

## Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<p><b>*If More Than One Property Owner:</b>            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><b>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</b></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> <p>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.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			



# REZONING GUIDE

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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 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. 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 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>Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></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 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="margin-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or</p> <p style="margin-left: 20px;">b. A City adopted plan; or</p> <p style="margin-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. Please provide an attachment describing the justifying circumstance.</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. Please provide an attachment describing how the above criterion is met.</p>
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<p><input type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format)</p> <p><input type="checkbox"/> Proof of Ownership Document(s)</p> <p><input type="checkbox"/> Review Criteria, as identified above</p>	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<p><input type="checkbox"/> Written Authorization to Represent Property Owner(s)</p> <p><input type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity</p>	
Please list any additional attachments:	



COMMUNITY PLANNING & DEVELOPMENT  
**REZONING GUIDE**

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**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)
<b>EXAMPLE</b> 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>	01/01/12	(A)	NO
Irving Estates LLC	1080 N. King St. Denver, CO 80204 732 567-2044 ekrausz@JFRGLOBAL.COM	100%	<i>[Signature]</i>	07-01-18		

Last updated: February 4, 2015

Return completed form to [rezoning@denvergov.org](mailto:rezoning@denvergov.org)

**311** | FOR INFORMATION & CITY SERVICES

201 W. Colfax Ave., Dept. 205  
 Denver, CO 80202  
 720-865-2974 • [rezoning@denvergov.org](mailto: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)
<b>EXAMPLE</b> 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>	01/01/12	(A)	NO
Highland Ventures Holdings LLC	1090 N King Denver, CO 80204 720-642-7310 pmalone@dirchomes.com	100%	<i>Paul Malone</i>	<i>8-7-12</i>	A	YES
					A	
					A	
					A	
					A	

Last updated: February 4, 2015

Return completed form to [rezoning@denvergov.org](mailto:rezoning@denvergov.org)

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Denver, CO 80202

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## **List of Exhibits**

- Exhibit A:** Property Legal Description
- Exhibit B:** Description of Consistency with Adopted City Plans (DRMC 12.4.10.13 (A, B & C))
- Exhibit C:** Description of Justifying Circumstances and Neighborhood Context (DRMC 12.4.10.14 (A&B))
- Exhibit D:** Letter of Authorization for STARBOARD Realty Group, LLC to act as Representative
- Exhibit E:** Proof of Ownership, Assessors Record
- Exhibit F:** Signature Authority Authorization for Highland Ventures Holdings LLC & Irving Estates, LLC

**EXHIBIT A**

**Property Legal Description**

**1090 North King Street**

LEGAL DESCRIPTION

LOTS 1, 2, AND 3, BLOCK 15 OF VILLA PARK,  
CITY AND COUNTY OF DENVER,  
STATE OF COLORADO  
CONTAINING  $\pm 9,370$  FEET OR  $\pm 0.223$  ACRES MORE OR LESS

**1080 North King Street**

LEGAL DESCRIPTION

LOTS 4 AND 5, BLOCK 15 OF VILLA PARK,  
CITY AND COUNTY OF DENVER,  
STATE OF COLORADO  
CONTAINING  $\pm 6,250$  FEET OR  $\pm 0.143$  ACRES MORE OR LESS

**EXHIBIT B**

**Description of Consistency with Adopted City Plans**



## **Exhibit B**

### **Statement of Compliance with General Review Criteria (DZC § 12.4.10.7)**

This application proposes to rezone the approximately .37-acre property located at 1080 and 1090 N. King Street from E-SU-D1X to E-RH-2.5 (the "Property") to facilitate the redevelopment of the Property consistent with the recommendations in the adopted plans.

The site is located in the Villa Park neighborhood across from the Lakewood Gulch Park and Trail. The property is located at the southeast corner of North King Street and West 12<sup>th</sup> Avenue. It is located within ¼ mile of the Knox Light Rail Station and within a ½ mile of both Perry and Decatur-Federal Transit Stations. There has been significant change in the immediate area due to the addition of the Knox Station on the W Line and other transit opportunities located nearby. These changes have resulted in the need to rezone in order to meet market and community needs and wants.

