



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Philip Loper	Representative Name	
Address	PO Box 403	Address	
City, State, Zip	Evergreen, CO 80437	City, State, Zip	
Telephone	303-956-7205	Telephone	
Email	ParadigmLostDesign@gmail.com	Email	
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
SUBJECT PROPERTY INFORMATION			
Location (address):	1360 S. Birch St. Denver, CO 80222		
Assessor's Parcel Numbers:	0619213008000		
Area in Acres or Square Feet:	11,250 SF (0.26 acre)		
Current Zone District(s):	S-SU-D		
PROPOSAL			
Proposed Zone District:	S-MU-3		
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input checked="" type="checkbox"/> Yes - State the contact name & meeting date <u>3/24/2021 w/ Jim Larsen</u> <input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)		
Did you contact the City Council District Office regarding this application ?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <u>2/27/2021 via email</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)		



REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p>	<p><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.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable): N/A</p>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><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.</p> <p><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.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input checked="" type="checkbox"/> 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 change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><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.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><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.</p> <p>In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. 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.
- Review Criteria Narratives. See page 2 for details.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged)
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.)
- Other Attachments.** Please describe below.

REZONING GUIDE



PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) 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, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith Josie Q. Smith</i>	01/12/20	(A)	YES
Philip G. Loper	1360 S. Birch St. Denver, CO 80222 (303) 956-7205 ParadigmLostDesign@gmail.com	100%	<i>Philip Loper</i>	03/24/21	(B)	n/a
						NO
						NO
						NO

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REZONING REVIEW CRITERIA NARRATIVE:

1360 South Birch Street
Denver, Colorado 80222
Application No.: 20211-00035

CONSISTENCY WITH ADOPTED PLANS:

1. Denver Comprehensive Plan 2040:

i. Equitable, Affordable and Inclusive Goal 1 Strategy A –Increase development of housing units close to transit and mixed use developments:

Proposed zoning would allow for much greater residential unit density directly adjacent to existing RTD bus routes and future mixed-use development at the former CDOT headquarters site across the street.

ii. Equitable, Affordable and Inclusive Goal 2 Strategy A –Create a greater mix of housing options in every neighborhood for all individuals and families:

Proposed zoning would allow a greater mix of housing options for individuals and families within this neighborhood, including single family residence, duplex, row house and apartment building.

iii. Environmentally Resilient Goal 8, Strategy A-Promote infill development where infrastructure and services are already in place (p. 54):

Proposed zoning would allow greater density redevelopment on an infill lot immediately adjacent to existing infrastructure and services.

iv. Environmentally Resilient Goal 8, Strategy B-Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54):

Proposed zoning would provide an opportunity for additional residential housing units near existing commercial, retail and office space on S. Colorado Blvd., as well as new commercial work opportunities across the street within the former CDOT headquarters mixed-use redevelopment site. New residents could play across the street in the new 1 acre park that is planned to be located on the southwest corner of S. Birch St. and E. Louisiana Ave.

2. Blueprint Denver:

i. Suburban Context:

All intensities of residential development can be found, though generally are separated from other types. Commercial and mixed-use are usually located along corridors or in larger centers, with the opportunity for new embedded neighborhood serving uses as redevelopment occurs. Block patterns are generally irregular with curvilinear streets and no alley access. The intensity and scale of uses are dependent upon the surrounding character. Parking is

more likely to be found in surface lots. (p. 190):

This location is appropriate for a higher intensity since it is directly across the street from the new mixed-use redevelopment at the former CDOT headquarters site. The proposed new S-MU-3 Zone District is appropriate for this site, since the neighboring property to the south (1380 S. Birch St.) is also currently zoned S-MU-3.

ii. Future Place: Low-Medium:

Mix of low-to mid-scale multi-unit residential options. Small-scale multi-unit buildings are interspersed between single and two-unit residential. Limited mixed-use along some arterial and collector streets and some intersections. Vacant institutional uses at intersections or select sites along some residential arterial and collector streets may be appropriate locations to introduce additional residential intensity. A variety of lower scale residential forms including row houses and small multi-unit buildings are found. Buildings are generally 3 stories or less in height. (p. 200):

Proposed zoning would limit development to 3 stories in height. It would allow for more human-scaled residential building forms, which would provide an opportunity for an appropriate transition between the new mixed-use community center and the surrounding single family homes and apartment buildings.

iii. Future Street Type: Local:

Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal. (pp. 154-155 & 202):

Proposed zoning would be consistent with the future street type since, although it would allow for higher density, it would not provide such a dramatic increase so as to adversely impact the Local street type in the future.

iv. Growth Areas Strategy:

All other areas of the city –10% of new jobs and 20% of new households by 2040 (p. 51). Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited:

This location is across the street from the new mixed-use community center at the former CDOT headquarters site. It is therefore highly appropriate for the proposed zoning that would allow opportunity for additional residential units.

UNIFORMITY OF DISTRICT REGULATIONS AND RESTRICTIONS:

1. Proposed S-MU-3 Zone District would be applied uniformly across the entire site. It will be treated uniformly with other S-MU-3 zoned sites across the City.

FURTHER PUBLIC HEALTH, SAFETY AND GENERAL WELFARE:

1. Proposed zoning would create an opportunity for greater neighborhood intensity, and therefore provide more vibrant street and pedestrian activation.
2. Proposed zoning would create an opportunity for a safer neighborhood through greater density and more chances for human interactions and activity.
3. Proposed zoning would create an opportunity for higher residential unit density directly across the street from the new mixed-use community center at the former CDOT headquarters site. This would provide the new retail businesses with additional consumers within a short walking distance which would help to foster the success of

- those businesses.
4. Proposed zoning would further public health, safety, and general welfare by implementing the City's adopted plans.

