

## Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	CALLINECTES LLC	Representative Name	Elevation Consulting Group
Address	2635 WALNUT ST	Address	PO Box 280869
City, State, Zip	DENVER , CO 80205	City, State, Zip	Lakewood, CO 80226
Telephone	303-249-9750	Telephone	303-232-2265
Email	andrew@turncommerce.com	Email	lthomas@elevationcivil.com
<p><b>*If More Than One Property Owner:</b>            All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p><b>**Property owner shall</b> provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>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.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	CASE & EBERTS ADD B2 L22 TO 24		
Assessor's Parcel Numbers:	02277-05-005-000		
Area in Acres or Square Feet:	9,394 s.f.		
Current Zone District(s):	R-MU-20 with waivers		
PROPOSAL			
Proposed Zone District:	I-MX-3 , DO-7		

LT

**REVIEW CRITERIA**

General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7	<input checked="" type="checkbox"/> 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 an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need. <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.
Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8	<b>Justifying Circumstances - One of the following circumstances exists:</b> <input type="checkbox"/> The existing zoning of the land was the result of an error. <input type="checkbox"/> The existing zoning of the land was based on a mistake of fact. <input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage. <input checked="" type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area. <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.  Please provide an attachment describing the justifying circumstance. <input checked="" type="checkbox"/> 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.  Please provide an attachment describing how the above criterion is met.

**REQUIRED ATTACHMENTS**

Please ensure the following required attachments are submitted with this application:

- ☒ Legal Description (required to be attached in Microsoft Word document format)
- ☒ Proof of Ownership Document(s)
- ☒ Review Criteria

**ADDITIONAL ATTACHMENTS**

Please identify any additional attachments provided with this application:

- ☐ Written Authorization to Represent Property Owner(s)
- ☒ Individual Authorization to Sign on Behalf of a Corporate Entity

Please list any additional attachments:

# REZONING GUIDE

Rezoning Application Page 3 of 3

## PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners 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 or deed of trust, (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>	01/01/12	(A)	YES
Andrew Reberry	2625 Walnut Street Denver, CO 80205 303-249-9750 andrew@turncommerce.com	<del>100%</del> 50%	<i>Andrew Reberry</i>	7-19-18	(A)	Yes
Jeff Reberry	2625 Walnut St. Denver, CO 80205 (303) 478-5206	<del>50%</del> 100%	<i>Jeff Reberry</i>	7/23/2018	A	Yes

Last updated: February 22, 2017

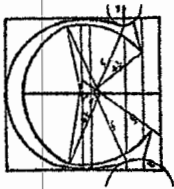
Return completed form to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

720-865-2974 • rezoning@denvergov.org

Revised October 5, 2018



Callinectes, LLC.  
2635 Walnut Street  
Denver, CO 80205  
(303) 893-0404  
[jeff@turncommerce.com](mailto:jeff@turncommerce.com)

July 16, 2018

To Whom It May Concern:

RE: Elevation Consulting Group

Elevation Consulting Group is an authorized representative of Callinectes, LLC. and is working on the company's behalf to rezone the 2625 Walnut, Denver, CO 80205 property.

If you have any questions, please do not hesitate to contact me.

Thank you.

Jeff Reberry  
Co-Founder and CTO  
Callinectes, LLC  
2635 Walnut Street  
Denver, CO 80205  
Cell: (303) 478-5206  
[jeff@turncommerce.com](mailto:jeff@turncommerce.com)

## PROPERTY DESCRIPTION

0.215 ACRES, BEING ALL OF LOTS 22 THRU 24, BLOCK 2, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, FILED AS ENGINEERING IMAGE AT BOOK 1, PAGE 37, CITY AND COUNTY OF DENVER, STATE OF COLORADO. SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY OF COUNTY OF DENVER, STATE OF COLORADO. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING FROM A FOUND 1-INCH PLUG (LS37066), SET AS A WITNESS CORNER, AND BEING 12.0 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF BLOCK 28, SAID CASE & EBERT'S ADDITION TO THE CITY OF DENVER, WHENCE A FOUND 1-INCH PLUG (LS37066) SET ALONG SAID LINE BEARS S 44° 37'24" W (BASIS OF BEARINGS), A DISTANCE OF 200.21 FEET;

