

Rezoning Application 2026-REZONE-0000032

Loretto Heights (3001 S Federal – 3058 S May Station Way Approx)

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PUD-G 41 DRAFT (**REDLINE**)

PUD-G 42 DRAFT (**REDLINE**)

Zone Map Amendment (Rezoning) for PUD - 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 FEE PAYMENT		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT	
Property Owner Name	See Attachment A	Representative Name	Matt Young (Denver Arts and Venue)
Address		Address	201 W COLFAX AVE
City, State, Zip		City, State, Zip	DENVER, CO 80202
Telephone		Telephone	303-597-8212
Email		Email	matt.young@denvergov.org
*Map amendment applications for a PUD district must be initiated by all (100%) of the owners, or authorized representatives, subject to the rezoning application (DZC Sec. 12.4.10.4.A.1)		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
SUBJECT PROPERTY INFORMATION			
Location (address(s) and/or boundary description):	Loretto Heights, 3001 S Federal Blvd + 3058 S MAY STANTON WAY APPROX (see attachment A)		
Assessor's Parcel Number(s):	0532218017000 + Multiple (See Attachment A)		
Area in Acres or Square Feet:	Total Sq Ft: 13,645 acres Sq Ft. DAV Parcel: 14,366 SF		
Current Zone District(s):	PUD G-24 and PUD G-25 Rezoning to PUD G-41 and PUD G-42		
PROPOSAL			
Proposed PUD Type (See DZC Section 9.6.1.3(A) to determine if General or Detailed):	<input checked="" type="checkbox"/> General PUD	<input type="checkbox"/> Detailed PUD	
Proposing Subareas:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
List the zone district(s) on which the PUD will be based:	This rezoning is a modification to PUD G-24 and PUD G-25.		
Deviations from Standard Zone District: Provide a list of proposed deviations from the standard zone district and a detailed explanation of why the deviation is needed. Please use an attachment, if necessary.	Deviation	Why deviation is necessary	
	See Attached B		
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	CPD (Sarah Kaplan)	
	<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	Email (CM Flynn)	
	<input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)		

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

<p style="text-align: center;"><u>X</u></p> <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.</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 section.</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, 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):</p>
<p>General Review Criteria DZC Sec. 12.4.10.7.A.1</p> <p>Only check this box if your application is not consistent with 12.4.10.7.A</p>	<p><input type="checkbox"/> Community Need Exception: The City Council may approve an official map amendment that does not comply with subsection 12.4.10.7.A if the proposed official map amendment is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.</p> <p>Please provide a narrative attachment describing how the requested zone district is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.</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 the public interest narrative attachment and for consistency with the neighborhood context and the stated purpose and intent of the proposed zone district.</p>	<p><input checked="" type="checkbox"/> Public Interest: The proposed official map amendment is in the Public Interest.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning is in the public interest of the city.</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>

<p>Additional Review Criteria for Rezoning to PUD District: The proposal must comply with all of the additional review criteria</p> <p>DZC Sec. 12.4.10.9</p> <p>Check boxes to the right to affirm and include a section in the review criteria narrative for each.</p>	<p><input checked="" type="checkbox"/> The PUD District (and the PUD District Plan) is consistent and complies with the intent, purpose, all applicable standards and criteria stated in Article 9, Division 9.6 (Planned Unit Development).</p> <p><input checked="" type="checkbox"/> The development proposed on the subject property is not feasible under any other Zone Districts, and would require an unreasonable number of variances or waivers and conditions.</p> <p><input checked="" type="checkbox"/> The PUD District, the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property.</p> <p><input checked="" type="checkbox"/> The PUD District, the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design).</p>
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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.
- Outreach documentation.** Pre-application outreach is required. The minimum requirement is outreach to the City Council District Office, Registered Neighborhood Organizations, and adjacent neighbors. Please describe all community outreach and engagement to these and any other community members or organizations. The outreach documentation must include the type of outreach, who was contacted or met with, the date of the outreach or engagement, and a description of feedback received, if any. If outreach was via email, please include a copy of the email chain. The outreach documentation attachment should be sent as a PDF or Word Doc, separate from other required attachments.

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)
- 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 is document is required.) (if applicable)
- Affordable Housing Review Team Acceptance Letter** (if applicable)

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) <small>(please type or print legibly)</small>	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</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
Mayor Mike Johnston City and County of Denver	1437 Bannock Street Denver, CO 80202		<i>Mike Johnston</i>	12/10/2025	A	YES NO n/a
						YES NO
						YES NO
						YES NO

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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</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
Loretto CLT LLC and Artscape Loretto LLC, wholly-owned subsidiaries of Urban Land Conservancy	2932, 3038, and 3040 S Loretto Way Denver, CO 80236 720-699-0322 sharman@urbanlandc.org		Sarah Harman <small>Digitally signed by Sarah Harman Date: 2025.06.10 10:58:45 -06'00'</small>	6/3/ 202 5	(B)	YES NO n/a
TRG Loretto Owner LLC Allison Jones Authorized Signatory	3056 S Pancratia Street Denver, CO 80236 ajones@trinsicres.com 970.819.9968		<i>Allison Jones</i>	9/24/25	A	<input checked="" type="checkbox"/> YES NO
	2922 S Loretto Way Denver, CO 80236				A	YES NO
	3045 S Federal Blvd Denver, CO 80236				A	YES NO

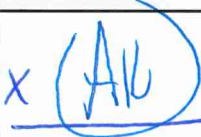
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EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
Pancratia Hall Partners LLC	3144 W. Frances Walsh Place, Denver, CO 80236	100%		10/07/25	A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO n/a
						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
						<input type="checkbox"/> YES <input type="checkbox"/> NO
						<input type="checkbox"/> YES <input type="checkbox"/> NO

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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</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
ACM Loretto VI LLC	3126 W Frances Place Apprx 3051 S Pancratia Street Denver, CO 80236 Mark Witkiewicz 303-984-9800 markw@westsideinv.com		X (A) 	10/7/2025	A	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
						YES NO
						YES NO
						YES NO

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Commun Denver Inc	2995 S Pancratia St Denver, CO 80236 262-325-9017 margaret@commundenver.org	100%	<i>Margaret Brugger</i>	10/09/2025	A	YES NO n/a
Commun Denver Inc	3046 + 3040 S Loretto Way Denver, CO 80236 262-325-9017 margaret@commundenver.	100%	<i>Margaret Brugger</i>	10/09/2025	A	YES NO
Commun Denver Inc	3200 W Cornell Dr 1 Denver, CO 80236 262-325-9017 margaret@commundenver.org	100%	<i>Margaret Brugger</i>	10/09/2025	A	YES NO
						YES NO

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Loretto, LLC Al Blum	2922 Max Dijulio St Denver, CO 80236 303-901-7441 alfie21@hotmail.com	100%	<i>al</i>	10/6/21	A	<input checked="" type="checkbox"/> YES
						YES NO
						YES NO
						YES NO



COMMUNITY PLANNING & DEVELOPMENT
REZONING GUIDE
 Rezoning Application Page 4 of 4

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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</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
MHMP 20 LORETTO LLLP / SHELLY MARQUEZ	2935 Pancratia St Denver, CO 80236 shelly.marquez@mercycousing.org	100%	DocuSigned by: <i>Shelly Marquez</i> 964350AD7FB94E7...	9/24/2025	(A)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> n/a
Loretto Heights Metropolitan District NO 1	3003 S Federal Blvd Denver, CO markw@westsideinv.com	100%	<i>[Signature]</i>		A	YES NO
Loretto Heights Metropolitan District NO 1	3128 W Frances Walsh Pl Denver, CO markw@westsideinv.com	100%	<i>[Signature]</i>		A	YES NO
Loretto Heights Metropolitan District NO 1	3091 S Federal Blvd APPRX Denver, CO markw@westsideinv.com	100%	<i>[Signature]</i>		A	YES NO



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Loretto, LLC Al Blum	2922 Max Dijulio St Denver, CO 80236 303-901-7441 alfie21@hotmail.com	100%	<i>Al Blum</i>	10/6/21	A	<input checked="" type="checkbox"/> YES
Loretto Heights Metropolitan District NO 1	3045 S Federal Blvd Denver, CO markw@westsideinv.com	100%	<i>Mark West</i>		A	YES NO
Loretto Heights Metropolitan District NO 1	2922 S Loretto Way Denver, CO markw@westsideinv.com	100%	<i>Mark West</i>		A	YES NO
Loretto Heights Metropolitan District NO 1	3005 S Machebeuf Ct. Denver, CO markw@westsideinv.com	100%	<i>Mark West</i>		A	YES NO

ATTACHMENT A

Parcel List

Schedule Number	Parcel Address	Property_OWNER_NAME	OWNER_ADDRESS	OWNER_CITY	OWNER_STATE	OWNER_ZIP
0532200053000	3045 S FEDERAL BLVD	LORETTO HEIGHTS METROPOLITAN DISTRICT NO 1	450 E 17TH AVE UNIT 400	DENVER	CO	80203-1254
0532200055000	2922 S LORETTO WAY	LORETTO HEIGHTS METROPOLITAN DISTRICT NO 1	450 E 17TH AVE UNIT 400	DENVER	CO	80203-1254
0532200056000	3005 S MACHEBEUF CT	LORETTO HEIGHTS METROPOLITAN DISTRICT NO 1	450 E 17TH AVE UNIT 400	DENVER	CO	80203-1254
0532200058000	3003 S FEDERAL BLVD	LORETTO HEIGHTS METROPOLITAN DISTRICT NO 1	450 E 17TH AVE UNIT 400	DENVER	CO	80203-1254
0532200065000	3128 W FRANCES WALSH PL	LORETTO HEIGHTS METRO DISTRICT NO 1	450 E 17TH AVE UNIT 400	DENVER	CO	80203-1254
0532218003000	3144 W FRANCES WALSH PL	PANCRATIA HALL PARTNERS LLC	2120 BLUEBELL AVE	BOULDER	CO	80302-8028
0532218006000	2995 S PANCRATIA ST	COMMUN DENVER INC	2288 S TENNYSON ST	DENVER	CO	80219-5120
0532218007000	2935 S PANCRATIA ST	MHMP 20 LORETTO LLLP	1600 BROADWAY STE 2000	DENVER	CO	80202-4929
0532218013000	3046 S LORETTO WAY	COMMUN DENVER INC	2288 S TENNYSON ST	DENVER	CO	80219-5120
0532218015000	2932 S LORETTO WAY	ARTSCAPE LORETTO LLC	1600 N DOWNING ST STE 300	DENVER	CO	80218-1533
0532218020000	3200 W CORNELL DR	CITY & COUNTY OF DENVER	201 W COLFAX AVE DEPT 406	DENVER	CO	80202-5330
0532218022998	3038 S LORETTO WAY	LORETTO CLT LLC	1600 N DOWNING ST STE 300	DENVER	CO	80218-1533
0532218024000	3038 S LORETTO WAY	LORETTO CLT LLC	1600 N DOWNING ST STE 300	DENVER	CO	80218-1533
0532218025000	3200 W CORNELL DR BLDG 1	COMMUN DENVER INC	2288 S TENNYSON ST	DENVER	CO	80219-5120
0532222003000	3056 S PANCRATIA ST	TRG LORETTO OWNER LLC	8235 DOUGLAS AVE STE 950	DALLAS	TX	75225-6017
0532222005000	2992 S MAX DIJULIO CT APPRX	LORETTO LLC	5450 GREENWOOD PLAZA BLVD STE 200	GREENWOOD VILLAGE	CO	80111-2112
0532218022000	3040 S LORETTO WAY	LORETTO CLT LLC	1600 N DOWNING ST STE 300	DENVER	CO	80218-1533
0532218023000	3040 S LORETTO WAY	COMMUN DENVER INC	1114 W 7TH AVE	DENVER	CO	80204-4439
0532200057000	3091 S FEDERAL BLVD APPRX	LORETTO HEIGHTS METROPOLITAN DISTRICT NO 1	450 E 17TH AVE UNIT 400	DENVER	CO	80203-1254
0532200064000	3126 W FRANCES WALSH PL APPRX	ACM LORETTO VI LLC	8350 E CRESCENT PKWY STE 200	GREENWOOD VILLAGE	CO	80111-2858
0532218027000	3051 S PANCRATIA ST	ACM LORETTO VI LLC	8350 E CRESCENT PKWY STE 200	GREENWOOD VILLAGE	CO	80111-2858

ATTACHMENT B
Explained Deviations

DEVIATIONS EXPLAINED

Since the boundaries for both PUD G-24 and PUD G-25 are changing, the rezoning will result in the creation of two new PUDs.

PUD G-24 → PUD G-41

PUD G-24 will be rezoned to PUD G-41 and will introduce a new subarea (Subarea C). Subarea C includes the parcel located at 3058 S. May Station Way (approximately 14,366 square feet).

Subarea C will follow the base zone district of CMP-EI2, consistent with Subarea B.

There are three deviations requested:

1. Height

The maximum height is reduced to 4 stories or 55 feet. The Loretto Heights Small Area Plan recommends a transition from the campus core to the adjacent residential area. Properties directly to the north and west within the PUD are zoned S-RH-2.5, which allows up to 3 stories (45 feet). This reduced height helps create an appropriate transition between the campus core and surrounding residential areas.

2. Primary Street Setback

The primary street setback is increased from 0 feet to 20 feet to align with the established setback pattern in the adjacent zone district to the north and west (PUD G-25 / S-RH-2.5), creating a more consistent streetscape.

3. Bulk Plane (Side Interior Zone Lot Line)

A bulk plane standard is introduced along the side interior zone lot line to provide additional height transitions adjacent to the residential properties to the west, which are within a protected district.

There are **no changes proposed to Subareas A and B.**

PUD G-25 → PUD G-42

PUD G-25 will be rezoned to PUD G-42. The only change is a boundary adjustment to remove the parcel at 3058 S. May Station Way. No other changes to the PUD standards are proposed.

ATTACHMENT C
Review Criteria

Rezoning Narratives

The City Council may approve a rezoning application if the proposed rezoning complies with:

I. 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 the adoption of the City's plan.

There are three adopted plans that apply to the subject area:

- A. Comprehensive Plan 2040**
- B. Blueprint Denver (2019)**
- C. Loretto Heights Small Area Plan**

These plans are detailed further on the following pages.

A. Comprehensive Plan 2040

The proposed rezoning by changing the boundaries is still consistent with the goals and strategies within the Comprehensive Plan 2040. More specifically, it furthers the following equity, community design, and climate related strategies:

- Equitable, Affordable and Inclusive Goal 1 – Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (p. 28).
- Strong and Authentic Neighborhoods Goal 2, Strategy C – Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm (p. 34).
- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium- capacity transit corridors (p. 54).

The proposed amendment is consistent with the Comprehensive Plan 2040's Equitable, Affordable and Inclusive Goal to ensure all Denver residents have safe, convenient, and affordable access to basic services and a variety of amenities.

B. Blueprint Denver (2019)

Blueprint Denver is Denver's citywide, long range, land use and transportation plan, adopted by City Council in 2019 as a supplement to Comprehensive Plan 2040. The proposed rezoning will promote development that supports the complete neighborhood and transportation network vision in Blueprint Denver, including neighborhood context, future place, street type and growth guidance.

Following are exhibits from Blueprint Denver and further discussion on Neighborhood Context, Future Places, Street Types, Growth Strategies identified in Blueprint Denver.

- A. Neighborhood Contexts
- B. Future Places
- C. Growth Strategies
- D. Adjacent Street Types

A. Neighborhood Contexts

Referencing Blueprint Denver, the site is home to three different context designations in the future: Urban, District, and Suburban as shown in Figures 1 and 2. The change in zoning is consistent with the context.

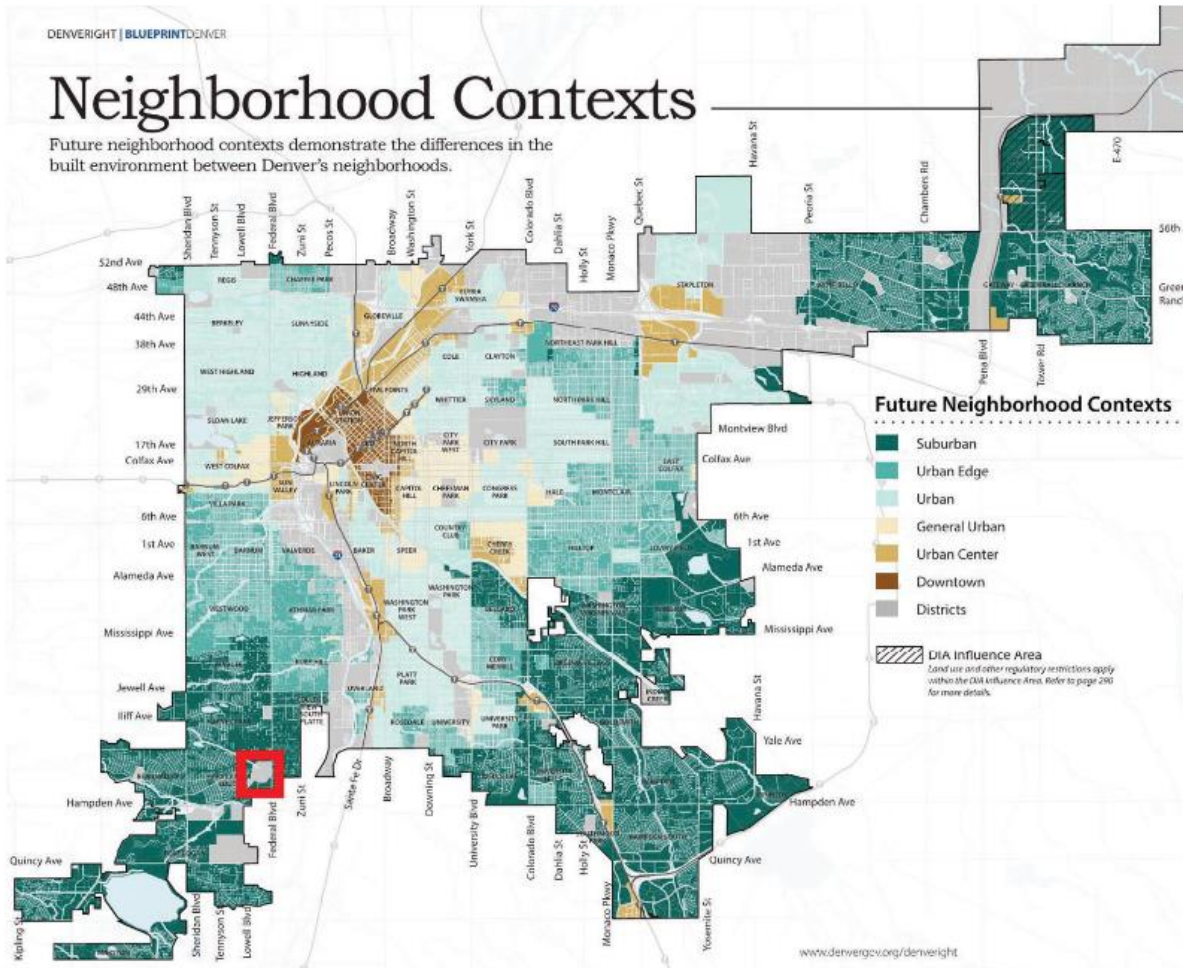


Figure 1: Blueprint Denver - Neighborhood Contexts

- a. **Urban** – Blueprint Denver describes, Urban, as “widely distributed throughout the city. Homes vary from multi-unit developments to compact single-unit homes. Development in this context should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity. Residents living in this context have access to varied transit options and amenities. The urban context is walkable due to a predictable street grid in residential areas and the availability of transit and dedicated bike lanes. These areas offer access to neighboring areas and commercial nodes, with some small mixed-use nodes within the neighborhood.”(Section 5.3)
- b. **District** - Districts are areas with a specially designed purpose, such as educational campuses, civic centers or manufacturing areas. (Section 5.7.1 Blueprint Denver)
- c. **Suburban** - The suburban context represents the most varied development in Denver’s neighborhoods. Homes in this context are largely single-unit, but can

also include higher intensity residential. Commercial development is focused along main corridors and centers bordering residential areas. Although this context is more auto-oriented than others, there should still be quality multimodal connectivity. The aspiration of the suburban context in Denver is different than traditional suburban development of the past. Especially compared to other parts of the metro area, Denver's suburban areas are still more urban in nature and suburban places should reflect that. (section 5.1)

In response to the three Blueprint Denver neighborhood designations on-site, Loretto Heights is requesting a map amendment to support these uses. To achieve "suburban" neighborhood qualities the land adjacent to the residential neighborhoods on the north and west are proposed to be rezoned to a "Residential PUD," which is based on districts in the Suburban neighborhood context. To achieve "district" neighborhood qualities the existing campus would be rezoned as a "Campus Core PUD," which is based on a campus zone district. The rezoning will maintain this recommendations with the proposed boundary changes.

