

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
☐ CHECK IF POINT OF CONTACT FOR APPLICATION ☐ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		☒ CHECK IF POINT OF CONTACT FOR APPLICATION ☒ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	U.S. Bank National Association	Representative Name	Thomas J. Ragonetti Diana Caruso Jenkins
Address	800 Nicollet Mall, 15th Floor	Address	950 17th Street, Suite 1600
City, State, Zip	Minneapolis, MN 55402	City, State, Zip	Denver, CO 80101
Telephone	303-486-1377	Telephone	303-575-7509 303-575-7519
Email	Eric.Hecox@sheaproperties.com	Email	tjr@ottenjohnson.com djenkins@ottenjohnson.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):		8401 East Belview Avenue Denver, CO 80237	
Assessor's Parcel Numbers:		0709400040000 and 0709400038000	
Area in Acres or Square Feet:		3.99 acres / 174,120 square feet	
Current Zone District(s):		B8 with Waivers (UO-1, UO-2)	
PROPOSAL			
Proposed Zone District:		S-MX-8	
PRE-APPLICATION INFORMATION			
Concept meeting attendees: Tiffany Holcomb; Mindy Christensen (DOTI); Aaron Schultz; Ken Armfield			
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 November 5, 2025 (attendees above) No - Describe why not (in outreach attachment, see page 3)	
Did you contact the City Council District Office, applicable Registered Neighborhood Organization, and adjacent property owners and tenants regarding this application?		☒ Yes - State date below and describe method in outreach attachment, see page 3 September 18, 2025	

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. 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 section. 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, 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 Attachment A, Application Narrative, which details compliance with DZC Section 12.4.10.7.A at Section A on Page 4.
General Review Criteria DZC Sec. 12.4.10.7.A.1 Only check this box if your application is not consistent with 12.4.10.7.A	☐ Community Need Exception: The City Council may approve an official map amendment that does not comply with subsection 12.4.10.7.A if the proposed official map amendment is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans. Please provide a narrative attachment describing how the requested zone district is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.
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 the public interest narrative attachment and for consistency with the neighborhood context and the stated purpose and intent of the proposed zone district.	☒ Public Interest: The proposed official map amendment is in the Public Interest. In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning is in the public interest of the city. ☒ 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.

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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> (See Attachment D)
- ☒ **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. (See Attachment E)
- ☒ **Review Criteria Narratives.** See page 2 for details. (See Attachment A)
- ☒ **Outreach documentation.** Pre-application outreach is required. The minimum requirement is outreach to the City Council District Office, Registered Neighborhood Organizations, and adjacent neighbors. Please describe all community outreach and engagement to these and any other community members or organizations. The outreach documentation must include the type of outreach, who was contacted or met with, the date of the outreach or engagement, and a description of feedback received, if any. If outreach was via email, the applicant may include a copy of the email. The outreach documentation attachment should be sent as a PDF or Word Doc, separate from other required attachments. (See Attachment C)

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) (See Attachment A)
- ☐ **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) (See Attachment F)
- ☒ **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.) (if applicable) (See Attachment G)
- ☐ **Affordable Housing Review Team Acceptance Letter** (if applicable)
- ☒ **Other Attachments.** Please describe below. (See Attachment B)

Conceptual Site Plan for the contemplated Project, as defined in Attachment A.

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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
U.S. Bank National Association	800 Nicollet Mall 15th Floor Minneapolis, MN 55402	100%	See Attachments E and F		(A)	☒ YES ☐ NO
						YES NO
						YES NO
						YES NO

January 5, 2026

THOMAS J. RAGONETTI
303 575 7509
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DIANA CARUSO JENKINS
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DJENKINS@OTTENJOHNSON.COM

VIA E-PERMITS SYSTEM

Community Planning & Development
City and County of Denver
201 West Colfax Avenue
Denver, CO 80202

Re: Rezoning Narrative for 8401 East Belleview Avenue

Dear Community Planning & Development:

This firm represents Shea Properties Management Company, Inc., together with its affiliates (the “**Applicant**”), with respect to certain real property located at 8401 East Belleview Avenue (the “**Property**”) in the City and County of Denver (the “**City**”). The Property is comprised of two parcels, 0709400040000 and 0709400038000. This letter is submitted with the Applicant’s rezoning application materials in connection with the Applicant’s proposed redevelopment of the Property as a mixed-use and residential area (the “**Project**”), generally consistent with the Suburban, Mixed-Use 8 (S-MX-8) zone district (the “**Rezoning**” or the “**Application**”) under the Denver Zoning Code (the “**Code**”). The conceptual site plan, labeled Attachment B in the application file, submitted with this letter by the Applicant illustrates one potential configuration of the Project, however other configurations may also be analyzed and considered.

Prior to the Pre-Applying Meeting for the Project held on November 4, 2025, the Applicant met with council member Diana Romero Campbell and members of the community. These outreach efforts are outlined in Attachment C in the application file.

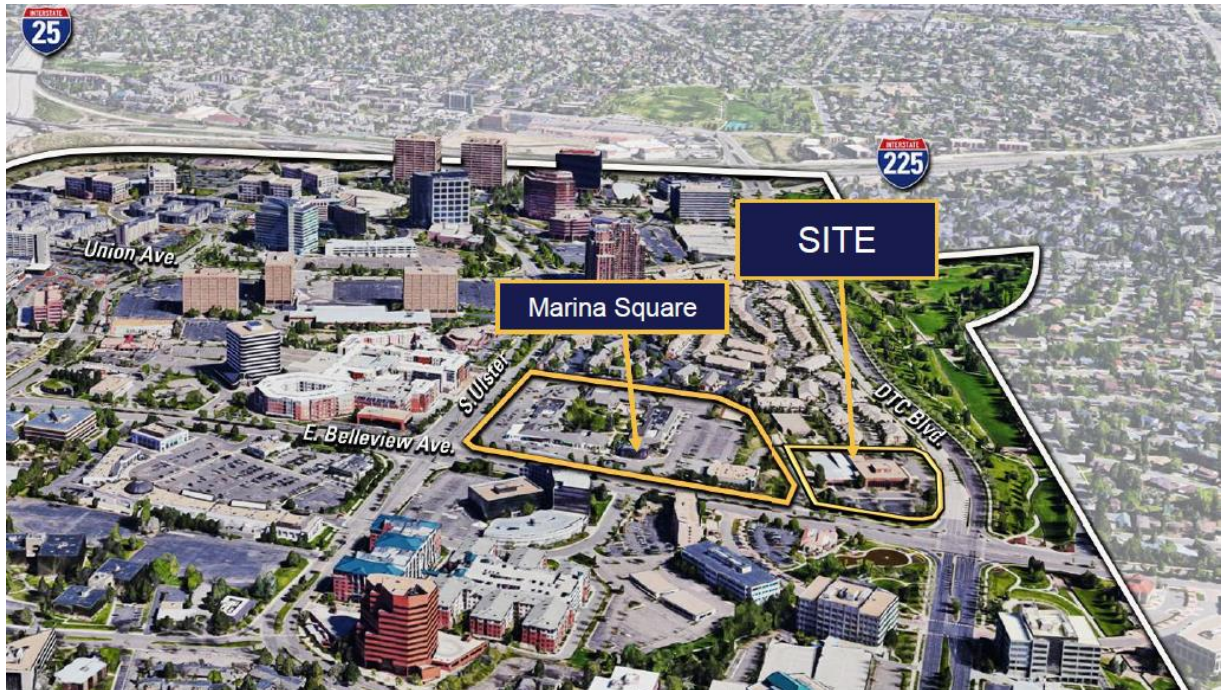
Property Background and Context

The Property is an approximately 4 acre area located at the northwest corner of the East Belleview Avenue and DTC Boulevard intersection within the Hampden South neighborhood of the City. The Property is also part of the Denver Tech Center. The Property was originally developed in 1983¹ as a two-story office building surrounded by surface parking. From the beginning, the Property has been used for banking services and associated office space, uses which continue today for U.S. Bank. The current building form and underutilized use of the Property do not fully demonstrate the Property’s potential compliance with the City’s adopted plans, nor the Applicant’s vision, for a more vibrant and dense mixed-use area. In connection with this Application and the associated real estate transaction, the Applicant is working with

¹ Per Denver Property Records, Property Record Card (0709400040000)

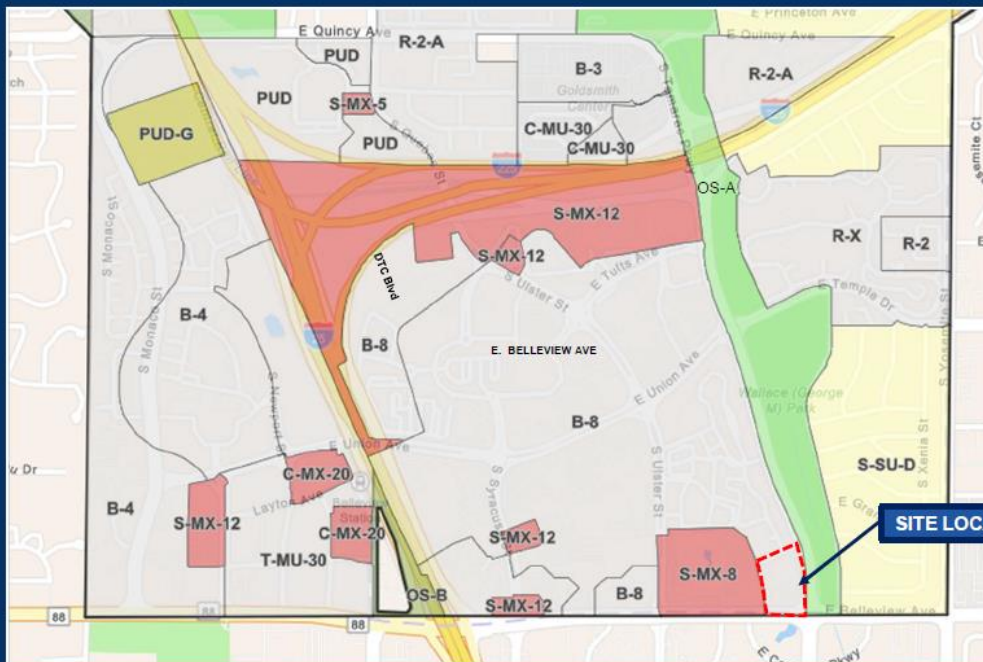
the existing Property owner to ensure a modernized building for the banking use to continue and to add additional uses to the Property that will enhance the vibrancy and economic vitality of the area.

The area surrounding the Property comprises a mix of retail, office and residential uses, mostly in newer, multi-story buildings in a suburban setting. Notably, the directly adjacent Marina Square redevelopment site, is currently under construction by the Applicant and designed to become an anchor to the Denver Tech Center - complete with retail, office, and multi-family residential uses. Following the Rezoning, the Project can function as an extension of the neighboring property ensuring a consistent development design across the East Belleview Avenue block face. Directly east of the Property sits George Wallace Park, a Denver park, multi-modal transit corridor, and open space regional detention facility. To the north and south, the mix of office, retail, and residential can be found in varying building forms including those seven or more stories in height. Though many surrounding properties maintain Chapter 59 zoning, properties brought under the DZC to the west and north similarly share an S-MX zone district designation with some being S-MX-8 and others being S-MX-12.



Property ("Site") and surrounding context

Within the Property, there is a significant slope downward from west to east, justifying a higher building height for this Property in comparison to the current building and surface parking. To the south of the Property, across Belleview Avenue, existing buildings consistently range from four to eight stories. The subject Property's location at the intersection of East Belleview Avenue and DTC Boulevard—both of which are designated as commercial arterials under the Blueprint Denver future street type, and designation as a Regional Center, supports a rezoning to the S-MX-8 district due to the context of the surrounding area and desire to shift the Property out from the Chapter 59 zoning regulations as redevelopment occurs.



Surrounding Zone Districts

Lastly, the Property is encumbered by the Protective Covenants of Denver Technological Center recorded on March 15, 1982 in the Office of the Clerk and Recorder of the City and County of Denver, Colorado (as amended, the “**Covenants**”), which grant the Architectural Control Committee of the Denver Technological Center (the “**ACC**”) the authority to prepare a master plan and accompanying rules, standards and design guidelines (as amended from time to time, “**Design Guidelines**”), with respect to the development of real property within the Denver Tech Center, as more particularly described in the Covenants.

Other similar zone districts, for example S-MX-8A, were examined for this Property, but eliminated from consideration due to inconsistency with the Design Guidelines and adjacent properties' development standards. For example, the Design Guidelines require a minimum 40-foot setback from all front or "streetside" lot lines, as well as a minimum 30 percent of the Property be covered by open space. Additionally, the extent to which landscaping meets the desired standards and unifies a building and site within the overall Denver Tech Center area is considered a major review item for any ACC approval.² Taken together, these Design Guidelines are inconsistent with the S-MX-8A development standards which prioritize a stronger urban street edge, in lieu of contemplated green spaces, and would require inconsistency in the Property's open space and landscaping design with the overall Denver Tech Center. Due to the adjacent property being subject to the S-MX-8 zone district standards, as well as the Design Guidelines, the S-MX-8 zone district would guarantee a consistent development design throughout the block. Therefore, under the S-MX-8 zone district, the Property will be redeveloped in compliance with the Covenants and Design Guidelines.

² Design Guidelines, Section N.

Criteria for Rezoning

Pursuant to the Code, applications for rezoning must meet all of the “general review criteria” set forth in Section 12.4.10.7. The proposed rezoning to S-MX-8 meets these review criteria as follows:

- A. **General Review Criteria: 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 for a community need that was not anticipated at the time of the adoption of the City’s plan. Code § 12.4.10.7.A. The applicable adopted plans include Denver Comprehensive Plan 2024, Blueprint Denver and the Southeast Mobility Hubs Study.
- **Denver Comprehensive Plan 2024 (the “Comp Plan”).** The Comprehensive Plan identifies six Vision Elements that inform the long-term goals and guide the City’s future. Generally speaking, the Comp Plan intends to create an equitable, affordable and inclusive City. The proposed Rezoning will enable the City to accomplish this goal, as well as its specific goals for each Vision Element, in a number of ways, as follows:
 - *Equitable, Affordable and Inclusive.* The Rezoning will provide the opportunity for mixed-use development, including multi-family residential, which increase and diversify housing in the surrounding residential areas where attached and detached single-family residences are already available. Therefore, the Rezoning contributes to “a greater mix of housing options in every neighborhood for all individuals and families.” *Comp Plan*, p. 28. Additionally, the City’s “Expanding Housing Affordability” policy ensures all new development either supports the development of affordable housing directly or through a linkage fee.
 - *Strong and Authentic Neighborhoods.* The Rezoning will spark “quality infill development that is consistent with the surrounding neighborhood.” *Comp Plan*, p. 34. Further, the Project will fill what would otherwise be a gap in the network of connected, mixed use centers due to the vast expanse of surface parking on the Property at this time. The redevelopment will reactivate the Property and ensure consistency with its surroundings.
 - *Connected, Safe and Accessible Places.* The Property is already well-served by both the existing street grid and storm, water, and sewer infrastructure, as well as the adjacent, spacious George Wallace Park and associated multi-modal pathways. Therefore, the Rezoning will strengthen multi-modal connections in the surrounding mixed use area and focus growth where transit infrastructure already exists. *Comp Plan*, p. 42. For example, Bellevue Station is 1-mile (an approximately eight-minute bike ride) from the Property.
 - *Economically Diverse and Vibrant.* New residents and retail space users are proposed to move into the Property following the Rezoning and redevelopment, which will support an increased tax base and provide more patrons to the surrounding existing and proposed businesses, shops and restaurants. *Comp Plan*, p. 46.
 - *Environmentally Resilient.* The Rezoning will support redevelopment of an infill site that currently maintains a significant impervious cover. The Rezoning will bring the

Property under the Code, removing it from Chapter 59 zoning, and modernize the supporting landscape and open space infrastructure. The S-MX-8 zone district will permit increased building height and allow more land area to be used for green space. Additionally, the newly proposed structures will meet modern building code and efficiency standards. *Comp Plan*, p. 52.

- *Healthy and Active.* Following the Rezoning, future residents and users of the Property will enjoy access to the nearby open space and park amenities, including outdoor fitness facilities, as well as on-site indoor and outdoor amenities that the Property currently lacks. *Comp Plan*, p. 58.
- Blueprint Denver (“Blueprint”). Blueprint designates the Property as falling within the “Suburban” future neighborhood context, which supports a range of uses, including multi-unit residential and commercial uses. *Blueprint*, p. 136. With respect to future land use, Blueprint describes the Property as a “Regional Center,” which provides “a dynamic environment of residential, dining, entertainment and shopping, while incorporating a diverse set of employment options.” In a Regional Center, “structures respond in form and mass to the streets and public spaces around them.” *Blueprint*, p. 145. The Property is also within a “Regional Center Growth Area” per Blueprint, meaning that it, together with other Regional Center Growth Areas, is anticipated to accommodate 50 percent of the City’s new job growth and 30 percent of the City’s new households by 2040. *Blueprint*, p. 51.

The Rezoning is consistent with these designations as it would allow for future growth in both residential and commercial uses, while respecting the surrounding context. Further, as an in-fill site, the established Suburban neighborhood context, and particularly existing street design will not be disturbed by the Rezoning and contemplated Project. *Blueprint*, p. 136. The Project will ensure the Suburban street context remains intact, while integrating a private drive to break up what is currently a large block, effectively creating an interior grid system for access within the Property, and providing a connection from the street as recommended by Blueprint. *Blueprint* p. 201. The Property, currently zoned B-3, is best served to fulfill Blueprint’s vision for this area with a Suburban neighborhood context and permitted mix of uses and density to allow the Property to be redeveloped as other nearby areas have.