THENCE S 78°48'32" W, A DISTANCE OF 121.08 FEET TO THE EASTERLY MOST CORNER OF SAID LOT 24, BLOCK 2, CASE & EBERT'S ADDITION TO THE CITY OF DENVER AND THE POINT OF BEGINNING;

THENCE S 44°37'24" W, ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 2, A DISTANCE OF 75.04 FEET, TO THE SOUTHERLY MOST CORNER OF SAID LOT 22, BLOCK 2, CASE & EBERT'S ADDITION TO THE CITY OF DENVER;

THENCE N 45°24'15" W, ALONG THE WESTERLY MOST LINE OF SAID LOT 22, A DISTANCE OF 124.86 FEET, TO THE WESTERLY MOST CORNER OF SAID LOT 22;

THENCE N 44°35'15" E, ALONG THE EASTERLY LINE OF THE 16.0 FOOT ALLEYWAY AS DEDICATED ON SAID CASE EBERT'S ADDITION TO THE CITY OF DENVER, 75.07 FEET, TO THE NORTHERLY MOST CORNER OF SAID LOT 24;

THENCE S 45°2'34" E, ALONG THE NORTHERLY MOST LINE OF SAID LOT 24, A DISTANCE OF 124.90 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.215 ACRES (9379 SQ.FT.), MORE OR LESS.

# 2625 WALNUT ST

Owner	CALLINECTES LLC 2635 WALNUT ST DENVER , CO 80205-2230
Schedule Number	02277-05-005-000
Legal Description	CASE & EBERTS ADD B2 L22 TO 24
Property Type	INDUSTRIAL - WAREHOUSE
Tax District	474B

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	22295
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	1926	Basement/Finish:	0/0
Lot Size:	9,394	Zoned As:	R-MU-20
<div>Note: Valuation zoning may be different from City's new zoning code.</div>			

Current Year			
Actual	Assessed	Exempt	
Land		\$657,600	\$190,700 \$0
Improvements		\$2,057,200	\$596,590
Total		\$2,714,800	\$787,290

Prior Year			
Actual	Assessed	Exempt	
Land		\$657,600	\$190,700 \$0
Improvements		\$2,057,200	\$596,590
Total		\$2,714,800	\$787,290

### Real Estates Property Taxes for current tax year

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	2/26/2018	6/14/2018	
Original Tax Levy	\$31,938.00	\$31,937.99	\$63,875.99
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$31,938.00	\$31,937.99	\$63,875.99
Due	\$0.00	\$0.00	\$0.00

### Additional Information

Note: 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	Scheduled to be Paid by Mortgage Company ⓘ	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: **\$40,965.89**

### Assessed Value for the current tax year

Assessed Land	\$190,700.00	Assessed Improvements	\$596,590.00
Exemption	\$0.00	Total Assessed Value	\$787,290.00

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## Summary

Details			
<b>Name</b>	Callinectes LLC		
<b>Status</b>	Good Standing	<b>Formation date</b>	07/10/2012
<b>ID number</b>	20121376811	<b>Form</b>	Limited Liability Company
<b>Periodic report month</b>	July	<b>Jurisdiction</b>	Colorado
<b>Principal office street address</b>	2635 Walnut Street, Denver, CO 80205, United States		
<b>Principal office mailing address</b>	n/a		

Registered Agent	
<b>Name</b>	Jeffrey Reberry
<b>Street address</b>	2635 Walnut Street, Denver, CO 80205, United States
<b>Mailing address</b>	n/a

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03 October, 2018

City and County of Denver  
Community Planning and Development  
201 West Colfax Ave,  
Denver, CO 80202

To whom it May Concern,

Our client is requesting to have their property at 2625 Walnut Street in the Five Points Neighborhood rezoned. Our client would like to relocate their company's office into the property and have the site rezoned to I-MX-3, DO-7 to match the adjacent properties.

