



DENVER
THE MILE HIGH CITY

Community Planning and Development
Planning Services
Plan Implementation

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Denver, CO 80202
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TO: Denver City Council
FROM: Chris Gleissner, Senior City Planner
DATE: January 16, 2014
RE: Zoning Map Amendment Application #2013I-00022
1465 S Colorado
Rezoning from B-A-3 to C-MX-3 and C-MX-12

Staff Report and Recommendation

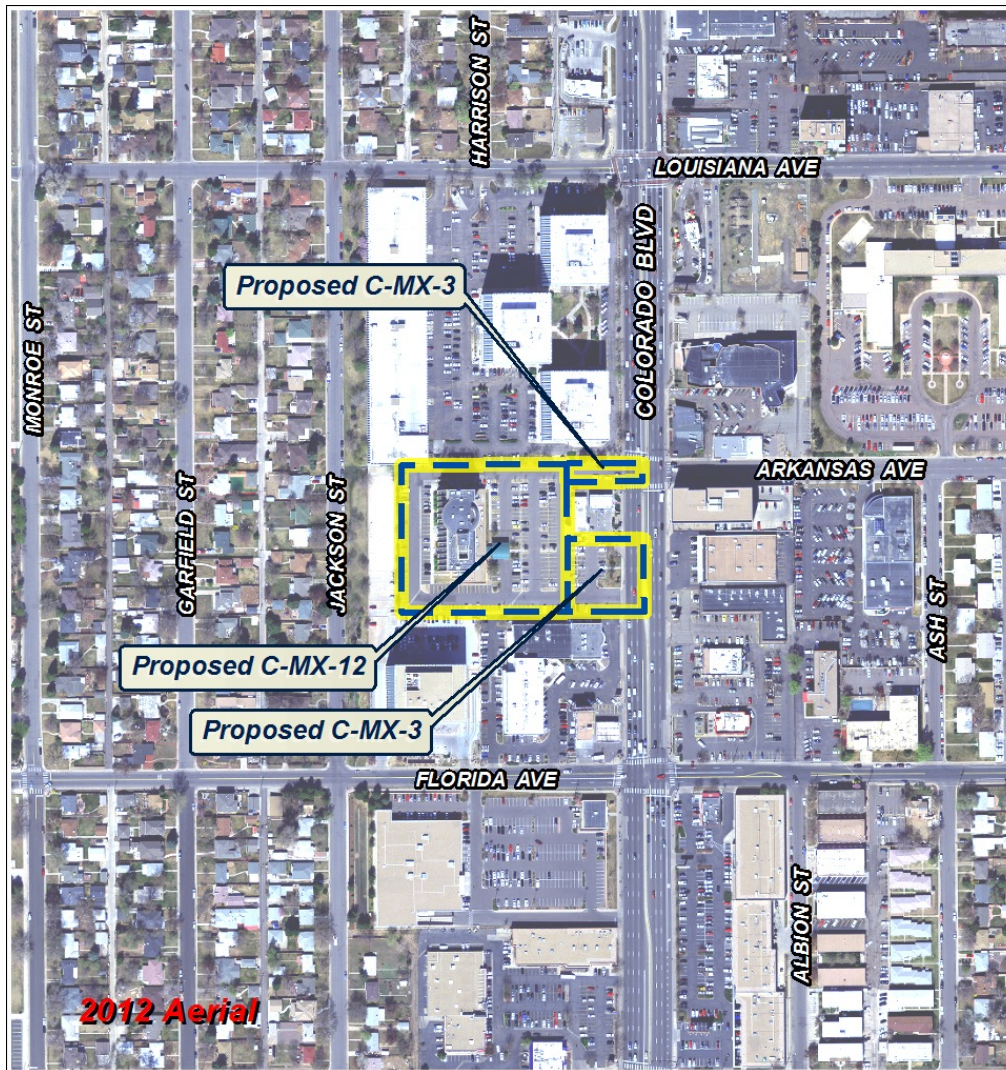
Based on the criteria for review including legal basis evaluation and compliance with adopted City plans, Staff recommends approval for application #2013I-00022 for a rezoning from **B-A-3 to C-MX-3 and C-MX-12**.

I. Scope of Rezoning

Application:	#2013I-00022
Address:	1465 S Colorado
Neighborhood/Council District:	Council District #6 – Councilman Brown
RNOs:	Cory-Merrill Neighborhood Association, Virginia Village/Ellis Community Association, Denver Neighborhood Association Inc., Inter-Neighborhood Cooperation
Area of Property:	3.25 Acres (141,618 SF)
Current Zoning:	B-A-3
Proposed Zoning:	C-MX-3, C-MX-12
Applicant/Owner:	Stonetar Option Land, LLC & Stonetar Lodging, LLC
Contact Person:	Bob Gollick

II. Summary of Proposal

This map amendment is proposed to allow appropriate redevelopment along Colorado Boulevard reinforcing the commercial mixed-use nature of this Commercial Arterial.



III. Justifying Circumstances

The application is reviewed against Denver Zoning Code Section 12.4.10.14.A.4 which provides a justification statement which says the land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area. Changes that have occurred include Citywide adopted plans and the 2010 citywide rezoning effort.

