

## Zone Map Amendment (Rezoning) - Application

<b>PROPERTY OWNER INFORMATION*</b> <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<b>PROPERTY OWNER(S) REPRESENTATIVE**</b> <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	1951 S. Federal Blvd. LLC	Representative Name	Galloway & Company, Inc
Address	P.O. Box 33715	Address	5500 Greenwood Plaza Blvd., Suite 200
City, State, Zip	Denver, CO 80233	City, State, Zip	Greenwood Village, CO 80111
Telephone	720-891-3211	Telephone	303-770-8884
Email	Fadisawaged@gmail.com	Email	tashabolivar@gallowayus.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 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.	
<b>SUBJECT PROPERTY INFORMATION</b>			
Location (address):	3150 W JEWELL AVE		
Assessor's Parcel Numbers:	0529200017000		
Area in Acres or Square Feet:	16,469 SF		
Current Zone District(s):	PUD 475		
<b>PROPOSAL</b>			
Proposed Zone District:	S-CC-3X		
<b>PRE-APPLICATION INFORMATION</b>			
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 checked="" type="checkbox"/> <b>Yes - State the contact name &amp; meeting date</b> <u>Shelly Rodriguez - Oct. 30, 2023</u> <input type="checkbox"/> <b>No - Describe why not (in outreach attachment, see bottom of p. 3)</b>		
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> <b>Yes - if yes, state date and method</b> <u>Meetings and calls through LDR process. Email 11/30 regarding rezoning application.</u> <input type="checkbox"/> <b>No - if no, describe why not (in outreach attachment, see bottom of p. 3)</b>		

## REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm <b>and</b> include sections in the review criteria narrative attachment</p>	<p><input checked="" type="checkbox"/> <b>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.</b></p> <p>Please provide a review criteria narrative attachment describing <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its' own subsection.</p> <p><b>1. Denver Comprehensive Plan 2040</b></p> <p>In this section of the attachment, describe <b>how</b> 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><b>2. Blueprint Denver</b></p> <p>In this section of the attachment, describe <b>how</b> 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><b>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</b></p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B &amp; C</p> <p>Check boxes to the right to affirm <b>and</b> include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input checked="" type="checkbox"/> <b>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.</b></p> <p><input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></p> <p>In the review criteria narrative attachment, please provide an additional section describing <b>how</b> 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 <b>and</b> include a section in the review criteria narrative attachment.</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></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 checked="" type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p 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 checked="" type="checkbox"/> <b>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.</b></p> <p>In the review criteria narrative attachment, please provide a separate section describing <b>how</b> 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 is document is required.)
- ☐ **Other Attachments.** Please describe below.

# REZONING GUIDE

Rezoning Application Page 4 of 4

## 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)
<b>EXAMPLE</b> 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
1951 S FEDERAL BLVD LLC	3150 W. Jewell Ave. Denver, CO 80219 720-891-3211 Fadisawaged@gmail.com	100%	<i>John Alan Smith</i>		(A)	<b>YES</b> NO
						YES
						YES
						YES

### **Map Amendment Description**

The site proposed for rezoning is located at 3150 W. Jewell Street. Development of the proposed site is part of the proposed Brentwood Housing project. As a part of the development review process, the Large Development Framework for the site was completed Nov. 6, 2023. As outlined in the Large Development Framework, to accommodate for the proposed multi-family development called Brentwood Housing, the subject site will need to be rezoned.

The requested map amendment will rezone the existing PUD area to S-CC-3X to be consistent with the remaining area within the zone lot.

Neighborhood outreach occurred during the LDR process for this project. This included a neighborhood meeting that was held for the project via Zoom on July 27, 2023. Based on feedback from Councilman Flynn, in an effort to accommodate a few neighbors who are not able to use Zoom to attend the neighborhood meeting, an additional meeting at the Webb building was held on August 10, 2023 with Councilman Flynn and two neighbors.