**Consistency with Adopted Plans**

The proposed zoning of I-MX-3, DO-7 is consistent with the City's vision for the neighborhood and supported by all City and County of Denver adopted plans. These following Plans apply to the subject property:

- Denver Comprehensive Plan 2000
- Northeast Downtown Neighborhood Plan
- RiNo Art District Master Plan
- Blueprint Denver 2002

**• Comprehensive Plan 2000**

The proposed new zoning of the subject property is consistent with intent of the Denver Comprehensive Plan strategies. A number of specific alignments with the Comprehensive Plan Objectives and Strategies that would provide value to the public interest include the following:

Land use strategy 3-B – Encourage quality infill development that is consistent with character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.

Mobility Strategy 4-B – Ensure that land-use policies and decisions support a variety of mobility choices, including light rail, buses, paratransit, walking and bicycling, as well as convenient access for people with disabilities.

**• Northeast Downtown Neighborhood Plan**

The proposed new zoning and development is consistent and supports the intent of the Northeast Downtown Neighborhood Plan by strengthening a retail corridor, help to bridge sidewalk gaps within the neighborhood, and maintain the industrial heritage while bringing new office tenants through adaptive reuse to support the new residential units within the neighborhood. The Future Land Use Map shown within the Northeast Downtown Neighborhood Plan has the subject property located within a Mixed-Use Industrial area, which is consistent with the proposed new zoning. The adaptive reuse of the building has been approved by the Denver

Landmark Commission. The design elements incorporated within this approved design support ground story activation by incorporating a new pedestrian oriented street facing entrance.

- **RiNo Art District Master Plan**

The proposed new zoning would promote consistency with the neighborhood; by promoting vibrant pedestrian street frontage and street-fronting building entries.

- **Blueprint Denver 2002**

The proposed new zoning and use of the subject property will help to increase the diversity of uses within the area by adding office to an area that mainly has restaurants and retail spaces. The River North Art District is an area of change within the city and the proposed new zoning will align the property with the surrounding buildings, therefore promote consistency within the neighborhood. The new zoning and use will help to increase economic activity by bringing in many new employees to the neighborhood, who will support the surrounding businesses.

### **Uniformity of District Regulations**

The general purpose of the Mixed-Use zone district is to promote safe, active and pedestrian scaled, diverse areas through the allowed building forms to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within this Urban Center neighborhood. This new proposed zoning will support the vision for this area. The proposed new zoning for this property will result in the uniform application of the Zone District's building form, use and design regulations.

### **Public Health, Safety and General Welfare**

The proposed official map amendment furthers the public health, safety and general welfare of the City. This amendment will improve an industrial site into a new Mixed-Use development incorporating a variety of uses including new mixed-income housing and commercial spaces. The rezoning and future development of this site will contribute to the creation of a safer improved road and pedestrian sidewalk network for existing and future area residents. The Public safety will be improved with this project by improvements to the Walnut Street streetscape to include raised curb to separate pedestrians and vehicles along project frontage.

The development of this parcel will likely encourage more substantial investment to rehabilitate the property with a useful life for the community by allowing for more local businesses to continue the existing surrounding development structures.

### **Justifying Circumstances**

The proposed new zoning is in the public's interest in order for the property to be in better alignment with the surrounding properties and incorporate the newly approved Design Overlay of DO-7. 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 a change may include: c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning."

### **Consistency with Special Context, Zone District Purpose and Intent Statements**

The requested I-MX-3, DO-7 zone district is within the Industrial Context. The Mixed-Use districts are intended to promote active, pedestrian-scaled and diverse areas and activate the public street edge. The subject property will support the purpose and intent of the RiNo Design Overlay by enhancing the neighborhood by maintaining

the human scale and access to daylight of the district, providing a vibrant pedestrian street frontage with active uses and street-fronting building entries, and mainly minimizing potential conflict points between pedestrians and motor vehicles.

