

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	CALLINECTES LLC	Representative Name	Elevation Consulting Group
Address	2635 WALNUT ST	Address	PO Box 280869
City, State, Zip	DENVER , CO 80205	City, State, Zip	Lakewood, CO 80226
Telephone	303-249-9750	Telephone	303-232-2265
Email	andrew@turncommerce.com	Email	lthomas@elevationcivil.com
<p>*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.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</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> <p>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.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	CASE & EBERTS ADD B2 L22 TO 24		
Assessor's Parcel Numbers:	02277-05-005-000		
Area in Acres or Square Feet:	9,394 s.f.		
Current Zone District(s):	R-MU-20 with waivers		
PROPOSAL			
Proposed Zone District:	I-MX-3 , DO-7		

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REZONING GUIDE

Rezoning Application Page 2 of 3

REVIEW CRITERIA

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

- ☒ 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. 12.4.10.8

- 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 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.

REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:

- ☒ Legal Description (required to be attached in Microsoft Word document format)
- ☒ Proof of Ownership Document(s)
- ☒ Review Criteria

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- ☐ Written Authorization to Represent Property Owner(s)
- ☒ Individual Authorization to Sign on Behalf of a Corporate Entity

Please list any additional attachments:

REZONING GUIDE

Rezoning Application Page 3 of 3

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	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	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>	01/01/12	(A)	YES
Andrew Reberry	2625 Walnut Street Denver, CO 80205 303-249-9750 andrew@turncommerce.com	100% 50%	<i>Andrew Reberry</i>	7-19-18	(A)	Yes
Jeff Reberry	2625 Walnut St. Denver, CO 80205 (303) 478-5206	50% 100%	<i>Jeff Reberry</i>	7/23/2018	A	Yes

Last updated: February 22, 2017

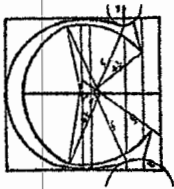
Return completed form to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

720-865-2974 • rezoning@denvergov.org

Revised October 5, 2018



Callinectes, LLC.
2635 Walnut Street
Denver, CO 80205
(303) 893-0404
jeff@turncommerce.com

July 16, 2018

To Whom It May Concern:

RE: Elevation Consulting Group

Elevation Consulting Group is an authorized representative of Callinectes, LLC. and is working on the company's behalf to rezone the 2625 Walnut, Denver, CO 80205 property.

If you have any questions, please do not hesitate to contact me.

Thank you.

Jeff Reberry
Co-Founder and CTO
Callinectes, LLC
2635 Walnut Street
Denver, CO 80205
Cell: (303) 478-5206
jeff@turncommerce.com

PROPERTY DESCRIPTION

0.215 ACRES, BEING ALL OF LOTS 22 THRU 24, BLOCK 2, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, FILED AS ENGINEERING IMAGE AT BOOK 1, PAGE 37, CITY AND COUNTY OF DENVER, STATE OF COLORADO. SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COUNTY OF DENVER, STATE OF COLORADO. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING FROM A FOUND 1-INCH PLUG (LS37066), SET AS A WITNESS CORNER, AND BEING 12.0 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF BLOCK 28, SAID CASE & EBERT'S ADDITION TO THE CITY OF DENVER, WHENCE A FOUND 1-INCH PLUG (LS37066) SET ALONG SAID LINE BEARS S 44° 37'24" W (BASIS OF BEARINGS), A DISTANCE OF 200.21 FEET;

THENCE S 78°48'32" W, A DISTANCE OF 121.08 FEET TO THE EASTERLY MOST CORNER OF SAID LOT 24, BLOCK 2, CASE & EBERT'S ADDITION TO THE CITY OF DENVER AND THE POINT OF BEGINNING;

THENCE S 44°37'24" W, ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 2, A DISTANCE OF 75.04 FEET, TO THE SOUTHERLY MOST CORNER OF SAID LOT 22, BLOCK 2, CASE & EBERT'S ADDITION TO THE CITY OF DENVER;

THENCE N 45°24'15" W, ALONG THE WESTERLY MOST LINE OF SAID LOT 22, A DISTANCE OF 124.86 FEET, TO THE WESTERLY MOST CORNER OF SAID LOT 22;

THENCE N 44°35'15" E, ALONG THE EASTERLY LINE OF THE 16.0 FOOT ALLEYWAY AS DEDICATED ON SAID CASE EBERT'S ADDITION TO THE CITY OF DENVER, 75.07 FEET, TO THE NORTHERLY MOST CORNER OF SAID LOT 24;

THENCE S 45°2'34" E, ALONG THE NORTHERLY MOST LINE OF SAID LOT 24, A DISTANCE OF 124.90 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.215 ACRES (9379 SQ.FT.), MORE OR LESS.

