Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*	
☑ CHECK IF POINT OF CONTACT FOR APPLICATION	
☑ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	DIBC Hotel Conference, LLC; DIBC Commercial, LLC, Denver International Business Center Metropolitan District No.1
Address	1125 17th Street Suite 2500
City, State, Zip	Denver, CO 80202
Telephone	303-295-3071
Email	mark@fulenwider.com

*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.

PROPERTY OWNER(S) REPRESENTATIVE**	
☐ CHECK IF POINT OF CONTACT FOR APPLICATION	
☐ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Representative Name	
Address	
City, State, Zip	
Telephone	
Email	

**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):	7151 N Tower Road, 6951 N Yampa Street, 6951 N Yampa Street MISC, 7003 N Tower Road, 17671 E 64th Ave, 17671 E 64th Ave MISC, 6609 N Yampa Street , 6799 Yampa St, 6799 Yampa St, MISC, 18101 E. 68th Ave, 6and 803 N Tower Rd Approx
Assessor's Parcel Numbers:	0004100192000, 0004100191000, 0004100189000, 0004100187000, 0004100188000, 0004100190000, 0004100131000, 0004100165000, 0004100151000, 0004100157000, 0004100174000
Area in Acres or Square Feet:	92.8779 acres based on legal descriptions
Current Zone District(s):	C-MU-10 WVRS* AIO, C-MU-20 WVRS* AIO and C-MU-30 WVRS* AIO.
PROPOSAL	
Proposed Zone District:	S-MX-8 AIO, S-MX-8A AIO
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?	☑ **Yes - State the contact name & meeting date** Pre-App June 9, 2022 (Brandon Shaver) LDR, Ju ☐ **No - Describe why not (in outreach attachment, see bottom of p. 3)**
Did you contact the City Council District Office regarding this application ?	☑ **Yes - if yes, state date and method** May 23, 2022 via virtual meeting ☐ **No - if no, describe why not (in outreach attachment, see bottom of p. 3)**

201 W. Colfax Ave., Dept. 205
Denver, CO 80202
720-865-2974 • rezoning@denvergov.org

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

General Review Criteria DZC Sec. 12.4.10.7.A Check box to affirm **and** include sections in the review criteria narrative attachment	☑ **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 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. **1. *Denver Comprehensive Plan 2040*** In this section of the attachment, describe **how** the proposed map amendment is consistent with *Denver Comprehensive Plan 2040*'s a) equity goals, b) climate goals, and c) any other applicable goals/strategies. **2. *Blueprint Denver*** 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 *Blueprint Denver*. **3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):** Far Northeast Area Plan
General Review Criteria: DZC Sec. 12.4.10.7. B & C Check boxes to the right to affirm **and** include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.	☑ **Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.** ☑ **Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.** 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.
Review Criteria for Non-Legislative Rezonings: DZC Sec. 12.4.10.8 For Justifying Circumstances, check box and include a section in the review criteria narrative attachment. For Neighborhood Context, Purpose and Intent, check box **and** include a section in the review criteria narrative attachment.	**Justifying Circumstances - One of the following circumstances exists:** ☐ The existing zoning of the land was the result of an error; ☐ The existing zoning of the land was based on a mistake of fact; ☐ The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage; ☑ 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: a. Changed or changing conditions in a particular area, or in the city generally; or, b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. ☐ 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. 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. ☑ **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.** 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.

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.

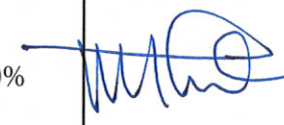
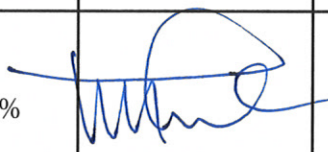
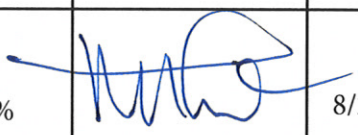
- ☑ **Written narrative explaining reason for the request** (optional)
- ☑ **Outreach documentation attachment(s)**. Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include 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 is document is required.)
- ☑ **Other Attachments.** Please describe below.

Narrative
Outreach Documents
Statements of Authority for Individual to Sign
Legal Descriptions and Exhibits of Rezone Parcels
Assessor Records of Rezone Parcels
Pena North LDR/Zoning Map and Densities

201 W. Colfax Ave., Dept. 205
Denver, CO 80202
720-865-2974 • rezoning@denvergov.org

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%	John Alan Smith Josie Q. Smith	01/12/20	(A)	YES
DIBC Hotel Conference, LLC	1125 17th Street Suite 2500 Denver CO 80202	100%		8/24/22	(A)	NO n/a
DIBC Commercial, LLC	1125 17th Street Suite 2500 Denver CO 80202	100%		8/24/22	(A)	NO
Denver International Business Center Metropolitan District No.1	8390 E Crescent Parkway, Suite 300, Greenwood Village, CO 80111	100%		8/24/22	(A)	NO
						YES

L. C. Fulenwider, Inc.

1125 17th Street Suite 2500
Denver, CO 80202
303-295-3071

June 24, 2022

Project Narrative

Overall Description

In conjunction with the completed Pena North LDR/LDF, we request to rezone the property from its current C-MU-30, C-MU-20, and C-MU-10 all with waivers and conditions, AIO, to S-MX-8, AIO and S-MX-8A. These new zoning categories align with the vision and recommendations described in the Far Northeast Area Plan.

This rezone request will allow a similar mix of uses that the current existing zoning with waivers and conditions allows, while also allowing the property to conform to the new form-based zone code per recommendations in the adopted Far Northeast Plan. The proposed rezone will position the property for future development, allowing for a seamless process for future development.