B. Future Places

Outlined in Blueprint Denver, the Loretto Heights' site is home to six different "future place" designations, which accompany the three "neighborhood context" designations referenced in the previous section. Below we will breakdown the six future place designations and narrate how the proposed zoning is supporting that intricate network of designations.

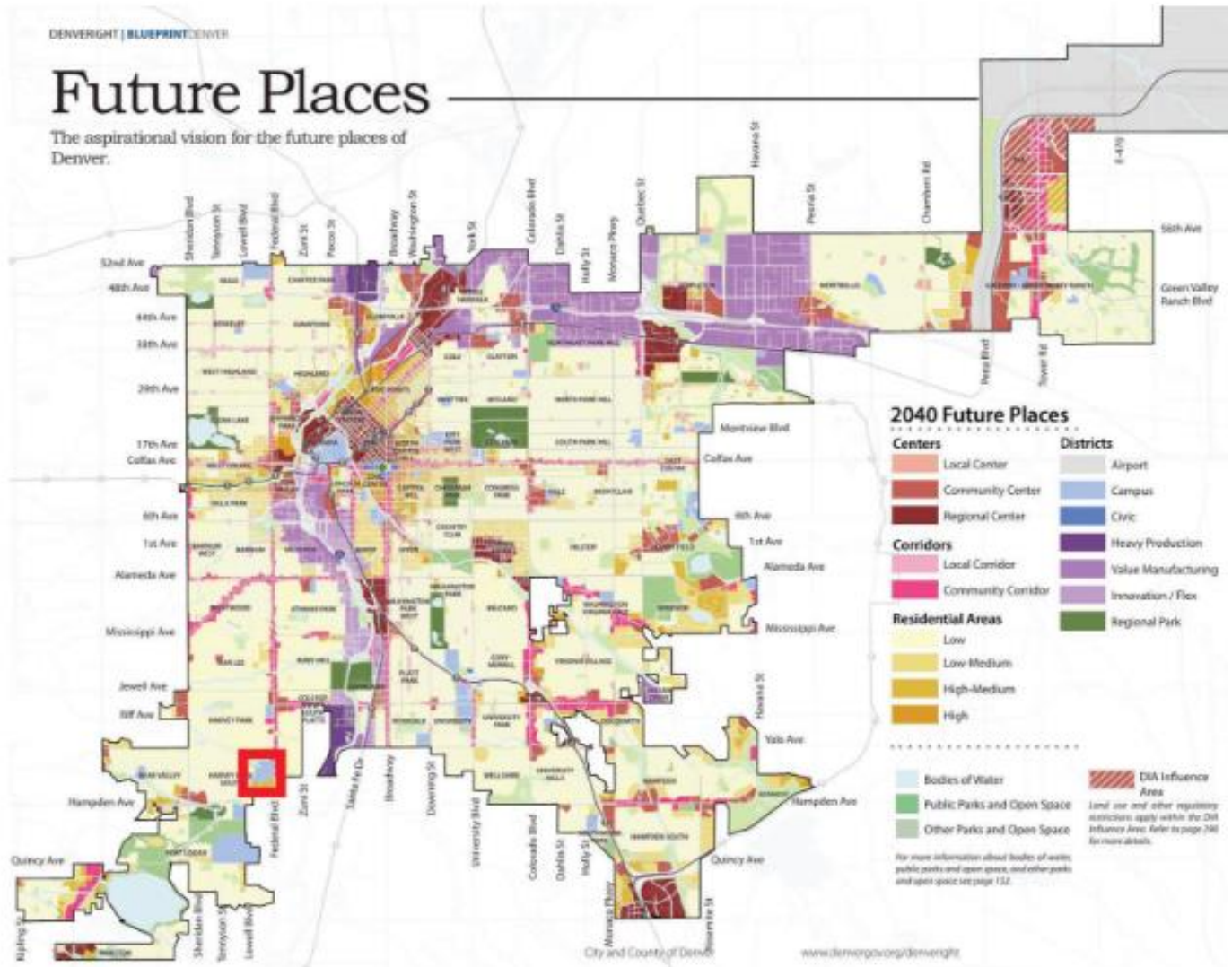


Figure 4: Blueprint Denver – Future Places

- a. **Community Center** - “Typically provides some mix of office, commercial and residential uses. A wide customer draw both of local residents from surrounding neighborhoods and from other parts of the city. Activity levels will vary depending on the type and mix of uses. Buildings are larger in scale than local centers and orient to the street or other public spaces. Strong degree of urbanism with mostly continuous building frontages to define the public realm. Heights are generally up to 5 stories. Open spaces promote social interaction and respond to the distinct uses within the center. Green infrastructure can serve the needs of a site or the surrounding area. Public spaces are flexible to benefit different types of users and daily activities through” (5.3.3)
- b. **Community Corridor**- “Typically provides some mix of office, commercial and residential uses. Have a distinctly linear orientation along the street. Lot coverage is typically higher, with open spaces that are often accommodated by spaces between buildings rather than along the street. Heights are generally up to 5 stories.”

- c. **Campus** - “Campus districts each have a primary purpose such as education or medical services. These environments often provide retail, restaurants, offices and residential uses to support the primary use and serve the surrounding neighborhoods.” (section 5.7.3 Blueprint Denver)
- d. **Residential High-Medium** - “Contains a mix of medium-scale, multi-unit residential types and can accommodate compatible commercial/retail uses. Buildings are generally up to 5 stories in height. Building heights and scaling help provide transitions to adjacent places.” 5.1.5
- e. **Residential 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. 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.”
- f. **Residential Low** “Generally characterized by single-unit uses on larger lots. Buildings are typically up to 2.5 stories in height. Outdoor space is generally privatized in the form of larger yards in the front and rear. Public parks provide open space and recreation. Canopy trees should be appropriately spaced and abundant within the right-of-way and on private property.” 5.1.5

The request is consistent with the overall intent of Blueprint Denver’s neighborhood contexts map and the future places.

C. Growth Strategy

Blueprint Denver’s growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject is one of the many areas indicated as “All other areas of the city.” These areas anticipate 10% of new jobs growth and 20% of housing growth in the city by 2040 (p. 51).

D. Adjacent Street Types

In Blueprint Denver, street types work together with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). Federal Boulevard – including at 3001 South Federal Boulevard, where the subject property is located – is classified as a Mixed-Use Arterial. Arterial streets are designed for the highest degree of movement and access. Furthermore, streets designated as Mixed Use provide a “varied mix of uses including retail, office, residential and restaurants. Buildings are pedestrian-oriented, typically multi-story, usually with high building coverage with a shallow front setback. A street wall is present, but may vary” (p. 159). Note that residential Collectors are located in the surrounding neighborhoods, although not immediately adjacent to the subject property.

E. Plan Policies and Strategies

The proposed rezoning supports multiple plan and policy objectives that are outlined in Blueprint Denver. Among them:

- The Community Goals are supported by this rezoning by “...promoting enduring and compatible design that responds to an evolving community while embracing historic assets and cultural heritage.” (Goal #8, Pg. 23)
- Land-use and Built Form Recommendations 4-B and 6D (pg 92-93) in particular and Design Quality and Preservation Policies in general, as the proposed rezoning supports the preservation of the existing theater and its renovation through the implementation of adjacent parking to support the theater.

F. Plan Policies and Strategies

Blueprint Denver outlines four key equity concepts—Access to Opportunities, Vulnerability to Displacement, Housing Diversity, and Jobs Diversity—to guide growth in a way that benefits all residents. In this case, the proposed rezoning (maintaining the existing PUD and change to boundaries) is intended to improve walkability, expand access to amenities, and introduce a broader mix of housing and job opportunities. While the area currently has lower access to opportunity and higher vulnerability to displacement, the rezoning aims to address these challenges by increasing residential density, supporting affordable housing options, and creating a more diverse range of employment opportunities, ultimately promoting a more equitable and sustainable community.

C. Loretto Heights Small Area Plan

The Loretto Heights Small Area Plan was produced through a City-led Area Plan process that began in September of 2018 and which was adopted by City Council in September, 2019. The Area Plan process engaged the community to better understand their existing conditions and needs, as well as their future goals and vision for their community.

Future Neighborhood Context

The Loretto Heights development includes three Future Neighborhood Contexts: Urban along the east, Suburban along the north and west, and District within the campus core. (See Future Neighborhoods above under Blueprint Denver.)

Future Neighborhood Contexts

Suburban

The suburban context is significantly influenced by the needs of the automobile although there are both walkable and bikeable areas with some access to transit. Homes in the suburban context are largely single-unit but can also include smaller lot sizes, higher intensity residential such as multi-unit structures and apartment buildings. Commercial development is typically located along main corridors and in centers bordering residential areas.

Urban

The urban context is walkable, with a lower reliance on single-occupancy vehicles, due to a predictable street grid, bike infrastructure and the availability of transit. Homes in this context vary from multi-unit developments to compact single-unit homes. Mixed-use buildings are sited in a pedestrian-friendly manner near the street. Parking is generally located behind buildings or on-street.

Districts

Districts are contexts with a specially designed purpose. Although they have a strong primary purpose, these places can also be mixed-use and offer a diverse range of amenities and complementary services to support the district's primary function. Block patterns, building height, orientation, urban design and mobility connections in this context can vary based on specific use. Many districts provide large scale public open space and community gathering areas.

Figure 2.1. Neighborhood Contexts



Figure 11: Small Area Plan - Future Neighborhood Context

Future Places

The Loretto Heights development includes six Future Place Types: Community Center and Community Corridor along Federal Boulevard; Residential High-to-Medium, Medium-to-Low and low-density Residential along the north and west; and the Campus future place type in the existing campus core. (See Future Places above under Blueprint Denver.) The following exhibit is from the Loretto Heights Small Area Plan. (p. 39)

Future Places

Centers: The community expressed a desire for the creation of a strong commercial core within the redevelopment of the Loretto Heights campus. In fact, the number one hope and opportunity comment (25% of comments) in the land use category centered around the creation of a community destination for residents and visitors alike, with a variety of mixed-use, commercial and retail activity.

Corridors: The community identified the transformation of Federal Boulevard from a dangerous, automobile-dominated state highway to a safe and vibrant community corridor. As safety improvements are made along the corridor and the Loretto Heights campus redevelops, Federal Boulevard should become a larger target for investment and revitalization.

Residential Areas: The community consistently recognized the need for a variety of housing options within the redevelopment of the Loretto Heights campus but advocated for residential development to be properly scaled with the surrounding context and of high quality design. Along the western and northern border of the Loretto Heights campus, there is a strong desire to keep like-for-like when it comes to residential character. That is to say that the community encourages single-unit homes adjacent to single-unit homes with a transition to higher intensity the closer you get to the core of the campus. To the south of the Loretto Heights campus the community supports maintaining the higher intensity of residential uses – high medium – which has already been established.

Figure 22: Future Places

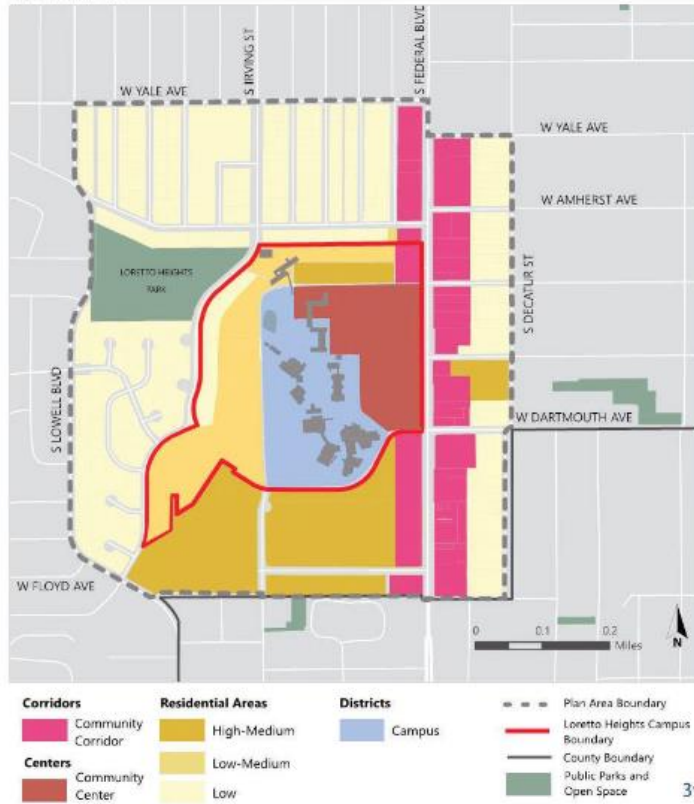
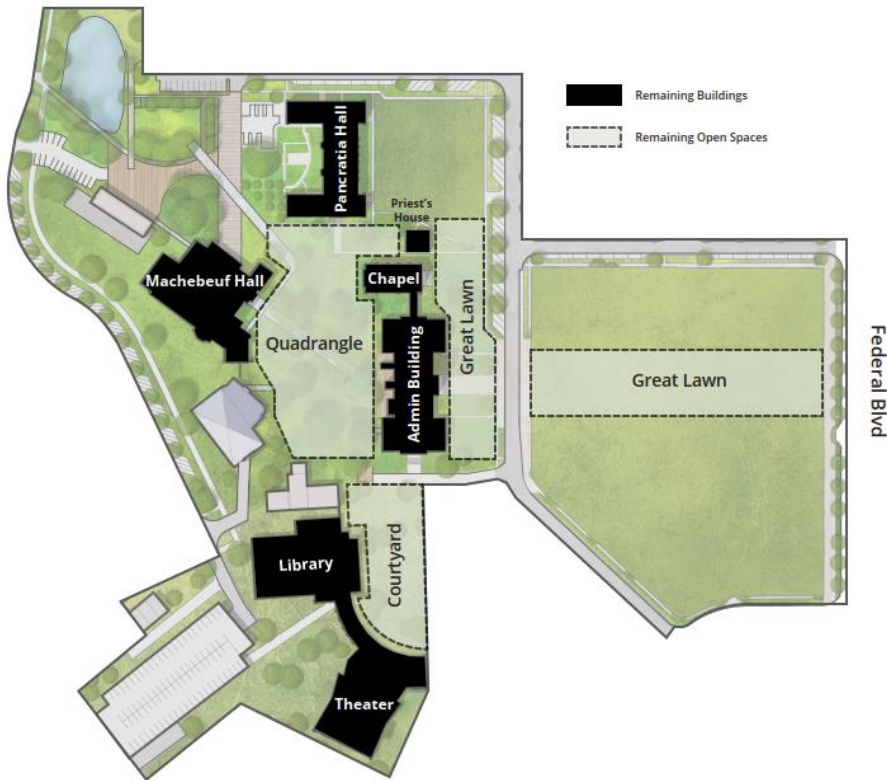


Figure 12: Small Area Plan- Future Places

Note that the Urban Neighborhood Context from Future Neighborhoods mirrors The Community Centers and Corridors indicated in the Future Places Exhibit, indicated above from the Loretto Heights Small Area Plan.

This graphic depicts the existing buildings and open spaces within the Campus Core PUD area that the Small Area Plan indicates as priority historic resources.



II. Public Interest

The proposed official map amendment furthers the public interest of the City.

The City has adopted multiple plans in the interest of public health, safety and the general welfare including Comprehensive Plan 2040 and Blueprint Denver. As described in detail above, the legislative rezoning furthers the goals, policies and strategies in these City plans, and thus by implementing them furthers the health, safety and welfare of the City.

III. Consistency With the Neighborhood Context and With the Intent of the Proposed Zone District(s)

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 Districts.

Campus Core PUD (PUD G-41)

The general purpose of PUD-G 41 is to:

- 1.2.1 Create a community destination.
- 1.2.2 Facilitate redevelopment of the former Loretto Heights campus with mixed-use residential and commercial uses and amenities.

1.2.3 Ensure preservation and rehabilitation of the Remaining Buildings and Remaining Open Spaces defined in PUD-G 41 Section 1.1.2 while facilitating their original use and adaptive reuse.

