

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION* ☐ CHECK IF POINT OF CONTACT FOR APPLICATION ☐ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		PROPERTY OWNER(S) REPRESENTATIVE** ☒ CHECK IF POINT OF CONTACT FOR APPLICATION ☒ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	Byers Place Partners LLC	Representative Name	Mark Homlish
Address	4625 E. Mansfield Avenue	Address	4625 E. Mansfield Avenue
City, State, Zip	Englewood, CO, 80113	City, State, Zip	Englewood, CO 80113
Telephone	720-840-6075	Telephone	720-840-6075
Email	mark@tallgrasspc.com	Email	mark@tallgrasspc.com
*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):	1252 W. Byers Place, Denver CO 80223		
Assessor's Parcel Numbers:	05095-14-028-000		
Area in Acres or Square Feet:	7,810 square feet		
Current Zone District(s):	E-TU-B		
PROPOSAL			
Proposed Zone District:	I-MX-3, with proposed waiver		
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?		☐ Yes - State the contact name & meeting date _____ ☒ No - Describe why not (in outreach attachment, see bottom of p. 3)	
Did you contact the City Council District Office regarding this application?		☒ Yes - if yes, state date and method <u>1/23/25 with Jamie Torres</u> ☐ No - if no, describe why not (in outreach attachment, see bottom of p. 3)	

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REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

General Review Criteria DZC Sec. 12.4.10.7.A Check box to affirm and include sections in the review criteria narrative attachment	☒ 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 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. 1. Denver Comprehensive Plan 2040 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. 2. Blueprint Denver 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>. 3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable): See attached.
General Review Criteria: DZC Sec. 12.4.10.7. B & C Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.	☒ 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. ☐ Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City. 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.
Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8 For Justifying Circumstances, check box and include a section in the review criteria narrative attachment. For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.	Justifying Circumstances - One of the following circumstances exists: ☐ The existing zoning of the land was the result of an error; ☐ The existing zoning of the land was based on a mistake of fact; ☐ 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; ☒ 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: a. Changed or changing conditions in a particular area, or in the city generally; or, b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. ☒ 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. 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. ☒ 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. 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.

Last updated: February 16, 2021

 Return completed form and attachments to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

 720-865-2974 • rezoning@denvergov.org

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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.)
- ☐ **Affordable Housing Review Team Acceptance Letter**
- ☒ **Other Attachments.** Please describe below.

(1) Statement of Authority & Title Commitment, (2) Legal Description, (3) Waiver Request, (4) Neighborhood / RNO letter plus attachment, (5) Community Outreach notification list, (6) Written narrative explaining request.

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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
Byers Place Partners LLC	4625 E. Mansfield Ave., Englewood CO 80113. 720-840-6075, mark@tallgrasspc.com	100%	<i>[Signature]</i> Mark Homish, owner Byers Place Partners LLC	01/29/25	C	☒ YES ☐ NO
						YES
						YES
						YES

WAIVER AND CONDITION REQUEST FORM

Rezoning Case Application No.: 2024I-00145

Applicant Name: Byers Place Partners LLC

Section 12.4.10.12, Denver Zoning Code, authorizes the City Council to adopt waivers or reasonable conditions to an Official Map Amendment at the request of the applicant, provided the applicant approves such waivers or conditions in writing.

Per Denver Zoning Code Section 12.4.10.6, Waivers of Rights and Obligations and Approval of Reasonable Conditions, I, the undersigned applicant for the property under application for the rezoning referenced herein, request that the I-MX-3 zoning classification of the land described herein include the following waiver:

Waivers

Code Reference	Proposed Alternative	Justification
9.1.9.5. District Specific Standards	Waive the right to all primary Permitted Uses in Denver Zoning Code Section 9.1.9.5, for the Street Level, except for Permitted Uses in the Industrial, Manufacturing, & Wholesale Primary Use Classification. The only accessory uses allowed at Street Level shall be those accessory to a primary nonresidential use.	Because the site is in a Manufacturing Preservation area, land uses that are best aligned with planned guidance are industrial or manufacturing uses "Industrial, Manufacturing & Wholesale primary use classification"

Once adopted, the waivers and/or conditions cited above shall apply to all successors and assigns, who along with the present owner(s), shall be deemed to have waived all objections as to the constitutionality of these provisions.

