

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*
 CHECK IF POINT OF CONTACT FOR APPLICATION

Property Owner Name	TrueMindProperty LLC
Address	5 Cook St
City, State, Zip	Denver, CO 80206
Telephone	
Email	

*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**
 CHECK IF POINT OF CONTACT FOR APPLICATION

Representative Name	Canyon Law
Address	2450 S Saint Paul St
City, State, Zip	Denver, CO 80210
Telephone	303-908-0730
Email	lotuscoloradoproperties@gmail.com

**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.

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.

SUBJECT PROPERTY INFORMATION

Location (address and/or boundary description):	5 Cook St, Denver, CO 80206
Assessor's Parcel Numbers:	0512507010000
Area in Acres or Square Feet:	6,262 SF or ~ 0.14 AC
Current Zone District(s):	PUD 20

PROPOSAL

Proposed Zone District:	C-MX-8
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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 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. 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 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>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>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 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 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>a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p>b. A City adopted plan; or</p> <p>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. Please provide an attachment describing the justifying circumstance.</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. 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:

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

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:

Last updated: May 24, 2018 Return completed form to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205
Denver, CO 80202
720-365-2974 • rezoning@denvergov.org



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
John L Law and Hongfei Lin	2450 S Saint Paul St Denver, CO 80210 (303) 451-0234 LotusColoradoProperties@gmail.com	100%	<i>John L Law</i> <i>Hongfei Lin</i>	11/6/2020 11/06/2020	B	YES

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EXHIBIT C
REZONING REVIEW CRITERIA

5 Cook Street
Rezone Request from PUD to C-MX-8
Review Criteria

- I. Rezone Request – the property owner of 5 Cook requests a rezone of the property from PUD to C-MX-8.
- II. Property Description – 5 Cook is located at the Northwest corner of the intersection of Cook Street and E. Ellsworth Ave in Cherry Creek East. The property is approximately 0.14 acres (6,262 sq ft) in size and has frontage along both Cook and E. Ellsworth Ave. A 4,366 sq ft building built in 2004 is located on site and houses tenants who utilize the space for retail purposes.
- III. Review Criteria
 - a. General Review Criteria (DZC Section 12.4.10.7): The proposed rezone of 5 Cook from PUD to C-MX-8 complies with all General Review Criteria.
 - i. Consistency with Adopted Plans – this proposed official map amendment is consistent with the following adopted plans:
 1. **Denver Comprehensive Plan 2040 (4/22/2019)**
 - a. The Denver Comprehensive Plan 2040 is *a holistic and sustainable vision to guide the future of Denver*. The land use policies emphasize sustainability, housing, connectivity, employment, mobility, preservation and more. Blueprint Denver, discussed below, (III.a.i.2) is a supplement to this plan.
 - b. The proposed rezone is consistent with the following Denver Comprehensive Plan Vision Elements:
 - Strong and Authentic Neighborhoods (Goal 1: Create a city of complete neighborhoods, parts B and D) (Page 34) – *Ensure neighborhoods offer a mix of housing types and services for a diverse population; Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.*
 - Strong and Authentic Neighborhoods (Goal 2: Enhance Denver’s neighborhoods through high-quality urban design, parts B and C) (Page 34) – *Establish a scalable, predictable and adaptable approach to improve design quality across the city; Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm.*
 - Environmentally Resilient (Goal 8: Clean our soils, conserve land and grow responsibly, parts A and C) (Page 54) – *Promote infill development where infrastructure and services are already in place; focus growth by transit stations and along high- and medium-capacity transit corridors.*
 - Denver and the Region (Goal 2: Embrace Denver’s role as the leader of regional growth, part A) (Page 64) – *Direct significant growth to regional centers and community centers and corridors with strong transit connections.*
 - c. The proposed rezone is consistent with all parcels on the same block as 5 Cook facing Cook Street, which have all been zoned C-MX-8.
 2. **Blueprint Denver: A Blueprint for an Inclusive City (Public Review Draft 2 1/7/2019)**
 - a. This plan *calls for*

- *An equitable city: planning for social equity and guiding change to benefit everyone*
- *A city of complete neighborhoods and complete networks: connecting Denverites to all of their daily needs*
- *An evolving city: a measured, commonsense approach to where growth should go and how it should fit in*

The plan establishes ten goals that support all Denver residents related to housing diversity & quality employment opportunities, access to basic services, safe & high quality mobility options, business environment & educational opportunities, identification of where to focus higher intensity growth, enhancement of neighborhoods' sense of place, urban design, recognition of historical assets and cultural heritage, natural environment and health.

- b. Denver's Growth Strategy proposes to strengthen the *existing neighborhoods through carefully planned infill development that enhances the city's unique character (Page 51) –*
- *The area surrounding 5 Cook is designated as Regional Centers and Community Centers and Corridors for growth. 5 Cook is within the Regional Centers area. Within this area across the city, new households are projected to increase by 30% by 2040 and new jobs are projected to increase in these areas by 50% by 2040. A rezone of 5 Cook to C-MX-8 will be a continuation of multi-use development in this infill, designated growth area.*
- c. 5 Cook is mapped as an Urban Center (Neighborhood Context – 5.5). Urban Center neighborhood contexts are characterized by the following (4.2 page 137):
- *Land Use and Built Form – A high mix of uses throughout the area, with multi-unit residential typically in multi-story, mixed-use building forms. Block patterns are generally regular with consistent alley access.*
 - *Mobility – High levels of pedestrian and bicycle use and good access to high-capacity transit with minimal reliance on cars.*
 - *Quality of Life/Infrastructure – Smaller public parks and privately owned, publicly accessible outdoor spaces and plazas. Trees are within planters and expanded streetscape planting areas.*

Additionally, Urban Centers are neighborhoods that are dense and vibrant and serve residents and visitors. Urban Centers are also defined as containing *high intensity residential and significant employment areas. Development typically contains a high mix of uses, with good street activation and connectivity. Residents living in this context are well served by high capacity transit and have access to ample amenities and entertainment options. Urban center areas are easily navigated and accessible due to predictable street grids, well-connected sidewalk networks, and strong connections to medium- and high-capacity transit. These areas offer good walkability and access to amenities. Parking is predominately managed on-street, with off-street demand met with parking garages.*

- *The proposed rezoning (C-MX-8) is in the center of an area designated Urban Center and would achieve this neighborhood context and allow for the development of residential and commercial uses. The future development could range in height from 2 to 8 stories. The lot is a corner lot with high visibility and ease of access. This proposed rezoning*

is also consistent with adjacent parcels on Cook Street; all properties along 5 Cook's block on Cook Street are zoned C-MX-8.