1.2.4 Achieve significant additional public benefits including publicly accessible open space that draws residents and visitors into the site from surrounding neighborhoods, allows for circulation around the site, outdoor events and dining, and which provides space for shared mobility devices like bicycles.

More specifically, PUD-G 41 is intended to:

1.3.1 Facilitate compatible development through the use of appropriate building form and design that provides a mix of residential and commercial uses and amenities that respond to the surrounding Suburban and Urban Neighborhood Contexts.

1.3.2 Encourage pedestrian-activated spaces as envisioned in the City's adopted plans.

1.3.3 Preserve and complement character-defining features of the Remaining Buildings and Remaining Open Space.

1.3.4 Ensure quality, human-scaled building design that respects both the overall historic development pattern and design integrity of the Loretto Heights Campus.

1.3.5 Protect and frame key views identified in the Loretto Heights Small Area Plan and ensure that new buildings do not rise above the roofline height of the H-shaped portion of the Administration Building.

The proposed Campus PUD map amendment is consistent with the existing Loretto Heights Campus Core – which serves as the Campus PUD's applicable neighborhood context – in that it establishes a zone district and context where remaining buildings and open spaces have already created a community destination, and the PUD establishes the ways by which this zone district and context may evolve in ways that are complimentary to the context and supportive of Blueprint Denver and Small Area Plan guidance and goals.

Residential PUD (PUD G 42)

The general purpose of PUD-G 42 is to facilitate the redevelopment of the former Loretto Heights campus in a responsible and sustainable way and that is compatible with the established residential character found in the adjacent neighborhoods. Future growth and development will take advantage of the unique topography of the site and incorporate an enhanced open space network.

More specifically, PUD-G 42 is intended to:

1.3.1 Allow mixed residential development that contributes to the vibrancy of the surrounding neighborhood and facilitates a transition between future mixed uses in the Campus Core, and existing residential to the west and north.

1.3.2 Facilitate compatible development through the use of appropriate building form and design standards and guidelines that respond to the surrounding Suburban and Urban Contexts.

1.3.3 Encourage pedestrian-activated spaces and connections as envisioned in the City's

adopted plans.

1.3.4 Allow uses and building forms at a scale that is compatible with the surrounding residential neighborhoods and the future mixed-use in the Campus Core.

1.3.5 Ensure quality, human-scaled building design, particularly along South Irving Street/South Julian Street.

1.3.6 Create an enhanced open space network of trails, parkways, and turf that is thoughtfully woven into the neighborhood and connects future residential to regional and local assets like Loretto Heights Park.

The proposed Residential PUD map amendment is consistent with the surrounding applicable neighborhood contexts in that it establishes appropriate future development compatible with the existing neighborhoods to the north and west of Loretto Heights as well as to the Campus Core PUD, which is located south and east of the Residential PUD. Allowable future development will be scaled to honor existing adjacent neighborhoods, allow for a diversity of possible residential types, and promote sustainable development throughout.

IV. Consistency With the Neighborhood Context and With the Intent of the Proposed Zone District(s)

Additional Review Criteria for Rezoning to PUD District (12.4.10.9)

VI-a. PUD G-41 (Campus Core PUD)

A. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of this Code.

9.6.1.1 General Purpose and Intent

A. The general purpose of a Planned Unit Development zone district (“PUD District”) District is to provide an alternative to conventional land use regulations, combining use, density, site plan and building form considerations into a single process, and substituting procedural protections for the more prescriptive requirements in this Code. The PUD District is intended to respond to unique and extraordinary circumstances, where more flexible zoning than what is achievable through a standard zone district is desirable and multiple variances, waivers, and conditions can be avoided.

B. “Unique and extraordinary circumstances” that justify use of a PUD District include, but are not limited to, the following:

1. Where a development site has special physical characteristics, including but not limited to irregular or odd-shaped lots, or lots with significant topographical barriers to standard development or construction practices;

2. Where a customized zoning approach is necessary to protect and preserve the character

of a historic structure or a historic district;

PUD G-41 is consistent with the intent and purpose of PUDs because the subject site has special physical characteristics and assets. Specifically, the existing Remaining Buildings and Remaining Open Spaces indicated in PUD G-41 are a vital part of this zone district, and the PUD addresses how these Remaining Buildings and Remaining Open Spaces are to be treated.

Additionally, site topography warrants the two Subareas indicated in PUD G-41 which allow for heights and stories within the zone district – and across varying topography – while honoring guidance in the Loretto Heights Small Area Plan and Blueprint Denver, as well as the Ruby Hill View Plane. Such height allowances and specificity is not provided in standard zone districts. (Note that both Subareas within PUD G-41 limit heights and stories to be less than what is currently allowed under the existing CMP-EI2 zoning.)

B. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6

The PUD District complies with all standards and criteria stated in Division 9.6.

C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions.

The PUD is necessary because there is no standard zone district the addresses existing Remaining Buildings and Remaining Open Spaces, nor the topography outlined in PUD G-41.

D. The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property.

PUD-G-41 establishes uses that honor guidance provided in the Loretto Heights Small Area Plan and Blueprint Denver, which recommends adaptive re-use of existing Remaining Buildings and mixed-use development throughout the zone district.

E. The PUD District and the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design.)

PUD G-41 establishes limits to height and stories with Subarea A (5 stories/70') and Subarea B (8 stories/110'), and Subarea C (4 stories/55') which are less than the current CMP-EI2 zoning. These heights are consistent with guidance in the Loretto Heights Small Area Plan and Blueprint Denver, as well as the Ruby Hill View Plane.

Furthermore, building forms, setbacks, and – in particular – treatment of Remaining Buildings and Remaining Open Spaces are specified in PDU G-41, such that future development and adaptive re-use of existing buildings with the PUD will both be in keeping with the existing campus context and the Remaining Buildings and Open Spaces that are in the zone district.

VI-b. PUD G-42 (Residential PUD)

A. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of this Code.

9.6.1.1 General Purpose and Intent

A. The general purpose of a Planned Unit Development zone district (“PUD District”) District is to provide an alternative to conventional land use regulations, combining use, density, site plan and building form considerations into a single process, and substituting procedural protections for the more prescriptive requirements in this Code. The PUD District is intended to respond to unique and extraordinary circumstances, where more flexible zoning than what is achievable through a standard zone district is desirable and multiple variances, waivers, and conditions can be avoided.

B. “Unique and extraordinary circumstances” that justify use of a PUD District include, but are not limited to, the following:

1. Where a development site has special physical characteristics, including but not limited to irregular or odd-shaped lots, or lots with significant topographical barriers to standard development or construction practices;
2. Where a customized zoning approach is necessary to protect and preserve the character of a historic structure or a historic district;
3. Where the proposed scale or timing of a development project demands a more customized zoning approach to achieve a successful, phased development

PUD G-42 is consistent with the intent and purpose of PUDs because the subject site has special physical characteristics, including significant topographical barriers to standard development and construction processes, other special and unique physical assets, and the development is of a proposed scale that demands a more customized zoning approach to achieve a phased development.

Specifically, the site topography warrants custom zoning language and requirements to address building-specific or frontage specific base planes, building separation, roof pitches, stories, height, and frontage of homes on open spaces. The Remaining Open Space, including the historic cemetery, are additional special physical characteristics and assets in which PUD G-42 facilitates appropriate buffering, landscaping, and preservation. Finally, the proposed

development is likely to take multiple years, so the PUD G-42 helps facilitate a common thread through all phases.

B. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6

The PUD District complies with all standards and criteria stated in Division 9.6.

C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances, waivers, and conditions.

The PUD is necessary because there is no standard zone district that addresses existing the significant topographic barriers, special physical characteristics such as the Remaining Open Spaces and cemetery, or the proposed scale of the development as outlined in PUD G-42.

D. The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property.

PUD-G-42 establishes uses that honor guidance provided in the Loretto Heights Small Area Plan and Blueprint Denver, which recommends preservation of the Cemetery Remaining Open Space, promotes diverse and affordable housing mixes within the zone district, and promotes sustainable building practices through flexibility in building height and form.

E. The PUD District and the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design.)

PUD G-42 establishes building forms that are compatible with surrounding neighborhoods, which are predominantly low-to-medium density adjacent to PUD G-42. The PUD allows for low-to-medium density residential development, and it specifies how heights, setbacks, and frontages are to be considered within the topography of the zone district as well as ensure appropriate transition to the future Campus Core neighborhood.

Furthermore, following guidance in the Loretto Heights Small Area Plan, publicly accessible open spaces with buildings fronting them are indicated within the PUD to promote health and wellness opportunities for the public through the multiple trails, greenways, and parks. The Small Area Plan indicates neighborhood use trails and open spaces, and the PUD provides guidance for how these trails and open spaces are to be developed within the zone district to promote pedestrian and bicycle use over the automobile.

VII. Deviations From Standard Zone District:

VII-a. Deviations in PUD G-41 (Campus Core PUD):

The Campus Core PUD G-41 deviates from the PUD G-24 in that:

Introduces Subarea C following the base zone district of CMP-EI2.

There are three deviations requested:

1. Height

The maximum height is reduced to 4 stories or 55 feet. The Loretto Heights Small Area Plan recommends a transition from the campus core to the adjacent residential area. Properties directly to the north and west within the PUD are zoned S-RH-2.5, which allows up to 3 stories (45 feet). This reduced height helps create an appropriate transition between the campus core and surrounding residential areas.

2. Primary Street Setback

The primary street setback is increased from 0 feet to 20 feet to align with the established setback pattern in the adjacent zone district to the north and west (PUD G-25 / S-RH-2.5), creating a more consistent streetscape.

3. Bulk Plane (Side Interior Zone Lot Line)

A bulk plane standard is introduced along the side interior zone lot line to provide additional height transitions adjacent to the residential properties to the west, which are within a protected district.

VII-b. Deviations in PUD G-42 (Residential PUD):

None other than changing the boundary to remove a parcel.

ATTACHMENT D
Community Engagement

Young, Matt - AVD Senior Project Manager

From: Simonet, Stacy B. - CC Marketing and Communications Specialist
Sent: Wednesday, April 9, 2025 11:12 AM
To: Young, Matt - AVD Senior Project Manager; Navas-Nieves, Tariana (she|her|ella) - AVD Deputy Director; Guidotti (she/her), Georgina - AVD Business Operations, Cultural Affairs
Cc: Flynn, Kevin J. - CC Member District 2 Denver City Council
Subject: Re: Loretto Heights Re-Zoning Discussion: DAV & CM Flynn

Follow Up Flag: Follow up
Flag Status: Completed

Hi Matt.

Here is a link to the digital newsletter that went to 1,635 email addresses:

[https://myemail.constantcontact.com/April-2025-News-from-Council-District-](https://myemail.constantcontact.com/April-2025-News-from-Council-District-2.html?soid=1138291841091&aid=6QglspAaKGQ)

[2.html?soid=1138291841091&aid=6QglspAaKGQ](https://myemail.constantcontact.com/April-2025-News-from-Council-District-2.html?soid=1138291841091&aid=6QglspAaKGQ) I am hesitant to send you the mailing list — we ensure their emails won't be shared. Is that necessary?

We are finishing up the printed newsletter that goes to press on Friday and should be in mailboxes about two weeks later. That goes to 20,000 households. We are very tight on space in this newsletter and most people won't find the rezoning of interest. Do you feel like you have enough coverage with your newsletter and mailer? I will make room for this if you think it's necessary. I can send the mail list to you if we include it.



Stacy Simonet
Senior Council Aide

Phone: 720-337-2222 Direct: 720-337-2221

Web: denvergov.org/district2

Address: 3100 S. Sheridan Blvd., Unit D

[Sign up for our digital newsletter](#)



From: Young, Matt - AVD Senior Project Manager <Matt.Young@denvergov.org>

Sent: Tuesday, April 8, 2025 9:41 AM

To: Simonet, Stacy B. - CC Marketing and Communications Specialist <Stacy.Simonet@denvergov.org>; Navas-Nieves, Tariana (she|her|ella) - AVD Deputy Director <Tariana.Navas@denvergov.org>; Guidotti (she/her), Georgina - AVD Business Operations, Cultural Affairs <Georgina.Guidotti@denvergov.org>

Subject: RE: Loretto Heights Re-Zoning Discussion: DAV & CM Flynn

Good Morning Stacy –

I am assembling all the documentation for our rezoning application and was hoping to coordinate with you for some of the back up for community engagement.

SHARE:

[Join Our Email List](#)

Councilman Kevin Flynn HIGH POINTS



News from Denver City Council District 2
Council District 2 has the highest natural point in Denver

April 2025



A note from Councilman Kevin Flynn



In northwest Denver, a duplex (left) is nestled in next to a small, single-family home. A new planning project could allow duplex to four-unit apartment houses on all lots currently zoned for single-family homes.

Housing and parking projects need your input

As the Southwest and Far Southwest Area Plans enter their final leg toward adoption by the City Council later this year, the city's Community Planning and Development office will be starting two more planning projects for which I need your input and opinions.

Unlocking Housing Choices

The first will study how to integrate duplex, triplex and four-unit multi-family buildings into Denver's single-family neighborhoods. The planning office euphemistically calls it Unlocking Housing Choices. I call it Gentrifying Denver's Single-Family Neighborhoods, and I will not support it.

Anyone who's watched Denver's older neighborhoods change over the past 20 years with increased density in the name of making them more affordable, has realized the opposite has occurred. We've actually made them less affordable while pricing long-term residents out. Despite our intentions, these are becoming very expensive neighborhoods.

I believe we can and should add housing density, but if we don't stick to our adopted plans for where growth should occur, we will displace longtime residents by pricing them out over time. Increased housing density needs to be placed with intentionality where we've built infrastructure, including transit, to handle it. I will not support giving one-size-fits-all entitlement to investors, scrapers and the "We Buy Ugly Houses" crowd to swarm over our at-risk neighborhoods to build million-dollar duplexes next to small family bungalows.

In southwest Denver's Suburban Context zoning, our adopted plans call for separate areas for single family, small multifamily duplexes and townhomes, large multifamily complexes, retail and offices. We can add our share of housing without throwing existing plan guidance out the window. If you would like to play an active role by being on the advisory committee for this project, please fill out the interest form on the [Unlocking Housing Choices](#) web page.

Modernizing Parking Requirements

The second planning project, Modernizing Parking Requirements, is a text amendment to the zoning code that could eliminate the requirement to build parking with residential projects. What's that you say? No requirement to provide a certain minimum number of parking spaces based on how many apartments you're building? Another euphemism; this is not modernization, but a step backward.

The city is doing this in compliance with a state law passed last year that directs most cities to eliminate parking minimums. That doesn't necessarily mean no parking would be built. It leaves the decision up to the developer based on their sound judgment. Yeah, OK. What could go wrong?

Once again, this is an issue that calls for more intentionality about where it makes sense. In the more urban parts of town, there is plenty of public transit available but parking is at a premium. Conversely, in our Suburban Context part of town, we have areas with too much parking but very little convenient public transit.

Largely empty parking lots in southwest Denver could accommodate more housing. But with the limited transit options here, I don't plan to support eliminating all parking requirements. There should be a minimum requirement.

There will be a virtual town hall on the parking topic on **Tuesday, April 15**. The time and log-in details will be available soon on the [project web page](#).

Please make your voices heard, whether you agree with my position or not. I'll keep you all informed as the projects progress.



A Look at City Council Action

Here are a few actions I voted on at City Council that you should know about:

25-0191 — Amends a contract with the Downtown Denver Partnership, Inc. to add \$1.5 million to provide activation activities related to the reopening of the 16th Street Mall in Downtown Denver.

25-0261 — Amends the Revised Municipal Code to replace the commemorative holiday of Indigenous Peoples' Day with a designated city holiday beginning in 2025.

25-0260 — Amends the Denver Revised Municipal Code regarding an increase to the emergency telephone charge in an amount not to exceed the threshold set by the public utilities commission.

- Increases the 911 Emergency Services Fee for the City and County of Denver from \$1.20 per month to \$2.12 per month in order to maintain current 911 operations and resolve critical infrastructure and staffing needs.



COUNCIL MEETINGS

Denver City Council meets most Mondays at 3:30 p.m., with items requiring a public hearing starting at 5:30 p.m.

COMMITTEE MEETINGS

Committees meet Monday through Wednesday.

District 2, Two-Minute Talk

Denver Police add e-bikes as way to patrol parks and trails

Denver Police are going electric with bike patrols. Watch the April 2, Two-Minute Talk to find out what it takes to patrol on an e-bike.



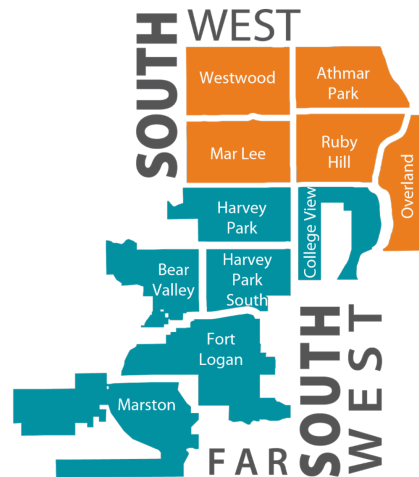
Highlights



Ideas needed for projects to be funded with next bond

What needs to be improved in your neighborhood? Join Councilman Kevin Flynn and Mayor Mike Johnston to discuss the upcoming Vibrant Denver Bond and to share your ideas about what should be included in the bond:

Thursday, April 10
5:15 to 6:45 p.m.
Church of All Saints
2559 S. Federal Blvd.



Meeting slated to provide feedback on area plans

A draft area plan for both the Southwest and Far Southwest Neighborhood Planning Initiatives will be released next week. A public open house and multiple presentations at Registered Neighborhood Organization meetings are planned to provide opportunity for public feedback.

Sign up to be notified when the plan is available to review. Then, please find a meeting you can attend and make your feedback heard!

RSVP (preferred but not required)

For a project to be eligible for bond funding, it must be ready to construct quickly and be part of a city-owned asset such as a city park, recreation center, street or library. As you start thinking about projects you'd like to see included, please consider the following projects:

- A parking garage at the soon-to-be Theatre at Loretto Heights
- Renovation of the library building that adjoins the theater
- Reconstruction and expansion of the District 4 police station
- Refurbishing of the tennis courts at Southwest Auto Park
- New playground to replace the one that was removed on Water Avenue in College View
- Sidewalk along Kenyon Avenue from Sheridan to Lowell

Southwest Denver has not had many projects included in the past two bonds so it is crucial for us to work together to advocate for projects that will improve our neighborhoods.