The map amendment request is to rezone the Property to the E-RH-2.5 Zone District. The proposed amendment will allow for redevelopment of an underutilized property. The Property would encourage higher density residential units that enables greater multi-modal mobility to residential, commercial, and employment areas. The successful rezoning will allow for a quality project which will blend in with and promote growth of the existing character of the neighborhood.

#### **REVIEW CRITERION DZC § 12.4.10.7.A- The proposed official map amendment is consistent with the City's adopted plans.**

This proposed map amendment is consistent with the Denver Comprehensive Plan 2000 and Blueprint Denver (2002).

#### **1. The proposed map amendment is consistent with many objectives of Denver Comprehensive Plan 2000 including:**

##### **Environmental Sustainability Strategies:**

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

##### **The Environment and Community:**

"5-D: Determine the potential for transit-oriented development at public transit stations, and encourage such opportunities whenever possible"

**Land Use Strategies:**

"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."

"1-H: Encourage development of housing that meets the increasingly diverse needs of Denver's present and future residents in the Citywide Land Use and Transportation Plan" (p. 58).

**Our Long Term Physical Environment:**

"2-B: Protect and improve air quality by: Reducing vehicular pollution by expanding the use of transit and other travel alternatives, supporting telecommuting and home-based employment, increasing the mix of uses within neighborhoods, and expanding the use of alternative fuels."

**Legacies Strategies:**

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

**2. The proposed map amendment is consistent with the objectives of Blueprint Denver including:**

The Property is in a Blueprint Denver Area of Change and classified as Urban Residential as described below:

**Area of Change:**

"Areas of Change are parts of the City where new growth or redevelopment can best be accommodated because of transportation choices and opportunities for mixed-use development. Channeling growth to older industrial areas, districts close to downtown, major arterial corridors, historical trolley routes or existing and planned light rail stops will benefit the City as a whole." (Blueprint Denver, pg. 19)

**Urban Residential:**

"Urban residential neighborhoods are higher density and primarily residential but may include a noteworthy number of complementary commercial uses. New housing tends to be mid- to high-rise structures, and there is a greater housing base than employment base. A mixture of housing types is present, including historic

single-family houses, townhouses, small multi-family apartments and sometimes high rise residential structures." (Blueprint Denver, pg. 42)

The future redevelopment of the Property under the E-RH-2.5 will be consistent with the strategies and principles set forth in Blueprint Denver. Redevelopment of the Property under E-RH-2.5 will allow for residential growth in an area of change near the Knox Light Rail station along the West line.

### **3. The proposed map amendment is consistent with the West Colfax Plan.**

The Property is located within the study area of the West Colfax Plan. This plan designates the Property in the Urban Neighborhood Station District and in a Residential Growth Opportunity Area. Some of the goals for Urban Neighborhood Station District include: "catalyze reinvestment in the neighborhood with future redevelopment and strategically increase residential densities and provide a variety of housing options" (pg. 141) . Overall the West Colfax Plan calls for the development of higher densities in locations close to transit stations and main streets.

E-RH-2.5 is a multi-unit district that allows up to a two and a half story rowhouse building form. It also allows the suburban house, urban house, detached accessory dwelling unit, duplex, and tandem house building forms. No commercial uses are allowed in E-RH-2.5.

#### **A comprehensive list of recommendations from the West Colfax Plan applicable to the Property is as follows:**

"Development Opportunity - Potential exists for transit supportive infill and redevelopment of vacant, underutilized and deteriorated parcels along the corridors, in town centers and near the future light rail stations... These are development areas concentrated around light rail station areas and in town center nodes along main street arterials." (Executive Summary; Development Opportunity; pg. 4)

"In addition to the potential catalytic redevelopment of Saint Anthony's Central, the extension of the West Corridor light rail line may encourage interest in investment and redevelopment near the station areas." (Executive Summary; Development Opportunity; pg. 4)

"4. Increase the supply of residential units and provide diverse housing options." (Goals of the West Colfax Plan pg. 5)

"Promote quality design in growth areas where intensive, mixed-use development is expected to occur." Goal 3: Design Quality: Goals; pg. 80)

The West Colfax Plan designates the subject site as falling within the Residential Growth Opportunity Area on the Urban Design Concept Map on page 81. On page 84 Residential Growth Opportunity Areas are defined as... "where the existing housing

stock is dated and declining and may be appropriate for redevelopment to encourage revitalization and reinvestment."