Blueprint recognizes the importance of planning for increased density near existing transit corridors and multi-modal infrastructure. The Property is in close proximity to Belleview Station (1-mile), the Ulster/Tufts Bus Station (.7 miles), and nine bus stops (each, less than .75 miles). Additionally, the Bicycle Priority map designates the Goldsmith Gulch Trail running through George Wallace Park as a bicycle priority street. From the Property, this trail is directly located just across DTC Boulevard via crosswalk supported by pedestrian refuge islands and is fully protected due to its separation from vehicles.

More specifically, the Rezoning furthers the following strategies set forth in Blueprint, as follows:

- Land Use and Built Form, General Policy 3.A. *Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code.*

The Property is currently zoned under Former Chapter 59, so the Rezoning furthers this strategy. Additionally, the requested zone district, S-MX-8, is consistent with the immediately adjacent property to the west.

- Land Use and Built Form, Housing Policy 8.A. *Align high-density residential areas near regional centers to support housing growth near major job centers with access to transit priority streets.*

The Property is within a Regional Center, as designated by Blueprint. The Rezoning furthers this strategy by proposing a zone district to support additional density and a wider range of uses. It also supports additional housing opportunities within a major job center with access to established multi-modal transit infrastructure.

- Land Use and Built Form, Economics Policy 1.B. *Promote the development and redevelopment of regional centers, including downtown, to meet the land use and transportation needs of targeted industries. This means encouraging regional centers to have strong connections to transportation options, especially passenger rail and transit priority streets, and fostering the mix of uses needed to attract businesses with a wide variety of jobs.*

The Rezoning will permit development of the Project, which contemplates redevelopment of a Regional Center. The Property already has a strong connection to transportation options as outlined herein and would provide housing for individuals seeking to utilize Bellevue Station for transit, working conveniently within the Denver Tech Center, or simply enjoying a full-service community as provided by the recent growth of amenities nearby – e.g., the Marina Square redevelopment. The Property will provide residents and office employees with the services of an urban area, but in a more suburban setting.

- Land Use and Built Form, Design Quality & Preservation Policy 3.A. *In high-profile areas of the city where a large share of growth is expected, such as downtown and regional centers, use a tool such as area-specific design standards and guidelines to be administered by a design review board.*

The Property is subject to the Design Guidelines and administered by the ACC, as described above. These tools will ensure the Property will be redeveloped consistently with surrounding properties and maintain setbacks indicative of the Suburban neighborhood context with a focus on elevated quality of design and placemaking, as the ACC has assured throughout the Denver Tech Center.

- Land Use and Built Form, Design Quality & Preservation Policy 5. *Create design outcomes in suburban and urban edge contexts that promote active, pedestrian-friendly places.*

Consistent with Policy 5, the Guidelines and the S-MX-8 regulations will jointly promote an active pedestrian- and bicycle-friendly Project. Both East Bellevue Avenue and DTC Parkway are commercial arterial streets and, are within the Suburban neighborhood context, with respect to the Property. *Blueprint*, p. 193.

Blueprint describes the Suburban neighborhood context as having wide tree lawns or planted areas with trees on all streets. The proposed redevelopment of the Property will honor this landscaped, safe separation between the pedestrian uses and vehicular traffic. The Design Guidelines require sites to be covered by 30 percent open space, significantly contributing to the suburban context outlined in Blueprint. Additionally, a new curb cut along DTC Boulevard will provide access to an internal full movement private drive serving the residential structure, consistent with Blueprint's acknowledgement that more curb cuts may be provided due to the lack of alleys.³ *Blueprint*, p. 202.

- Southeast Mobility Hubs Final Report and Action Plan (2021). The Southeast Mobility Hubs Action Plan (the “**Action Plan**”) focuses on transit hubs, including Belleview Station, and contemplates actions in connection with improvement of those station areas. In drafting the Action Plan, existing conditions were established by reviewing previous planning documents, which instructed the resulting recommendations. The Applicant understands that no major recommendations are suggested by the Action Plan for the Property, as the existing sidewalk will be replaced to ensure a consistent, pedestrian connection across the East Belleview Avenue block face.

While the foregoing summary is not exhaustive, the adopted plans clearly recognize the Property as underutilized, ideal for growth, and intended to develop as a more vibrant, denser, mixed-use area than the current zoning allows.

- B. **Public Interest.** The proposed official map amendment is in the public interest. Code § 12.4.10.7.B.

Approval of the Rezoning will further the public interest by implementing the City's adopted land use policies, as set forth above. In addition, it will allow for redevelopment of an underutilized, in-fill site directly adjacent to a soon-to-be redeveloped mixed use area, which together with the Project will exemplify the public benefit of each redevelopment through consistent development design, public infrastructure, and reduction in superfluous surface parking resulting in a more active and safer public realm. With the City's persistent deficit in housing supply, converting the Property to a mixed use opportunity that provides additional housing in an area with high employment and public transit opportunities will further benefit the public interest.

- C. **Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements.** 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. Code § 12.4.10.7.C.

The proposed Rezoning is consistent with the Suburban Neighborhood Context which “is characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks” where a mix of building heights with high-rise structures situated along arterial streets.” Code §§ 3.1.1 and 3.1.4. In addition to fully adhering to these use and design parameters, the Project will continue to rely on automobiles for mobility while providing “access to pedestrian

³ Kimley Horn prepared a Transportation Mobility Study for the Applicant in October 2025 in connection with the contemplated Project, which provides a traffic operations analysis, conclusions and recommendations.

and bicycle facilities and the multi-modal system” which currently serve the Property well. Code § 3.1.5. Further, the S-MX-8 zone district’s “specific intent” is wholly consistent with the Project vision, since the Property is served primarily by arterial streets and a building scale of one to eight stories is desired. Code § 3.2.4.2.H.

More generally, the purpose of the S-MX-8 zone district, and all Mixed Use zone districts within the Suburban Neighborhood Context, is to (a) promote safe, active, pedestrian-scaled areas for ease of walking, shopping, and public gathering; (b) encumber land at major intersections; (c) balance street presence and adequate parking with respect to form standards and proper screening; and (d) ensure that new development “contributes positively to established residential neighborhoods and character, encourages affordable housing, and improves the transition between commercial development and adjacent residential neighborhoods.” Code § 3.2.4.1. The Rezoning, if approved, will allow the Project to proceed, which will ensure this desired transition between adjacent residential areas and the consistent mixed-use development throughout the Denver Tech Center. The Project, placed at a major intersection, will serve as an appropriate transition in both building use and form, maintaining a low-profile corner with landscaping and safe sidewalks, as well as a more intense form set further from the intersection and mimicking that of the larger scale buildings scattered throughout the surrounding mixed-use developments.

For the foregoing reasons, the Application meets and complies with the applicable rezoning criteria. As such, on behalf of the Applicant, we respectfully request that the City approve the Application.

Very truly yours,

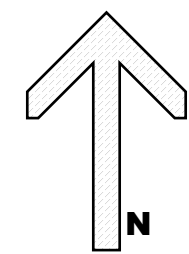
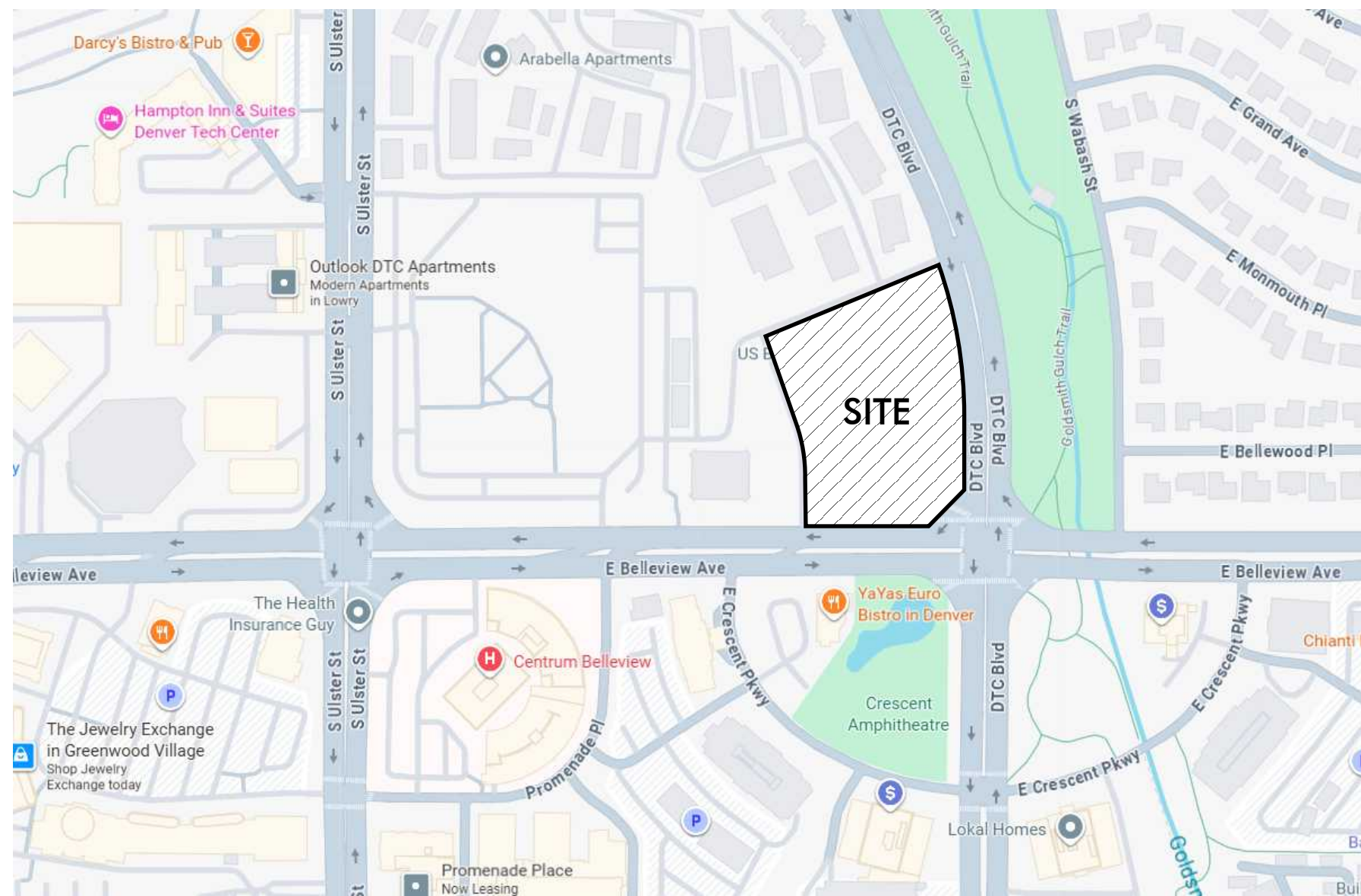


Thomas J. Ragonetti
For the Firm

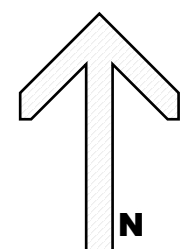
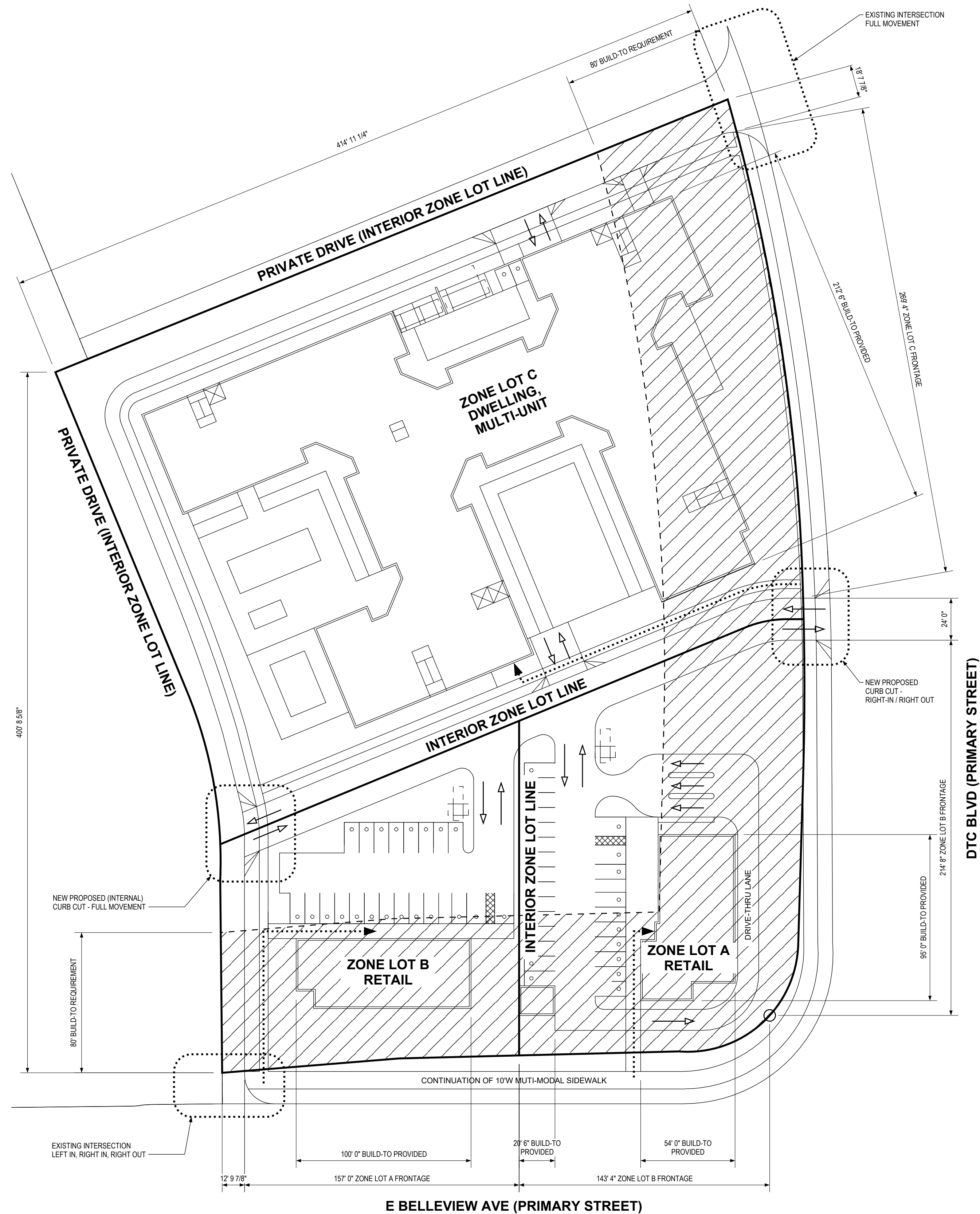


Diana C. Jenkins
For the Firm

8401 E BELLEVIEW AVE, DENVER, CO 80237
CONCEPT PLAN



VICINITY MAP
SCALE: N.T.S.



