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	401 N DELAWARE STREET LLC
Address	4950 S YOSEMITE STREET, UNIT F 2-327
City, State, Zip	GREENOOD VILLAGE, CO 80111
Telephone	
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(S) REPRESENTATIVE**	
☑ CHECK IF POINT OF CONTACT FOR APPLICATION	
☐ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Representative Name	Bruce O'Donnell
Address	825 Speer Blvd, Suite 312
City, State, Zip	Denver, CO 80218
Telephone	720-441-3310
Email	bodonnell@starboardrealtygroup.com

**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):	401 N DELAWARE STREET
Assessor's Parcel Numbers:	05102-12-028-000
Area in Acres or Square Feet:	9,375 SF sq. ft.or approx. .216 acres
Current Zone District(s):	U-RH-2.5
PROPOSAL	
Proposed Zone District:	U-MX-2x
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** Joe Green, 5/31/2023 ☐ **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** In person briefing with CW Flor Alvidrez on Oct. 11, 2023 ☐ **No - if no, describe why not (in outreach attachment, see bottom of p. 3)**

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):** Baker Neighborhood 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.

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

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.

See Exhibits A - F

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
401 N Delaware Street LLC	401 N Delaware Street, Denver, CO 80204 (720)280-3882 ajp@elevationmg.com	100%		08/18/23	A	YES
						YES
						YES
						YES

List of Exhibits

Exhibit A:	Property Legal Description
Exhibit B:	Description of Consistency with Adopted City Plans (DRMC 12.4.10.7 (A, B & C))
Exhibit C:	Description of Justifying Circumstances and Neighborhood Context (DRMC 12.4.10.8 (A&B))
Exhibit D:	Letter of Authorization for STARBOARD Realty Group, LLC to act as Representative
Exhibit E:	Proof of Ownership, Assessors Record
Exhibit F:	Signature Authority Authorization for 401 N Delaware Street LLC

EXHIBIT A

Property Legal Description

Legal Description

401 N Delaware Street

LOTS 13 THROUGH 15 ICNLUSIVE, BLOCK 2, M. SUMNER'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Exhibit B

Statement of Compliance with General Review Criteria (DZC § 12.4.10.7)

This application proposes to rezone the approximately 0.216-acre property located at 401 Delaware Street from U-RH-2.5 to U-MX-2X (the "Property") to facilitate use of the Property that is consistent with the recommendations in the adopted Plans.

The Property is in the Baker Neighborhood on the northwest corner of Delaware Street and 4th Avenue. Today the Property is zoned U-RH-2.5, a multi-unit district that allows residential uses up to 2.5 stories.

Existing zoning context surrounding the Property include U-RH-2.5 and U-MX-2. Land uses include to-unit, multi-unit, mixed-use, public/quasi-public, and single unit residential. Located within a ½ mile of multiple RTD transit routes via Bannock Street, Galapagos Street, Broadway, Lincoln, and Speer Blvd. Broadway, Lincoln, and Speer Blvd are designated High-Capacity Transit corridors. There are dedicated bike lanes within a ½ mile on Bannock Street and a biking trail Speer Blvd.

Today, the Property is a three-unit residential in a row house building form. The applicant envisions converting only the south unit, closest to the corner of 4th avenue and Delaware street, into a bookstore/ coffee shop that will operate in tandem with The Cookie Factory Art Gallery two doors down 4th avenue. The other two units on the Property will remain as residential units. This project does not require demolition of the existing structure.

The map amendment requests to rezone the Property from U-RH-2.5 to U-MX-2X Zone District. This would allow for adaptive reuse of the Property for low intensity, neighborhood serving commercial uses. The successful rezoning will allow for a mix of uses which will blend in with, support, and sustain the existing character of the neighborhood. Denver as a city has been experiencing exponential population growth, especially in areas close to downtown. These changes have resulted in the need to rezone the Property to implement adopted Plan recommendations and meet community wants and needs.

REVIEW CRITERION DZC § 12.4.10.7. A – Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans.

This proposed map amendment is consistent with the Denver Comprehensive Plan 2040, Blueprint Denver (2019), and Baker Neighborhood Plan (2003).

The proposed map amendment is consistent with many objectives of Denver Comprehensive Plan 2040 including:

VISION ELEMENTS: STRONG AND AUTHENTIC NEIGHBORHOODS

GOAL 1: Create a city of complete neighborhoods.
STRATEGIES:

- *Ensure neighborhoods offer a mix of housing types and services for a diverse population.*
- *Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.*

GOAL 3: Preserve the authenticity of Denver's neighborhoods and celebrate our history, architecture and culture.

STRATEGIES:

- *Support the stewardship and reuse of existing buildings, including city properties.*

VISION ELEMENTS: EQUITABLE, AFFORDABLE, AND INCLUSIVE

GOAL 1: Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.