IV. Existing Context

	Existing Zoning	Existing Land Use	Blueprint Denver
Site	B-A-3	Office and Retail	Commercial Corridor – Area of Change
North	B-A-3	Office	Commercial Corridor – Area of Change
South	B-A-3/S-MX-5	Office and Retail	Commercial Corridor – Area of Change
West	B-A-3, O-1, E-SU-DX	Single Unit Residential	Commercial Corridor – Area of Change
East	S-MX-5	Office and Retail	Commercial Corridor – Area of Change

V. Summary of Agency Referral Responses

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

Development Services - Survey: Approved
Development Services – Transportation: Approved
Denver Fire: Approved
Denver Parks & Rec: Approved
Asset Management: Approved

VI. Legal Notice, Public Process & Public Comment

- Notice of Receipt of Complete Application
 - CPD staff provided Informational notice of receipt of the rezoning application to affected members of City Council and registered neighborhood organizations on November 20, 2013.
 - Planning Board
 - Planning Board was held on January 15, 2014. Planning Board recommended unanimous approval of the rezoning application. Notice of the Public Hearing was sent on December 31, 2013
 - City Council Public Hearing
 - Public Hearing is scheduled for March 10, 2014. Notice of the Public Hearing was sent February 14, 2014.
-

VII. Criteria for Review / Staff Evaluation

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

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

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

- **Neighborhood Context:** The requested zone district is adjacent to the Suburban Neighborhood Context along the corridor as mapped in the 2010 citywide rezoning. As reviewed for this application, multiple recent development sites along Colorado Boulevard are eschewing a previously suburban pattern and instead responding to the urban nature of the corridor. These developments include grocery stores, convenience retail, restaurants, and offices. While previous development patterns have reflected the Suburban Context patterns, recent development has aligned more with the intent of the Urban Center Context promoting activity and mixed uses along Colorado Boulevard. This pattern of development is consistent with future planned land use conditions and current development patterns.
- **Zone District Purpose:** The Mixed Use districts are intended to promote safe, active, and pedestrian scaled, diverse areas through the use of multiple building forms that clearly define and activate the public street edge.

VIII. Consistency with Adopted Plans / Staff Evaluation

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

- Denver Comprehensive Plan 2000
- Blueprint Denver
- The Boulevard Plan (S Colorado)

A. **Consistency with the Denver Comprehensive Plan 2000**

Comprehensive Plan 2000 includes a focus on quality of life and envisions a Denver that is economically healthy, with a broad mix of good jobs. CPD finds the requested C-MX-3 and C-MX-12 zone districts are consistent with Comprehensive Plan 2000 because it will promote the Guiding Principles included in Comprehensive Plan 2000.

Applicable statements from the plan are listed below.

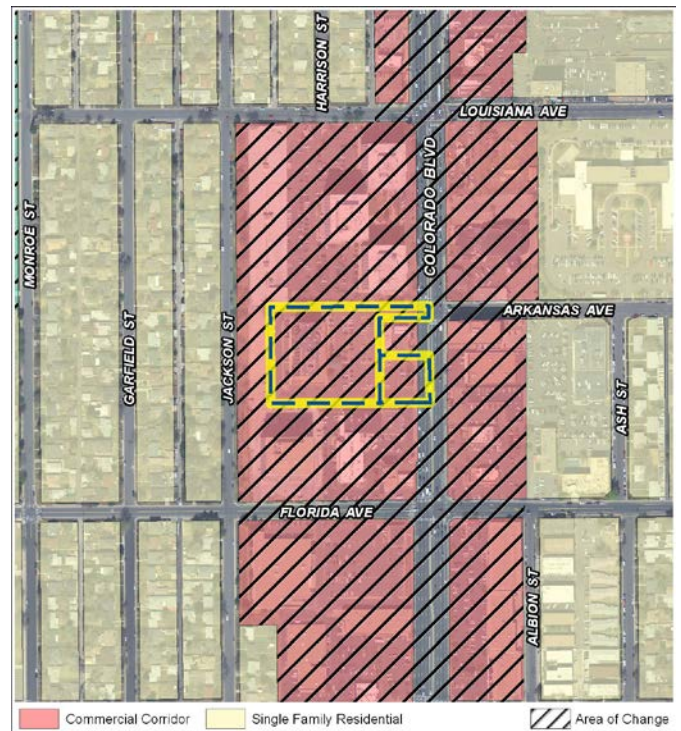
Land Use Strategies Summary:

- 1-C: Incorporate relevant recommendations from neighborhood, corridor and area plans.
- 2-A: Initiate comprehensive review and detailed revision of the Denver Zoning Ordinance.

- 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-A: Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods.
- 4-B: Ensure that land-use policies and decisions support a variety of mobility choices.

