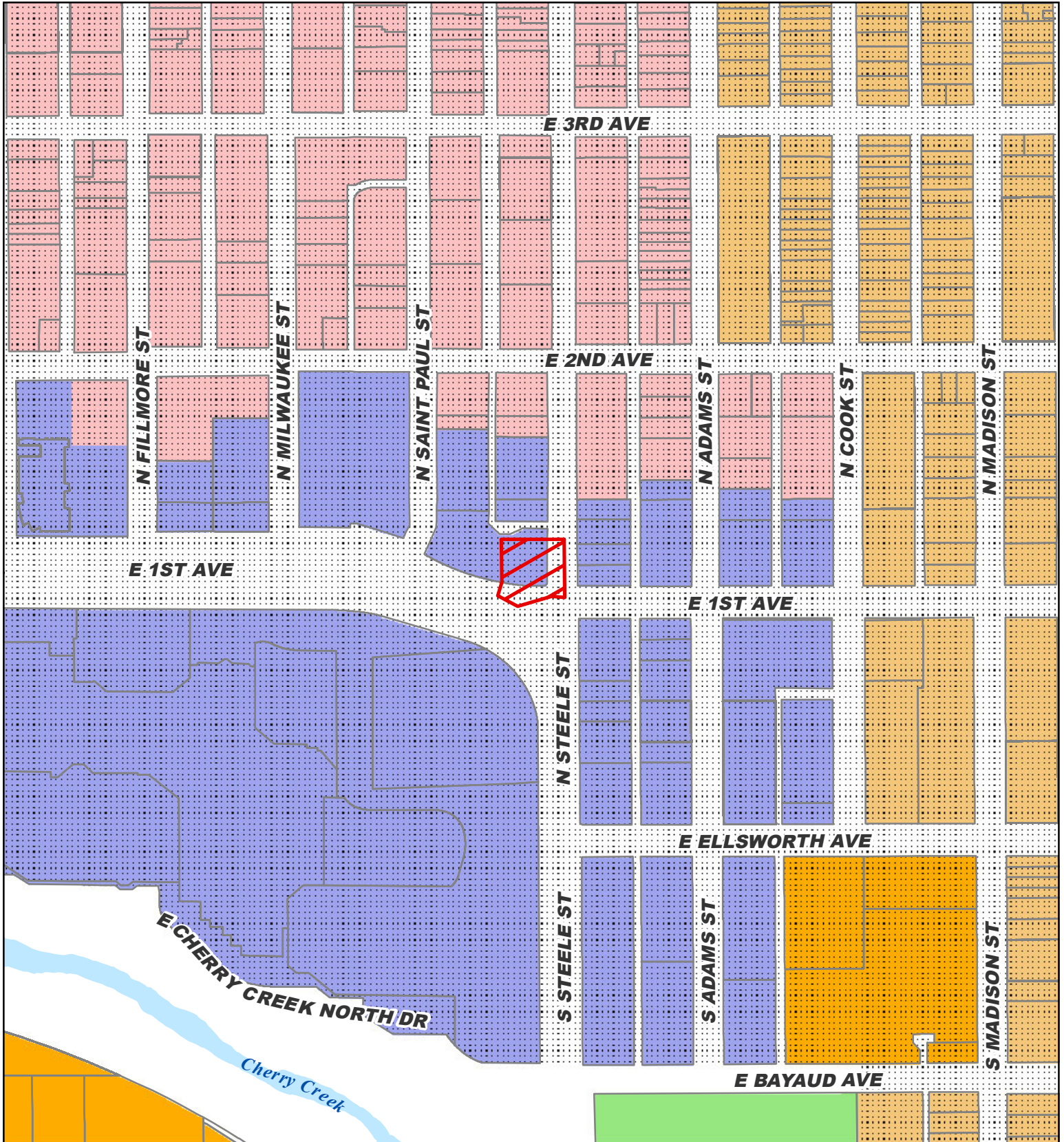
Map Date: 3/11/11



Pending Zone Map Amendment - Blueprint Denver Overlay

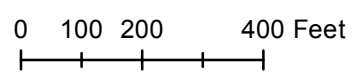


Application #2011I-00007



- Pedestrian Shopping Corridor
- Urban Residential
- Single Family Duplex

- Regional Center
- Park
- Area of Change



Map Date: 3/11/11





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Community Planning and Development
Planning Services
Plan Implementation