Can't make the meeting? Please visit the Vibrant Denver Bond web page and submit your ideas through the bond survey.

Please share the [printable meeting flyer](#) with your neighbors and get them involved in the process.

[Vibrant Denver Bond info](#)

Southwest NPI open house

Saturday, April 26 | 10 a.m. to noon
Goldrick Elementary School
1050 S. Zuni St.

Far Southwest NPI open house

Saturday, May 3 | 10 a.m. to noon
Southwest Recreation Center
9200 W. Saratoga Pl.

Far Southwest RNO meetings

Thursday, May 1 | 6:30 p.m.
Glenbrook/Autumn Run/Park West
Southwest Recreation Center

Saturday, May 10 | 10:30 a.m.
Harvey Park Community Organization
Location TBD

Tuesday, May 13 | 6:30 p.m.
College View Neighborhood Association
College View Recreation Center

Thursday, May 15 | 6 p.m.
Fort Logan South RNO
Kaiser Elementary School

Saturday, May 17 | 11 a.m.
South Mar Lee/Brentwood/Sharon Park
Hadley Branch Library

Tuesday, May 20 | 6:30 p.m.
Bear Valley Improvement Association
Traylor Elementary School

[Far Southwest NPI](#)

[Southwest NPI](#)



Irving bike lane open house presents revised design

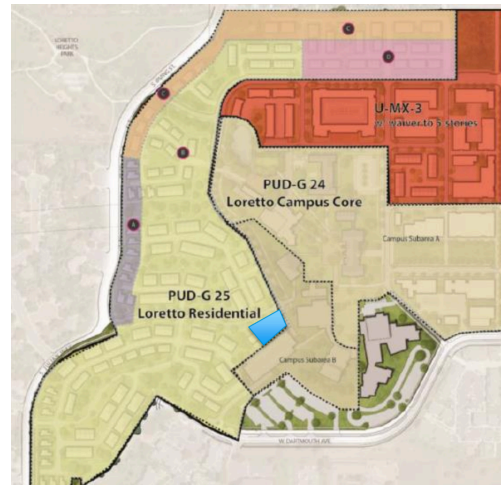
After several rounds of community feedback, Denver’s Department of Transportation and Infrastructure is hosting an open house to share a revised bikeway design to make South Irving Street from Kentucky Avenue to Amherst Avenue a safer street for everyone.

Wednesday April 30
5:30 p.m. to 7 p.m.
Brentwood United Methodist Church
1899 S. Irving St.

The project team is considering the strategic use of speed cushions, new and enhanced pedestrian crossings, curb extensions, restoration of parking at key locations, and a traffic diverter to reduce vehicle volumes south of Jewell Avenue.

Please stop by to talk about and share your thoughts on this new design for the corridor.

Bike lane info



Zoning change to allow for parking at Loretto theater

A minor zoning change is needed at the Loretto Heights campus to allow for parking at the Theatre at Loretto Heights and to provide a buffer between the theater and adjacent neighborhood development.

The project will rezone a small, city-owned parcel that is in PUD 25 to instead be included in PUD 24. This zoning modification will allow surface parking for the theater until a parking garage can be funded and built.

The theater is in Phase 1 which includes design and renovation of the theater. Construction of the project will begin at the end of the year.

Questions about the zoning change? Email [Councilman Kevin Flynn](mailto:Kevin.Flynn@denvergov.org). Visit the project web page for updates.

Theater project updates

News you can use

Young, Matt - AVD Senior Project Manager

From: Simonet, Stacy B. - CC Marketing and Communications Specialist
Sent: Thursday, April 17, 2025 7:58 AM
To: Young, Matt - AVD Senior Project Manager
Cc: Flynn, Kevin J. - CC Member District 2 Denver City Council; Navas-Nieves, Tariana (she|her|ella) - AVD Deputy Director; Guidotti (she/her), Georgina - AVD Business Operations, Cultural Affairs
Subject: Re: Loretto Heights Rezoning - Community Engagement Question
Attachments: Flynn_2025_Spring_Newsletter.pdf

Hi Matt.

We did get a short paragraph in the printed newsletter. It's at the printer now, should **hit about 20,000 mailboxes at the end of the month.** Attached is the newsletter, the blurb is on Page 3.

Thanks.



Stacy Simonet
Senior Council Aide

Phone: 720-337-2222 Direct: 720-337-2221

Web: denvergov.org/district2

Address: 3100 S. Sheridan Blvd., Unit D

[Sign up for our digital newsletter](#)



From: Young, Matt - AVD Senior Project Manager <Matt.Young@denvergov.org>
Sent: Wednesday, April 16, 2025 2:56 PM
To: Simonet, Stacy B. - CC Marketing and Communications Specialist <Stacy.Simonet@denvergov.org>
Cc: Flynn, Kevin J. - CC Member District 2 Denver City Council <Kevin.Flynn@denvergov.org>; Navas-Nieves, Tariana (she|her|ella) - AVD Deputy Director <Tariana.Navas@denvergov.org>; Guidotti (she/her), Georgina - AVD Business Operations, Cultural Affairs <Georgina.Guidotti@denvergov.org>
Subject: RE: Loretto Heights Rezoning - Community Engagement Question

Hi Stacy – I feel the digital newsletter addressed all three things Edson mentioned below. I've C and P a snip of the newsletter below the three requirements in trailing email below for reference.

I was out of office and was not able to follow up on the printed newsletter based on Edson's comments below, before it was sent to printer. Did we end up including anything in it based on Edson's response below? I don't think it would've been necessary if so. But if you did end up including anything, we can use it as more ammo. Should be good either way. Please advise.

Thanks,
Matt Young

Councilman Kevin Flynn

HIGH POINTS

Denver City Council
District 2

Home to the highest natural point in Denver

Spring 2025

Southwest Denver suggests projects for bond

The City of Denver is seeking a General Obligation Bond to fund new public parks, recreation centers, libraries, arts and cultural venues, roads, bridges, police stations and other public facilities determined by you.

About 65 residents of Council District 2 recently attended a workshop hosted by Councilman Kevin Flynn and Mayor Mike Johnston to discuss projects that southwest Denver would like to include in the bond package.

Residents discussed dozens of potential projects and improvements needed across District 2. Suggestions included the need for a parking garage at the Theatre at Loretto Heights, updated tennis courts at Southwest Auto Park, a renovation of the Bear Valley Library, a regional recreation center in the district, an expansion of the Police District 4 station, and crosswalk signs or flashing beacons for major intersections throughout southwest Denver.

In addition to these ideas, Councilman Flynn suggested:



Councilman Kevin Flynn meets with a small group at the bond workshop held at the Church of All Saints in early April. About 65 people shared their ideas about projects that would improve their neighborhoods.

- Renovation of the library building that adjoins the Loretto Heights theater
- New playground to replace the one that was removed on Water Avenue in College View
- Sidewalk along Kenyon Avenue from Sheridan to Lowell

For a project to be eligible for bond funding, it must be ready to construct quickly and be part of a

city-owned asset such a city park, recreation center, street or library.

"Southwest Denver has not had many projects included in the past two bonds so it is crucial for us to work together to advocate for projects that will improve our neighborhoods," Flynn said.

BOND continued on Page 2

kevin.flynn@denvergov.org
720-337-2222
Denver, CO 80227
Unit D
3100 S. Sheridan Blvd.
Councilman Kevin Flynn



Draft area plans released, time for feedback

A draft area plan for both the Southwest and Far Southwest Neighborhood Planning Initiatives has been released.

Both plans are the result of a thorough, collaborative public process. Each plan represents a long-term, broad vision for all neighborhoods in southwest Denver and functions as a guide for future land use and urban design, promoting orderly and appropriate neighborhood development.

A public open house and multiple presentations at Registered Neighborhood Organization meetings are planned to talk about the plans and provide opportunity for public feedback. Please attend one of the meetings and make your opinions heard.

If you can't attend a meeting, use the online survey to provide feedback by June 9. Both the draft plan and survey can be found on the respective plan website links below.

FAR SOUTHWEST NPI OPEN HOUSE

Saturday, May 3 | 10 a.m. to noon
 Southwest Recreation Center
 9200 W. Saratoga Pl.

FAR SOUTHWEST RNO MEETINGS

Thursday, May 1 | 6:30 p.m.
 Glenbrook/Autumn Run/Park West
 Southwest Recreation Center

Saturday, May 10 | 10:30 a.m.
 Harvey Park Community Organization
 Harvey Park Recreation Center

Tuesday, May 13 | 6:30 p.m.
 College View Neighborhood Association
 College View Recreation Center

Thursday, May 15 | 6 p.m.
 Fort Logan South RNO
 Kaiser Elementary School

Tuesday, May 20 | 6:30 p.m.
 Bear Valley Improvement Association
 Traylor Elementary School

SOUTHWEST RNO MEETING

Saturday, May 17 | 11 a.m.
 South Mar Lee/Brentwood/Sharon Park
 Hadley Branch Library

FAR SOUTHWEST AREA PLAN




Read the draft, take the survey by June 9.




denvergov.org/farsouthwestplan

SOUTHWEST AREA PLAN



Read the draft, take the survey by June 9.



denvergov.org/southwestplan

BOND from Page 1

The next step is for a bond committee made up of City Council members, staff members from city agencies and members of the public to narrow down the list of projects and estimate costs.

Once projects throughout the city are determined, voters will be asked to vote on the Vibrant Denver Bond in the November 2025 election.

Denver voters authorize GO bond programs about every 4-10 years. The bonds are repaid through property taxes. Denver's 2017 Elevate bond and 2021 Rise bond are nearly complete, creating capacity for new projects under the proposed 2025 Vibrant Denver bond without raising the property tax mill levy.

Learn more by visiting denvergov.org/vibrantbond.



GET THE MONTHLY DIGITAL NEWSLETTER!

Visit denvergov.org/district2 and click on "Sign up for the District 2 Newsletter" or scan the QR code

HIGHLIGHTS

New system and fees for card payments to city

Denver is launching a new payment platform (Euna Solutions) that allows for expanded functionality including Apple Pay and Google Pay. The payment platform has a phased implementation starting in May.

With the new system, the city will implement a 2.5% processing fee on credit and debit card payments. Electronic checks online and cash and checks in-person will continue to be processed at no charge.

Some transactions in Denver, including vehicle registration payments, already have service fees. Multiple Colorado counties assess service fees including Jefferson, Adams, Douglas, and Arapahoe counties. Denver previously absorbed more than \$17 million in processing costs for credit and debit cards in 2024 alone.

Dartmouth Gulch Park to get a makeover

Dartmouth Gulch Park, located at Dartmouth Avenue and Bryant Street in the College View neighborhood, is getting a makeover thanks to a private donor.

A design concept was created in 2023 based on interest from a private donor to support development at the park. The donor then proceeded with a donation for the final design and construction funding.



College View DSST high school's varsity and JV girls' soccer team played their first official games on a new athletic field in early April. Westside Investment Partners, the developer of the Loretto Heights campus adjacent to the school, paid \$2 million toward the purchase and construction of the field, a location on Federal Boulevard identified by Councilman Flynn as the ideal spot.

Getting underway this summer, the project will add pathways, educational signage, a park monument sign, irrigation, trees, shrubs, and landscape restoration/ weed management to make the site a welcoming natural space.

Neighborhood outreach will begin soon with plans to finalize the design over the summer and start construction this fall or winter.

Artist Open Studios is back for its second year

Join the PikeView Art District Saturday, May 3 from 12-5 p.m. for the 2nd annual Southwest Denver Artist Open Studios.

Catch more than 20 artists at

work in their homes/studios or at community venues. Enjoy live demonstrations and hands-on activities suitable for all ages. For details and a map of locations visit pikeviewarts.org.

Rezoning at Loretto theater allows for parking

The process to rezone a small, city-owned parcel at the Loretto Heights theater that is in PUD 25 to instead be included in PUD 24 is underway. This zoning modification will allow for surface parking for the theater until a parking garage can be funded and built.

Questions about the zoning change? Email Councilman Flynn at kevin.flynn@denvergov.org.

FOLLOW COUNCILMAN FLYNN ON SOCIAL MEDIA!



facebook.com/FlynnCD2



x.com/FlynnCD2



youtube.com/@FlynnCD2

Housing choice, parking minimums need input

Denver's Community Planning and Development is launching two new planning projects. Councilman Kevin Flynn wants your input and opinions on these projects.

UNLOCKING HOUSING CHOICES

The Unlocking Housing Choices project will study how to integrate duplex, triplex and four-unit multi-family buildings into Denver's single-family neighborhoods.

In southwest Denver's Suburban Context zoning, the adopted plans call for separate areas for single family, small multifamily duplexes and town homes, large multifamily complexes, retail and offices. If approved, this change would allow multi-family buildings next to small single-family homes in all of our neighborhoods.

"We need more housing, but we must abide by our adopted plans for where that growth occurs," Flynn said. "Density for density's sake has caused displacement in too many neighborhoods."



Unlocking Housing Choices will look at embedding multi-family buildings into all single-family neighborhoods regardless of the zoning context. Here is an example from a neighborhood outside southwest Denver.

TELL US WHAT YOU THINK!

Take this short, three question survey about these two projects. Go to www.surveymonkey.com/r/HousingParkingSurvey or use the QR Code.



MODERNIZING PARKING

This second planning project could eliminate the requirement for developers to build parking with residential projects.

The city is doing this in compliance with a state law passed last year that directs most cities to eliminate parking minimums. The decision

to build parking would be left up to the developer based on their sound judgment.

"What could go wrong with that?" said Flynn "Plenty. With the limited transit options in southwest Denver, I can't support eliminating all parking requirements when we build multi-family housing here."

Ranked choice voting not right for Denver elections

Colorado voters in last November's election wisely rejected Prop 131, which would have brought ranked-choice voting to local elections. Council District 2 voters were against it.

Denver had ranked-choice voting from 1913 to 1935, when voters had the wisdom to repeal it. Our runoff election system guarantees that our mayor, district council members, auditor, and clerk and recorder must win majority support from the voters. RCV rarely produces a majority winner.

In 2021, the City Council also rejected using RCV. The major reason? The draft ordinance for it

literally repealed the City Charter's requirement for a majority winner.

In multiple rounds of switching votes, RCV eliminates the last-place candidate and reassigns those voters' other choices to the remaining candidates. But as more rounds of counting continue, the ballots of voters who haven't ranked a remaining candidate are thrown out of the count as "exhausted ballots," as though the voter got tired and left.

Since those ballots no longer are in the denominator, RCV can claim the winner achieved a majority of the remaining ballots. But most often, the number of eliminated

ballots means the winner never got to 50% plus one.

In a most extreme case, a winner was declared in an RCV race in San Francisco with 51% of the vote. But in reality, she got only 21%, because 60% of the ballots were tossed out of the count. Imagine electing a mayor of Denver with only 21% support from voters.

See Councilman Flynn's presentation from 2021 explaining why going back to this failed system was rejected: bit.ly/FlynnRCVcomments. And read the op-ed he wrote in The Denver Post prior to last year's statewide vote rejecting it: bit.ly/FlynnOpEd

Young, Matt - AVD Senior Project Manager

From: Allison Jones <AJones@trinsicres.com>
Sent: Tuesday, April 29, 2025 12:26 PM
To: Young, Matt - AVD Senior Project Manager; Mark Witkiewicz; Paige Langley
Cc: Flynn, Kevin J. - CC Member District 2 Denver City Council; Montano, Dana D. - CC YA3153 Administrator II
Subject: [EXTERNAL] Re: Denver Arts & Venues Loretto Theatre - Rezoning Request
Attachments: Property Owner Authorization Form.pdf

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Matt - this is very exciting! We are thrilled the theater project is underway and are in full support of your re-zone to provide parking access for the theater. See my property owner authorization form attached, I am a signatory for the ownership entity that owns lot #9 in your map attachment. Look forward to a successful outcome for you, I know this is a tremendous effort bringing that building back to life.

Allison

Allison Jones
TRINSIC RESIDENTIAL GROUP
970.819.9968 (Cell)
ajones@trinsicres.com (Email)

From: Young, Matt - AVD Senior Project Manager <Matt.Young@denvergov.org>
Sent: Tuesday, April 29, 2025 11:08 AM
To: Mark Witkiewicz <MarkW@westsideinv.com>; jim@hartmanelyinvestments.com <jim@hartmanelyinvestments.com>; Grant D. Bennett (grant@proximitygreen.com) <grant@proximitygreen.com>; Margaret Bruggger <margaret@commundenver.org>; Chris Muhle <chrismuhle@yahoo.com>; Allison Jones <AJones@trinsicres.com>; Kuhl Brown <Kuhl.Brown@mercyhousing.org>; sharman@urbanlandc.org <sharman@urbanlandc.org>; Paige Langley <PLangley@westsideinv.com>
Cc: lisa.carpenter@summitstreetgroup.com <Lisa.Carpenter@summitstreetgroup.com>; patrick.okeefe@summitstreetgroup.com <Patrick.OKeefe@summitstreetgroup.com>; Nora Johnson <Nora.Johnson@summitstreetgroup.com>; Simonet, Stacy B. - CC Marketing and Communications Specialist <Stacy.Simonet@denvergov.org>; Flynn, Kevin J. - CC Member District 2 Denver City Council <Kevin.Flynn@denvergov.org>; Navas-Nieves, Tariana (she|her|ella) - AVD Deputy Director <Tariana.Navas@denvergov.org>; Graham, Jon S. - AVD Director of Capital & Sustainability <Jon.Graham@denvergov.org>; Guidotti (she/her), Georgina - AVD Business Operations, Cultural Affairs <Georgina.Guidotti@denvergov.org>; Ibanez, Edson - CPD Senior City Planner <Edson.Ibanez@denvergov.org>; Montano, Dana D. - CC YA3153 Administrator II <Dana.Montano@denvergov.org>; Carrera, Andres M. - AVD Senior Advisor for Outreach and Engagement <Andres.Carrera@denvergov.org>
Subject: Denver Arts & Venues Loretto Theatre - Rezoning Request

Good Afternoon –

City and County of Denver's Arts and Venues is working to rezone a parcel of land associated with the Loretto Theatre project, from PUD G 25 to PUD G 24. This rezoning will allow for surface parking and parking access for the theatre as well as providing a buffer between the theatre and adjacent residential development. Reference snip below illustrating the parcel and current zoning configuration.