The Property is also within the Ballpark Historic District and has been provided with a Certificate of Appropriateness with the current design.

The building will not change in building form or scale in efforts to keep with neighborhood's context.

Sincerely,



brandon anderson, aia, leed ap

**LIV**studio | 1336 27th street, denver, co 80205 | 720 425 7255

**BY AUTHORITY**

ORDINANCE NO. 597

COUNCIL BILL NO. 531

SERIES OF 2004

COMMITTEE OF REFERENCE:

**A BILL**

Blueprint Denver

**For an ordinance changing the zoning classification, with waivers, for 2625 Walnut Street.**

**BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

**Section 1.** That upon consideration of a change in the zoning classification of the land area hereinafter described, Council finds:

1. That the land area hereinafter described is presently classified as I-2;

2. That the owner proposes that the land area hereinafter described be changed to R-MU-20 with reasonable waivers it has approved;

3. That in the application the owner has represented that if the zoning classification is changed pursuant to the application, the owner will and hereby does:

(i) Waive the right to less than 5,000 square feet individually of office: non-dental, non-medical space for all structures, regardless of use(s), as required under Section 59-303 of the Denver Revised Municipal Code, and instead the allowable square footage for office: non-dental, non-medical is 9,375 square feet and no more than 10,000 square feet total. All other provisions of Section 59-303 of the Denver Revised Municipal Code shall remain in full force and effect.

(ii) Waive the right to a minimum front setback for all structures, regardless of use(s), as required under Section 59-312(3)a. of the Denver Revised Municipal Code, and instead the minimum front setback for all structures, regardless of use(s), shall be zero (0) feet. All other provisions of Section 59-312(3)a. of the Denver Revised Municipal Code shall remain in full force and effect.

(iii) Waive the right to a minimum side setback for all structures, regardless of use(s), as required under Section 59-312(3)a. of the Denver Revised Municipal Code, and instead the minimum side setback for all structures, regardless of use(s) shall be zero (0) feet. All other provisions of Section 59-312(3)a. of the Denver Revised Municipal Code shall remain in full force and effect.

(iv) Waive the right to a minimum rear setback for all structures, regardless of use(s), as required under Section 59-312(3)a. of the Denver Revised Municipal Code, and instead the minimum rear setback for all structures, regardless of use(s), shall be zero (0) feet.

1 All other provisions of Section 59-312(3)a. of the Denver Revised Municipal Code shall remain  
2 in full force and effect.

3 (v) Waive the right to use or occupy the subject property or to use, occupy or erect  
4 thereon any structure or structures designed, erected, altered, used or occupied for all uses by  
5 right and uses by special review in the R-MU-20 zone district as identified in Section 59-303 of  
6 the Denver Revised Municipal Code as follows:

7 (i) Retail, service, office

- 8 • Animal sales, service, care, household pets only;
- 9 • Banking and financial services;
- 10 • Bed and breakfast;
- 11 • Bookstore;
- 12 • Eating place;
- 13 • Food sales or market, small; and
- 14 • Utility, minor impact

15 (ii) Industrial, wholesale, transportation, utilities

- 16 • Utility, minor impact

17 (vi) Waive the required off-street parking spaces as set forth under Section 59-  
18 316(3) of the Denver Revised Municipal Code and instead a maximum of twelve (12) parking  
19 spaces shall be provided. All other provisions of Section 59-316(3) of the Denver Revised  
20 Municipal Code shall remain in full force and effect.

21 (vi) Waive the right to a minimum amount of unobstructed open space for all  
22 structures, regardless of use(s), as required under Section 59-312 (2) of the Denver Revised  
23 Municipal Code, and instead the minimum required amount of unobstructed open space for all  
24 structures, regardless of use(s), shall be zero (0) percent of the total zone lot area. All other  
25 provisions of Section 59-312 (2) of the Denver Revised Municipal Code shall remain in full  
26 force and effect.

