



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	Gaylord Investment Group	Representative Name	David Goode
Address	999 S Logan St, Suite 300	Address	558 Castle Pines Pkwy., Suite B4-174
City, State, Zip	Denver CO 80209-5801	City, State, Zip	Castle Pines, CO 80108
Telephone		Telephone	303-246-4943
Email		Email	davidpgoode@gmail.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):	1057 S. Gaylord St		
Assessor's Parcel Numbers:	05144-26-039-000		
Area in Acres or Square Feet:	3,166 SF or 0.073 acres		
Current Zone District(s):	U-MS-2		
PROPOSAL			
Proposed Zone District:	U-MS-2, with Waivers, see attached request		
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input checked="" type="checkbox"/> Yes - State the contact name & meeting date <u>Abner Ramos Salcedo. 9/11/24</u> <input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)		
Did you contact the City Council District Office regarding this application ?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <u>ongoing, email</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)		

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p>	<p><input checked="" 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 a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>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.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input checked="" 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 checked="" 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>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.</p>	<p>Justifying Circumstances - One of the following circumstances exists:</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 of 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 checked="" type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input checked="" 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>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.</p>

REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- Review Criteria Narratives. See page 2 for details.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged)
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.)
- Affordable Housing Review Team Acceptance Letter**
- Other Attachments.** Please describe below.

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
Scott Kirkegaard Manager Gaylord Investment Group, LLC	999 South Logan Street, Suite 300 Denver, CO 80209	100%	<i>Scott Kirkegaard</i>	03/10/26	B	YES
						NO
						NO
						NO



February 4, 2026

Community Planning and Development
City and County of Denver
201 West Colfax Ave.
Denver, CO 80202

REGARDING 1057 S. Gaylord St. – Denver, Colorado
THE PROJECT DPGA Project No. 24.003.00

Dear Rezoning Team:

Please refer to the attached Concept Plan and Rezone Application for 1057 S. Gaylord St. My client is proposing to re-zone the property from U-MS-2 to U-MS-2 with a Lodging exception. The purpose for the rezone is to allow Lodging Use instead of simply Bed & Breakfast.

A market review of the Washington Park and Bonnie Brae neighborhoods indicate a need for Lodging amongst the residential areas. The Old South Gaylord block would be an ideal location for a small boutique hotel where visiting relatives may stay within walking distance of their families and the park.

To foster support for this proposal, we reached out to the neighborhood through two organizations: the South Gaylord Street Business Improvement District and the Washington Park East Neighborhood Association. Refer to the attached exhibit listing the communication dates and contact.

In reference to the Rezoning Application, we offer the following information to further define the project intent and how our proposal aligns with the City's goals:

DZC Sec. 12.4.10.7.A

Denver Comprehensive Plan 2040

The proposed Lodging use achieves the goals of the Comprehensive plan by:

- Providing access to new jobs in neighborhoods where none exist now
- Reducing reliance on automobiles in a walkable neighborhood
- Reducing the use of automobiles, reduce the impact on climate change when utilizing the adjacent shops and restaurants

Blueprint Denver

The proposed Lodging use achieves the goals of Blueprint Denver by:

- *Land Use & Built Form (General) Recommendation 06: Implement zoning code revisions to facilitate compatible redevelopment of institutional sites within neighborhoods. Goals 6, 7, 8*
 - This proposed rezone with an exception meets the City's goal by eliminating the residential component allowing the property to be more compatible with the immediate block of commercial uses.
- *Land Use & Built Form (Economics) Recommendation 05: Support organizations and districts within the city's centers and corridors to aid in attraction and retention of employment and commerce. Goals 4, 6*
 - Including a hospitality use on the commercial block will add to the diversity of employer and business types in the neighborhood and will provide longer term stability to the employment center.