B. Consistency with Blueprint Denver

This site is identified in Blueprint Denver as Commercial Corridor within an Area of Change. The Commercial Corridor designation identifies linear business districts primarily oriented to heavily used arterial streets and sharing similarities with pedestrian shopping corridors. Development patterns are intended to be accessible to cars and practical for transit, bicycle and pedestrian use. Well-designed corridors include street trees, wide sidewalks and exhibit a fair amount of pedestrian activity. As an Area of Change, Blueprint Denver intends to direct growth along this portion of Colorado Boulevard. This rezoning application is consistent with the adopted land use recommendations contained within Blueprint Denver.



C. Consistency with The Boulevard Plan (1991)

The proposed rezoning is consistent with The Boulevard Plan. The Plan was developed jointly by Glendale and Denver to achieve the vision of the corridor through three goals including a) improving traffic flow and safety, b) taking action to retain a broad mix of land uses that area good neighbor to existing uses and c) defining and reinforcing the unique image of the corridor and ensuring that new development has little or no adverse impacts on adjacent uses.

The plan sets out two land use goals:

1. Continue an appropriate mix of land uses along the Boulevard; and
2. New development should be compatible with existing development

The Plan anticipates Office and Retail uses on the site. The proposed C-MX zone districts will allow the continuation of these envisioned uses. The Plan additionally identifies the benefits of a mix of uses along the corridor resulting in a more manageable traffic pattern compared to a single use district. This rezoning will reflect Land Use Recommendation 2 – to retain the diversity of land uses in the corridor.

The proposed C-MX districts also result in a contextual pattern of taller structures pushed away from Colorado Boulevard with lower scale structures at the street. This rezoning positively addresses the plan goal of compatibility with existing development.

IX. Uniformity of District Regulations and Restrictions

The proposed rezoning to C-MX-3 and C-MX-12 will result in the uniform application of zone district, building form, use and design regulations to all buildings within the subject area.

X. Public Health, Safety and General Welfare

The proposed rezoning will bring the property into further compliance with Denver's Comprehensive Plan, Blueprint Denver, and The Boulevard Plan, allowing for redevelopment.

XI. Planning Board

At its regular meeting held January 15, 2014, the Denver Planning Board unanimously recommended approval of this map amendment.

XII. Staff Recommendation

Based on the criteria for review as defined above, CPD Staff recommends **approval** for rezoning the property located at 1465 S Colorado (Application #2013I-00022) to C-MX-3 and C-MX-12, as defined on the attached application map.

Attachments:

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



Zone Map Amendment (Rezoning) - Application

1/26/12

PROPERTY OWNER INFORMATION*	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Stonetar Option Land, LLC & Stonetar Lodging, LLC
Address	9100 East Panorama Drive, Suite 300
City, State, Zip	Englewood, Colorado 80112
Telephone	303 785-3124
Email	bgollick@comcast.net
*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.	

PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Representative Name	Robert J. Gollick, Inc.
Address	609 South Gaylord Street
City, State, Zip	Denver, Colorado 80209
Telephone	303 722-8771
Email	bgollick@comcast.net
**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	

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.

SUBJECT PROPERTY INFORMATION	
Location (address and/or boundary description):	1475 South Colorado Boulevard
Assessor's Parcel Numbers:	Parcel "A": 0524100036000 and Parcel "B" & "C": 0524100035000
Legal Description: (Can be submitted as an attachment. If metes & bounds, a map is required.)	See Exhibit "C": Legal Descriptions and Survey
Area in Acres or Square Feet:	3.25± acres or 141,618.00± square feet
Current Zone District(s):	B-A-3
PROPOSAL	
Proposed Zone District:	Parcel "A": C-MX-12, Parcel "B": C-MX-3 & Parcel "C": C-MX-3



REVIEW CRITERIA

General Review Criteria: The proposal must comply with all of the general review criteria
DZC Sec. 12.4.10.13

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.

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.

Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria
DZC Sec. 12.4.10.14

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 on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.
- The land or its surroundings has changed or is changing to such a degree that rezoning that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area
- 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.

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.

ATTACHMENTS

Please check any attachments provided with this application:

- Authorization for Representative
- Proof of Ownership Document(s)
- Legal Description
- Review Criteria

Please list any additional attachments:

Please Refer to the Addendum Pages for all Exhibits
Exhibit "A": Description of Consistency with Adopted City Plans (DRMC 12.4.10.13(A, B & C))
Exhibit "B": Description of Justifying Circumstances and Neighborhood Context (DRMC 12.4.10.14(A & B))
Exhibit "C": Legal Descriptions and Survey
Exhibit "D": Proof of Ownership (Assessors records)
Exhibit "E": Letter of Authorization for Robert J. Gollick, Inc. to act as Representative



PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	NO
Stonetar Option Land, LLC & Stonetar Lodging, LLC	9100 East Panorama Drive, Suite 300 Englewood, Colorado 80112 303 785-3124 bgollick@comcast.net	100%	<i>[Signature]</i>	10/10/13	A	Yes

November 12, 2013

Addendum Pages to the proposed Official Zone Map Amendment Application for:

1475 South Colorado Boulevard

Application No. 2013I-00022

Current Zoning: B-A-3

Proposed Zoning:

Parcel "A": C-MX-12: 116,878± square feet or 2.68± acres, and

Parcel "B": C-MX-3: 5,000± square feet or 0.11± acres

Parcel "C": C-MX-3: 19,740± square feet or 0.453± acres

Property Owner:

Stonetar Option Land, LLC and Stonetar Lodging, LLC

9100 East Panorama Drive, Suite 300

Englewood, Colorado 80112

Authorized Representative:

Robert J. Gollick, Inc. (Bob Gollick)

609 South Gaylord Street

Denver, Colorado 80209

303 722-8771

bgollick@comcast.net

Exhibit "A": Description of Consistency with Adopted City Plans

REVIEW CRITERIA

The proposed map amendment is consistent with the following three adopted plans.

