



DENVER
THE MILE HIGH CITY

**Community Planning and Development
Planning Services
Plan Implementation**

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APPLICATION FOR ZONE MAP AMENDMENT

Application #	2011I-0059	Date Submitted	2.2.12	Fee Required	\$1500	Fee Paid	\$1500
APPLICANT INFORMATION				CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)			
Applicant Name	Fox Street Shops, LLC			Contact Name	Isiah Salazar		
Address	2500 18 th Street, Suite 100			Address	2500 18 th Street, Suite 100		
City, State, Zip	Denver, CO 80211			City, State, Zip	Denver, CO 80211		
Telephone / Fax	303/989-3900			Telephone / Fax	303/989-3900		
Email				Email			
Subject Property Location [Please Include Assessor's Parcel Number(s)]							
3901 Fox St. and 3965 Fox St. (Located in the SW ¼, Section 22, T.3S, R.68 W, of the 6 th P.M., City and County of Denver, State of Colorado)							
Legal Description of Subject Property							
LOTS 16 THROUGH 30, BLOCK 38, VIADUCT ADDITION TO DENVER, TOGETHER WITH THE EAST ½ OF THE VACATED ALLEY ADJACENT TO SAID LOTS. CITY AND COUNTY OF DENVER STATE OF COLORADO CONTAINING 49,873.7684 SQUARE FEET, OR 1.145 ACRES, MORE OR LESS							
Area of Subject Property (Acres/Sq Ft)			Present Zone District		Proposed Zone District (Waivers and Conditions Require Separate form)		
1.145 Acres / 49,870.77 Sq Ft			I-A, UO-2		C-MS-12		
Describe the nature and effect of the proposed Zone Map Amendment							
Rezone to accommodate new retail commercial development.							
Select Legal Basis for the Zone Map Amendment and explain in detail				Error in the map as approved by City Council		<input type="checkbox"/>	
				Changed or Changing Conditions that make a Zone Map Amendment Necessary		<input checked="" type="checkbox"/>	
The surrounding environment has changed to such a degree that it is in the public interest to encourage a redevelopment of the area. (Denver zoning code section 12.4.10.14.A4)							
State the land use and the development proposed for the subject property. Include the time schedule (if any) for development							
Develop 1.145 acres retail commercial space. [Time schedule is to begin construction Summer/Fall 2012.]							
Required Exhibits				Additional Exhibits			
Applicant & Owner Information Sheet				<input checked="" type="checkbox"/>			
Maps – Required for Final Submissions				<input type="checkbox"/>			
Case Manager	Steve Nalley / Deirdre OSS						
Signature							Date
							1/4/12



APPLICANT & OWNER INFORMATION SHEET

[1] Section 59-648(c) of the Denver Revised Municipal Code requires that an applicant for rezoning provide the applicant's name, address, and respective ownership interest, if any, on the application. In addition, unless subject to paragraph [2] below, the applicant must provide, in the space provided on this form, a list of all the owners of the property and the holders of deeds of trust, identifying which owners and holders of deeds of trust are represented by the applicant.

[2] If the application is for designation of an area as B-2, B-3, R-X or PUD zone district, the applicant must submit the concurrence of the owners and holders of deeds of trust of the entire land area to be included in the proposed district (and any structures thereon). In such cases, this form must be completed for each individual owner, together with sufficient evidence of ownership for each owner and holder of a deed of trust. Documentation verifying ownership interest may include (but is not limited to): Copies of deeds, powers of attorney, and corporate/partnership registrations filed with the Secretary of State.

Application Number	Applicant's Name
2011I-00059	Fox Street Shops, LLC

Property Address(es)

3901 Fox Street and 3965 Fox Street, Denver, CO

Applicant's Address

2500 18th Street, Suite 100, Denver, CO 80211

NOTE: If application is for rezoning to B-2, B-3, R-X or PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.

Fee Title Owner (Has Deed of Ownership)	All	<input checked="" type="checkbox"/>
	A Portion	<input type="checkbox"/>
Contract Owner	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
Holder of a Security Interest	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>

List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).