- *Land Use & Built Form (Economics) Recommendation 06: Ensure Denver and its neighborhoods have a vibrant and authentic retail and hospitality marketplace meeting the full range of experiences and goods demanded by residents and visitors. Goals 2, 4, 6*
 - Converting the existing for-rent residential units to a Lodging use will round out a full range of services for visitors and residents, all which complement each other,.
- *Land Use and Built Form (Design Quality) Recommendation 03: Create exceptional design outcomes in key centers and corridors [by identifying] important mixed-use historic structures and encourage their continued use or adaptive reuse. Goals 5, 6, 7, 8.*
 - Although the existing building is not designated as historic, it does enhance the character of the South Gaylord block of commercial buildings. The proposed use will maintain the existing street facing façade with minimal changes to the storefront.
- *Land Use and Built Form (Design Quality) Recommendation 04: Ensure an active and pedestrian-friendly environment that provides a true mixed-use character in centers and corridors. Goals 5, 6, 7, 8*
 - True mixed-use developments include a hospitality component that draws visitors from outside the market area. Visitors will patronize the nearby shops and restaurants without the need for automobile use.
- *Land Use and Built Form (Design Quality) Recommendation 06: Incentivize the preservation of structures and features that contribute to the established character of an area, even if they are not designated as landmarks or historic districts. Goals 6, 7, 8, 9*
 - The proposed Lodging exception will preserve the building as a viable commercial structure by enhancing its economic value to the property owner, neighborhood, and City.

DZC Sec. 12.4.10.7.B & C

Uniformity of District Regulations and Restrictions

The proposed rezoning would not alter the character of the existing building or the surrounding Old South Gaylord block. All of the buildings on the block are either one or two stories, and this property would remain as two stories.

Public Health, Safety, and Welfare

The general welfare of the City would be enhanced by providing new jobs and tax revenue with a Lodging use.

DZC Sec. 12.4.10.8

Justifying Circumstances

The existing property lies within the South Gaylord commercial area and is surrounded by retail, restaurants, and other commercial businesses. The second floor of the property includes six for rent apartments, and these are the only dwelling units on the block. Converting the Dwelling Units use to a Lodging use will better harmonize with the surrounding business district.

Neighborhood Context

The 1000 to 1100 South block of Gaylord St. is 100% commercial use (except for the apartments within the applicant’s building). The proposed rezoning would align with the existing businesses in use and scale.

While the current zoning allows for a Bed & Breakfast, such a use would not be dense enough to be financially viable. The proposed rezoning exception to allow Lodging would not have a negative impact on the neighborhood or building, while allowing for more density. Lodging is an ideal and needed use within a very walkable neighborhood. The nearest hotels are along Colorado Blvd. in Glendale which require visitors to drive to the Washington Park and Bonnie Brae neighborhoods.

1057 S. Gaylord St. - Denver, Colorado
October 20, 2025

With the application, I have included two letters of support: one from the Registered Neighborhood Organization and one from the Business Improvement District. Both organizations had discussions with their members as well as Councilperson Kashmann.

Thank you for your time and consideration of our proposal. Should you have any questions or comments, please do not hesitate to contact me.

Respectfully,
DAVID P GOODE ARCHITECTURE

A handwritten signature in black ink, appearing to read "David P. Goode", with a period at the end.

David P Goode, NCARB Architect
Owner / Principal
Colorado Lic. 400636

Cc: Ms. Kristen Crabtree, property owner

Attachments: Community outreach summary
Rezone Application
Waiver and Condition Request Form
Legal Description
Special Warranty Deed
Owner Authorization

WAIVER AND CONDITION REQUEST FORM

Rezoning Case Application No.: 2024I-00131

Applicant Name: Gaylord Investment Group, LLC

Section 12.4.10.6, Denver Zoning Code, authorizes the City Council to adopt waivers or reasonable conditions to an Official Map Amendment at the request of the applicant, provided the applicant approves such waivers or conditions in writing.

List each requested waiver and/or condition in the following tables. Include a justification for each waiver or condition.

Waivers

Code Reference	Code Provision	Proposed Alternative	Justification
5.4.4	Waive the "NP" (Not Permitted Use) use for Lodging Accommodation, All Others Specific Use Type, in District Specific Standards	Instead, shall be P-ZP (Permitted Use with Zoning Permit Review) use for Lodging Accommodation, All Others Specific Use Type, in District Specific Standards	The intent of the waiver is to allow Lodging Accommodation, All Other uses, subject to a Zoning Permit, with no limitations.