- 1. Denver Comprehensive Plan 2000, and**
- 2. Blueprint Denver**

Review Criteria 1. Denver Comprehensive Plan 2000

LAND USE CHAPTER

Objective 1: Citywide Land Use and Transportation Plan

Strategy 1-B:

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

Objective 3: Residential Neighborhoods and Business Centers

Accommodating New Development

Objective 4 Land Use and Transportation

Strategy 3-B:

Encourage quality **infill development that is consistent with the character of the surrounding neighborhood**; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.

Strategy 4-A: Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods.

Strategy 4-B: Ensure that land use policies and decisions support a variety of mobility choices, including light rail, buses, paratransit, walking and bicycling, as well as convenient access for people with disabilities.

Mobility Chapter

Objective 4: Changing Travel Behavior

Strategy 4-E

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

Legacies Chapter

Objective 2 New Development, Traditional Character

Strategy 2-E

Ensure that the Zoning Code reinforces quality urban design.

Objective 3 Compact Urban Development

Strategy 3-A

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

Economic Activity Chapter

Environmental Sustainability Chapter

Strategy 2-F Conserve land by:

- Promoting infill development within Denver at sites where services and infrastructure are already in place.

Strategy 4-A Promote the development of sustainable communities and **centers of activity** where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work.

Review Criteria 2. Blueprint Denver

Blueprint Denver has designated the subject property as an **Area of Change** with a land use designation of **Commercial Corridor**.

Area of Change

As stated in Blueprint Denver (page 127) the purpose of Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips. Areas of Change are parts of the city where most people agree that development or redevelopment would be beneficial.

As steps are taken to plan for, and, in some cases, develop or redevelop these areas, a high priority will be providing housing opportunities for existing residents. A **major goal is to increase economic activity** in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Change are found throughout Denver. These areas have many different characteristics, but some of the most common traits are **close proximity to commercial arterial street, along** a historical trolley route, adjacent to existing or planned light-rail stops, or locations in older industrial areas or in large vacant areas.

Areas of Change provide Denver with the opportunity to focus growth in a way that benefits the city as a whole. Future residents and workers in these areas will have excellent access to efficient forms of transportation that include walking, biking, buses and light rail.

Commercial Corridor

Blueprint Denver further defines Commercial Corridor (page 45) as: linear business districts primarily oriented to shopping corridors but are larger and accommodate more auto traffic.

Because of the heavy traffic, special design features are necessary for buildings to be accessible and visible to someone driving by, while also practical for transit, bicycle and pedestrian use. Commercial corridors are favored locations for big-box retail, which can present special design challenges. Many corridors accommodate major bus transit routes and have significant numbers of transit users.

Colorado Boulevard, Federal Boulevard and Hampden Avenue are commercial corridors.

As stated in Blueprint Denver, (page 11) much of Denver's growth will be accommodated by infill **development on vacant land** or through redevelopment of existing sites. The proposed map amendment will meet the goal of that statement by providing the entitlement ability to develop a commercial project on a vacant parcel.

"An ideal place to direct development is vacant land near downtown". This statement is taken from Blueprint Denver, page 23, and is even truer today than it was when Blueprint was adopted. Additionally, page 58 states that an ideal commercial corridor efficiently moves cars and transit, and contains safe, attractive pedestrian elements. **Colorado and Federal Boulevards in Denver both need reinvestment to be ideal commercial corridors**. The proposed map amendment will place private investment along the South Colorado Boulevard frontage, which addresses the recommendation of Blueprint.

Exhibit "B":

Section "A" Description of Justifying Circumstances

The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.

The subject parcel was zoned for limited office/commercial use in the early 1970's to accommodate the institutional uses that were expanding in the area. The B-A-3 zone district was implemented by the City to accommodate the limited development requirements that, at that time on Colorado Boulevard, required. This includes limited height, a maximum ground area coverage of 30% and a short list of permitted uses.

The area has significantly changed and the current B-A-3 zoning is out of date and cannot respond to the current development needs.

Numerous changes have occurred in the area that justifies the proposed map amendment. A few are listed as follows:

1. Of most importance is the City's adoption of the **Colorado Center GDP** that is south and east of this property.
2. Approval of the site as an **"Area of Change"** with a land use category of **Commercial Corridor** within "Blueprint Denver",
3. The numerous developments in the area such with many more in the development process,
4. The improvements to Interstate 25 which includes light-rail and a transit station nearby the subject property,
5. The adoption of the 2010 Zoning Code, which provides "form-based", zoning tools to address the development goals of the City and the neighbors for infill sites,

The area conditions have changed significantly, providing the legal basis for this zone change request and make the proposed amendment reasonable and necessary to the promotion of the public health, safety and general welfare. The public interest for the citizens of Denver is best served by adoption of this map amendment, which will provide support for the services, amenities, employment opportunities and provide residential development necessary for positive planned growth to occur.