201 W Colfax Ave, Dept 205
Denver, CO 80202
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f: 720-865-3056
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APPLICATION FOR ZONE MAP AMENDMENT

| | | | | | | | |
|----------------------|--------------------|-----------------------|-------------------------------|---------------------|---------|-----------------|---------|
| Application # | 2011I-00007 | Date Submitted | 3.2.11 REV: 5.2.11 | Fee Required | \$1,000 | Fee Paid | \$1,000 |
|----------------------|--------------------|-----------------------|-------------------------------|---------------------|---------|-----------------|---------|

| APPLICANT INFORMATION | | CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>) | |
|------------------------------|--|--|--------------------------------------|
| Applicant Name | Wells Fargo Bank, N.A. a national banking association | Contact Name | Robert J. Gollick, Inc (Bob Gollick) |
| Address | 1740 Broadway | Address | 609 South Gaylord Street |
| City, State, Zip | Denver, Colorado 80274 | City, State, Zip | Denver, Colorado 80209 |
| Telephone / Fax | 303 863-4721 | Telephone / Fax | 303 / 722-8771 |
| Email | Use for all contact: bgollick@comcast.net | Email | bgollick@comcast.net |

Subject Property Location [Please Include Assessor's Parcel Number(s)]
The site is located at the northwest intersection of Steele Street and East First Avenue in the Cherry Creek neighborhood. It is addressed as follows:
3155 East First Avenue, Assessor's No. 0512200020000 (Formerly owned by World Savings and Loan Association)

Legal Description of Subject Property

"That portion of Block C, Coloden Moor, described as follows:
Beginning at the point of intersection of the east and south line of Block C (Northwest corner of the intersection of East First Avenue and Steele Street); thence north (N) along the east (E) line of Block C, 110 feet; thence west (W) at a right angle 110 feet; then south (S) at a right angle to a point on the south line of Block C; thence easterly along the south line of Block C to the point of beginning, City and County of Denver, State of Colorado."

| Area of Subject Property (Acres/Sq Ft) | Present Zone District | Proposed Zone District (Waivers and Conditions Require Separate form) |
|---|------------------------------|--|
| 11,615± sq. ft. or 0.266± acres | PUD No. 151 | C-CCN |

Describe the nature and effect of the proposed Zone Map Amendment

Wells Fargo Bank, the applicant, recently acquired the subject property from World Savings and Loan Association. As part of the due diligence process for that acquisition, it was discovered that the current zoning, PUD No. 151, which was approved 27 years ago in 1984 limited the permitted use(s) to just a *Savings and Loan, Office*. Wells Fargo is not a savings and loan and thus must revise the zoning to a district that permits financial institution(s). Additionally, PUD No. 151 limits the maximum allowable gross floor area to 4,100 square feet. The existing structure is 5,200± square feet thus exceeding the allowable density by over 25% or 1,100+ square feet. This must also be corrected.

Thus the nature of the proposed map amendment is to provide zoning for the site appropriate to the existing use, structure and location. The property is a corner site, which is bounded by First Avenue along the south and Steele Street to the east directly across First Avenue from the Cherry Creek Mall. The site has been the home of World Savings and Loan under the guidelines of the existing PUD zoning since 1985. However, the conditions stated above have resulted in a need to rezone to a more appropriate zone district that will provide a palette of uses that will remain flexible over time meeting the needs of the community as well as the property owner.

The intent of this map amendment is to provide the necessary zone district (C-CCN) to permit the financial institution, Wells Fargo, to be in conformance with the zoning as well as provide appropriate uses and guidelines for future development. Being the corner site along a major arterial street provides the visibility and access that is necessary for commercial uses to be successful and thrive.