### **Map Amendment General Review Criteria**

#### **DZC Sec. 12.4.10.7 – A. Consistency with Adopted Plans**

The proposed map amendment is consistent with the City's adopted plans. Consistency with the following plans is discussed below:

Comprehensive Plan 2040  
Blueprint Denver

#### **The proposed map amendment is consistent with the COMPREHENSIVE PLAN 2040.**

*The comprehensive plan is the vision for Denver and its people. Below are specific vision elements, goals and strategies from the plan that support the proposed map amendment.*

- Environmentally Resilient – Goal 8
  - Strategy A: Promote infill development where infrastructure and services are already in place. (pg. 54)
  - Strategy B: Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54)
- Strong and Authentic Neighborhoods – Goal 1
  - Strategy D: Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34)
  - Strategy A – Build a network of well connected, vibrant, mixed-use centers and corridors (p. 34)

*The proposed rezone will provide another housing option for the area in an underutilized area that is currently a parking lot behind the Brentwood Shopping Center. The site is surrounded by development, and has access to Jewell Ave., Evans Ave., and Federal Blvd. for access and utility infrastructure connections. Given the proximity to the Brentwood Shopping Center, residents in this development will be provided an opportunity to live, work and play within the same neighborhood.*

*Open space areas will be incorporated into the development in accordance with the applicable zoning code. The open space within the project is intended to provide pedestrian corridors and connectivity to the neighboring community and shopping center area through the site and to the adjacent ROWs on the north and south. Additionally, the multi-family project provides a central community park area for the neighborhood to enjoy. Bike racks have been shown throughout the site to support multi-modal transportation.*

**The proposed map amendment is consistent with BLUEPRINT DENVER.**

Blueprint Denver provides the foundation for citywide policies and recommendations related to land use, transportation, design and growth. Below is guidance from Blueprint Denver that supports the proposed rezone to S-CC-3X.

**Neighborhood Context**

- The site is located within the Suburban (S) neighborhood context. (pg. 139)

*The proposed map amendment is consistent with Blueprint Denver and would rezone the site to S-CC-3X which is a zone district within the Suburban Neighborhood Context.*

**Place**

- The future places map designates the site as a Community Center within the Suburban context. (pg. 143)
  - Blueprint Denver describes Centers as mixed-use places of varying scales. People go to centers to engage in social activities and entertainment, such as shopping and dining. Some centers are well-connected to the local neighborhood and supported by neighborhood residents; other centers are larger, attracting people from a wide geographic area, and may require residents to take a bus or a car to visit them. (pg. 145)
  - Community Centers are typically a balance of residential, employment, and dining/shopping. (pg. 145)
  - This context consists of large areas of residential, with mixed-use corridors along major roads and larger centers at key intersections. (pg. 193)
  - In the Suburban Context, Community Centers have heights that are generally up to 5 stories. (pg. 195)
  - Open spaces promote social interaction and respond to the distinct uses within the center. Spaces are flexible to benefit different types of users and daily activities throughout the year. (pg. 195)

*The Denver Zoning Code general intent of the Commercial Corridor (CC) zone district is to balance the need for safe, active, and pedestrian-scaled, diverse areas with the need for convenient automobile access. Consistent with Blueprint Denver, the proposed rezone will allow for a mix of uses, consistent with the adjacent shopping center zoning to allow for a cohesive development and interaction with the existing Brentwood Shopping Center, and also serve as a transition from the shopping center to the single family homes to the west.*

**Growth Strategy**

- Denver's next evolution will strengthen our existing neighborhoods through carefully planned infill development that enhances the city's unique character. A strategic and intentional approach to direct most of our growth to key centers and corridors helps to achieve citywide equity goals to benefit all residents. This compact development pattern is focused on strategic infill locations linked with strong transportation options. Housing needs are met with a wide range of options. (pg. 49-50)

*The proposed site is designated as a community center with residential area to the west. The unique character of the surrounding community will be enhanced with the proposed rezone allowing additional residential options for the area in addition to the existing commercial/retail component of the Brentwood Shopping Center. The addition of residential housing options in this area will help to meet the growth strategy within the "Community center and corridors" future growth area.*