Section "B" Neighborhood Context

The proposed amendment is to provide the framework for the development of a property located along one of Denver's most important commercial arials, South Colorado Boulevard. This proposed map amendment request approval of the C-MX-12 and C-MX-3 zone districts. The C-MX-12 is to accommodate the existing 12-story hotel and the C-MX-3 will permit development of appropriate commercial uses along the remaining South Colorado Boulevard frontage.

All of the MX designated zone districts are mixed-use. The C-MX zone districts were adopted by City Council to respond to development parcels such as this and are categorized as Urban Center Neighborhood Context. The Zoning Code describes the neighborhood context of the C-MX districts as consisting of multi-unit residential and **mixed-use commercial strips** and commercial centers allowing multiple unit residential buildings along with **commercial buildings** that may be live-work. The

general intent is to encourage mixed-use developments with the building(s) being located close to the street. The Urban Center Neighborhood Context, C-MX (from the Zoning Code) is characterized by **high building heights** to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood. This is precisely the nature of the proposed zoning with the existing development already in place with a 12-story structure. Thus the proposed C-MX-3 zone district will compliment the existing allowable height and uses by adding additional commercial uses.

As paraphrased from the Zoning Code, the **General Purpose** of the C-MX or Mixed Use Zone Districts is intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge. The districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's neighborhoods. They are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improve the transition between commercial development and adjacent residential neighborhoods. The Mixed Use districts are focused on creating mixed, diverse neighborhoods at the neighborhood scale by requiring a shallow front setback with high build-to requirements.

If the subject site were not a part of a PBG during the City overall zoning update, it probably would have been zoned to the C-MX zone districts.

Specific Intent: Mixed Use

C-MX applies to areas or intersections served primarily by major arterial streets where a building scale of 3 to 12 stories is desired. This coupled with the site benefiting from frontage along South Colorado Boulevard (a major commercial corridor) match the stated intent of the C-MX district s described above.

1475 S. Colorado Blvd.

Legal Description for Rezoning

Parcel A (CMX-12)

A portion of the East half of the Southeast Quarter of the Northeast Quarter of Section 24, Township 4 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

Beginning at a point that is 125.03 South 89° 57' 54" West of a point on the West line of South Colorado Boulevard, which is 647.95 feet North of the North line of East Florida Avenue;

Thence South 89° 57' 54" West parallel with the North line of East Florida Avenue a distance of 361.97 feet;

Thence South 0° 00' 00" West parallel with the West line of South Colorado Boulevard a distance of 322.88 feet;

Thence North 89° 57' 54" East parallel with the North line of East Florida Avenue a distance of 361.97 feet;

Thence North 0° 00' 00" East parallel with the West line of South Colorado Boulevard a distance of 322.88 feet to the point of beginning.

Parcel B (CMX-3)

A portion of the East half of the Southeast Quarter of the Northeast Quarter of Section 24, Township 4 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

Beginning at a point that is on the West line of South Colorado Boulevard, which is 607.95 feet North of the north line of East Florida Avenue;

Thence North 0° 00' 00" East along the West line of South Colorado Boulevard a distance of 40.00 feet;

Thence South 89° 57' 54" West parallel with the North line of East Florida Avenue a distance of 125.03 feet;

Thence South 0° 00' 00" West parallel with the West line of South Colorado Boulevard at a distance of 40.00 feet;

Thence North 89° 57' 54" East parallel with the North line of East Florida Avenue a distance of 125.03 feet to the point of beginning.

Parcel C (CMX-3)

A portion of the East half of the Southeast Quarter of the Northeast Quarter of Section 24, Township 4 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

BEGINNING at a point on the West line of South Colorado Boulevard, which is 325.07 feet North of the North line of East Florida Avenue;

Thence North 00° 00' 00" East along the West line of South Colorado Boulevard a distance of 157.88 feet;

Thence South 89° 57' 54" West parallel with the North line of East Florida Avenue a distance of 125.03 feet;

Thence South 0° 00' 00" West parallel with the West line of South Colorado Boulevard a distance of 157.88 feet;

Thence North 89° 57' 54" East parallel with the North line of East Florida Avenue a distance of 125.03 feet to the Point of Beginning.