- d. Urban Center Places are made up of Centers, Corridors and Residential Areas (High-Medium and High). 5 Cook is designated in a Regional Center area which is characterized by (Page 256):
 - *A high mix of uses— providing a dynamic environment of living, dining, entertainment and shopping, while incorporating a diverse set of employment options. Wide customer draw with a 24/7 live, work and play environment attractive to locals and visitors. Larger scale mixed-use buildings are common. Structures should respond in form and mass to the streets and public spaces around them. High degree of urbanism with continuous building frontages to define the public realm. Heights are generally the tallest in the context and transition gradually within the center to the surrounding residential areas. A rezone of 5 Cook will enable the development of a larger-scale mixed-use building as described by the Denver Blueprint's intentions for Regional Center.*
 - *Multimodal areas with continual service by high capacity transit. A large or several smaller pedestrian priority areas are typical and people riding bicycles have access to regional centers with high ease of use bicycle facilities. 5 Cook is located 0.3 miles from the Cherry Creek Bike Path which provides access from Downtown Denver to the Cherry Creek State Park in Aurora. Furthermore, 5 Cook is located one block from the S Adams St & Ellsworth Ave bus stop, two blocks from the 1st Ave & Madison St bus stop, and three blocks from the Steele St & Ellsworth Ave bus stop. 5 Cook is located on block east of the Cherry Creek Mall.*
 - *Open spaces are often integrated into the streetscape and respond to unique characteristics of the center. Regularly spaced street trees in planters. Social interaction is prioritized throughout the center, especially in public plazas and privately owned, publicly accessible spaces that come in a variety of sizes. Green infrastructure takes on an ultra-urban characteristic and green spaces provides moments of relief from the more intense activity. Public spaces are flexible to benefit different types of users and daily activities throughout the year. Future development at 5 Cook will meet street frontage, landscaping and infrastructure standards and requirements for this area.*
 - e. Urban Center Street Types – the Urban Center Context contains the following street types: main street, mixed use and residential. These types of streets generally have higher pedestrian activity and are designed to encourage slower vehicular speeds. While 5 Cook is located on Undesignated Local Streets, it is three blocks east of a Mixed-Use Arterial (Steele St) and one block south of a Mixed-Use Collector (1st Ave).
3. **Cherry Creek Area Plan (7/16/2012)** – *This Plan establishes a long range vision and guiding principles for the development and future of the Cherry Creek area. The elements of this Plan will direct the community toward a vision for a connected, distinctive, green and prosperous Cherry Creek. (Page 5)*
 - a. The Plan envisions the following goals (Page 10):
 - *A unique combination of the Cherry Creek Shopping Center, an outdoor shopping district and great neighborhoods*

- *A growing variety of people who live, work and shop in the area*
- *Strong local and regional amenities*
- *Unique connections to the Cherry Creek Greenway—wild below, urban above*
- *Exceptional pedestrian experience*
- *Great regional and national image and signature identity for Denver*
- *Centrally located—accessible from throughout the region*
- *High Quality building and streetscape design*
- *Compact live, work, and play community*

The proposed C-MX-8 zoning would allow commercial/residential development with a maximum of eight stories. This will enhance the neighborhood, improve local amenities, improve the pedestrian experience, enable high quality building and provide a compact live, work, and play community—as outlined in the Cherry Creek Area Plan.

b. Key Issues (Redevelopment Opportunities) (Page 27)

- *Redevelopment Opportunities. Cherry Creek has seen significant redevelopment over the past decade. This continued evolution has helped maintain Cherry Creek’s unique identity in the region. The next generation of development within Cherry Creek will influence the continued success and desirability of the area.*

Rezoning 5 Cook to C-MX-8 will enable the continued redevelopment of Cherry creek and the continued success and desirability of the area.

c. Subarea Recommendations: Mixed-Use Areas East of Steele (Build on Success) (Page 61)

- *Build on success. Continue to develop vacant and underutilized parcels with mid—and high—rise mixed-use buildings that complement Cherry Creek East and the Shopping District on. Quality development is encouraged through the existing zoning and design standards and guidelines. The design quality of development at 1st and Steele is particularly important.*

Rezoning 5 Cook to C-MX-8 will enable the development of an underutilized parcel with a mixed-use building that complements Cherry Creek East and the Shopping District on.

d. Scale (Page 63) – *Maximum building heights in the Shopping District should range from 4 to 12 stories, per the Maximum Building Heights Map (page 63). Mid-rise buildings (maximum of 5 or 8 stories) are recommended as transitions between high intensity and low intensity residential neighborhoods.*

- *Per the Maximum Building Heights Map, 5 Cook is surrounded by buildings that have max buildings heights of 8 or 12 stories. Rezoning 5 Cook to C-MX-8 will lead to uniformity between zoning and the Cherry Creek Area Plan.*
- *All properties on the same block along Cook St are zoned C-MX-8, the same zoning as is being requested. An adjacent property along E. Ellsworth Ave across from an alleyway is zoned G-MU-12 (currently a 12-story residential project).*

- b. Additional Review Criteria for or Non-Legislative Rezoning (DZC Sec. 12.4.10.8): The proposed rezone of 5 Cook from PUD to C-MX-8 complies with all Additional Review Criteria for Non-Legislative Rezoning.

i. Justifying Circumstances

1. *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.* (DZC Sec. 12.4.10.8.A.4)

Specifically, the city adopted the Cherry Creek Area Plan in 2012, subsequent to the Citywide zoning effort in 2010 which did not include Cherry Creek; thus, 5 Cook has retained Former Chapter 59 Zoning. Since the adoption of the Cherry Creek Area Plan, multiple rezones and numerous developments have occurred in the Cherry Creek area in accordance with the Cherry Creek Area Plan. Because of these reasons (recently adopted neighborhood plan and changing conditions), we believe a rezone of this property from PUD to C-MX-8 would serve the public interest.