Thus to provide zoning for the property in a manner appropriate for a location as significant as East First Avenue in Cherry Creek, the C-CCN zone district is being proposed. The C-CCN is a mixed-use district that is intended to be utilized in an urban center environment such as Cherry Creek. The general purpose of the C-CCN district is to promote development that is in keeping with the existing character, scale and ambience of the existing Cherry Creek North business area and to encourage interesting and attractive architectural design solutions for new developments and to promote pedestrian and shopping activities, particularly at street level.

As noted earlier, the nature of the proposed amendment is to bring into conformance the existing use and structure. This is supportive of the intent statement of the C-CCN district which states:

Goals of the C-CCN district also include: to maintain and enhance the retail ambience of the Cherry Creek North district, to encourage a mixture of uses, including residential and office, and to encourage low-scale, small lot development projects that reinforce and enhance the eclectic, urban architectural character and pedestrian scale of the district. To this end, these regulations and the associated guidelines encourage:

- A.** Project planning and architectural design solutions that create projects of a scale and quality that promotes pedestrian and retail shopping activity at street level;
- B.** Continuity of storefronts located at the setback line creating a pedestrian oriented shopping environment;
- C.** The development and redevelopment of small lots;
- D.** Site and building design in new projects which compliments the tradition of low-scale, small lot development in the district;
- E.** Creation of outdoor open space, taking advantage of the pleasant local climate, to provide settings for activities and visual amenities, including public art;
- F.** Complementary day and evening activity through continued development of nightlife and entertainment uses. The C-CCN Zone District is intended to be a place where the pedestrian feels welcome and comfortable. It is retail/restaurant/entertainment experience first and foremost.

Since no new development is being proposed in this map amendment, the use and structure will remain as is thus the effect of the proposed amendment will for the most part be negligible.

However, in the future, redevelopment of the property will provide the potential for, high quality, retail, residential, commercial and office development through the guidelines of the C-CCN zone district. The proposed map amendment is in conformance with the Cherry Creek Neighborhood Plan, and the Vision for Cherry Creek's recommended goals and policies that apply to Cherry Creek North paraphrased as follows from the small area plan:

Special attention on small lots:

Encourage the development and redevelopment of small lots in order to retain and enhance the pedestrian scale of the District.

Retail uses at ground floor of parking structures:

Locate retail uses along the ground floor street frontages of parking structures.

Orient uses to sidewalks:

Orient retail uses to sidewalks by providing doors that open directly from retail uses to the sidewalks; display windows, display boxes, or other transparent glazing on the street frontage and active uses, such as sidewalk cafes, that take advantage of proximity to sidewalks and create activity.

Individual storefronts with entrances on the street:

Provide individual storefronts with pedestrian entrances on the street.

Goals:

1. To promote development that is in keeping with the existing character, scale, and ambiance of the existing Cherry Creek North business area; to encourage interesting and attractive architectural design solutions for new developments; and to promote pedestrian and shopping activities, particularly at street level.
2. To maintain and enhance the retail ambiance of the Cherry Creek North District. To encourage a mixture of uses, including residential and office. To encourage low-scale, small lot development projects that reinforce and enhance the eclectic, urban architectural character and pedestrian scale of the District.

Additional future effects of the proposed zoning will be to:

- Create permanent quality,
- Encourage investment,
- Enhance the neighborhood character,
- Reinforce street edges,
- Improve the streetscape and infrastructure,
- Create project scale and quality that promote activity at street level.