### Street Types

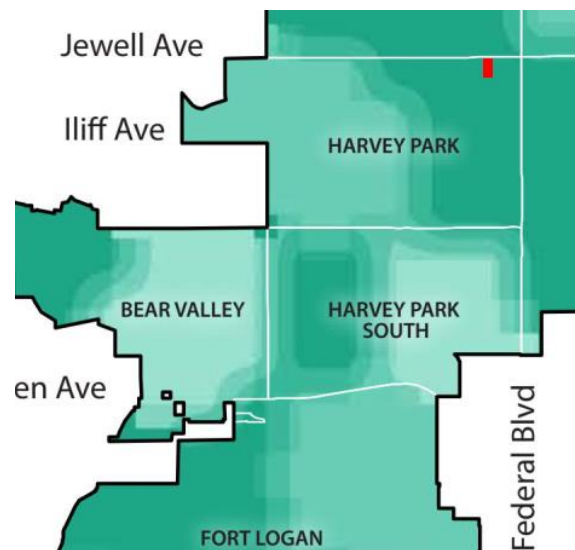
- Blueprint Denver categorizes the aspirational nature of Denver's future streets by their future surrounding land use character and functional class. The site is bound by:
  - Jewel Ave. on the north, which is designated as a residential Arterial along the property frontage; and
  - Federal Blvd. on the east, which is designated as a Mixed-Use Arterial along the Brentwood Shopping Center property frontage; and
  - Evans Ave. on the south, which is designated as a Mixed-Use Collector along the property frontage(pg. 157)

*Development of the site is well supported by the existing roadway infrastructure surrounding the site.*

### Equity Concept - Housing Diversity (pg. 43)

#### Which areas in Denver need more housing options?

This map provides a current snapshot of the areas in Denver where greater diversity of housing is needed. In the darker areas, change should include efforts to increase the range of housing options while respecting the existing context of that area.



The proposed site is in an area with a less diverse level of housing options. The proposed rezoning will allow for the proposed multi-family residential development that supports the need for diverse housing options. Rezoning the proposed site is anticipated to have a positive impact on this equity concept.

#### DZC Sec. 12.4.10.7 – B. Uniformity of District Regulations and Restrictions

The proposed site is currently zoned PUD under the Former Chapter 59 zoning regulations. Rezoning of the site to the S-CC-3X zone districts will bring the site into the current Denver Zoning Code and remove the custom zoning that is currently in place for the site. Regulations and requirements for the site will be consistent with the current Denver Zoning Code regulations for the proposed districts, and the uses that will be proposed within the site.

#### DZC Sec. 12.4.10.7 – C. Public Health, Safety and General Welfare

The proposed map amendment will further the public health, safety and general welfare of the city. Located in an area that is surrounded by existing single family residential and commercial uses, the proposed rezone will allow for an underutilized area of land to provide additional residential housing options in the area utilizing existing roadway and utility infrastructure to serve the site.



**Official Map Amendment**  
**Additional Review Criteria for Non-Legislative Rezoning**

**DZC Sec. 12.4.10.8 – A. Justifying Circumstances**

*4. Since the date of 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:*

*b. A City adopted plan*

The original PUD 475 for the subject property was approved in 1999. In 2019, the City and County of Denver adopted Comprehensive Plan 2040 and Blueprint Denver. As outlined in this application, the proposed rezone is consistent with these newly adopted plans.

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

The subject site is currently zoned PUD under the Former Chapter 59 zoning. The proposed rezoning would bring the site into the current Denver Zoning Code as S-CC-3X.

**DZC Sec. 12.4.10.8 – B. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements**

The requested map amendment will rezone the 0.36 acre property from PUD to S-CC-3X.

**Neighborhood Context Description**

The Suburban (S-) Neighborhood Context is proposed for the rezoning of the site. Below are the context description items consistent with the proposed rezoning:

- DZC Sec, 3.1.1 General Character - The Suburban Neighborhood Context is characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks.
- DZC Sec. 3.1.3 Building Placement and Location - Multi-unit residential buildings typically have deep front setbacks and wide side setbacks.
- DZC Sec. 3.1.4 Building Height - The Suburban Neighborhood Context is characterized by low scale buildings except for some mid- & high-rise multi-unit residential & commercial structures, particularly along arterial streets.
- DZC Sec. 3.1.5 Mobility - The Suburban Neighborhood Context has a higher reliance on the automobile with some access to pedestrian & bicycle facilities & the multi-modal transportation system.