STRATEGIES

- *Increase development of housing unity close to transit and mixed-use developments.*

VISION ELEMENTS: ENVIORMENTALLY RESILIENT

GOAL 8: Clean our soils, conserve land and grow responsibly.

STRATEGIES

- *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods.*
- *Promote infill development here infrastructure and services are already in place.*

The proposed U-MX-2X zone district would enable a mix of neighborhood serving uses that do not exist in the zoning today. The Property is in a historically rich and diverse neighborhood that continues to be a desirable area to live, work, and play in. This zone district offers increased opportunities for amenities and services that contribute to and enhance the vibrant neighborhood character. Successful rezoning will result in a variety of options for adaptive reuse of this building. The Property is close to designated bike lanes/routes and multiple RTD transit routes allowing it to be accessible by multiple modes of transportation. This rezoning will enable a range of residential and commercial uses within the existing structure in an appropriate location, making it consistent with Denver Comprehensive Plan 2040 Vision Elements and Goals.

The proposed map amendment is consistent with the objectives of Blueprint Denver 2019 including:

The **Blueprint Denver** *Place* designation for the subject property is *Low-Medium Residential* in an *Urban* neighborhood context.

Urban neighborhoods are described as:

"The urban neighborhood context is widely distributed throughout the city. Homes vary from multi-unit developments to compact single-unit homes. Development in this context should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity. Residents living in this context have access to varied transit options and amenities.

The urban context is walkable due to a predictable street grid in residential areas and the availability of transit and dedicated bike lanes. These areas offer access to neighboring areas and commercial nodes, with some small mixed-use nodes within the neighborhood. Parking is predominately off-street complemented by managed on-street options." (BPD pg. 221)

Residential areas are described as:

"Areas where the predominate use is residential. Although they are primarily residential in nature, they are supported by a variety of embedded uses needed for a complete neighborhood including schools, parks and commercial/retail uses." (BPD pg. 232)

General Urban Low-Medium Residential Land use and Built Form:

"Mix of low- to mid-scale multi-unit residential options. Small-scale multi-unit buildings are interspersed between single- and two-unit residential. Limited mixed- use along some arterial and collector streets and at intersections. Vacant institutional uses on corners or at select sites may be appropriate locations to introduce additional residential intensity. Buildings are generally 3 stories or less in height. Higher-intensity buildings should be compatibly integrated." (BPD pg. 232)

The U-MX-2X zoning is an appropriate district that compliments the characteristics of Urban neighborhoods and is in character with a Low-Medium Residential area. The Denver Zoning Code states that MX zone districts are intended to ensure new development contributes positively to established residential neighborhoods and character and improves the transition between commercial development and adjacent residential neighborhoods. Compared to the Main Street districts, the Mixed-Use districts are focused on creating mixed, diverse neighborhoods. U-MX-2X has a maximum height of 2 stories.

Growth Strategy for this area is designated as:

All other areas of the city: 10% of new jobs and 20% of new households.

The MX zoning appeals to the City's growth strategy for this area by allowing residential uses. The zoning equally allows office and commercial uses which could increase the potential of new jobs.

Street Type for the Property is designated as:

Local: "Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses." (BPD pg. 161)

Applying Equity Concepts for Small Rezonings:

In Blueprint Denver Section 3.1; Plan In Action: Applying Blueprint Denver to Rezoning, Blueprint states:

"Equity Concepts: Because the data available to measure the equity concepts is not available at the parcel-level scale, and they are intended to show patterns across large areas, they cannot be effectively applied to small-scale rezonings. Given the above, they are not intended to be part of the evaluation for smaller rezonings. However, they should be used to evaluate large area rezonings".

While Blueprint Denver acknowledges that Equity Concepts are difficult to apply to small single parcel rezonings such as this one we believe these are important criteria to address in our city. This rezoning may help this small property contribute to a more equitable Denver in the following ways:

Equity Concept 1: Expanding Housing and Jobs Diversity - *providing a better and more inclusive range of housing and employment options in all neighborhoods.*

The Importance of Housing and Jobs Diversity
It is the desire of many residents and stakeholders for all neighborhoods to accommodate some level of growth and to incorporate a greater variety of housing and employment options. If done right, this can enable more inclusive and diverse communities." (BPD pg. 40)

The U-MX-2X zone district will open the property to a variety of uses that are not offered in the current zoning. This zone district would allow for a variety of housing options along with commercial, office, retail and neighborhood serving uses that could create new job and housing opportunities. While it is uncertain how the Property will be utilized within its zoning in the future, it is valuable to the neighborhood and the city that a U-MX-2X zoning introduces more housing and job opportunities to the area than with the zoning today.

Equity Concept 2: Improving Access to Opportunity - creating more equitable access to quality-of-life amenities, health and quality education.