Parcel A + B + C (Combined)

A portion of the East half of the Southeast Quarter of the Northeast Quarter of Section 24, Township 4 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

BEGINNING at a point on the West line of South Colorado Avenue, which is 325.07 feet North of the North line of East Florida Avenue;

Thence North 00° 00' 00" East along the West line of South Colorado Boulevard a distance of 157.88 feet;

Thence South 89° 57' 54" West parallel with the North line of East Florida Avenue a distance of 125.03 feet;

Thence North 0° 00' 00" East parallel with the West line of South Colorado Boulevard a distance of 125.00 feet;

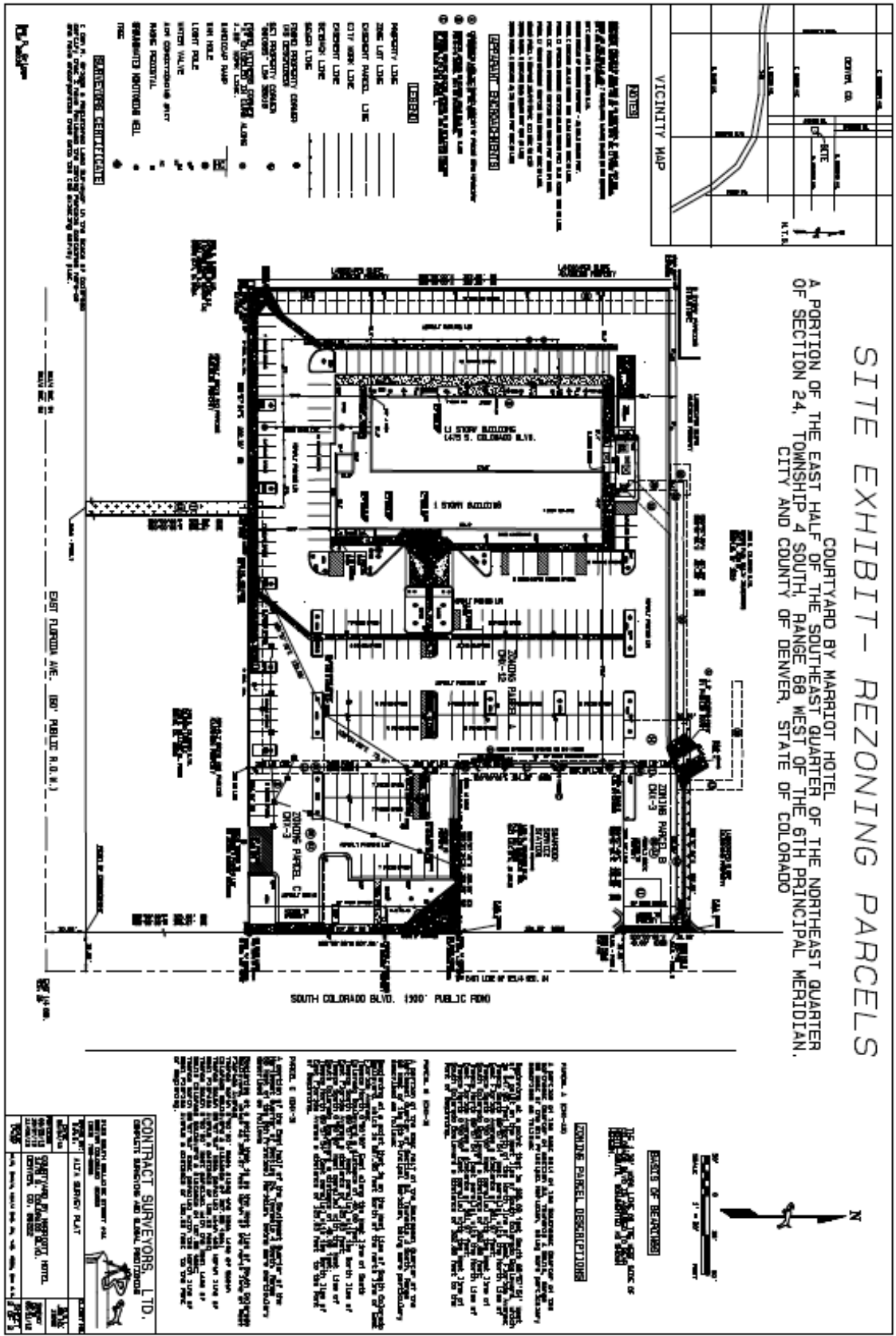
Thence North 89° 57' 54" East and parallel with the North Right of Way line of E. Florida Ave. a distance of 125.03 feet to a point on said west line of South Colorado Boulevard;

Thence North 0° 00' 00" East along the West line of South Colorado Boulevard a distance of 40 feet;

Thence South 89° 57' 54" West parallel with the North line of East Florida Avenue a distance of 487.00 feet;

Thence South 0° 00' 00" West parallel with the West line of South Colorado Boulevard at a distance of 322.88 feet;

Thence North 89° 57' 54" East parallel with the North line of East Florida Avenue a distance of 487.00 feet to the point of beginning.



Parcel "A": Exhibit "D": Proof of Ownership (Assessors records)

The property description shown is data from the Assessor's active, in-progress 2013 file. The "current year" values are from the 2013 tax year for real property tax due in 2014. These values are based on the property's physical status as of January 1, 2013.

