



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	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
*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):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
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 type="checkbox"/> Yes - State the contact name & meeting date _____ <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 type="checkbox"/> Yes - if yes, state date and method _____ <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 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 type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>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 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 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

40 0 N COLORADO BLVD

Owner	PHVW TOD LLC 1600 N DOWNING ST STE300 DENVER, CO 80218-1533
Schedule Number	01193-00-037-000
Legal Description	S19/T3/R67 COM SW/4 NW/4 SW/4 SEC19 N 313.27FT N11.0659E85FT NELY 106FT NELY 82.82FT N81.3725E 1 8.44FT N 290.04FT S125.61FT CV/R RAD 197FT ARC 113.86FT DELTA 33.0659 TH S384.88FT W 8.19FT CV/L RAD 2FT ARC 3.14FT DELTA 90 TH N15.5FT W 95.5FT S 15.5FT CV/L RAD 2FT ARC 3.14 FT DELTA 90 W70.98FT CV/R RAD 2FT ARC
Property Type	VACANT LAND 3.14FT DELTA 90 TH W 4.05FT CV/L
Tax District	DENVER

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	291,338	Zoned As:	B-3

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

Current Year			
	Actual	Assessed	Exempt
Land		\$10,488,200	\$2,926,210 \$0
Improvements		\$0	\$0
Total		\$10,488,200	\$2,926,210

Prior Year			
	Actual	Assessed	Exempt
Land		\$6,555,100	\$1,900,980 \$0
Improvements		\$0	\$0
Total		\$6,555,100	\$1,900,980

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * 77.486 *

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	2/26/2024		
Original Tax Levy	\$113,370.16	\$113,370.16	\$226,740.32
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$113,370.16	\$0.00	\$113,370.16
Due	\$0.00	\$113,370.16	\$113,370.16

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		
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: **\$151,175.46**

Assessed Value for the current tax year

Assessed Land	\$2,926,210.00	Assessed Improvements	\$0.00
Exemption	\$0.00	Total Assessed Value	\$2,926,210.00



Colorado Secretary of State
 Date and Time: 02/20/2013 02:18 PM
 ID Number: 20131108951
 Document number: 20131108951
 Amount Paid: \$1.00

Document must be filed electronically.
 Paper documents are not accepted.
 Fees & forms are subject to change.
 For more information or to print copies
 of filed documents, visit www.sos.state.co.us.

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Organization

filed pursuant to § 7-80-203 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name of the limited liability company is
PHVW TOD, LLC

(The name of a limited liability company must contain the term or abbreviation "limited liability company", "ltd. liability company", "limited liability co.", "ltd. liability co.", "limited", "l.l.c.", "llc", or "ltd.". See §7-90-601, C.R.S.)

(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

2. The principal office address of the limited liability company's initial principal office is

Street address

Urban Land Conservancy

(Street number and name)

305 Park Ave West, Unit B

Denver

(City)

CO

(State)

80205

(ZIP/Postal Code)

United States

(Country)

(Province – if applicable)

Mailing address

(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City)

(State)

(ZIP/Postal Code)

(Province – if applicable)

(Country)

3. The registered agent name and registered agent address of the limited liability company's initial registered agent are

Name

(if an individual)

Richter

(Last)

Peggy

(First)

(Middle)

(Suffix)

or

(if an entity)

(Caution: Do not provide both an individual and an entity name.)

Street address

Kutak Rock

(Street number and name)

1801 California Street, Suite 3100

Denver

(City)

CO

(State)

80202-2626

(ZIP Code)

Mailing address

(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City) CO _____
(State) (ZIP Code)

(The following statement is adopted by marking the box.)

The person appointed as registered agent has consented to being so appointed.

4. The true name and mailing address of the person forming the limited liability company are

Name
(if an individual) Miripol Aaron
(Last) (First) (Middle) (Suffix)

or

(if an entity) _____
(Caution: Do not provide both an individual and an entity name.)

Mailing address Urban Land Conservancy
(Street number and name or Post Office Box information)
305 Park Ave West, Unit B
Denver CO 80205
(City) (State) (ZIP/Postal Code)
United States
(Province – if applicable) (Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

The limited liability company has one or more additional persons forming the limited liability company and the name and mailing address of each such person are stated in an attachment.

5. The management of the limited liability company is vested in

(Mark the applicable box.)

one or more managers.

or

the members.

6. (The following statement is adopted by marking the box.)

There is at least one member of the limited liability company.

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains additional information as provided by law.

8. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are _____
(mm/dd/yyyy hour:minute am/pm)

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

Miripol Aaron _____
(Last) (First) (Middle) (Suffix)
Urban Land Conservancy _____
(Street number and name or Post Office Box information)
305 Park Ave West, Unit B _____
Denver CO 80205 _____
(City) (State) (ZIP/Postal Code)

(Province – if applicable) (Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

- This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

March 14, 2024


From: PHVW TOD LLC
(Urban Land Conservancy)
1600 Downing St
Ste 300
Denver, CO 80218
Contact: Aaron Miripol
aaron@urbanlandc.org

To: Mr. Jason Morrison
City and County of Denver
Community Planning and Development
201 West Colfax Avenue
Denver, CO 80202

Re: **Letter of Authorization for Zone Map Amendment (Rezoning) Application for 40th Avenue and N. Colorado Blvd Park Hill Village West Planned Building Group (PBG)**
Parcels#: 01193-00-037-000, 01193-00-036-000, 01193-00-029-000, 01193-00-024-000, 01193-00-022-000, 01193-00-021-000

I, Aaron Miripol, PHVW LLC, property owner, hereby authorize Elmington Capital Group, and Shopworks Architecture, and its representatives, to prepare and sign application materials and otherwise represent the owner(s) regarding the applicable rezoning application for the approximately 12.35-acre Park Hill Village West Planned Building Group Area comprised of parcels: #01193-00-037-000, 01193-00-036-000, 01193-00-029-000, 01193-00-024-000, 01193-00-022-000, 01193-00-021-000 generally located at 4050 N. Colorado Blvd, Denver, CO 80207.

By: Aaron Miripol
Property Owner or Authorized Agent Printed Name



Date: 3-18-2024

Property Owner or Authorized Agent Signature

March 14, 2024

City and County of Denver
Community Planning and Development- Planning Services
Attn: Jason Morrison
201 W. Colfax Ave
Denver, CO 80202

Re: 40th and Colorado Blvd Park Hill Village West Subdivision and associated parcels
(Parcels #01193-00-037-000, 01193-00-036-000, 01193-00-029-000, 01193-00-024-000, 01193-00-022-000, 01193-00-021-000, 01193-00-00-7000, 01193-00-00-6000, 01193-02-08-0000, 01193-00-038-000)
Rezoning Request and Letter of Justification

Dear Planning Services,

Shopworks Architecture, on behalf of the PHVW TOD LLC listed below, respectfully requests the city to consider a rezoning of an approximately 14.58-acre site generally located at 4050 N. Colorado Blvd in the 40th and Colorado Station Area within the Northeast Park Hill Neighborhood.