27 **Section 2.** That the zoning classification of the land area in the City and County of Denver  
28 described as follows or included within the following boundaries shall be and hereby is  
29 changed from I-2 to R-MU-20 with reasonable waivers, which waivers are set forth in  
30 Subsection 3 of Section 1 hereof:

1 Lots 22, 23 and 24, Block 2, Case and Ebert's Addition; in addition thereto those  
2 portions of all abutting public rights-of-way, but only to the centerline thereof,  
3 which are immediately adjacent to the aforesaid specifically described area.  
4

5 **Section 3.** That the foregoing change in zoning classification is based upon the representation  
6 by the owner that it will waive those certain rights available to it, and, in lieu thereof, agrees to  
7 certain limitations which limitations are set forth in Subsection 3 of Section 1 hereof, and no  
8 permit shall be issued except in strict compliance with the aforesaid waivers. Said waivers shall  
9 be binding upon all successors and assigns of said owner, who along with said owner shall be  
10 deemed to have waived all objections as to the constitutionality of the aforesaid waivers.

11 **Section 4.** That this ordinance shall be recorded by the Department of Zoning Administration  
12 among the records of the Clerk and Recorder of the City and County of Denver.

13 PASSED BY THE COUNCIL August 30 2004

14 [Signature] - PRESIDENT  
15 APPROVED: [Signature] - MAYOR 8/31 2004

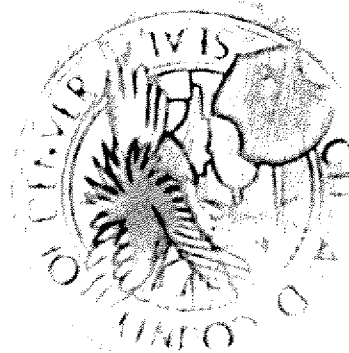
16 ATTEST: [Signature] - CLERK AND RECORDER,  
17 EX-OFFICIO CLERK OF THE  
18 CITY AND COUNTY OF DENVER  
19

20 NOTICE PUBLISHED IN THE DAILY JOURNAL AUGUST 6 2004 SEPTEMBER 3 2004

21 PREPARED BY: KAREN A. AVILES, ASSISTANT CITY ATTORNEY 7/27/04

22 REVIEWED BY: [Signature] Asst - CITY ATTORNEY 7/29 2004

23 SPONSORED BY COUNCIL MEMBER(S) \_\_\_\_\_



**From:** [Tracy Weil](#)  
**To:** [Levingston, Courtney L. - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Re: Official Map Amendment Planning Board Notification #2018I-00049 2625 Walnut St  
**Date:** Sunday, November 25, 2018 4:16:37 PM  
**Attachments:** [image001.png](#)  
[image003.jpg](#)  
[image001.png](#)

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Hi Courtney, We have no issues with this request. Thank you. Tracy

--

**Tracy Weil**  
Interim President & Co-Founder



**RiNo Art District**  
3501 Wazee Street  
Denver, CO. USA  
(c) 303.913.7508  
[rinoartdistrict.org](http://rinoartdistrict.org)  
[Where Art is Made Video](#)

On Wed, Nov 21, 2018 at 2:58 PM Levingston, Courtney L. - CPD CE0429 City Planner Senior  
<[Courtney.Levingston@denvergov.org](mailto:Courtney.Levingston@denvergov.org)> wrote:

Hi Tracy,

It is my understanding that the rezoning is requested to remove the existing Former Chapter 59 zoning of R-MU-20 with waivers zoning and to accommodate an office use, while better matching the zoning of the surrounding properties. The existing brick building is a contributing structure within the Ballpark Historic District. The applicant is not proposing to demolish the structure and is looking to adaptively reuse and compatibly remodel the structure. The Landmark Preservation Commission last reviewed proposals for minor façade alterations for the subject property at their June 20, 2017 meeting. At that LPC meeting, the application for minor façade alterations was approved by the Commission with the condition that final structural detailing for the store front and remaining brick be resubmitted to staff for approval. The application has yet to return to staff for approval and a Certificate of Appropriateness has not been issued.