**Commercial Corridor Districts (S-CC-3X)**

**3.2.3.1 GENERAL PURPOSE**

- A. The Commercial Corridor zone districts are intended to balance the need for safe, active, & pedestrian-scaled, diverse areas with the need for convenient automobile access.
- B. The Commercial Corridor zone districts address development opportunities next to the city's most auto-dominated corridors.
- C. Commercial Corridor building form standards have minimum setbacks to allow flexibility in building, circulation & parking lot layout.
- D. The Commercial Corridor district standards are also 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.

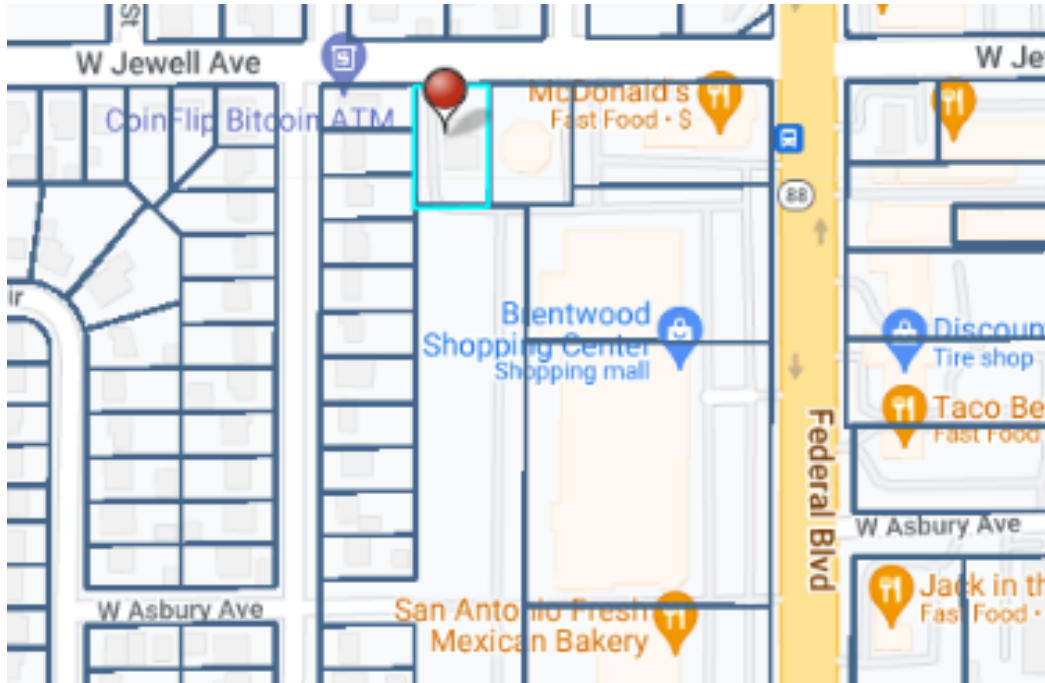
**3.2.3.2 SPECIFIC INTENT**

- A. Commercial Corridor – 3x (S-CC-3X) S-CC-3x applies primarily to auto-oriented arterial street corridors where a building scale of 1 to 3 stories is desired with less intense uses than S-CC-3.



The proposed rezone to the S-CC-3X zoning district is consistent with the purpose and specific intents for the district. The site is located along arterial streets and will serve as a transition between the existing Brentwood Shopping Center to the east and the existing single family residential to the west. The proposed zone district will enhance the neighborhood by allowing another housing option in the area that will also provide new pedestrian connections and community park amenities for the neighborhood.

