

## Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<p><b>*If More Than One Property Owner:</b>            All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p><b>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</b></p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<p><input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</p> <p><input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p>
<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.</p> <p>Please provide an attachment describing the justifying circumstance.</p> <p><input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>Please provide an attachment describing how the above criterion is met.</p>
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<input type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format) <input type="checkbox"/> Proof of Ownership Document(s) <input type="checkbox"/> Review Criteria	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<input type="checkbox"/> Written Authorization to Represent Property Owner(s)	
Please list any additional attachments:	

**PROPERTY OWNER OR PROPERTY OWNER'S REPRESENTATIVE CERTIFICATION/REQUEST**

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	NO
Sheridan Ventures Capital LLC/ McKinnon & Associates, LLC/Wells Springs, Inc.	30 S-50 S Colorado Boulevard, Denver CO 80246	100%	<i>[Handwritten Signature]</i>	<i>3/11/14</i>	B	yes
					B	yes
					B	
					B	
					B	

December 22, 2015

Planning Services  
Denver Community Planning and Development  
201 West Colfax Avenue, Department 205  
Denver, Colorado 80202

Re: Authorization with respect to the proposed rezoning of that certain real property located at 30 S – 50 S Colorado Boulevard (“**Property**”) in the City and County of Denver, Colorado (“**City**”)

Ladies and Gentlemen:

The undersigned (collectively, “**Owners**”), as owners of the Property, hereby designate both Douglas McKinnon and Lynn Moore, as individual(s), and SMW Hilltop, LLC, a Colorado limited liability company and Davis Partnership Architects (individually and collectively, “**Representative**”), as authorized representative of Owners to submit on behalf of Owners all applications and supporting materials required or requested by the City in connection with the proposed G-MU-3 (or similar zone district) rezoning of the Property and any related development approvals in connection therewith. In furtherance of the foregoing, Owners request that any verbal or written communication regarding this application be given to Representative pursuant to such contact information provided by Representative to the City.

  
Sheridan Venture Capital, LLC

  
McKinnon & Associates, LLC

  
WellsSprings, Inc.

1350719.2



01/02/2015 01:37 PM  
City & County of Denver  
Electronically Recorded

R \$26.00

WD

D \$0.00

Recording requested by  
and after recording return to:  
Otten, Johnson, Robinson,  
Neff and Ragonetti, P.C.  
Attn: Kimberly Martin  
950 17<sup>th</sup> Street, Suite 1600  
Denver, Colorado 80202

**SPECIAL WARRANTY DEED**

[Statutory Form – C.R.S. § 38-30-115]

**FOLSOM PARTNERS, LLC**, a Colorado limited liability company (“Grantor”), whose street address is 4625 E. Mansfield Avenue, Englewood, Colorado 80113, for the consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, hereby sells and conveys an undivided 95.0% interest in the Property (as hereinafter defined) to **SHERIDAN VENTURE CAPITAL, LLC**, a Colorado limited liability company, whose street address is 240 Milwaukee Street, Suite 200, Denver, Colorado 80206; an undivided 2.5% interest in the Property to **MCKINNON & ASSOCIATES, LLC**, a Colorado limited liability company, whose street address is 730 17th Street, Suite 220, Denver, Colorado 80202; and an undivided 2.5% interest in the Property to **WELLS SPRINGS, INC.**, a Colorado corporation, whose street address is 240 Milwaukee Street, Suite 2, Denver, Colorado 80206, as tenants-in-common, such conveyance constituting a conveyance of all of Grantor’s right, title and interest in and to the Property. The “Property” is defined as the real property located in the City and County of Denver, State of Colorado, described on Exhibit A attached hereto and made a part hereof, with all its appurtenances. Grantor warrants the title to the Property against all persons claiming under Grantor, subject to the matters set forth on Exhibit B attached hereto and made a part hereof.

Signed as of the 31st day of December, 2014.

**GRANTOR:**

**FOLSOM PARTNERS, LLC**, a Colorado limited liability company

By: \_\_\_\_\_  
Name: Mark Homlish  
Title: Managing Member

Doc Fee: \$ 180.00



C2008601

Recording requested by  
and after recording return to:  
Otten, Johnson, Robinson,  
Neff and Ragonetti, P.C.  
Attn: Kimberly Martin  
950 17<sup>th</sup> Street, Suite 1600  
Denver, Colorado 80202

**SPECIAL WARRANTY DEED**

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Signed as of the 31st day of December, 2014.