All of the permitted uses are appropriate for this urban setting and will add to the vitality and life to this area. Future development of the property under the guidelines of the C-CCN zone district will create employment opportunities, and provide services within minutes of Colorado’s major employment center.

| | | |
|--|--|-------------------------------------|
| Select Legal Basis for the Zone Map Amendment and explain in detail | Error in the map as approved by City Council | <input type="checkbox"/> |
| | Changed or Changing Conditions that make a Zone Map Amendment Necessary | <input checked="" type="checkbox"/> |

The proposed C-CCN map amendment is in response to the changed and changing conditions in the Cherry Creek area. The change of ownership of the property via the recent acquisition of the subject property by Wells Fargo resulted in the discovery of the issues that need to be addressed. This changed condition is one of the factors that support and justify the proposed rezoning.

The redevelopment of the Cherry Creek Mall several years ago was the catalyst for development to occur throughout the Cherry Creek neighborhood. Numerous residential developments along with several commercial and retail projects have changed Cherry Creek into one of Denver’s finest neighborhoods in which to live, work and shop.

A few examples of the changed conditions are as follows:

- The adoption by City Council of “Blueprint Denver”,
- The adoption of the “form based” zoning code,
- Approval of the site as an “**Area of Change**” for a **Regional Center** within “Blueprint Denver”,
- Successful development of Clayton Lane including the J.W. Marriot Hotel and the Janus Build
- Western Development’s **Cherry Creek North**, a mixed-use project a few blocks from this site

- The approval of the Fillmore Street Plaza PUD, and
- The neighborhood has evolved into a world-class area that now requires and can sustain high quality services, products and development.

All of the listed changed conditions result in a need for the types of services and amenities that C-CCN zoning can provide. Additionally, the existing PUD zone district cannot meet the development needs for this site or provide the City and area residents the level of site plan review that is part of the mixed-use zone district.

The proposed zoning relates to the “**Denver Comprehensive Plan**” “**The Cherry Creek Neighborhood Plan**” as well as “**Blueprint Denver: An Integrated Land Use and Transportation Plan**” in several significant ways which are described as follows:

The Blueprint Denver concept land use designation for the area is Regional Center, in an Area of Change. “Ideally, a regional center has a balance of retail, employment and residential uses. These centers cover a fairly large area and are dense enough to encompass both the dominant use and a wide variety of other uses”. Blueprint Denver states that “the purpose of Areas of Change is to channel growth where it will be beneficial and can best improve access.

Further explanations of the changed conditions that justify this map amendment request are contained in *Denver Comprehensive Plan 2000*. Several of the objectives and resulting strategies that support the zoning request are listed below. They are extracted from the Environmental Chapter, Land Use Chapter, Mobility, Housing Chapter and Neighborhood Chapter of *Denver Comprehensive Plan 2000*.

Environmental Sustainability Chapter

Strategy 2-F

Conserve land by:

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.

Creating more density at transit nodes.

Land Use Chapter

Objective 1: Citywide Land Use and Transportation Plan

Strategy 1-B:

Ensure that the *Citywide Land Use and Transportation Plan* reinforces the cities character by building on a legacy of **high-quality urban design and stable, attractive neighborhoods**; encouraging preservation of historic buildings, districts and landscapes; and maintaining the integrity of the street grid, parks, parkways, and open space system.

Objective 3: Residential Neighborhoods and Business Centers

Strategy 1-C:

Incorporate relevant recommendations from neighborhood, corridor and area plans that are supplements to Plan 2000. Examples are the plans for Stapleton, Lowry, Gateway, Federal Boulevard, Central Platte Valley and the Golden Triangle.

Residential Neighborhoods and Business Centers

Strategy 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; and that broadens the variety of compatible uses.**

Accommodating New Development**Strategy 4-A:**

Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods.

Objective 4 _ Mobility Chapter**Strategy 4-E:**

Continue to promote mixed-use development, which enables people to live near work, retail and services.

Objective 3 Legacies Chapter**Strategy 3-A**

Identify areas in which increased density and new uses are desirable and can be accommodated.

Strategy 3-B

Create regulations and incentives that encourage high-quality, mixed-use development at densities that will support Denver's diverse housing needs and public transportation alternatives.

Housing Chapter

Objective 2 _ Preserve and Expand Existing Housing

Strategy 2-F

Explore opportunities for housing in all proposed development and redevelopment projects, including commercial and retail projects.