Approved 7/14/25



Mark Homish, owner

Byers Place Partners LLC

Mark G. Homlish
dba Byers Place Partners, LLC

4625 E. Mansfield Avenue
Englewood, CO 80113

720-840-6075 (c)
mark@tallgrasspc.com

January 24, 2025

Re: 1252 W. Byers Place, Denver Colorado
Rezoning – Reason for Request

To whom it may concern:

The purpose of this letter is to make you aware of rezoning justification and to address the new City required review criteria for my request to change the zoning at the vacant lot known as 1252 W. Byers Place, Denver CO.

The following are excerpts from the City of Denver Pre-Application meeting and provide context for this request from The City and me as the property owner;

The proposed official map amendment is consistent with the City's adopted plans.

The proposed official map amendment is consistent with the City's goal of equitable, affordable and inclusive development giving access to employment (industrial building), housing (2nd floor residential use) and services.

The Valverde neighborhood is a unique mix of existing residential and commercial uses.

The proposed official map amendment is in the public interest and this application is consistent with The City's adopted plans and will be in the public interest.

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.

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

Consistency with Adopted Plans – Comprehensive Plan 2040 – Blueprint Denver – West Area Plan

- Districts • The manufacturing districts play a major role in the city's economy, providing the space for innovative businesses to grow and expand.

Policy E8: Strategy B: As low density or underutilized properties within the industrial area (e.g., existing surface parking lots, truck storage facilities) redevelop, accommodate and encourage higher intensity uses that are specifically industrial in nature.

Excerpt of Findings – City Provided:

1. Industrial uses in the City of Denver continue to generate value to the community.
2. Despite growing economic output and increase in businesses, industrial uses continue to have challenges in the City of Denver caused by redevelopment of industrial areas, the lack of buildings and land to support industrial industry growth and raising housing costs impacting workers. As a result, preservation of high value industrial areas needs to continue to be a focus.
3. The City of Denver has four primary industrial subareas (or neighborhoods) that are the location of 96 percent of the total industrial space in the city. Preservation of the high value portions of these subareas is needed to preserve the industrial base in the city.
4. The City of Denver should continue efforts to preserve industrial areas in the city and support the growth and health of industrial businesses.

Community outreach – Pre-application community outreach has been completed by sending letters to eighteen (18) nearby property owners including contacting City Council District 3 (Jamie Torres), Valverde Neighborhood Association and property owners. Several conversations have been had with those listed on the Community Outreach contact form (attached) including – Joe Ekstrom, 1285 W. Byers Place – supporting rezoning, Cameron Mehls, 1248 W. Byers Place - supporting rezoning and Jamie Torres, City Council District 3.

Please contact me at 720-840-6075 with any questions or concerns.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark G. Homlish', with a stylized flourish at the end.

Mark G. Homlish, owner
Byers Place Partners LLC

Mark G. Homlish

4625 E. Mansfield Avenue
Englewood, CO 80113

720-840-6075 (c)
mark@tallgrasspc.com

December 10, 2024

**Re: 1252 W. Byers Place, Denver Colorado
Rezoning Application**

To whom it may concern:

The purpose of this letter is to make you aware of my intent to file an application for a change in zoning at the vacant lot known as 1252 W. Byers Place, Denver CO. I have completed a "Pre-application Meeting" with Rob Haigh at the City of Denver Planning Department and would be happy to provide you with a copy of this presentation for review.

The current zoning is E-TU-B (maximum of 2 residential units) and proposed rezoning to I-MX-3 (industrial mixed use). The property to the west is currently zoned I-MX-3 and the property to the east is currently zoned E-TU-B. If approved, this new zoning would allow for the construction of an industrial property to be developed at this location.

I purchased the properties at 1234, 1244, 1246, 1248 and 1252 W. Byers Place in 2022. Since then, I have renovated and sold all residential properties with the exception of 1252 W. Byers Place.

Please see the enclosed "before and after" photographs of these properties as examples of my commitment to improving the 1200 block of West Byers Place.

I would appreciate your support in my efforts to rezone this property.

Please contact me at 720-840-6075 with any questions or concerns.

Thank you.

