

September 10, 2024

Denver Planning Board
201 West Colfax Avenue,
Dept. 201
Denver, CO 80202

Dear Members of the Denver Planning Board,

I am writing on behalf of the Rangeview Neighborhood Association to express our support for the proposed rezoning of the vacant Bellco Credit Union drive-thru ATM facility located at 10353 E. Mississippi Avenue from B-1 with conditions to S-MX-3. This proposal was thoroughly presented and unanimously supported by our members during our annual meeting held in April of this year.

The Rangeview Neighborhood Association believes that the proposed rezoning and subsequent development of this site will bring significant benefits to our community. The proposed uses—a dental office by Aspen Dental, a Black Rock Coffee outlet, and a veterinary office—are complementary to the adjacent residential neighborhood.

However, our support for this rezoning is contingent upon Red Mountain's commitment to specific conditions that were agreed upon with the neighborhood association:

- **Height Limitation:** The development will be limited to two stories to ensure that it remains in harmony with the surrounding residential character of the neighborhood.
- **Prohibition of Future Automotive Uses:** The association requires the prohibition of any future automotive-related uses, including fuel stations, on this site. This condition is essential to maintaining the residential nature of our community and avoiding any increase in traffic or noise that could detract from the neighborhood's quality of life.

These Property use restrictions will be included in the Covenants, Conditions, and Restrictions agreement that will be signed by Bellco Credit Union and Red Mountain and filed with the Denver Clerk and Recorder. This agreement has been shared with Denver Community Planning and Development.

The Rangeview Neighborhood Association is confident that the proposed rezoning to S-MX-3, with these conditions, will result in a development that enhances our neighborhood and meets the needs of our residents. We respectfully request that the Denver Planning Board approve this rezoning application, taking into consideration the conditions outlined above.

Thank you for your attention to this matter, and for your continued efforts in shaping a vibrant and sustainable future for Denver's neighborhoods.

Sincerely,



Alan Keith Singer
Vice President
Rangeview Neighborhood Association