"More intense residential development may be appropriate in the immediate vicinity of an urban neighborhood light rail stop"

"In unstable parts of the neighborhood the housing stock is dated, the building materials are of an inferior design quality (including vinyl siding, concrete block) and the overall condition of these structures is often poor; rehabilitation is a less appealing option here, but redevelopment may occur at higher densities that are typically found when there is a rich supply of transit in close proximity." (Land Use; residential character and stability; pg. 90)

"Adding more residences in strategic locations (such as town centers, main street, and urban neighborhood stations) will position the community to take greater advantage of the coming light rail and help support the revitalization of commercial areas by building in a more populous customer base." (Land Use; Housing density; pg. 90)

Existing and future transit service will provide many opportunities for future redevelopment to cater to residents, students and employees who use alternative modes of transportation." (Land Use; Proximity to downtown and the regional transportation network; pg. 91)

...where redevelopment and intensification may be expected, especially near town centers and transit station areas." (Land Use; Parks and open space; pg. 91)

"Focus intense development to strategic growth areas at the edges of the neighborhoods along Main Street corridors, or in neighborhood centers such as transit station areas and town centers." (Land Use: Goals; Goal 2: Focus intense growth to target areas; pg. 93)

"Provide a diverse mix of housing types (townhomes, row house, duplex, multifamily, live work and artist studio), occupancy status (rental and ownership units), densities and costs (low-income, affordable and market rate). (Land Use: Goals; Goal 3: Diverse Housing Options; pg. 93)

"Maximize development of urban land through infill on vacant parcels, redevelopment of underutilized parcels or dilapidated properties and adaptive reuse of historic resources. (Land Use: Goals; Goal 6: Maximize Urban Land Development Potential; pg. 93)

"Work with the Zoning Code Task Force to establish and apply form based zoning tools appropriate for the mix of building types and uses (primarily housing and complementary uses) that define an urban neighborhood and their associated station areas." (Land Use: Recommendations; Recommendation 1: Urban Neighborhood Regulatory Tools; pg. 94)

"Location criteria for certain building types and uses to ensure the evolution of the appropriate urban neighborhood texture that complements the transportation network:

- Ensure rational evolution of urban neighborhoods and their station areas, so that changes in development intensities occur in harmony with prevailing neighborhood character.

"Promote a range of housing types and costs at higher densities in strategic locations (town centers, station areas, main streets)." (Land Use: Recommendations; Recommendation 6: Housing Diversification; pg. 96)

#### **4. The proposed map amendment is consistent with the goals of the Villa Park Neighborhood Plan (1991):**

The Villa Park Neighborhood Plan was adopted in 1991. The neighborhood goals in this plan include: enhancing the appearance and quality of neighborhood housing, improving neighborhood circulation for all modes of travel, and developing Lakewood Gulch as a neighborhood asset (Summary of Neighborhood Goals p. 3). These goals are intended to be achieved through the land use and zoning vision of: compatibility of zoning to land use, protection of residential character of the neighborhood, and compatibility between residential and business land use (p. 18)

#### **Villa Park Neighborhood Plan Land Use and Zoning:**

Strategy LZ-1: "Discourage higher density development".

Implementation Program LZ-1a: "Consider rezoning portions of the neighborhood."

- "Zoning is intended to reflect both the current and the desired character of an area. However, while most of the housing in Villa Park is single-unit, the zoning throughout much of the neighborhood, R-2, allows and encourages the development of low density apartments. The property owners in those areas, therefore, should consider rezoning to a lower density residential zone, which would more accurately reflect the existing and desired character of the neighborhood (p.18)."
- "Work with the Council office, the Planning and Community Development Office, and the Zoning Administration to determine the best strategy for rezoning and the appropriate procedures (p. 18)."