Proposed land uses for the LDR/LDF rezone area are primarily employment related office and commercial uses, with some allowance for retail and hospitality uses near Tower Road. Since this area is located within the Airport Influence Overlay (AIO) of the Denver International Airport Zone District, residential uses are not included in the proposed LDR/rezone area. All individual development project designs will be reviewed by the Pena Station North Architectural Design Review Committee to make sure architecture and SDPs are complementary to the Pena Station north architectural theme and adhere to the new zone code and City development review policies.

Site Location and Context

Positioned in the DIA Neighborhood described in the Far Northeast Plan, this approximately 90-acre Pena Station North area is generally bounded by Dogwood Gulch to the south, Tower Road and Yampa Street to the east, City (DIA) owned land to the north and west. The site is located within the larger Pena Station North, a master planned community including commercial, retail, hotel and mixed-use development located north of 64th Avenue, west of Tower Road, east and south of Pena Boulevard and the A-line rail.

Pena Station North is north of and complementary to Pena Station Next master planned '61st and Pena transit' community and west of the existing Highpoint master planned community. Pena Station North has already distinguished itself with multiple existing commercial office, retail, restaurant, and hotel options in the Far Northeast. The property to be rezoned is located within the AIO and as such no residential uses are allowed. There is an existing open space drainage channel located along the southern and west edge of the property that releases into the Blue Grama/First Creek drainage basin and a drainage channel located on the northern end of the property which releases into the second creek drainage basin.

Zoning Code Review Criteria

1. *This rezone request is consistent with the Adopted Plans*
2. *It is in uniformity of District Regulations*
3. *It furthers Public Health, Safety and Welfare*
4. *It complies with Justifying Circumstances: Since the date of the approval of the existing Zone Districts, there has been a change to such a degree that the proposed rezoning is in the public interest. Such a change may include:*
    - *b. A City adopted plan;*

August 3, 2022 NO Charge Former Ch 59

- *c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning*

Consistency with Adopted Plans

Blueprint Denver:

- ***Suburban -*** The suburban context is generally found at the edges of Denver, particularly in the southwest, southeast and northeast portions of the city. This context consists of large areas of residential, with mixed-use corridors along major roads and larger centers at key intersections. The aspiration of the suburban context in Denver is different than traditional suburban development of the past. Especially compared to other parts of the metro area, Denver's suburban areas are still more urban in nature and suburban places should reflect that.

- ***Community Center -*** Typically provides some medium mix of office, commercial and residential uses. A wide customer draw both of local residents from surrounding neighborhoods and from other parts of the City. Activity levels vary depending on the type and mix of uses. A mix of larger and smaller scale buildings, some setback from the street to accommodate parking. Heights are generally up to 5 stories. Transitions gradually within the center out to the surrounding residential areas.

- ***Future Street Types –***

    - N Tower Road – Commercial Arterial
    - N Yampa St – Commercial Collector
    - E 71st Ave – Commercial Collector

- ***Community Centers and Corridors*** –
    - 20% of new jobs and 25 % of new households by 2040 (p.51)
    - Most growth is guided to regional centers

- ***Equity Analysis: Access to Equity - Score***
    - *Access to Opportunity 1.72-2.67*
    - *Vulnerability to Involuntary Displacement 2.0*
    - *Housing and Jobs Diversity 3.0*
    - *Job Diversity Jobs per Acre: 0.83*
        - *Retail – 14%*
        - *Innovation – 86%*
        - *Manufacturing – 0%*

Far Northeast Plan

- ***Future Place Type: Community Center***
    - *Typically provides a mix of office, commercial and residential uses (residential uses not allowed north of 64th Avenue per AIO)*
    - *A mix of larger and smaller scale*
    - *Heights generally up to 8 stories*
    - *LU-4: Create new community and regional centers in large undeveloped areas*
    - *LU-5: Create quality streetscapes that contribute to the neighborhood character and sense of place*
- ***Economic Development:***
    - ***LU17:*** *Utilize programs through Denver Economic Development and Opportunity (DEDO) that assist with business formation and tenanting.*

In the 2019 Far Northeast Area Plan this parcel is designated as “Suburban Community Center” located in the DIA Neighborhood.

The Plan suggests the following for this parcel, *“Create community centers north of 64th Avenue at Peña Station North (west of Tower Road) and High Point (east of Tower Road). This area has the capacity to support an additional 1,180,000 square feet of commercial development which would generate over 3,800 new jobs.”* This rezoning will allow development to eventually bring retail, office, hotel, commercial mixed-use development and employment opportunities to neighborhoods and businesses in the Far Northeast.

The Plan is very clear in its recommendation as to rezoning this property, *“LU-16. Rezone Former Chapter 59 properties into the Denver Zoning Code.”* (page 68).

We are attempting to position the property for future development and this rezoning will allow a seamless process for this future development. The vision of the project is to include a mix of uses to include restaurant, hotel, office and other allowed mixed uses. All individual development project designs will be reviewed by the development’s Peña Station North Architectural Design Review Committee to make sure the architecture and SDP’s are complementary to the Peña Station North architectural theme and adhere to the new zone code and City development review policies.

Possible development projects which could locate in this rezoned area include:

- Commercial retail/restaurant parcels
- 100,000+/- SF office building(s)
- Limited service hotel(s)
- Full Service hotel
- Flex office/high bay light industrial buildings
- A fully enclosed mini-storage unit rental building
- Existing open space drainage channels
- A plan for a section of regional bike/pedestrian trail
- Other allowed uses per the S-MX-8 and S-MX-8A zoning

This specific Rezoning application does not preclude the development of other uses allowed under the site's current zoning or other potential uses that would be allowed based on City plan guidance.