**GRANTOR:**

**FOLSOM PARTNERS, LLC**, a Colorado limited liability company

By: \_\_\_\_\_  
Name: Naek Homlish  
Title: Managing Member

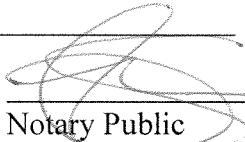
Doc Fee: \$ 180.00

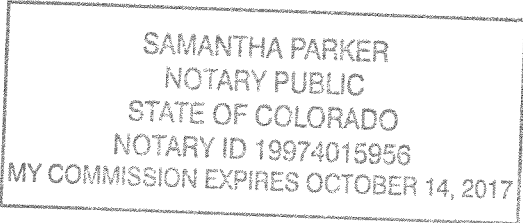
  
C2008601

STATE OF COLORADO )  
 ) ss.  
[CITY AND] COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 31st day of December, 2014, by Mark Homelusk as Managing Member of FOLSOM PARTNERS, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_  
  
Notary Public



## **EXHIBIT A**

### **Legal Description**

PLOT 2, BLOCK 53, THE EASTERN CAPITOL HILL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 4 AT PAGE 12, CITY AND COUNTY OF DENVER, STATE OF COLORADO; and

PLOTS 3, 4 AND 5, BLOCK 53, THE EASTERN CAPITAL HILL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 4 AT PAGE 12, EXCEPT ANY PORTION OF LOT 5 LYING WITHIN LEETSDALE DRIVE, CITY AND COUNTY OF DENVER, STATE OF COLORADO



## EXHIBIT B

### Permitted Exceptions

1. Taxes and assessments for the year 2014 and subsequent years, a lien, not yet due or payable.
2. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
3. Terms, conditions, provisions, agreements and obligations contained in the Ordinances regarding Mountain View Preservation recorded March 14, 1968 in Book 9854 Page 231, January 6, 1969 in Book 9975 Page 351 and Recorded July 30, 1973 in Book 738 Page 127
4. Terms, conditions, provisions, agreements and obligations contained in the Memorandum of Lease as set forth below:  
  
Recording Date: March 19, 2004  
Recording No.: Reception No. 20040319000124520  
(Adams County Records)
5. Terms, conditions, provisions, agreements and obligations contained in the Memorandum of Lease with Option to Purchase, excepting any provisions set forth therein with respect to any option or right of first refusal to purchase the subject property exercisable by tenant, as set forth below:  
  
Recording Date: January 8, 2013  
Recording No.: Reception No. 2013003174
6. Matters disclosed by the ALTA/ACSM Land Title Survey by Chessnoe and Associates, dated December 11, 2014, to wit:
  - a. The fact that the overhead utility line is not located within a recorded easement.
  - b. The fact that the mason retaining wall encroaches into South Colorado Boulevard and the Leetsdale Drive rights of way.



## CHICAGO TITLE INSURANCE COMPANY

---

8055 E. Tufts Ave., Ste 300  
Denver, Colorado 80237  
Phone: (303)291-9999 Fax: (303)291-9997

**Kimberly Martin**  
**Otten, Johnson, Robinson Neff & Ragonetti, PC**  
**950 17<sup>th</sup> Street, Ste. 1600**  
**Denver, CO 80202**

**RE: Original recorded document(s)– C2008601**

Enclosed please find the **ORIGINAL RECORDED DOCUMENTS** that were submitted electronically to the County Clerk and Recorder for recordation.

A recorded copy of the first page of the document is attached disclosing the date, time and reception number of the recorded instrument.

We value your business.

Sincerely,

CHICAGO TITLE INSURANCE COMPANY

## **Property and Legal**

Following are the legal descriptions for the properties:

### **30 S. Colorado Boulevard:**

PLOT 2, BLOCK 53, THE EASTERN CAPITOL HILL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 4 AT PAGE 12, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