The subject site is within the Park Hill Village West Subdivision, east of N. Colorado Boulevard, south of the commuter rail line, north of E. 40th Avenue, and N. Albion Street to the east. This rezoning application is for the entire Park Hill Village West Development along with three parcels wedged between the Park Hill Village West Planned Building Group (PBG) and public ROW, all of which is currently zoned under Former Chapter 59 B-3 with waivers. The Park Hill Village West PBG is comprised of multiple property owners including:

PHVW TOD LLC
(Urban Land Conservancy)
1600 Downing St
Ste 300
Denver, CO 80218
Contact: Anna Mercurio
amercurio@urbanlandc.org

Park Hill KSF, LLC
(CAL RESCO)
909 Electric Avenue, Ste 214
Seal Beach, CA 90740
Contact; Kevin Falsken
kevin@calresco.com

PHVW LLP
(Delwest)
155 S. Madison St #326
Denver, CO 80209

HZ Props RE LTD
4415 Highway 6
Sugar Land, TX 77478
281.201.2700

J&B Colorado Holdings LP
6430 Ridgeview Drive
Morrison, CO 80465

The four (4) parcels wedged between public ROW and the Park Hill Village West Planned Building Group (PBG) are also included in this rezoning application, owned by the following property owners:

State of Colorado Department of Transportation 4201 E Arkansas Ave Denver, CO 80222	City and County of Denver 201 W Colfax Ave, Dept 401 Denver, CO 80211	Regional Transportation District 1600 Blake St Denver, CO 80202
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Per Denver Zoning Code 12.4.10.4.2.d: *One or more of the owners of the real property subject to the application for amendment, or their representatives authorized in writing to do so, accompanied by a petition requesting the amendment and which petition, at the time of submittal, contains the signatures of the owner or owners of 51 percent or more of the total area of the zone lots subject to the application for amendment.* PHVW TOD LLC is the majority landowner within the Park Hill West Planned Building Group, owning 54% of the zone lot. Should this rezoning be successful, the existing Park Hill Village West Planned Building Group (PBG) will be withdrawn per Former Chapter 59 Sec. 59-623 and replaced with the current Denver Zoning Code, in which the existing uses will be compliant per DZC 12.5.3.

The subject property is within an Urban Center Neighborhood Context where there is a regular pattern of block shapes surrounded by an orthogonal street grid. The site is also within the 40th and Colorado Station Area TOD. The vacant 6.68 parcel that is in the northern most portion of the PBG area, including adjacent parcels between the PBG Area and ROWs to the north and west are pursuing a zone district of C-MX-8. The existing commercial businesses and Park Hill Station Apartments south of the vacant property would step down in height and be zoned C-MX-5 which is the closest to their existing entitlement under Former Chapter 59.

The existing condos to the east of the subject property are zoned Former Chapter 59 R-2-A, which is a protected district. This will create the necessary setbacks and mass reductions appropriate to transition the buildings within the new DZC zone districts with greater heights. Rezoning the entire PBG area to the current Denver Zoning Code will allow for a more efficient and equitable development program, resulting in appropriate density and parking ratios for the range of housing options and open space being proposed.

COMMUNITY OUTREACH

The proposed rezoning strategy was first discussed at a community information meeting on October 25, 2023, as part of the Large Development Review process. Approximately 15 community members attended the online meeting and offered their feedback. Most neighbors were supportive of the development proposal and some expressed concerns about the initial rezoning strategy. Community feedback was taken into consideration regarding the C-MX-8 zone district. Initially the design and development team had proposed C-MX-12 to the community for the northern most parcel adjacent to the rail and Colorado

Boulevard. The neighborhood expressed some concern about the height in that area, and so the development team agreed that C-MX-8 would suffice across the entire northern portion of the site with a step down to C-MX-5 for the existing commercial and residential properties within the PBG area. Adjacent zone districts to the east are protected, and therefore upper story setbacks and height limitations will further restrict the massing of future buildings onsite.

The design and development team has had ongoing conversations with neighborhood stakeholders including adjacent property owners. The design and development team met with the Northeast Park Hill Coalition RNO's member meeting on March 19, 2024. During the meeting most people were supportive of the rezoning proposal and expressed their desire for affordable housing and community amenities.

The design and development team also met with the Greater Park Hill Community RNO during their monthly meeting on April 4, 2024. The RNO was generally supportive of the proposal and requested they be updated as plans for development progress. Most questions focused on what improvements are proposed for the connection from the neighborhood to Smith Rd Trail that leads to the 40th and Colorado Station, along with public improvements and how parking may be mitigated in the future.

CONSISTENCY WITH CITY ADOPTED PLANS

Denver Comprehensive Plan 2040

The proposed zone map amendment is consistent with many of the adopted Denver Comprehensive Plan 2040 strategies, including:

- *Equitable, Affordable and Inclusive Goal 2, Strategy A - "Create a greater mix of housing options in every neighborhood for all individuals and families" (p. 28).*

Following a rezoning, the development team intends to deliver the property in phased developments, with the first phase being approximately 350 units of attainable housing in a multifamily condo product in partnership with Elevation Community Land Trust (up to 80% AMI) on the northern most parcel, 60-70 units of affordable senior housing (30%-60% AMI) on the southwest parcel, and market-rate housing on the southeast parcel. The plan will deliver at least 10% open space, as identified in the approved LDF, with the creation of a neighborhood park north of Park Hill Station Apartments, and south of the southwestern parcel.

- *Strong and Authentic Neighborhoods Goal 1, Strategy B - "Ensure neighborhoods offer a mix of housing types and services for a diverse population" (p. 34).*

The proposed rezoning would allow infill development appropriate for the surrounding neighborhood that broadens the range of housing types available.

- *Environmentally Resilient Goal 8, Strategy A - "Promote infill development where infrastructure and services are already in place" (p. 54).*

The proposed map amendment will allow mixed-use development in a transit-oriented location where infrastructure and services already exist. This allows Denver to grow responsibly and promotes land conservation.

Blueprint Denver

Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions.

In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject site is shown on the context map as Urban Center Neighborhood Context, the description of which is used to guide appropriate zone districts (p. 66). The Urban Center Neighborhood context is described as containing *"dense and vibrant areas that support residents and visitors. This context contains high intensity residential and significant employment areas. Residents living in this context are well-served by high-capacity transit and have access to ample amenities and entertainment options (p.233).*

C-MX-5 and C-MX-8 are zone districts within the Urban Center neighborhood context in the Denver Zoning Code. The Urban Center Neighborhood Context *"consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit residential uses are typically in multi-story mixed use building forms. Commercial buildings are typically Shopfront and General forms. Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets (DZC 7.1.1)." Additionally, the Urban Center Neighborhood Context is "characterized by moderate to high building heights to promote a dense urban character (DZC 7.1.4)." with the Blueprint future neighborhood context of Urban Center because it will promote the residential character by allowing mixed-use buildings that will be compatible with the existing residential area.*

The subject site is designated within a Community Center future place type on the Blueprint Denver Future Place map. This place type *"Typically provides some mix of office, commercial and residential uses. A wide customer draw both local residents from surrounding neighborhoods, and from other parts of the city. Activity levels during different times of the day will vary depending on the type and mix of uses. Buildings are larger in scale than local centers and orient to the street and other public spaces...Heights can generally be up to 12-stories in the taller areas and should transition gradually within the center's footprint to the surrounding residential areas (p. 229)*

C-MX-5 and C-MX-8 are characterized as mixed-use zone districts intended to enhance the convenience ease and enjoyment of transit, walking shopping and public gathering within and around the city's neighborhoods. They are intended to promote safe, active, and

pedestrian-scaled diverse areas using building forms that clearly define and activate the public street edge.

The proposed rezoning and subsequent development proposal substantially complies with the adopted plan guidance for the area. According to *Blueprint Denver*, the site has strong plan support for medium-high density residential development. The site is in a Future Neighborhood Places of *Community Center* with a Future Neighborhood Context of *Urban Center* in a *Community Centers and Corridors* Growth Area. This description recommends high-medium density residential development (p. 72):

- *Urban center neighborhoods are dense and vibrant areas that support residents and visitors. This context contains high intensity residential and significant employment areas. Residents living in this context are well-served by high-capacity transit and have access to ample amenities and entertainment options. (p. 233).*
- *Community Centers and Corridors: Typically provides some mix of office, commercial and residential uses. A wide customer draw both local residents from surrounding neighborhoods, and from other parts of the city. Activity levels during different times of the day will vary depending on the type and mix of uses. Buildings are larger in scale than local centers and orient to the street and other public spaces...Heights can generally be up to 12-stories in the taller areas and should transition gradually within the center's footprint to the surrounding residential areas (p. 229)*

The proposed map amendment to C-MX-5 and C-MX-8 will allow the development of a range of housing options in a horizontal mixed-use district and therefore consistent with the growth strategy.