Strategy LZ-2: "Discourage development that is incompatible with the scale and quality of the neighborhood" (p. 19).

Implementation Program LZ-2a: "Monitor requests for rezoning and for zoning variances"

- "With a registered neighborhood organization, Villa Park will receive notification of any applications for rezoning or zone variances. Using the neighborhood plan as the basis for reviewing these applications, the neighborhood organization should establish a procedure and assign responsibilities for commenting on these applications, sending written comments to the appropriate agencies, and appearing at any applicable public hearings with the comments of the association (p. 19)."

As stated in Staff Report for 1007-1095 Julian Street/3424 West 12th Avenue & 1030-1090 Knox Court Rezoning Application #2014I-00037: "The Villa Park Neighborhoods Plan is an adopted plan that continues to guide policy and development decisions within the neighborhood. The northern portion of the plan area (including the subject site) has more recent guidance from the Blueprint Denver Plan (2003) and the West Colfax Plan adopted in 2006, partially in response to new opportunities presented by the light rail line and stations. For this portion of the neighborhood, the more recent Plans provide different land use recommendations than the older Villa Park Neighborhood Plan, which pre-dates the conception of FasTracks by more than a decade."

Similar to the E-TH-2.5 approved on the block of Julien Street, the proposed E-RH-2.5 zone district complies with the land use and zoning vision of the Villa Park Neighborhood Plan by protecting the residential character of the neighborhood because the proposed zone

district is a very similar residential district. E-RH-2.5 is compatible because the height limit (30-35') is the same as the height limit in the current zone district. The Villa Park Neighborhood Plan acknowledges the potential public transit development in the future "...If constructed, the proposed rapid transit route servicing west Denver would go through Lakewood / Dry Gulch, passing directly over the railroad tracks near Dry Gulch at 12th Street. With this proposed route, one or more transit stations might be built near Villa Park (p. 28)." While the Villa Park plan recommendation discourages higher density development, this pre-dates the large public investment in the development of the West light rail line and the development of more current land use recommendations in Blueprint Denver and the West Colfax Plan. The E-RH-2.5 zone district is a district that both respects the character of the existing neighborhood in terms of building height and residential land use type. It allows for a logical increase in density given that the property is located in close proximity to the Decatur- Federal, Knox Court and Perry Street light rail stations.

**REVIEW CRITERION DZC § 12.4.10.7.C - 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.**

Future development of the Property will result in uniformity of E-RH-2.5 district regulations and restrictions.

**REVIEW CRITERION-The proposed official map amendment furthers the public health, safety, and general welfare of the City.**

The proposed map amendment will further the public health, safety, and general welfare of the City by facilitating the improvement and development of the Property as desired by the City's adopted plans.

**EXHIBIT C**

**Description of Justifying Circumstances and Neighborhood Context**



## Exhibit C

### **Statement of Compliance of Additional Review Criteria for Non-Legislative Rezoning (DZC § 12.10.8)**

**CRITERION DZC § 12.4.10.8.A - Justifying Circumstances** - One of the following circumstances exists:

“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: Changed or changing conditions in a particular area, or in the city generally”

The approximately .37-acre Property is in an area of Denver that has experienced and is continuing to experience substantial change. Immediately north of the Property, RTD’s Knox Station on the West Corridor opened in May of 2013. The City’s adopted plans call for future change and redevelopment of the Property and surrounding area to capitalize on the major transit investment. New multi-family development is also occurring throughout the West Colfax Neighborhood.

These changes are indicative of a trend in the area whereby quality public transit investment and planning is fostering private reinvestment in the area. These changes signify the evolution of how land is utilized in urban infill settings and how the Property can evolve collaboratively through neighborhood supported reinvestment.