JUSTIFYING CIRCUMSTANCES:

1. **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 changes include:**
 - i. **Changed or changing conditions in a particular area, or in the city generally:**

The new mixed-use community center that is being built across the street from this property at the former CDOT headquarters site warrants the proposed zoning. This would allow for greater density and align better with the changing conditions of that neighborhood block. Additionally, the proposed new S-MU-3 Zone District is appropriate for this site, since the neighboring property to the south (1380 S. Birch St.) is also currently zoned S-MU-3.
 - ii. **A City adopted plan:**

Comprehensive Plan 2040 and Blueprint Denver, both adopted in 2019, and after the approval of the existing Zone District.

CONSISTENCY WITH NEIGHBORHOOD CONTEXT, ZONE DISTRICT PURPOSE AND INTENT:

1. **NEIGHBORHOOD CONTEXT: Denver Zoning Code (DZC) section 3.1.1:**

The context is characterized by single-unit, and multi-unit residential, which is consistent with the proposed zone district. This section states that the area consists of streets with no alleys, which is consistent with the subject site. This section also states that the context is characterized by low scale buildings, except for some mid- and high-rise multi-unit residential, which the proposed zone district is consistent with.
2. **ZONE DISTRICT PURPOSE: Denver Zoning Code (DZC) section 3.2.2.1:**

The standards of the row house and multi-unit districts promote future patterns of multiple buildings on a single Zone Lot, which is consistent with the proposed zone district.
3. **ZONE DISTRICT INTENT: Denver Zoning Code (DZC) section 3.2.2.2.I:**

The zone district is intended to allow suburban house, duplex, row house and apartment building forms, which is consistent with the proposed zone district.

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February 27, 2021

Krisana GP LLC
7200 S. Alton Way, Ste. A310
Centennial CO 80112-2253

RE: Rezoning Application for 1360 S. Birch St., Denver, CO 80222

To Whom It May Concern,

I hope this letter finds you well. I am reaching out to inform you of the rezoning application process that I am beginning for the property located at 1360 S. Birch St., which is adjacent to your properties at 1380 S. Birch St. Misc. and 1385 S. Birch St.

My proposed plan for this property is to rezone the lot to S-MU-3, subdivide it into two separate parcels of approximately 5,644 square feet each, and then build two new duplex buildings consisting of 4 total 3 story residential units with 8 total garage parking spaces. I am hoping to have land entitlement completed in the next 6 months. Construction would begin in late summer or early fall of 2021, and would be completed by summer of 2022. Each proposed market-rate and for-sale unit would be approximately 3,172 finished square feet with a 2 car garage. Included with this letter is the concept site plan for this proposed project for your information.

Although this rezoning would potentially increase the unit density on that particular lot from 1 to 4, I feel that by limiting the height to 3 stories, and combining that with a more human-scaled duplex building form, the proposed project would provide an appropriate transition between the new mixed-use redevelopment of the former CDOT headquarters, located at 4201 E. Arkansas Ave., and the surrounding single family homes. I also strongly believe that this proposed rezoning aligns extremely well with the City of Denver's current goals and strategies for growth within that pocket of the Virginia Village neighborhood.

After reviewing this information, I hope that you will email me a short note to express your strong support for the rezoning of this property. Please feel free to contact me with any questions or concerns that you might have. Thank you in advance for your help.

Best Regards,

A handwritten signature in cursive script that reads "Phil Loper".

Phil Loper
Owner

PO Box 403
Evergreen, CO 80437
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303.956.7205 (cell)
ParadigmLostDesign@gmail.com
www.ParadigmLostDesign.com



February 27, 2021

Christine Rees
1350 S. Birch St.
Denver, CO 80222

RE: Rezoning Application for 1360 S. Birch St., Denver, CO 80222

Dear Ms. Rees,

I hope this letter finds you well. I am reaching out to inform you of the rezoning application process that I am beginning for the property located at 1360 S. Birch St., which is adjacent to your property at 1350 S. Birch St.

My proposed plan for this property is to rezone the lot to S-MU-3, subdivide it into two separate parcels of approximately 5,644 square feet each, and then build two new duplex buildings consisting of 4 total 3 story residential units with 8 total garage parking spaces. I am hoping to have land entitlement completed in the next 6 months. Construction would begin in late summer or early fall of 2021, and would be completed by summer of 2022. Each proposed market-rate and for-sale unit would be approximately 3,172 finished square feet with a 2 car garage. Included with this letter is the concept site plan for this proposed project for your information.

Although this rezoning would potentially increase the unit density on that particular lot from 1 to 4, I feel that by limiting the height to 3 stories, and combining that with a more human-scaled duplex building form, the proposed project would provide an appropriate transition between the new mixed-use redevelopment of the former CDOT headquarters, located at 4201 E. Arkansas Ave., and the surrounding single family homes. I also strongly believe that this proposed rezoning aligns extremely well with the City of Denver's current goals and strategies for growth within that pocket of the Virginia Village neighborhood.

After reviewing this information, I hope that you will email me a short note to express your strong support for the rezoning of this property. Please feel free to contact me with any questions or concerns that you might have. Thank you in advance for your help.

Best Regards,

A handwritten signature in cursive script that reads "Phil Loper".