I hope that helps. Please let me know if the RiNo Art District would like to submit any comments, letter of support, ect. To be included in the Planning Board packet, I would need comments by December 3<sup>rd</sup>.

Happy Thanksgiving,

Courtney Levingston

Courtney L. Levingston, AICP, LEED AP | Senior City Planner

Community Planning and Development | City and County of Denver

p: (720) 865.3074 | [courtney.levingston@denvergov.org](mailto:courtney.levingston@denvergov.org)

[DenverGov.org/CPD](http://DenverGov.org/CPD) | [Twitter](#) | [Instagram](#) | [Take our Survey](#)



**From:** Tracy Weil <[tracy@rinoartdistrict.org](mailto:tracy@rinoartdistrict.org)>  
**Sent:** Wednesday, November 21, 2018 1:15 PM  
**To:** Levingston, Courtney L. - CPD CE0429 City Planner Senior  
<[Courtney.Levingston@denvergov.org](mailto:Courtney.Levingston@denvergov.org)>  
**Subject:** [EXTERNAL] Fwd: Official Map Amendment Planning Board Notification #2018I-00049  
2625 Walnut St

Hi Courtney,

Is there anyway to know what they are planning on building at this location? - Thanks, Tracy

Tracy Weil

President

RiNo Art District

**From:** Rezoning - CPD <[Rezoning@denvergov.org](mailto:Rezoning@denvergov.org)>  
**Date:** November 16, 2018 at 12:20:07 PM MST  
**Cc:** "Levingston, Courtney L. - CPD CE0429 City Planner Senior"  
<[Courtney.Levingston@denvergov.org](mailto:Courtney.Levingston@denvergov.org)>, "Showalter, Sarah K. - CPD CE2777  
Manager" <[Sarah.Showalter@denvergov.org](mailto:Sarah.Showalter@denvergov.org)>, "Dalton, Kyle A. - CPD Principal City  
Planner" <[Kyle.Dalton@denvergov.org](mailto:Kyle.Dalton@denvergov.org)>  
**Subject:** Official Map Amendment Planning Board Notification #2018I-00049  
2625 Walnut St

OFFICIAL MAP AMENDMENT (REZONING)			
PLANNING BOARD PUBLIC HEARING NOTIFICATION			
APPLICATION #	#2018I-00049	LOCATION	2625 Walnut St
APPLICANT	Elevation Consulting Group		
	PO Box 280869		
	Lakewood, CO 80226		
PROPOSED ACTION TO REZONE FROM	R-MU-20 with waivers	TO	I-MX-3, DO-7
CASE MANAGER	Courtney Levingston	PHONE/EMAIL	(720) 865-3074 /
	Senior City Planner		<a href="mailto:Courtney.levingston@denvergov.org">Courtney.levingston@denvergov.org</a>
PLANNING BOARD PUBLIC HEARING INFORMATION			
DATE	Wednesday, December 5, 2018		
TIME	3:00 pm		
PLACE	Parr-Widener Community Room, City & County Building 1437 Bannock St.		
ROOM	#389		
INTERESTED REGISTERED NEIGHBORHOOD ORGANIZATIONS			
RiNo Art District		UCAN	
Attn: Jamie Licko		Attn: Rey G.	
<a href="mailto:afeinstein@exdomanagement.com">afeinstein@exdomanagement.com</a> , <a href="mailto:jamie@rinoartdistrict.org">jamie@rinoartdistrict.org</a>		<a href="mailto:revgz303@gmail.com">revgz303@gmail.com</a> , <a href="mailto:armandopayan80@yahoo.com">armandopayan80@yahoo.com</a>	
2901 Blake St Suite 165		4707 Pearl St.	