PROPERTY INFORMATION

Property Type: COMMERCIAL - HOTEL

Parcel: 0524100036000

Name and Address Information

Legal Description

STONETAR LODGING I LLC

T4 R68 S24 NE/4 BEG W LINE OF
COLORADO BV 607.95FT N OF N
LINE OF FLORIDA AV W 125FT S
164.3FT S 32D34M55S W 73.17FT
S 64D36M39S W 133FT W 202.37FT
N 322.88FT E 487FT S TO POB

9100 E PANORAMA DR 300

ENGLEWOOD, CO 80112-7207

Property Address: 1475 S COLORADO BLVD

Tax District DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	2587400	750350		
Improvements	6542300	1897270		
Total	9129700	2647620	0	2647620
Prior Year				
Land	2587400	750350		
Improvements	6286700	1823140		
Total	8874100	2573490	0	2573490

Style: Other

Reception No.: 2007088509

Year Built: 1977

Recording Date: 06/07/07

Building Sqr. Foot: 0

Document Type: Warranty

Bedrooms:

Sale Price:

Baths Full/Half: 0/0

Mill Levy: 84.071

Basement/Finished: 0/0

Lot Size: 114,996

[Click here for current zoning](#)

Zoning Used for Valuation: UMS

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

□

Parcel "B": Exhibit "D": Proof of Ownership (Assessors records)

Real Property Records

Date last updated: Friday, July 12, 2013

Real Property Records Search

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

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

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

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

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

[Back to Property List](#)

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

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

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

The property description shown is data from the Assessor's active, in-progress 2013 file. The "current year" values are from the 2013 tax year for real property tax due in 2014. These values are based on the property's physical status as of January 1, 2013.

PROPERTY INFORMATION

Property Type: COMMERCIAL - MICS
IMPROVEMENTS

Parcel: 0524100035000

Name and Address Information

STONETAR OPTION LAND LLC

9100 E PANORAMA DR 300

ENGLEWOOD, CO 80112-7207

Property Address: 1475 S COLORADO BLVD

Legal Description

T4 R68 S24 NE/4 BEG W LINE OF
COLORADO BV 325FT N OF N LINE
OF FLORIDA AVE TH N 157.88FT W
125.03FT S 39.3FT S 32D34M55S
W 73.17FT S 64D37M19S W 133.05
FT E 284.64FT TO POB

Tax District: DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	665500	193000		
Improvements	23400	6790		
Total	688900	199790	0	199790
Prior Year				
Land	665500	193000		
Improvements	21800	6320		
Total	687300	199320	0	199320

Style: Other

Year Built:

Building Sqr. Foot: 0

Bedrooms:

Baths Full/Half: 0/0

Basement/Finished: 0/0

Lot Size: 26,621

Reception No.: 2005165335

Recording Date: 09/29/05

Document Type: Quit Claim

Sale Price: 1000

Mill Levy: 84.071

[Click here for current zoning](#)

Zoning Used for Valuation: UMS

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

 [Print](#)

Exhibit "E": Letter of Authorization for Robert J. Gollick, Inc. to act as Representative



July 25, 2013

Robert J. Gollick
President
Robert J. Gollick, Inc.
Email: bgollick@comcast.net

RE: 1475 South Colorado - Zoning Submittal

Dear Bob:

This letter serves as authorization for Robert J. Gollick, dba Robert J. Gollick, Inc., to act on behalf of Stonetar Lodging, LLC, a Colorado Limited Liability Company, and Stonetar Option Land, LLC, a Colorado Limited Liability Company, for purpose of the rezoning application for the parcels of approximately 3.65 acres on the west side of South Colorado Avenue between East Florida Avenue and East Louisiana Avenue in Denver.

Respectfully,

Stonetar Lodging, LLC
Stonetar Option Land, LLC



Tommy Nigro
Authorized Representative

9100 EAST PANORAMA DRIVE SUITE 300, ENGLEWOOD, COLORADO 80112
303.785.3100 www.stonebridgecompanies.com FAX 303.785.3199

Distinguished Hospitality

Gleissner, Chris R. - Community Planning and Development

From: Brown, Charlie - City Council District #6 [Charlie.Brown@denvergov.org]
Sent: Thursday, October 03, 2013 9:16 AM
To: 'bgollick@comcast.net'
Subject: FW: 1475 S. Colorado Blvd