Sincerely,



Mark G. Homlish, owner
Byers Place Partners LLC

1252 W. Byers Place**Community Outreach**

<u>Contact</u>	<u>Date</u>	<u>Means of Delivery</u>	<u>Contact</u>	<u>Date</u>	<u>Means of Delivery</u>
Council at Large g-gutierrez_atlarge@denvergov.org	12/10/24	email	1234 W. Byers Pl Ryan Manning 1234 W BYERS PL DENVER, CO 80223-1722	12/11/24	regular mail
Council District 3 Jamie Torres district3@denvergov.org	12/10/24	email	1235 W. Byers Pl Dimitrios Karpouzos 5226 S FRASER ST AURORA, CO 80015-2277	12/11/24	regular mail
Valverde Neighborhood Assoc. Adriana Lopez 720-266-7439 valverdeneighborhood@gmail.com	12/10/24	email	1244 W. Byers Pl Alexis Yero 1244 W BYERS PL DENVER, CO 80223-1722	12/11/24	regular mail
1202 W. Byers Pl BROWNING & SIERRAS REAL ESTATE LLC 944 S VRAIN ST DENVER, CO 80219-3134	12/11/24	regular mail	1245 W Byers Pl Travis Tucker 1245 W BYERS PL DENVER, CO 80223-1721	12/11/24	regular mail
1205 W Byers Pl HUFFMAN FAMILY LP 1965 S LAKE RD LAKEWOOD, CO	12/11/24	regular mail	1246 W Byers Pl ALONSO,MIGUEL ANGEL AYALA 1246 W BYERS PL DENVER, CO 80223-1722	12/11/24	regular mail
1210 W Byers Pl BROWNING & SIERRAS REAL ESTATE LLC 944 S VRAIN ST DENVER, CO 80219-3134	12/11/24	regular mail	1247 W Byers Pl Kailen Bonnett Carmen / Dylan Carmen 820 HARBOR CLIFF WAY UNIT260 OCEANSIDE, CA 92054-2280	12/11/24	regular mail
1217 W Byers Pl HUFFMAN FAMILY LP 1965 S LAKE RD LAKEWOOD, CO	12/11/24	regular mail	1248 W Byers Pl Caroline Heinze / Cameron Mehls 1248 W BYERS PL DENVER, CO 80223-1722	12/11/24	regular mail
1225 W. Byers Pl Aprill Vigil 1225 W BYERS PL DENVER, CO 80223-1721	12/11/24	regular mail	1249 W Byers Place Joshua Couch/ Chloe Javaheri 1249 W BYERS PL DENVER, CO 80223-1721	12/11/24	regular mail
1231 W. Byers Pl Deborah Kenyon 1231 W BYERS PL DENVER, CO 80223-1721	12/11/24	regular mail	1260 W Byers Pl 1260 W. Byers LLC 1501 W CEDAR AVE DENVER, CO 80223-1732	12/11/24	regular mail
			1263 W Byers Pl Norman Rule 1263 W BYERS PL DENVER, CO 80223-1721	12/11/24	regular mail
			1273 W Byers Pl John Beste 1273 W BYERS PL DENVER, CO 80223-1721	12/11/24	regular mail
			1285 W. Byers Pl JKG Investments LLC 3063 S WILLIAMS ST DENVER, CO 80210-6338	12/11/24	regular mail

Sent - mark@tallgrasspc.com - Outlook

nager
& Delete

Move
Rules
Send to
OneNote

Unread/
Read
Follow
Up
Tags

Search People
Address Book
Filter Email
Find

Read
Aloud
Speech

Send/Receive
All Folders
Send/Receive

1252 W. Byers Place, Denver CO - Rezoning Application



mark@tallgrasspc.com

To 'valverdeneighborhood@gmail.com'; 'district3@denvergov.org'; 'g-gutierrez_atlarge@denvergov.org'

Reply

Reply All

Forward

...

Tue 12/10/2024 2:52 PM

1252 before-after.pdf
502 KB

mgh letterhead - rezoning 1252 W Byers Place.pdf
76 KB

Please see the attached letter regarding the planned rezoning application to the City of Denver.

Feel free to call or email me with feedback.