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

Proposed Waivers:

Per Denver Zoning Code Section 12.4.10.6, Waivers of Rights and Obligations and Approval of Reasonable Conditions, I, the undersigned applicant for the property under application for the rezoning referenced herein, request that the U-MS-2 zoning classification of the land described herein include the following waivers:

1. Waive the "NP" (Not Permitted Use) use for Lodging Accommodation, All Others Specific Use Type, and instead shall be "P-ZP" (Permitted Use with Zoning Permit Review). The intent of the waiver is to allow Lodging Accommodation, All Other uses, subject to a Zoning Permit.

Agreed to by:

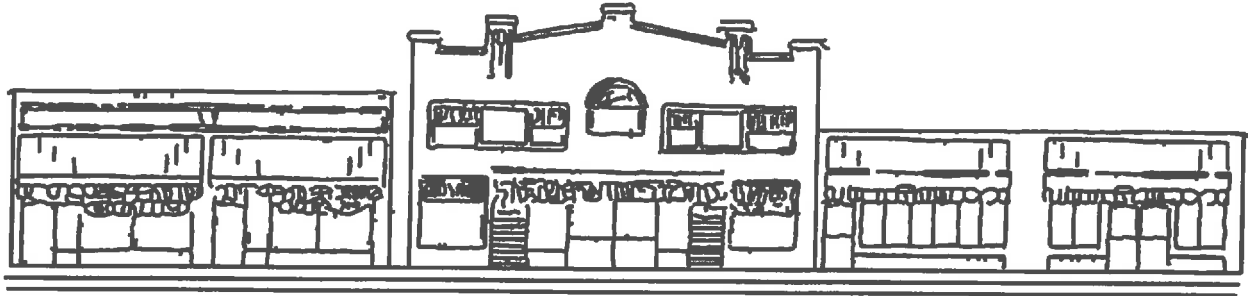


David P Goode as applicant for the property owner

12.18.2025

1059 S. GAYLORD ST.
COMMUNITY OUTREACH

Organization	Contact Name	Date	Method
Council District 6	Paul Kashmann	11.07.2024	email
Washington Park East Neighborhood Association (WPENA)	Mike Williams	12.28.2024	email
WPENA	Biddie Labrot Mike Williams	01.22.2025	video conference call
WPENA	Biddie Labrot	01.26.2025	email
WPENA	Biddie Labrot	02.11.2025	proposal was presented at the regular association meeting
South Gaylord Street Business Improvement District (SGSBID)	Joyce Bickel	07.19.2025	email
WPENA	Biddie Labrot	07.19.2025	email
SGSBID	Joyce Bickel	07.25.2025	email
SGSBID	Matt Hubbard	08.15.2025	email
SGSBID	Matt Hubbard Jackie Bouvier	08.21.2025	proposal was presented at the regular BID meeting
SGSBID	Matt Hubbard Jackie Bouvier	08.22.2025	email
WPENA	Biddie Labrot	09.04.2025	email
WPENA	Biddie Labrot	09.08.2025	telephone
WPENA	Biddie Labrot	09.16.2025	email
Council District 6	Paul Kashmann	11.12.2025	conference call



South Gaylord Street Business Improvement District

8/15/2025

Councilman Paul Kashmann

Re: Support for Rezoning Application – 1057 S Gaylord Street

Dear Councilman Kashmann,

On behalf of the South Gaylord Street Business Improvement District (BID), I am writing to express our support for the proposed rezoning of 1057 S Gaylord Street to allow for a Lodging use in place of the current Bed & Breakfast zoning.

We believe this change will be a positive addition to our block and the greater neighborhood. The proposed use will bring increased activity and vibrancy to the area, align with our block's vision, and contribute to the continued growth and success of South Gaylord Street as a unique destination.

We appreciate that the project will maintain the existing building's character and scale, with no increase in height and only minor exterior modifications. The adaptive reuse of the property into a small-scale, staff-less lodging option will provide visitors with a welcoming and convenient place to stay, further supporting our local businesses.

The South Gaylord BID values investments that enhance the vitality of our corridor while preserving its charm, and we believe this project strikes that balance well. We respectfully urge your favorable consideration of the rezoning request.

Thank you for your time and leadership.

Sincerely,


Matt Hubbard
President

Southpresident@southgaylord.com

303.578.9659

Gaylord Street Business Improvement District



Washington Park East Neighborhood Association

TO: David P Goode, David P Goode Architecture
FROM: Elizabeth Labrot, WPENA Zoning Committee
DATE: September 13, 2025
RE: 1057 South Gaylord - U-MS-2 with a Lodging use as a permitted exception.