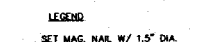
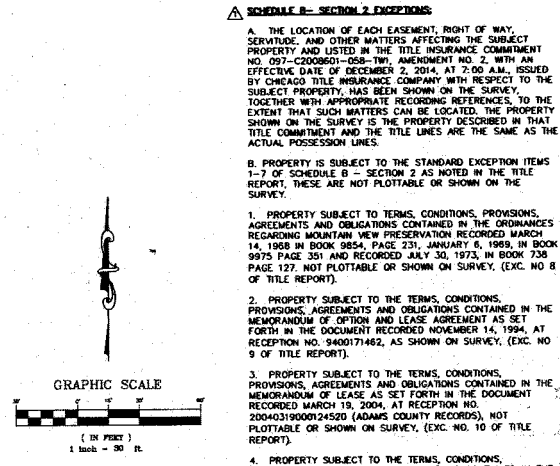
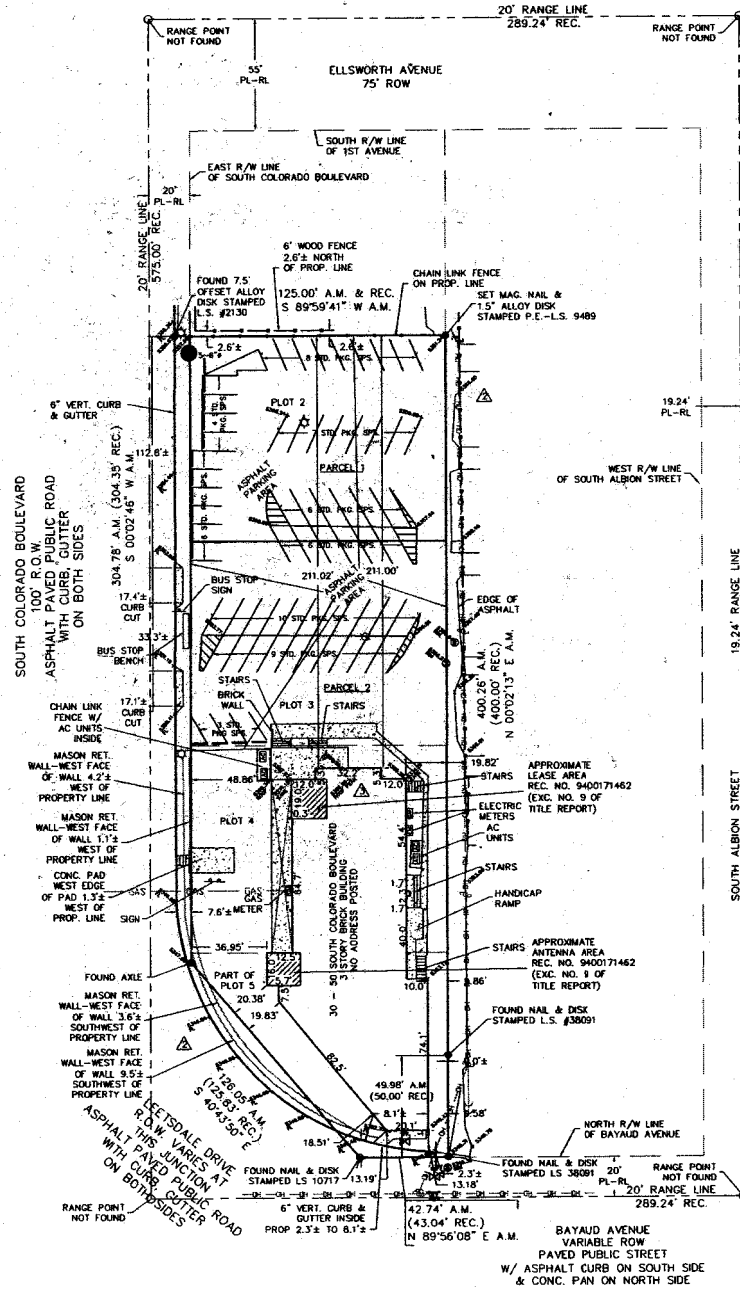
### **50 S. Colorado Boulevard:**

PLOTS 3, 4, AND 5, BLOCK 53, THE EASTERN CAPITOL HILL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 4 AT PAGE 12, EXCEPT ANY PORTION OF PLOT 5 LYING WITHIN LEETSDALE DRIVE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# ALTA/ACSM LAND TITLE SURVEY