Thank you.
-Mark

Mark Homlish
720-840-6075 (cell)
mark@tallgrasspc.com



2022065627

Page: 1 of 1

05/13/2022 01:32 PM
City & County of Denver
Electronically Recorded

R \$13.00

MIS

D \$0.00

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named
Byers Place Partners 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:

☐ Corporation	☐ Registered Limited Liability Partnership
☐ Nonprofit Corporation	☐ Registered Limited Liability Limited Partnership
☒ Limited Liability Company	☐ Limited Partnership Association
☐ General Partnership	☐ Government or Governmental Subdivision or Agency
☐ Limited Partnership	☐ Trust
3. The entity is formed under the law of the State of Colorado
4. The mailing address for the entity is 4625 E Mansfield Ave Englewood, CO 80113
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:
Mark Homlish as Manager
6. 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:
Pursuant to Paragraph 7 in the Operating Agreement dated April 22, 2022
8. The Statement of Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
9. This Statement of Authority amends and supersedes in all respects any prior Statement of Authority executed on behalf of the entity.

Executed on May 13, 2022.

Byers Place Partners LLC, a Colorado limited liability company

By: [Signature]
Mark Homlish, Manager/Member

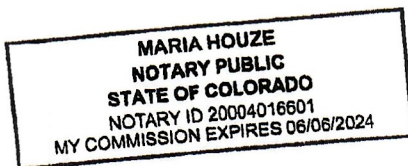
Byers Place Partners LLC, a Colorado limited liability company

By: [Signature]
Alden Genre, Member

State of Colorado
County of Arapahoe } ss

The foregoing instrument was acknowledged before me this 11th day of May, 2022 by Mark Homlish as Manager/Member and Alden Genre as Member of Byers Place Partners LLC, a Colorado limited liability company.

Witness my hand and official seal



[Signature]
Notary Public
My commission expires: 6/6/24

Recording Requested by
FNTG-NCS Colorado

1252 W. Byers Place, Denver CO 80223

Legal Description of Property

The Land is described as follows:

LOTS 17 AND 18 AND WEST ONE-HALF OF LOT 16, BLOCK 37, VALVERDE,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.



2022065626

Page: 1 of 2

05/13/2022 01:32 PM
City & County of Denver
Electronically Recorded

R \$18.00

WD

D \$100.00

After Recording Return to
Byers Place Partners, LLC, a Colorado limited liability company
Mark Homish

SPECIAL WARRANTY DEED

This Deed, made May 13, 2022

Between **Matthew Neal Osbourn**, of the County **Denver**, State of **Colorado**, grantor(s) and **Byers Place Partners, LLC, a Colorado limited liability company**, whose legal address is , County of **Denver**, and State of **Colorado**, grantee(s)

WITNESSETH, That the grantor(s), for and in the consideration of the sum of ONE MILLION DOLLARS AND NO/100'S (\$1,000,000.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of **Denver**, State of **COLORADO** described as follows:

See Exhibit A attached hereto and made a part hereof.

Doc Fee: \$100.00

also known by street and number as **1234, 1244, 1248, 1252 West Byers Place, Denver, CO 80223.**

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances, except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee(s), their heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

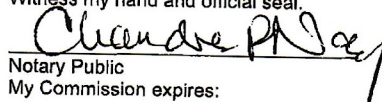
SELLER:


Matthew Neal Osbourn

STATE OF **COLORADO**
COUNTY OF **DENVER**

} ss:

The foregoing instrument was acknowledged before me May 13, 2022 by **Matthew Neal Osbourn**.
Witness my hand and official seal.


Notary Public
My Commission expires:

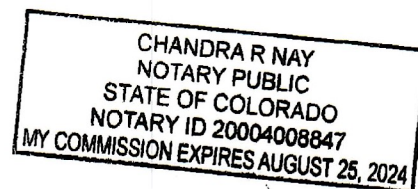


Exhibit A

Parcel A:

Lot 10 and the West One-Half of Lot 9, Block 37, Valverde, City and County of Denver, State of Colorado.

For Informational Purposes Only

Tax ID No.: 05095-14-006-000

Parcel B:

Lots 11 and 12, Block 37, Valverde, City and County of Denver, State of Colorado.

For Informational Purposes Only

Tax ID No.: 05095-14-007-000

Parcel C:

Lots 13, 14, 15 and the East One-Half of Lot 16, Block 37, Valverde, City and County of Denver, State of Colorado.