ATTACHMENT E

PROOF OF OWNERSHIP, STATEMENT OF AUTHORITY AND AUTHORIZATION



MIKE JOHNSTON
MAYOR

CITY AND COUNTY OF DENVER
OFFICE OF THE MAYOR

City and County Building
Denver, CO 80202-5390

p: 720.865.9090
denvergov.org/mayor

December 10, 2025

Re: Authorization of Property Owner's Representative for the Rezoning of Property Located at 3058 S May Stanton Way Approx (Parcel No. 0532218017000)

To Whom It May Concern:

The City and County of Denver, as the property owner of the site located at 3058 S May Stanton Way Approx, Parcel No. 0532218017000, is initiating a rezoning application.

The purpose of this action is to rezone the aforementioned property from PUD-G 25 to PUD-G 24. This change is necessary to align more effectively with the established objectives of the Loretto Theatre campus development plan, specifically to accommodate additional parking capacity for the venue.

This correspondence hereby formally designates and authorizes Tariana Navas-Nieves, Deputy Executive Director of Denver Arts and Venues (DAV), to serve as the official property owner's representative and primary point of contact for all matters pertaining to this rezoning application.

For direct communication or inquiries regarding this authorization, please contact:

Name: Tariana Navas
Email: Tariana.navas@denvergov.org
Phone: 303-668-2025

Sincerely,

A handwritten signature in black ink that reads "Mike Johnston".

Mike Johnston
Mayor



City & County of Denver - Property Record Search

City & County of Denver - Property Record Search

0532218017000

3058 S MAY STANTON WAY APPRX

CITY & COUNTY OF DENVER

201 W COLFAX AVE DENVER CO 80202

Total Appraised Value

\$158,000

KEY INFORMATION

Schedule Number	0532218017000
Situs Address	3058 S MAY STANTON WAY APPRX
Owner(s)	CITY & COUNTY OF DENVER
Class	VACANT LAND
Land Use Code	030 - VACANT LAND
Zoning	PUD-G 25
Tax District	493E
Land Sq Ft	14,366
Building Sq Ft	0
Legal Description	LORETTO HEIGHTS FLG 1 BLK3 PT OF L5 BEG N COR L5S25.4352E 77.17FT S52.2553W 145.15FT N 38.2539W 109.9FT CV/LCHORD N65.3913E ARC 11.7FT RAD 242FT DELTA 02.4609 DAF*N64.1608E 154.53FT TPOB
Prior Year Mill Levy (2025)	150.401

ACTUAL VALUES

Tax Year	2025
----------	------

Land	\$158,000
Improvements	\$0
Total	\$158,000

ASSESSED VALUES - SCHOOL

Land	\$42,660
Improvements	\$0
Total	\$42,660
Exempt	\$42,660
Taxable Total	\$0

ASSESSED VALUES - LOCAL GOVERNMENT

Land	\$42,660
Improvements	\$0
Total	\$42,660
Exempt	\$42,660
Taxable Total	\$0

ADDITIONAL PROPERTY INFORMATION

Zoning	PUD-G	Neighborhood	Harvey Park South
Subdivision	Loretto Heights Filing No. 1	Enterprise Zone	Yes
Individual Historic Landmark	No	Historic Landmark District	No
Floodplain Designation	X		

DOWNLOADABLE MAPS

[Parcel Map](#)
[Quarter Section Map](#)
[Assessment Parcel Map Index](#)
[Quarter Section Map Index](#)

LAND DETAILS

LAND LINE #	LAND TYPE	CODE	CLASS	AREA SQFT	ACRES	APPRAISED VALUE
1	S - SQUARE FOOT	1	0200 - COMMERCIAL VACANT LAND	14,366	0.3298	\$158,000

IMPROVEMENT / BUILDING DETAILS

SUB-AREAS

OUTBUILDINGS & EXTRA FEATURES

No data to display

PERMIT DETAILS

No data to display

No data to display

SALE DETAILS

RECEPTION NUMBER	SALE DATE	SALE PRICE	INSTRUMENT	GRANTOR	GRANTEE
2023084701	08/31/2023	\$3,500,000	SW: SPECIAL WARRANTY	ACM LORETTO VI LLC	CITY & COUNTY OF DENVER
2023034653	04/14/2023	\$720,100	SW: SPECIAL WARRANTY	THB LORETTO LAND LLC	ACM LORETTO VI LLC
2023023237	03/20/2023	\$0	PS: PARCEL SPLIT	THB LORETTO LAND LLC	THB LORETTO LAND LLC

PROPERTY TAXES FOR CURRENT YEAR

Current Year Taxes

Prior Year Mill Levy * *: **150.401**

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			
Original Tax Levy	\$0.00	\$0.00	\$0.00
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00
Due	\$0.00	\$0.00	\$0.00

Before proceeding to make your tax payment, please be sure to copy or save your Schedule Number/Parcel ID Number. You will need it in order to process your payment.

Your schedule number is: **05322-18-017-000**

Pay This Tax Now

Note: The amount of interest shown, if any, is good through the end of this month. This information is not to be used in place of a Certificate of Taxes Due. Please call the Treasurer's Office for these at (720) 913-9300.

Liens/Fees amount displayed are good through the last day of February. Please be advised that paying the liens/fees after February will result in additional interest accrued on the parcel. Please contact 720-913-9300 to get the payoff amount for lien/fees.

ADDITIONAL INFORMATION

ACTUAL & ASSESSED VALUE - CURRENT & PRIOR VALUES

TAX DOCUMENTS

Tax Notices: -- Choose a file --



Data last updated: 03/04/2026



City & County of Denver - Property Record Search

City & County of Denver - Property Record Search

0532218025000
3200 W CORNELL DR 1

COMMUN DENVER INC
2288 S TENNYSON ST DENVER CO 80219

Total Appraised Value
\$2,000

KEY INFORMATION

Schedule Number	0532218025000
Situs Address	3200 W CORNELL DR 1
Owner(s)	COMMUN DENVER INC
Class	COMMERCIAL
Land Use Code	28T - COMMERCIAL-MISC IMPS
Zoning	PUD-G 24
Tax District	493D
Land Sq Ft	11,186
Building Sq Ft	0
Legal Description	LORETTO HEIGHTS FLG1 B3 PT L2 COM NWLY MOST CORNER OF L2 THN64.1608E 53FT N25.4352W 44.81FT TPOB TH N25.4352W 10FTN64.1608E 57.55FT N19.1608E 41.54FT N64.1608E 31.18FTS02.4759E 33.06FT N87.1614E 29.15FT N03.1421W 34.27FTN89.4934E 72.3FT S03.1647E 86.55FT S86.4313W 9.58FTN03.1752W 7.37FT S86.2645W 126.62FT TH CV/R RADIUS 19.5FT
Prior Year Mill Levy (2024)	147.87

ACTUAL VALUES

Tax Year	2025
----------	------

Land	\$1,000
Improvements	\$1,000
Total	\$2,000

[Protest My Value](#)

ASSESSED VALUES - SCHOOL

Land	\$270
Improvements	\$270
Total	\$540
Exempt	\$0
Taxable Total	\$540

ASSESSED VALUES - LOCAL GOVERNMENT

Land	\$270
Improvements	\$270
Total	\$540
Exempt	\$0
Taxable Total	\$540

ASSESSOR FORMS & ADDRESS CHANGE

ADDITIONAL PROPERTY INFORMATION

Zoning	PUD-G	Neighborhood	Harvey Park South
Subdivision	Loretto Heights Filing No. 1	Enterprise Zone	Yes
Individual Historic Landmark	No	Historic Landmark District	No
Floodplain Designation	X: AREA OF MINIMAL FLOOD HAZARD		

DOWNLOADABLE MAPS

[Parcel Map](#)[Quarter Section Map](#)[Assessment Parcel Map Index](#)[Quarter Section Map Index](#)

LAND DETAILS

LAND LINE #	LAND TYPE	CODE	CLASS	AREA SQFT	ACRES	APPRAISED VALUE
1	G - GROSS	4	2130 - COMMERCIAL LAND-SPECIAL PURPOSE	11,186	0.2568	\$1,000

IMPROVEMENT / BUILDING DETAILS

APPRAISAL CARD #1

Class	2230 - COMMERCIAL IMP-SPECIAL PURPOSE
Building Name	STEAM BUILDING
Structure	398 - WAREHOUSE
Year Built	1890
Effective Year	1890
Units	0

SUB-AREAS

CARD	FLOOR FROM	FLOOR TO	USE TYPE	AREA
1	01	01	045 - WAREHOUSE	1,869
1	02	02	085 - MULTI-USE OFFICE	1,869
1	B1	B1	084 - MULTI-USE STORAGE	558

OUTBUILDINGS & EXTRA FEATURES

BUILDING NO	YEAR BUILT	CONDITION	DESCRIPTION	AREA	UNITS
1	1995	4	UTILITY SHED - BRICK	220	1

PERMIT DETAILS

No data to display

No data to display

SALE DETAILS

RECEPTION NUMBER	SALE DATE	SALE PRICE	INSTRUMENT	GRANTOR	GRANTEE
2025063664	06/30/2025	\$4,000,000	SW: SPECIAL WARRANTY	ACM LORETTO VI LLC	COMMUN DENVER INC

PROPERTY TAXES FOR CURRENT YEAR

Current Year Taxes

Prior Year Mill Levy (2024) * *: **147.87**

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			
Original Tax Levy	\$0.00	\$0.00	\$0.00
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00
Due	\$0.00	\$0.00	\$0.00

Before proceeding to make your tax payment, please be sure to copy or save your Schedule Number/Parcel ID Number. You will need it in order to process your payment.

Your schedule number is: **05322-18-025-000**

Pay This Tax Now

Note: The amount of interest shown, if any, is good through the end of this month. This information is not to be used in place of a Certificate of Taxes Due. Please call the Treasurer's Office for these at (720) 913-9300.

Liens/Fees amount displayed are good through the last day of February. Please be advised that paying the liens/fees after February will result in additional interest accrued on the parcel. Please contact 720-913-9300 to get the payoff amount for lien/fees.

ADDITIONAL INFORMATION

ACTUAL & ASSESSED VALUE - CURRENT & PRIOR VALUES

TAX DOCUMENTS

No data to display



Data last updated: 09/17/2025



City & County of Denver - Property Record Search

City & County of Denver - Property Record Search

0532218020000
3200 W CORNELL DR

CITY & COUNTY OF DENVER
201 W COLFAX AVE DENVER CO 80202

Total Appraised Value
\$6,743,100

KEY INFORMATION

Schedule Number	0532218020000
Situs Address	3200 W CORNELL DR
Owner(s)	CITY & COUNTY OF DENVER
Class	COMMERCIAL
Land Use Code	302 - COMMERCIAL-OFFICE
Zoning	PUD-G 24
Tax District	493D
Land Sq Ft	156,514
Building Sq Ft	0
Legal Description	LORETTO HEIGHTS FLG1 B3 PT TR-H & L2 COM CNTR/4 SEC32/T4/R68N61.5915W 687.74FT TPOB TH S 37.14FT CV/L RAD 183.46FTCHORD S17.3024E 110.49FT ARC 112.24FT DELTA 35.0308 DAF*S70.4352E 14.87FT CV/L ARC 7.77FT RAD 19.5FT CHORD S82.0833E7.72FT DELTA 22.4924 N86.2645E 126.62FT S03.1752E 7.37FTN86.4313E 9.58FT S03.1647E 15.55FT N86.1510E 125.17FT
Prior Year Mill Levy (2024)	147.87

ACTUAL VALUES

Tax Year	2025
----------	------

Land	\$2,347,700
Improvements	\$4,395,400
Total	\$6,743,100

[Protest My Value](#)

ASSESSED VALUES - SCHOOL

Land	\$633,880
Improvements	\$1,186,760
Total	\$1,820,640
Exempt	\$1,820,640
Taxable Total	\$0

ASSESSED VALUES - LOCAL GOVERNMENT

Land	\$633,880
Improvements	\$1,186,760
Total	\$1,820,640
Exempt	\$1,820,640
Taxable Total	\$0

ADDITIONAL PROPERTY INFORMATION

Zoning	PUD-G	Neighborhood	Harvey Park South
Subdivision	Loretto Heights Filing No. 1	Enterprise Zone	Yes
Individual Historic Landmark	No	Historic Landmark District	No
Floodplain Designation	X: AREA OF MINIMAL FLOOD HAZARD		

DOWNLOADABLE MAPS

[Parcel Map](#)[Quarter Section Map](#)[Assessment Parcel Map Index](#)[Quarter Section Map Index](#)

LAND DETAILS

LAND LINE #	LAND TYPE	CODE	CLASS	AREA SQFT	ACRES	APPRAISED VALUE
1	S - SQUARE FOOT	1	2130 - COMMERCIAL LAND-SPECIAL PURPOSE	156,514	3.5931	\$2,347,700

IMPROVEMENT / BUILDING DETAILS

APPRAISAL CARD #1

Class	2230 - COMMERCIAL IMP-SPECIAL PURPOSE
Building Name	LIBRARY
Structure	353 - OFFICE BLDG SINGLE UNIT
Year Built	1964
Effective Year	1964
Units	0

APPRAISAL CARD #2

SUB-AREAS

CARD	FLOOR FROM	FLOOR TO	USE TYPE	AREA
1	01	01	053 - OFFICES	18,424
1	02	02	053 - OFFICES	15,627
1	03	03	053 - OFFICES	12,960
1	B1	B1	053 - OFFICES	4,242
2	01	01	061 - AUDITORIUM/THEATER	19,142
2	B1	B1	061 - AUDITORIUM/THEATER	14,312
2	B1	B1	084 - MULTI-USE STORAGE	4,830

OUTBUILDINGS & EXTRA FEATURES

BUILDING NO	YEAR BUILT	CONDITION	DESCRIPTION	AREA	UNITS
1	1947	3	LAWN SPRINKLER	755,000	1

PERMIT DETAILS

No data to display

No data to display

SALE DETAILS

RECEPTION NUMBER	SALE DATE	SALE PRICE	INSTRUMENT	GRANTOR	GRANTEE
2023084701	08/30/2023	\$3,500,000	SW: SPECIAL WARRANTY	ACM LORETTO VI LLC	CITY & COUNTY OF DENVER
2023061690	06/30/2023	\$0	PS: PARCEL SPLIT	ACM LORETTO VI LLC	ACM LORETTO VI LLC

PROPERTY TAXES FOR CURRENT YEAR

Current Year Taxes

Prior Year Mill Levy (2024) **: **147.87**

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			
Original Tax Levy	\$0.00	\$0.00	\$0.00
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00
Due	\$0.00	\$0.00	\$0.00

Before proceeding to make your tax payment, please be sure to copy or save your Schedule Number/Parcel ID Number. You will need it in order to process your payment.

Your schedule number is: **05322-18-020-000**

Pay This Tax Now

Note: The amount of interest shown, if any, is good through the end of this month. This information is not to be used in place of a Certificate of Taxes Due. Please call the Treasurer's Office for these at (720) 913-9300.

Liens/Fees amount displayed are good through the last day of February. Please be advised that paying the liens/fees after February will result in additional interest accrued on the parcel. Please contact 720-913-9300 to get the payoff amount for lien/fees.

ADDITIONAL INFORMATION

ACTUAL & ASSESSED VALUE - CURRENT & PRIOR VALUES

TAX DOCUMENTS

Tax Notices:





City & County of Denver - Property Record Search

City & County of Denver - Property Record Search

0532200055000
2922 S LORETTO WAY

LORETTO HEIGHTS METROPOLITAN DISTRICT
NO 1
450 E 17TH AVE DENVER CO 80203

Total Appraised Value
\$100

KEY INFORMATION

Schedule Number	0532200055000
Situs Address	2922 S LORETTO WAY
Owner(s)	LORETTO HEIGHTS METROPOLITAN DISTRICT NO 1
Class	VACANT LAND
Land Use Code	099 - VACANT LAND /GENERAL COMMON ELEMENTS
Zoning	PUD-G 24
Tax District	493D
Land Sq Ft	31,123
Building Sq Ft	0
Legal Description	LORETTO HEIGHTS FLG 1 TR-M
Prior Year Mill Levy (2024)	147.87

ACTUAL VALUES

Tax Year	2025
----------	------

Land	\$100
Improvements	\$0
Total	\$100

[Protest My Value](#)

ASSESSED VALUES - SCHOOL

Land	\$30
Improvements	\$0
Total	\$30
Exempt	\$30
Taxable Total	\$0

ASSESSED VALUES - LOCAL GOVERNMENT

Land	\$30
Improvements	\$0
Total	\$30
Exempt	\$30
Taxable Total	\$0

ADDITIONAL PROPERTY INFORMATION

Zoning	PUD-G	Neighborhood	Harvey Park South
Subdivision	Loretto Heights Filing No. 1	Enterprise Zone	Yes
Individual Historic Landmark	No	Historic Landmark District	No
Floodplain Designation	X: AREA OF MINIMAL FLOOD HAZARD		

DOWNLOADABLE MAPS

[Parcel Map](#)[Quarter Section Map](#)[Assessment Parcel Map Index](#)[Quarter Section Map Index](#)

LAND DETAILS

LAND LINE #	LAND TYPE	CODE	CLASS	AREA SQFT	ACRES	APPRAISED VALUE
1	G - GROSS	4	0200 - COMMERCIAL VACANT LAND	31,123	0.7145	\$100

IMPROVEMENT / BUILDING DETAILS

SUB-AREAS

OUTBUILDINGS & EXTRA FEATURES

No data to display

PERMIT DETAILS

No data to display

No data to display

SALE DETAILS

RECEPTION NUMBER	SALE DATE	SALE PRICE	INSTRUMENT	GRANTOR	GRANTEE
2022139932	10/26/2022	\$0	SW: SPECIAL WARRANTY	ACM LORETTO VI LLC	LORETTO HEIGHTS METROPOLITAN DISTRICT NO 1

PROPERTY TAXES FOR CURRENT YEAR

Current Year Taxes

Prior Year Mill Levy (2024) * *: **147.87**

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			
Original Tax Levy	\$0.00	\$0.00	\$0.00
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00
Due	\$0.00	\$0.00	\$0.00

Before proceeding to make your tax payment, please be sure to copy or save your Schedule Number/Parcel ID Number. You will need it in order to process your payment.

Your schedule number is: **05322-00-055-000**

Pay This Tax Now

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Liens/Fees amount displayed are good through the last day of February. Please be advised that paying the liens/fees after February will result in additional interest accrued on the parcel. Please contact 720-913-9300 to get the payoff amount for lien/fees.