Plan Guidance

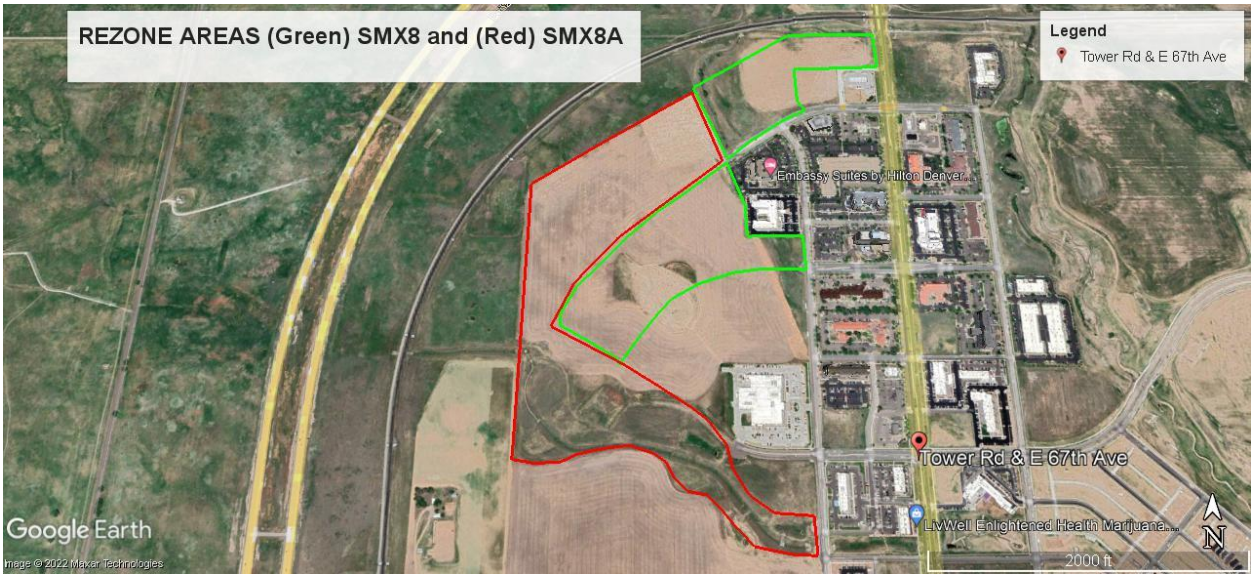
The following adopted Plans, studies and/or regulatory programs provide clear and sufficient guidance.

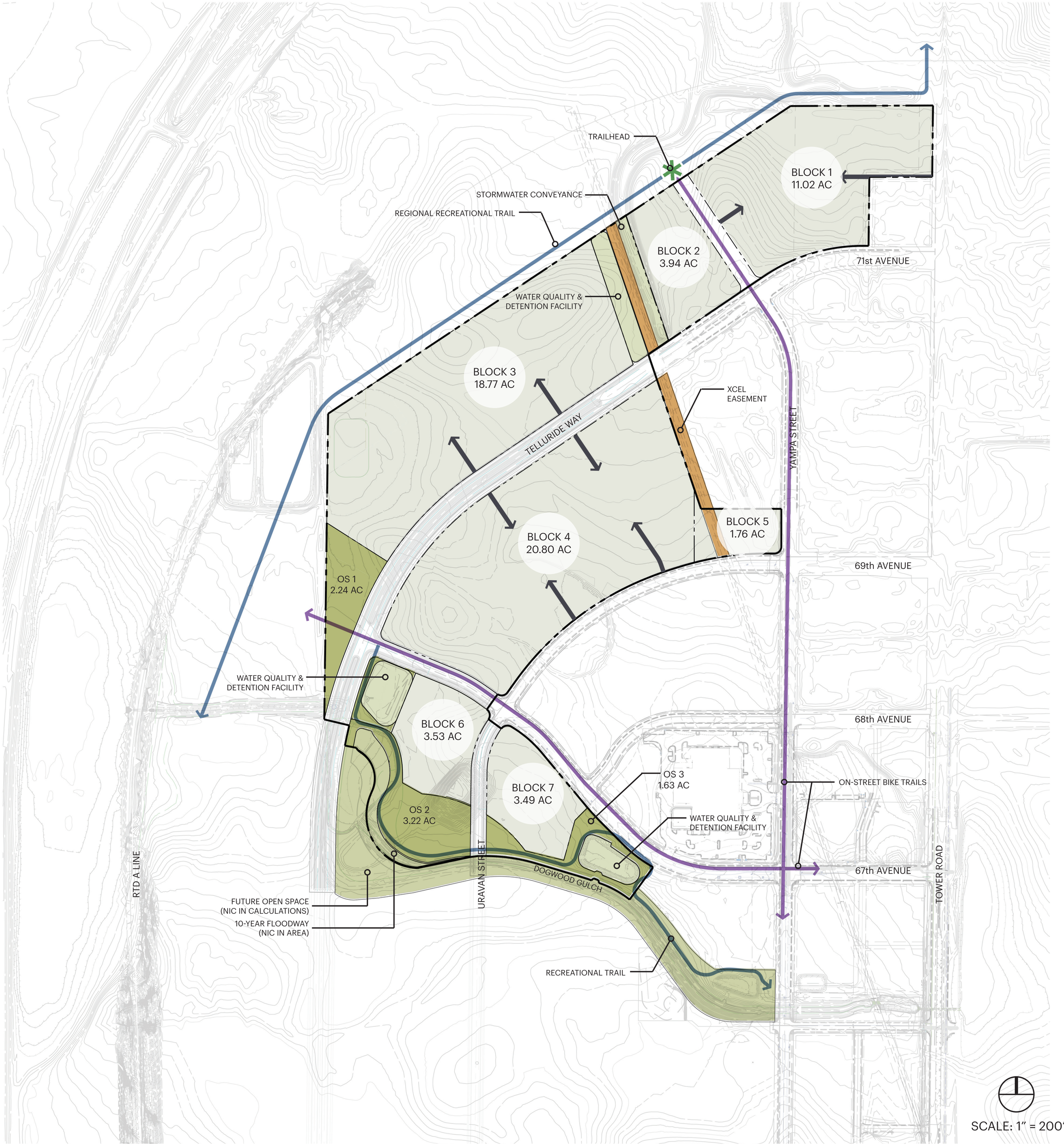
- 2019 Far Northeast Area Plan
- Denver Moves: Transit
- Denver Moves: Pedestrians & Trails
- Parks and Recreation Game Plan
- Blueprint Denver
- Comprehensive Plan 2040

