

From: [Sawyer, Amanda - CC Member District 5 Denver City Council](#)
To: [dence - City Council](#)
Subject: FW: [EXTERNAL] RE: Official Map Amendment City Council Hearing Notification #2022I-00258 159 N. Adams Street
Date: Monday, July 10, 2023 3:03:55 PM
Attachments: [image001.png](#)
[DENVER01-#2751161-v1-RECORDED Development Agreement and Restrictive Cove....pdf](#)
[image002.png](#)

For File. Thanks!

Best Wishes,



Councilwoman Amanda Sawyer

District 5

Phone: 720-337-5555

Cell: 303-549-6231

1437 Bannock Street, Rm. 451 Denver, CO 80220

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From: louraders@gmail.com <louraders@gmail.com>

Date: Monday, July 10, 2023 at 2:59 PM

To: Rezoning - CPD <Rezoning@denvergov.org>

Cc: Webb, Andrew - CPD CE2159 City Planner Principal <Andrew.Webb@denvergov.org>, Penafiel Vial, Maria F. - CPD CE0429 City Planner Senior <Francisca.Penafiel@denvergov.org>, Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor <Elizabeth.Weigle@denvergov.org>, Showalter, Sarah K. - CPD CE3125 City Planning Director <Sarah.Showalter@denvergov.org>, Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>, Sawyer, Amanda - CC Member District 5 Denver City Council <Amanda.Sawyer@denvergov.org>, 'Linda Barker' <barkerlk22@gmail.com>, 'Kevin Landon' <kgl4n6@gmail.com>, 'Babs Gerber' <gerberb@mac.com>, 'Rutz, Cory M.' <CRutz@ottenjohnson.com>

Subject: [EXTERNAL] RE: Official Map Amendment City Council Hearing Notification #2022I-00258 159 N. Adams Street

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On behalf of the Cherry Creek North Neighborhood Association ("CCNNA"), we support the referenced rezoning based on agreements reached with this developer in the Development Agreement, a copy of which is attached hereto. The subject property is currently zoned under a very old zoning category that does not conform to the surrounding 2010 zoning or the 2012 Cherry Creek Area Plan (CCAP"). The CCAP shows that this property would fit well in the surrounding C-MX-5 zone district and is consistent therewith at 5 stories. Based thereon, and on the agreements in the Development Agreement, CCNNA approves the requested rezoning. We thank the owner/developer for working cooperatively with the CCNNA Registered Neighborhood Organization and we look forward to working together as this project progresses.

Thank you. Please call with any questions you may have.

Lou Raders, President CCNNA 720.232.7734

From: Rezoning - CPD <Rezoning@denvergov.org>

Sent: Monday, July 10, 2023 10:08 AM

Cc: Webb, Andrew - CPD CE2159 City Planner Principal <Andrew.Webb@denvergov.org>; Penafiel Vial, Maria F. - CPD CE0429 City Planner Senior <Francisca.Penafiel@denvergov.org>; Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor <Elizabeth.Weigle@denvergov.org>; Showalter, Sarah K. - CPD CE3125 City Planning Director <Sarah.Showalter@denvergov.org>

Subject: Official Map Amendment City Council Hearing Notification #2022I-00258 159 N. Adams Street

OFFICIAL MAP AMENDMENT (REZONING) CITY COUNCIL PUBLIC HEARING NOTIFICATION			
APPLICATION #	#2022I-00258	LOCATION	159 N. Adams Street
APPLICANT	Dan Huml 500 Eudora Street Denver, CO 80220		
CURRENT ZONE DISTRICT	CNN with waivers	PROPOSED ZONE DISTRICT	C-MX-5
CASE MANAGER	Fran Peñafiel Senior City Planner	PHONE/EMAIL	(720) 865-3283 / Francisca.penafiel@denvergov.org
CITY COUNCIL PUBLIC HEARING INFORMATION			
DATE	Monday, July 31, 2023		
TIME	5:30 pm Anyone who wishes to address the City Council must register prior to the opening of the public hearing and be prepared to make their presentation during the public hearing portion of the meeting.		
PLACE	City and County of Denver Building, 1437 Bannock St		
ROOM	City Council Chambers, Room 451		
INTERESTED REGISTERED NEIGHBORHOOD ORGANIZATIONS			
Inter-Neighborhood Cooperation (INC) PO Box 300684 Denver, CO 80206-0684Inter-Neighborhood Cooperation (INC) Attn: Drew Dutcher president@denverinc.org , excecomm@denverinc.org PO Box 300684 Denver, CO 80206-0684		Capitol Hill United Neighborhoods Attn: John Deffenbaugh chun@chundenver.org , john@chundenver.org PO Box 18705 Denver, CO 80218	
Cherry Creek North Neighborhood Association		Strong Denver	

Attn: Lou Raders lou.raders@gmail.com , info@ccnneighbors.com Denver, CO 80206	Attn: John Inzina DenverVoters@gmail.com , Denver, CO 80218
CITY COUNCIL MEMBERS AT-LARGE	
Robin Kniech Robin.kniech@denvergov.org City and County Bldg., Room 432 Denver, CO 80202	Deborah Ortega Deborah.ortega@denvergov.org City and County Bldg., Room 492 Denver, CO 80202
CITY COUNCIL MEMBER – COUNCIL DISTRICT #10	
Chris Hinds City & County Bldg Rm #484 Denver, CO 80202	

The application for the above-referenced Official Map Amendment and the City's map amendment process may be viewed at www.DenverGov.org/ProposedRezoning.

Any questions regarding this amendment may be directed to the Case Manager above or to the City Council office at 720-337-2000. For more information about the map amendment process, visit www.DenverGov.org/Rezoning.

WRITTEN PROTEST PETITIONS per Denver Zoning Code section 12.4.10.5 and Denver Charter section 3.2.9(E) must be filed with City Council before 12:00 Noon, on the 7th day prior to the public hearing date.

WRITTEN COMMENTS WILL BE DISPERSED AS FOLLOWS:

Written comments received by CPD staff by 12 p.m. (noon) on the Thursday prior to the City Council public hearing will be included in the CPD staff report packet that is distributed to City Council. Written comments may be emailed to rezoning@denvergov.org. After 12 p.m. (noon) on the Thursday prior to the City Council public hearing up until 3:00 p.m. on the day of the City Council public hearing, written comments should be emailed to dencc@denvergov.org. To submit written comments after 3 p.m. on the day of the City Council public hearing, bring copies of written comments to the public hearing and ask the Council Secretary to distribute the comments to the Council. Notwithstanding the foregoing, in order to provide Council members adequate time to review written comments, members of the public are strongly encouraged to submit their comments prior to the day of the public hearing.

Please check with the City Council office at 720-337-2000, or the Case Manager above.