2. *Colorado adopted the Planned Unit Development Act of 1972, Colo. Rev. Stat. §24-67-101 et seq.*

Because PUDs are difficult to administer over time and have limited flexibility, Denver Community Planning and Development has encouraged that PUDs become rezoned. Denver Community Planning and Development has waived the application fee for the proposed rezone for this reason.

ii. Consistency with the description of applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.

1. This area has been designated as an area of continued growth (Blueprint Denver, Cherry Creek Area Plan). With this designation, there is further opportunity to continue pedestrian-friendly growth in an area that seeks a compact live, work, and play community

A rezone of this property to C-MX-8 is consistent with the stated purpose and intent of the Urban Center Neighborhood Context. Per Denver Community and Development website, “the Urban Center Neighborhood Context consists primarily of mixed-use areas, containing both multi-family residential and commercial uses, often within the same building or on the same block. Urban Centers are found along major corridors, at transit station areas, or near and around downtown.” The proposed zone district (C-MX-8) will allow for residential and commercial uses. Future residents/shoppers/tenants will have convenient pedestrian access to the nearby Cherry Creek Mall and Cherry Creek North.

The general purpose of the Residential Mixed Use Districts (C-RX-5, -8, -12) is ‘to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge,’ ‘to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s neighborhoods,’ and ‘to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods’ (Denver Zoning Code 7.2.2.1). This proposed rezone of land currently zoned PUD to C-MX-8 is consistent with the purpose of the Zone District as it will allow for residential and commercial uses in a walkable, pedestrian-focused community.

The Specific Intent for Residential Mixed Use 8 (C-MX-8) 'applies to areas or intersections served primarily by arterial streets where a building scale of 2 to 8 stories is desired.' (Denver Zoning Code 7.2.2.2.C). The property proposed for rezoning is served by local streets that are three blocks east of a Mixed-Use Arterial (Steele St) and one block south of a Mixed-Use Collector (1st Ave). The property sits on a block entirely zoned C-MX-8, the same zoning that is being requested, or G-MU-12 (currently a 12-story residential project).

EXHIBIT C
PROOF OF OUTREACH



Canyon Law <canyon.orlando.law@gmail.com>

5 Cook St - Rezoning

13 messages

Canyon Law <canyon.orlando.law@gmail.com>
To: chris.hinds@denvergov.org

Wed, Jun 17, 2020 at 1:20 PM

Hi Chris,

Hope all is well. My name is Canyon Law and I am representing the owners of 5 Cook St in Cherry Creek.

I am reaching out to inform you of our intention to rezone 5 Cook St from PUD to C-MX-8, in line with the zoning for neighboring properties which share a block with 5 Cook. If there are any questions or concerns, please feel free to contact me and I will be happy to answer them. In the meantime, expect a complete rezoning application in the near future.

Best regards,
CanyonCanyon Law
303.902.7179

St. Peter, Teresa A. - CC Senior City Council Aide District 10
<Teresa.St.Peter@denvergov.org>
To: "canyon.orlando.law@gmail.com" <canyon.orlando.law@gmail.com>Tue, Jun 30, 2020 at 3:09
PM

Hello Canyon,

I am CM Hinds liaison for this area. Can we schedule a virtual briefing on the project?

And, it appears you haven't submitted the application yet?

Thank you,

Teresa

From: Hinds, Chris - CC Member District 10 Denver City Council
Sent: Wednesday, June 17, 2020 2:55 PM
To: St. Peter, Teresa A. - CC Senior City Council Aide District 10 <Teresa.St.Peter@denvergov.org>
Subject: Fwd: [EXTERNAL] 5 Cook St - RezoningGet [Outlook for iOS](#)

[Quoted text hidden]

Canyon Law <canyon.orlando.law@gmail.com>
To: "St. Peter, Teresa A. - CC Senior City Council Aide District 10" <Teresa.St.Peter@denvergov.org>

Wed, Jul 1, 2020 at 7:00 AM

Hi Teresa,

We have not submitted the application yet. We were advised to reach out to neighborhood associations before we submit. We have done so and you can expect to see the application early next week at the latest.

I'm busy all week, but will sometime this coming week on Tuesday-Friday (July 7-10) work for you to discuss?

Thanks,
Canyon

Canyon Law
303.902.7179

On Jun 30, 2020, at 3:09 PM, St. Peter, Teresa A. - CC Senior City Council Aide District 10
<Teresa.St.Peter@denvergov.org> wrote:

[Quoted text hidden]

St. Peter, Teresa A. - CC Senior City Council Aide District 10
<Teresa.St.Peter@denvergov.org>
To: Canyon Law <canyon.orlando.law@gmail.com>

Tue, Jul 7, 2020 at 2:34
PM

Hi Canyon,

At this time, I have availability at 1 or 2 tomorrow and 11 or 12 on Friday for a virtual meeting.

Teresa

[Quoted text hidden]

Canyon Law <canyon.orlando.law@gmail.com>

Thu, Jul 9, 2020 at 1:05 PM

To: "St. Peter, Teresa A. - CC Senior City Council Aide District 10" <Teresa.St.Peter@denvergov.org>

Hi Teresa,

Are you still available at 11 or 12 tomorrow? If not, I'm open all next week.

Best,
Canyon

Canyon Law
303.902.7179

On Jul 7, 2020, at 2:34 PM, St. Peter, Teresa A. - CC Senior City Council Aide District 10
<Teresa.St.Peter@denvergov.org> wrote:

[Quoted text hidden]

St. Peter, Teresa A. - CC Senior City Council Aide District 10
<Teresa.St.Peter@denvergov.org>
To: Canyon Law <canyon.orlando.law@gmail.com>

Mon, Jul 13, 2020 at 4:48
PM

Hi Canyon,

I thought I'd try again to see if we can connect regarding your rezoning. Do you have availability this week?