PARCEL LOCATED IN THE SW 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

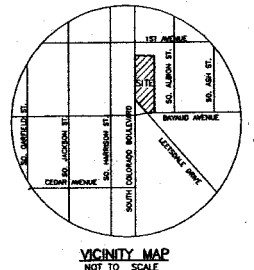
#30 - 50 SOUTH COLORADO BOULEVARD



- LEGEND**
- SET MAG. NAIL W/ 1.5" DIA. ALLOY DISK STAMPED P.E. & L.S. #9489
  - FOUND MONUMENT AS NOTED
  - FIELD ANGLE
  - A.M. - AS MEASURED IN FIELD
  - REC. - DEED OR PLAT DISTANCE
  - FL - FLOW LINE
  - PL - PROPERTY LINE
  - RL - RANGE LINE
  - SPOT ELEVATION
  - POWER POLE
  - AIR CONDITIONER UNIT
  - ELECTRIC METER
  - GAS METER
  - LIGHT POLE
  - WATER VALVE
  - FIRE HYDRANT
  - SANITARY SEWER MANHOLE
  - STORM SEWER MANHOLE
  - CONCRETE AREA
  - COVERED AREA
  - DECIDUOUS TREE WITH TRUNK DIA. IN INCHES
  - PROPERTY LINE
  - LOT LINE
  - OVERHEAD UTILITY LINE
  - OVERHEAD 1-PHASE PRIMARY ELEC.
  - OVERHEAD SECONDARY ELEC.
  - OVERHEAD TELEPHONE LINE
  - EXIST. CHAIN LINK FENCE
  - EXIST. WOOD FENCE

NOTE: IT SHOULD BE NOTED THAT THE CITY OF DENVER 1/4 SECTION MAPS SHOWS THE PORTION OF LOT 5 AS ONLY 50 FEET IN A NORTH-SOUTH DIRECTION

NOTE: 2" MILWRAP GAS LINE IN SOUTHWEST CORNER OF BAYAUD BOULEVARD, EXACT LOCATION COULD NOT BE DETERMINED AT THIS TIME.



**LEGAL DESCRIPTION**

PARCEL 1:  
PLOT 2, BLOCK 53, THE EASTERN CAPITOL HILL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 4 AT PAGE 12, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 2:  
PLOTS 3, 4, AND 5, BLOCK 53, THE EASTERN CAPITOL HILL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 4 AT PAGE 12, EXCEPT ANY PORTION OF PLOT 5 LYING WITHIN LETSDALE DRIVE, CITY AND COUNTY OF DENVER, STATE OF COLORADO

**CERTIFICATE OF SURVEY**

TO: SHERIDAN VENTURE CAPITAL, LLC, A COLORADO LIMITED LIABILITY COMPANY; FOLSON PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY; AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES THE FOLLOWING ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNLESS OTHERWISE SPECIFIED IN ANY PROFESSIONAL OPINION AS A LAND SURVEY REGISTERED IN THE STATE OF COLORADO, THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE OF SURVEY: DECEMBER 8, 2014