Blueprint Denver provides additional recommendations related to rezonings:

- *The building heights identified in this plan provide a general sense of scale and are not intended to set exact minimums or maximums. For example, there may be times when building heights taller than specified are appropriate, such as a site immediately adjacent to a transit station.*
- *Factors to consider when applying Blueprint Denver building height guidance may include:*
 - *Surrounding context, including existing and planned building heights*
 - *Adjacency to transit, especially mobility hubs*
 - *Achieving plan goals for community benefits, including affordable housing*
 - *Furthering urban design goals (p. 67)*

In this case, the requested rezoning is in a transit station area within walking distance of the 40th and Colorado RTD station and bus routes along Colorado Blvd, which is envisioned to have bus rapid transit (BRT) in the future. This rezoning reflects the desired character of the transit station area and is consistent with *Blueprint Denver* recommendations.

Additionally, the proposed rezoning of the Park Hill West PBG area is consistent with *Blueprint Denver's* goals of:

- *Serve all Denver residents with a diverse range of affordable housing options and quality employment opportunities throughout the city.*
- *Ensure all Denver residents have safe, convenient, and affordable access to basic services and a variety of amenities.*
- *Develop safe, high-quality mobility options that prioritize walking, rolling, biking and transit and connect people of all ages and abilities to their daily needs.*
- *Promote a healthy community with equitable access to healthy living for all residents.*

The proposed rezoning will enable the land to develop with much needed affordable housing options to low- and moderate-income families, individuals, and seniors, in a transit-oriented development context with publicly accessible greenspace in the Northeast Park Hill neighborhood.

In creating an equitable City, *Blueprint Denver* outlines three equity concepts: 1) improving access for opportunity 2) reducing vulnerability to displacement and 3) expanding housing and jobs diversity. This proposed zone map amendment will expand access and opportunity by providing much needed affordable housing, open space, and transit to those most cost-burdened by housing in Denver.

Transit Oriented Denver: Transit Oriented Development Strategic Plan

The site is identified as part of the 40th and Colorado Station Area, which is an urban rail station. These stations are characterized as having multifamily residential, grid and alley block patterns, main streets, corner stores and being multimodal (p.26). The *Transit Oriented Denver, Transit Oriented Development Strategic Plan* utilizes the TOD continuum tool that evaluates each station area into 3 categories 1) Strategize, 2) Catalyze 3) Energize each with a specialized tool like to guide planning, policy, and infrastructure decisions. 40th and Colorado is identified as “*Strategize*” site, where the market is in pre-development planning phases due to market or development factors, and where *planning is needed to guide future investment and infrastructure projects in these stations* (p. 35). The *Transit Oriented Denver TOD Strategic Plan* offers the following plan guidance:

- *40th & Colorado: Neighborhood planning efforts are on-going at this station. The station may move to Catalyze once a small area plan is adopted and specific recommendations have been identified (p.41).*
- *Support the development of at least 600 additional affordable and workforce housing units through public, non-profit, and private partners for the development community to add 3,000 net-new affordable housing units (p.79)*

- *Include a range of housing types and affordability with mixed-use development at or near station areas. Housing types should include small-scale rowhouse developments to larger multi-family developments (p.79)*

Park Hill Neighborhood Plan

The *Park Hill Neighborhood Plan* was adopted in 2000 and provides the following plan guidance that is still applicable 24 years later:

- LZ3 Create and maintain a mix of housing types and sizes that are attractive and affordable to a diversity of ages, incomes, household types, sizes, cultural and ethnic backgrounds.
- LZ1 Encourage the citywide dispersal of group homes and subsidized housing

This proposed rezoning will enable a mix of housing affordability serving future residents earning between 30%-80% of the AMI. Two of the zone lots in the vacant 6.68-acre site will be developed with 100% income-restricted housing while the third zone lot is envisioned to be developed as either market-rate missing middle housing or affordable for-sale housing. Having a range of housing options onsite will help alleviate the housing crisis in Denver.

Elyria & Swansea Neighborhoods Plan

While the site is located within the Northeast Park Hill Neighborhood, the 40th and Colorado Station Area was included in the *Elyria & Swansea Neighborhoods Plan* which offers the following plan guidance:

- *Encourage investment in higher density housing, services, and employment opportunities near rail stations to provide for a diverse population with safe and convenient pedestrian access to rail transit (p.29).*
- *Encourage transit-oriented development, including industrial mixed-use development, and workforce and mixed-income housing near the station (p.111).*
- *Work with the development team selected by the Urban Land Conservancy to design and build a successful recreational space that could be accessible to the public as part of the 7-acre transit-oriented development area between Colorado Blvd. and Albion St (p.113).*

Additionally, the *Elyria & Swansea Neighborhoods Plan* made height recommendations for the Park Hill Village West PBG Area with a recommendation of 8 stories adjacent to N. Colorado Blvd and stepping down to 5 stories towards Albion and Smith Rd. We are following the recommended height guidance, but instead concentrating the height at 8 stories along the northern most portion of the site immediately adjacent to the commuter rail line and stepping down to 5 stories towards the existing businesses to the south (p.31). The

adjacent existing townhomes to the east are within a protected zone district, therefore upper story setbacks resulting in mass reductions along the building face adjacent to Albion will feel in proportion to the existing built environment; generally meeting the intent of the height and density transition recommendations in the *Elyria Swansea Neighborhoods Plan*.

UNIFORMITY OF DISTRICT REGULATIONS AND RESTRICTIONS

The proposed rezoning will result in the uniform application of zone district building form, use and design regulations across the site.

FURTHERING THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE

The proposed official map amendment furthers the public health, safety, and general welfare of the city primarily through implementation of the city's adopted land use plans.

JUSTIFYING CIRCUMSTANCES

This application identifies the adoption of Blueprint as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, *"Since the date of the approval of the existing Zone District, there has been a change to such as degree that the proposed rezoning is in the public interest. Such a change may include, changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning."*

Blueprint Denver specifically states: *"The city adopted the Denver Zoning Code (DZC) in 2010. Although the majority of the city was rezoned in 2010 to be included in DZC, a significant portion of Denver is still covered by the old zoning code, called Former Chapter 59. This presents challenges to consistent and efficient administration and means that many properties are not able to enjoy the benefits of a modern, flexible, and context-based zoning code" (p.73). Blueprint Denver goes on to recommend "Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code (p.73)."*

As discussed above, *Blueprint Denver* specifically recommends the city diversify housing choice in TOD locations. The plan was adopted after the date of approval of the existing zone district. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.

CONSISTENCY WITH NEIGHBORHOOD CONTEXT, ZONE DISTRICT PURPOSE, AND INTENT

The following table summarizes the existing context proximate to the subject site:


	Existing Zoning	Existing Land Use	Existing Building Form/ Scale	Existing Block, Lot Street Pattern
Site	B-3	vacant	4-story apartment building	Regular pattern of block shapes surrounded by an orthogonal street grid. Block sizes and shapes are consistent and include detached sidewalks, treelawn, street and surface parking and landscaping in the front setback.
North	I-B, UO-2	Industrial	Industrial warehouse	
South	OS-B	Open Space	Vacant	
West	I-A, UO-2	Commercial	Single story commercial and industrials buildings	
East	R-2-A	Residential	3-story condominiums	

The requested C-MX-5 and C-MX-8 zone districts are within the Urban Center Neighborhood Context. The neighborhood context is *"dense and vibrant areas that support residents and visitors. This context contains high intensity residential and significant employment areas. Residents living in this context are well-served by high-capacity transit and have access to ample amenities and entertainment options"* (DZC, Section 7.1.1). These areas consist of *"regular pattern of block shapes surrounded by an orthogonal street grid"* (DZC, Section 7.1.2). The Northeast Park Hill neighborhood consists of a mix of uses and a range of housing types from apartments, condominiums, townhomes, and some single-family residential uses in regular block shapes. The proposed rezoning to C-MX-5 and C-MX-8 is consistent with the neighborhood context description.

The general purpose of C-MX zone districts in this context is *"intended to ensure new development contributes positively to established residential neighborhoods and character, encourages affordable housing, and improves the transition between commercial development and adjacent residential neighborhoods"* (DZC, Section 7.2.2.2.1). The proposed C-MX-5 and C-MX-8 zone districts are consistent with the context description and the zone district general purpose because it will help preserve the existing land use, form, and streetscape of the immediate area.