[Quoted text hidden]

Canyon Law <canyon.orlando.law@gmail.com>

Mon, Jul 13, 2020 at 9:40 PM

To: "St. Peter, Teresa A. - CC Senior City Council Aide District 10" <Teresa.St.Peter@denvergov.org>

Hi Teresa,

Thanks for reaching back out. I'm generally free starting Wednesday afternoon through Friday, can you send me a time that works for you and I'll make myself available?

Thanks,
Canyon

Canyon Law
303.902.7179

[Quoted text hidden]

St. Peter, Teresa A. - CC Senior City Council Aide District 10

Mon, Jul 20, 2020 at 2:21

<Teresa.St.Peter@denvergov.org>

PM

To: Canyon Law <canyon.orlando.law@gmail.com>

Hello Canyon,

Okay, office hours on Thursday, July 30th that are available are:

12:30

1:00

1:30

2:00

[Quoted text hidden]

Canyon Law <canyon.orlando.law@gmail.com>

Mon, Jul 20, 2020 at 2:44 PM

To: "St. Peter, Teresa A. - CC Senior City Council Aide District 10" <Teresa.St.Peter@denvergov.org>

Hi Teresa,

Great, let's do Thursday July 30th at 1:00 PM. Should I send a calendar invite?

Canyon Law
303.902.7179

[Quoted text hidden]

St. Peter, Teresa A. - CC Senior City Council Aide District 10

Mon, Jul 20, 2020 at 2:52

<Teresa.St.Peter@denvergov.org>

PM

To: Canyon Law <canyon.orlando.law@gmail.com>

Great – I'll send the invite if that's okay with you. I can do a Zoom meeting in our regularly slotted time.

If for some reason it doesn't work, please let me know and just reject the invite and we'll work something out.

[Quoted text hidden]

Canyon Law <canyon.orlando.law@gmail.com>

Mon, Jul 20, 2020 at 2:58 PM

To: "St. Peter, Teresa A. - CC Senior City Council Aide District 10" <Teresa.St.Peter@denvergov.org>

Sounds great. Looking forward to it.

Canyon Law
303.902.7179

[Quoted text hidden]

Canyon Law <canyon.orlando.law@gmail.com>

Mon, Jul 20, 2020 at 3:31 PM

To: "St. Peter, Teresa A. - CC Senior City Council Aide District 10" <Teresa.St.Peter@denvergov.org>

Hi Teresa,

Attached is a draft application for rezoning for your review prior to the call.

Thanks,
Canyon

Canyon Law
303.902.7179

[Quoted text hidden]

2 attachments

 **5 Cook St - Rezoning Application.pdf**
134K

 **5 Cook St Rezone Criteria - v1.pdf**
635K

St. Peter, Teresa A. - CC Senior City Council Aide District 10

Mon, Jul 20, 2020 at 3:32

<Teresa.St.Peter@denvergov.org>

PM

To: Canyon Law <canyon.orlando.law@gmail.com>

Thank you!

[Quoted text hidden]



Canyon Law <canyon.orlando.law@gmail.com>

Canyon Law regarding 5 Cook Street rezoning

1 message

Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org> Mon, Jul 20, 2020 at 2:56 PM
To: Canyon Law <canyon.orlando.law@gmail.com>

Chris Hinds is inviting you to a scheduled Zoom meeting.

Topic: 5 Cook Street Rezoning with Canyon Law

Time: Jul 30, 2020 01:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84480114997?pwd=aHJpRk5rck44aTViZjRrOWJRVEFGQT09>

Meeting ID: 844 8011 4997

Passcode: 464010

One tap mobile

+16699006833,,84480114997#,,,,,0#,,464010# US (San Jose)

+12532158782,,84480114997#,,,,,0#,,464010# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 844 8011 4997

Passcode: 464010



Canyon Law <canyon.orlando.law@gmail.com>

5 Cook Follow-Up Questions

3 messages

Canyon Law <canyon.orlando.law@gmail.com>

Thu, Jul 30, 2020 at 12:44 PM

To: "St. Peter, Teresa A. - CC Senior City Council Aide District 10" <Teresa.St.Peter@denvergov.org>

Hi Teresa,

Thanks again for the time today. I appreciate the insights and this gives us a lot more clarity on our next steps. Couple of follow-up questions that I was hoping you could answer:

- Are the planning board meetings streamed online? Can you send me a link to where I can watch them?
- The original planner who met with my parents during pre-app has moved out of Colorado. Is there a way to find out who the new planner is on our case or should we request another pre-app review?

Thanks,
Canyon

Canyon Law
303.902.7179

St. Peter, Teresa A. - CC Senior City Council Aide District 10

Thu, Jul 30, 2020 at 1:01

<Teresa.St.Peter@denvergov.org>

PM

To: Canyon Law <canyon.orlando.law@gmail.com>

Hi Canyon!

Happy to follow up on your second question, but that might take a bit longer, so stay tuned on that.

But, you can find Planning Board agenda and meeting times here: <https://www.denvergov.org/content/denvergov/en/community-planning-and-development/planning-and-design/planning-board.html>

Of interest to you, the August 5th meeting features a much larger project than yours but it involves the same area, a lobby firm helping and neighborhood agreement so it can give you an idea of each of those pieces. That one is a really big project but smaller ones have also had agreements and lobby help too.

The project is the McKinnon project. Here is the blurb about it that shows the application, the agreement and other documents of interest (neighborhood letters): Map Amendment, Application #2019I-00031 rezoning 55, 65, 101 [S. Colorado Blvd.](#), [51, 97 Colorado Blvd.](#) 98 Harrison St., 101 Colorado Blvd. **staff report & attachments: application, PUD #56, comments & Good Neighbor Agreement (PDF)**

You should be able to watch Planning Board on Denvergov's website, but frankly, I think our service sucks, so it might be worth registering for the webinar so you can listen in better...