- Housing an Inclusive Denver
- Denver International Business Center Filing 8 and Filing 9 Subdivision Plats
- Denver International Business Center Filing 8 and Filing 9 Drainage and Sanitary Studies
- Denver International Business Center General Development Plan 1
- Denver Gateway Urban Design Standards and Guidelines
- (Current Zoning CMU 10 with waivers and conditions AIO, CMU20 with waivers and conditions AIO, CMU30 CMU20 with waivers and conditions AIO to be replaced with DZC zone districts S-MX-8 and S-MX-8A)

Phasing

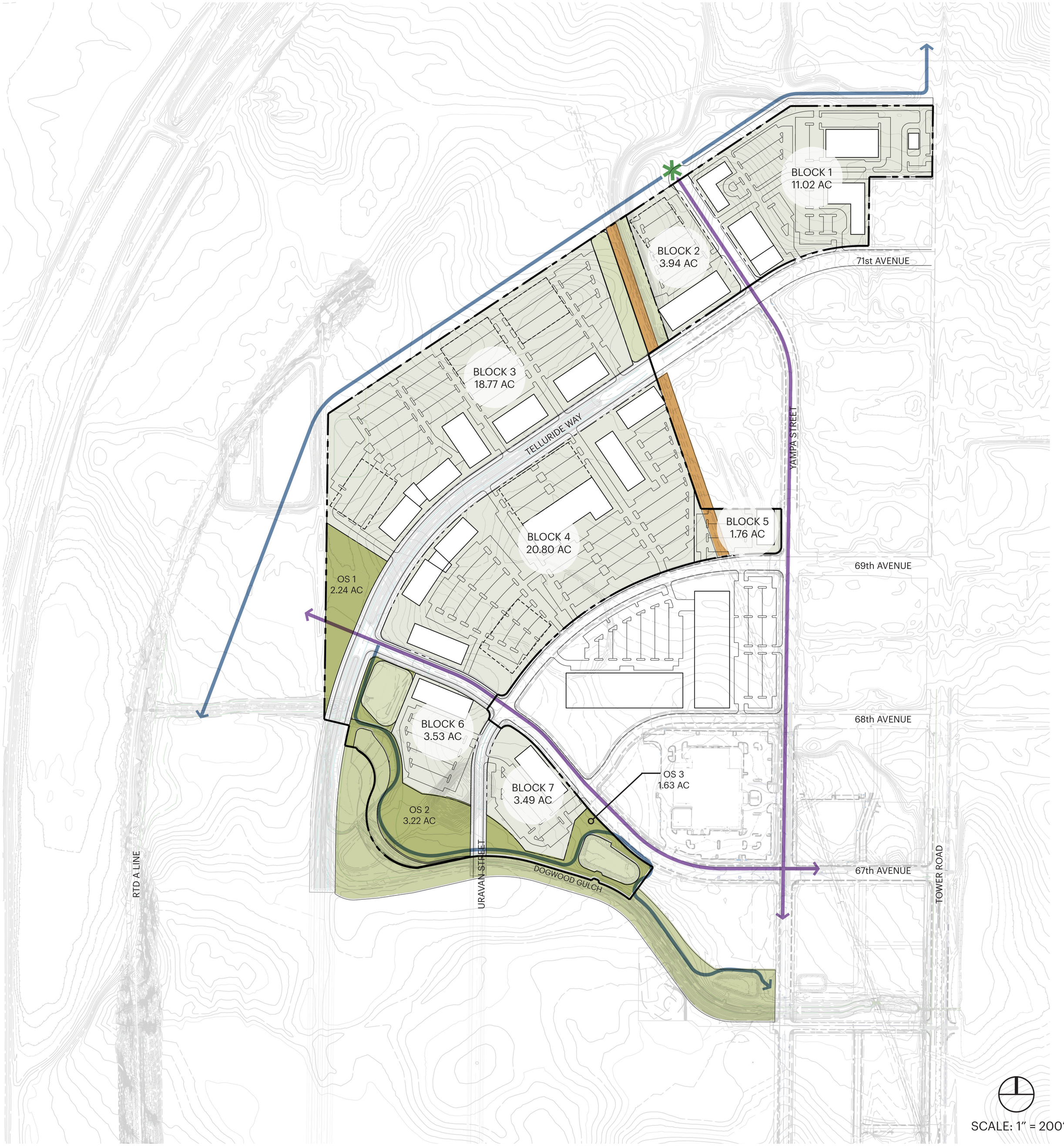
LDR Framework, (Completed)
Rezone Property
Infrastructure Master Plan
Development Agreement (if needed),
Repeal GDP
Zone Lot Amend once specific users intend to develop certain zone lots
Specific user SDPs