*The proximity of an amenity (**including quality jobs, schools, parks, health care services and healthy food), the affordability of that amenity, and the safety and ease of access to that amenity are important elements of access to opportunity**. Equitable access to opportunity strengthens our collective prosperity and improves outcomes for all. In areas with high access to opportunity, it is important to increase the range of affordable housing options so that residents of all income levels can live in these neighborhoods." (BPD pg. 32-35)*

Nearby Amenities:

Grocery with fresh fruit and vegetables:
- Safeway
- Trader Joes

Transit:
- RTD Bus Routes 2, 1, 0 , 3L, 83L
- Bike lanes: Bannock Street and Cherry Creek Trail

Parks and Recreation:
- Sunken Garden Park
- Forrest Park
- Daily Park
- La Familia Rec Center

Health Care Services:
- Denver Health

Rezoning to U-MX-2X will allow more uses of the property to have access to these quality of life amenities than the current zoning.

Equity Concept 3: Reducing Vulnerability to Displacement - stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.

The Property is in a historically rich neighborhood that continues to be a desirable area to live, work, and play in. This zone district offers increased opportunities for amenities and services that contribute to and enhance the vibrant neighborhood character. Successful rezoning will result in a variety of options for reuse of the unique building, all of which have the chance to positively address these important city-wide equity concepts.

The proposed map amendment is consistent with the objectives of the Baker Neighborhood Plan (2003) including:

General Guidance:

- Encourage a mixture of uses that assure the availability of neighborhood services and amenities that reinforce the role, identity and needs of the neighborhood.

Guiding Principles:

- "Add new businesses in appropriate infill locations." (BNP p. 20)
- "Create a walkable neighborhood by providing active pedestrian-oriented uses on the ground floors of buildings, generous sidewalks, enhanced streetscaping, and building design with human scale and detail." (BNP p. 20)

Goals:

- "Create and maintain an appropriate balance of land uses that preserves the stability of the residential, business and industrial sectors, while allowing for flexibility over time." (BNP p. 24)
- "Encourage a mixture of uses that assure the availability of neighborhood services and amenities that reinforce the role, identity and needs of the neighborhood, as appropriate to the subarea." (BNP p. 25)

The Property is located in the Single Family and Rowhouse Residential Sub Area of the ***Baker Neighborhood Plan.***

Goals:

- "Enhance the character of the residential area and quality of life for the residents."

The U-MX-2X zoning, by offering a mix of uses, is an appropriate district that complies with the recommendations of the ***Baker Neighborhood Plan*** by supporting both residential and low intensity commercial uses through the utilization of existing structures. The U-MX-2X zone district would promote increased housing and employment opportunities, as well as provide neighborhood scale services and amenities. This zoning contributes to maintaining the residential character of the Baker neighborhood through low scale building heights and mixed-use projects that embraces and enhances its neighborhood charm. This building was originally a commercial building and the rezoning will enable the building to return to and celebrate its historic past.

REVIEW CRITERION DZC § 12.4.10.7.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.

Future development of the Property will result in uniformity of U-MX-2X district regulations and restrictions.

REVIEW CRITERION DZC § 12.4.10.7.C – Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.

The proposed map amendment will further the public health, safety, and general welfare of the City by facilitating the improvement and development of the Property as desired by the City's adopted plan.

Exhibit C

Statement of Compliance of Additional Review Criteria for Non-Legislative Rezonings (DZC § 12.10.8)

CRITERION DZC § 12.4.10.8.A - Justifying Circumstances - One of the following circumstances exists:

"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: Changed or changing conditions in a particular area, or in the city generally."

The .216-acre Property is in an Urban neighborhood immediately outside of downtown. With the tremendous growth in Denver in recent years, this part of Denver continues to be a popular neighborhood to work, live, and play in. This density is supporting a growing population that can walk, bike, or use public transit to neighborhood amenities, entertainment, retail, and services. This warrants the introduction of residential and low intensity commercial uses which are not allowed with the current U-RH-2.5 zoning. Baker's historic character is supported by its residential charm and local retail, restaurants, parks, and amenities. The desire and need for more residential and employment options in the area is growing and a U-MX-2X zone district can aid to these community wants and needs. Increased density in surrounding areas drives demand for low scale neighborhood serving mixed-use opportunities.

CRITERION DZC § 12.4.10.8.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.