The adopted plan guidance encourages expanding affordable workforce and mixed-income housing near the TOD areas, therefore, rezoning this site would be consistent with the specific intent of the zone district.

Thank you,



Alisha Kwon Hammett
Shopworks Architecture

EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 19 AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 19 TO BEAR NORTH 00°06'59" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°06'59" EAST ALONG SAID WEST LINE OF SAID SOUTHWEST CORNER A DISTANCE OF 1,343.59 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°06'59" EAST A DISTANCE OF 1,186.95 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 86°08'59" EAST A DISTANCE OF 723.39 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE CENTERLINE OF ALBION STREET RIGHT-OF-WAY RECORDED AT RECEPTION NO. 2003197552 IN THE RECORDS OF CITY AND COUNTY OF DENVER CLERK AND RECORDER;

THENCE ALONG SAID NORTHERLY EXTENSION AND ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 01°00'02" WEST A DISTANCE OF 106.25 FEET TO A POINT OF CURVATURE;
2. ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39°51'54", A RADIUS OF 165.00 FEET, AN ARC LENGTH OF 114.80 FEET AND A CHORD THAT BEARS SOUTH 20°55'59" WEST A DISTANCE OF 112.50 FEET TO A POINT OF REVERSE CURVATURE;
3. ALONG SAID REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40°44'57", A RADIUS OF 165.00 FEET, AN ARC LENGTH OF 117.35 FEET AND A CHORD THAT BEARS SOUTH 20°29'27" WEST A DISTANCE OF 114.89 FEET;
4. SOUTH 00°06'59" WEST A DISTANCE OF 660.40 FEET TO A POINT OF CURVATURE;
5. ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18°27'55", A RADIUS OF 145.50 FEET, AN ARC LENGTH OF 46.89 FEET AND A CHORD THAT BEARS SOUTH 09°20'56" WEST A DISTANCE OF 46.69 FEET TO A POINT OF NON-TANGENCY;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 81°32'37", A RADIUS OF 247.87 FEET, AN ARC LENGTH OF 352.77 FEET AND A CHORD THAT BEARS SOUTH 49°20'40" WEST A DISTANCE OF 323.74 FEET;

THENCE NORTH 89°53'01" WEST A DISTANCE OF 387.37 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 776,376 SQUARE FEET, OR 17.823 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

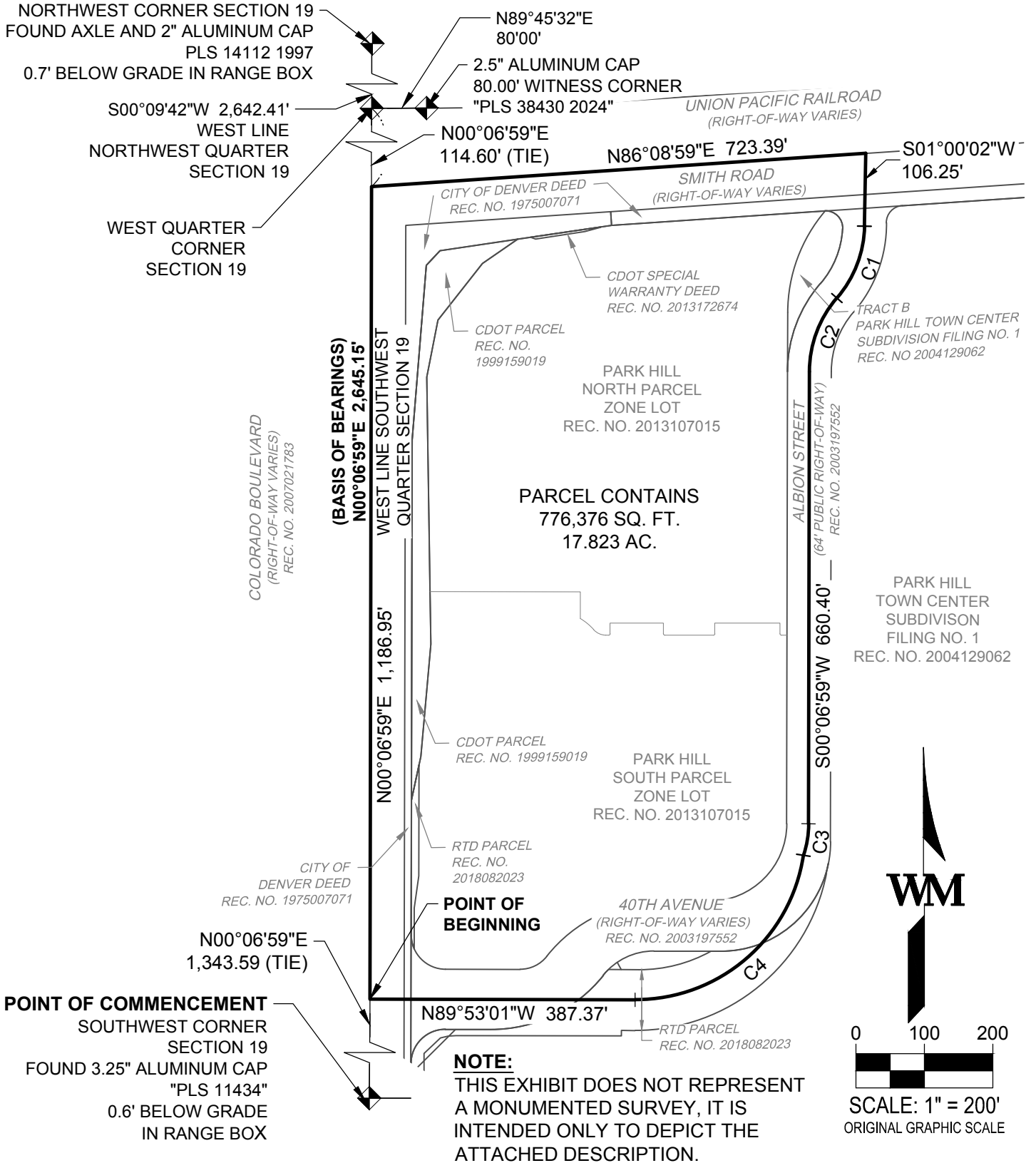
I, JUSTIN C. SCHEITLER, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JUSTIN C. SCHEITLER, P.L.S. 38430
FOR AND ON BEHALF OF WARE MALCOMB
900 SOUTH BROADWAY, SUITE 320
DENVER, COLORADO 80209
P 303.561.3333



900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com WM WARE MALCOMB CIVIL ENGINEERING & SURVEYING	PROJECT NAME: PARK HILL VILLAGE WEST - ZONING 1		SHEET 1 OF 3
	JOB NO.: DCS23-4002	DATE : 07/01/2024	
	DRAWN: TMA	PA/PM: JCS	

EXHIBIT A



900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com



CIVIL ENGINEERING & SURVEYING

PROJECT NAME: PARK HILL VILLAGE WEST - LEGAL 1

JOB NO.: DCS23-4002

DATE : 07/01/2024

DRAWN: TMA

PA/PM: JCS

SCALE: 1" = 200'

SHEET

2 OF 3

EXHIBIT A

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	39°51'54"	165.00'	114.80'	S20°55'59"W	112.50'
C2	40°44'57"	165.00'	117.35'	S20°29'27"W	114.89'
C3	18°27'55"	145.50'	46.89'	S09°20'56"W	46.69'
C4	81°32'37"	247.87'	352.77'	S49°20'40"W	323.74'

NOTE:

THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED SURVEY, IT IS INTENDED ONLY
TO DEPICT THE ATTACHED DESCRIPTION.