LAND USE AND DEVELOPMENT CAPACITY SUMMARY

BLOCK	SITE AREA (AC)	ZONING	POTENTIAL LAND USE(S)	DEVELOPMENT CAPACITY (SF)
1	11.02	S-MX-8	RETAIL, HOSPITALITY, COMMERCIAL	204,250
2	3.94	S-MX-8	OFFICE, COMMERCIAL	242,333
3	18.77	S-MX-8A	OFFICE, COMMERCIAL	893,000
4	20.80	S-MX-8	OFFICE, COMMERCIAL	742,000
5	1.76	S-MX-8	OFFICE, COMMERCIAL	40,000
6	3.53	S-MX-8A	OFFICE, COMMERCIAL	89,333
7	3.49	S-MX-8A	OFFICE, COMMERCIAL	70,600
TOTALS	63.31			2,281,516
OS 1	2.24			
OS 2	3.22			
OS 3	1.63			
TOTALS	7.09	Note: Open Space acreage does not include detention, water quality, or 10-year flood conveyance infrastructure		



CONCEPTUAL BUILD-OUT SCENARIO

BLOCK	SITE AREA (AC)	ZONING	POTENTIAL LAND USE(S)	DEVELOPMENT CAPACITY (SF)
1	11.02	S-MX-8	RETAIL, HOSPITALITY, COMMERCIAL	204,250
2	3.94	S-MX-8	OFFICE, COMMERCIAL	242,333
3	18.77	S-MX-8A	OFFICE, COMMERCIAL	893,000
4	20.80	S-MX-8	OFFICE, COMMERCIAL	742,000
5	1.76	S-MX-8	OFFICE, COMMERCIAL	40,000
6	3.53	S-MX-8A	OFFICE, COMMERCIAL	89,333
7	3.49	S-MX-8A	OFFICE, COMMERCIAL	70,600
TOTALS	63.31			2,281,516
OS 1	2.24			
OS 2	3.22			
OS 3	1.63			
TOTALS	7.09	Note: Open Space acreage does not include detention, water quality, or 10-year flood conveyance infrastructure		

STATEMENT OF AUTHORITY

The undersigned hereby executes this Statement of Authority on behalf of **DIBC Commercial, LLC a Colorado limited liability company**.

The name of the Entity is: **DIBC Commercial, LLC, a Colorado limited liability company**

The entity was formed under the laws of the State of **Colorado**

The mailing address for the Entity is: **1125 Seventeenth Street, Suite 2500, Denver, CO 80202**

The name and title of the person authorized to execute instruments conveying, encumbering, rezoning, or otherwise affecting title to real property on behalf of the Entity is: **Mark Throckmorton, Vice President**

The limitations upon the authority of the person named above, or holding the position described above, to bind the Entity are as follows (If no limitations, insert "NONE") **NONE**

This Statement of Authority is executed on behalf of the Entity and all of its Members.

EXECUTED this 17 day of March, 2022

DIBC Commercial, LLC,
a Colorado limited liability company

By: L.C. Fulenwider, Inc., a Colorado corporation
Its: Manager

Marcia A. Lujan, Chief Financial Officer

STATE OF COLORADO)
) ss.
CITY & COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 17th day of March, 2022, by Marcia A. Lujan, as Chief Financial Officer of L.C. Fulenwider, Inc., the Manager of DIBC Commercial, LLC, a Colorado limited liability company, for and on behalf of such limited liability company.

Witness my hand and official seal.
My commission expires: Jan 9, 2024

LAURIE KANE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204001183
MY COMMISSION EXPIRES JANUARY 9, 2024

Notary Public

54578627.1

2022i-00073

STATEMENT OF AUTHORITY

The undersigned hereby executes this Statement of Authority on behalf of **DIBC Hotel Conference, LLC a Colorado limited liability company**.

The name of the Entity is: **DIBC Hotel Conference, LLC, a Colorado limited liability company**

The entity was formed under the laws of the State of **Colorado**

The mailing address for the Entity is: **1125 Seventeenth Street, Suite 2500, Denver, CO 80202**

The name and title of the person authorized to execute instruments conveying, encumbering, rezoning, or otherwise affecting title to real property on behalf of the Entity is: **Mark Throckmorton, Vice President**

The limitations upon the authority of the person named above, or holding the position described above, to bind the Entity are as follows (If no limitations, insert "NONE") **NONE**

This Statement of Authority is executed on behalf of the Entity and all of its Members.

EXECUTED this 17 day of March, 2022

DIBC Hotel Conference, LLC,
a Colorado limited liability company

By: L.C. Fulenwider, Inc., a Colorado corporation
Its: Manager

Marcia A. Lujan, Chief Financial Officer

STATE OF COLORADO)
) ss.
CITY & COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 17th day of March, 2022, by Marcia A. Lujan, as Chief Financial Officer of L.C. Fulenwider, Inc., the Manager of DIBC Hotel Conference, LLC, a Colorado limited liability company, for and on behalf of such limited liability company.

Witness my hand and official seal.
My commission expires: Jan 9, 2024

LAURIE KANE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204001183
MY COMMISSION EXPIRES JANUARY 9, 2024

Notary Public

54578580.1

2022i-00073

STATEMENT OF AUTHORITY
(Section 38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity named Denver International Business Center Metropolitan District No. 1.

2. The type of entity is a quasi-municipal corporation and political subdivision of the State of Colorado.

3. The entity is formed under the laws of the State of Colorado.

4. The mailing address for the entity is:

Denver International Business Center Metropolitan District No. 1
c/o CliftonLarsonAllen LLP
8390 E. Crescent Parkway, Suite 300
Greenwood Village, CO 80111

5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Mark T. Throckmorton, Secretary.

6. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

Executed on July 5th, 2022

Mark T. Throckmorton

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

LAURIE KANE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204001183
MY COMMISSION EXPIRES JANUARY 9, 2024

The foregoing instrument was acknowledged before me this 5th day of July, 2022 by Mark T. Throckmorton as Secretary of Denver International Business Center Metropolitan District No. 1.

Witness my hand and official seal.

My commission expires: Jan 9, 2024

Notary Public

7151 N TOWER RD

Owner	DIBC HOTEL CONFERENCE LLC 1125 17TH ST STE2500 DENVER, CO 80202-2045
Schedule Number	00041-00-157-000
Legal Description	DENVER INTERNATIONAL BUSINESS CENTER FLG #8 B2 L1
Property Type	DRY FARM LAND
Tax District	425C

Print Summary

Property Description

Style:	OTHER	**Building Sqr. Foot:**	
Bedrooms:		**Baths Full/Half:**	
Effective Year Built:	0000	**Basement/Finish:**	
Lot Size:	759,730	**Zoned As:**	

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

Current Year

	Actual	Assessed	Exempt
Land		$3,100	$82

6951 N YAMPA ST

Owner	DIBC HOTEL CONFERENCE LLC 1125 17TH ST STE2500 DENVER, CO 80202-2045
Schedule Number	00041-00-189-000
Legal Description	PT T3S R66W NE/4 SEC 4 DAF BEG 699.50FT W OF SE CORNE/4 N624.14FT W 48.91FT N 76.04F 546.24FT W 360.04FTS 545.23FTW 877.27FT N 128.48FT CV/R 291.70FT NE 1182.2FTNWLY 94FT NW 225.10FTSW 76.45FT NW 350FT SW1343.95FT S 1309.35FT E 1946.53FT POB EXC BEG 1323 N OF SECOR NE/4 N 576.83FT E 226.55FT S 576.93FT W
Property Type	DRY FARM LAND
Tax District	419C

Print Summary

Property Description

Style:	OTHER	**Building Sqr. Foot:**	
Bedrooms:		**Baths Full/Half:**	
Effective Year Built:	0000	**Basement/Finish:**	
Lot Size:	1,770,496	**Zoned As:**	

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

Current Year

	Actual	Assessed	Exempt
Land		$7,100	$1,870

6951 N YAMPA ST MISC

Owner	DIBC HOTEL CONFERENCE LLC 1125 17TH ST STE2500 DENVER, CO 80202-2045
Schedule Number	00041-00-190-000
Legal Description	PT T3S R66W NE/4 SEC 4 DAF BEG 699.50FT W OF SE COR NE/4 W1225FT M/L CV/R 1116FT M/L 373.11FT S 202.68FTW 47.23FT S 76.04FT E 48.91FT S 619FT M/L TPOB
Property Type	DRY FARM LAND
Tax District	425C

Print Summary

Property Description

Style:	OTHER	**Building Sqr. Foot:**	
Bedrooms:		**Baths Full/Half:**	
Effective Year Built:	0000	**Basement/Finish:**	
Lot Size:	727,757	**Zoned As:**	

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

Current Year

	Actual	Assessed	Exempt
Land		$2,900	$7

7003 N TOWER RD APPRX

Owner	DIBC HOTEL CONFERENCE LLC 1125 17TH ST STE2500 DENVER, CO 80202-2045
Schedule Number	00041-00-165-000
Legal Description	T3 R66 S4 NE/4 BEG NE COR S4 W 680.91FT SW 950.05FT SE674.05FT TPOB N56.0108E 25.92F 244.93FT E 78.36FTS 545.23FT W 877.27FT N 128.48FT CV/R 291.7FT NE 688.97FTTPOB
Property Type	DRY FARM LAND
Tax District	419C

Print Summary

Property Description

Style:	OTHER	**Building Sqr. Foot:**	
Bedrooms:		**Baths Full/Half:**	
Effective Year Built:	0000	**Basement/Finish:**	
Lot Size:	474,281	**Zoned As:**	

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

Current Year

	Actual	Assessed	Exempt
Land		$1,900	$5(

17671 E 64TH AVE

Owner	DIBC COMMERCIAL LLC 1125 17TH ST STE2500 DENVER, CO 80202-2045
Schedule Number	00041-00-191-000
Legal Description	T3 R66 S4 SE/4 BEG NW COR DENVER INT BUSINESS FLG 4 S0.4058W572.54FT N89.5604W 239.68FT TO RIGHT RAD 500FT DELTA45.0012 ARC 392.73FT N44.5552W 217.97FT N45.0408E 105.61FTCURVE RAD 350FT DELTA 36.4138 ARC 224.15FT S89.5753E580.01FT TPOB EXC PT TO DENVER INT BUS CE
Property Type	DRY FARM LAND 5REC#2015112451 & EXC DAF COM NE COR DENVER INT BUS CENTER
Tax District	419C

Print Summary

Property Description

Style:	OTHER	**Building Sqr. Foot:**	0
Bedrooms:		**Baths Full/Half:**	0/
Effective Year Built:	0000	**Basement/Finish:**	0/
Lot Size:	103,629	**Zoned As:**	C

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

Current Year

	Actual	Assessed	Exempt
Land		$400	$110

17671 E 64TH AVE MISC

Owner	DIBC COMMERCIAL LLC 1125 17TH ST STE2500 DENVER, CO 80202-2045
Schedule Number	00041-00-192-000
Legal Description	T3 R66 S4 SE/4 COM NE COR DENVER INT BUS CENTER FLG 5 W580.01FT TPOB TH CV/R RAD 350I 36.4138 ARC 224.15FTS45.0408W 270.40FT S15.3650W 177.32FT N76.1908W 168.87FTN37.0105W 8.4 RAD 600FT DELTA 25.2215 ARC 265.58FTCV/R RAD 1000FT CHORD N07.0307E ARC 350FT E 665FT N
Property Type	DRY FARM LAND
Tax District	425C