Denver, CO 80205 Five Points Business District  Attn: Tracy J. Winchester <a href="mailto:tjwinchester@fivepointsbiz.org">tjwinchester@fivepointsbiz.org</a> , <a href="mailto:info@fivepointsbiz.org">info@fivepointsbiz.org</a>  2444 Washington St.  Denver, CO 80205	Denver, CO 80216 Elyria Swansea/Globeville Business Association  Attn: Michele Chambers <a href="mailto:manager@esgba.org">manager@esgba.org</a> , <a href="mailto:cliff.lind@otak.com">cliff.lind@otak.com</a>  4555 York St.  Denver, CO 80216
Center City Denver Residents Organization  Attn: Robin Finegan <a href="mailto:rfinegan22@gmail.com">rfinegan22@gmail.com</a> ,  1499 Blake St. #9D  Denver, CO 80202	Rio Norte  Attn: Leland Kritt <a href="mailto:Leland@DenverDeveloper.com">Leland@DenverDeveloper.com</a> , <a href="mailto:LelandKritt@aol.com">LelandKritt@aol.com</a>  1205 24th St.  Denver, CO 80205
Denver Arts and Culture Initiative  Attn: Annie Iselin <a href="mailto:starhustler3@gmail.com">starhustler3@gmail.com</a> , <a href="mailto:elizabeth.iselin@gmail.com">elizabeth.iselin@gmail.com</a>  2947 Champa St.  Denver, CO 80205	Ballpark Collective  Attn: Matthew Van Sistine <a href="mailto:mattv@ballparkcollective.com">mattv@ballparkcollective.com</a> , <a href="mailto:Bryan.Slekes@greatdivide.com">Bryan.Slekes@greatdivide.com</a>  Denver, CO
Inter-Neighborhood Cooperation (INC)  Attn: George E Mayl <a href="mailto:comayl@aol.com">comayl@aol.com</a> , <a href="mailto:excecomm@denverinc.org">excecomm@denverinc.org</a>  1075 S Garfield St.  Denver, CO 80209	
<b>CITY COUNCIL MEMBERS AT-LARGE</b>	
Robin Kniech  <a href="mailto:Robin.kniech@denvergov.org">Robin.kniech@denvergov.org</a>  City and County Bldg., Room 432  Denver, CO 80202	Deborah Ortega  <a href="mailto:Deborah.ortega@denvergov.org">Deborah.ortega@denvergov.org</a>  City and County Bldg., Room 492  Denver, CO 80202
<b>CITY COUNCIL MEMBER – COUNCIL DISTRICT #9</b>	
Albus Brooks  2855 Tremont Pl. Ste. #201  Denver, CO 80205	

The application for the above-referenced Official Map Amendment and the City’s map amendment process may be viewed at [www.DenverGov.org/ProposedRezoning](http://www.DenverGov.org/ProposedRezoning).

Any questions regarding this amendment may be directed to the Case Manager above. For more information about the map amendment process, visit [www.DenverGov.org/Rezoning](http://www.DenverGov.org/Rezoning).

RNOs are encouraged to submit the “RNO Position Statement.pdf” located at [www.DenverGov.org/Rezoning](http://www.DenverGov.org/Rezoning) by email to CPD at [rezoning@denvergov.org](mailto:rezoning@denvergov.org) prior to the Planning Board Public Hearing.

#### **WRITTEN COMMENTS WILL BE DISPERSED AS FOLLOWS:**

Written comments received by 5 p.m. 9 days prior to the Planning Board Public Hearing will be attached to the staff report that is provided to the Board. Written comments received after that time and prior to 12 p.m. (noon) on the day before the Hearing will be emailed regularly to the Board; hard copies of these comments also will be distributed to the Board at the Hearing. Written comments received after 12 p.m. (noon) on the day before the Hearing will not be distributed to the Board; to ensure these comments are considered by the

Board, please submit them to the Board during the Hearing.

**ALL INTERESTED PERSONS AND ORGANIZATIONS SHOULD EXPRESS THEIR CONCERNS OR SUPPORT AT THE PLANNING BOARD HEARING AND AT THE PUBLIC HEARING**

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**Tracy Weil**

Interim President & Co-Founder



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[rinoartdistrict.org](https://rinoartdistrict.org)

[Where Art is Made Video](#)

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