ADDITIONAL INFORMATION

ACTUAL & ASSESSED VALUE - CURRENT & PRIOR VALUES

TAX DOCUMENTS

Tax Notices:



Data last updated: 09/17/2025



City & County of Denver - Property Record Search

City & County of Denver - Property Record Search

0532218024000
3038 S LORETTO WAY

LORETTO CLT LLC
1600 N DOWNING ST DENVER CO 80218

Total Appraised Value
\$864,500

KEY INFORMATION

Schedule Number	0532218024000
Situs Address	3038 S LORETTO WAY
Owner(s)	LORETTO CLT LLC
Class	COMMERCIAL
Land Use Code	332 - INDUSTRIAL-SCHOOL
Zoning	PUD-G 24
Tax District	493D
Land Sq Ft	37,844
Building Sq Ft	3,031
Legal Description	LORETTO HEIGHTS FLG 1# B3 PT L2 COM CNTR/4 COR SEC 32/T4/R68N59.1409W 1083.20FT TPOB TH S36.5916W 81.15FT S 83.69FT S45E15.48FT W 101.23FT S64.1608W 64.93FT N25.4352W 81.77FT CV/LRAD 253FT CHORD N43.1815W 152.77FT REV CV/R RAD 147FT CHORDN26.0952W 167.42FT N08.3255E 40.86FT S81.2834E 59.47FTS71.4251E 65.84FT S58.5844E 81.30FT N76.116E 99.94FT S
Prior Year Mill Levy (2024)	147.87

ACTUAL VALUES

Tax Year	2025
----------	------

Land	\$567,700
Improvements	\$296,800
Total	\$864,500

[Protest My Value](#)

ASSESSED VALUES - SCHOOL

Land	\$153,280
Improvements	\$80,140
Total	\$233,420
Exempt	\$233,420
Taxable Total	\$0

ASSESSED VALUES - LOCAL GOVERNMENT

Land	\$153,280
Improvements	\$80,140
Total	\$233,420
Exempt	\$233,420
Taxable Total	\$0

ADDITIONAL PROPERTY INFORMATION

Zoning	PUD-G	Neighborhood	Harvey Park South
Subdivision	Loretto Heights Filing No. 1	Enterprise Zone	Yes
Individual Historic Landmark	No	Historic Landmark District	No
Floodplain Designation	X: AREA OF MINIMAL FLOOD HAZARD		

DOWNLOADABLE MAPS

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LAND DETAILS

LAND LINE #	LAND TYPE	CODE	CLASS	AREA SQFT	ACRES	APPRAISED VALUE
1	S - SQUARE FOOT	1	2125 - COMMERCIAL LAND-RECREATION	37,844	0.8688	\$567,700

IMPROVEMENT / BUILDING DETAILS

APPRAISAL CARD #1

Class	2225 - COMMERCIAL IMP-RECREATION
Building Name	-
Structure	612 - SCHOOL
Year Built	1947
Effective Year	1947
Units	0

SUB-AREAS

CARD	FLOOR FROM	FLOOR TO	USE TYPE	AREA
1	01	01	055 - SCHOOL	3,031

OUTBUILDINGS & EXTRA FEATURES

No data to display

PERMIT DETAILS

No data to display

No data to display

SALE DETAILS

RECEPTION NUMBER	SALE DATE	SALE PRICE	INSTRUMENT	GRANTOR	GRANTEE
2022094146	06/28/2022	\$0	PS: PARCEL SPLIT	ACM LORETTO VI LLC	ACM LORETTO VI LLC

PROPERTY TAXES FOR CURRENT YEAR

Current Year Taxes

Prior Year Mill Levy (2024) * *: **147.87**

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			
Original Tax Levy	\$0.00	\$0.00	\$0.00
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00
Due	\$0.00	\$0.00	\$0.00

Before proceeding to make your tax payment, please be sure to copy or save your Schedule Number/Parcel ID Number. You will need it in order to process your payment.

Your schedule number is: **05322-18-024-000**

Pay This Tax Now

Note: The amount of interest shown, if any, is good through the end of this month. This information is not to be used in place of a Certificate of Taxes Due. Please call the Treasurer's Office for these at (720) 913-9300.

Liens/Fees amount displayed are good through the last day of February. Please be advised that paying the liens/fees after February will result in additional interest accrued on the parcel. Please contact 720-913-9300 to get the payoff amount for lien/fees.

ADDITIONAL INFORMATION

ACTUAL & ASSESSED VALUE - CURRENT & PRIOR VALUES

TAX DOCUMENTS

No data to display



Data last updated: 09/17/2025



City & County of Denver - Property Record Search

City & County of Denver - Property Record Search

0532218022000
3040 S LORETTO WAY

LORETTO CLT LLC
1600 N DOWNING ST DENVER CO 80218

Total Appraised Value
\$708,200

KEY INFORMATION

Schedule Number	0532218022000
Situs Address	3040 S LORETTO WAY
Owner(s)	LORETTO CLT LLC
Class	COMMERCIAL
Land Use Code	28T - COMMERCIAL-MISC IMPS
Zoning	PUD-G 24
Tax District	493D
Land Sq Ft	47,214
Building Sq Ft	0
Legal Description	LAND PARCEL (IMPS PARCEL 023)LORETTO HEIGHTS FLG #1 B3 PT L2 BEG E COR L2 TH S36.5916W81.15FT S 83.69FT S45E 15.48FT W 101.23FT S64.1608W 64.93FTN25.4552W 81.77FT CV/L RAD 253FT CHORD N35.2030W 84.48FTN36.4326E 98.98FT CV/R RAD 13.06FT CHORD N51.2956E 6.66FTCV/L RAD 16.13FT CHORD N55.1050E 6.21FT S56.3916E 17.75FT
Prior Year Mill Levy (2024)	147.87

ACTUAL VALUES

Tax Year	2025
----------	------

Land	\$708,200
Improvements	\$0
Total	\$708,200

[Protest My Value](#)

ASSESSED VALUES - SCHOOL

Land	\$191,210
Improvements	\$0
Total	\$191,210
Exempt	\$191,210
Taxable Total	\$0

ASSESSED VALUES - LOCAL GOVERNMENT

Land	\$191,210
Improvements	\$0
Total	\$191,210
Exempt	\$191,210
Taxable Total	\$0

ASSESSOR FORMS & ADDRESS CHANGE

ADDITIONAL PROPERTY INFORMATION

Zoning	PUD-G	Neighborhood	Harvey Park South
Subdivision	Loretto Heights Filing No. 1	Enterprise Zone	Yes
Individual Historic Landmark	No	Historic Landmark District	No
Floodplain Designation	X: AREA OF MINIMAL FLOOD HAZARD		

DOWNLOADABLE MAPS

[Parcel Map](#)
[Quarter Section Map](#)
[Assessment Parcel Map Index](#)
[Quarter Section Map Index](#)

LAND DETAILS

LAND LINE #	LAND TYPE	CODE	CLASS	AREA SQFT	ACRES	APPRAISED VALUE
1	S - SQUARE FOOT	1	2130 - COMMERCIAL LAND-SPECIAL PURPOSE	47,214	1.0839	\$708,200

IMPROVEMENT / BUILDING DETAILS

SUB-AREAS

OUTBUILDINGS & EXTRA FEATURES

No data to display

PERMIT DETAILS

No data to display

No data to display

SALE DETAILS

No data to display

PROPERTY TAXES FOR CURRENT YEAR

Current Year Taxes

Prior Year Mill Levy (2024) * *: **147.87**

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			
Original Tax Levy	\$0.00	\$0.00	\$0.00
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00
Due	\$0.00	\$0.00	\$0.00

Before proceeding to make your tax payment, please be sure to copy or save your Schedule Number/Parcel ID Number. You will need it in order to process your payment.

Your schedule number is: **05322-18-022-000**

Pay This Tax Now

Note: The amount of interest shown, if any, is good through the end of this month. This information is not to be used in place of a Certificate of Taxes Due. Please call the Treasurer's Office for these at (720) 913-9300.

Liens/Fees amount displayed are good through the last day of February. Please be advised that paying the liens/fees after February will result in additional interest accrued on the parcel. Please contact 720-913-9300 to get the payoff amount for lien/fees.

ADDITIONAL INFORMATION

ACTUAL & ASSESSED VALUE - CURRENT & PRIOR VALUES

TAX DOCUMENTS

No data to display



Data last updated: 09/17/2025



City & County of Denver - Property Record Search

City & County of Denver - Property Record Search

0532218003000
3144 W FRANCES WALSH PL

PANCRATIA HALL PARTNERS LLC
2120 BLUEBELL AVE BOULDER CO 80302

Total Appraised Value
\$13,201,600

KEY INFORMATION

Schedule Number	0532218003000
Situs Address	3144 W FRANCES WALSH PL
Owner(s)	PANCRATIA HALL PARTNERS LLC
Class	APARTMENT
Land Use Code	214 - RESIDENTIAL-MULTI UNIT APTS
Zoning	PUD-G 24
Tax District	493B
Land Sq Ft	47,611
Building Sq Ft	60,362
Legal Description	LORETTO HEIGHTS FLG 1 B3 L3
Prior Year Mill Levy (2024)	148.836

ACTUAL VALUES

Tax Year	2025
----------	------

Land	\$714,200
Improvements	\$12,487,400
Total	\$13,201,600

[Protest My Value](#)

ASSESSED VALUES - SCHOOL

Land	\$50,350
Improvements	\$880,360
Total	\$930,710
Exempt	\$930,710
Taxable Total	\$0

ASSESSED VALUES - LOCAL GOVERNMENT

Land	\$44,640
Improvements	\$780,460
Total	\$825,100
Exempt	\$825,100
Taxable Total	\$0

ASSESSOR FORMS & ADDRESS CHANGE

ADDITIONAL PROPERTY INFORMATION

Zoning	PUD-G	Neighborhood	Harvey Park South
Subdivision	Loretto Heights Filing No. 1	Enterprise Zone	Yes
Individual Historic Landmark	Pancratia Hall	Historic Landmark District	No
Floodplain Designation	X: AREA OF MINIMAL FLOOD HAZARD		

DOWNLOADABLE MAPS

[Parcel Map](#)[Quarter Section Map](#)[Assessment Parcel Map Index](#)[Quarter Section Map Index](#)

LAND DETAILS

LAND LINE #	LAND TYPE	CODE	CLASS	AREA SQFT	ACRES	APPRAISED VALUE
1	S - SQUARE FOOT	1	1125 - RESIDENTIAL-9 & UP UNITS - LAND	47,611	1.0930	\$714,200

IMPROVEMENT / BUILDING DETAILS

APPRAISAL CARD #1

Class	1225 - Multi-Units (9+)
Building Name	PANCRATIA HALL LOFTS
Structure	212 - APT 9+ UNITS
Year Built	1929
Effective Year	-
Units	74

SUB-AREAS

CARD	FLOOR FROM	FLOOR TO	USE TYPE	AREA
1	01	01	011 - APARTMENT	12,752
1	01	01	081 - MULTI-USE APARTMENTS	2,150
1	01	01	086 - SUPPORT AREA	100
1	02	02	011 - APARTMENT	13,269
1	02	02	081 - MULTI-USE APARTMENTS	1,483
1	02	02	086 - SUPPORT AREA	250
1	03	03	011 - APARTMENT	14,787
1	03	03	081 - MULTI-USE APARTMENTS	143
1	04	04	011 - APARTMENT	13,764
1	04	04	081 - MULTI-USE APARTMENTS	143
1	05	05	011 - APARTMENT	5,790
1	05	05	081 - MULTI-USE APARTMENTS	422
1	B1	B1	011 - APARTMENT	3,218
1	B1	B1	086 - SUPPORT AREA	954

OUTBUILDINGS & EXTRA FEATURES

BUILDING NO	YEAR BUILT	CONDITION	DESCRIPTION	AREA	UNITS
1	1994	3	PAVING CONCRETE - AV	444	1

PERMIT DETAILS

No data to display

No data to display

SALE DETAILS

No data to display

PROPERTY TAXES FOR CURRENT YEAR

Current Year Taxes

Prior Year Mill Levy (2024) ** : **148.836**

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			
Original Tax Levy	\$0.00	\$0.00	\$0.00
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00
Due	\$0.00	\$0.00	\$0.00

Before proceeding to make your tax payment, please be sure to copy or save your Schedule Number/Parcel ID Number. You will need it in order to process your payment.

Your schedule number is: **05322-18-003-000**

Pay This Tax Now

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Liens/Fees amount displayed are good through the last day of February. Please be advised that paying the liens/fees after February will result in additional interest accrued on the parcel. Please contact 720-913-9300 to get the payoff amount for lien/fees.

ADDITIONAL INFORMATION

ACTUAL & ASSESSED VALUE - CURRENT & PRIOR VALUES

TAX DOCUMENTS

No data to display





City & County of Denver - Property Record Search

City & County of Denver - Property Record Search

0532218007000
2935 S PANCRATIA ST

MHMP 20 LORETTO LLLP
1600 BROADWAY DENVER CO 80202

Total Appraised Value
\$356,500

KEY INFORMATION

Schedule Number	0532218007000
Situs Address	2935 S PANCRATIA ST
Owner(s)	MHMP 20 LORETTO LLLP
Class	VACANT LAND
Land Use Code	020 - VACANT LAND
Zoning	PUD-G 24
Tax District	493C
Land Sq Ft	27,007
Building Sq Ft	0
Legal Description	LORETTO HEIGHTS FLG 1 B3 L7
Prior Year Mill Levy (2024)	148.836

ACTUAL VALUES

Tax Year	2025
----------	------

Land	\$356,500
Improvements	\$0
Total	\$356,500

[Protest My Value](#)

ASSESSED VALUES - SCHOOL

Land	\$96,260
Improvements	\$0
Total	\$96,260
Exempt	\$0
Taxable Total	\$96,260

ASSESSED VALUES - LOCAL GOVERNMENT

Land	\$96,260
Improvements	\$0
Total	\$96,260
Exempt	\$0
Taxable Total	\$96,260

ASSESSOR FORMS & ADDRESS CHANGE

ADDITIONAL PROPERTY INFORMATION

Zoning	PUD-G	Neighborhood	Harvey Park South
Subdivision	Loretto Heights Filing No. 1	Enterprise Zone	Yes
Individual Historic Landmark	No	Historic Landmark District	No
Floodplain Designation	X: AREA OF MINIMAL FLOOD HAZARD		

DOWNLOADABLE MAPS

- Parcel Map
- Quarter Section Map
- Assessment Parcel Map Index
- Quarter Section Map Index

LAND DETAILS

LAND LINE #	LAND TYPE	CODE	CLASS	AREA SQFT	ACRES	APPRAISED VALUE
1	S - SQUARE FOOT	1	0200 - COMMERCIAL VACANT LAND	27,007	0.6200	\$356,500

IMPROVEMENT / BUILDING DETAILS

SUB-AREAS

OUTBUILDINGS & EXTRA FEATURES

No data to display

PERMIT DETAILS

No data to display

No data to display

SALE DETAILS

RECEPTION NUMBER	SALE DATE	SALE PRICE	INSTRUMENT	GRANTOR	GRANTEE
2023022745	03/16/2023	\$500,000	SW: SPECIAL WARRANTY	ACM LORETTO VI LLC	MHMP 20 LORETTO LLLP

PROPERTY TAXES FOR CURRENT YEAR

Current Year Taxes

Prior Year Mill Levy (2024) * *: **148.836**

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	02/27/2025	02/27/2025	02/27/2025
Original Tax Levy	\$7,401.61	\$7,401.61	\$14,803.22
Liens/Fees	\$42.37	\$0.00	\$42.37
Interest	\$5.51	\$0.00	\$5.51
Paid	\$7,449.49	\$7,401.61	\$14,851.10
Due	\$0.00	\$0.00	\$0.00

Before proceeding to make your tax payment, please be sure to copy or save your Schedule Number/Parcel ID Number. You will need it in order to process your payment.

Your schedule number is: **05322-18-007-000**

Pay This Tax Now

Note: The amount of interest shown, if any, is good through the end of this month. This information is not to be used in place of a Certificate of Taxes Due. Please call the Treasurer's Office for these at (720) 913-9300.

Liens/Fees amount displayed are good through the last day of February. Please be advised that paying the liens/fees after February will result in additional interest accrued on the parcel. Please contact 720-913-9300 to get the payoff amount for lien/fees.