And, with all the Council Committees now on line, you also should be able to listen in to LUTI Committee pretty easily, as well as Council itself. Find those agendas, meeting times etc... here: <https://denver.legistar.com/Calendar.aspx>

I'll be back in touch with who your planning staffer will be. I believe they are still divvying up those based on territory, so it might be Courtney Levingston – the gal who will be presenting the staff report for the McKinnon project.

Cheers,

Teresa

[Quoted text hidden]

Canyon Law <canyon.orlando.law@gmail.com>

Fri, Jul 31, 2020 at 10:21 AM

To: "St. Peter, Teresa A. - CC Senior City Council Aide District 10" <Teresa.St.Peter@denvergov.org>

This is great, thank you Teresa!

Canyon Law
303.902.7179

[Quoted text hidden]



Canyon Law <canyon.orlando.law@gmail.com>

FW: quick question for you

2 messages

St. Peter, Teresa A. - CC Senior City Council Aide District 10

Fri, Jul 31, 2020 at 12:37

<Teresa.St.Peter@denvergov.org>

PM

To: Canyon Law <canyon.orlando.law@gmail.com>

Canyon –

Here you are! And, sounds like you need to do a pre-ap anyway since that was over a year ago now. Also, no fee?! Great news!!!!

Teresa

From: Levingston, Courtney L. - CPD City Planner Senior**Sent:** Friday, July 31, 2020 11:54 AM**To:** St. Peter, Teresa A. - CC Senior City Council Aide District 10 <Teresa.St.Peter@denvergov.org>**Subject:** RE: quick question for you

Hi Theresa,

Yes, a pre-application meeting was held back in April 2019. Chandler VanShaack was the pre-application planner (he moved to California). He will need to fill out the attached pre-app form, resubmit and have another pre-application meeting since it has been over a year and a formal application was not submitted.

I've attached the pre-app request form. Have him fill it out and send it to the email address on the form. A CPD staff member will be in contact with him within a few weeks to schedule the pre-app meeting.

After he has an updated pre-app meeting, he will have all the knowledge he needs to fill out the "standard rezoning application form" and provide the required attachments for a rezoning application. Since he is going from a FC 59 PUD to DZC, there is no fee! The challenging part is just writing the application narrative. I've attached the customer guide for rezoning that walks him thru the process.

Hope that helps!

Courtney

Courtney L. Levingston, AICP | Senior City Planner

Community Planning and Development | City and County of Denver

p: (720) 865.3074 | courtney.levingston@denvergov.org

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Community Planning and Development is doing our part to support social distancing recommendations. Please help us in this effort by doing business with us online instead of in person: www.denvergov.org/cpd.

From: St. Peter, Teresa A. - CC Senior City Council Aide District 10
Sent: Friday, July 31, 2020 11:05 AM
To: Levingston, Courtney L. - CPD City Planner Senior <Courtney.Levingston@denvergov.org>
Subject: quick question for you

Hello Courtney!

We have heard from a fella that is helping his parents who are the owners of [5 Cook Street](#). They want to rezone their property and he mentioned his folks had gone through pre-ap on their own but the staff planner they worked with is no longer with the City.

We are wondering if you would be the person to staff a potential application and he was wondering if he could do another pre-ap or at least go over what happened with the other pre-ap and better understand the process.

I've tried to walk him through what looks like on our side....

Thanks!

Teresa

4 attachments

 **Pre-App_Request form.pdf**
138K

 **2019I-00042 Pre-App Research.pdf**
2537K

 **Rezoning_Customer_Guide_with_Forms.pdf**
137K

 **Standard_Rezoning_Application 7.2.20.pdf**
159K

Canyon Law <canyon.orlando.law@gmail.com>

Tue, Aug 4, 2020 at 5:35 PM

To: "St. Peter, Teresa A. - CC Senior City Council Aide District 10" <Teresa.St.Peter@denvergov.org>

Ok great! That is great news. Thank you very much for the help Teresa.

Canyon Law
303.902.7179



Canyon Law <canyon.orlando.law@gmail.com>

5 Cook St - Rezoning

9 messages

Canyon Law <canyon.orlando.law@gmail.com>
To: president@cherrycreekeast.org

Wed, Jun 17, 2020 at 1:19 PM

Hello,

Hope all is well. My name is Canyon Law and I am representing the owners of 5 Cook St in Cherry Creek.

I am not certain who within the Cherry Creek East Association I should be contacting, but I am reaching out to inform you of our intention to rezone 5 Cook St from PUD to C-MX-8, in line with the zoning for neighboring properties which share a block with 5 Cook. If there are any questions or concerns, please feel free to contact me and I will be happy to answer them-- or if there is a need for me to present to the association I am happy to do so.

Best regards,
CanyonCanyon Law
303.902.7179

John Tredennick <president@cherrycreekeast.org>
To: Canyon Law <canyon.orlando.law@gmail.com>
Cc: Bill Tanner <billtannerconsulting@gmail.com>, development@cherrycreekeast.org

Wed, Jun 17, 2020 at 1:28 PM

Hello Canyon.

Thanks for reaching out. Bill Tanner heads our Development Committee so I am passing this on to him for response. You can reach out to him per the above as well.

Regards

JT

--

John Tredennick
President

Cherry Creek East Association

p:303-810-1918

E: president@cherrycreekeast.org

[Quoted text hidden]

Canyon Law <canyon.orlando.law@gmail.com>
To: John Tredennick <president@cherrycreekeast.org>
Cc: Bill Tanner <billtannerconsulting@gmail.com>, development@cherrycreekeast.org

Thu, Jun 18, 2020 at 10:06 AM

Thank you, John.

Bill, it's great to meet you over email. I'm happy to answer any questions about the 5 Cook rezoning, should you have any.