BY: MICHAEL S. CHESNOE P.E. & L.S. REGISTRATION NO. 9489

DATE: 2/15/16 9489

- NOTES**
1. THE RELATIVE POSITIONAL ACCURACY OF CORNERS IS 0.07 FEET (OR 20MM) ± 50 FPM.
  2. AREA OF PROPERTY IS 46,118 SQUARE FEET ± 0.05% (ADAMS COUNTY RECORDS).
  3. PROPERTY IS WITHIN ZONE X (AREA DETERMINED TO BE 3/8" ± 3/8" ± 2" ANNUAL CHANCE FLOODPLAIN) AND THEREFORE IS SUBJECT TO THE 1% FLOOD PLAIN PER FIRM MAP FOR COMMUNITY NO. 10001 (FIRM MAP NO. 2002) DATED NOVEMBER 17, 2005.
  4. SURVEYOR RELIED UPON THE TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY FILE NO. 097-C2008601-058-TW1, AMENDMENT NO. 2, WITH AN EFFECTIVE DATE OF DECEMBER 2, 2014, FOR THE PREPARATION OF THIS SURVEY.
  5. FIFTY NINE (59) STANDARD PARKING SPACES AND ZERO (0) DESIGNATED HANDICAPPED PARKING SPACES EXIST ON THE PROPERTY.
  6. ALL DISTANCES SET FORTH ON THIS SURVEY ARE IN FEET AND HUNDREDTHS OF A FOOT.
  7. BASIS OF BEARINGS: AN ASSUMED BEARING OF N 0°02'13" E, BETWEEN TWO FOUND MONUMENTS 400.26 FEET APART BEING THE EAST LINE OF THE ABOVE DESCRIBED PROPERTY, ONE MONUMENT BEING A MAG. NAIL & 1.5" DIA. ALLOY DISK STAMPED P.E. & L.S. #9489 AT THE NORTHEAST PROPERTY CORNER AND THE OTHER BEING A NAIL AND DISK STAMPED L.S. #38091 AT THE SOUTHWEST PROPERTY CORNER.
  8. BENCHMARK: CDD BM #215, AT INTERSECTION OF 1ST AVENUE AND COLORADO BOULEVARD, CITY & COUNTY OF DENVER (CDD) BRASS CAP ON TOP OF CURB AT SOUTHEAST CORNER OF INTERSECTION, ELEVATION 5383.50 (NAVD 1988 DATUM).
  - PROJECT BENCHMARK (BM): TOP OF A NAIL AND ALLOY DISK STAMPED L.S. #38091, AT SOUTHEAST PROPERTY CORNER, ELEVATION = 5349.31 (NAVD 1988 DATUM).
  9. REFERENCE POINT FOR THE ORDINANCES REGARDING MOUNTAIN VIEW PRESERVATION RECORDED MARCH 14, 1968, IN BOOK 9854, PAGE 231, IN BOOK 738 PAGE 127, CROSS CUT IN TOP STEP NEAR THE SUNDIAL AT CRAWMER PARK, ELEVATION 5436.79 (NAVD 1988 DATUM), ELEVATION AT BOTTOM OF SUNDIAL EQUALS 5426.56 (NAVD 1988 DATUM).
  10. MAXIMUM HEIGHT OF STRUCTURES ON SITE PER THE ORDINANCES REGARDING MOUNTAIN VIEW PRESERVATION RECORDED MARCH 14, 1968, IN BOOK 9854, PAGE 231, JANUARY 6, 1969, IN BOOK 9975 PAGE 351 AND RECORDED JULY 30, 1973, IN BOOK 738 PAGE 127, EQUALS 5456.79" (NAVD 1988 DATUM).
  11. PLAT PREPARED DECEMBER 11, 2014.

**COUNTY SURVEYOR'S CERTIFICATE:**

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS, RIGHT-OF-WAY SURVEYS AT PAGE \_\_\_\_\_ RECEPTION NUMBER \_\_\_\_\_

PREPARED BY:  
CHESNOE AND ASSOCIATES  
4101 EAST WESLEY AVENUE  
SUITE #2  
DENVER, COLORADO 80222  
PHONE: 303-722-2877  
E-MAIL: chesnoe@denverccmcoast.net

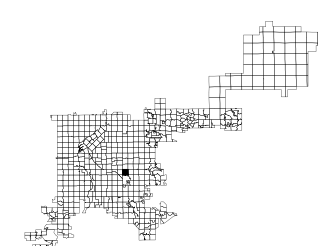
CALL UNCC  
BEFORE YOU DIG  
800-922-1987

UTILITY NOTIFICATION CENTER OF COLORADO

- △ REV. 2-18-15 REV. ADDED ROOF SPOT ELEVATIONS
- △ REV. 1-20-15 REV. ADDED SPOT ELEVATIONS AND GENERAL NOTES 8, 9 AND 10.
- △ REV. 12-17-14 REVISED SCHEDULE B-SECTION 2 EXCEPTIONS

# Denver County Assessor's Map

## 06073

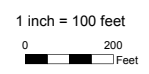


City and County of Denver Assessor Map Index

T4S R68W S12 05121	06072	06071
05125	T4S R67W S7 06073	06074
05131 T4S R68W S13	N/A T4S R67W S18	06181

Surrounding Mapsheets

# 2



Projection: StatePlane  
 Units: US Survey Feet  
 Colorado Central Zone 502  
 Horizontal Datum: NAD83/92 HARN  
 Vertical Datum: NAVD83  
 Map Updated: 11/9/2015

Disclaimer: The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. This is not a legal document.