SITE PLAN
SCALE: 1" = 60'-0"

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	FLOOR PLANS
3	FLOOR PLANS
4	FLOOR PLANS
5	FLOOR PLANS
6	FLOOR PLANS
7	FLOOR PLANS
8	FLOOR PLANS
9	EXTERIOR ELEVATIONS
10	EXTERIOR ELEVATIONS
11	EXTERIOR PERSPECTIVES
12	PROGRAM DATA

CONTACTS:

DEVELOPER
SHEA PROPERTIES
8351 E BELLEVIEW AVE
DENVER, CO 80237
CONTACT: RANDY FRYE
RANDY.FRYE@SHEAPROPERTIES.COM

ARCHITECT:
DAVIS PARTNERSHIP ARCHITECTS
2901 BLAKE STREET, SUITE 100
DENVER, CO 80205
CONTACT: JUSTIN KILLIAN, AIA
JUSTIN.KILLIAN@DAVISPARTNERSHIP.COM

PROGRAM

ZONE LOT A	RETAIL	3,410 SF
ZONE LOT B	RETAIL	3,900 SF
ZONE LOT C	UNIT COUNT	239 UNITS
	RESIDENTIAL GSF	239,145 GSF
	PARKING GARAGE GSF	127,550 GSF
	PARKING STALLS PROVIDED	356 STALLS
	BIKE PARKING PROVIDED	56 STALLS ENCLOSED / 10 FIXED

ZONING INFO:

CURRENT ZONING - B-8, UO-1, UO-2
PROPOSED ZONING - S-MX-8

BUILDING FORM	GENERAL
STORIES (MAX)	8
FEET (MAX)	110'
STORIES / FEET, W/ INCENTIVES (MAX)	12/150'

REQUIRED BUILD-TO
PRIMARY STREET

50% 0'/80'

ZONE LOT A:
E BELLEVIEW AVE
DTC BLVD

143' 4" x .5 = 71' 8" REQ (74' 6" PROVIDED)
490' 10" x .5 = 245' 5" REQ (311' 6" PROVIDED)

ZONE LOT B:
E BELLEVIEW AVE

157' 0" x .5 = 78' 6" REQ (100' PROVIDED)

ZONE LOT C:
DTC BLVD

269' 4" x .5 = 134' 8" REQ (212' 6" PROVIDED)

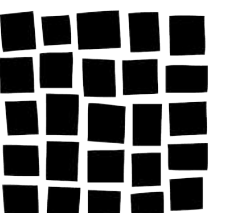
SETBACKS	
PRIMARY STREET (MIN)	0'
SIDE STREET (MIN)	0'
SIDE INTERIOR (MIN)	0'
REAR ALLEY (MIN)	0'

STREET LEVEL ACTIVATION
TRANSPARENCY, PRIMARY STREET (MIN) 40% (RESIDENTIAL ONLY BUILDINGS 30%)
TRANSPARENCY, SIDE STREET (MIN) 25%
PEDESTRIAN ACCESS, PRIMARY STREET PEDESTRIAN CONNECTION

BIKE PARKING
DWELLING, MULTI-UNIT 1/5 UNITS (80/20) REQUIRED 39/10
RETAIL 56 ENCLOSED / 10 FIXED PROVIDED
1/20,000 SF GFA (20/80) REQUIRED 0/1
0 ENCLOSED / 8 FIXED ON SITE

VEHICLE PARKING
DWELLING, MULTI-UNIT NO REQUIREMENT
RETAIL NO REQUIREMENT

LEGEND	
———	ZONE LOT LINE
.....	PEDESTRIAN CONNECTION
——>	VEHICULAR TRAFFIC FLOW



DAVIS
PARTNERSHIP
ARCHITECTS

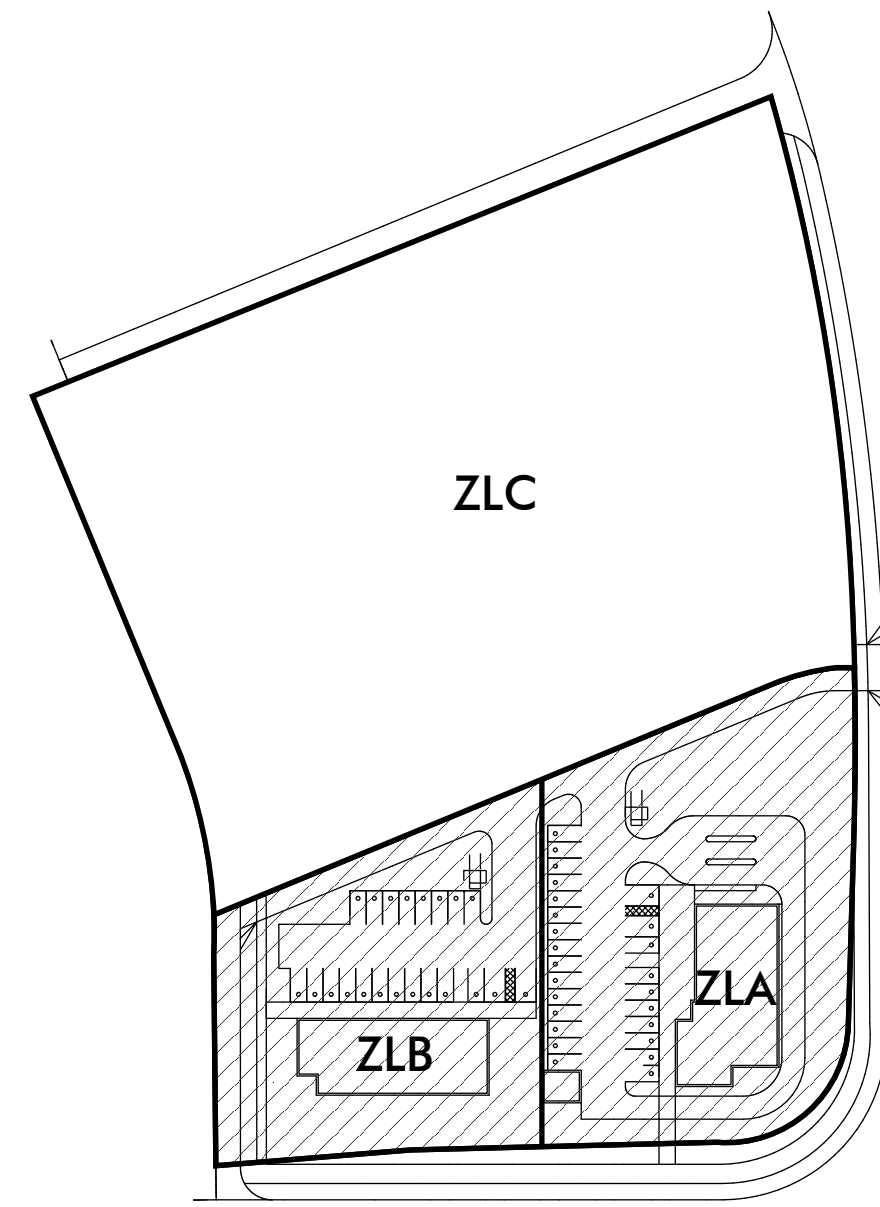
COVER SHEET

SHEET NUMBER:

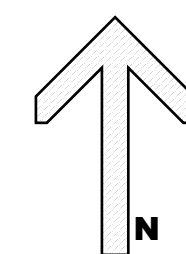
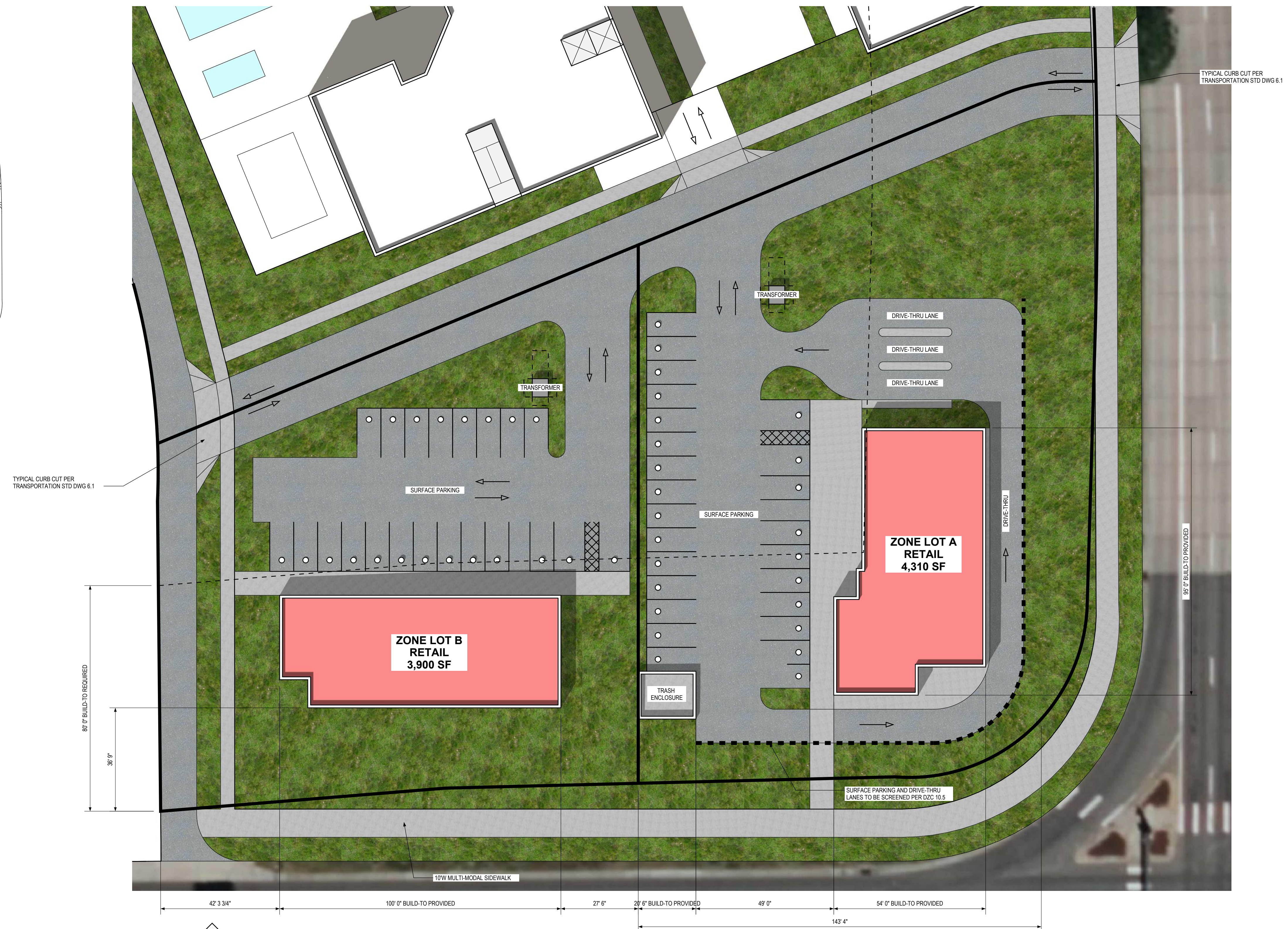
1

1 of 12

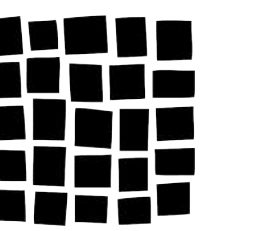
8401 E BELLEVIEW AVE, DENVER, CO 80237
CONCEPT PLAN



AREA PLAN
SCALE: N.T.S.



ZONE LOTS A & B - ENLARGED SITE PLAN
SCALE: 1" = 20'-0"



DAVIS
PARTNERSHIP
ARCHITECTS

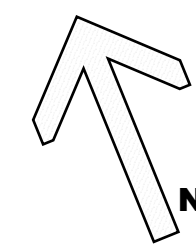
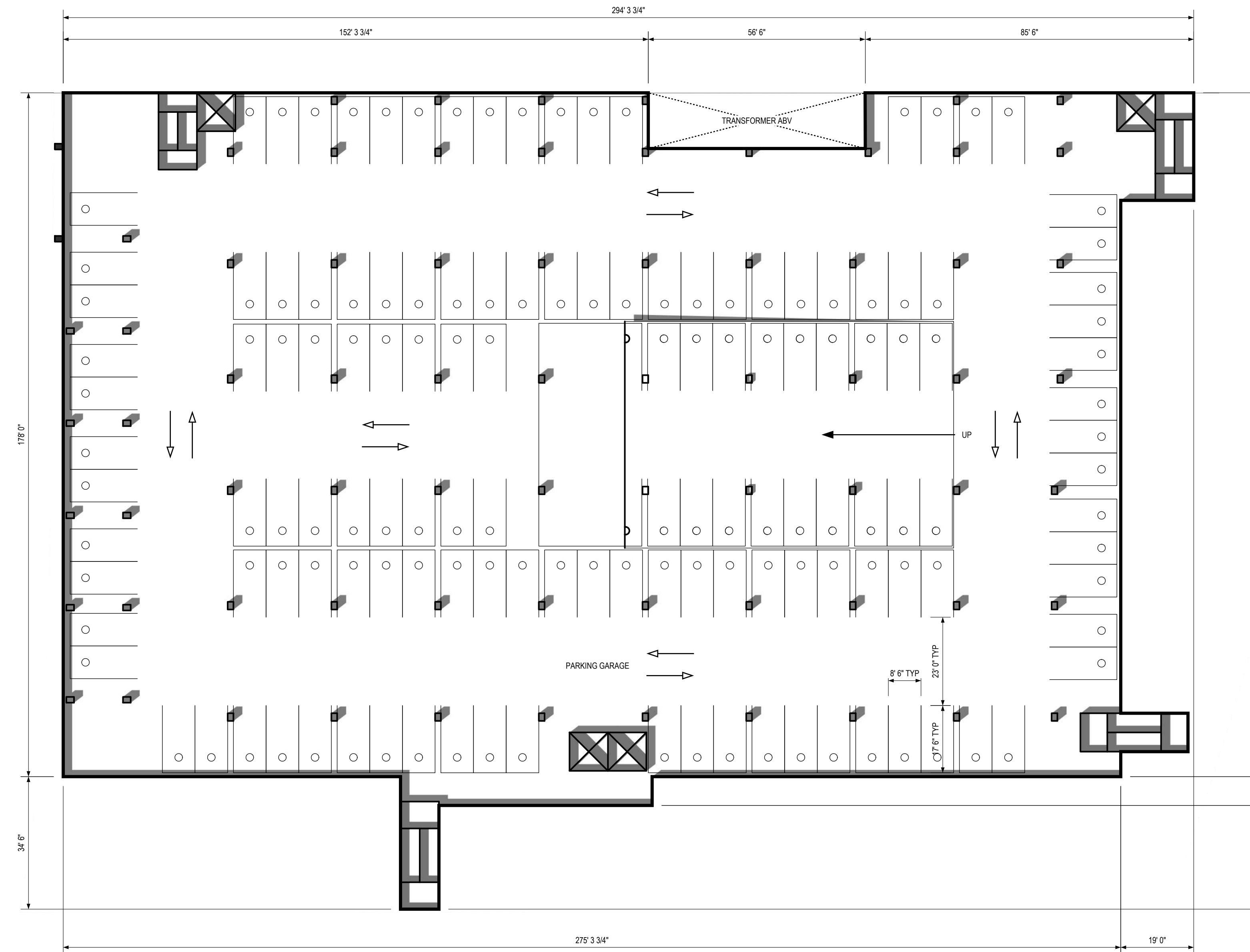
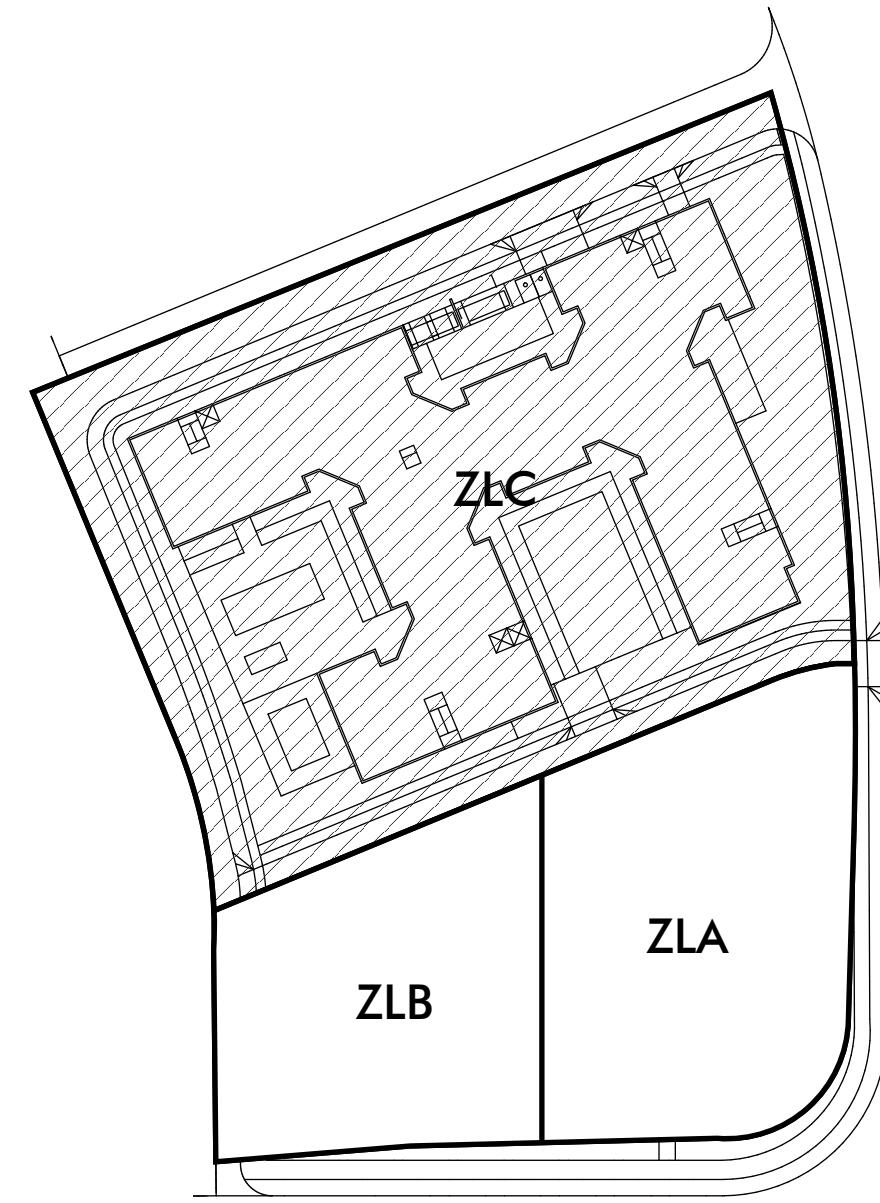
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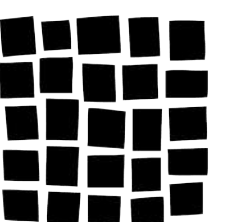
2 of 12

FLOOR PLANS

8401 E BELLEVIEW AVE, DENVER, CO 80237
CONCEPT PLAN



ZONE LOT C - LEVEL P1 FLOOR PLAN
SCALE: 1" = 20'-0"