900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com WM WARE MALCOMB	PROJECT NAME: PARK HILL VILLAGE WEST - ZONING 1			SHEET
	JOB NO.: DCS23-4002	DATE : 07/01/2024		
	CIVIL ENGINEERING & SURVEYING	DRAWN: TMA	PA/PM: JCS	SCALE: N/A

EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE PROPERTY DESCRIBED IN THE PARK HILL NORTH PARCEL ZONE LOT RECORDED AT THE RECEPTION NUMBER 2013107015 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 19 AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 19 TO BEAR NORTH 00°06'59" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°06'59" EAST ALONG SAID WEST LINE A DISTANCE OF 1,939.27 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°06'59" EAST A DISTANCE OF 591.28 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 86°08'59" EAST A DISTANCE OF 723.39 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE CENTERLINE OF ALBION STREET RIGHT-OF-WAY RECORDED AT RECEPTION NO. 2003197552 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY EXTENSION AND SAID CENTERLINE THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 01°00'02" WEST A DISTANCE OF 106.25 FEET TO A POINT OF CURVATURE;
2. ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39°51'54", A RADIUS OF 165.00 FEET, AN ARC LENGTH OF 114.80 FEET AND A CHORD THAT BEARS SOUTH 20°55'59" WEST A DISTANCE OF 112.50 FEET TO A POINT OF CURVATURE;
3. ALONG A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40°44'57", A RADIUS OF 165.00 FEET, AN ARC LENGTH OF 117.35 FEET AND A CHORD THAT BEARS SOUTH 20°29'27" WEST A DISTANCE OF 114.89 FEET;
4. SOUTH 00°06'59" WEST A DISTANCE OF 384.81 FEET TO THE SOUTHERLY BOUNDARY OF SAID PROPERTY;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING SEVENTEEN (17) COURSES:

1. NORTH 90°00'00" WEST A DISTANCE OF 40.19 FEET TO A POINT OF CURVATURE;
2. ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 2.00 FEET, AN ARC LENGTH OF 3.14 FEET AND A CHORD THAT BEARS NORTH 45°00'00" WEST A DISTANCE OF 2.83 FEET;
3. NORTH 00°00'00" EAST A DISTANCE OF 15.50 FEET;
4. NORTH 90°00'00" WEST A DISTANCE OF 95.50 FEET;
5. SOUTH 00°00'00" EAST A DISTANCE OF 15.50 FEET TO A POINT OF CURVATURE;
6. ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 2.00 FEET, AN ARC LENGTH OF 3.14 FEET AND A CHORD THAT BEARS SOUTH 45°00'00" WEST A DISTANCE OF 2.83 FEET;
7. NORTH 90°00'00" WEST A DISTANCE OF 70.98 FEET TO A POINT OF CURVATURE;


900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com CIVIL ENGINEERING & SURVEYING		PROJECT NAME: PARK HILL VILLAGE WEST - ZONING 2			SHEET 1 OF 4
		JOB NO.: DCS23-4002	DATE : 07/01/2024		
		DRAWN: TMA	PA/PM: JCS	SCALE: N/A	

EXHIBIT A

LEGAL DESCRIPTION CONTINUED:

8. ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 2.00 FEET, AN ARC LENGTH OF 3.14 FEET AND A CHORD THAT BEARS NORTH 45°00'00" WEST A DISTANCE OF 2.83 FEET;
9. NORTH 00°00'00" EAST A DISTANCE OF 15.50 FEET;
10. NORTH 90°00'00" WEST A DISTANCE OF 78.00 FEET;
11. SOUTH 00°00'00" EAST A DISTANCE OF 15.50 FEET TO A POINT OF CURVATURE;
12. ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 2.00 FEET, AN ARC LENGTH OF 3.14 FEET AND A CHORD THAT BEARS SOUTH 45°00'00" WEST A DISTANCE OF 2.83 FEET;
13. NORTH 90°00'00" WEST A DISTANCE OF 4.05 FEET TO A POINT OF NON-TANGENCY;
14. ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 47°39'56", A RADIUS OF 24.00 FEET, AN ARC LENGTH OF 19.97 FEET AND A CHORD THAT BEARS NORTH 65°21'37" WEST A DISTANCE OF 19.40 FEET TO A POINT OF REVERSE CURVATURE;
15. ALONG SAID REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°55'21", A RADIUS OF 81.59 FEET, AN ARC LENGTH OF 25.52 FEET AND A CHORD THAT BEARS NORTH 50°29'19" WEST A DISTANCE OF 25.42 FEET;
16. NORTH 00°06'59" EAST A DISTANCE OF 39.00 FEET;
17. NORTH 89°52'53" WEST A DISTANCE OF 306.02 FEET TO **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 427,006 SQUARE FEET, OR 9.803 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, JUSTIN C. SCHEITLER, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



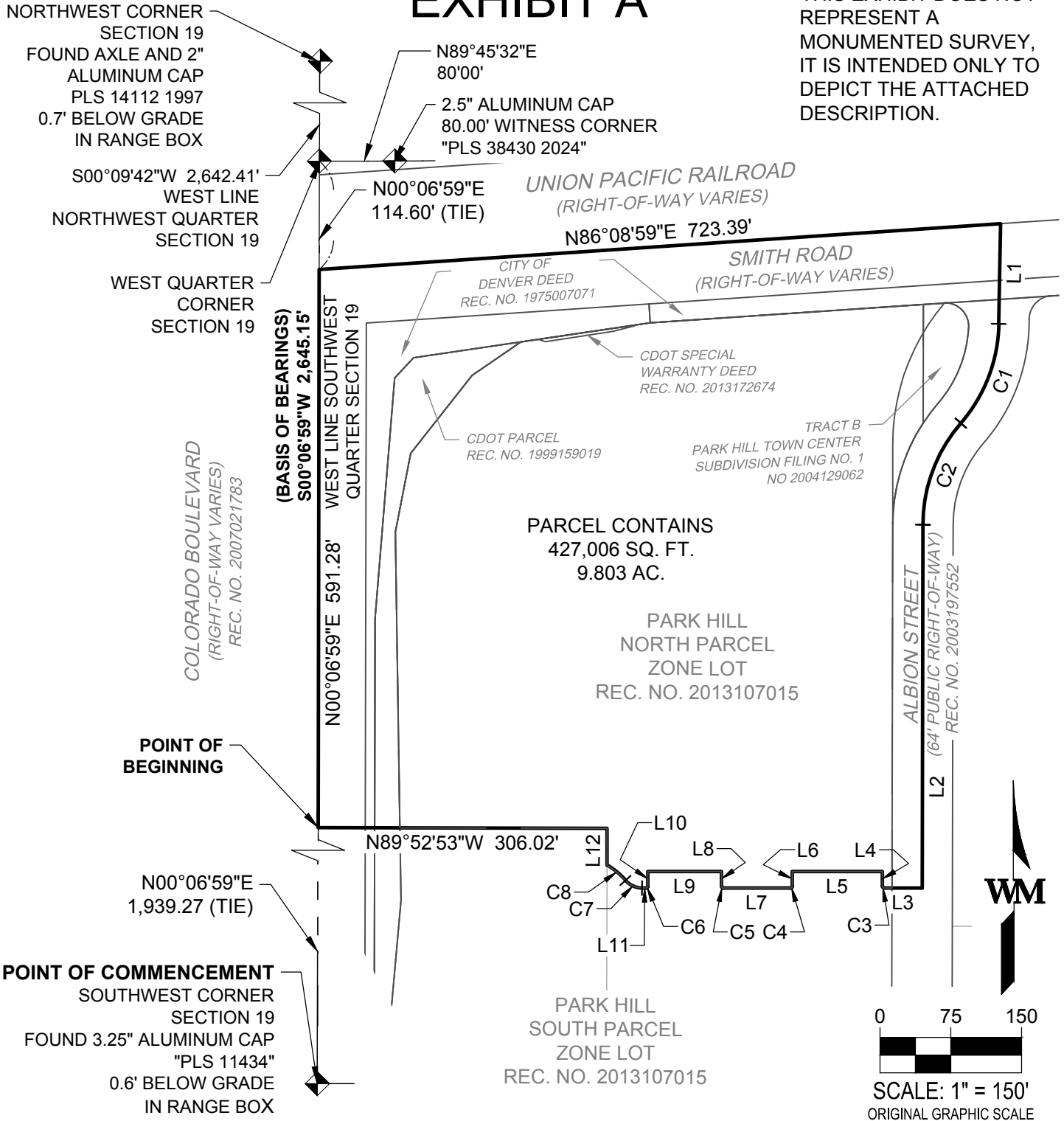
JUSTIN C. SCHEITLER, P.L.S. 38430
 FOR AND ON BEHALF OF WARE MALCOMB
 900 SOUTH BROADWAY, SUITE 320
 DENVER, COLORADO 80209
 P 303.561.3333

900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com WM WARE MALCOMB CIVIL ENGINEERING & SURVEYING	PROJECT NAME: PARK HILL VILLAGE WEST - ZONING 2		SHEET 2 OF 4
	JOB NO.: DCS23-4002	DATE : 07/01/2024	
	DRAWN: TMA	PA/PM: JCS	SCALE: N/A

EXHIBIT A

NOTE:

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY, IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.