ADDITIONAL INFORMATION

ACTUAL & ASSESSED VALUE - CURRENT & PRIOR VALUES

TAX DOCUMENTS

Tax Notices:



Data last updated: 09/17/2025



City & County of Denver - Property Record Search

City & County of Denver - Property Record Search

0532218006000
2995 S PANCRATIA ST

COMMUN DENVER INC
2288 S TENNYSON ST DENVER CO 80219

Total Appraised Value
\$1,306,500

KEY INFORMATION

Schedule Number	0532218006000
Situs Address	2995 S PANCRATIA ST
Owner(s)	COMMUN DENVER INC
Class	COMMERCIAL
Land Use Code	332 - INDUSTRIAL-SCHOOL
Zoning	PUD-G 24
Tax District	493D
Land Sq Ft	59,877
Building Sq Ft	346,969
Legal Description	LORETTO HEIGHTS FLG 1 B3 L6
Prior Year Mill Levy (2024)	147.87

ACTUAL VALUES

Tax Year	2025
----------	------

Land	\$359,300
Improvements	\$947,200
Total	\$1,306,500

[Protest My Value](#)

ASSESSED VALUES - SCHOOL

Land	\$97,010
Improvements	\$255,740
Total	\$352,750
Exempt	\$0
Taxable Total	\$352,750

ASSESSED VALUES - LOCAL GOVERNMENT

Land	\$97,010
Improvements	\$255,740
Total	\$352,750
Exempt	\$0
Taxable Total	\$352,750

ASSESSOR FORMS & ADDRESS CHANGE

ADDITIONAL PROPERTY INFORMATION

Zoning	PUD-G	Neighborhood	Harvey Park South
Subdivision	Loretto Heights Filing No. 1	Enterprise Zone	Yes
Individual Historic Landmark	No	Historic Landmark District	No
Floodplain Designation	X: AREA OF MINIMAL FLOOD HAZARD		

DOWNLOADABLE MAPS

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LAND DETAILS

LAND LINE #	LAND TYPE	CODE	CLASS	AREA SQFT	ACRES	APPRAISED VALUE
1	S - SQUARE FOOT	1	2130 - COMMERCIAL LAND-SPECIAL PURPOSE	59,877	1.3746	\$359,300

IMPROVEMENT / BUILDING DETAILS

APPRAISAL CARD #1

Class	2230 - COMMERCIAL IMP-SPECIAL PURPOSE
Building Name	HISTORIC ADIM HALL/CLOCK TOWER
Structure	612 - SCHOOL
Year Built	1890
Effective Year	1890
Units	0

APPRAISAL CARD #2

APPRAISAL CARD #3

SUB-AREAS

CARD	FLOOR FROM	FLOOR TO	USE TYPE	AREA
1	01	01	055 - SCHOOL	18,041
1	02	02	055 - SCHOOL	18,041
1	03	03	055 - SCHOOL	18,041
1	04	04	055 - SCHOOL	17,377
1	B1	B1	055 - SCHOOL	18,351
2	01	01	085 - MULTI-USE OFFICE	923
2	B1	B1	055 - SCHOOL	923
3	01	01	063 - RELIGIOUS INST	4,507
3	B1	B1	063 - RELIGIOUS INST	4,507

OUTBUILDINGS & EXTRA FEATURES

BUILDING NO	YEAR BUILT	CONDITION	DESCRIPTION	AREA	UNITS
13	1995	4	UTILITY SHED - BRICK	220	1
1	1992	3	FENCE-CHAIN LINK	6,000	1
1	1975	3	PAVING-ASPHALT PARK	14,400	1
6	1947	3	FENCE-CHAIN LINK	4,800	1
6	1947	3	PAVING CONCRETE - AV	14,400	1
10	1950	3	LGHT, INCN-POLE AND BRK	1	19
14	1995	4	UTILITY SHED - BRICK	220	1
6	1947	3	LGHT, INCN-POLE AND BRK	1	6
2	1900	3	PAVING CONCRETE - AV	1,000	1
3	1950	3	PAVING-ASPHALT PARK	4,300	1
1	1975	3	FENCE-CHAIN LINK	4,800	1
16	1963	3	UTILITY SHED - MASONRY	200	1
9	1910	3	UTILITY SHED - FRAME	106	1
6	1947	3	LAWN SPRINKLER	755,000	1
1	1975	3	LGHT, MER-POLE AND BRK	1	12
3	1910	3	UTILITY SHED - FRAME	106	1
1	1992	3	PAVING-ASPHALT PARK	16,000	1
10	1950	3	PAVING CONCRETE - AV	3,300	1
10	1950	3	SWIMMING POOL-COMM.	2,800	1
6	1947	3	PAVING-ASPHALT PARK	230,000	1

PERMIT DETAILS

No data to display

No data to display

SALE DETAILS

RECEPTION NUMBER	SALE DATE	SALE PRICE	INSTRUMENT	GRANTOR	GRANTEE
2025063664	06/30/2025	\$4,000,000	SW: SPECIAL WARRANTY	ACM LORETTO VI LLC	COMMUN DENVER INC

PROPERTY TAXES FOR CURRENT YEAR

Current Year Taxes

Prior Year Mill Levy (2024) * *: **147.87**

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	06/25/2025	06/16/2025	
Original Tax Levy	\$26,331.22	\$26,331.22	\$52,662.44
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$1,053.27	\$0.00	\$1,053.27
Paid	\$27,384.49	\$26,331.22	\$53,715.71
Due	\$0.00	\$0.00	\$0.00

Before proceeding to make your tax payment, please be sure to copy or save your Schedule Number/Parcel ID Number. You will need it in order to process your payment.

Your schedule number is: **05322-18-006-000**

Pay This Tax Now

Note: The amount of interest shown, if any, is good through the end of this month. This information is not to be used in place of a Certificate of Taxes Due. Please call the Treasurer's Office for these at (720) 913-9300.

Liens/Fees amount displayed are good through the last day of February. Please be advised that paying the liens/fees after February will result in additional interest accrued on the parcel. Please contact 720-913-9300 to get the payoff amount for lien/fees.

ADDITIONAL INFORMATION

ACTUAL & ASSESSED VALUE - CURRENT & PRIOR VALUES

TAX DOCUMENTS

Tax Notices:



Data last updated: 09/17/2025



City & County of Denver - Property Record Search

City & County of Denver - Property Record Search

0532222005000
2992 S MAX DIJULIO ST APPRX

LORETTO LLC
5450 GREENWOOD PLAZA BLVD GREENWOOD
VILLAGE CO 80111

Total Appraised Value
\$833,100

KEY INFORMATION

Schedule Number	0532222005000
Situs Address	2992 S MAX DIJULIO ST APPRX
Owner(s)	LORETTO LLC
Class	VACANT LAND
Land Use Code	020 - VACANT LAND
Zoning	PUD-G 24
Tax District	493G
Land Sq Ft	63,117
Building Sq Ft	0
Legal Description	LORETTO HEIGHTS FLG 1 BLK7 PT OF L2BEG SW COR L2 N 29.75FT N11.2850W 12.54FT N 93.29FTE 468.78FT S 126.9FT W 16FT S 7.99FT W 450.28FT TPOB
Prior Year Mill Levy (2024)	147.87

ACTUAL VALUES

Tax Year	2025
----------	------

Land	\$833,100
Improvements	\$0
Total	\$833,100

[Protest My Value](#)

ASSESSED VALUES - SCHOOL

Land	\$224,940
Improvements	\$0
Total	\$224,940
Exempt	\$0
Taxable Total	\$224,940

ASSESSED VALUES - LOCAL GOVERNMENT

Land	\$224,940
Improvements	\$0
Total	\$224,940
Exempt	\$0
Taxable Total	\$224,940

ADDITIONAL PROPERTY INFORMATION

Zoning	PUD-G	Neighborhood	Harvey Park South
Subdivision	Loretto Heights Filing No. 1	Enterprise Zone	Yes
Individual Historic Landmark	No	Historic Landmark District	No
Floodplain Designation	X: AREA OF MINIMAL FLOOD HAZARD		

DOWNLOADABLE MAPS

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LAND DETAILS

LAND LINE #	LAND TYPE	CODE	CLASS	AREA SQFT	ACRES	APPRAISED VALUE
1	S - SQUARE FOOT	1	0200 - COMMERCIAL VACANT LAND	63,117	1.4490	\$833,100

IMPROVEMENT / BUILDING DETAILS

SUB-AREAS

OUTBUILDINGS & EXTRA FEATURES

No data to display

PERMIT DETAILS

No data to display

No data to display

SALE DETAILS

RECEPTION NUMBER	SALE DATE	SALE PRICE	INSTRUMENT	GRANTOR	GRANTEE
2022029592	03/03/2022	\$0	SW: SPECIAL WARRANTY	ACM LORETTO VI LLC	LORETTO LLC
2021212965	11/11/2021	\$0	PS: PARCEL SPLIT	ACM LORETTO VI LLC	ACM LORETTO VI LLC

PROPERTY TAXES FOR CURRENT YEAR

Current Year Taxes

Prior Year Mill Levy (2024) * *: **147.87**

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	04/28/2025	04/28/2025	04/28/2025
Original Tax Levy	\$17,184.71	\$17,184.71	\$34,369.42
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$17,184.71	\$17,184.71	\$34,369.42
Due	\$0.00	\$0.00	\$0.00

Before proceeding to make your tax payment, please be sure to copy or save your Schedule Number/Parcel ID Number. You will need it in order to process your payment.

Your schedule number is: **05322-22-005-000**

Pay This Tax Now

Note: The amount of interest shown, if any, is good through the end of this month. This information is not to be used in place of a Certificate of Taxes Due. Please call the Treasurer's Office for these at (720) 913-9300.

Liens/Fees amount displayed are good through the last day of February. Please be advised that paying the liens/fees after February will result in additional interest accrued on the parcel. Please contact 720-913-9300 to get the payoff amount for lien/fees.

ADDITIONAL INFORMATION

ACTUAL & ASSESSED VALUE - CURRENT & PRIOR VALUES

TAX DOCUMENTS

Tax Notices:



Data last updated: 09/17/2025



City & County of Denver - Property Record Search

City & County of Denver - Property Record Search

0532200053000
3045 S FEDERAL BLVD

LORETTO HEIGHTS METROPOLITAN DISTRICT
NO 1
450 E 17TH AVE DENVER CO 80203

Total Appraised Value
\$100

KEY INFORMATION

Schedule Number	0532200053000
Situs Address	3045 S FEDERAL BLVD
Owner(s)	LORETTO HEIGHTS METROPOLITAN DISTRICT NO 1
Class	VACANT LAND
Land Use Code	099 - VACANT LAND /GENERAL COMMON ELEMENTS
Zoning	PUD-G 24
Tax District	493D
Land Sq Ft	47,107
Building Sq Ft	0
Legal Description	LORETTO HEIGHTS FLG 1 TR-J
Prior Year Mill Levy (2024)	147.87

ACTUAL VALUES

Tax Year	2025
----------	------

Land	\$100
Improvements	\$0
Total	\$100

[Protest My Value](#)

ASSESSED VALUES - SCHOOL

Land	\$30
Improvements	\$0
Total	\$30
Exempt	\$30
Taxable Total	\$0

ASSESSED VALUES - LOCAL GOVERNMENT

Land	\$30
Improvements	\$0
Total	\$30
Exempt	\$30
Taxable Total	\$0

ADDITIONAL PROPERTY INFORMATION

Zoning	PUD-G	Neighborhood	Harvey Park South
Subdivision	Loretto Heights Filing No. 1	Enterprise Zone	Yes
Individual Historic Landmark	No	Historic Landmark District	No
Floodplain Designation	X: AREA OF MINIMAL FLOOD HAZARD		

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LAND DETAILS

LAND LINE #	LAND TYPE	CODE	CLASS	AREA SQFT	ACRES	APPRAISED VALUE
1	G - GROSS	4	0200 - COMMERCIAL VACANT LAND	47,107	1.0814	\$100

IMPROVEMENT / BUILDING DETAILS

SUB-AREAS

OUTBUILDINGS & EXTRA FEATURES

No data to display

PERMIT DETAILS

No data to display

No data to display

SALE DETAILS

RECEPTION NUMBER	SALE DATE	SALE PRICE	INSTRUMENT	GRANTOR	GRANTEE
2022139932	10/26/2022	\$0	SW: SPECIAL WARRANTY	ACM LORETTO VI LLC	LORETTO HEIGHTS METROPOLITAN DISTRICT NO 1

PROPERTY TAXES FOR CURRENT YEAR

Current Year Taxes

Prior Year Mill Levy (2024) * *: **147.87**

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			
Original Tax Levy	\$0.00	\$0.00	\$0.00
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00
Due	\$0.00	\$0.00	\$0.00

Before proceeding to make your tax payment, please be sure to copy or save your Schedule Number/Parcel ID Number. You will need it in order to process your payment.

Your schedule number is: **05322-00-053-000**

Pay This Tax Now

Note: The amount of interest shown, if any, is good through the end of this month. This information is not to be used in place of a Certificate of Taxes Due. Please call the Treasurer's Office for these at (720) 913-9300.

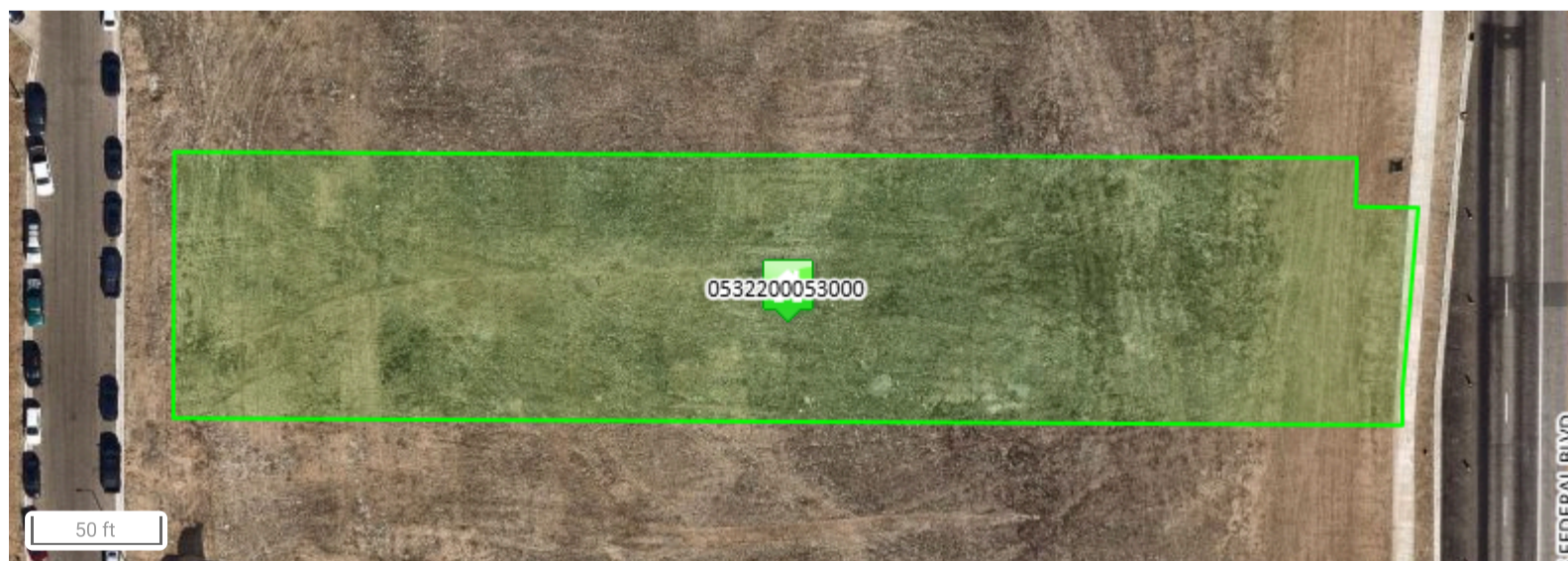
Liens/Fees amount displayed are good through the last day of February. Please be advised that paying the liens/fees after February will result in additional interest accrued on the parcel. Please contact 720-913-9300 to get the payoff amount for lien/fees.

ADDITIONAL INFORMATION

ACTUAL & ASSESSED VALUE - CURRENT & PRIOR VALUES

TAX DOCUMENTS

Tax Notices: -- Choose a file --



Data last updated: 09/17/2025



City & County of Denver - Property Record Search

City & County of Denver - Property Record Search

0532222003000
3056 S PANCRATIA ST

TRG LORETTO OWNER LLC
8235 DOUGLAS AVE DALLAS TX 75225

Total Appraised Value
\$1,528,800

KEY INFORMATION

Schedule Number	0532222003000
Situs Address	3056 S PANCRATIA ST
Owner(s)	TRG LORETTO OWNER LLC
Class	VACANT LAND
Land Use Code	020 - VACANT LAND
Zoning	PUD-G 24
Tax District	493D
Land Sq Ft	115,820
Building Sq Ft	0
Legal Description	LORETTO HEIGHTS FLG 1 B7 L3
Prior Year Mill Levy (2024)	147.87

ACTUAL VALUES

Tax Year	2025
----------	------

Land	\$1,528,800
Improvements	\$0
Total	\$1,528,800

[Protest My Value](#)

ASSESSED VALUES - SCHOOL

Land	\$412,780
Improvements	\$0
Total	\$412,780
Exempt	\$0
Taxable Total	\$412,780

ASSESSED VALUES - LOCAL GOVERNMENT

Land	\$412,780
Improvements	\$0
Total	\$412,780
Exempt	\$0
Taxable Total	\$412,780

ASSESSOR FORMS & ADDRESS CHANGE

ADDITIONAL PROPERTY INFORMATION

Zoning	PUD-G	Neighborhood	Harvey Park South
Subdivision	Loretto Heights Filing No. 1	Enterprise Zone	Yes
Individual Historic Landmark	No	Historic Landmark District	No
Floodplain Designation	X: AREA OF MINIMAL FLOOD HAZARD		

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[Quarter Section Map Index](#)

LAND DETAILS

LAND LINE #	LAND TYPE	CODE	CLASS	AREA SQFT	ACRES	APPRAISED VALUE
1	S - SQUARE FOOT	1	0200 - COMMERCIAL VACANT LAND	115,820	2.6589	\$1,528,800

IMPROVEMENT / BUILDING DETAILS

SUB-AREAS

OUTBUILDINGS & EXTRA FEATURES

No data to display

PERMIT DETAILS

No data to display

No data to display

SALE DETAILS

RECEPTION NUMBER	SALE DATE	SALE PRICE	INSTRUMENT	GRANTOR	GRANTEE
2023090267	09/20/2023	\$8,225,000	SW: SPECIAL WARRANTY	ACM LORETTO VI LLC	TRG LORETTO OWNER LLC

PROPERTY TAXES FOR CURRENT YEAR

Current Year Taxes

Prior Year Mill Levy (2024) * *: **147.87**

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	02/25/2025	06/02/2025	
Original Tax Levy	\$31,536.24	\$31,536.24	\$63,072.48
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$31,536.24	\$31,536.24	\$63,072.48
Due	\$0.00	\$0.00	\$0.00

Before proceeding to make your tax payment, please be sure to copy or save your Schedule Number/Parcel ID Number. You will need it in order to process your payment.

Your schedule number is: **05322-22-003-000**

Pay This Tax Now

Note: The amount of interest shown, if any, is good through the end of this month. This information is not to be used in place of a Certificate of Taxes Due. Please call the Treasurer's Office for these at (720) 913-9300.