**CRITERION DZC § 12.4.10.8.B – 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.**

E-RH-2.5 is in the Urban Edge Neighborhood Context and is characterized by the Denver Zoning Code as consisting of multi-unit residential units up to two and a half story rowhouse building form. It also allows for a detached dwelling unit in a variety of building forms. The Denver Zoning Code’s intent for this district is to promote and protect the residential character by allowing for some multi-unit districts, without straying from the overall image and atmosphere of the neighborhood. (Denver Zoning Code Section 4.2-3)

The stated purpose of the proposed zone district is to “promote building forms that... work together to promote desirable residential areas. The standards of the single unit districts accommodate the varied pattern of suburban and urban house forms. While lot sizes vary, lot coverage is typically low creating generous setbacks and yard space. The standards of the two unit and row house districts promote existing and future patterns of lower scale multi-unit building forms that typically address the street in the same manner as an urban house building form.”

The regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially-zoned area.

These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment. (Denver Zoning Code Section 4.2.2.1)

In response to anticipated growth, the West Colfax Plan intends to promote development opportunity that will allow for transit supported infill and redevelopment of parcels in close proximity to, at the time the plan was implemented - future, light rail stations. In relation to the amount of redevelopment areas in West Colfax, the plan states that "there is great potential for the West Colfax area to accommodate future growth in a compact, dense and strategic way" (West Colfax Plan pg. 4). The Property is located in a residentially dominated area where it coincides with the goals of the West Colfax Plan that recommends building types that are consistent to the character of the neighborhood, "permit discreet increases in residential densities and focus intense residential development to strategic growth and redevelopment" (West Colfax Plan pg. 136-137). Rezoning to E-RH-2.5 on the Property meets the intended purpose of the zone district.

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.

**EXHIBIT D**

**Letter of Authorization for STARBOARD Realty Group, LLC to act as Representative**

**IRVING ESTATES LLC  
245 S BENTON STREET 100  
LAKEWOOD, CO 80226**

June 28, 2018

Mr. Bruce O'Donnell  
STARBOARD Realty Group, LLC  
770 Sherman Street, Suite 108  
Denver, CO 80203  
[bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com)  
720-441-3310

Dear Bruce,

This letter serves as authorization for STARBOARD Realty Group, LLC to act on behalf of and represent Irving Estates, LLC for the purpose of submitting and processing the rezoning application for the property owned by Irving Estates, LLC at 1080 King St. in Denver, CO.

Sincerely,



Ellezer Krausz

**Highland Ventures Holdings LLC  
1620 Little Raven Street Unit 303  
DENVER, CO 80202**

August 7, 2018

Mr. Bruce O'Donnell  
STARBOARD Realty Group, LLC  
770 Sherman Street, Suite 108  
Denver, CO 80203  
[bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com)  
720-441-3310

Dear Bruce,

This letter serves as authorization for STARBOARD Realty Group, LLC to act on behalf of and represent Highland Ventures Holdings LLC for the purpose of submitting and processing the rezoning application for the property owned by Highland Ventures Holdings LLC at 1090 King St. in Denver, CO.

Sincerely,



Paul Malone

**EXHIBIT E**

**Proof of Ownership, Assessors Record**

# 1080 KING ST

<b>Owner</b>	IRVING ESTATES LLC 245 S BENTON ST 100 LAKEWOOD , CO 80226-2459
<b>Schedule Number</b>	05053-10-003-000
<b>Legal Description</b>	L 4 & 5 BLK 15 VILLA PARK
<b>Property Type</b>	RESIDENTIAL
<b>Tax District</b>	DENV

**Print Summary**

Property Description			
<b>Style:</b>	ONE-STORY	<b>Building Sqr. Foot:</b>	608
<b>Bedrooms:</b>	2	<b>Baths Full/Half:</b>	1/0
<b>Effective Year Built:</b>	1949	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	6,250	<b>Zoned As:</b>	E-SU-D1X

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

Current Year				
	Actual	Assessed	Exempt	
Land		\$93,700	\$6,750	\$0
Improvements		\$97,700	\$7,030	
<b>Total</b>		<b>\$191,400</b>	<b>\$13,780</b>	

Prior Year				
	Actual	Assessed	Exempt	
Land		\$93,700	\$6,750	\$0
Improvements		\$97,700	\$7,030	
<b>Total</b>		<b>\$191,400</b>	<b>\$13,780</b>	