900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com
CIVIL ENGINEERING & SURVEYING



PROJECT NAME: PARK HILL VILLAGE WEST - ZONING 2		
JOB NO.: DCS23-4002	DATE : 07/01/2024	
DRAWN: TMA	PA/PM: JCS	SCALE: 1" = 150'

SHEET
3 OF 4

EXHIBIT A

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S01°00'02"W	106.25'
L2	S00°06'59"W	384.81'
L3	N90°00'00"W	40.19'
L4	N00°00'00"E	15.50'
L5	N90°00'00"W	95.50'
L6	S00°00'00"E	15.50'
L7	N90°00'00"W	70.98'
L8	N00°00'00"E	15.50'
L9	N90°00'00"W	78.00'
L10	S00°00'00"E	15.50'
L11	N90°00'00"W	4.05'
L12	N00°06'59"E	39.00'

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	39°51'54"	165.00'	114.80'	S20°55'59"W	112.50'
C2	40°44'57"	165.00'	117.35'	S20°29'27"W	114.89'
C3	90°00'00"	2.00'	3.14'	N45°00'00"W	2.83'
C4	90°00'00"	2.00'	3.14'	S45°00'00"W	2.83'
C5	90°00'00"	2.00'	3.14'	N45°00'00"W	2.83'
C6	90°00'00"	2.00'	3.14'	S45°00'00"W	2.83'
C7	47°39'56"	24.00'	19.97'	N65°21'37"W	19.40'
C8	17°55'21"	81.59'	25.52'	N50°29'19"W	25.42'

NOTE:

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY, IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com WARE MALCOMB CIVIL ENGINEERING & SURVEYING	PROJECT NAME: PARK HILL VILLAGE WEST - ZONING 2			SHEET 4 OF 4
	JOB NO.: DCS23-4002	DATE : 07/01/2024		
	DRAWN: TMA	PA/PM: JCS	SCALE: N/A	

EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE PROPERTY DESCRIBED IN THE PARK HILL SOUTH PARCEL ZONE LOT RECORDED AT THE RECEPTION NO. 2013107015 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 19 AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 19 TO BEAR NORTH 00°06'59" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG SAID WEST LINE NORTH 00°06'59" EAST A DISTANCE OF 1.343.59 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°06'59" EAST A DISTANCE OF 595.68 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PROPERTY

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING SEVENTEEN (17) COURSES:

- 1) SOUTH 89°52'53" EAST A DISTANCE OF 306.02 FEET;
- 2) SOUTH 00°06'59" WEST A DISTANCE OF 39.00 FEET TO A POINT OF NON-TANGENCY;
- 3) ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°55'21", A RADIUS OF 81.59 FEET, AN ARC LENGTH OF 25.52 FEET AND A CHORD THAT BEARS SOUTH 50°29'19" EAST A DISTANCE OF 25.42 FEET TO A POINT OF REVERSE CURVATURE;
- 4) ALONG SAID REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 47°39'56", A RADIUS OF 24.00 FEET, AN ARC LENGTH OF 19.97 FEET AND A CHORD THAT BEARS SOUTH 65°21'37" EAST A DISTANCE OF 19.40 FEET;
- 5) NORTH 90°00'00" EAST A DISTANCE OF 4.05 FEET TO A POINT OF CURVATURE;
- 6) ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 2.00 FEET, AN ARC LENGTH OF 3.14 FEET AND A CHORD THAT BEARS NORTH 45°00'00" EAST A DISTANCE OF 2.83 FEET;
- 7) NORTH 00°00'00" EAST A DISTANCE OF 15.50 FEET;
- 8) NORTH 90°00'00" EAST A DISTANCE OF 78.00 FEET;
- 9) SOUTH 00°00'00" EAST A DISTANCE OF 15.50 FEET TO A POINT OF CURVATURE;
- 10) ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 2.00 FEET, AN ARC LENGTH OF 3.14 FEET AND A CHORD THAT BEARS SOUTH 45°00'00" EAST A DISTANCE OF 2.83 FEET;
- 11) NORTH 90°00'00" EAST A DISTANCE OF 70.98 FEET TO A POINT OF CURVATURE;
- 12) ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 2.00 FEET, AN ARC LENGTH OF 3.14 FEET AND A CHORD THAT BEARS NORTH 45°00'00" EAST A DISTANCE OF 2.83 FEET;
- 13) NORTH 00°00'00" EAST A DISTANCE OF 15.50 FEET;
- 14) NORTH 90°00'00" EAST A DISTANCE OF 95.50 FEET;
- 15) SOUTH 00°00'00" EAST A DISTANCE OF 15.50 FEET TO A POINT OF CURVATURE;
- 16) ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 2.00 FEET, AN ARC LENGTH OF 3.14 FEET AND A CHORD THAT BEARS SOUTH 45°00'00" EAST A DISTANCE OF 2.83 FEET;
- 17) NORTH 90°00'00" EAST A DISTANCE OF 40.19 FEET TO THE CENTERLINE OF THE ALBION STREET RIGHT OF WAY RECORDED AT RECEPTION NO. 2003197552 IN SAID RECORDS;

900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com WARE MALCOMB CIVIL ENGINEERING & SURVEYING	PROJECT NAME: PARK HILL VILLAGE WEST - ZONING 3		SHEET 1 OF 4
	JOB NO.: DCS23-4002	DATE : 07/01/2024	
	DRAWN: TMA	PA/PM: JCS	

EXHIBIT A

LEGAL DESCRIPTION CONTINUED:

THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 00°06'59" WEST A DISTANCE OF 275.59 FEET TO A POINT OF CURVATURE;
- 2) ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18°27'55", A RADIUS OF 145.50 FEET, AN ARC LENGTH OF 46.89 FEET AND A CHORD THAT BEARS SOUTH 09°20'56" WEST A DISTANCE OF 46.69 FEET TO THE CENTERLINE OF 40TH AVENUE RIGHT-OF-WAY RECORDED AT RECEPTION NO. 2003197552 IN SAID RECORDS AND A POINT OF NON-TANGENCY;

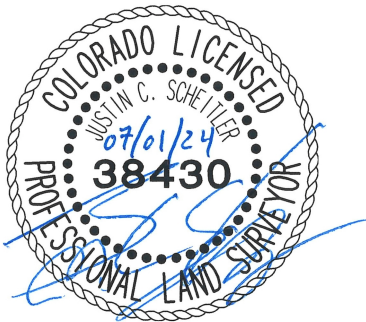
THENCE ALONG SAID CENTERLINE AND SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 81°32'37", A RADIUS OF 247.87 FEET, AN ARC LENGTH OF 352.77 FEET AND A CHORD THAT BEARS SOUTH 49°20'40" WEST A DISTANCE OF 323.74 FEET;

THENCE NORTH 89°53'01" WEST A DISTANCE OF 387.37 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 349,370 SQUARE FEET, OR 8.020 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