Phil Loper
Owner

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February 27, 2021

Elizabeth Knerr
3139 S. Akron Ct.
Denver, CO 80231

RE: Rezoning Application for 1360 S. Birch St., Denver, CO 80222

Dear Ms. Knerr,

I hope this letter finds you well. I am reaching out to inform you of the rezoning application process that I am beginning for the property located at 1360 S. Birch St., which is adjacent to your property at 1355 S. Clermont St.

My proposed plan for this property is to rezone the lot to S-MU-3, subdivide it into two separate parcels of approximately 5,644 square feet each, and then build two new duplex buildings consisting of 4 total 3 story residential units with 8 total garage parking spaces. I am hoping to have land entitlement completed in the next 6 months. Construction would begin in late summer or early fall of 2021, and would be completed by summer of 2022. Each proposed market-rate and for-sale unit would be approximately 3,172 finished square feet with a 2 car garage. Included with this letter is the concept site plan for this proposed project for your information.

Although this rezoning would potentially increase the unit density on that particular lot from 1 to 4, I feel that by limiting the height to 3 stories, and combining that with a more human-scaled duplex building form, the proposed project would provide an appropriate transition between the new mixed-use redevelopment of the former CDOT headquarters, located at 4201 E. Arkansas Ave., and the surrounding single family homes. I also strongly believe that this proposed rezoning aligns extremely well with the City of Denver's current goals and strategies for growth within that pocket of the Virginia Village neighborhood.

After reviewing this information, I hope that you will email me a short note to express your strong support for the rezoning of this property. Please feel free to contact me with any questions or concerns that you might have. Thank you in advance for your help.

Best Regards,

A handwritten signature in cursive script that reads "Phil Loper".

Phil Loper
Owner

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February 27, 2021

Annette Carpender
3755 S. Poplar St.
Denver, CO 80237

RE: Rezoning Application for 1360 S. Birch St., Denver, CO 80222

Dear Ms. Carpender,

I hope this letter finds you well. I am reaching out to inform you of the rezoning application process that I am beginning for the property located at 1360 S. Birch St., which is adjacent to your property at 1365 S. Clermont St.

My proposed plan for this property is to rezone the lot to S-MU-3, subdivide it into two separate parcels of approximately 5,644 square feet each, and then build two new duplex buildings consisting of 4 total 3 story residential units with 8 total garage parking spaces. I am hoping to have land entitlement completed in the next 6 months. Construction would begin in late summer or early fall of 2021, and would be completed by summer of 2022. Each proposed market-rate and for-sale unit would be approximately 3,172 finished square feet with a 2 car garage. Included with this letter is the concept site plan for this proposed project for your information.

Although this rezoning would potentially increase the unit density on that particular lot from 1 to 4, I feel that by limiting the height to 3 stories, and combining that with a more human-scaled duplex building form, the proposed project would provide an appropriate transition between the new mixed-use redevelopment of the former CDOT headquarters, located at 4201 E. Arkansas Ave., and the surrounding single family homes. I also strongly believe that this proposed rezoning aligns extremely well with the City of Denver's current goals and strategies for growth within that pocket of the Virginia Village neighborhood.

After reviewing this information, I hope that you will email me a short note to express your strong support for the rezoning of this property. Please feel free to contact me with any questions or concerns that you might have. Thank you in advance for your help.

Best Regards,

A handwritten signature in cursive script that reads "Phil Loper".

Phil Loper
Owner

Phil Loper :: paradigm lost

From: Phil Loper :: paradigm lost <paradigmlostdesign@gmail.com>
Sent: Sunday, March 07, 2021 8:03 AM
To: 'Christine'
Subject: RE: South Birch Rezoning Proposal
Attachments: 4201 E Arkansas Ave_concept_Kentro Group.pdf

Good morning Christine,

Thank you for taking the time to respond to the letter I sent you regarding the rezoning of my property at 1360 S. Birch St. with your thoughtful input. Although I can't promise to accommodate all of your concerns, I will certainly do my best to take them into consideration as my project moves forward. And of course, this proposed project will fully comply with all current Denver Zoning and Building department requirements and restrictions.

I have also attached some concept drawings that are currently being considered by the Kentro Group and Tryba Architects for the redevelopment of the property across the street from your home at 4201 E. Arkansas Ave., which includes the existing parking lot on the NE corner of S. Birch St. and E. Arkansas Ave. just for your information.

Please don't hesitate to reach out to me anytime in the future if you have any questions or concerns. Thanks again.

Phil Loper

303.670.7911 (office)
303.956.7205 (cell)



ParadigmLostDesign@gmail.com
www.ParadigmLostDesign.com

From: Christine [mailto:christinear65@gmail.com]
Sent: Friday, March 05, 2021 3:47 PM
To: paradigmlostdesign@gmail.com
Subject: South Birch Rezoning Proposal

Dear Mr. Loper,

Thank you for your letter regarding your rezoning proposal for your new property on South Birch Street in Denver.

In place of a short note of “strong support” as suggested, I will share my thoughts on your proposal.

I agree, four three-story homes on a single family lot “would potentially increase the density” here. And if the units are constructed in an architectural style similar to your previous - projects, the units would be painfully incongruous with the existing architecture on South Birch Street - we don't have abrupt angles, cantilevers or

shiny sharp silhouettes. We, in these little houses on South Birch Street, live in an older American neighborhood - not a science/design fair competition location with awards for the most use of industrial Legos - chunky glass, steel cables and sharp shiny angled silhouettes.