Isiah Salazar, Owner Representative
 SFF Realty Investors, LLC.
 2500 18th Street, Suite 100
 Denver, CO 80211
 Ph: (303) 989-3900

Signature of Applicant	Date Signed
	1/4/12

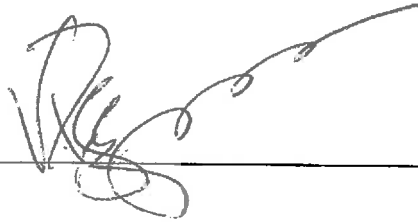
SFF REALTY INVESTORS, LLC
DBA FOX STREET SHOPS, LLC
2500 18TH STREET, SUITE 100
DENVER, CO 80211
PHONE: 303-898-3900 FAX: 720-963-1739

I, V. Robert Salazar hereby authorize Isiah Salazar to represent me during this rezoning process for the property generally located at 3901 Fox Street, Denver, CO 80216

Please contact my office with any questions.

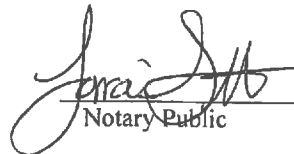
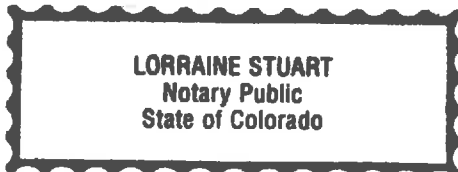
Thanks,

V. Robert Salazar



STATE OF COLORADO, COUNTY OF DENVER, ss:

This instrument was acknowledged before me on this 4 day of
January, 2012 by Virgil Robert Salazar



Isiah Salazar
Notary Public

My commission expires 5/26/13

SFF REALTY INVESTORS, LLC
DBA FOX STREET SHOPS, LLC
2500 18TH STREET, SUITE 100
DENVER, CO 80211
PHONE: 303-898-3900 FAX: 720-963-1739

Date: January 30th, 2012

RE: Official Map Amendment Comments – Application #2011I-00059
3901& 3965 from I-A UO-2 to C-MS-12

“Please justify how a change in zoning use and intensity is consistent with the changes anticipated in the adopted plans.”

We have chosen to rezone our property from I-A UO-2 to C-MS-12 for a number of reasons that are consistent with the approved 41st & Fox Station Area Plan.

The Station Area Goals are:

- To improve pedestrian connections to the station
- Create opportunities to add more housing for a variety of income levels, jobs and services to the station area
- Incorporate plazas, parks and open space into redevelopment areas
- Capitalize on the stations area’s proximity to Downtown
- Balance the needs of new development and existing uses

We feel the rezone to C-MS from the current industrial I-A zoning allows for a more urban environment and flexibility to the building forms, which will also help inspire a more pedestrian friendly environment with a gathering place for local businesses. Furthermore, there are existing businesses in the neighborhood that are in need for more retail in the neighborhood, i.e. Regency Student Housing, local businesses, a doggy day care center and motel.

Our property located at 3901 and 3965 Fox St, falls under the Land Use Plan for “Pedestrian Shopping Districts (2-5 stories and 2-8 stories)” and “Mixed-Use Office/Residential (3-20 stories)”.

The project that we envision on this property will be directly correlated with both of these “Land Use Plans”. The Pedestrian Shopping District will include a mix of land uses including convenience shopping, personal services, and restaurants with commercial or residential uses on upper floors. The Urban design feature will support pedestrian orientation including sidewalk entrances, ground floor windows, awnings, pedestrian signs and lighting. The Mixed-Use Office/Residential Uses will also give us flexibility because the proportion of residential to commercial will vary from one development to another and because these mixed-uses are within the transit oriented development area, form of the buildings and pedestrian orientation are very important.

Our intention of rezoning this property to the proposed C-MS-12 is to allow us to build an urban pedestrian friendly environment that will provide retail, restaurant and future office/living spaces that the entire Fox Street neighborhood could benefit from. We feel the neighborhood is in need of a retail center based on the Station Area plan needs and which unfortunately, the current I-A zoning does not allow for.

If you have any questions please contact Isiah Salazar at 303-989-3900 isalazar@centralstreetcap.com