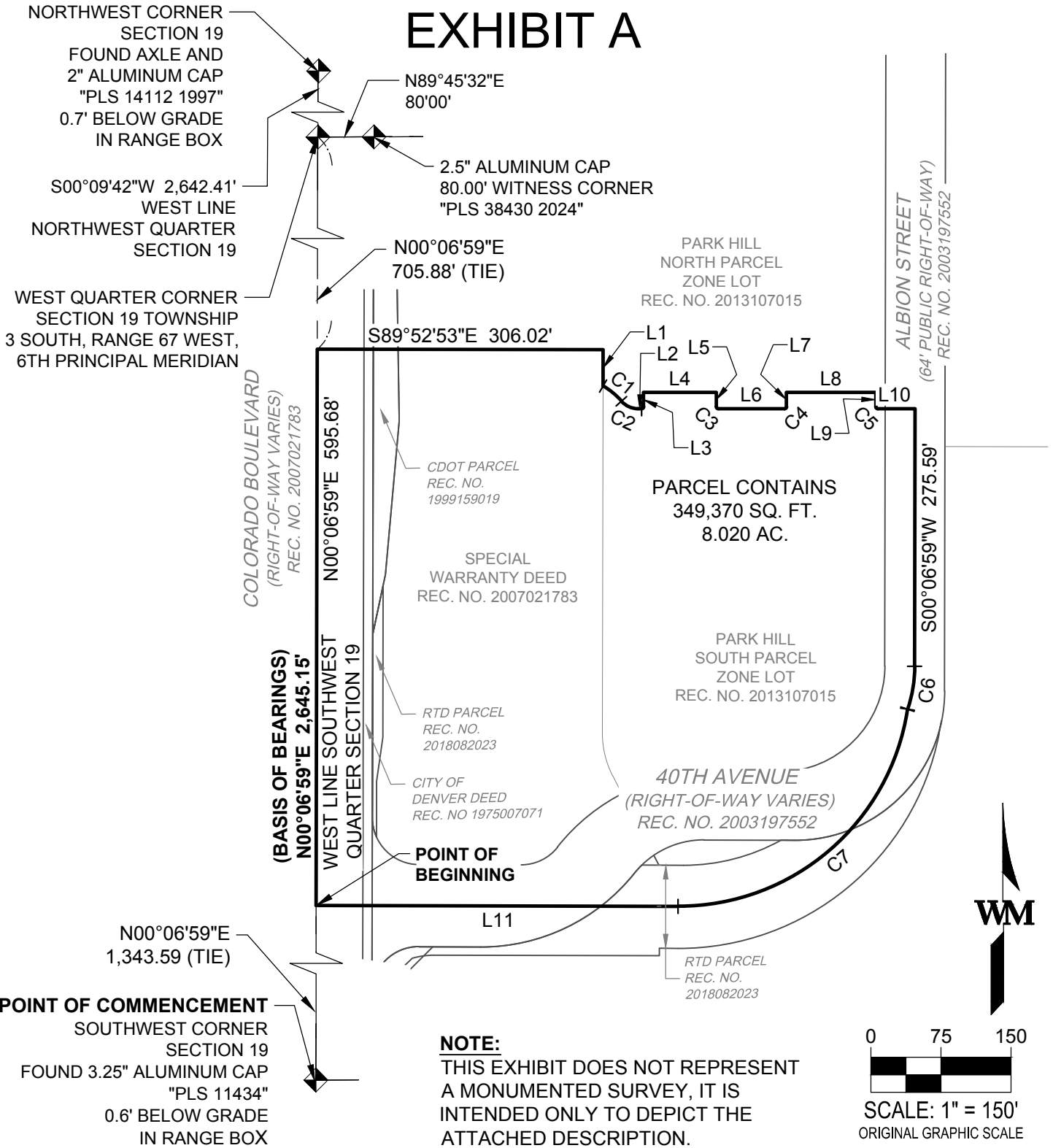
I, JUSTIN C. SCHEITLER, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



JUSTIN C. SCHEITLER, P.L.S. 38430
FOR AND ON BEHALF OF WARE MALCOMB
900 SOUTH BROADWAY, SUITE 320
DENVER, COLORADO 80209
P 303.561.3333

900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com CIVIL ENGINEERING & SURVEYING		PROJECT NAME: PARK HILL VILLAGE WEST - ZONING 3		SHEET 2 OF 4
		JOB NO.: DCS23-4002	DATE : 07/01/2024	
		DRAWN: TMA	PA/PM: JCS	SCALE: N/A

EXHIBIT A



900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com
CIVIL ENGINEERING & SURVEYING



PROJECT NAME: PARK HILL VILLAGE WEST - ZONING 3			SHEET 3 OF 4
JOB NO.: DCS23-4002	DATE : 07/01/2024		
DRAWN: TMA	PA/PM: JCS	SCALE: 1" = 150'	

EXHIBIT A

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°06'59"W	39.00'
L2	N90°00'00"E	4.05'
L3	N00°00'00"E	15.50'
L4	N90°00'00"E	78.00'
L5	S00°00'00"E	15.50'
L6	N90°00'00"E	70.98'
L7	N00°00'00"E	15.50'
L8	N90°00'00"E	95.50'
L9	S00°00'00"E	15.50'
L10	N90°00'00"E	40.19'
L11	N89°53'01"W	387.37'

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	17°55'21"	81.59'	25.52'	S50°29'19"E	25.42'
C2	47°39'56"	24.00'	19.97'	S65°21'37"E	19.40'
C3	90°00'00"	2.00'	3.14'	S45°00'00"E	2.83'
C4	90°00'00"	2.00'	3.14'	S45°00'00"W	2.83'
C5	90°00'00"	2.00'	3.14'	N45°00'00"W	2.83'
C6	18°27'55"	145.50'	46.89'	S09°20'56"W	46.69'
C7	81°32'37"	247.87'	352.77'	S49°20'40"W	323.74'

NOTE:

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY, IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com WARE MALCOMB CIVIL ENGINEERING & SURVEYING	PROJECT NAME: PARK HILL VILLAGE WEST - ZONING 3			SHEET 4 OF 4
	JOB NO.: DCS23-4002	DATE : 07/01/2024		
	DRAWN: TMA	PA/PM: JCS	SCALE: N/A	

4000 N COLORADO BLVD

Owner	STATE OF COLORADO DEPARTMENT OF TRANSPORTATION 4201 E ARKANSAS AVE DENVER, CO 80222-3406
Schedule Number	01193-00-007-000
Legal Description	T3 R67 S19 SW/4 BEG NW COR SD SW/4 S47.5948E 287.10FT TPOBSW 115FT SWLY 29.31FT SLY 255.39FT S 526.61FT NE 65FT NE165FT N 390FT NE 85FT NE 105FT NE 62.82FT TPOB
Property Type	VACANT LAND /GENERAL COMMON ELEMENTS
Tax District	DENVER

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	21,292	Zoned As:	B-3

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

Current Year			
	Actual	Assessed	Exempt
Land		\$100	\$30
Improvements		\$0	\$0
Total		\$100	\$30

Prior Year			
	Actual	Assessed	Exempt
Land		\$100	\$30
Improvements		\$0	\$0
Total		\$100	\$30

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * **77.486** *

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			
Original Tax Levy	\$0.00	\$0.00	\$0.00
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00
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		
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: **\$0.00**

Assessed Value for the current tax year

Assessed Land	\$30.00	Assessed Improvements	\$0.00
Exemption	\$30.00	Total Assessed Value	\$30.00

4050 E SMITH RD

Owner	CITY & COUNTY OF DENVER 201 W COLFAX AVE DEPT401 DENVER, CO 80211-5330
Schedule Number	01193-00-006-000
Legal Description	T3 R67 S19 SW/4 BEG 175.56FT S OF NW COR SW/4 TH S 1564.28FTNE 150.33FT N 1101.61FT NLY 255.39FT NE 29.31FT ELY 253.44FT E & PARA TO SMITH RD TO W LI DAHLIA ST N 20FT W TO POB
Property Type	VACANT LAND /GENERAL COMMON ELEMENTS
Tax District	DENVER

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	69,696	Zoned As:	B-3

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

Current Year			
	Actual	Assessed	Exempt
Land		\$100	\$30
Improvements		\$0	\$0
Total		\$100	\$30

Prior Year			
	Actual	Assessed	Exempt
Land		\$100	\$30
Improvements		\$0	\$0
Total		\$100	\$30