David, thank you for forwarding the revised application for the Lodging use as a permitted exception in a U-MS-2 for 1057 South Gaylord Street.

As a re-cap:

The East Washington Park Zoning Committee met with you, as well as the owners Christine & Scott Kirkegaard, Seth Elken, and John & Christine Crabtree, via ZOOM on January 22, 2025, to review the plans for a boutique hotel on the second story of 1057 South Gaylord. The current zoning would not allow the use that the applicants requested, so a pre-application requesting a change in zoning to accommodate the new use was submitted. The current zoning only allows for a B&B.

In February, we reached out to both Mr. Salcedo and Councilman Kashmann and inquired about another pathway to allow an exception without a change in current zoning. We feel that a change in zoning would adversely affect the Old South Gaylord block as well as the surrounding neighborhood. (see attached document)

On September 10, we received the revised application for the exception for lodging as a permitted exception. This would not only preserve the integrity of this historic block but also allow for a creative re-use of the building, keeping the historic vibrancy of Old South Gaylord.

The Zoning Committee, as well as the Washington Park East RNO is in support of this exception for Lodging as a permitted exception in the current zoning of U-MS-2 located at 1057 South Gaylord.

CC Mark Williams
Councilman Paul Kashman

1057 S. Gaylord St.

LOTS 33 AND 34, EXCEPT THE EAST 14.9 FEET OF SAID LOTS, BLOCK 11, MYRTLE HILL, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Schedule Number: 05144-26-039-000

GAYLORD INVESTMENT GROUP, LLC
999 S. LOGAN ST., SUITE 300
DENVER, CO 80209-5801

RECEIVED
DEC 27 2022
BY: _____



2022150158

Page: 1 of 1

12/16/2022 02:30 PM
City & County of Denver
Electronically Recorded

R \$13.00

WD

D \$346.00

SPECIAL WARRANTY DEED

THIS DEED, made this 15th day of December, 2022, between Cynthia Blazovic, of the City and County of Denver and State of Colorado, grantor(s), and Gaylord Investment Group LLC, a Colorado limited liability company, whose legal address is 999 S. Logan Street, Suite 300, Denver, CO 80209, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of (\$3,460,000.00) Three Million Four Hundred Sixty Thousand and 00/100 Dollars, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee(s), their heirs, successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Denver and State of Colorado, described as follows:

LOTS 33 AND 34, EXCEPT THE EAST 14.9 FEET OF SAID LOTS, BLOCK 11, MYRTLE HILL, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known by street and number as: 1057-1063 South Gaylord Street, Denver, CO 80209.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), their heirs, successors and assigns forever. The grantor(s), for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee(s), their heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s), subject to statutory exceptions as defined in C.R.S. 38-30-113(5)(a).

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

Cynthia Blazovic

Cynthia Blazovic

STATE OF COLORADO
County of JEFFERSON

The foregoing instrument was acknowledged before me this 15th day of December, 2022, by Cynthia Blazovic.

MICHAELA A. BUSHELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014037233
MY COMMISSION EXPIRES JANUARY 12, 2026

Witness my hand and official seal.
My commission expires: 1-12-26

Michael A. Bushell

Notary Public

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

SPECIAL WARRANTY DEED

March 10, 2026

Community Planning & Development
City and County of Denver
211 W. Colfax Ave.
Denver, CO 80202

Regarding: 1057 South Gaylord St.

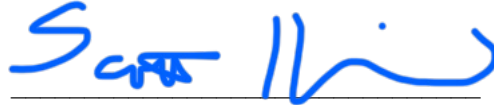
To Whom It May Concern:

I/We, the owner(s) of the above described property, authorize David P Goode Architecture to act as an agent on my/our behalf for the purpose of creating, filing, and/or managing an application for a Re-Zoning approval for 1057 S. Gaylord St.

The undersigned hereby certifies to being the fee owner(s) or legally authorized representative of the fee owner(s) of the real property described above.

By: Gaylord Investment Group LLC
999 S. Logan St., Suite 300
Denver, CO 80209

By: Scott Kirkegaard
Its Manager



Cc: Gaylord General Correspondence File