#### Map Amendment Boundary



#### **Legal Description**

**3150 W. Jewell Ave.**

**Existing PUD 475 – Proposed S-CC-3X Zone District**

THAT PART OF THE NORTHEAST  $\frac{1}{4}$  NORTHWEST  $\frac{1}{4}$  OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET SOUTH AND 495.54 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHEAST  $\frac{1}{4}$  NORTHWEST  $\frac{1}{4}$ ; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST  $\frac{1}{4}$  NORTHWEST  $\frac{1}{4}$  37.2 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 9, BURNS BRENTWOOD SUBDIVISION, FILING NO. 2; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$  NORTHWEST  $\frac{1}{4}$  163.8 FEET; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST  $\frac{1}{4}$  NORTHWEST  $\frac{1}{4}$  91.2 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$  NORTHWEST  $\frac{1}{4}$  161.3 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST  $\frac{1}{4}$  NORTHWEST  $\frac{1}{4}$  39.0 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$  NORTHWEST  $\frac{1}{4}$  12.5 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST  $\frac{1}{4}$  NORTHWEST  $\frac{1}{4}$  15 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$  NORTHWEST  $\frac{1}{4}$  15 FEET TO THE POINT OF BEGINNING; containing 14,616.06 feet, more or less.

## Proof of Ownership

### 3150 W JEWELL ST

<b>Owner</b>	1951 S FEDERAL BLVD LLC 2951 W 114TH CT WESTMINSTER, CO 80234-4659
<b>Schedule Number</b>	05292-00-017-000
<b>Legal Description</b>	T4 R68 S29 COM N 1/4 COR SEC 29 TH S86.0811W 533.92FT TPOBE 100.55FT S 163.81FT W 100.55FT N 163.81FT TPOB
<b>Property Type</b>	COMMERCIAL-SHOPPING CENTER
<b>Tax District</b>	DENVER

[Print Summary](#)

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	1960	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	16,469	<b>Zoned As:</b>	PUD
<div><b>Note:</b> Valuation zoning may be different from City's new zoning code.</div>			

Current Year				
	Actual	Assessed	Exempt	
Land		\$411,700	\$106,490	\$0
Improvements		\$1,000	\$290	
Total		\$412,700	\$106,770	

Prior Year				
	Actual	Assessed	Exempt	
Land		\$370,600	\$107,470	\$0
Improvements		\$1,000	\$290	
Total		\$371,600	\$107,760	

## 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 \* 79..525 \*

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	2/18/2023	6/5/2023	
Original Tax Levy	\$4,284.81	\$4,284.81	\$8,569.62
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$4,284.81	\$4,284.81	\$8,569.62
Due	\$0.00	\$0.00	\$0.00

## Additional Information

Notes: 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: **\$8,040.84**

## Assessed Value for the current tax year

Assessed Land	\$107,470.00	Assessed Improvements	\$290.00
Exemption	\$0.00	Total Assessed Value	\$107,760.00



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](http://www.sos.state.co.us).

Colorado Secretary of State  
Date and Time: 10/26/2020 03:00 PM  
ID Number: 20201924710  
Document number: 20201924710  
Amount Paid: \$50.00

ABOVE SPACE FOR OFFICE USE ONLY

### Articles of Organization

filed pursuant to § 7-90-301 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name of the limited liability company is

1951 S Federal blvd 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

2951 W 114th Ct

*(Street number and name)*

westminster

*(City)*

CO

*(State)*

80234

*(ZIP/Postal Code)*

CO

*(Province – if applicable)*

United States

*(Country)*

Mailing address

*(leave blank if same as street address)*

2951 W 114th Ct

*(Street number and name or Post Office Box information)*

westminster

*(City)*

CO

*(State)*

80234

*(ZIP/Postal Code)*

CO

*(Province – if applicable)*

United States

*(Country)*

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

Name

*(if an individual)*

Sawaged

*(Last)*

Fadi

*(First)*

*(Middle)*

*(Suffix)*

or

*(if an entity)*

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

Street address

2951 W 114th Ct

*(Street number and name)*

westminster

*(City)*

CO

*(State)*

80234

*(ZIP Code)*

Mailing address

*(leave blank if same as street address)*

2951 W 114th Ct

*(Street number and name or Post Office Box information)*

westminster CO 80234  
(City) (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) Sawaged Fadi  
(Last) (First) (Middle) (Suffix)  
or