Given the proposed 3k square footage dwellings and 2-car garages, your proposed rezoning would increase the number of people living next door from two to an unknown number - and two cars become eight or more (likely complete with car alarms, stereos, horns...) - while trash cans, deliveries, teenage drivers, dead Christmas trees and domestic situations all multiply correspondingly. The square footage also suggests three-or-more bedrooms per unit which make the units more amenable for children, which bring their own range of chaotic noises and safety hazards.

Three-story dwelling structures will permanently block the sun on south side of my home and yard while giving two to eight or more people 24-7 overlooking views from their second and third story patios over my house and yard.

Demolition and construction vibrations are likely to exacerbate and possibly create additional cracks in my 1930s vintage plaster and lathe interior walls and ceilings. Demolition and construction also bring power service interruptions, noise (back-up beepers! Yes, I know they are proposed. required), dust and increased delivery and construction traffic. With a 5-foot setback from my property these impacts will be the beginning of living in tight quarters.

However, I do see some positive aspects to your project, including your plan to sell the units at market-rate, reducing two curb cuts to one and parking accommodation on-site. Increased property value translates to increased property taxes...

Unknown elements - storm water drainage plans, the actual proposed number of windows and balconies looking over my home and yard, whether there will be soil subsidence, whether churning up the soil will release poisons, whether my single-family grade residential fence will hold up...

While three new replacement houses have gone up in past few years on the 1400 blocks of South Birch and South Clermont, we haven't had new multi-family construction. While the lot on the NE corner of South Birch and South Arkansas is zoned for up to 3-story multi-family, it is vacant and the last plan was for low-income, high density housing. The land across the street has been vacant for several years.

My final thought is that sometimes anticipating and experiencing change can be harder than the result of the actual changes. I am not opposed to a multi-family use, depending on density and architectural factors.

Thank you for sharing information on your proposal with me.

Christine



Virus-free. www.avg.com

Phil Loper :: paradigm lost

From: Robinson, Scott D. - CPD City Planner Senior <Scott.Robinson@denvergov.org>
Sent: Monday, March 01, 2021 5:25 PM
To: Phil Loper :: paradigm lost
Subject: RE: [EXTERNAL] Rezoning Application Reach-Out

Phil,

Thanks for the information. The Near Southeast Area Plan is just getting underway and will take approximately two years to complete, so it sounds like your project will be done well ahead of it. If you are curious about the plan, you can find more information on the website here: www.denvergov.org/nearsoutheastplan. Best of luck with your project.

Thanks

Scott Robinson, AICP | Senior City Planner
Community Planning and Development | City and County of Denver

[Pronouns](#) | He/Him/His

(720) 865-2833 | scott.robinson@denvergov.org

[311](#) | pocketgov.com | denvergov.org/CPD | [Take Our Survey](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)



From: Phil Loper :: paradigm lost <paradigmlostdesign@gmail.com>
Sent: Saturday, February 27, 2021 7:55 AM
To: Robinson, Scott D. - CPD City Planner Senior <Scott.Robinson@denvergov.org>
Subject: [EXTERNAL] Rezoning Application Reach-Out

Good morning Mr. Robinson,

I hope this email finds you well. I am reaching out to you today to inform you of the rezoning application process that I am just now beginning for the property located at 1360 S. Birch St., which lies within the boundary of the Near Southeast Area Plan.

My proposed plan for this property is to rezone the lot to S-MU-3, subdivide it in half, creating two new +/- 5,644 square foot parcels, and then build two new duplex buildings consisting of 4 total 3 story residential units with 8 total garage parking spaces. I am hoping to have land entitlement completed in the next 6 months, with construction beginning in late summer / early fall of 2021, and have construction completed by the summer of 2022. Each proposed market-rate and for-sale unit would be approximately 3,172 finished square feet with a 2 car garage. Attached is the concept site plan for this proposed project for your reference.

With the new mixed-use redevelopment of the former CDOT headquarters located directly across the street and next to this property, I strongly believe that the proposed rezoning aligns extremely well with the current goals and strategies for growth within that pocket of the Virginia Village neighborhood.

After considering my proposal, I hope that you will reply to this email with a short note to express your strong support for the rezoning of this property, and its consistency with the soon-to-be adopted plan. Please feel free to contact me with any questions or concerns that you might have. Thank you in advance for your help.

Best Regards,

Phil Loper

303.670.7911 (office)

303.956.7205 (cell)



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Phil Loper :: paradigm lost

From: Phil Loper :: paradigm lost <paradigmlostdesign@gmail.com>
Sent: Saturday, February 27, 2021 7:23 AM
To: paul.kashman@denvergov.org; District6@denvergov.org
Cc: KniechAtLarge@denvergov.org; ortegaatlarge@denvergov.org
Subject: Rezoning Application Reach-Out
Attachments: ConceptSitePlan_1360SBirchSt_2-25-2021.pdf

Good morning Councilmember Kashmann,

I hope this email finds you well. I am reaching out to you today to inform you of the rezoning application process that I am just now beginning for the property located at 1360 S. Birch St., which lies within your Council District.

My proposed plan for this property is to rezone the lot to S-MU-3, subdivide it in half, creating two new +/- 5,644 square foot parcels, and then build two new duplex buildings consisting of 4 total 3 story residential units with 8 total garage parking spaces. I am hoping to have land entitlement completed in the next 6 months, with construction beginning in late summer / early fall of 2021, and have construction completed by the summer of 2022. Each proposed market-rate and for-sale unit would be approximately 3,172 finished square feet with a 2 car garage. Attached is the concept site plan for this proposed project for your reference.