DAVIS
PARTNERSHIP
ARCHITECTS

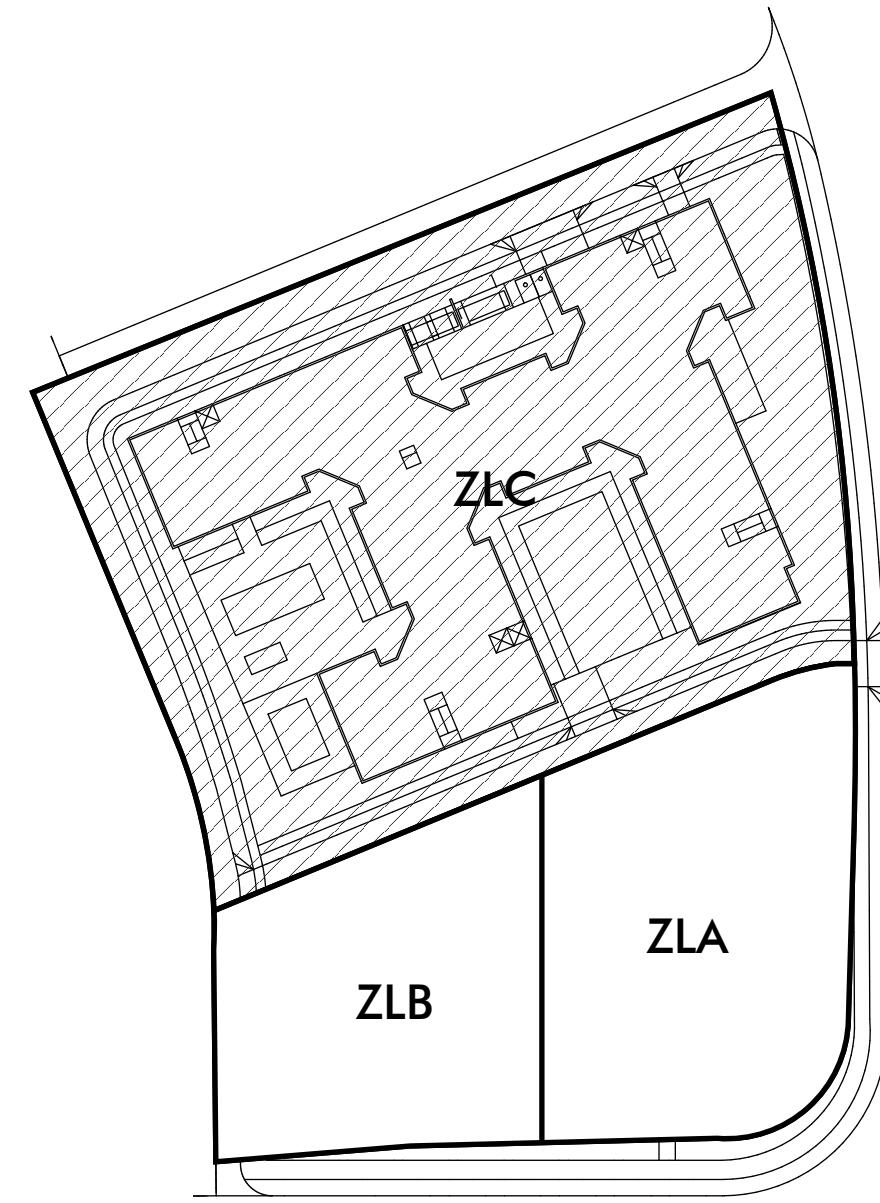
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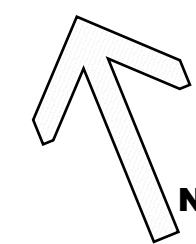
FLOOR PLANS

3 of 12

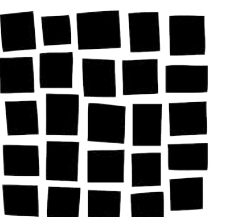
8401 E BELLEVIEW AVE, DENVER, CO 80237
CONCEPT PLAN



AREA PLAN
SCALE: N.T.S.



ZONE LOT C - LEVEL L1 FLOOR PLAN
SCALE: 1" = 20'-0"



DAVIS
PARTNERSHIP
ARCHITECTS

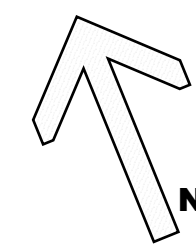
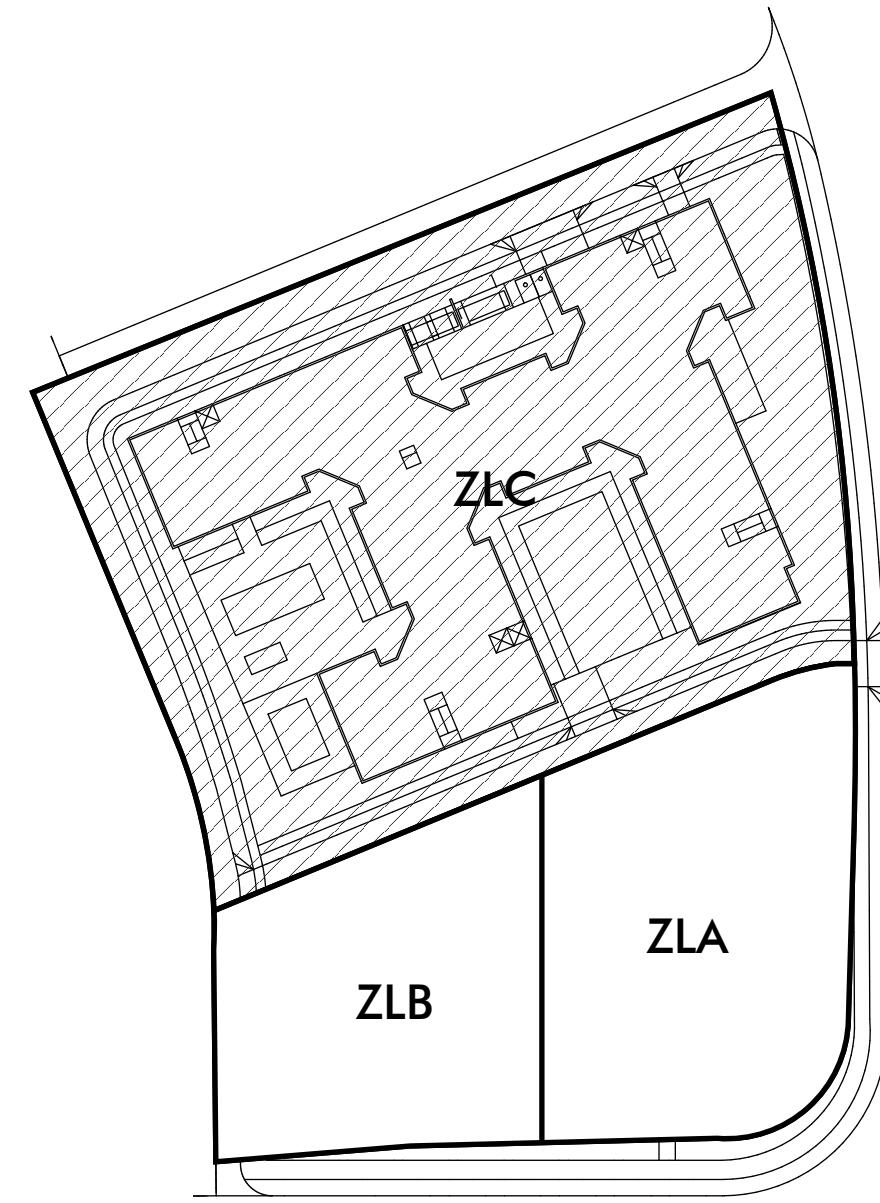
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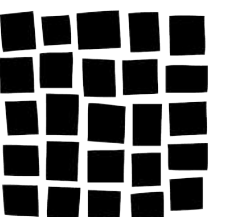
FLOOR PLANS

4 of 12

8401 E BELLEVIEW AVE, DENVER, CO 80237
CONCEPT PLAN



ZONE LOT C - LEVEL L2 FLOOR PLAN
SCALE: 1" = 20'-0"



DAVIS
PARTNERSHIP
ARCHITECTS

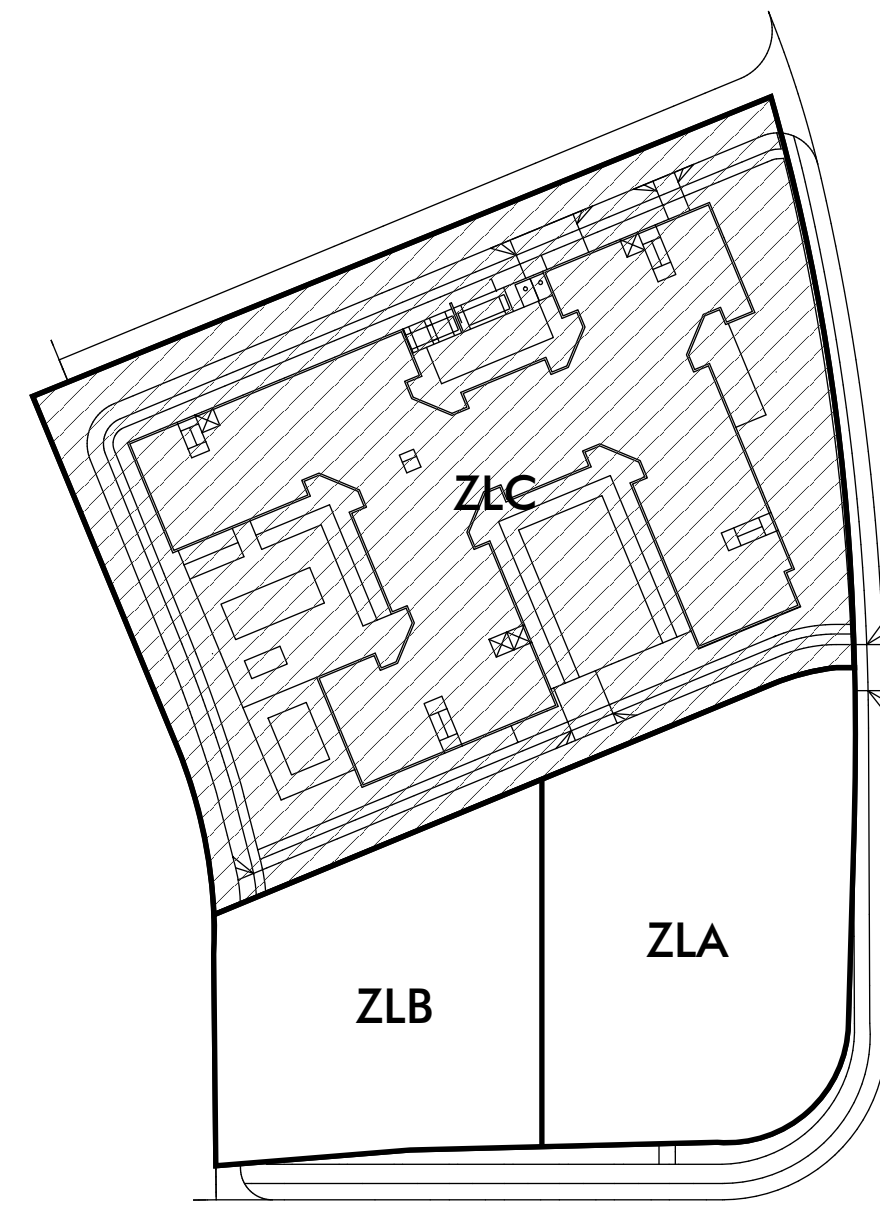
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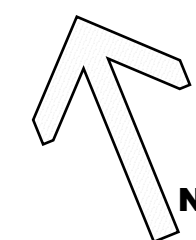
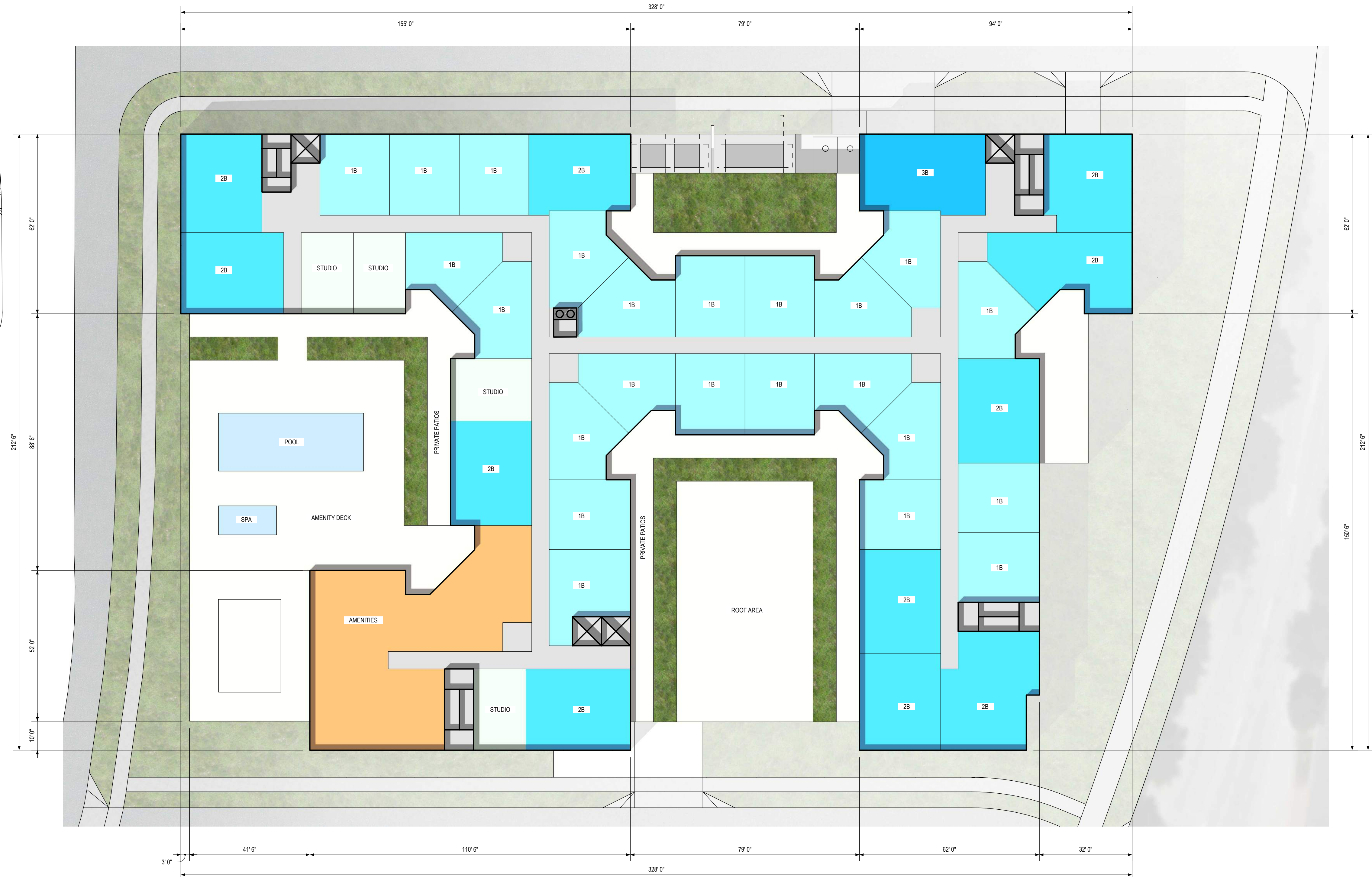
5 of 12

FLOOR PLANS

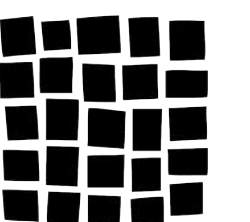
8401 E BELLEVIEW AVE, DENVER, CO 80237
CONCEPT PLAN



AREA PLAN
SCALE: N.T.S.