Print Summary

Property Description

Style:	OTHER	**Building Sqr. Foot:**	0
Bedrooms:		**Baths Full/Half:**	0/
Effective Year Built:	0000	**Basement/Finish:**	0/
Lot Size:	260,663	**Zoned As:**	C

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

Current Year

	Actual	Assessed	Exempt
Land		$1,000	$260

2022i-00073

6609 N YAMPA ST

Owner DENVER INTERNATIONAL BUSINESS CENTER METRO DISTRICT NO 1
141 UNION BLVD STE150
LAKEWOOD, CO 80228-1898

Schedule Number 00041-00-174-000

Legal Description DENVER INTERNATIONAL BUSINESS CENTER FLG 5 TRACT A

Property Type VACANT LAND /GENERAL COMMON ELEMENTS

Tax District 425C

Print Summary

Property Description

Style:	OTHER	**Building Sqr. Foot:**	0
Bedrooms:		**Baths Full/Half:**	0/
Effective Year Built:	0000	**Basement/Finish:**	0/
Lot Size:	672,289	**Zoned As:**	C-

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

Current Year

	Actual	Assessed	Exempt
Land		$100	$30

6799 N YAMPA ST

Owner	DIBC COMMERCIAL LLC 1125 17TH ST STE2500 DENVER, CO 80202-2045
Schedule Number	00041-00-187-000
Legal Description	T3 R66 S4 PT SE/4 N 38FT OF W 1946.53FT OF SE/4 EXC PT TODENVER INT BUS CENTER FLG 5 REC#2015112451 & EXC DAF COM NECOR OF DENVER INT BUS CENTER FILING 5 W 2FT TPOB TH N W1225FT M/L SWLY CV/L 38FT M/L E 1225FT M/L TPOB
Property Type	DRY FARM LAND
Tax District	419C

Print Summary

Property Description

Style:	OTHER	**Building Sqr. Foot:**	0
Bedrooms:		**Baths Full/Half:**	0/(
Effective Year Built:	0000	**Basement/Finish:**	0/(
Lot Size:	20,260	**Zoned As:**	C-

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

Current Year

	Actual	Assessed	Exempt
Land		$100	$30

6799 N YAMPA ST MISC

Owner DIBC COMMERCIAL LLC
1125 17TH ST STE2500
DENVER, CO 80202-2045

Schedule Number 00041-00-188-000

Legal Description PT T3S R66W NE/4 SEC 4 DAF COM NE COR OF DENVER INT BUSCENTER FLG 5 REC#2015112451 \
TPOB TH N 38FT W 1225FTM/L SWLY CV/L 38FT M/L E 1225FT M/L TPOB

Property Type DRY FARM LAND

Tax District 425C

Print Summary

Property Description

Style:	OTHER	**Building Sqr. Foot:**	0
Bedrooms:		**Baths Full/Half:**	0/
Effective Year Built:	0000	**Basement/Finish:**	0/
Lot Size:	46,548	**Zoned As:**	C

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

Current Year

	Actual	Assessed	Exempt
Land		$200	$50

August 3, 2022 NO Charge, Former Ch 59

6803 N TOWER RD APPRX

Owner DIBC HOTEL CONFERENCE LLC
1125 17TH ST STE2500
DENVER, CO 80202-2045

Schedule Number 00041-00-151-000

Legal Description T3 R66 S4 NE/4 BEG NE COR NE/4 TH W 680.9FT SW 950.05FT TOTPOB TH SW 82.61FT SE 350FT NE NW 351.5FT TO TPOB

Property Type DRY FARM LAND

Tax District 425C

Print Summary

Property Description

Style:	OTHER	**Building Sqr. Foot:**	0
Bedrooms:		**Baths Full/Half:**	0/(
Effective Year Built:	0000	**Basement/Finish:**	0/(
Lot Size:	27,025	**Zoned As:**	C-

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

Current Year

	Actual	Assessed	Exempt
Land		$100	$30

18101 E 68TH AVE

Owner	DIBC HOTEL CONFERENCE LLC 1125 17TH ST STE2500 DENVER, CO 80202-2045
Schedule Number	00041-00-131-000
Legal Description	T3 R66 S4 NE/4 BEG 1323.03FT W & 38FT N OF E/4 COR S4 TH N576.83FT E 226.55FT S 576.93F TO POB
Property Type	DRY FARM LAND
Tax District	425C

Print Summary

Property Description

Style:	OTHER	**Building Sqr. Foot:**	
Bedrooms:		**Baths Full/Half:**	
Effective Year Built:	0000	**Basement/Finish:**	
Lot Size:	130,680	**Zoned As:**	

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

Current Year

	Actual	Assessed	Exempt
Land		$500	$13(

Pena North Rezoning Community Notifications

Organzation	Contact	Date of Contact	Response
Inter-Neighborhood Cooperation (INC)	Loretta Koehler	6/6/2022	
Green Valley Ranch Citizen's Advisory Board	Ashley Bishop	6/6/2022	
Montbello 20/20	Ann White	6/6/2022	
Northern Corridor Coalition	Mary T. Sam	6/6/2022	
Master HOA for Green Valley Ranch	Rose Thomas	6/6/2022	
Council District 8	Chris Herndon	6/6/2022	
Council District At-Large	Debbie Ortega	6/6/2022	6/9/2021
Council District At-Large	Robin Kniech	6/6/2022	6/10/2021
Council District 11	Stacie Gilmore	6/6/2022	
Neighborhood Coalitions of Denver, Inc.	Bryan Wilson	6/6/2022	