With the new redevelopment of the former CDOT headquarters located directly across the street and next to this property, I strongly believe that the proposed rezoning aligns extremely well with the current goals and strategies for growth within that pocket of the Virginia Village neighborhood.

After considering my proposal, I hope that you will reply to this email with a short note to express your strong support for the rezoning of this property. Please feel free to contact me with any questions or concerns that you might have. Thank you in advance for your help.

Best Regards,

Phil Loper

303.670.7911 (office)
303.956.7205 (cell)



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Phil Loper :: paradigm lost

From: kniechatlarge <kniechatlarge@denvergov.org>
Sent: Saturday, February 27, 2021 7:23 AM
To: Phil Loper :: paradigm lost
Subject: Automatic reply: [EXTERNAL] Rezoning Application Reach-Out

Thank you for your email. Please know that our office reads every email that it receives. Due to the extraordinarily high volume of email, we are receiving, and limited staff capacity, we are unable at this time to personally respond to every email. Please excuse any delay if your email requires a personal response. Thank you in advance for your patience.

Sincerely,
The Office of Councilwoman Robin Kniech



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Phil Loper :: paradigm lost

From: Phil Loper :: paradigm lost <paradigmlostdesign@gmail.com>
Sent: Saturday, February 27, 2021 7:32 AM
To: nb@barlowadvertising.com; rce5125@aol.com
Subject: Rezoning Application Reach-Out
Attachments: ConceptSitePlan_1360SBirchSt_2-25-2021.pdf

Good morning Ms. Barlow,

I hope this email finds you well. I am reaching out to you today to inform you of the rezoning application process that I am just now beginning for the property located at 1360 S. Birch St., which lies within the boundary of the East Evans Business Association neighborhood organization.

My proposed plan for this property is to rezone the lot to S-MU-3, subdivide it in half, creating two new +/- 5,644 square foot parcels, and then build two new duplex buildings consisting of 4 total 3 story residential units with 8 total garage parking spaces. I am hoping to have land entitlement completed in the next 6 months, with construction beginning in late summer / early fall of 2021, and have construction completed by the summer of 2022. Each proposed market-rate and for-sale unit would be approximately 3,172 finished square feet with a 2 car garage. Attached is the concept site plan for this proposed project for your reference.

With the new redevelopment of the former CDOT headquarters located directly across the street and next to this property, I strongly believe that the proposed rezoning aligns extremely well with the current goals and strategies for growth within that pocket of the Virginia Village neighborhood.

After considering my proposal, I hope that you will reply to this email with a short note to express your strong support for the rezoning of this property. Please feel free to contact me with any questions or concerns that you might have. Thank you in advance for your help.

Best Regards,

Phil Loper
303.670.7911 (office)
303.956.7205 (cell)



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Phil Loper :: paradigm lost

From: Phil Loper :: paradigm lost <paradigmlostdesign@gmail.com>
Sent: Saturday, February 27, 2021 7:36 AM
To: president@denverinc.org; execcomm@denverinc.org
Subject: Rezoning Application Reach-Out
Attachments: ConceptSitePlan_1360SBirchSt_2-25-2021.pdf

Good morning Ms. Koehler,

I hope this email finds you well. I am reaching out to you today to inform you of the rezoning application process that I am just now beginning for the property located at 1360 S. Birch St., which lies within the boundary of the Inter-Neighborhood Cooperation neighborhood organization.

My proposed plan for this property is to rezone the lot to S-MU-3, subdivide it in half, creating two new +/- 5,644 square foot parcels, and then build two new duplex buildings consisting of 4 total 3 story residential units with 8 total garage parking spaces. I am hoping to have land entitlement completed in the next 6 months, with construction beginning in late summer / early fall of 2021, and have construction completed by the summer of 2022. Each proposed market-rate and for-sale unit would be approximately 3,172 finished square feet with a 2 car garage. Attached is the concept site plan for this proposed project for your reference.

With the new redevelopment of the former CDOT headquarters located directly across the street and next to this property, I strongly believe that the proposed rezoning aligns extremely well with the current goals and strategies for growth within that pocket of the Virginia Village neighborhood.

After considering my proposal, I hope that you will reply to this email with a short note to express your strong support for the rezoning of this property. Please feel free to contact me with any questions or concerns that you might have. Thank you in advance for your help.

Best Regards,

Phil Loper
303.670.7911 (office)
303.956.7205 (cell)



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Phil Loper :: paradigm lost

From: Phil Loper :: paradigm lost <paradigmlostdesign@gmail.com>
Sent: Saturday, February 27, 2021 7:42 AM
To: neighborhoodcoalitionsofdenver@gmail.com
Subject: Rezoning Application Reach-Out
Attachments: ConceptSitePlan_1360SBirchSt_2-25-2021.pdf

Good morning Mr. Wilson,

I hope this email finds you well. I am reaching out to you today to inform you of the rezoning application process that I am just now beginning for the property located at 1360 S. Birch St., which lies within the boundary of the Neighborhood Coalitions of Denver, Inc. neighborhood organization.

My proposed plan for this property is to rezone the lot to S-MU-3, subdivide it in half, creating two new +/- 5,644 square foot parcels, and then build two new duplex buildings consisting of 4 total 3 story residential units with 8 total garage parking spaces. I am hoping to have land entitlement completed in the next 6 months, with construction beginning in late summer / early fall of 2021, and have construction completed by the summer of 2022. Each proposed market-rate and for-sale unit would be approximately 3,172 finished square feet with a 2 car garage. Attached is the concept site plan for this proposed project for your reference.