ZONE LOT C - LEVEL L3 FLOOR PLAN
SCALE: 1" = 20'-0"



DAVIS
PARTNERSHIP
ARCHITECTS

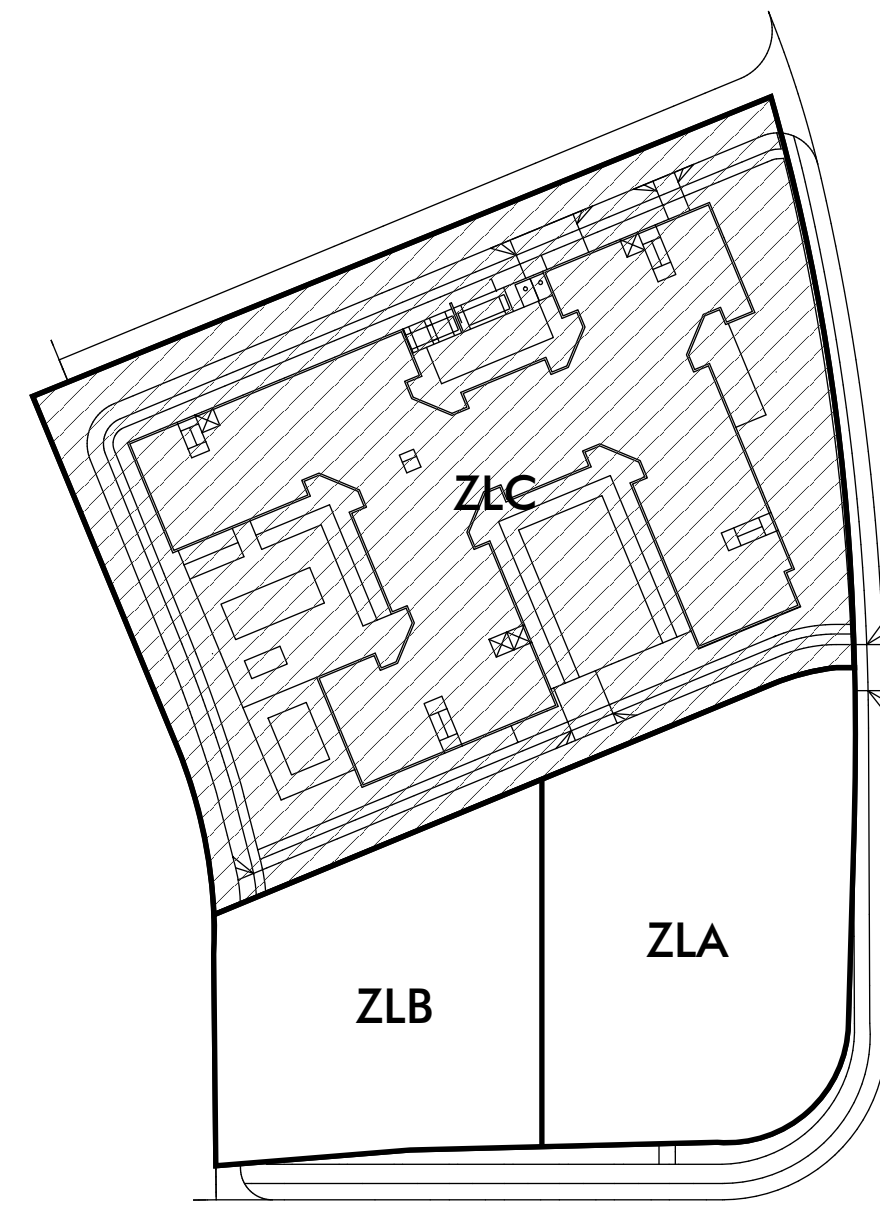
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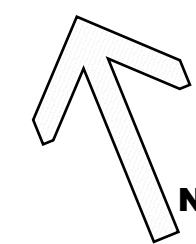
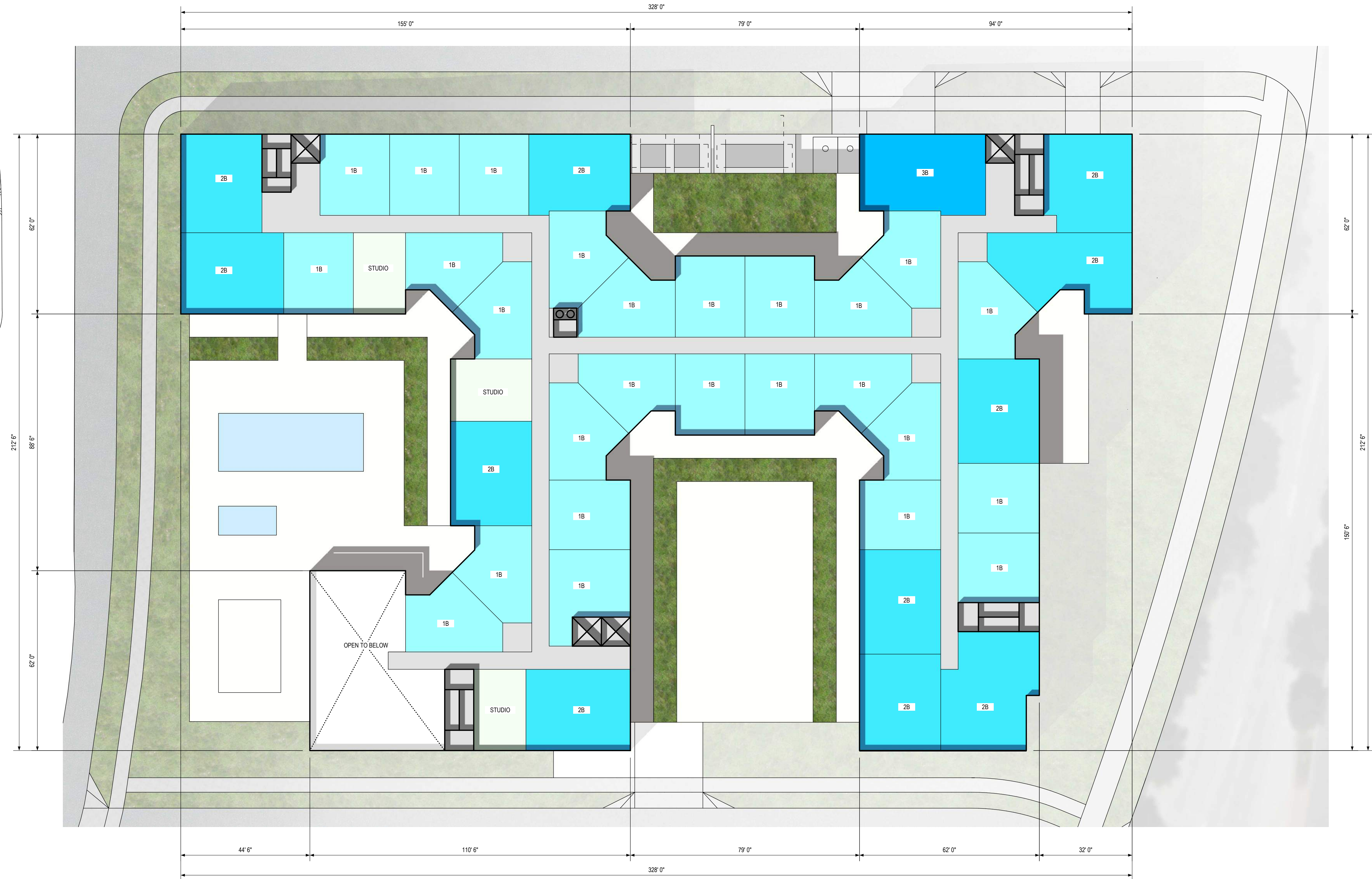
FLOOR PLANS

6 of 12

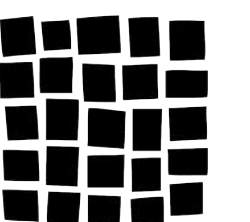
8401 E BELLEVIEW AVE, DENVER, CO 80237
CONCEPT PLAN



AREA PLAN
SCALE: N.T.S.



ZONE LOT C - LEVEL L4 FLOOR PLAN
SCALE: 1" = 20'-0"

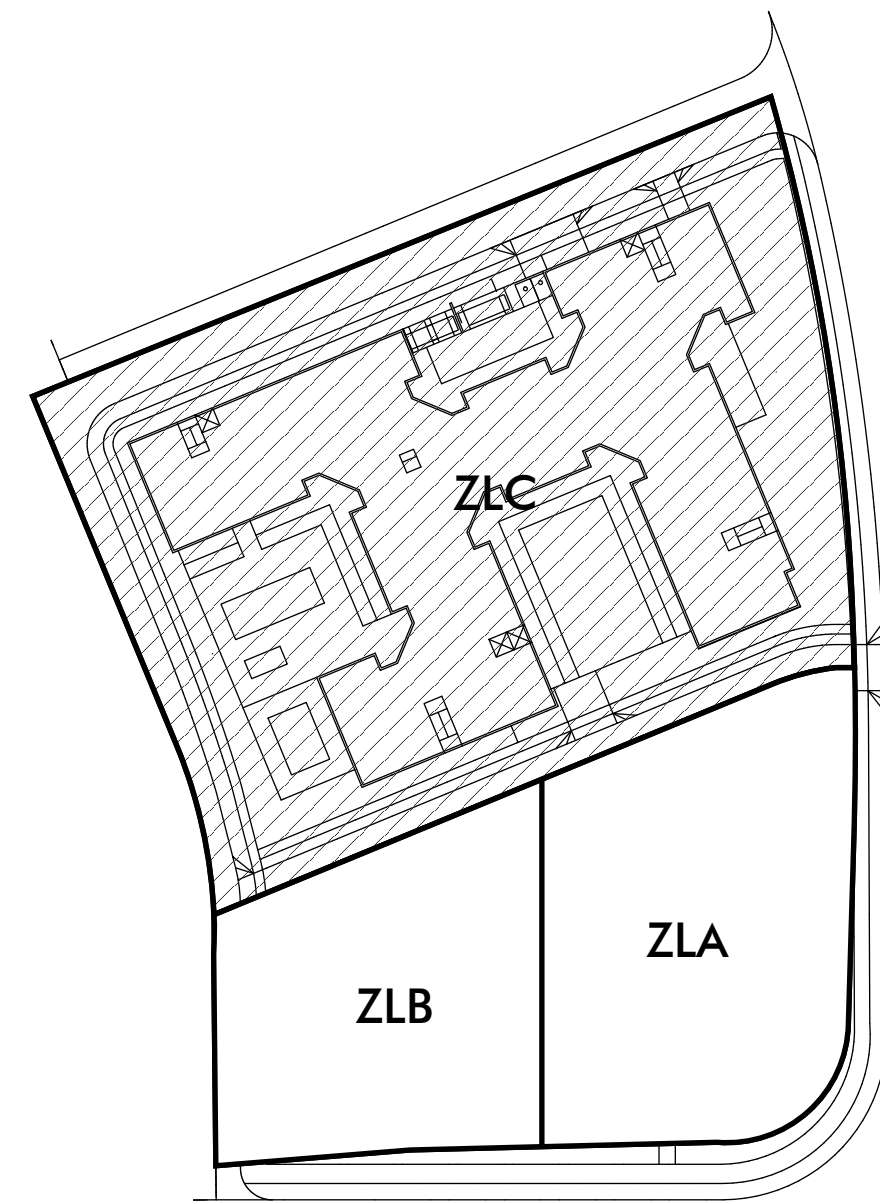


DAVIS
PARTNERSHIP
ARCHITECTS

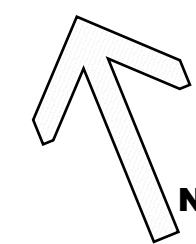
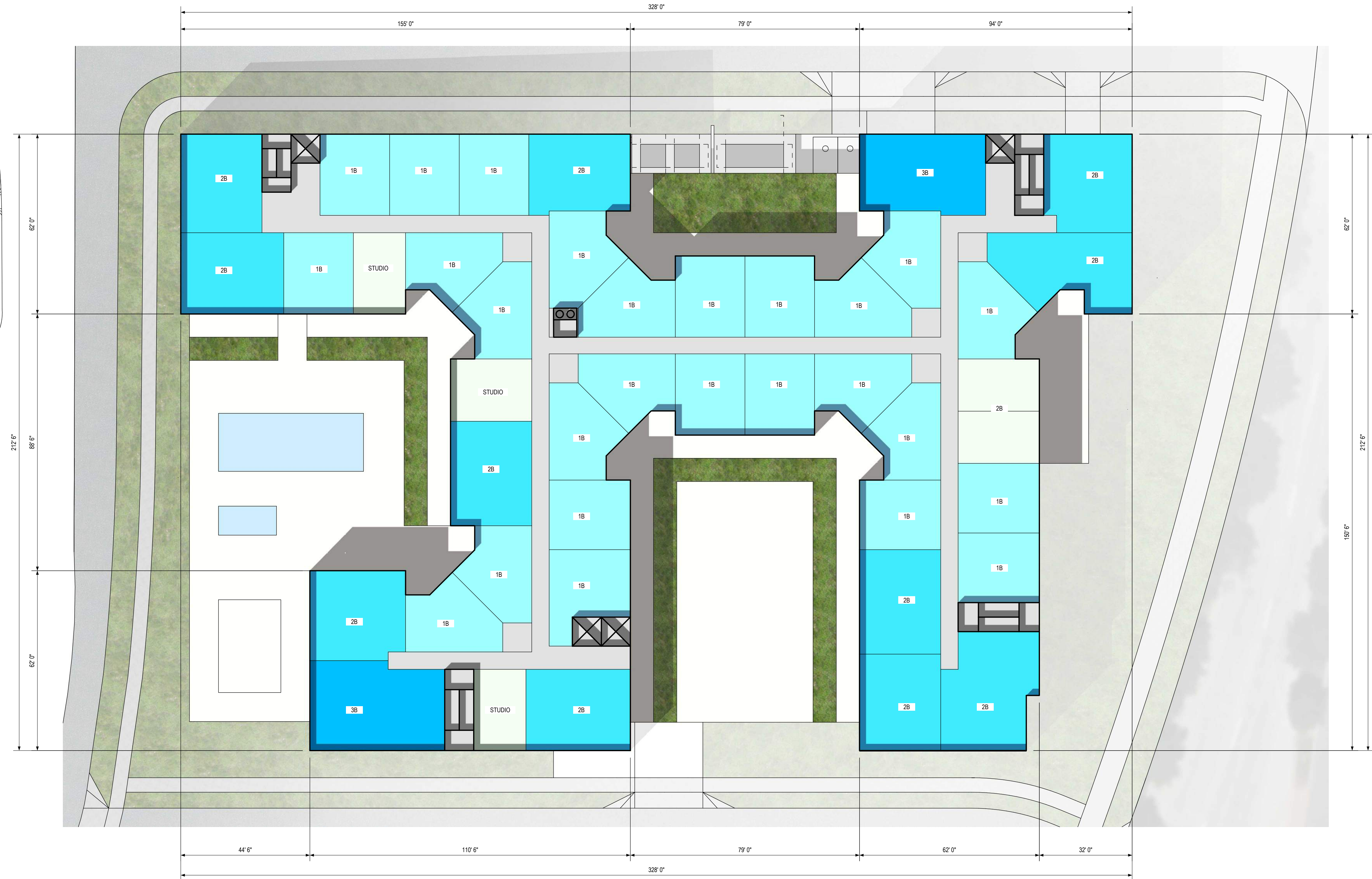
FLOOR PLANS

SHEET NUMBER:
7
7 of 12

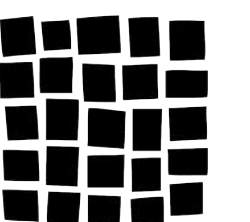
8401 E BELLEVIEW AVE, DENVER, CO 80237
CONCEPT PLAN



AREA PLAN
SCALE: N.T.S.



ZONE LOT C - LEVEL L5-7 FLOOR PLANS
SCALE: 1" = 20'-0"



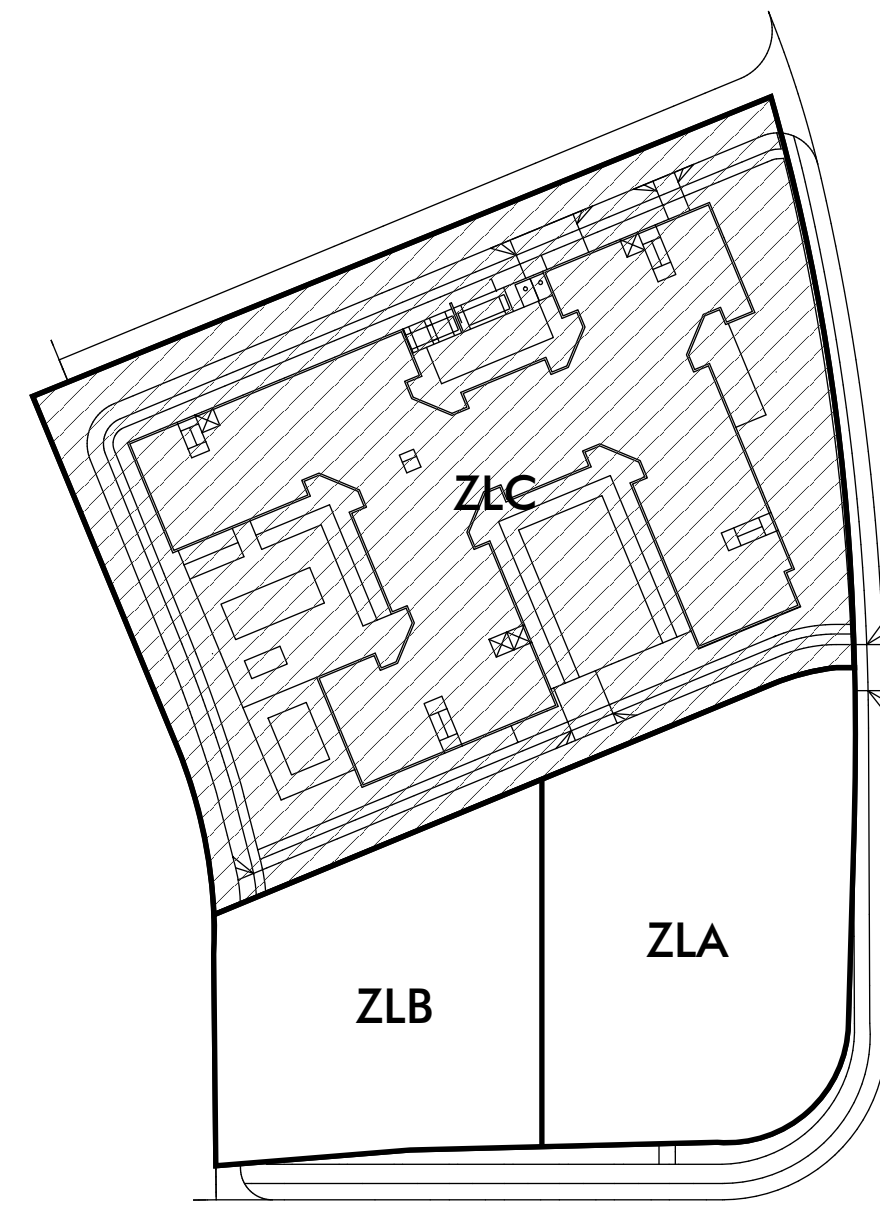
DAVIS
PARTNERSHIP
ARCHITECTS

FLOOR PLANS

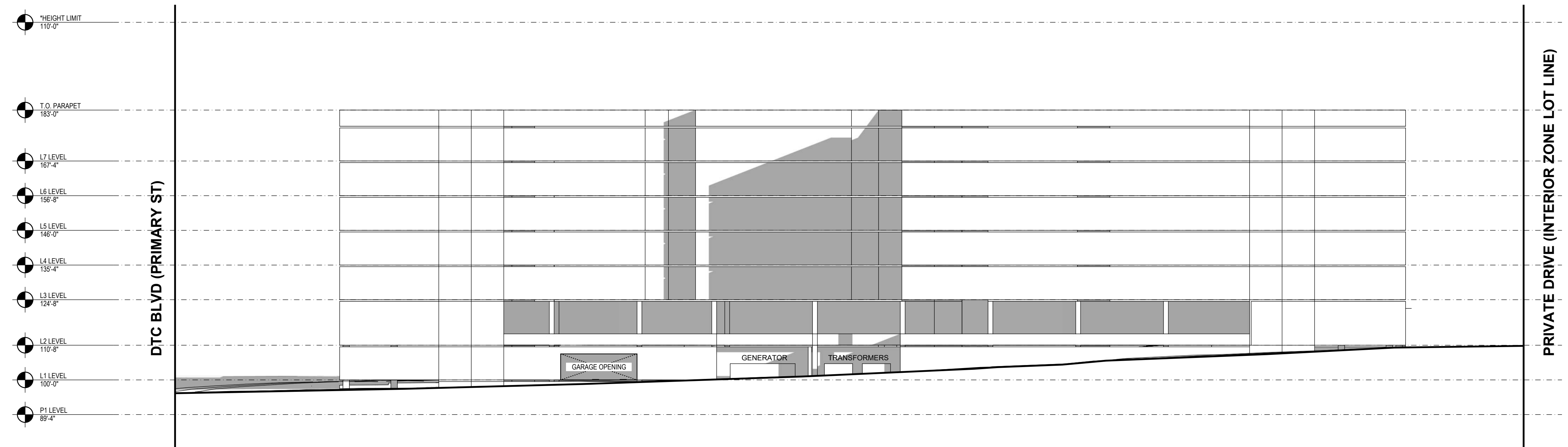
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8 of 12