August 3, 2022 - NO Charge, Former Ch 59

From:	Bethany Gravell
To:	Sotelo, Melissa N. - CC YA2246 City Council Aide Senior; Sanders, Chiquita M. - CC YA2246 City Council Aide Senior
Cc:	Mark Throckmorton
Subject:	Pena Station North Rezoning Pre-Application
Attachments:	Rezoning Pre-App Request 6-2-22.pdf Pena North LDR CIM Presentation 3.9.21.pdf Pena North Aerial.jpg

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Hello Melissa and Chiquita,

As we discussed on our call with Councilwoman Gilmore, Fulenwider has filed a pre-application rezoning request for the Pena Station North site. We've sent email notifications and offers to meet to all the offices and organizations listed below. We also shared the attached pre-application request, the LDR Community Information Meeting presentation and the aerial image. Will you please look over the list and let me know if we've missed anyone? Thank you so much! Bethany

Councilwoman Robin Kniech, At-Large
Councilwoman Debbie Ortega, At-Large
Councilman Chris Herndon, Chair of the Land Use, Transportation & Infrastructure Committee
Councilwoman Stacie Gilmore, District 11
Denver for All RNO
Green Valley Ranch Citizen's Advisory Board
Inter-Neighborhood Cooperation
Master Home Owners Association for Green Valley Ranch
Montbello 20/20
Northern Corridor Coalition

August 3, 2022 NO Charge Former Ch 59

From: Aldretti, Susan K. - CC Senior City Council Aide At Large
To: Bethany Gravell
Subject: RE: Pena Station North Rezoning Pre-Application
Date: Thursday, June 9, 2022 10:14:31 AM
Attachments: image002.gif
image003.jpg

Thanks for reaching out to Councilwoman Ortega. She appreciates the information provided and does not have questions at this time so doe not think a meeting is encaser. Please keep us updated as the application progresses.

Susan Aldretti
Council Aide
Councilwoman At-Large Debbie Ortega
Denver City Council
1437 Bannock Street, Room 492
Denver, CO 80202
720.337.7713 Phone | 720-337-7728 Direct Line
susan.aldretti@denvergov.org

From: Bethany Gravell <bethany@thekenneygroup.com>
Sent: Monday, June 6, 2022 1:13 PM
To: Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>
Cc: Aldretti, Susan K. - CC Senior City Council Aide At Large <Susan.Aldretti@denvergov.org>; Wood, Joseph - CC WW1111 Contingent Worker <Joe.Wood@denvergov.org>
Subject: [EXTERNAL] Pena Station North Rezoning Pre-Application

Hello Councilwoman Ortega,

I'm emailing today on behalf of L.C. Fulenwider who have submitted a pre-application requesting to rezone the Pena Station North site located at the Intersection of 71st Ave. and Tower Road from C-MU-10, C-MU-20 and C-MU-30 to S-MX-8. The Far Northeast Area Plan recommends form-based, S-MX-8 zoning for this site. The mix of allowable uses will be consistent with the existing zoning.

This rezoning request is part of the Pena Station North Large Development Framework Review process. We held a Community Information Meeting regarding the site on March 9 via Zoom. The presentation from that meeting is attached to this email along with an aerial image of the site and our pre-application request.

Since this entire area is in the Airport Influence Overlay, no residential uses are allowed on this site.

Please let me know if you or anyone from your office would like to meet or have a call with the Fulenwider team to go over the application. You are welcome to call me with questions at 303-881-1345.

Thank you,
Bethany

Bethany Gravell

303-459-7282(O) 303-881-1345 (M)
1999 Broadway, Ste 4190
Denver, CO 80202
Bethany@TheKenneyGroup.com

From: St Peter, Teresa A. - CC YA2246 City Council Aide Senior
To: Bethany Gravell; Picasarri, Jamison G. - CC YA2246 City Council Aide Senior
Subject: RE: Pena Station North Rezoning Pre-Application
Date: Friday, June 10, 2022 1:19:52 PM
Attachments: image001.jpg

Hi Bethany,
RK is going through a few scheduling things right now (she must have obtained some internet access ;p) she said she didn't need to meet about this one, but thanks for the outreach and materials.
TSP

From: Bethany Gravell <bethany@thekenneygroup.com>
Sent: Monday, June 6, 2022 1:11 PM
To: Picasarri, Jamison G. - CC YA2246 City Council Aide Senior <Jamison.Picasarri@denvergov.org>; St Peter, Teresa A. - CC YA2246 City Council Aide Senior <Teresa.St.Peter@denvergov.org>
Subject: [EXTERNAL] Pena Station North Rezoning Pre-Application

Hello Jamison and Teresa,

I'm emailing today on behalf of L.C. Fulenwider who have submitted a pre-application requesting to rezone the Pena Station North site located at the Intersection of 71st Ave. and Tower Road from C-MU-10, C-MU-20 and C-MU-30 to S-MX-8. The Far Northeast Area Plan recommends form-based, S-MX-8 zoning for this site. The mix of allowable uses will be consistent with the existing zoning.

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Since this entire area is in the Airport Influence Overlay, no residential uses are allowed on this site.

Please let me know if Councilwoman Kniech or either of you would like to meet or have a call with the Fulenwider team to go over the application. You are welcome to call me with questions at 303-881-1345.

Thank you,
Bethany

Bethany Gravell

303-459-7282(O) 303-881-1345 (M)
1999 Broadway, Ste 4190
Denver, CO 80202
Bethany@TheKenneyGroup.com