Best,
Canyon

Canyon Law
303.902.7179

On Jun 17, 2020, at 1:28 PM, John Tredennick <president@cherrycreekeast.org> wrote:

[Quoted text hidden]

Bill Tanner <billtannerconsulting@gmail.com>
To: Canyon Law <canyon.orlando.law@gmail.com>
Cc: John Tredennick <president@cherrycreekeast.org>, development@cherrycreekeast.org

Thu, Jun 18, 2020 at 4:18 PM

Canyon,

Thanks for reaching out to us.

I'll be glad to help you through our process. We want you to succeed and also for the neighborhood to appreciate your plan.

I can be reached at this e-mail or at 214-662-0157.

Bill Tanner
billtannerconsulting@gmail.com
214-662-0157

[Quoted text hidden]

Canyon Law <canyon.orlando.law@gmail.com>
To: Bill Tanner <billtannerconsulting@gmail.com>
Cc: John Tredennick <president@cherrycreekeast.org>, development@cherrycreekeast.org

Sat, Jun 20, 2020 at 12:06 PM

Thank you Bill,

Do you have time for a call sometime early this coming week? I would like to discuss what your/the neighborhood's expectations are from us as we go through this process so that we can mutually benefit.

Best,
Canyon

Canyon Law
303.902.7179

On Jun 18, 2020, at 4:18 PM, Bill Tanner <billtannerconsulting@gmail.com> wrote:

[Quoted text hidden]

Bill Tanner <billtannerconsulting@gmail.com>
To: Canyon Law <canyon.orlando.law@gmail.com>
Cc: John Tredennick <president@cherrycreekeast.org>, development@cherrycreekeast.org

Sat, Jun 20, 2020 at 3:29 PM

Canyon,

Would late Monday afternoon work for you? After 3:30 PM? Please let me know.

If not, Tuesday morning at about 10AM?

We have a development committee meeting Tuesday evening and I would like to let the team know.

Bill Tanner
billtannerconsulting@gmail.com
214-662-0157

[Quoted text hidden]

Canyon Law <canyon.orlando.law@gmail.com>
To: Bill Tanner <billtannerconsulting@gmail.com>
Cc: John Tredennick <president@cherrycreekeast.org>, development@cherrycreekeast.org

Sun, Jun 21, 2020 at 1:51 PM

Monday afternoon at 3:30 PM works great. Should I call you then on your phone number listed below?

Best,
Canyon

Canyon Law
303.902.7179
[Quoted text hidden]

Bill Tanner <billtannerconsulting@gmail.com>
To: Canyon Law <canyon.orlando.law@gmail.com>
Cc: John Tredennick <president@cherrycreekeast.org>, development@cherrycreekeast.org

Sun, Jun 21, 2020 at 3:01 PM

Canyon,

Thanks .. look forward to it.

[Quoted text hidden]

--
Bill Tanner
billtannerconsulting@gmail.com
214-662-0157

Canyon Law <canyon.orlando.law@gmail.com>
To: Bill Tanner <billtannerconsulting@gmail.com>

Mon, Jun 22, 2020 at 3:17 PM

Great speaking with you Bill. Thanks for providing helpful info on what to expect from the CCEA and from the process as a whole. Like I said on the phone, presenting to the committee meeting in 4 weeks, 7/20 fits my schedule the best.

I'm looking forward to working with you as we move this 5 Cook redevelopment project forward.

Canyon Law
303.902.7179

[Quoted text hidden]



Canyon Law <canyon.orlando.law@gmail.com>

Opportunity to speak to CCEA [Cherry Creek East Association] Development Committee

9 messages

Bill Tanner <billtannerconsulting@gmail.com>
To: Canyon Law <canyon.orlando.law@gmail.com>

Tue, Jun 30, 2020 at 5:28 PM

Canyon,

Just a reminder that you are invited to speak to the CCEA Development Committee next Tuesday about your plans for 5 Cook St.

The meeting is virtual and starts at 5:30 PM and runs until about 7 PM.

You may not be ready at this point and that is OK. However, this is a chance to inform the committee and get an early read on questions.

Please just let me know.

Bill Tanner
billtannerconsulting@gmail.com
214-662-0157

Canyon Law <canyon.orlando.law@gmail.com>
To: Bill Tanner <billtannerconsulting@gmail.com>

Wed, Jul 1, 2020 at 6:56 AM

Hi Bill,

Can you please clarify which Tuesday you're referring to? July 7th or July 14th? My understanding was that the development committee meets every 2 weeks and I would present 4 weeks after our conversation on 6/22, as discussed on the phone.

In the meantime, are there any materials or examples that you could send over that would be helpful through this process? We briefly discussed a pending commercial overlay, is there something that you can send over that will help me to understand what is going on on that front?

Cheers,
Canyon

Canyon Law
303.902.7179

On Jun 30, 2020, at 5:28 PM, Bill Tanner <billtannerconsulting@gmail.com> wrote:

[Quoted text hidden]

Bill Tanner <billtannerconsulting@gmail.com>
To: Canyon Law <canyon.orlando.law@gmail.com>
Cc: brookswaldman <brooks@brookswaldman.com>

Wed, Jul 1, 2020 at 10:44 AM

Canyon,

My apologies. You are correct. We talked about 4 weeks. If not next week [the 7th], then July 21st in the next available development committee meeting.

Based on last week's Development Committee meeting, I learned that we needed to resolve a couple of points on the overlay. We did tentatively resolve them and I will put Brooks Waldman [copied] who is on our committee, a developer and who also heads up the overlay project in touch with you. He is soliciting developer input into the overlay project so the timing is good.

Bill Tanner
billtannerconsulting@gmail.com
214-662-0157

[Quoted text hidden]

Canyon Law <canyon.orlando.law@gmail.com>
To: Bill Tanner <billtannerconsulting@gmail.com>
Cc: brookswaldman <brooks@brookswaldman.com>

Thu, Jul 2, 2020 at 8:45 AM

Hi Bill,

Not an issue at all, I look forward to presenting to the committee on July 21st.

Brooks— it's great to meet you via email. I hope we can connect in the coming weeks to discuss the overlay and the implications it has for our pending rezoning and development at 5 Cook.