8401 E BELLEVIEW AVE, DENVER, CO 80237

CONCEPT PLAN



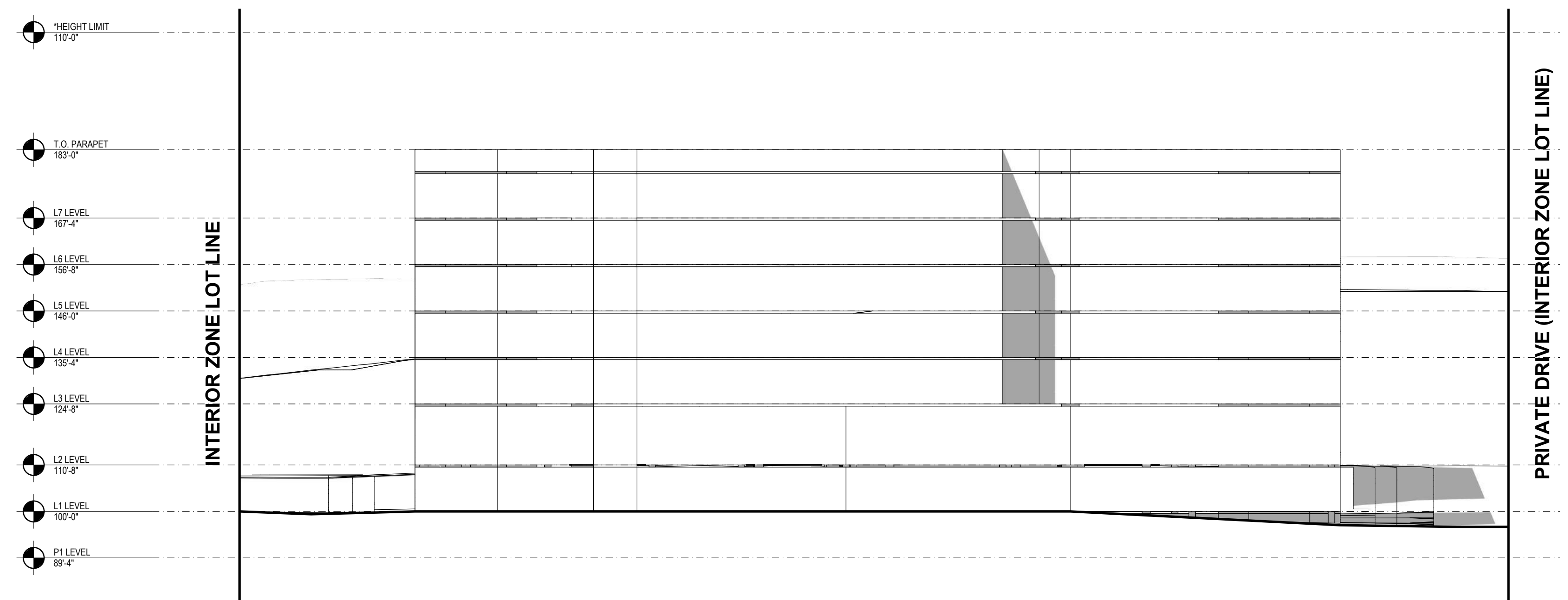
AREA PLAN
SCALE: N.T.S.



ZONE LOT C - NORTH ELEVATION

SCALE: 1" = 20'-0"

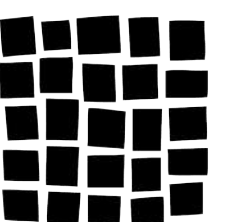
*HEIGHT LIMIT TAKEN FROM L1 AT THIS TIME. TO BE VERIFIED WHEN AVG. GRADE PLANE IS ESTABLISHED AT A LATER DATE



ZONE LOT C - EAST ELEVATION

SCALE: 1" = 20'-0"

*HEIGHT LIMIT TAKEN FROM L1 AT THIS TIME. TO BE VERIFIED WHEN AVG. GRADE PLANE IS ESTABLISHED AT A LATER DATE



DAVIS
PARTNERSHIP
ARCHITECTS

SHEET NUMBER:

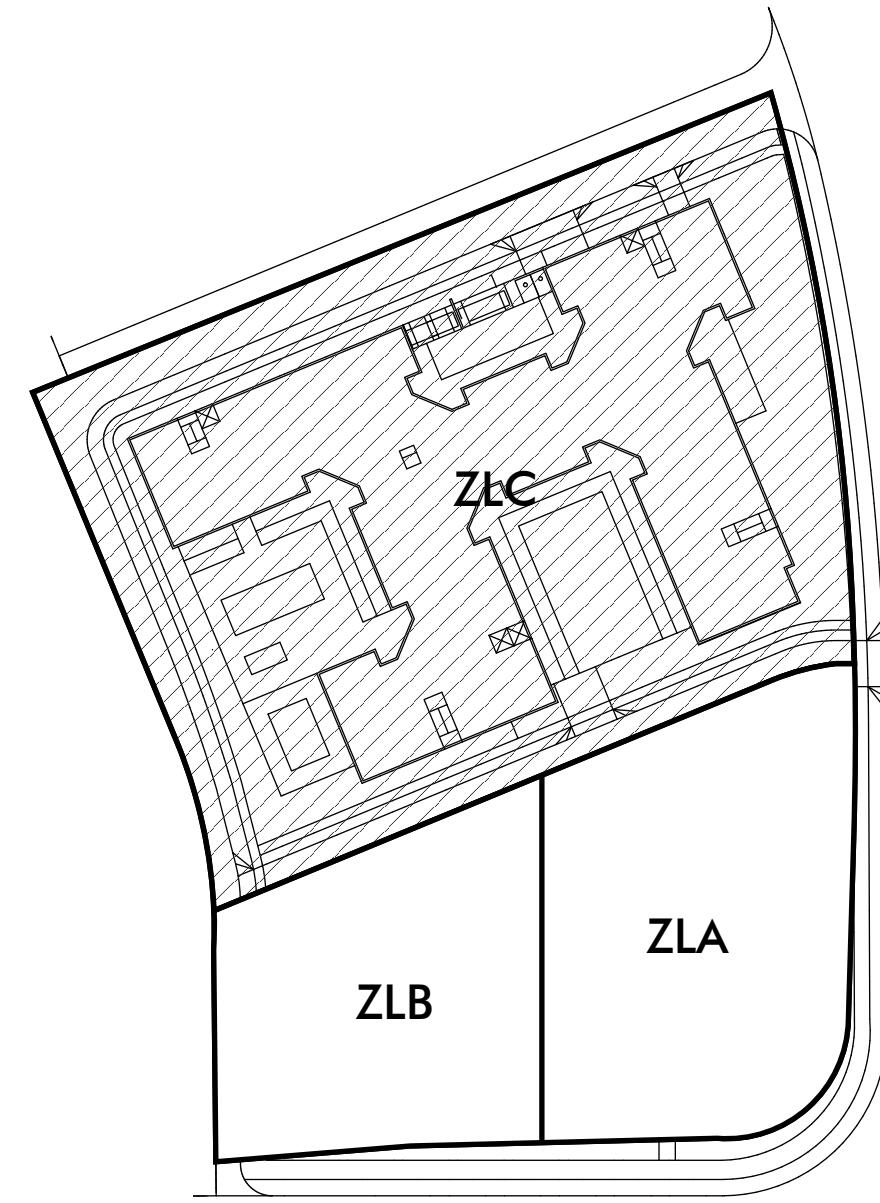
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9 of 12

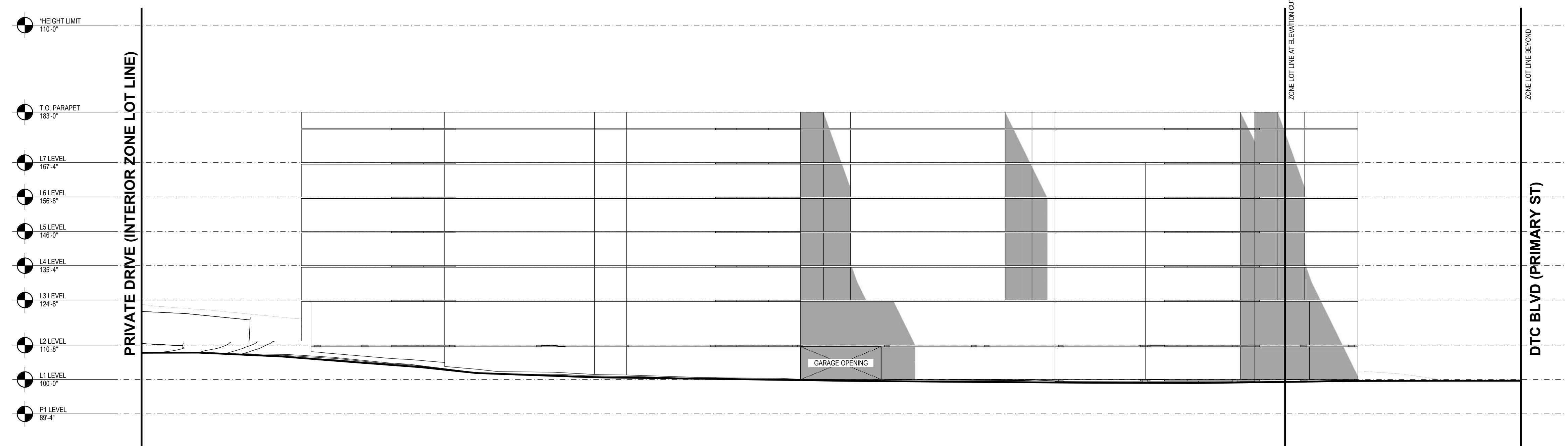
EXTERIOR MASSING ELEVATIONS

8401 E BELLEVIEW AVE, DENVER, CO 80237

CONCEPT PLAN



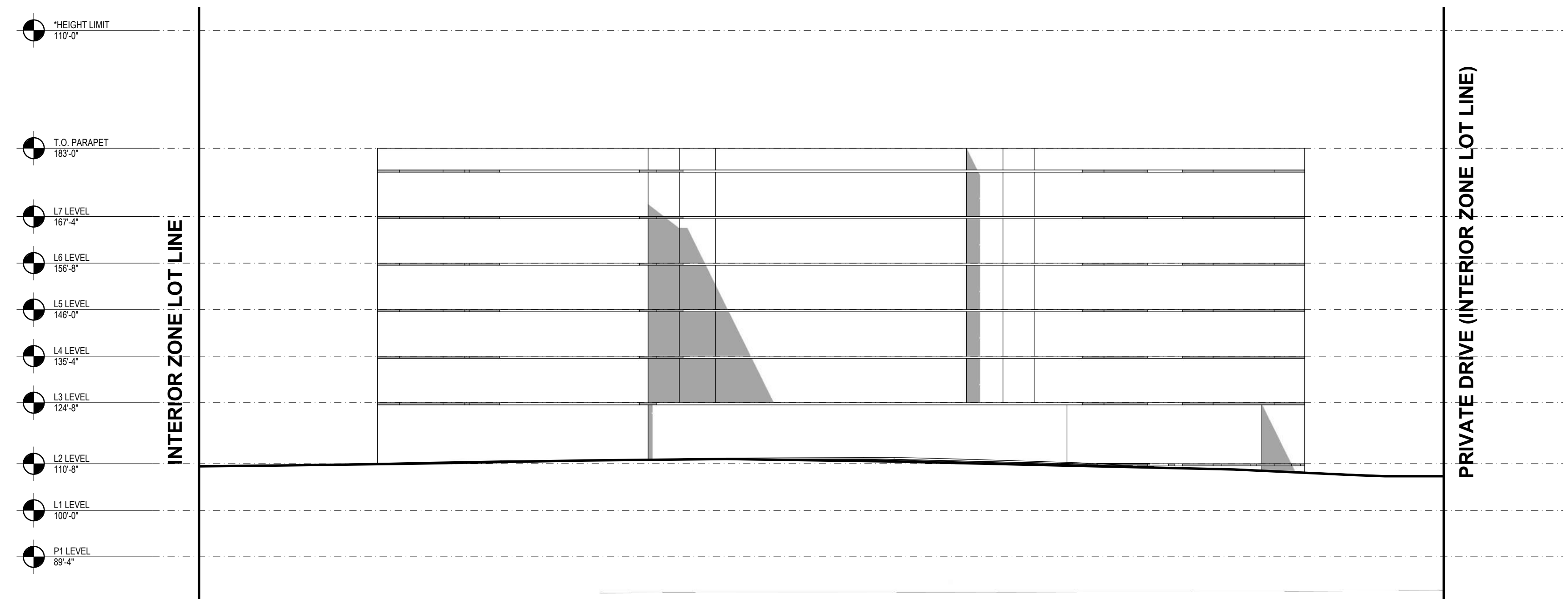
AREA PLAN
SCALE: N.T.S.