The Urban Neighborhood Context is primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Multi-unit residential uses are located along local streets, residential and mixed-use arterials, and main streets. Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets. Denver Zoning Code's intent for U-MX-2X: "applies to small sites served primarily by local streets embedded within an existing or proposed neighborhood. These are typically one or two parcels and are limited to low scale building forms and low intensity uses.". (Denver Zoning Code 5.2.3-5.2.3.2)

Mixed Use Districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's neighborhoods. The Mixed-Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character and improves the transition between commercial development and adjacent residential neighborhoods. Compared to the Main Street districts, the Mixed-Use districts are focused on creating mixed, diverse neighborhoods. (Denver Zoning Code 5.2.3.1)

Today, the neighborhood context around the Property is a mix of low scale residential, mixed-use, and public/ quasi-public zoning. The proposed U-MX-2X zone district of the Property fits with the existing context and character in the Baker neighborhood. It appeals to the characteristics of an Urban Neighborhood that states that commercial uses that are not located on mixed use arterials or main street may be on intersections of local streets. It is the direct intent of the U-MX-2X zone district to be embedded within an existing neighborhood served by local streets. It will enhance the convenience and enjoyment of walking, shopping, and public gathering through a low scale mixed-use project in an appropriate, transit-served location. It will promote a safe, active, pedestrian-scale residential area while improving access to jobs, housing and services.

The proposed official map amendment U-MX-2X is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District

EXHIBIT D

Letter of Authorization for STARBOARD Realty Group, LLC to act as Representative

401 N DELAWARE STREET LLC
4950 S YOSEMITE STREET
UNIT F2-327
GREENOOD VILLAGE, CO 80111

August 18, 2023

Mr. Bruce O'Donnell
STARBOARD Realty Group, LLC
825 Speer Blvd, Suite 312
Denver, CO 80218
bodonnell@starboardrealtygroup.com
720-441-3310

Dear Bruce,

This letter serves as authorization for STARBOARD Realty Group, LLC to act on behalf of and represent 401 N Delaware Street LLC, the property owner, for the purpose of submitting and processing the rezoning application for the property located at 401 N Delaware Street in Denver, CO.

Sincerely,

Amanda Precourt
(Authorized Representative of 401 N Delaware Street LLC)

EXHIBIT E

Proof of Ownership, Assessors Record

401 N DELAWARE ST

Owner	401 N DELAWARE STREET LLC 4950 S YOSEMITE ST UNITF2-327 GREENWOOD VILLAGE, CO 80111-1349
Schedule Number	05102-12-028-000
Legal Description	L 13 TO 15 INC BLK 2 M SUMNERS ADD
Property Type	SFR Grade C, D, or E, w/RK
Tax District	DENVER

Print Summary

Property Description

Style:	20: CONVERSION	**Building Sqr. Foot:**	4520
Bedrooms:	7	**Baths Full/Half:**	5/0
Effective Year Built:	1954	**Basement/Finish:**	0/0
Lot Size:	9,375	**Zoned As:**	U-RH-2.5

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

Current Year

	Actual	Assessed	Exempt
Land	$776,300	$51,500	$0
Improvements	$1,158,200	$78,350	
Total	$1,934,500	$129,850	

Prior Year

	Actual	Assessed	Exempt
Land	$659,800	$45,860	$0
Improvements	$245,800	$17,080	
Total	$905,600	$62,940	

EXHIBIT F

Signature Authority Authorization for

401 N DELAWARE STREET LLC

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.

E-Filed

Colorado Secretary of State
Date and Time: 12/04/2020 09:36 AM
ID Number: 20208057009

Document number: 20208057009
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

401 N Delaware Street 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

885 S. St. Paul St
(Street number and name)

Denver | CO | 80209
(City) | *(State)* | *(ZIP/Postal Code)*

Colorado | United States
(Province – if applicable) | *(Country)*

Mailing address
(leave blank if same as street address)

887 Lake Creek Rd
(Street number and name or Post Office Box information)

Edwards | CO | 81632
(City) | *(State)* | *(ZIP/Postal Code)*

Colorado | United States.
(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)

Todd | Christopher | J | _____
(Last) | *(First)* | *(Middle)* | *(Suffix)*

or

(if an entity) _____

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

Street address

887 Lake Creek Rd
(Street number and name)

Edwards | CO | 81632
(City) | *(State)* | *(ZIP Code)*

Mailing address
(leave blank if same as street address)

887 Lake Creek Rd
(Street number and name or Post Office Box information)

Edwards (City) CO (State) 81632 (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) Precourt (Last) Amanda (First) J (Middle) ____ (Suffix)

or

(if an entity) _____

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

Mailing address 887 Lake Creek Rd
(Street number and name or Post Office Box information)

_____

Edwards (City) CO (State) 81632 (ZIP/Postal Code)

Colorado (Province – if applicable) United States (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

Todd (*Last*) Christopher (*First*) J (*Middle*) ____ (*Suffix*)

887 Lake Creek Rd
(Street number and name or Post Office Box information)

Edwards (*City*) CO (*State*) 81632 (*ZIP/Postal Code*)

____ (*Province – if applicable*) United States (*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).