Best,
Canyon

Canyon Law
303.902.7179
[Quoted text hidden]

Bill Tanner <billtannerconsulting@gmail.com>
To: Canyon Law <canyon.orlando.law@gmail.com>
Cc: brookswaldman <brooks@brookswaldman.com>

Fri, Jul 17, 2020 at 2:25 PM

Canyon,

Hope all is well.

Are you still OK with meeting with the CCEA Development group re your plans for 5 Cook St. on Wednesday?

Bill Tanner
billtannerconsulting@gmail.com
214-662-0157

[Quoted text hidden]

Canyon Law <canyon.orlando.law@gmail.com>
To: Bill Tanner <billtannerconsulting@gmail.com>
Cc: brookswaldman <brooks@brookswaldman.com>

Sun, Jul 19, 2020 at 11:56 AM

Hi Bill,

Sorry for the late response. Yes, I'm all set to talk with the development group on Wednesday. What time?

Thanks,
Canyon

Canyon Law

303.902.7179

[Quoted text hidden]

Bill Tanner <billtannerconsulting@gmail.com>
To: Canyon Law <canyon.orlando.law@gmail.com>
Cc: brookswaldman <brooks@brookswaldman.com>

Sun, Jul 19, 2020 at 6:25 PM

Canyon,

Thanks ... starts at about 5:30PM ... I will send a video conference link.

Bill Tanner
billtannerconsulting@gmail.com
214-662-0157

[Quoted text hidden]

Bill Tanner <billtannerconsulting@gmail.com>
To: Canyon Law <canyon.orlando.law@gmail.com>
Cc: brookswaldman <brooks@brookswaldman.com>

Sun, Jul 19, 2020 at 6:26 PM

.. and actually the meeting is on Tuesday, 7.21.20 at 5:30PM

Bill Tanner
billtannerconsulting@gmail.com
214-662-0157

[Quoted text hidden]

Canyon Law <canyon.orlando.law@gmail.com>
To: Bill Tanner <billtannerconsulting@gmail.com>
Cc: brookswaldman <brooks@brookswaldman.com>

Mon, Jul 20, 2020 at 11:55 AM

Got it. Thanks Bill, looking forward to it.

Canyon Law
303.902.7179

[Quoted text hidden]



Canyon Law <canyon.orlando.law@gmail.com>

5 Cook Street

15 messages

Leiker, Travis <travis.leiker@chundenver.org>

Mon, Jun 22, 2020 at 8:07 AM

To: canyon.orlando.law@gmail.com

Cc: Debbie <Dyoungcanada@hotmail.com>, Peggy Randall <peggyrandall30@gmail.com>, Gwen Ehrlich <gwenmarie2@cs.com>

Greetings Canyon -

CHUN received your emails concerning a request to rezone 5 Cook Street in the coming months. Could you suggest some times during which we could have a Zoom call or conference call to discuss this request further and the potential implications for the neighborhoods.

Many thanks
Travis

--

Travis Leiker, MPA**President | Board of Directors****Capitol Hill United Neighborhoods, Inc.**

1290 Williams Street, Suite 102

Denver, CO 80218

P. 303.830.1651 M. 303.817.5744

chundenver.org

Preserving the past, improving the present, and planning for the future of Denver's greater Capitol Hill community.

Canyon Law <canyon.orlando.law@gmail.com>

Mon, Jun 22, 2020 at 12:25 PM

To: "Leiker, Travis" <travis.leiker@chundenver.org>

Cc: Debbie <Dyoungcanada@hotmail.com>, Peggy Randall <peggyrandall30@gmail.com>, Gwen Ehrlich <gwenmarie2@cs.com>

Hi Travis,

Absolutely, and good to meet you via email. Would tomorrow (Tuesday) afternoon or Wednesday morning work?

Thanks,
Canyon

Canyon Law
303.902.7179

On Jun 22, 2020, at 8:07 AM, Leiker, Travis <travis.leiker@chundenver.org> wrote:

[Quoted text hidden]

Leiker, Travis <travis.leiker@chundenver.org>

Mon, Jun 22, 2020 at 12:53 PM

To: Canyon Law <canyon.orlando.law@gmail.com>

Cc: Debbie <Dyoungcanada@hotmail.com>, Peggy Randall <peggyrandall30@gmail.com>, Gwen Ehrlich <gwenmarie2@cs.com>

Wednesday morning works for me...

Debbie, Gwen, and Peggy... how does that sound to you?

[Quoted text hidden]

Peggy Randall <peggyrandall30@gmail.com>

Mon, Jun 22, 2020 at 2:04 PM

To: "Leiker, Travis" <travis.leiker@chundenver.org>

Cc: Canyon Law <canyon.orlando.law@gmail.com>, Debbie <Dyoungcanada@hotmail.com>, Gwen Ehrlich <gwenmarie2@cs.com>

Wednesday morning works for me as well.

Thank you,
Peggy

[Quoted text hidden]

Dyoungcanada <dyoungcanada@hotmail.com>

Mon, Jun 22, 2020 at 3:07 PM

To: Peggy Randall <peggyrandall30@gmail.com>

Cc: "Leiker, Travis" <travis.leiker@chundenver.org>, Canyon Law <canyon.orlando.law@gmail.com>, Gwen Ehrlich <gwenmarie2@cs.com>

I am not available on Wednesday morning until 11, but as this address is Cherry Creek, you probably don't require my attendance.

Sent from my mobile

On Jun 22, 2020, at 3:04 PM, Peggy Randall <peggyrandall30@gmail.com> wrote:

[Quoted text hidden]

Leiker, Travis <travis.leiker@chundenver.org>

Tue, Jun 23, 2020 at 5:03 AM

To: Peggy Randall <peggyrandall30@gmail.com>

Cc: Canyon Law <canyon.orlando.law@gmail.com>, Debbie <Dyoungcanada@hotmail.com>, Gwen Ehrlich <gwenmarie2@cs.com>

Hi Canyon - Let's do 10 am tomorrow. Should we circulate a call in # or do you have one? Thx Travis

[Quoted text hidden]

Leiker, Travis <travis.leiker@chundenver.org>

Tue, Jun 23, 2020 at 5:04 AM

To: Dyoungcanada <dyoungcanada@hotmail.com>

Cc: Peggy Randall <peggyrandall30@gmail.com>, Canyon Law <canyon.orlando.law@gmail.com>, Gwen Ehrlich <gwenmarie2@cs.com>

We will fill you in Debbie following the call and let you know if there's any required follow up.