With the new mixed-use redevelopment of the former CDOT headquarters located directly across the street and next to this property, I strongly believe that the proposed rezoning aligns extremely well with the current goals and strategies for growth within that pocket of the Virginia Village neighborhood.

After considering my proposal, I hope that you will reply to this email with a short note to express your strong support for the rezoning of this property. Please feel free to contact me with any questions or concerns that you might have. Thank you in advance for your help.

Best Regards,

Phil Loper
303.670.7911 (office)
303.956.7205 (cell)



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www.ParadigmLostDesign.com



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Phil Loper :: paradigm lost

From: Phil Loper :: paradigm lost <paradigmlostdesign@gmail.com>
Sent: Saturday, February 27, 2021 7:46 AM
To: VirginiaVillageNeighborhoodOrg@gmail.com; kpvogel1@gmail.com
Subject: Rezoning Application Reach-Out
Attachments: ConceptSitePlan_1360SBirchSt_2-25-2021.pdf

Good morning Mr. Vogel,

I hope this email finds you well. I am reaching out to you today to inform you of the rezoning application process that I am just now beginning for the property located at 1360 S. Birch St., which lies within the boundary of the Virginia Village / Ellis Community Association neighborhood organization.

My proposed plan for this property is to rezone the lot to S-MU-3, subdivide it in half, creating two new +/- 5,644 square foot parcels, and then build two new duplex buildings consisting of 4 total 3 story residential units with 8 total garage parking spaces. I am hoping to have land entitlement completed in the next 6 months, with construction beginning in late summer / early fall of 2021, and have construction completed by the summer of 2022. Each proposed market-rate and for-sale unit would be approximately 3,172 finished square feet with a 2 car garage. Attached is the concept site plan for this proposed project for your reference.

With the new mixed-use redevelopment of the former CDOT headquarters located directly across the street and next to this property, I strongly believe that the proposed rezoning aligns extremely well with the current goals and strategies for growth within that pocket of the Virginia Village neighborhood.

After considering my proposal, I hope that you will reply to this email with a short note to express your strong support for the rezoning of this property. Please feel free to contact me with any questions or concerns that you might have. Thank you in advance for your help.

Best Regards,

Phil Loper
303.670.7911 (office)
303.956.7205 (cell)



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www.ParadigmLostDesign.com



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Phil Loper :: paradigm lost

From: Tim Carl <tcarl1967@hotmail.com>
Sent: Wednesday, March 24, 2021 2:48 PM
To: paradigmlostdesign@gmail.com
Cc: Kyle Vogel
Subject: RE: Proposed Rezoning at 1360 S. Birch St.

Unfortunately, I sent this accidentally without completing the response. Please see below:

Tim Carl

1665 S. Ginger Ct.
Denver, CO 80222
Cell: (303) 356-2936
tcarl1967@hotmail.com

Please contact me immediately if you are not the intended recipient of this communication and have received this communication in error. This communication may contain confidential, personal and or privileged information and is legally exempt from disclosure. If you are not the intended recipient of this communication do not; copy, forward, distribute, or take action relying on it. Any communication or copies received in error, or subsequent replies, should be deleted or destroyed.

From: Tim Carl
Sent: Wednesday, March 24, 2021 2:43 PM
To: paradigmlostdesign@gmail.com
Cc: Kyle Vogel <kpvogel1@gmail.com>
Subject: Proposed Rezoning at 1360 S. Birch St.

Good afternoon Mr. Loper:

On behalf of the Virginia Village / Ellis Community Association, we want to thank you for notifying us of your intentions to rezone land within our RNO (registered neighborhood organization) boundaries. As a representative of the Board through its Zoning & Development Committee, we have evaluated the proposal. Our input does not suggest that we either support or oppose this proposal. As a Board, we provide our members with information on land use activities and allow them to be informed on these matters. Only when members ask for us as a Board to take a position on a matter, do we take such action.

We offer the following:

- The proposed rezoning would change the existing site from S-SU-D to S-MU-3. The surrounding zoning generally supports this type of density and currently supports duplex development, with limitations
- The proposal appears consistent with the Comprehensive Plan and related documents
- The proposal appears to be compatible with surrounding uses

You will likely be subject to a Site Plan Review prior to construction occurring on the site. We welcome your continued engagement with our community in support of open communication and engagement.

Kind regards,

Tim Carl

1665 S. Ginger Ct.
Denver, CO 80222
Cell: (303) 356-2936
tcarl1967@hotmail.com

Please contact me immediately if you are not the intended recipient of this communication and have received this communication in error. This communication may contain confidential, personal and or privileged information and is legally exempt from disclosure. If you are not the intended recipient of this communication do not; copy, forward, distribute, or take action relying on it. Any communication or copies received in error, or subsequent replies, should be deleted or destroyed.

From: "Phil Loper :: paradigm lost" <paradigmlostdesign@gmail.com>
Date: February 27, 2021 at 7:46:16 AM MST
To: VirginiaVillageNeighborhoodOrg@gmail.com, kpvogel1@gmail.com
Subject: Rezoning Application Reach-Out

Good morning Mr. Vogel,

I hope this email finds you well. I am reaching out to you today to inform you of the rezoning application process that I am just now beginning for the property located at 1360 S. Birch St., which lies within the boundary of the Virginia Village / Ellis Community Association neighborhood organization.