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

Mailing address 2951 W 114th Ct  
(Street number and name or Post Office Box information)

westminster CO 80234  
(City) (State) (ZIP/Postal Code)  
CO 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

<u>Sawaged</u>	<u>Fadi</u>		
<small>(Last)</small>	<small>(First)</small>	<small>(Middle)</small>	<small>(Suffix)</small>
<u>2951 W 114th Ct</u>			
<small>(Street number and name or Post Office Box information)</small>			
<hr/>			
<u>westminster</u>	<u>CO</u>	<u>80234</u>	
<small>(City)</small>	<small>(State)</small>	<small>(ZIP/Postal Code)</small>	
<u>United States</u>			
<small>(Province – if applicable)</small>	<small>(Country)</small>		

*(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).

**Authorization Letter**



5500 Greenwood Plaza Blvd., Suite 200  
Greenwood Village, CO 80111  
303.770.8884 • [GallowayUS.com](http://GallowayUS.com)

**OWNER AUTHORIZATION**

I hereby authorize the following Company/persons to act as my agent to apply for and file to the City and County of Denver the documents necessary to submit a Zone Map Amendment (Rezoning) Application:

Project: Brentwood Housing

Project Location or Address: 3150 W. Jewell St.

Name(s) of Authorized Agent (s): Galloway & Company, Inc. team members including but not limited to Tasha Bolivar, Joe Park, and Kyle Kuebler.

Address of Authorized Agent: 5500 Greenwood Plaza Blvd., Suite 200, Greenwood Village, CO 80111

Phone Number of Authorized Agent: 303-770-8884

I declare that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy.

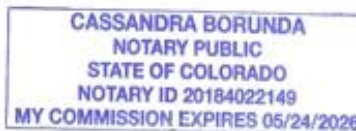
1951 S. Federal Blvd. LLC

By: [Signature]

STATE OF Colorado )  
County of Adams ) ss.

This instrument was acknowledged before me on 13 December, 2023, by Fadi Sawaged as Manager of 1951 S Federal Blvd LLC

[Signature]  
Notary Public - State of Colorado





Tasha Bolivar

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From: Flynn, Kevin J. - CC Member District 2 Denver City Council  
<Kevin.Flynn@denvergov.org>  
Sent: Wednesday, December 6, 2023 4:24 PM  
To: Fadi Sawaged; Tasha Bolivar; Joe Park; Kyle Kuebler; Aaron Foy  
Cc: Montano, Dana D. - CC YA3153 Administrator II  
Subject: RE: [EXTERNAL] Resining of old bike store 3150 w jewell street

Hi, Fadi. Dana said you called and wondered if I had any questions before you file the application. I don't, so that's why I hadn't replied. I'll see you at council when this gets there. Thanks!



**Kevin Flynn**

Councilman | Denver City Council | District 2

Phone: 720-337-2222

Web: [denvergov.org/district2](https://denvergov.org/district2)

Address: 3100 S. Sheridan Blvd., Unit D, Denver CO 80227

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From: Fadi Sawaged <fadisawaged@gmail.com>  
Sent: Thursday, November 30, 2023 2:12 PM  
To: Flynn, Kevin J. - CC Member District 2 Denver City Council <Kevin.Flynn@denvergov.org>; Tasha Bolivar <tashabolivar@gallowayus.com>; Joe Park <joepark@gallowayus.com>; Kyle Kuebler <kylekuebler@gallowayus.com>; Aaron Foy <Aaron@blvdbuilders.com>  
Subject: [EXTERNAL] Resining of old bike store 3150 w jewell street

Hi councilman Flynn,

I hope this email find you doing well. I just want to reach out and remind you as part of my development project at Brentwood, we will be rezoning the old bike store to adopt the new code for the city of Denver and to match the rest of the existing property zoning. It's only for that particular lot which is about 16,500 sf.

Please reach you if you have any concerns and I would love to hear your thoughts on it before we submit the application next week. Thank you

Sincerely,  
Fadi Sawaged  
720 891 3211  
[Fadisawaged@gmail.com](mailto:Fadisawaged@gmail.com)

Sent from my iPhone. Please excuse brevity or any errors.