



DENVER
THE MILE HIGH CITY

Community Planning and Development
Planning Services
Plan Implementation

201 W Colfax Ave, Dept 205
Denver, CO 80202
p: 720-865-2915
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www.denvergov.org/planning

APPLICATION FOR ZONE MAP AMENDMENT

Application #	2011I-00064	Date Submitted	12.8.11	Fee Required	1000	Fee Paid	\$1000
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APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)	
Applicant Name	Brighton Ironworks, LLC	Contact Name	Kyle Zeppelin
Address	3455 Ringsby Court	Address	
City, State, Zip	Denver	City, State, Zip	
Telephone / Fax	303-573-0781X12/303-573-0224	Telephone / Fax	/
Email	kzeppelin@zeppelinplaces.com	Email	

Subject Property Location [Please Include Assessor's Parcel Number(s)]

3350 Brighton Boulevard 0227100037000

Legal Description of Subject Property

CASE & EBERTS B89 BEG SE LINE
BRIGHTON BV 275FT NE OF NE LI
33RD ST TH SE 182.05FT SW 2.6
FT SE 164.05FT NE 127.6FT NW
346FT SW 125FT TO POB EXC WLY
16FT TO CITY

Area of Subject Property (Acres/Sq Ft)	Present Zone District	Proposed Zone District (Waivers and Conditions Require Separate form)
GIS shows 41660 sf - assessor's record shows 41686 sf	R-MU-30 w/ waivers	IMX 12

Describe the nature and effect of the proposed Zone Map Amendment

The Zone Map amendment will allow the existing structure to be enhanced

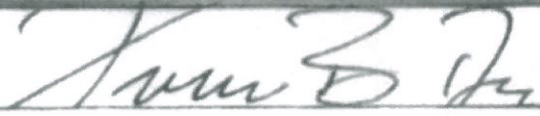
Select Legal Basis for the Zone Map Amendment and explain in detail	Error in the map as approved by City Council	<input type="checkbox"/>
	Changed or Changing Conditions that make a Zone Map Amendment Necessary	<input checked="" type="checkbox"/>

The proposed zone map amendment will allow the uses consistent with the existing neighborhood plans as well as the character of the neighborhood. The River North plan recognizes the importance of mixed-use and retail functions along Brighton. The project has also received extensive supports for production uses that draw on the neighborhoods industrial history while relating it to the modern mix of uses. In this case, the purpose of the project is to combine multiple food producers who are all highly accomplished, as part of a collaborative project that will attract a broader audience for each of them. The production uses provide consumers with a hands on experience that cannot exist in other more residential areas of the city. The increased exposure and existence of this outlet for small independent businesses to connect directly to an audience certainly leads to more job creation and heightened pedestrian activity—that will provide a catalytic influence to start to realize the River North Plan's vision for Brighton Blvd as an active, multi modal arterial.

State the land use and the development proposed for the subject property. Include the time schedule (if any) for development



The proposed development is an adaptive re-use of the existing industrial building. The uses will be wine production, cured meats production, coffee roasting and bakery. There is potential for accessory café to serve the building. Anticipated timeframe for occupancy is 6/1/12 with 4-6 months construction prior.

Required Exhibits		Additional Exhibits	
Applicant & Owner Information Sheet	<input type="checkbox"/>	Site plan	
Maps -- Required for Final Submissions	<input type="checkbox"/>		
Case Manager	Deirdre Oss		
Signature		Date	
		12/5/11	

APPLICANT & OWNER INFORMATION SHEET

[1] Section 29-649(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.

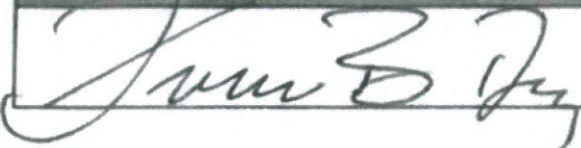
[2] If the application is for designation of an area as B-2, B-3, R-X or PUD zone district, the applicant must submit the concurrence of the owners and holders of deeds of trust of the entire land area to be included in the proposed district (and any structures thereon). In such cases, this form must 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-00064	Brighton Ironworks, LLC
Property Address(es)	
3350 Brighton Boulevard	
Applicant's Address	
3455 Ringsby Court, Denver, CO. 80216	
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) Brighton Ironworks LLC	All <input checked="" type="checkbox"/>
	A Portion <input type="checkbox"/>

Contract Owner Zeppelin Development	All	<input checked="" 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).

3330 BRIGHTON BOULEVARD, LLC
 by DAY FAMILY IRREVOCABLE TRUST, Manager
 by Frank B. Day, Trustee

Signature of Applicant	Date Signed
	12/5/11

Power of Attorney

That BRIGHTON IRONWORKS, LLC, owner of the property located at 3350 Brighton Blvd, Denver, CO hereby make, constitute, and appoint

INDIVIDUAL ACTING AS ATTORNEY

For and in my name, place, and stead, to file a rezoning application for _____ zone
ZONE DISTRICT
district in the City and County of Denver, concerning the real property known as:

3350 Brighton Blvd, Denver, CO

ADDRESS OF SUBJECT PROPERTY

Giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite, necessary or appropriate to be done in and about the premises in the rezoning as fully to all intents and purposes as I might or could do if I personally made the application, hereby ratifying all that my said attorney shall lawfully do or cause to be done by virtue of these presents.