Strategy 6-A

Support mixed-use development consistent with the goals of the Comprehensive Plan's land-use and mobility strategies.

Economic Activity Chapter

Strategy 4-B Enhance existing business centers and establish new business centers in a manner that offers a variety of high-quality uses that support Denver's business environment, complements neighboring residential areas, generates public revenue, and creates jobs. Consider the following key strategies as top priorities:

- Maintain the **Cherry Creek Shopping Center, Cherry Creek North and other nearby areas** as the premier retail destination in the Denver metro area and Rocky Mountain region.


The public interest for the citizens of Denver is best served by adoption of this map amendment, which will provide the services, amenities, employment opportunities and development necessary for positive planned growth to occur.

State the land use and the development proposed for the subject property. Include the time schedule (if any) for development

20111-00007: Located at 3155 East First Avenue

Page 6 of 8

At this time the existing structure will remain unchanged thus no development schedule is proposed. Future land uses and development of the property will be controlled by the guidelines and permitted uses in the C-CCN zone district. The proposed C-CCN zone district will allow a mix of uses appropriate for this corner.

| | | | |
|--|-------------------------------------|---|--|
| Required Exhibits | | Additional Exhibits | |
| Applicant & Owner Information Sheet | <input checked="" type="checkbox"/> | Letter of support from Cherry Creek North RNO | |
| Maps – Required for Final Submissions | <input type="checkbox"/> | | |
| Signature | | Date | |
|  Ronn Mack, Vice President On behalf of: Wells Fargo Bank, N.A. a national banking association 1740 Broadway <i>5401 S. BROADWAY, Suite 400</i> Denver, Colorado 80274 <i>Littleton, CO 80121</i> | | <i>5/6/11</i> | |

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-00007 | Ronn Mack, Vice President On behalf of: Wells Fargo Bank, N.A. a national banking association 1740 Broadway Denver, Colorado 80274 |

Property Address(es)

3155 East First Avenue
 Denver, Colorado 80206

Applicant's Address




Wells Fargo Bank, N.A.
 a national banking association
 1740 Broadway
 Denver, Colorado 80274

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.

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

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).

| | | | |
|--|---|------------------------------|--------------------|
| <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 5px;"> Signature of Applicant  <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/> Ronn Mack, Vice President On behalf of: Wells Fargo Bank, N.A. a national banking association </td> <td style="width: 40%; padding: 5px;"> Date Signed 5/6/11 </td> </tr> </table> | Signature of Applicant  <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/> Ronn Mack, Vice President On behalf of: Wells Fargo Bank, N.A. a national banking association | Date Signed 5/6/11 | Date Signed |
| Signature of Applicant  <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/> Ronn Mack, Vice President On behalf of: Wells Fargo Bank, N.A. a national banking association | Date Signed 5/6/11 | | |

February 14, 2011

Bob Gollick
6090 South Gaylord Street
Denver 80206

Dear Bob:

The CCNNA Board and its Zoning Committee would like to thank you for letting us know about the proposed zoning change for the Wells Fargo bank building at 3155 East First Avenue. The Committee believes that your proposed rezoning conforms to the Cherry Creek Neighborhood Plan.

In response to your request for a letter of support related to the rezoning request, it is the policy of the Cherry Creek North Neighborhood Association that the Association does not provide written letters of support for specific residential or commercial developments in CCN. On the other hand, the CCNNA Board will send a letter of opposition to the appropriate City department(s) if the Board feels that a specific development or rezoning request will be detrimental to the value and quality of life of our residents in Cherry Creek North.

The CCNNA Board would like to inform you that it will not be sending a letter of opposition concerning the proposed rezoning change related to the 3155 East First Avenue building.

The Board would like to thank you for advising us of this proposed rezoning.

If you should have any questions, please feel free to contact me at 303.674.0899.

Sincerely,

John Albers
Chair, Zoning Committee
Cherry Creek North Neighborhood Association