ZONE LOT C - SOUTH ELEVATION

SCALE: 1" = 20'-0"

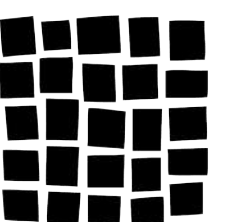
*HEIGHT LIMIT TAKEN FROM L1 AT THIS TIME. TO BE VERIFIED WHEN AVG. GRADE PLANE IS ESTABLISHED AT A LATER DATE



ZONE LOT C - WEST ELEVATION

SCALE: 1" = 20'-0"

*HEIGHT LIMIT TAKEN FROM L1 AT THIS TIME. TO BE VERIFIED WHEN AVG. GRADE PLANE IS ESTABLISHED AT A LATER DATE



DAVIS
PARTNERSHIP
ARCHITECTS

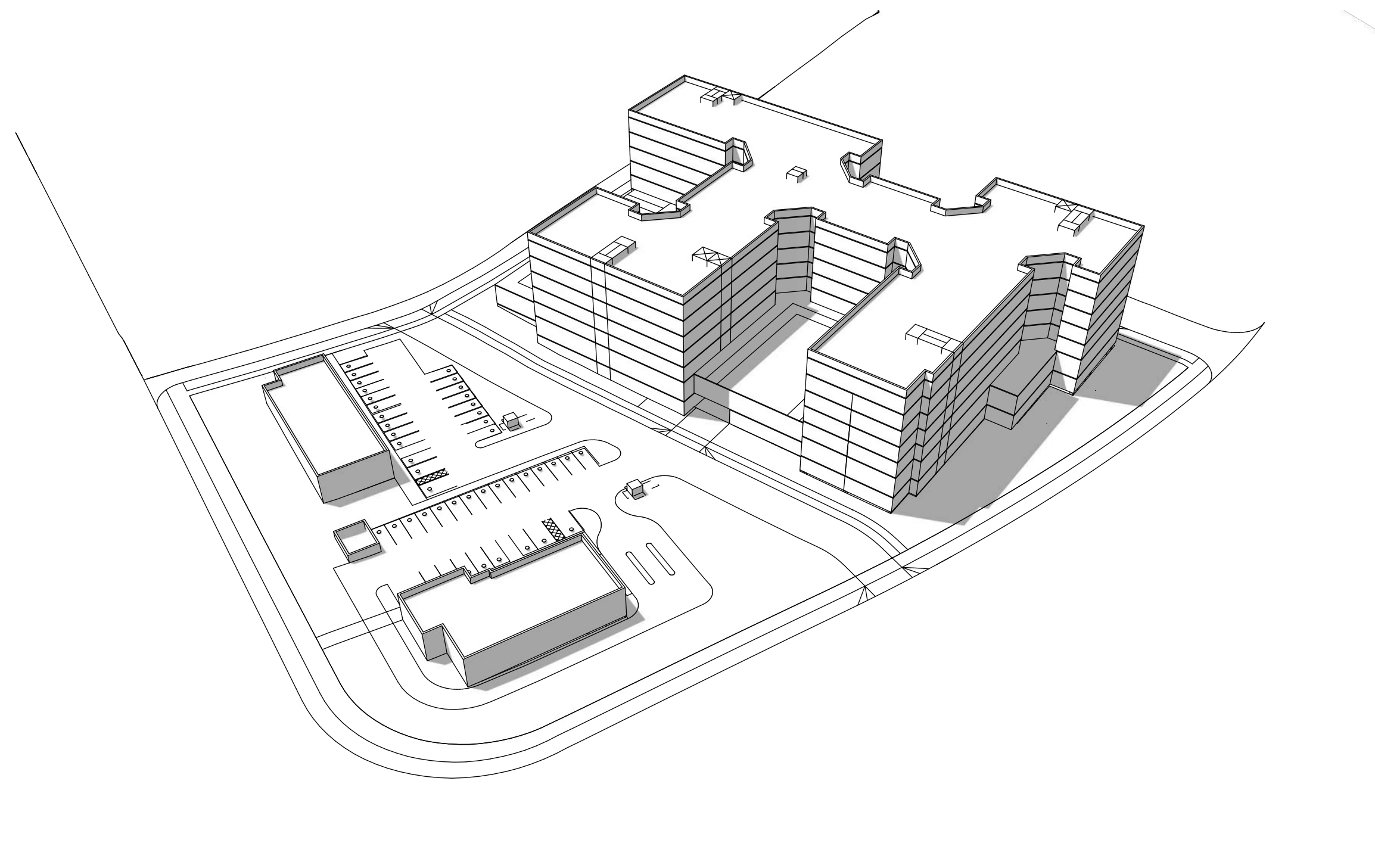
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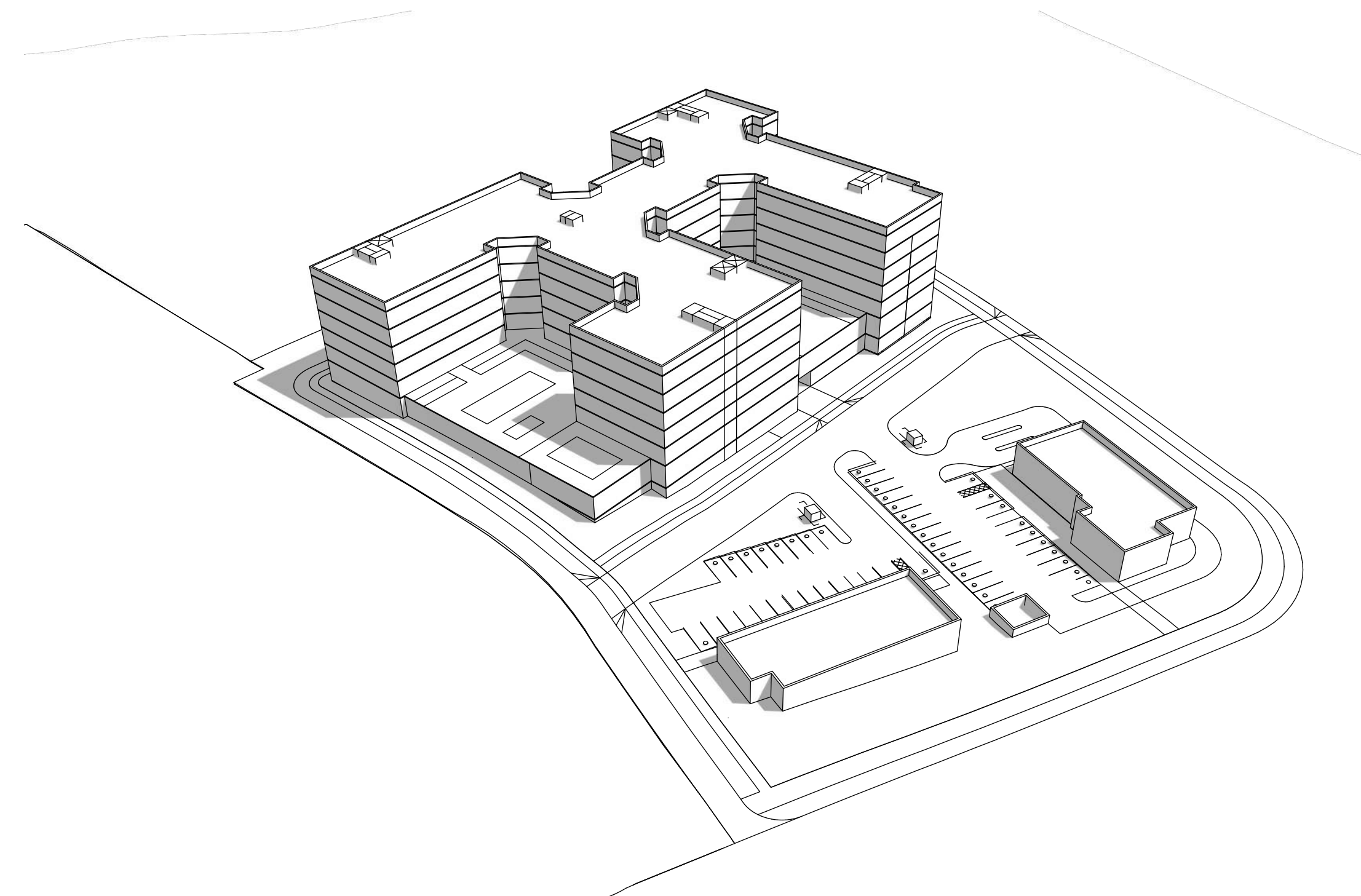
10 of 12

EXTERIOR MASSING ELEVATIONS

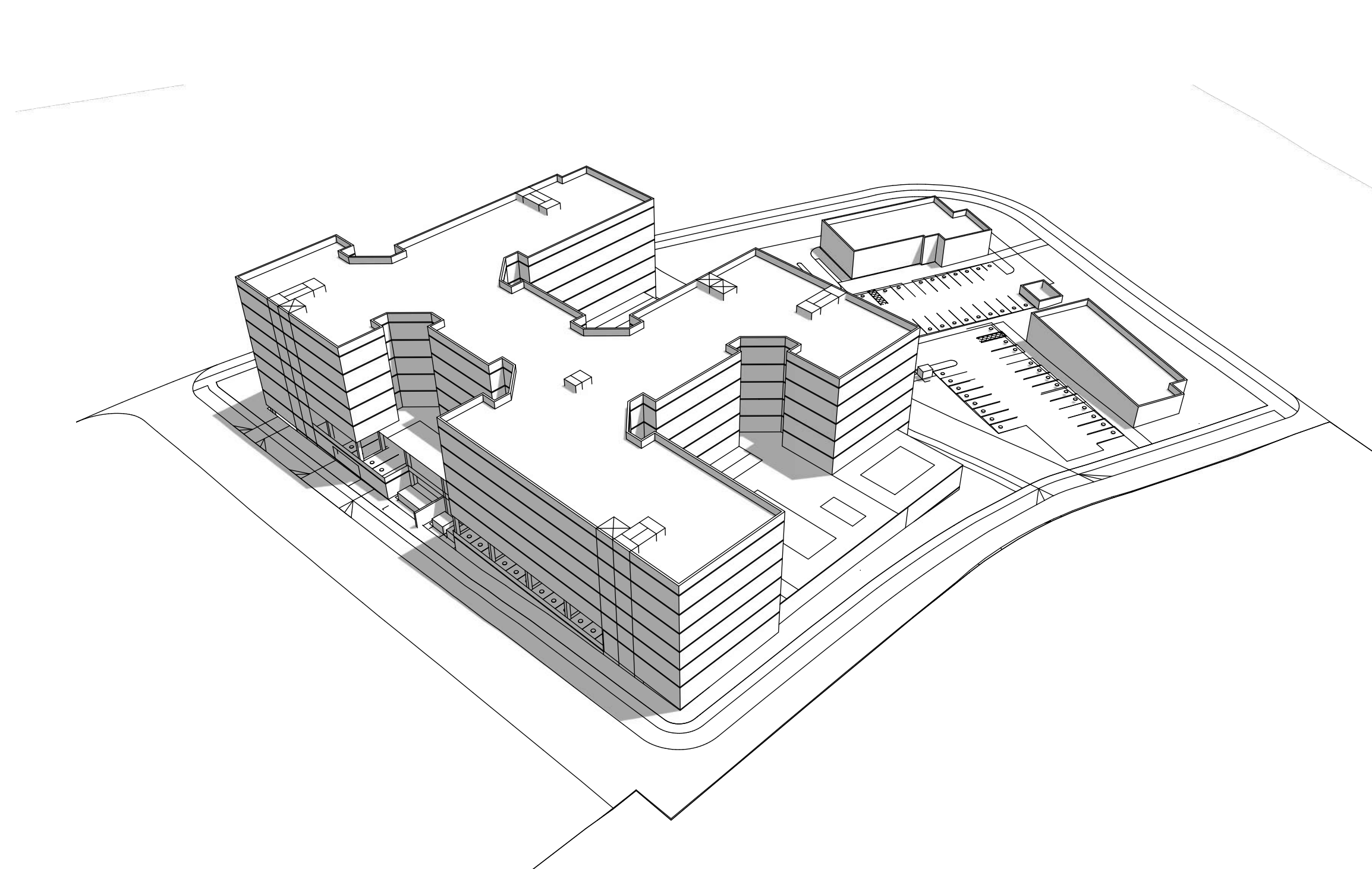
8401 E BELLEVIEW AVE, DENVER, CO 80237
CONCEPT PLAN



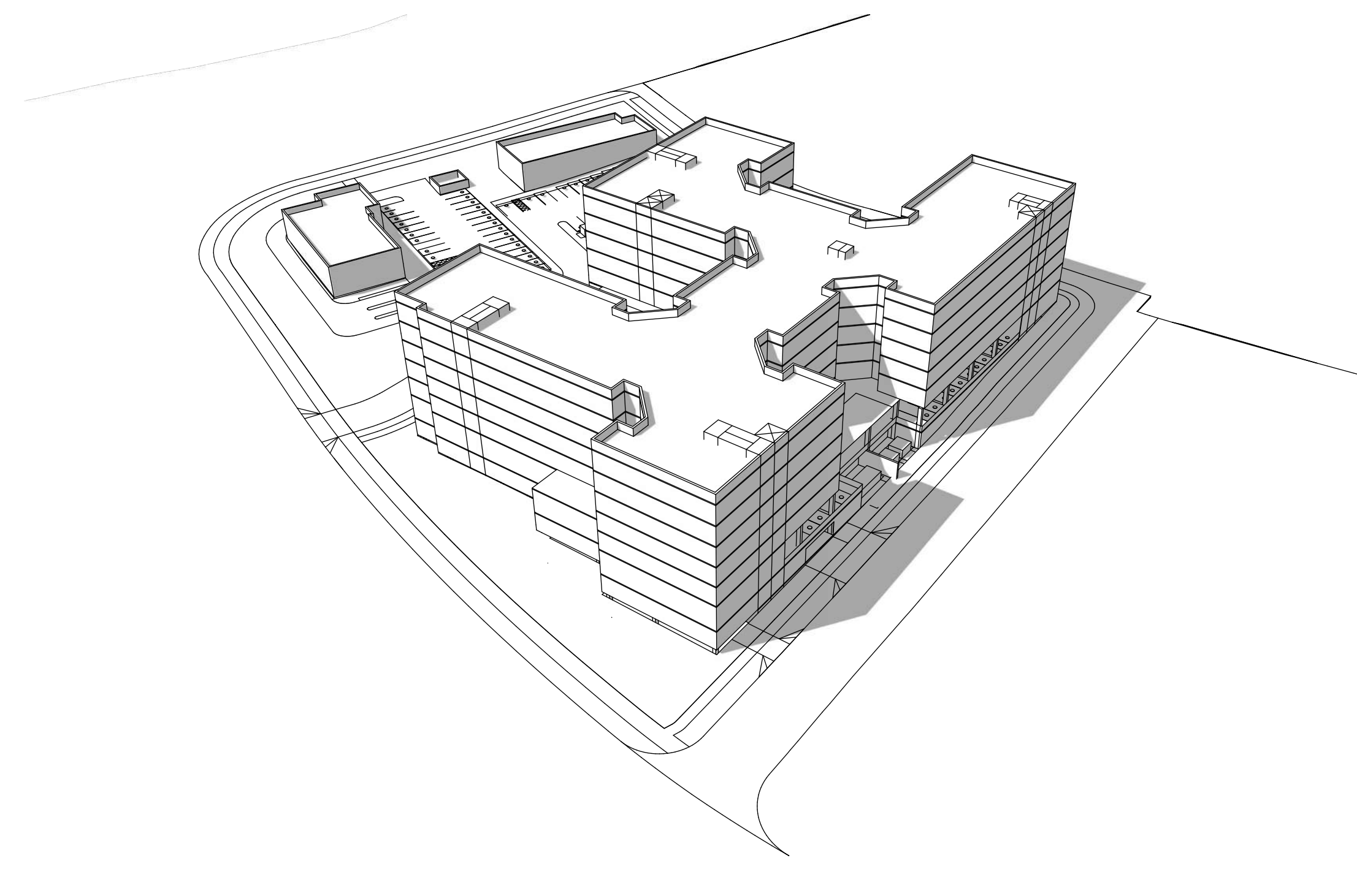
SE AERIAL VIEW
SCALE: N.T.S.



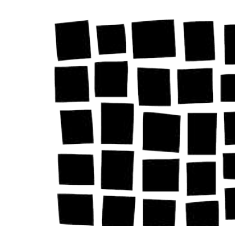
SW AERIAL VIEW
SCALE: N.T.S.



NW AERIAL VIEW
SCALE: N.T.S.



NE AERIAL VIEW
SCALE: N.T.S.



DAVIS
PARTNERSHIP
ARCHITECTS

SHEET NUMBER:

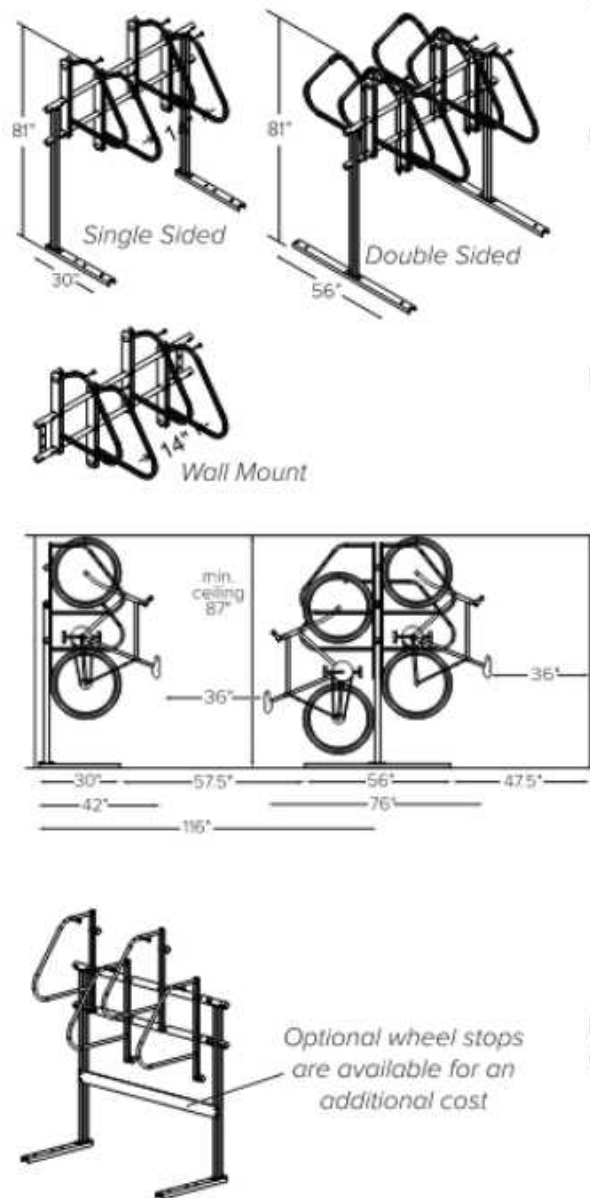
11

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EXTERIOR PERSPECTIVES

8401 E BELLEVIEW AVE, DENVER, CO 80237
CONCEPT PLAN

ULTRA SPACE SAVER SQUARED
Submittal Sheet

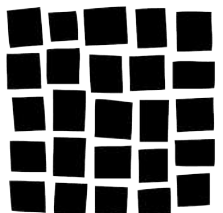


- CAPACITY** Modular construction
1 biker per arm
- MATERIALS** Hanger is 1" square tube with steel slider head with tamperproof locking bolts.
Upright is 2" square tube.
Feet are AISI C3 x 4.1 galvanized steel channel. Crossbeams are 2" sched. 40 galvanized pipe.
- FINISHES**
- ☐ **Powder Coat (Interior Use)**
Our interior powder coat finish assures a high level of adhesion and durability for indoor use by following these steps:
1. Sandblast
2. Final thick TGIC polyester powder coat
 - ☐ **Powder Coat (Exterior Use) Additional Cost:**
Our exterior powder coat finish assures a high level of adhesion and durability for outdoor or exposed air use by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
 - ☐ **Galvanized**
An after fabrication hot-dipped galvanized finish is our standard option.
- MOUNT OPTIONS**
- ☒ **Floor Mount** Ultra Space Saver Squared have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor.
 - ☒ **Wall Mount**
A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on sheetrock without additional support.