My proposed plan for this property is to rezone the lot to S-MU-3, subdivide it in half, creating two new +/- 5,644 square foot parcels, and then build two new duplex buildings consisting of 4 total 3 story residential units with 8 total garage parking spaces. I am hoping to have land entitlement completed in the next 6 months, with construction beginning in late summer / early fall of 2021, and have construction completed by the summer of 2022. Each proposed market-rate and for-sale unit would be approximately 3,172 finished square feet with a 2 car garage. Attached is the concept site plan for this proposed project for your reference.

With the new mixed-use redevelopment of the former CDOT headquarters located directly across the street and next to this property, I strongly believe that the proposed rezoning aligns extremely well with the current goals and strategies for growth within that pocket of the Virginia Village neighborhood.

After considering my proposal, I hope that you will reply to this email with a short note to express your strong support for the rezoning of this property. Please feel free to contact me with any questions or concerns that you might have. Thank you in advance for your help.

Best Regards,

Phil Loper
303.670.7911 (office)
303.956.7205 (cell)



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1360 S BIRCH ST

Owner	RUPP,AMY R DENES,ATTILA C 1360 S BIRCH ST DENVER, CO 80222-3415
Schedule Number	06192-13-008-000
Legal Description	GARWOOD SUB L9
Property Type	SFR Grade C
Tax District	DENVER

Print Summary

Property Description			
Style:	1 STORY	Building Sqr. Foot:	725
Bedrooms:	2	Baths Full/Half:	1/0
Effective Year Built:	1946	Basement/Finish:	0/0
Lot Size:	11,250	Zoned As:	S-SU-D

Note: Valuation zoning may be different from City's new zoning code.

Current Year			
	Actual	Assessed	Exempt
Land		\$390,600	\$27,930 \$0
Improvements		\$1,000	\$70
Total		\$391,600	\$28,000

Prior Year			
	Actual	Assessed	Exempt
Land		\$390,600	\$27,930 \$0
Improvements		\$1,000	\$70
Total		\$391,600	\$28,000

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * 74.195 *

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	2/28/2021		
Original Tax Levy	\$1,038.73	\$1,038.74	\$2,077.47
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$1,038.73	\$0.00	\$1,038.73
Due	\$0.00	\$1,038.74	\$1,038.74

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) ⓘ	Y		
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: **\$2,019.25**

Assessed Value for the current tax year

Assessed Land	\$27,930.00	Assessed Improvements	\$70.00
Exemption	\$0.00	Total Assessed Value	\$28,000.00

LOT 9,
GARWOOD SUBDIVISION,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO



02/26/2021 04:20 PM
City & County of Denver
Electronically Recorded

R \$13.00

WD

D \$45.50

GENERAL WARRANTY DEED

State Doc Fee \$ 45.50

THIS DEED, made this 26th day of February, 2021, between

Amy R. Rupp and Attila C. Denes

of the County of Denver, State of Colorado, grantor(s), and

Philip G. Loper

whose legal address is 1360 S Birch Street, Denver, CO 80222, grantee(s):

WITNESSETH, That the grantor(s) for and in consideration of the sum of **Four Hundred Fifty-Five Thousand And No/100 Dollars (\$455,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, **not in tenancy in common but in joint tenancy**, all the real property together with improvements, if any, situate, lying and being in the County of Denver and State of Colorado described as follows:

Lot 9,
GARWOOD SUBDIVISION,
City and County of Denver, State of Colorado

and known by street and number as: 1360 S Birch Street, Denver, CO 80222

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs and assigns forever. And the grantor(s), for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except general taxes for the current year and subsequent years and subject to statutory exceptions.

The grantor(s) shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Amy R. Rupp

Attila C. Denes

State of Colorado

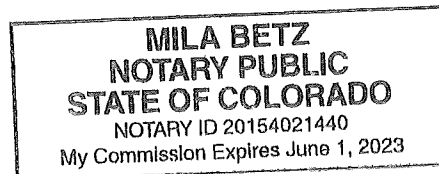
County of Arapahoe

The foregoing instrument was acknowledged before me this 26th of February, 2021 by Amy R. Rupp and Attila C. Denes.

Witness my hand and official seal.

Notary Public

My Commission Expires:



DUPLEX

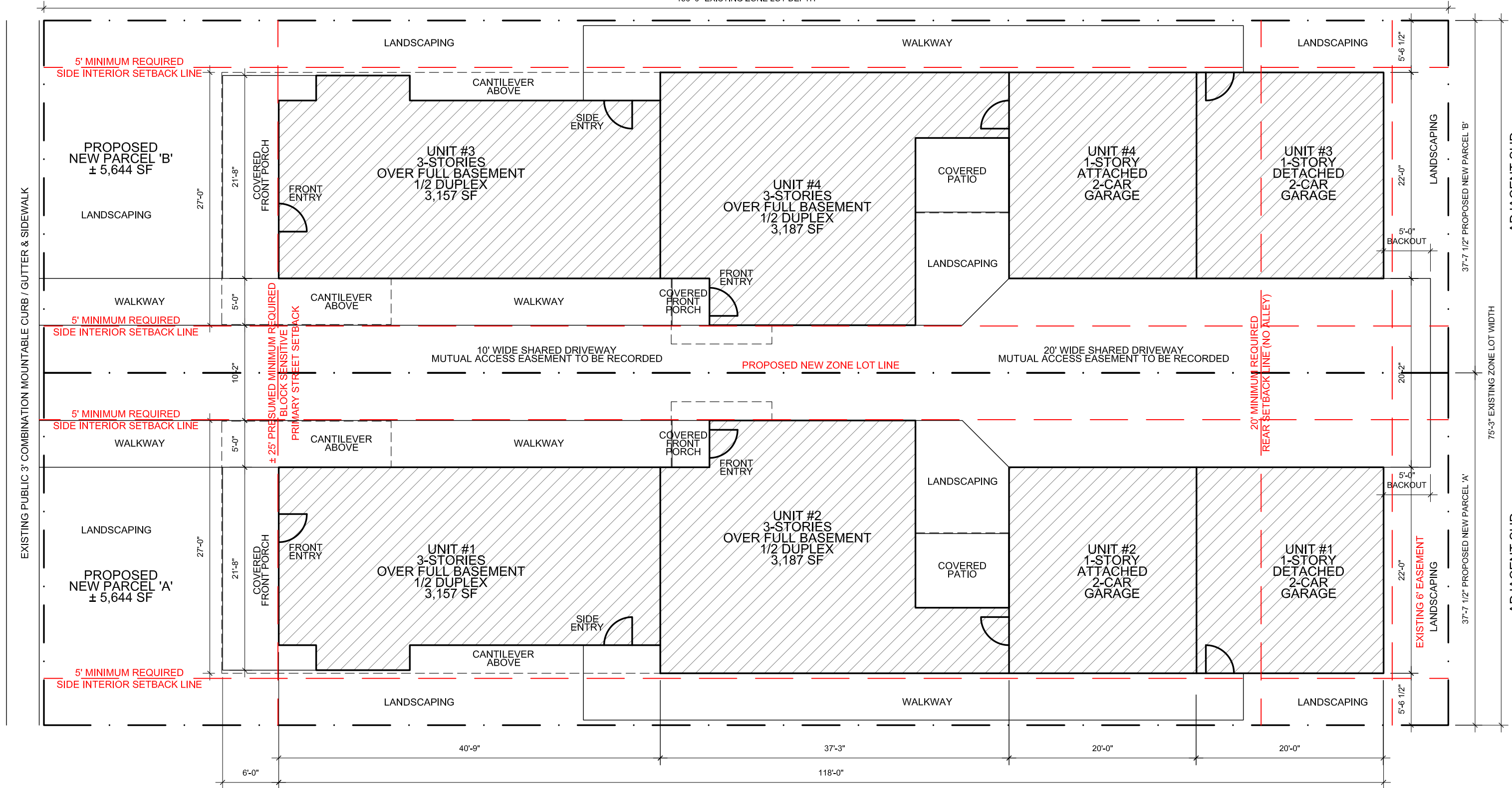
HEIGHT		S-RH-2.5	S-MU-3, -5, -8, -12, -20
A	Stories (max)	2.5	3
A	Feet (max)	30'	32'
	Feet, permitted height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'	
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	na
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	na
SITING		S-RH-2.5	S-MU-3, -5, -8, -12, -20
ZONE LOT			
	Zone Lot Size (min)	4,500 sf	4,500 sf
C	Zone Lot Width (min)	37.5'	37.5'
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH			
All S-RH and S-MU Districts			
		61' or Less	Greater than 61'
D	Primary Street, block sensitive setback required	yes	yes
D	Primary Street, where block sensitive setback does not apply (min)	20'	20'
E	Side Street (min)	5'	5'
F	Side Interior (min)	5'	5'
G	Rear, alley/no alley (min)	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%
PARKING BY ZONE LOT WIDTH			
	Parking and Drive Lot Coverage in Primary Street Setback (max %)	50%	50%
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec 3.3.7.6)	
H	DETACHED ACCESSORY STRUCTURES	See Sec. 3.3.4	
DESIGN ELEMENTS		S-RH-2.5	S-MU-3, -5, -8, -12, -20
BUILDING CONFIGURATION			
	Rooftop and/or Second Story Decks	See Section 3.3.5.2	
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks.	
I	Primary Street-Facing Attached Garage Door Width in first 50% of lot Depth (max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater	
	Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street (min)	10'	na
STREET LEVEL ACTIVATION			
J	Pedestrian Access, Primary Street	Entry Feature	
USES		All S-RH and S-MU Districts	
		Primary Uses shall be limited to Single Unit Dwelling and permitted Congregate Living, Residential Care and Nonresidential uses. See Division 3.4 Uses and Parking	
See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions			

EXHIBIT 'B':

ADJACENT SUD
ZONED S-SU-D

150'-0" EXISTING ZONE LOT DEPTH

SOUTH BIRCH STREET
(PRIMARY STREET)



ADJACENT PARKING LOT
ZONED S-MU-3

**CONCEPT SITE PLAN:
1360 SOUTH BIRCH STREET
ZONED S-SU-D**

**PROPOSED REZONING TO S-MU-3 AND ZONE LOT AMENDMENT TO SPLIT
PROPOSED 2-BUILDING 3-STORY 4 TOTAL 1/2 DUPLEX UNITS
WITH 8 TOTAL GARAGE PARKING SPACES
UTILIZING THE 'DUPLEX' BUILDING FORM**

52% OPEN SPACE PROVIDED



303.670.7911 (office)
303.956.7205 (cell)
PO Box 403
Evergreen, Colorado 80437
ParadigmLostDesign@gmail.com
www.ParadigmLostDesign.com