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * **77.486** *

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			
Original Tax Levy	\$0.00	\$0.00	\$0.00
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00
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		
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: **\$0.00**

Assessed Value for the current tax year

Assessed Land	\$30.00	Assessed Improvements	\$0.00
Exemption	\$30.00	Total Assessed Value	\$30.00

4050 N COLORADO BLVD APPRX

Owner	REGIONAL TRANSPORTATION DISTRICT 1600 BLAKE ST DENVER, CO 80202-1324
Schedule Number	01193-00-038-000
Legal Description	S19 3S 67W PT SW/4 S19 COM SW/4 S19 TH N05.2800E 2467.97 FTTPOB TH N81.3418E 103.75FT S75.1236W 22.96FT S81.0911W72.89FT N70.1426W 7.72FT TPOB
Property Type	VACANT LAND /GENERAL COMMON ELEMENTS
Tax District	DENVER

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	301	Zoned As:	B-3

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

Current Year			
	Actual	Assessed	Exempt
Land		\$100	\$30
Improvements		\$0	\$0
Total		\$100	\$30

Prior Year			
	Actual	Assessed	Exempt
Land		\$100	\$30
Improvements		\$0	\$0
Total		\$100	\$30

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * **77.486** *

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			
Original Tax Levy	\$0.00	\$0.00	\$0.00
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00
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		
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: **\$0.00**

Assessed Value for the current tax year

Assessed Land	\$30.00	Assessed Improvements	\$0.00
Exemption	\$30.00	Total Assessed Value	\$30.00

4100 N ALBION ST APPRX

Owner	CITY & COUNTY OF DENVER 201 W COLFAX AVE DEPT401 DENVER, CO 80202-5330
Schedule Number	01193-02-080-000
Legal Description	PARK HILL TOWN CENTER SUB FLG NO 1 TR-B CV/R RAD 50FT CHORDN12.1058W 21.21FT N 196.18FT N12.0350E 52.91FT S 162.56FTS07.5519W 47.55FT S 59FT TPOB
Property Type	RESIDENTIAL-ROWHOUSE
Tax District	DENVER

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	4,217	Zoned As:	B-3

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

Current Year			
	Actual	Assessed	Exempt
Land		\$100	\$10 \$10
Improvements		\$0	\$0
Total		\$100	\$10

Prior Year			
	Actual	Assessed	Exempt
Land		\$100	\$10 \$10
Improvements		\$0	\$0
Total		\$100	\$10

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * **77.486** *

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			
Original Tax Levy	\$0.00	\$0.00	\$0.00
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00
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		
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: **\$0.00**

Assessed Value for the current tax year

Assessed Land	\$10.00	Assessed Improvements	\$0.00
Exemption	\$10.00	Total Assessed Value	\$10.00

EQUITY RESPONSE:

Please provide a response that details how the proposed zone district will either advance Blueprint Denver’s equity concepts or, at a minimum, prevent further inequitable scores in the immediate and surrounding area. For suggestions, refer to the attached menu of strategies document.

ACCESS TO OPPORTUNITY - Creating more equitable access to quality-of-life amenities, health, and education.

Response from Applicant

Empty response area for Access to Opportunity.

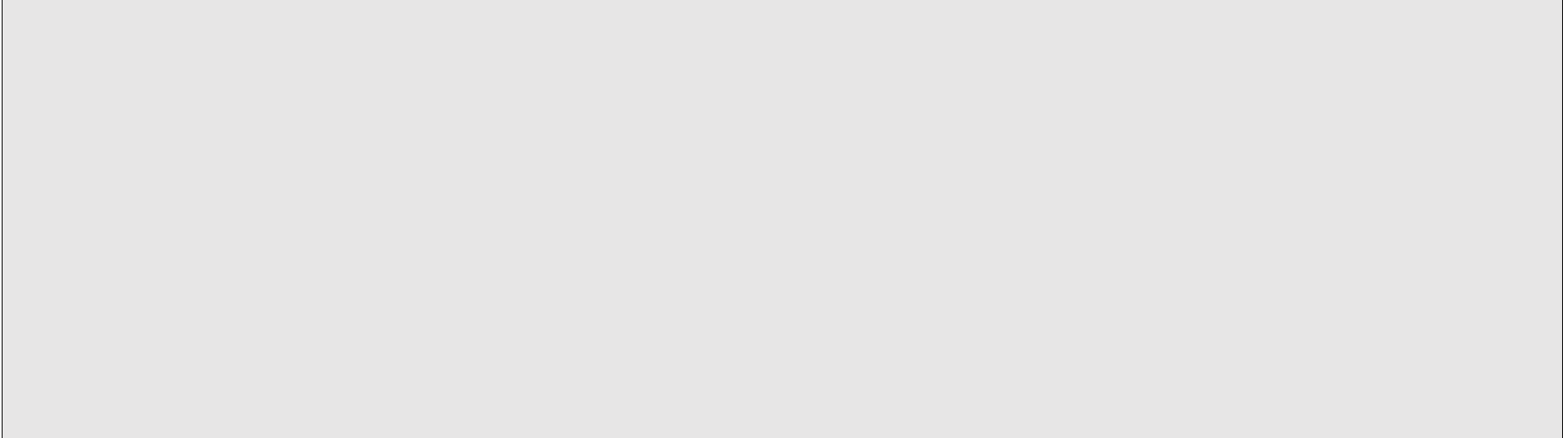
REDUCING VULNERABILITY TO DISPLACEMENT – Stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.

Response from Applicant

Empty response area for Reducing Vulnerability to Displacement.

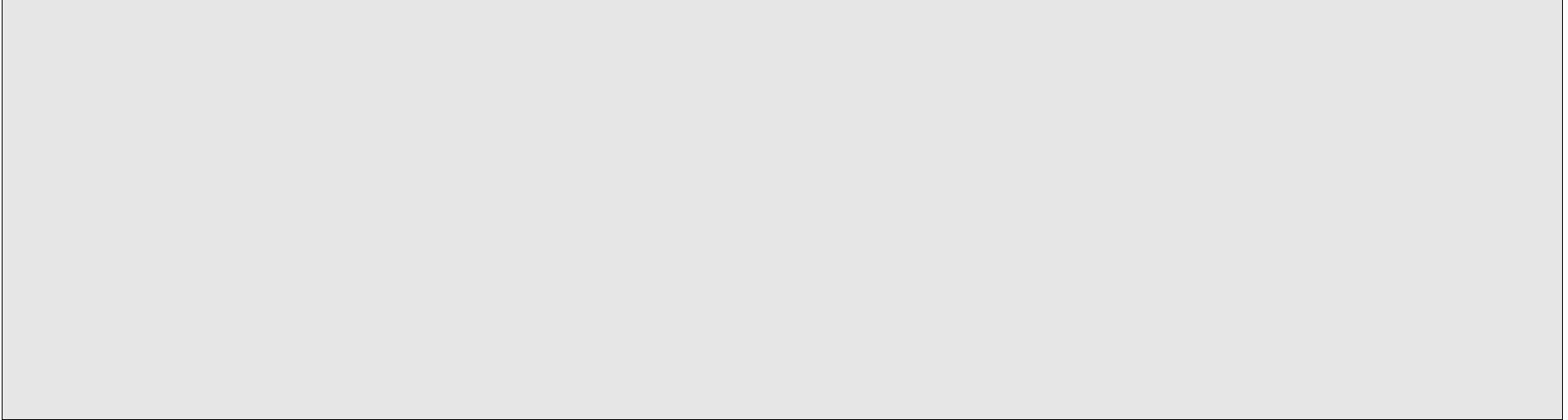
EXPANDING HOUSING DIVERSITY - providing a better and more inclusive range of housing in all neighborhoods.

Response from Applicant

A large, empty rectangular area with a light gray gradient background, intended for the applicant's response to the housing diversity question.

EXPANDING JOB DIVERSITY - providing a better and more inclusive range of employment options in all neighborhoods.

Response from Applicant

A large, empty rectangular area with a light gray gradient background, intended for the applicant's response to the job diversity question.