FYI

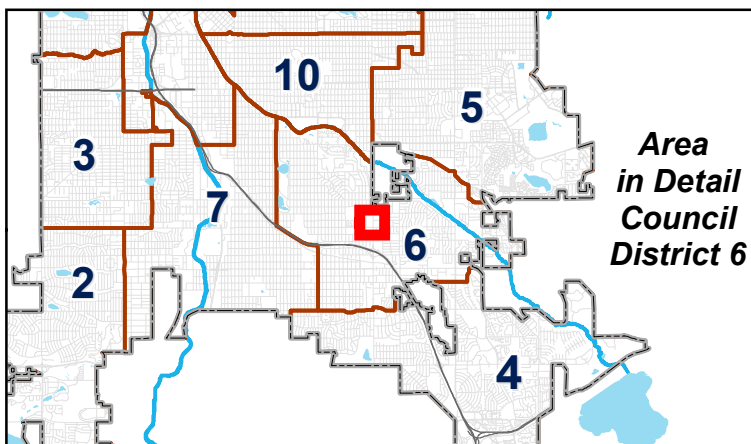
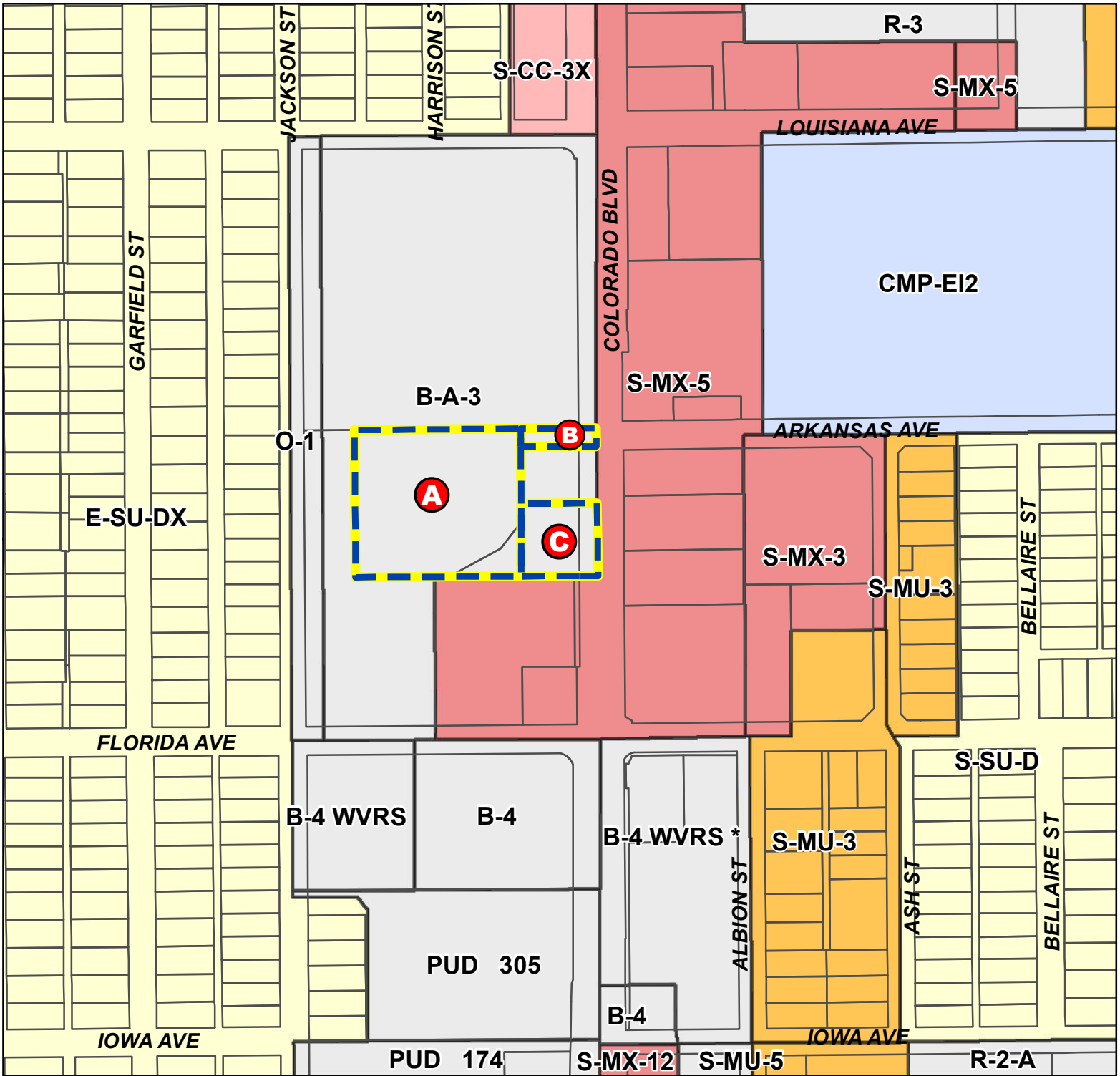
From: Sam Kimpton [<mailto:srkimpton@gmail.com>]
Sent: Thursday, October 03, 2013 9:06 AM
To: Brown, Charlie - City Council District #6
Cc: George Mayl
Subject: 1475 S. Colorado Blvd

Councilman Brown,

The Cory Merrill Neighborhood Association voted in favor of Stonebridge Companies rezoning 1475 S. Colorado Blvd to C-MX-3. Stonebridge Companies has stated their intention to resubmit an amended application to reflect the change from C-MX-5 to C-MX-3. Stonebridge companies has also stated their intent to send Cory Merrill Neighborhood Association their landscape plan upon submission to the city for our review. Thank you for your time and continued service to our neighborhood.

Sam Kimpton
President
Cory Merrill Neighborhood Association

Pending Zone Map Amendment #2013i-00022



Application #2013i-00022
Location: 1475 S. Colorado Blvd.

Proposed Rezoning
From: B-A-3
To: Parcel A: C-MX-12
Parcel B & C: C-MX-3

0 200 400 800
 Feet

Map Date: 10/18/13