PROPOSED BIKE STORAGE SYSTEM
SCALE: N.T.S.

RETAIL USES							
	USE	SITE AREA	GSF		PARKING PROVIDED	PARKING RATIO PER 1,000	
ZONE LOT A	RETAIL	35,013	4,310		25	5.80	
ZONE LOT B	RETAIL	27,268	3,900		21	5	
ZONE LOT C							
MULTI-DWELLING							
FL TO FL HGT	LEVEL	NRSF	GSF	EFF	AMENITY	PARKING PROVIDED	PARKING GSF
5.00							
10.66	L7	33,930	40,445	84%			
10.66	L6	33,930	40,445	84%			
10.66	L5	33,930	40,445	84%			
10.66	L4	31,540	38,060	83%			
10.66	L3	30,025	40,445	74%	3,735		
14.00	L2	13,040	23,125	56%	2,790	116	38,350
10.66	L1	5,855	16,180	36%	4,220	120	45,810
10.66	P1					120	43,390
77.96	RES TOTAL	182,250	239,145	76%	10,745	356	127,550 GSF
	SITE AREA	110,351				1.49 PER UNIT	

UNIT MIX				
URBAN 1'S	1B	2B	3B	TOTAL
5	26	11	2	44
5	26	11	2	44
5	26	11	2	44
5	26	10	1	42
6	23	10	1	40
1	11	5		17
1	5	2		8
28	143	60	8	239
12%	60%	25%	3%	



DAVIS
PARTNERSHIP
ARCHITECTS

SHEET NUMBER:

12

PROGRAM DATA

12 of 12



Community Engagement Plan

Shea Properties Management Company, Inc., in conjunction with community outreach consultants The Pachner Company, engaged District 4 Councilwoman Diana Romero Campbell to provide her with an overview of the project goals in advance of submitting a rezoning application. Councilwoman Romero Campbell made recommendations for specific community stakeholder engagement and identified areas of opportunity in bringing this site into the Denver Zoning Code with mixed use retail and housing options.

Though this site does not fall within the boundaries of any District 4 Registered Neighborhood Organization, the project team will reach out to Denver Inter-Neighborhood Cooperation and neighboring Denver properties to provide information on the Project (as defined in Attachment A) and zoning application.

Outreach has or will occur with the Goldsmith Metro District, Pine Valley HOA, Carriage Place Townhomes, Penterra Plaza condos, and adjacent businesses. Due to this opportunity to bring additional jobs and housing to the area, we will also engage with Denver South TMA leadership. Denver South includes representation from adjacent local governments, which will allow us to engage with those stakeholders as well. In addition, we will reach out to RTD Director Matt Larsen, who lives in the area and advocates for housing options in the region.

As the City completes the Equity Analysis and provides additional comments, we will work with the City team and stakeholders to address any identified needs and will work with HOST on how best to meet or exceed EHA requirements. Community outreach will continue throughout the rezoning process and be enhanced by additional individual meetings and group briefings.



City & County of Denver - Property Record Search

City & County of Denver - Property Record Search

0709400040000
8401 E BELLEVIEW AVE

US BANK NATIONAL ASSOCIATION
800 NICOLLET MALL MINNEAPOLIS MN
55402

Total Appraised Value
\$9,919,800

KEY INFORMATION

Schedule Number	0709400040000
Situs Address	8401 E BELLEVIEW AVE
Owner(s)	US BANK NATIONAL ASSOCIATION
Class	COMMERCIAL
Land Use Code	303 - COMMERCIAL-OFFICE
Zoning	B-8
Tax District	125B
Land Sq Ft	174,014
Building Sq Ft	41,299
Legal Description	T5 R67 S9 SE/4 DIF BOOK 2081- 219
Prior Year Mill Levy (2024)	88.853

ACTUAL VALUES

Tax Year	2025
----------	------

Land	\$9,918,800
Improvements	\$1,000
Total	\$9,919,800

Protest My Value

ASSESSED VALUES - SCHOOL

Land	\$2,678,080
Improvements	\$270
Total	\$2,678,350
Exempt	\$0
Taxable Total	\$2,678,350

ASSESSED VALUES - LOCAL GOVERNMENT

Land	\$2,678,080
Improvements	\$270
Total	\$2,678,350
Exempt	\$0
Taxable Total	\$2,678,350

An error has occurred.

Oops, it appears something has went wrong.

LAND DETAILS

LAND LINE #	LAND TYPE	CODE	CLASS	AREA SQFT	ACRES	APPRAISED VALUE
1	S - SQUARE FOOT	1	2120 - COMMERCIAL LAND-OFFICES	174,014	3.9948	\$9,918,800

IMPROVEMENT / BUILDING DETAILS

APPRAISAL CARD #1

Class	2220 - COMMERCIAL IMP-OFFICES
Building Name	U.S. BANK-DTC
Structure	353 - OFFICE BLDG SINGLE UNIT
Year Built	1983
Effective Year	1983
Units	0

SUB-AREAS

CARD	FLOOR FROM	FLOOR TO	USE TYPE	AREA
1	01	01	051 - BANK/SAVINGS INST	15,190
1	01	01	090 - PARKING GARAGE	22,527
1	02	02	053 - OFFICES	14,292
1	B1	B1	085 - MULTI-USE OFFICE	14,400

OUTBUILDINGS & EXTRA FEATURES

BUILDING NO	YEAR BUILT	CONDITION	DESCRIPTION	AREA	UNITS
1	1983	3	LAWN SPRINKLER	7,500	1
1	1983	3	LGHT, MER-POLE AND BRK	1	14
1	1983	3	PAVING CONCRETE - AV	13,571	1
1	1983	3	PAVING-ASPHALT PARK	18,846	1
1	1983	3	RETAINING WALL	932	1

PERMIT DETAILS

No data to display

No data to display

SALE DETAILS

RECEPTION NUMBER	SALE DATE	SALE PRICE	INSTRUMENT	GRANTOR	GRANTEE
2023019714	03/03/2023	\$0	MG: MERGER	FIRST SYSTEMS SERVICES INC	US BANK NATIONAL ASSOCIATION
2023019484	03/01/2023	\$0	QC: QUIT CLAIM	COLORADO NATL REALTY INC	FIRST SYSTEMS SERVICES INC

PROPERTY TAXES FOR CURRENT YEAR

Current Year Taxes
Prior Year Mill Levy (2024) * *: **88.853**

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	INSTALLMENT 1 (FEB 28 / FEB 29 IN LEAP YEARS)	INSTALLMENT 2 (JUN 15)	FULL PAYMENT (DUE APR 30)
Date Paid	04/25/2025	04/25/2025	04/25/2025
Original Tax Levy	\$122,584.27	\$122,584.27	\$245,168.54
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$122,584.27	\$122,584.27	\$245,168.54
Due	\$0.00	\$0.00	\$0.00

Before proceeding to make your tax payment, please be sure to copy or save your Schedule Number/Parcel ID Number. You will need it in order to process your payment.

Your schedule number is: **07094-00-040-000**

Pay This Tax Now

Note: The amount of interest shown, if any, is good through the end of this month. This information is not to be used in place of a Certificate of Taxes Due. Please call the Treasurer's Office for these at (720) 913-9300.

Liens/Fees amount displayed are good through the last day of February. Please be advised that paying the liens/fees after February will result in additional interest accrued on the parcel. Please contact 720-913-9300 to get the payoff amount for lien/fees.

ADDITIONAL INFORMATION

ACTUAL & ASSESSED VALUE - CURRENT & PRIOR VALUES

TAX DOCUMENTS

Tax Notices: -- Choose a file --





City & County of Denver - Property Record Search

City & County of Denver - Property Record Search

0709400038000
6401 E BELLEVIEW AVE APPRX

US BANK NATIONAL ASSOCIATION
800 NICOLLET MALL MINNEAPOLIS MN
55402

Total Appraised Value
\$132,600

KEY INFORMATION

Schedule Number	0709400038000
Situs Address	6401 E BELLEVIEW AVE APPRX
Owner(s)	US BANK NATIONAL ASSOCIATION
Class	COMMERCIAL
Land Use Code	28T - COMMERCIAL-MISC IMPS
Zoning	B-8
Tax District	125B
Land Sq Ft	2,210
Building Sq Ft	0
Legal Description	T5 R67 S9 SE/4 DIF BOOK 2818-014
Prior Year Mill Levy (2024)	88.853

ACTUAL VALUES

Tax Year	2025
----------	------

Land	\$132,600
Improvements	\$0
Total	\$132,600

Protest My Value

ASSESSED VALUES - SCHOOL

Land	\$35,800
Improvements	\$0
Total	\$35,800
Exempt	\$0
Taxable Total	\$35,800

ASSESSED VALUES - LOCAL GOVERNMENT

Land	\$35,800
Improvements	\$0
Total	\$35,800
Exempt	\$0
Taxable Total	\$35,800

ASSESSOR FORMS & ADDRESS CHANGE

ADDITIONAL PROPERTY INFORMATION

Zoning	B-8	Neighborhood	Hampden South
Subdivision	A Subdivision of Section 9 Township 5 South Range 67 West	Enterprise Zone	Not in Enterprise Zone
Individual Historic Landmark	No	Historic Landmark District	No
Floodplain Designation	X: AREA OF MINIMAL FLOOD HAZARD		

DOWNLOADABLE MAPS

Parcel Map	Quarter Section Map	Assessment Parcel Map Index	Quarter Section Map Index
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LAND DETAILS

LAND LINE #	LAND TYPE	CODE	CLASS	AREA SQFT	ACRES	APPRAISED VALUE
1	S - SQUARE FOOT	1	2130 - COMMERCIAL LAND-SPECIAL PURPOSE	2,210	0.0507	\$132,600

IMPROVEMENT / BUILDING DETAILS

SUB-AREAS

OUTBUILDINGS & EXTRA FEATURES

No data to display

PERMIT DETAILS

No data to display

No data to display

SALE DETAILS

RECEPTION NUMBER	SALE DATE	SALE PRICE	INSTRUMENT	GRANTOR	GRANTEE
2023019714	03/09/2023	\$0	MG: MERGER	COLORADO NATL REALTY INC	US BANK NATIONAL ASSOCIATION
2023019484	03/01/2023	\$0	QC: QUIT CLAIM	COLORADO NATL REALTY INC	FIRST SYSTEMS SERVICES INC

PROPERTY TAXES FOR CURRENT YEAR

Current Year Taxes
Prior Year Mill Levy (2024) * *: **88.853**

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	INSTALLMENT 1 (FEB 28 / FEB 29 IN LEAP YEARS)	INSTALLMENT 2 (JUN 15)	FULL PAYMENT (DUE APR 30)
Date Paid	04/25/2025	04/25/2025	04/25/2025
Original Tax Levy	\$1,643.78	\$1,643.78	\$3,287.56
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$1,643.78	\$1,643.78	\$3,287.56
Due	\$0.00	\$0.00	\$0.00

Before proceeding to make your tax payment, please be sure to copy or save your Schedule Number/Parcel ID Number. You will need it in order to process your payment.

Your schedule number is: **07094-00-038-000**

Pay This Tax Now

Note: The amount of interest shown, if any, is good through the end of this month. This information is not to be used in place of a Certificate of Taxes Due. Please call the Treasurer's Office for these at (720) 913-9300.

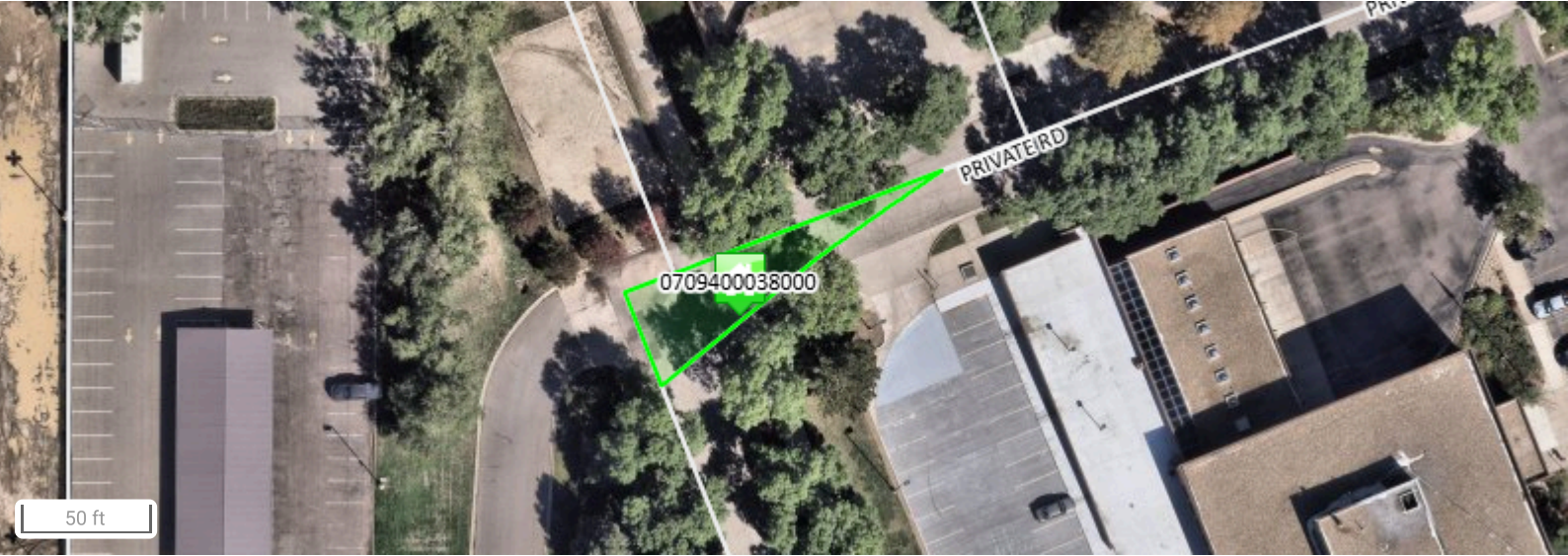
Liens/Fees amount displayed are good through the last day of February. Please be advised that paying the liens/fees after February will result in additional interest accrued on the parcel. Please contact 720-913-9300 to get the payoff amount for lien/fees.

ADDITIONAL INFORMATION

ACTUAL & ASSESSED VALUE - CURRENT & PRIOR VALUES

TAX DOCUMENTS

Tax Notices: -- Choose a file --



Data last updated: 12/08/2025

AUTHORIZATION TO ACT AS REPRESENTATIVE

U.S. BANK NATIONAL ASSOCIATION, a national banking association (“**Owner**”), as owner of 6401 and 8401 East Bellevue Avenue, Denver, Colorado 80203, inclusive of tax parcels 0709400040000 and 0709400038000, (the “**Property**”) hereby authorizes SHEA PROPERTIES MANAGEMENT COMPANY, INC., a Delaware corporation, acting on behalf of SP ACQUISITION, LLC, a California limited liability company (collectively, “**Shea**”), and Shea’s counsel, OTTEN JOHNSON ROBINSON NEFF & RAGONETTI, P.C., a Colorado professional corporation, (collectively, the “**Representatives**”) to submit and pursue on behalf of Owner all applications and supporting materials required or requested by the City and County of Denver (the “**City**”) in connection with the rezoning and related land use applications with respect to the Property and any development approvals in connection therewith.

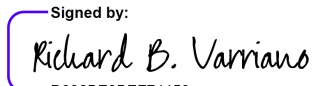
In furtherance of the foregoing, Owner requests that any verbal or written communication regarding these applications be given to Representatives, and/or any individuals designated by such Representatives, pursuant to such contact information provided by Representatives to the City.

1/15/2026

Dated as of the ____ day of January, 2026.

OWNER:

U.S. BANK NATIONAL ASSOCIATION,
a national banking association

Signed by:

By: _____
Name: Richard B. Varriano
Its: Vice President / Asset Disposition

STATEMENT OF AUTHORITY

Pursuant to C.R.S. § 38-30-172, the undersigned hereby executes this Statement of Authority on behalf of U.S. BANK NATIONAL ASSOCIATION, a national banking association (the "Entity"), and states as follows:

1. The name of the Entity is U.S. BANK NATIONAL ASSOCIATION.
2. The Entity is a national banking association.
3. The mailing address for the Entity is 800 Nicollet Mall, 15th Floor, Minneapolis, MN 55402.
4. The name and position of the person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property, and transactions in connection therewith, on behalf of the Entity is Richard B. Varriano as Vice President / Asset Disposition.

EXECUTED as of the ____ day of January, 2026.

U.S. BANK NATIONAL ASSOCIATION,
a national banking association

By: Cynthia M. Cartney
Name: ~~U.S.~~ Cynthia M. Cartney
Title: Vice President

STATE OF ^{Minnesota} ~~COLORADO~~)
) ss:
CITY AND COUNTY OF Henriepin)

The foregoing instrument was acknowledged before me this 20 day of January, 2026, by Cynthia M. Cartney, as Vice President of U.S. BANK NATIONAL ASSOCIATION, a national banking association.

Witness my hand and official seal.

My commission expires: 1/31/2028



Jodi K. Miller
Notary Public