[Quoted text hidden]

Canyon Law <canyon.orlando.law@gmail.com>

Tue, Jun 23, 2020 at 9:50 AM

To: "Leiker, Travis" <travis.leiker@chundenver.org>

Cc: Dyoungcanada <dyoungcanada@hotmail.com>, Peggy Randall <peggyrandall30@gmail.com>, Gwen Ehrlich <gwenmarie2@cs.com>

Hi Travis,

Tomorrow at 10 AM sounds good. Would you please circulate a call in number?

Thanks,
Canyon

Canyon Law
303.902.7179

[Quoted text hidden]

Canyon Law <canyon.orlando.law@gmail.com> Tue, Jun 23, 2020 at 1:40 PM
To: "Leiker, Travis" <travis.leiker@chundenver.org>
Cc: Dyoungcanada <dyoungcanada@hotmail.com>, Peggy Randall <peggyrandall30@gmail.com>, Gwen Ehrlich <gwenmarie2@cs.com>

Hello all,

Just following up. Do you need me to set up the call in number? I am happy to do so but my personal Zoom is a free account and the time will be capped at 40 minutes.

Canyon Law
303.902.7179

[Quoted text hidden]

Leiker, Travis <travis.leiker@chundenver.org> Tue, Jun 23, 2020 at 1:48 PM
To: Canyon Law <canyon.orlando.law@gmail.com>
Cc: Dyoungcanada <dyoungcanada@hotmail.com>, Peggy Randall <peggyrandall30@gmail.com>, Gwen Ehrlich <gwenmarie2@cs.com>

If you can that would be helpful to us. 40 mins is sufficient.

[Quoted text hidden]

Canyon Law <canyon.orlando.law@gmail.com> Tue, Jun 23, 2020 at 2:08 PM
To: "Leiker, Travis" <travis.leiker@chundenver.org>
Cc: Dyoungcanada <dyoungcanada@hotmail.com>, Peggy Randall <peggyrandall30@gmail.com>, Gwen Ehrlich <gwenmarie2@cs.com>

Will do, let me know if you don't receive the meeting invite in the next 10 minutes.

Canyon Law
303.902.7179

[Quoted text hidden]

Canyon Law <canyon.orlando.law@gmail.com> Tue, Jun 23, 2020 at 2:24 PM
To: "Leiker, Travis" <travis.leiker@chundenver.org>
Cc: Dyoungcanada <dyoungcanada@hotmail.com>, Peggy Randall <peggyrandall30@gmail.com>, Gwen Ehrlich <gwenmarie2@cs.com>

On the event invite, please ignore the Google meeting link. This call will be on Zoom. Sorry for any confusion.

Canyon Law
303.902.7179

[Quoted text hidden]

Canyon Law <canyon.orlando.law@gmail.com> Wed, Jun 24, 2020 at 10:02 AM
To: Canyon Law <canyon.orlando.law@gmail.com>

Cc: "Leiker, Travis" <travis.leiker@chundenver.org>, Dyoungcanada <dyoungcanada@hotmail.com>, Peggy Randall <peggyrandall30@gmail.com>, Gwen Ehrlich <gwenmarie2@cs.com>

Hi Travis, Peggy and Gwen,

Thank you for taking the time to speak with me today. I look forward to working together with you as we go further along in this process.

If there are any questions or if there's anything you would like to bring up, please don't hesitate to reach out to me.

Thanks,
Canyon

Canyon Law
303.902.7179

On Jun 23, 2020, at 2:24 PM, Canyon Law <canyon.orlando.law@gmail.com> wrote:

[Quoted text hidden]

Leiker, Travis <travis.leiker@chundenver.org>

Wed, Jun 24, 2020 at 10:19 AM

To: Canyon Law <canyon.orlando.law@gmail.com>

Cc: Dyoungcanada <dyoungcanada@hotmail.com>, Peggy Randall <peggyrandall30@gmail.com>, Gwen Ehrlich <gwenmarie2@cs.com>

Thanks Canyon. Peggy and Gwen will be your primary points of contact. And I encourage you and your parents to keep them in the loop as these conversations develop -- with a particular emphasis on parking, design specs and as outreach ambassadors. Thanks, and looking forward to the next updates.

[Quoted text hidden]

gwenmarie2@cs.com <gwenmarie2@cs.com>

Fri, Jun 26, 2020 at 5:56 PM

Reply-To: gwenmarie2@cs.com

To: "canyon.orlando.law@gmail.com" <canyon.orlando.law@gmail.com>

Dear Canyon

thanks for letting us be a part of your process in developing 5th Cook Street. I am hoping that we can come up with a project that will make the community excited about participating in the outcome and making it a venture we can all say we are proud of.

Regards

Gwen Smith Ehrlich

[Quoted text hidden]



Canyon Law <canyon.orlando.law@gmail.com>

Rezoning Application: 5 Cook St

1 message

Canyon Law <canyon.orlando.law@gmail.com>

Thu, Sep 3, 2020 at 10:12 AM

To: SSmernoff@gmail.com

Cc: GreenCherryCreek@gmail.com

Hi Susan,

Hope all is well. I am working on behalf of the owners of 5 Cook St (on the corner of Cook and Ellsworth) towards rezoning the site from PUD to C-MX-8. I received your contact info from the city and wanted to bring it to your attention before the application is submitted. Happy to answer any outstanding questions you may have, or if it's better I'd love to schedule a call to discuss what we're looking to build on the site.

If you'd like to get on a call, I'm available Tuesday the 8th in the afternoon and Wednesday the 9th in the morning. I'm also available all day Friday the 11th.

Let me know what works for you,
Canyon

Canyon Law
303.902.7179