Denver Property Assessment and Taxation System (3.2.3)

## 30 S COLORADO BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
SHERIDAN VENTURE CAPITAL LLC MCKINNON & ASSOCIATES LLC 240 MILWAUKEE ST DENVER , CO 80206-5006	0607309018000 PIN 163309847	THE EASTERN CAPITOL HILL SUB B53 PLOT 2	INDUSTRIAL, MISC IMPS	DENV

**Additional Property Information**

Clear results

**Zoning** Details  
 Zone District: E-SU-D  
 Code Version: 2010  
[Zoning Map](#) 161300941

**Neighborhood** Details  
 Hilltop

**Subdivision** Details  
 The Eastern Capitol Hill Sub-Division

**Historic Landmark District** Details  
 No

**Historic Landmark** Details  
 No

**Enterprise Zone** Details  
 Not in enterprise zone. 161301009

**Floodplain Designation** Details  
 Zone: X

**30 S COLORADO BLVD**  
 DENVER, CO  
**Schedule Number:** 0607309018000  
**Owner:** SHERIDAN VENTURE CAPITAL LLC  
 240 MILWAUKEE ST  
 DENVER, CO  
**Property Value**  
[Directions](#) | [Street View](#) | [Parcel Map](#)

Map data ©2015 Google Terms of Use Report a map error

# 30 S COLORADO BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
SHERIDAN VENTURE CAPITAL LLC MCKINNON & ASSOCIATES LLC 240 MILWAUKEE ST DENVER , CO 80206-5006	0607309018000	THE EASTERN CAPITOL HILL SUB B53 PLOT 2	INDUSTRIAL, MISC IMPS	DENV

[Property Summary](#)
[Property Map](#)

## Assessment

**Actual Value Year:** 2015      **Actual Value:** \$588,500

## Property

**Year Built:** 0      **Square Footage:** 0

## Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price
-----------------------------	---------	-----------------	-------------

No comparables available for this property.

Denver Property Assessment and Taxation System (3.2.3)

## 50 S COLORADO BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
SHERIDAN VENTURE CAPITAL LLC MCKINNON & ASSOCIATES LLC 240 MILWAUKEE ST DENVER , CO 80206-5006	0607309017000 <b>PIN</b> 163309839	THE EASTERN CAPITOL HILL SUB B53 PLOT 3 & 4 & THAT PT OF PLOT 5 DAF BEG SE COR PLOT 5 W 43.04FT NWLY TO NW COR PLOT 5 E TO NE COR PLOT 5 S 100FT	INDUSTRIAL - SCHOOL	DENV

**Additional Property Information**

[Clear results](#)

**Zoning** [Details](#)

Zone District: **E-SU-D**

Code Version: **2010**

[Zoning Map](#)

**Neighborhood** [Details](#)

Hilltop

**Subdivision** [Details](#)

The Eastern Capitol Hill Sub-Division

**Historic Landmark District** [Details](#)

No

**Historic Landmark** [Details](#)

No

**Enterprise Zone** [Details](#)

Not in enterprise zone

**Floodplain Designation** [Details](#)

Zone: **X**

**50 S COLORADO BLVD**  
DENVER, CO 80246-1041

**Schedule Number:** 0607309017000

**Owner:**  
SHERIDAN VENTURE CAPITAL LLC  
240 MILWAUKEE ST  
DENVER, CO

**Property Value**

[Directions](#) | [Street View](#) | [Parcel Map](#)

Map data ©2015 Google Terms of Use Report a problem



# 50 S COLORADO BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
SHERIDAN VENTURE CAPITAL LLC MCKINNON & ASSOCIATES LLC 240 MILWAUKEE ST DENVER , CO 80206-5006	0607309017000	THE EASTERN CAPITOL HILL SUB B53 PLOT 3 & 4 & THAT PT OF PLOT 5 DAF BEG SE COR PLOT 5 W 43.04FT NWLY TO NW COR PLOT 5 E TO NE COR PLOT 5 S 100FT TO POB	INDUSTRIAL - SCHOOL	DENV

[Property Summary](#)

[Property Map](#)

Assessment			
<b>Actual Value Year:</b>	<b>2015</b>	<b>Actual Value:</b>	<b>\$1,320,000</b>

Property			
<b>Year Built:</b>	<b>1961</b>	<b>Square Footage:</b>	<b>23296</b>

Comparables			
Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price

January 4, 2016  
REVISED: March 11, 2016

Theresa Lucero  
Planning Services – City and County of Denver  
201 W Colfax Avenue, Dept. 203  
Denver, CO 80202



**Re: AMENDED Rezoning Initiation – 30 and 50 S. Colorado Boulevard**

Dear Theresa:

As the Applicant’s representative on behalf of SMW Hilltop, LLC, Sheridan Ventures Capital LLC, McKinnon & Associates LLC, WellsSprings, Inc. (collectively the “Applicant”), please accept this submittal to start the rezoning review for the property located at 30-50 S. Colorado Boulevard. The Applicant is requesting a G-RH-3 zone for the property.