# 1090 KING ST

<b>Owner</b>	HIGHLAND VENTURES HOLDINGS LLC 1620 LITTLE RAVEN ST 303 DENVER , CO 80202
<b>Schedule Number</b>	05053-10-002-000
<b>Legal Description</b>	L 1 TO 3 INC BLK 15 VILLA PARK
<b>Property Type</b>	RESIDENTIAL
<b>Tax District</b>	DENV

**Print Summary**

Property Description			
<b>Style:</b>	ONE-STORY	<b>Building Sqr. Foot:</b>	828
<b>Bedrooms:</b>	2	<b>Baths Full/Half:</b>	1/0
<b>Effective Year Built:</b>	1956	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	9,370	<b>Zoned As:</b>	E-SU-D1X

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

Current Year				
	Actual	Assessed	Exempt	
Land		\$126,700	\$9,120	\$0
Improvements		\$58,700	\$4,230	
<b>Total</b>		<b>\$185,400</b>	<b>\$13,350</b>	

Prior Year				
	Actual	Assessed	Exempt	
Land		\$126,700	\$9,120	\$0
Improvements		\$58,700	\$4,230	
<b>Total</b>		<b>\$185,400</b>	<b>\$13,350</b>	



**Exhibit F**  
**Signature Authority Authorization**



09/22/2017 10:09 AM R \$13.00 MIS D \$0.00  
City & County of Denver  
Electronically Recorded

### STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity<sup>1</sup> named: Irving Estates LLC, a Colorado Limited Liability Company  
and is executed on behalf of the entity pursuant to provisions of Section 38-30-172, C.R.S.

2. The type of entity is a: Limited Liability Company  
If Other Describe: \_\_\_\_\_

3. The entity is formed under the laws of (state): Colorado

4. The mailing address for the entity is: 245 S Benton St.  
Lakewood, CO 80226

5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is/are:  
Eliezer Krausz; Manager

13

6. The authority of the foregoing person(s) to bind the entity is<sup>2</sup>  
 Not Limited  Limited as follows: \_\_\_\_\_

Executed this 15<sup>th</sup> day of September, 20 17

Authorized Signature(s):  
[Signature]  
Eliezer Krausz, Manager

State of Colorado  
County of Jefferson ) ss.

The foregoing instrument was acknowledged before me this 15 day of September, 2017  
Day Month Year

by Eliezer Krausz as Manager of Irving Estates LLC, a Colorado Limited Liability Company  
Name of Constituent  
who is personally known to me or has produced Colorado Drivers License as Identification.  
Type of ID

My commission expires: 11/21/2017 [Signature]  
Notary Public Signature

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

876-1005

Molly Cynova  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20134071714  
MY COMMISSION EXPIRES November 21, 2017



Colorado  
Secretary of State  
Wayne W. Williams



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## Summary

Details			
<b>Name</b>	Highland Ventures Holdings LLC		
<b>Status</b>	Good Standing	<b>Formation date</b>	06/05/2018
<b>ID number</b>	20181458113	<b>Form</b>	Limited Liability Company
<b>Periodic report month</b>	June	<b>Jurisdiction</b>	Colorado
<b>Principal office street address</b>	1620 Little Raven Street, Unit 303, Denver, CO 80202, United States		
<b>Principal office mailing address</b>	n/a		

Registered Agent	
<b>Name</b>	Paul Thomas Malone
<b>Street address</b>	1620 Little Raven Street, Unit 303, Denver, CO 80202, United States
<b>Mailing address</b>	n/a

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**1090 North King Street**

LEGAL DESCRIPTION

LOTS 1, 2, AND 3, BLOCK 15 OF VILLA PARK,

CITY AND COUNTY OF DENVER,

STATE OF COLORADO

CONTAINING  $\pm 9,370$  FEET OR  $\pm 0.223$  ACRES MORE OR LESS

**1080 North King Street**

LEGAL DESCRIPTION

LOTS 4 AND 5, BLOCK 15 OF VILLA PARK,

CITY AND COUNTY OF DENVER,

STATE OF COLORADO

CONTAINING  $\pm 6,250$  FEET OR  $\pm 0.143$  ACRES MORE OR LESS