



The 420 Denver

420 East 11th Avenue - Community Outreach and Engagement Presentation
Chris Chiari, Property Owner and Cannabis Consumption Lounge Applicant



The Property:

420 E 11th Avenue Denver, CO

- Constructed 1891
- 10 bedroom 14 bath 12k square foot French Chateau in the heart of CapHill. Operated as a 9 room boutique B&B
- Renovated in 2011 by architect Brian Higgins. Opened Fall of 2012 with a commercial kitchen, tavern and event space and all operating licenses.
- Purchased in May of 2018 by Castle of Quality LLC, and its owner Chris Chiari, with plans to expand the property enterprise to increase occupancy and also create an event destination experience.



Property Suitability:

- The property at 420 E 11th Ave in CapHill is currently zoned – G-MX-3.
- From the distance survey recently supplied by R&R Engineering, the property is over 1000'+ from any restricted overlapping property uses.
- Under the new Denver City rules for Cannabis Social Consumption, passed April, 2021, the property does qualify to host a cannabis consumption lounge applicant.



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MARIJUANA HOSPITALITY DISTANCE SURVEY - PROPERTY LOTATED AT 420 E. 11TH AVENUE, DENVER, COLORADO 80203					JUNE 2021
ADJACENT FACILITY TYPE	MINIMUM DISTANCE REQUIRED	DISTANCE MEASURED FROM	SITE IN COMPLIANCE? Y/N	IF NOT, WHAT IS THE FACILITY NAME	IF NOT, WHAT IS THE FACILITY ADDRESS
SCHOOL (ANY)	1000'	NEAREST PROPERTY LINE OF SCHOOL TO NEAREST EXTERIOR PORTION OF BLDG 420 E 11TH	Y		
CHILDCARE ESTABLISHMENT	1000'	NEAREST PROPERTY LINE OF CHILDCARE TO NEAREST EXTERIOR PORTION OF BLDG 420 E 11TH	Y		
ANOTHER MARIJUANA HOSPITALITY BUSINESS	1000'	NEAREST EXTERIOR PORTION OF OTHER BUILDING TO NEAREST EXTERIOR PORTION OF BLDG 420 E 11TH	Y		
ALCOHOL OR DRUG TREATMENT CENTER	1000'	NEAREST EXTERIOR PORTION OF TREATMENT CENTER TO NEAREST EXTERIOR PORTION OF BLDG 420 E 11TH	Y		
CITY-OWNED RECREATION CENTER	1000'	NEAREST EXTERIOR PORTION OF RECREATION CENTER TO NEAREST EXTERIOR PORTION OF BLDG 420 E 11TH	Y		
CITY-OWNED OUTDOOR POOL	1000'	FENCE/BARRIER OF POOL TO NEAREST EXTERIOR PORTION OF BLDG 420 E 11TH	Y		



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The 420 Denver:

The applicant intends to apply for a cannabis social consumption license under new rules established by the city in April 2021.

The intention is to turn the 2400 sq/ft carriage house at 420 E 11th Ave into a private lounge on the first floor, and a massage treatment room and general event space for either yoga or small group gatherings, on the second level.

Access to the lounge will be limited to registered guests of the adjacent property, Patterson Inn, annual members of the lounge, and other limited uses where all attendees are pre-identified.

The 420 Denver will be a first of its kind establishment and the owner and licensee intends this venture to be one way that the further normalization and legalization of cannabis possession and use is done is a way that respects community and neighborhoods and acts as a good neighbor.



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Community Outreach and Engagement Goals:

- Earn Community Support for pending State and Local Application For Cannabis Social Consumption License.
- Address all concerns from the community and engage through RNOs and other community outreach so that the broad and diverse voices in CapHill are heard
- Sign Good Neighbor Agreements



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Good Neighbor Agreement Points:

- Statement from RNOs in support of the applicants cannabis hospitality license
- Open to registered guests, annual members and limited uses where all attendees are pre-identified.
- Abide by local & state laws pertaining to cannabis social consumption and hospitality.
- Hours of operation will not exceed 12 midnight.
- No music or other disturbances after 10pm, Best Efforts to minimize noise and disturbances to the neighbors.
- For events over 35, provide additional off-site parking
- Consumption of cannabis will be contained to inside the carriage house structure.



Denver Hotel Owner Wants to Take Pot-Friendly Lodging National

By: Thomas Mitchell, Westword April 30, 2021

<https://www.westword.com/marijuana/denver-hotel-owner-wants-marijuana-friendly-lodging-national-11951055>



420 Hotels Inc Sets Out To Become Nations First Cannabis Friendly Hotel Chain

By: MileHighCRE — April 21, 2021

<https://milehighcre.com/420-hotels-inc-sets-out-to-become-nations-first-cannabis-friendly-hotel-chain/>



How a Colorado hotel owner got Ice-T to produce his documentary

By: [John Wenzel](#), *The Denver Post* Jul 6, 2020

<https://theknow.denverpost.com/2020/07/06/ice-t-public-enemy-number-one-documentary/241374/>



Watch "Portals to Hell" tear open Denver's urban ghost history on the Travel Channel

By: [John Wenzel](#), *The Denver Post* May 7, 2020

<https://theknow.denverpost.com/2020/05/07/travel-channel-portals-to-hell-denver-mansion-ghosts/238470/>



'The most spirited hotel in Denver': A look inside the Patterson Inn

By: Abby Rosenblum/Denver 7, Oct 29, 2019

<https://www.thedenverchannel.com/news/local-news/the-most-spirited-hotel-in-denver-a-look-inside-the-patterson-inn>



Capitol Hill historic mansion given new life

By: Kailyn Lamb, *Life on Capitol Hill* November 7, 2019

<https://southplatteindependent.net/stories/the-mansion-caretaker,289270?>



Haunted Cap Hill hotel owner wants to spook Denver into letting him open a cannabis lounge

By: David Sachs/Denverite, June 10, 2019

<https://denverite.com/2019/06/10/haunted-cap-hill-hotel-owner-wants-to-spook-denver-into-letting-him-open-a-cannabis-lounge/>



Buyer nabs Cap Hill B&B with marijuana in mind

By: Thomas Gounley/Business Den, June 15, 2018

<https://businessden.com/2018/06/15/buyer-nabs-cap-hill-bb-with-marijuana-in-mind/>

The Patterson Inn was also seen on TV on:

The Bachelor, ABC Season 23, Episode 7 aired February 18, 2019



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Questions? Comments? Next Step?

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