2625 WALNUT ST

Owner	CALLINECTES LLC 2635 WALNUT ST DENVER , CO 80205-2230
Schedule Number	02277-05-005-000
Legal Description	CASE & EBERTS ADD B2 L22 TO 24
Property Type	INDUSTRIAL - WAREHOUSE
Tax District	474B

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	22295
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	1926	Basement/Finish:	0/0
Lot Size:	9,394	Zoned As:	R-MU-20
<div>Note: Valuation zoning may be different from City's new zoning code.</div>			

Current Year			
Actual	Assessed	Exempt	
Land		\$657,600	\$190,700 \$0
Improvements		\$2,057,200	\$596,590
Total		\$2,714,800	\$787,290

Prior Year			
Actual	Assessed	Exempt	
Land		\$657,600	\$190,700 \$0
Improvements		\$2,057,200	\$596,590
Total		\$2,714,800	\$787,290

Real Estates Property Taxes for current tax year

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

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/26/2018	6/14/2018	
Original Tax Levy	\$31,938.00	\$31,937.99	\$63,875.99
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$31,938.00	\$31,937.99	\$63,875.99
Due	\$0.00	\$0.00	\$0.00

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N	Scheduled to be Paid by Mortgage Company ⓘ	N
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$40,965.89**

Assessed Value for the current tax year

Assessed Land	\$190,700.00	Assessed Improvements	\$596,590.00
Exemption	\$0.00	Total Assessed Value	\$787,290.00

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Summary

Details			
Name	Callinectes LLC		
Status	Good Standing	Formation date	07/10/2012
ID number	20121376811	Form	Limited Liability Company
Periodic report month	July	Jurisdiction	Colorado
Principal office street address	2635 Walnut Street, Denver, CO 80205, United States		
Principal office mailing address	n/a		

Registered Agent	
Name	Jeffrey Reberry
Street address	2635 Walnut Street, Denver, CO 80205, United States
Mailing address	n/a

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03 October, 2018

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

To whom it May Concern,

Our client is requesting to have their property at 2625 Walnut Street in the Five Points Neighborhood rezoned. Our client would like to relocate their company's office into the property and have the site rezoned to I-MX-3, DO-7 to match the adjacent properties.

Consistency with Adopted Plans

The proposed zoning of I-MX-3, DO-7 is consistent with the City's vision for the neighborhood and supported by all City and County of Denver adopted plans. These following Plans apply to the subject property:

- Denver Comprehensive Plan 2000
- Northeast Downtown Neighborhood Plan
- RiNo Art District Master Plan
- Blueprint Denver 2002

• Comprehensive Plan 2000

The proposed new zoning of the subject property is consistent with intent of the Denver Comprehensive Plan strategies. A number of specific alignments with the Comprehensive Plan Objectives and Strategies that would provide value to the public interest include the following:

Land use strategy 3-B – Encourage quality infill development that is consistent with 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-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.

• Northeast Downtown Neighborhood Plan

The proposed new zoning and development is consistent and supports the intent of the Northeast Downtown Neighborhood Plan by strengthening a retail corridor, help to bridge sidewalk gaps within the neighborhood, and maintain the industrial heritage while bringing new office tenants through adaptive reuse to support the new residential units within the neighborhood. The Future Land Use Map shown within the Northeast Downtown Neighborhood Plan has the subject property located within a Mixed-Use Industrial area, which is consistent with the proposed new zoning. The adaptive reuse of the building has been approved by the Denver

Landmark Commission. The design elements incorporated within this approved design support ground story activation by incorporating a new pedestrian oriented street facing entrance.

- **RiNo Art District Master Plan**

The proposed new zoning would promote consistency with the neighborhood; by promoting vibrant pedestrian street frontage and street-fronting building entries.

- **Blueprint Denver 2002**

The proposed new zoning and use of the subject property will help to increase the diversity of uses within the area by adding office to an area that mainly has restaurants and retail spaces. The River North Art District is an area of change within the city and the proposed new zoning will align the property with the surrounding buildings, therefore promote consistency within the neighborhood. The new zoning and use will help to increase economic activity by bringing in many new employees to the neighborhood, who will support the support the surrounding businesses.

Uniformity of District Regulations

The general purpose of the Mixed-Use zone district is to promote safe, active and pedestrian scaled, diverse areas through the allowed building forms to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within this Urban Center neighborhood. This new proposed zoning will support the vision for this area. The proposed new zoning for this property will result in the uniform application of the Zone District's building form, use and design regulations.

Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety and general welfare of the City. This amendment will improve an industrial site into a new Mixed-Use development incorporating a variety of uses including new mixed-income housing and commercial spaces. The rezoning and future development of this site will contribute to the creation of a safer improved road and pedestrian sidewalk network for existing and future area residents. The Public safety will be improved with this project by improvements to the Walnut Street streetscape to include raised curb to separate pedestrians and vehicles along project frontage.

The development of this parcel will likely encourage more substantial investment to rehabilitate the property with a useful life for the community by allowing for more local businesses to continue the existing surrounding development structures.

Justifying Circumstances

The proposed new zoning is in the public's interest in order for the property to be in better alignment with the surrounding properties and incorporate the newly approved Design Overlay of DO-7. 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 a change may include: c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning."

Consistency with Special Context, Zone District Purpose and Intent Statements

The requested I-MX-3, DO-7 zone district is within the Industrial Context. The Mixed-Use districts are intended to promote active, pedestrian-scaled and divers areas and activate the public street edge. The subject property will support the purpose and intent of the RiNo Design Overlay by enhancing the neighborhood by maintaining

the human scale and access to daylight of the district, providing a vibrant pedestrian street frontage with active uses and street-fronting building entries, and mainly minimizing potential conflict points between pedestrians and motor vehicles.

The Property is also within the Ballpark Historic District and has been provided with a Certificate of Appropriateness with the current design.

The building will not change in building form or scale in efforts to keep with neighborhood's context.

Sincerely,



brandon anderson, aia, leed ap

LIVstudio | 1336 27th street, denver, co 80205 | 720 425 7255