**Property Location:**

The subject property is located along Colorado Boulevard between E. Ellsworth Avenue and E. Bayaud Avenue in Denver and is owned by the Applicant.

**Property and Legal:**

Following are the legal descriptions for the properties.

**30 S. Colorado Boulevard:**

PLOT 2, BLOCK 53, THE EASTERN CAPITOL HILL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 4 AT PAGE 12, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**50 S. Colorado Boulevard:**

PLOTS 3, 4, AND 5, BLOCK 53, THE EASTERN CAPITOL HILL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 4 AT PAGE 12, EXCEPT ANY PORTION OF PLOT 5 LYING WITHIN LEETSDALE DRIVE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**Site Description:**

This approx. one acre property fronting S. Colorado Boulevard contains a dilapidated and unoccupied former church building of non-historic status, surface parking, and vehicle curb cuts from Colorado Blvd. Leetsdale Drive forms a portion of the property boundary to the southwest and E. Bayaud

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Avenue forms a small portion of the southern property boundary. The current property zoning is E-SU-D and the property immediately to the north and east is zoned the same. To the south is Burns Park and to the west, across Colorado Blvd. is a mix of different residential and commercial zone districts, with a predominance of G-RH-3. The site is located within the Cranmer Park View Plane area and Colorado Blvd. is a designated Denver Parkway.

**Purpose & Intent:**

The purpose of this rezoning is to create the opportunity for reasonable and appropriate residential development on this almost half city block fronting Colorado Blvd. The current E-SU-D zoning is not appropriate in this location because it only allows for the development of single family homes with minimum lot sizes of 6,000 SF. As a major arterial in this part of Denver, Colorado Blvd. brings high visibility to this property along with many development challenges. These challenges include virtually non-stop traffic noise, congestion, and vehicle access limitations not supportive of single family residential home development. Because of these negative influences, the current aesthetic character of this property presents an unattractive and non-contributing edge to the Colorado Blvd. corridor and a visually compromised gateway to the established Hilltop neighborhood.

We intend to establish a zoning designation that will encourage sustainable residential development more appropriate for this commercial corridor. We believe that the single unit development limitations of the current zoning make this specific property very difficult to develop as a residential use for the reasons previously stated. There is a fundamental incongruence between the current challenges of this location and the viability of single family homes at this site. As proposed, a G-RH-3 zone would offer flexibility for a variety of residential unit types that would be viable in this location along the Colorado Blvd. corridor. In addition, the 3-story limitation of this zone is in scale with, and complimentary to, the surrounding zoning and development. Finally, new residential development on this property has the opportunity to greatly improve the aesthetic character of this property, provide an important noise and safety barrier for the neighborhood and create a fresh and attractive edge for the community and gateway to the established Hilltop neighborhood.

**Public Outreach & City of Denver Coordination:**

Immediately after acquiring the 30-50 S. Colorado Blvd. parcel in late 2014, the Applicant reached out to both Councilman Susman and the Hilltop RNO Leadership/Zoning Committee (and staff too) to discuss a potential property rezoning. This outreach has continued from the first quarter of 2015 to the present, through numerous meetings with stakeholders, including immediate neighbors, RNO's and their subcommittees, and other individual neighbors. In addition, The Applicant has initiated several meetings with Councilman Susman and City staff to share intent and obtain feedback and direction and worked with a City-hired facilitator for several months to further the public outreach efforts.

It is important to note that while public outreach is not required as part of the rezoning process prior to making an official application, the Applicant has taken the initiative to organize and attend these meetings in an effort of conveying rezoning intent and to encourage a collaborative dialogue. As a result of specific feedback from both the neighborhoods and the City representatives, several zoning concessions have been made from the initial intent to seek a mixed use zone (G-RX-5 w/waivers) for the property. Because of specific comments and encouragement at these meetings, the G-RX-5 zoning was replaced with a residential zoning of no more than three stories (G-MU-3). With continued community and city collaboration, this amended application is seeking a G-RH-3 zoning.

**Review Criteria:**

*General Review Criteria - The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7.*

**A. Consistent with Adopted Plans**

Consistent with objectives of the Denver Comprehensive Plan 2000:

- From Land Use 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.”
- Mobility Strategy 4-E: “Continue to promote mixed-use development, which enables people to live near work, retail and services.”
- Legacies Strategy 3-A: “Identify areas in which increased density and new uses are desirable and can be accommodated.”