DAY FAMILY IRREVOCABLE TRUST, manager

By: _____

Frank B. Day, Trustee

11/30/11
Date

If representing a corporation, please submit a resolution of the board indicating the

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Clark G. Edwards/ Hutchinson Black and Cook, LLC
921 Walnut St., Ste. 200
Boulder, CO 80302

(Above space for Recorder's use only)

**AMENDED
STATEMENT OF AUTHORITY**

This Statement of Authority is executed pursuant to C.R.S. § 38-30-172 on behalf of Brighton Ironworks, LLC (the "LLC"), which has a mailing address of 140 Windemere Lane, Boulder, Colorado 80303. The LLC was established under the laws of the State of Colorado by filing Articles of Organization on September 14, 2005.

The following is the Manager of the LLC and authorized to execute instruments conveying, encumbering and otherwise affecting title to real property on behalf of the LLC:

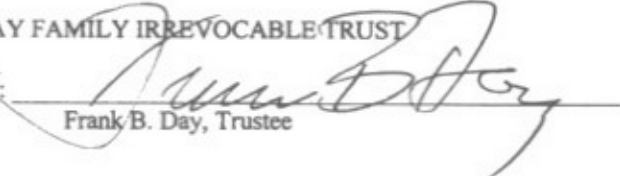
DAY FAMILY IRREVOCABLE TRUST
Frank B. Day, Trustee

The undersigned has the authority to execute this Statement of Authority on behalf of the LLC.

Executed effective October 1, 2010.

BRIGHTON IRONWORKS, LLC

DAY FAMILY IRREVOCABLE TRUST

By: 
Frank B. Day, Trustee

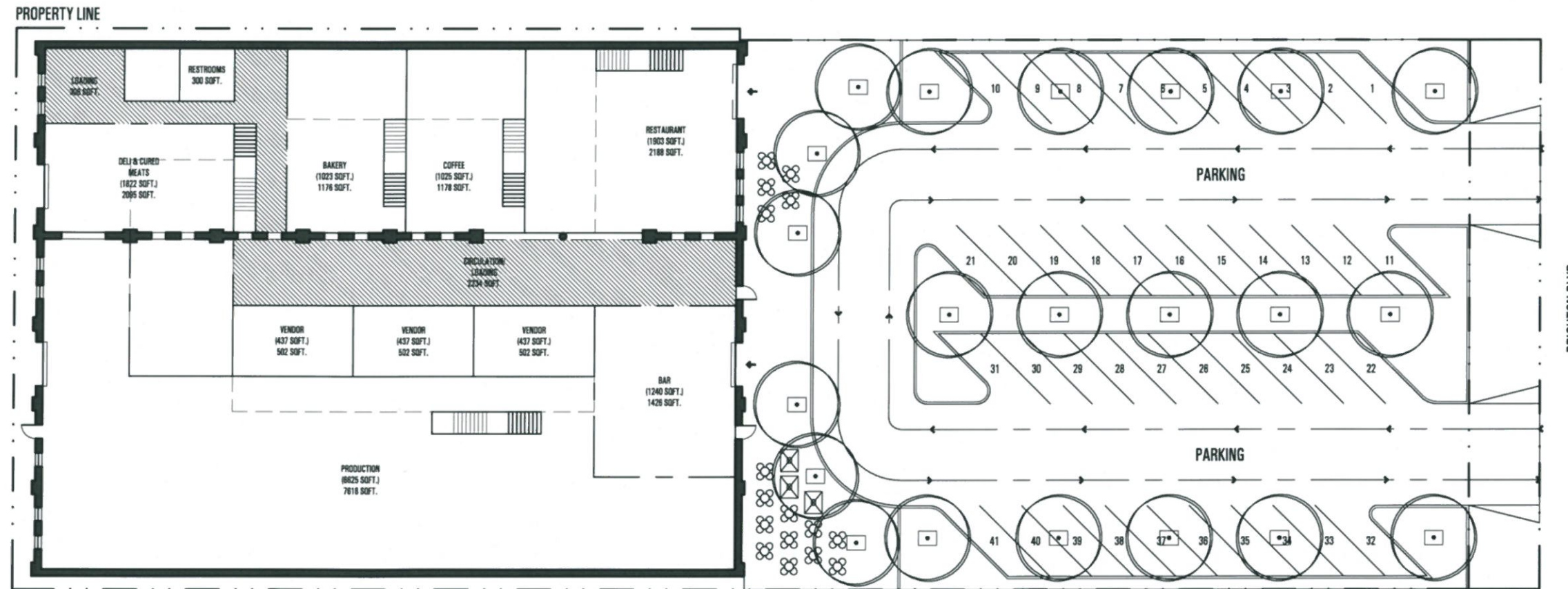
STATE OF COLORADO)
) ss
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before this ^{4th} day of ^{November} ~~October~~, 2010, by Frank B. Day, Trustee of the Day Family Irrevocable Trust, as Manager of Brighton Ironworks, LLC.

Witness my hand and official seal.

My commission expires: 4-1-2012


Notary Public



1 SITE PLAN
1/32" = 1'-0"

CMX
COMMERCIAL MEDIUM
VEHICLE PARKING: 1.25/1,000 SQFT.
BIKE PARKING: 1/7,500 SQFT. (20/80)



ISSUED FOR	DATE

PROJECT NO.	DATE
	08.05.11
DRAWN	CHECKED
HT	

SHEET TITLE
SITE PLAN
SHEET NO.

A1.1

December 8, 2011