For Informational Purposes Only

Tax ID No.: 05095-14-008-000

Parcel D:

Lots 17 and 18 and the West One-Half of Lot 16, Block 37, Valverde, City and County of Denver, State of Colorado.

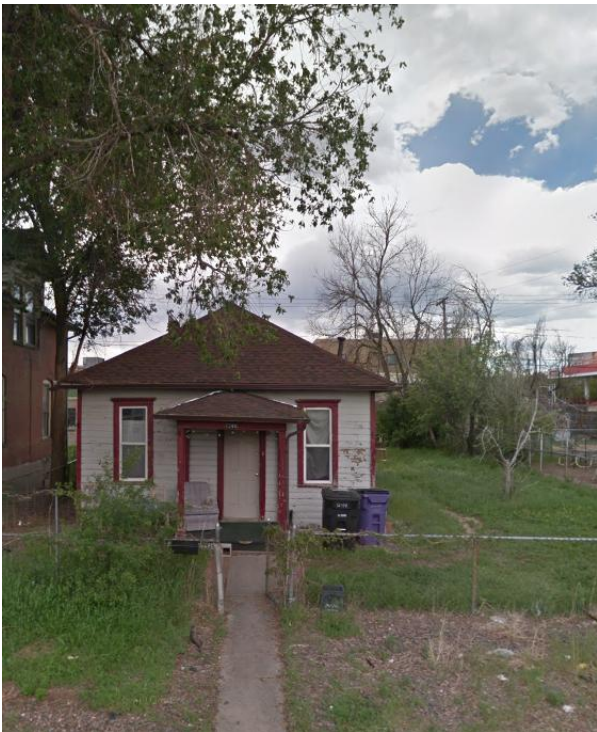
For Informational Purposes Only

Tax ID No.: 05095-14-028-000

1234 W. Byers Place, Denver CO



1244 W. Byers Place, Denver CO



1246 W. Byers Place, Denver CO



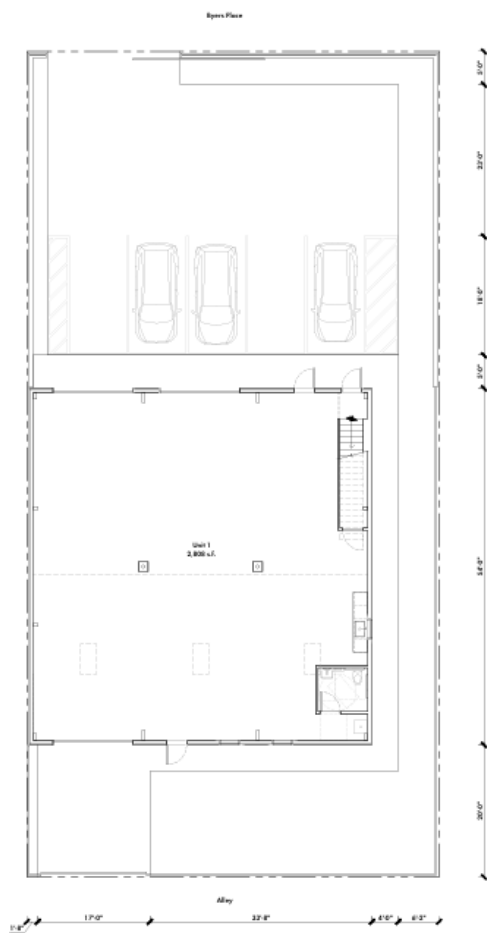
1248 W. Byers Place, Denver CO



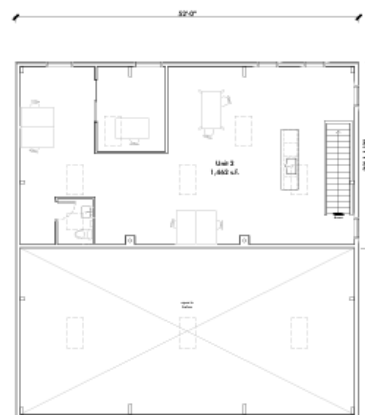


1252 W. Byers Place, Denver CO





1.51 FIG
1/28/01


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