- Compact development: “...improved neighborhood cohesion, reduced urban sprawl and residents more directly connected to services and amenities within their immediate living environment.”

The proposed 30-50 S. Colorado Blvd. rezoning is consistent with Blueprint Denver in that this property is located within an identified Area of Change. This rezoning would support the objectives of an Area of Change as follows:

- Development / redevelopment that focuses growth in a way that benefits the city as a whole.
- New development that enhances the visual quality of buildings, streets and neighborhoods, thereby affecting the quality of life in the Areas of Change and surrounding neighborhoods.
- Improving the City’s economic base and providing jobs.

Colorado Boulevard is identified in Blueprint Denver as a Mixed Use Arterial.

Allowing a slightly higher residential density (vs. only single unit residential) is appropriate along this arterial.

***B. Uniformity of District Regulations and Restrictions***

The G-RH-3 zone for this 30-50 S Colorado Blvd. property will adhere to developed regulations that are consistent on all contiguous parcels (half block) and complementary to the surrounding neighborhood. The proposed use as residential and the form of three stories is consistent with surrounding land uses and appropriate in this location fronting Colorado Blvd.

***C. Public Health, Safety and General Welfare***

The proposed rezoning of the 30-50 S Colorado Blvd. properties will improve the health, safety and welfare of the city by allowing this property to be developed with viable and sustainable residential units. The current vacant and run-down property can be replaced with occupied residences where activity can serve as a deterrent to vandals and vagrants. The complete lack of sidewalks and pedestrian corridors currently on and around the property will be replaced with safe pedestrian corridors that are developed to City standards and that link to other local and regional pedestrian and bikeways serving the community. The current unattractive, run-down appearance will be improved through the development of attractive and well-maintained residences and landscape.

**Additional Review Criteria for Non-Legislative Rezonings:**

*Rezoning to G-RH-3 District: The proposal must comply with all of the additional review criteria DZC Sec. 12.4.10.8.*

**Justifying Circumstances:**

***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.***

The 30-50 S Colorado Blvd. properties are located in an area of the City that has changed significantly since it was originally developed as single unit residential many decades ago. The growth of Colorado Boulevard over time into one of Denver’s major arterials has caused the decay of many established single family residences and small commercial businesses fronting this corridor. Access challenges, noise, compromised safety, among other factors all contribute to this changed condition. This condition is evident in the many residences facing Colorado Blvd. in this area that have turned their back/walled themselves off from this arterial, essentially turning away from what has historically been their front yard and door. The current E-SU-D zone, allowing only single unit residential use, is no longer viable and sustainable in this location; single unit residences facing S. Colorado Blvd. are neither appropriate nor marketable. The G-RH-3 zone allows for some flexibility in the type of residential units that are more appropriate for the location of the property.

Redevelopment of this property provides an opportunity to achieve other objectives identified in Blueprint Denver and other City regulating documents (in addition to those identified earlier in this document). Where no pedestrian corridors currently exist, pedestrian activity can be increased through the creation of safe corridors that support walkability for residents. The current pedestrian infrastructure in this area supports limited to no pedestrian activity while the designation of Colorado Blvd. as a mixed-use arterial encourages a variety of travel choices and substantial pedestrian activity. A rezoning can facilitate redevelopment of this property thereby achieving these objectives.

***The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.***

The proposed G-RH-3 zone is a residential district allowing urban house, duplex, garden court and row house building forms. The tallest building form has a maximum height of three stories. This proposed zone consists of housing types that are compatible with the surrounding neighborhood,

Rezoning Initiation – 30-50 S. Colorado Boulevard

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including along S. Colorado Boulevard. The development will provide a much needed buffer between a heavily traveled, congested corridor and the urban house form to the east.

In addition to this letter that includes the required Review Criteria, please find the following required documents:

- Zone Map Amendment Application
- Property Legal Descriptions
- 30-50 S. Colorado Blvd. Survey
- Proof of Ownership Map & Assessors Information

Thank you in advance for reviewing this request for Zone Map Amendment and please contact me if you need additional material or have any questions.

Sincerely,

**DAVIS PARTNERSHIP ARCHITECTS, PC**



Lynn A. Moore, FASLA  
Principal