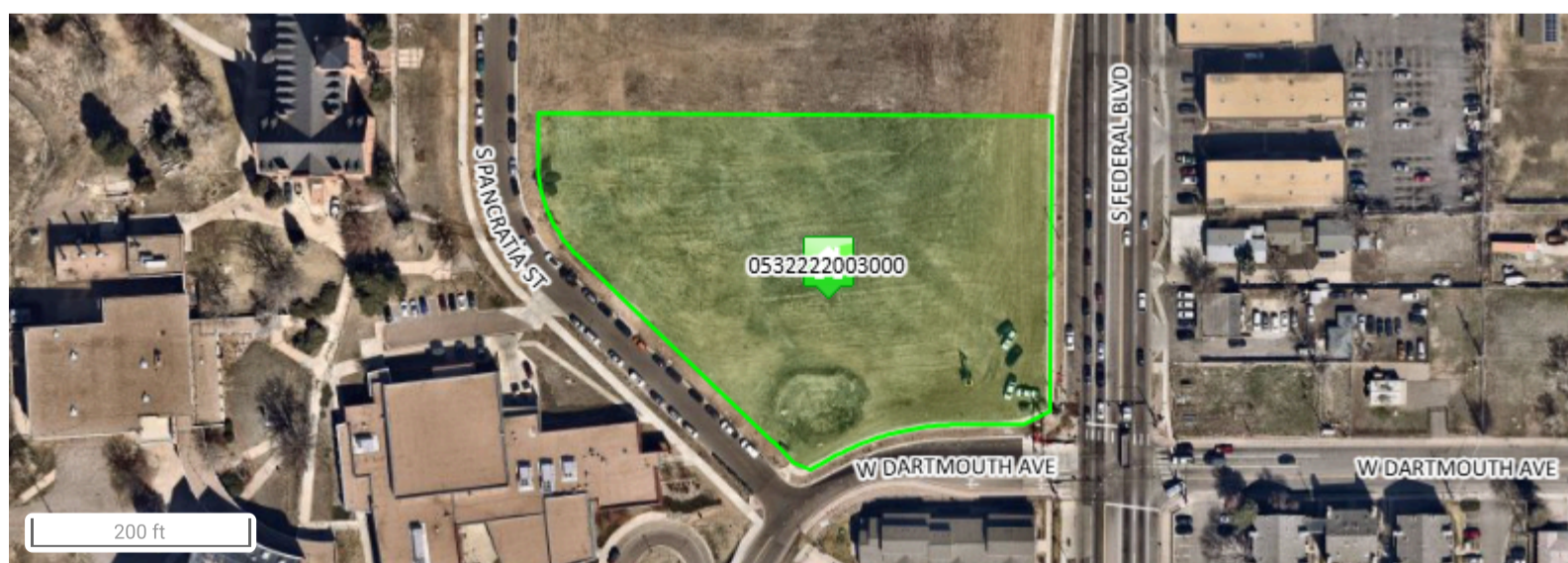
Liens/Fees amount displayed are good through the last day of February. Please be advised that paying the liens/fees after February will result in additional interest accrued on the parcel. Please contact 720-913-9300 to get the payoff amount for lien/fees.

ADDITIONAL INFORMATION

ACTUAL & ASSESSED VALUE - CURRENT & PRIOR VALUES

TAX DOCUMENTS

Tax Notices:



Data last updated: 09/17/2025



City & County of Denver - Property Record Search

City & County of Denver - Property Record Search

0532218027000
3051 S PANCRATIA ST

ACM LORETTO VI LLC
4100 E MISSISSIPPI AVE GLENDALE CO 80246

Total Appraised Value
\$100

KEY INFORMATION

Schedule Number	0532218027000
Situs Address	3051 S PANCRATIA ST
Owner(s)	ACM LORETTO VI LLC
Class	VACANT LAND
Land Use Code	099 - VACANT LAND /GENERAL COMMON ELEMENTS
Zoning	PUD-G 24
Tax District	493D
Land Sq Ft	91,800
Building Sq Ft	0
Legal Description	LORETTO HEIGHTS FLG 1 B3 PT TH-H & L2 COM CNTR/4 S86.1510W125.17FT N03.1647W 102.2FT W 95.9FT SEC32/T4/R68 N61.5915W687.74FT TPOB TH S 37.14FT CV/L RAD S64.1608W 36.96FTS19.1608W 41.54FT S64.1606W 57.55FT N25.4352W 45.49FT183.46FT CHORD S17.3024E 110.49FT ARC 112.24FT DELTA 35.0308N53.4831E 124.73FT N52.2308W 8.5FT CV/L RAD 10FT CHORD
Prior Year Mill Levy (2024)	147.87

ACTUAL VALUES

Tax Year	2025
----------	------

Land	\$100
Improvements	\$0
Total	\$100

[Protest My Value](#)

ASSESSED VALUES - SCHOOL

Land	\$30
Improvements	\$0
Total	\$30
Exempt	\$0
Taxable Total	\$30

ASSESSED VALUES - LOCAL GOVERNMENT

Land	\$30
Improvements	\$0
Total	\$30
Exempt	\$0
Taxable Total	\$30

ASSESSOR FORMS & ADDRESS CHANGE

ADDITIONAL PROPERTY INFORMATION

Zoning	PUD-G	Neighborhood	Harvey Park South
Subdivision	Loretto Heights Filing No. 1	Enterprise Zone	Yes
Individual Historic Landmark	No	Historic Landmark District	No
Floodplain Designation	X: AREA OF MINIMAL FLOOD HAZARD		

DOWNLOADABLE MAPS

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[Quarter Section Map](#)
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[Quarter Section Map Index](#)

LAND DETAILS

LAND LINE #	LAND TYPE	CODE	CLASS	AREA SQFT	ACRES	APPRAISED VALUE
1	G - GROSS	4	0200 - COMMERCIAL VACANT LAND	91,800	2.1074	\$100

IMPROVEMENT / BUILDING DETAILS

SUB-AREAS

OUTBUILDINGS & EXTRA FEATURES

No data to display

PERMIT DETAILS

No data to display

No data to display

SALE DETAILS

No data to display

PROPERTY TAXES FOR CURRENT YEAR

Current Year Taxes

Prior Year Mill Levy (2024) * *: 147.87

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			
Original Tax Levy	\$0.00	\$0.00	\$0.00
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00
Due	\$0.00	\$0.00	\$0.00

Before proceeding to make your tax payment, please be sure to copy or save your Schedule Number/Parcel ID Number. You will need it in order to process your payment.

Your schedule number is: **05322-18-027-000**

Pay This Tax Now

Note: The amount of interest shown, if any, is good through the end of this month. This information is not to be used in place of a Certificate of Taxes Due. Please call the Treasurer's Office for these at (720) 913-9300.

Liens/Fees amount displayed are good through the last day of February. Please be advised that paying the liens/fees after February will result in additional interest accrued on the parcel. Please contact 720-913-9300 to get the payoff amount for lien/fees.

ADDITIONAL INFORMATION

ACTUAL & ASSESSED VALUE - CURRENT & PRIOR VALUES

TAX DOCUMENTS

No data to display



Data last updated: 09/17/2025



City & County of Denver - Property Record Search

City & County of Denver - Property Record Search

0532218013000
3046 S LORETTO WAY

COMMUN DENVER INC
2288 S TENNYSON ST DENVER CO 80219

Total Appraised Value
\$140,600

KEY INFORMATION

Schedule Number	0532218013000
Situs Address	3046 S LORETTO WAY
Owner(s)	COMMUN DENVER INC
Class	VACANT LAND
Land Use Code	020 - VACANT LAND
Zoning	PUD-G 24
Tax District	493D
Land Sq Ft	23,428
Building Sq Ft	0
Legal Description	LORETTO HEIGHTS FLG 1 B3 PT L2 COM CNTR/4 SEC 32/T4/R68N68.2750W 1019.83FT TPOB TH S 98.86FT S53.4831W 124.73FTN25.4352W 182.68FT N64.1608E 64.93FT E 101.23FT S45E 28.63FTTPOB
Prior Year Mill Levy (2024)	147.87

ACTUAL VALUES

Tax Year	2025
----------	------

Land	\$140,600
Improvements	\$0
Total	\$140,600

[Protest My Value](#)

ASSESSED VALUES - SCHOOL

Land	\$37,960
Improvements	\$0
Total	\$37,960
Exempt	\$0
Taxable Total	\$37,960

ASSESSED VALUES - LOCAL GOVERNMENT

Land	\$37,960
Improvements	\$0
Total	\$37,960
Exempt	\$0
Taxable Total	\$37,960

ASSESSOR FORMS & ADDRESS CHANGE

ADDITIONAL PROPERTY INFORMATION

Zoning	PUD-G	Neighborhood	Harvey Park South
Subdivision	Loretto Heights Filing No. 1	Enterprise Zone	Yes
Individual Historic Landmark	No	Historic Landmark District	No
Floodplain Designation	X: AREA OF MINIMAL FLOOD HAZARD		

DOWNLOADABLE MAPS

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[Quarter Section Map](#)
[Assessment Parcel Map Index](#)
[Quarter Section Map Index](#)

LAND DETAILS

LAND LINE #	LAND TYPE	CODE	CLASS	AREA SQFT	ACRES	APPRAISED VALUE
1	S - SQUARE FOOT	1	0200 - COMMERCIAL VACANT LAND	23,428	0.5378	\$140,600

IMPROVEMENT / BUILDING DETAILS

SUB-AREAS

OUTBUILDINGS & EXTRA FEATURES

No data to display

PERMIT DETAILS

No data to display

No data to display

SALE DETAILS

RECEPTION NUMBER	SALE DATE	SALE PRICE	INSTRUMENT	GRANTOR	GRANTEE
2025063664	06/30/2025	\$4,000,000	SW: SPECIAL WARRANTY	ACM LORETTO VI LLC	COMMUN DENVER INC
2022094146	06/28/2022	\$0	PS: PARCEL SPLIT	ACM LORETTO VI LLC	ACM LORETTO VI LLC

PROPERTY TAXES FOR CURRENT YEAR

Current Year Taxes

Prior Year Mill Levy (2024) * *: **147.87**

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	02/28/2025	06/13/2025	
Original Tax Levy	\$2,900.48	\$2,900.48	\$5,800.96
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$2,900.48	\$2,900.48	\$5,800.96
Due	\$0.00	\$0.00	\$0.00

Before proceeding to make your tax payment, please be sure to copy or save your Schedule Number/Parcel ID Number. You will need it in order to process your payment.

Your schedule number is: **05322-18-013-000**

Pay This Tax Now

Note: The amount of interest shown, if any, is good through the end of this month. This information is not to be used in place of a Certificate of Taxes Due. Please call the Treasurer's Office for these at (720) 913-9300.

Liens/Fees amount displayed are good through the last day of February. Please be advised that paying the liens/fees after February will result in additional interest accrued on the parcel. Please contact 720-913-9300 to get the payoff amount for lien/fees.

ADDITIONAL INFORMATION

ACTUAL & ASSESSED VALUE - CURRENT & PRIOR VALUES

TAX DOCUMENTS

Tax Notices: -- Choose a file --



Data last updated: 09/17/2025

Loretto
Rezoning of CCD Parcel
Statement of Authority

Pursuant to C.R.S 38-30-172, the undersigned hereby executes the Statement of Authority on behalf of ACM Loretto VI LLC (the "Entity"), and states as follows:

- 1) The name of the entity is ACM Loretto VI LLC
- 2) The mailing address for the entity is 8350 East Crescent Parkway, Suite 200, Greenwood Village, CO 80111
- 3) The name and position of the person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property, and transactions in connection therewith, on behalf of the Entity, is Andrew R. Klein.

Executed as of ^{17th} day of ^{Feb.} 2026.

Signed: 


Andrew R. Klein

ACM Loretto VI LLC

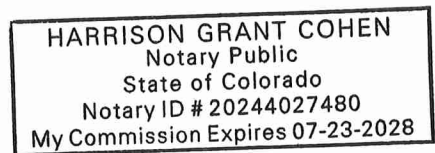
Notary:

The foregoing instrument was acknowledged before me on the 19th day of February, 2026, by Andrew R. Klein.

Witness my official seal and hand.


Notary Public

My commission expires: 07-23-2028



February , 2026

Matt Young
City and County of Denver, Arts and Venues
1245 Champa Street
Denver, CO 80202
Matt.young@denvergov.org
303-597-8212

Dear Matt,

This letter serves as authorization for City and County of Denver, Arts and Venues, to act on behalf of and represent ACM Loretto VI LLC, the property owner, for the purpose of submitting and processing the rezoning application for the property located at 3058 S MAY STANTON WAY, APPX; schedule number 0532218017000.

Sincerely,



Andrew R. Klein
Authorized Representative of ACM Loretto VI LLC

Properties represented in this letter:

Location	Address	Assessors Schedule Number
Quad	3051 S Pancratia Street	0532218027000
-	3126 W Frances Walsh Pl Apprx	0532200064000

February 17, 2026

Matt Young
City and County of Denver, Arts and Venues
1245 Champa Street
Denver, CO 80202
Matt.young@denvergov.org
303-597-8212

Dear Matt,

This letter serves as authorization for City and County of Denver, Arts and Venues, to act on behalf of and represent Artscape Loretto LLC, the property owner, for the purpose of submitting and processing the rezoning application for the property located at 3058 S MAY STANTON WAY, APPX; schedule number 0532218017000.

Sincerely,



Aaron Miripol, President and Chief Executive Officer, Urban Land Conservancy

Authorized Representative of Artscape Loretto LLC

Properties represented in this letter:

Location	Address	Assessors Schedule Number
Parcel D	2932 S Loretto Way	0532218015000

Loretto
Rezoning of CCD Parcel
Statement of Authority

Pursuant to C.R.S 38-30-172, the undersigned hereby executes the Statement of Authority on behalf of Commun Denver, Inc. (the "Entity"), and states as follows:

- 1) The name of the entity is Commun Denver, Inc.
- 2) The mailing address for the entity is 1114 W 7th Ave, #215 Denver, CO 80204
- 3) The name and position of the person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property, and transactions in connection therewith, on behalf of the Entity, is Margaret Brugger, as Executive Director.

Executed as of 24 day of Feb 2026.



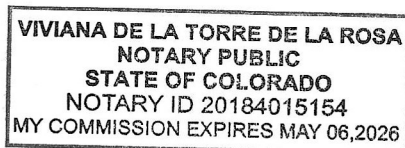
Signed:



Margaret Brugger, Executive Director

Commun Denver, Inc.

Notary:



February , 2026

Matt Young
City and County of Denver, Arts and Venues
1245 Champa Street
Denver, CO 80202
Matt.young@denvergov.org
303-597-8212

Dear Matt,

This letter serves as authorization for City and County of Denver, Arts and Venues, to act on behalf of and represent Commun Denver, Inc, the property owner, for the purpose of submitting and processing the rezoning application for the property located at 3058 S MAY STANTON WAY, APPX; schedule number 0532218017000.

Sincerely,



Margaret Brugger, Executive Director

Authorized Representative of Commun Denver, Inc

Properties represented in this letter:

Location	Address	Assessors Schedule Number
Vacant Lot	2995 S Pancratia St	0532218006000
Vacant Lot	3046 S Loretto Way	0532218013000
Steam Plant	3200 W Cornell Dr 1	0532218025000

February 17, 2026

Matt Young
City and County of Denver, Arts and Venues
1245 Champa Street
Denver, CO 80202
Matt.young@denvergov.org
303-597-8212

Dear Matt,

This letter serves as authorization for City and County of Denver, Arts and Venues, to act on behalf of and represent Loretto CLT LLC, the property owner, for the purpose of submitting and processing the rezoning application for the property located at 3058 S MAY STANTON WAY, APPX; schedule number 0532218017000.

Sincerely,



Aaron Miripol, President and Chief Executive Officer, Urban Land Conservancy
Authorized Representative of Loretto CLT LLC

Properties represented in this letter:

Location	Address	Assessors Schedule Number
Art Building	3083 S Loretto Way	0532218024000
Machebeuf Hall	3040 S Loretto Way	0532218022000

Loretto

Rezoning of CCD Parcel

Statement of Authority

- 1) Pursuant to C.R.S 38-30-172, the undersigned hereby executes the Statement of Authority on behalf of MHMP 20 Loretto LLLP (the "Entity"), and states as follows:
- 2) The name of the entity is MHMP 20 Loretto LLLP
- 3) The mailing address for the entity is 1600 Broadway, Denver, CO 80202
- 4) The name and position of the person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property, and transactions in connection therewith, on behalf of the Entity, is Shelly Marquez, as President.

Executed as of 26th day of February 2026.

Signed: Shelly Marquez
 Shelly Marquez, President, Mercy Housing
 MHMP 20 Loretto LLLP

Notary:

STATE OF Colorado

COUNTY OF Denver

The foregoing instrument was acknowledged before me this 26th day of February, 2025, by Shelly Marquez, who is President of Mercy Housing Mountain Plains, a Colorado nonprofit corporation, in the name and on behalf of the corporation.

Witness my hand and official seal.



Cheryl Fair
 Notary Public

My commission expires April 9, 2028

Loretto
Rezoning of CCD Parcel
Statement of Authority

Pursuant to C.R.S 38-30-172, the undersigned hereby executes the Statement of Authority on behalf of Loretto LLC (the "Entity"), and states as follows:

- 1) The name of the entity is Loretto LLC
- 2) The mailing address for the entity is 5450 Greenwood Plaza Blvd Suite 200, Greenwood Village, CO 80111
- 3) The name and position of the person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property, and transactions in connection therewith, on behalf of the Entity, is Chris Hines, as Member.

Executed as of 17th day of February 2026.

Signed: CHA, member

Chris Hines, Member

Loretto LLC

Notary:

Deborah Ramler



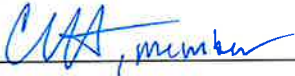
February 17th, 2026

Matt Young
City and County of Denver, Arts and Venues
1245 Champa Street
Denver, CO 80202
Matt.young@denvergov.org
303-597-8212

Dear Matt,

This letter serves as authorization for City and County of Denver, Arts and Venues, to act on behalf of and represent Loretto LLC, the property owner, for the purpose of submitting and processing the rezoning application for the property located at 3058 S MAY STANTON WAY, APPX; schedule number 0532218017000.

Sincerely,



Chris Hines, Member, Loretto LLC

Authorized Representative of Loretto LLC

Properties represented in this letter:

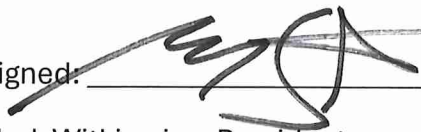
Location	Address	Assessors Schedule Number
Vacant Lot	2992 S Max Dijulio St APPRX	0532222005000

Loretto
Rezoning of CCD Parcel
Statement of Authority

Pursuant to C.R.S 38-30-172, the undersigned hereby executes the Statement of Authority on behalf of Loretto Heights Metropolitan District No. 1 (the "Entity"), and states as follows:


- 1) The name of the entity is Loretto Heights Metropolitan District No. 1.
- 2) The mailing address for the entity is 450 E 17th Ave., Ste. 400, Denver, CO 80203.
- 3) The name and position of the person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property, and transactions in connection therewith, on behalf of the Entity, is Mark Witkiewicz, as President.

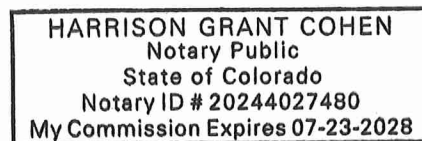
Executed as of 17 day of Feb. 2026.

Signed: 
Mark Witkiewicz, President

Loretto Heights Metropolitan District No. 1

Notary:


Notary Public



My Commission Expires: 07-23-2028

The foregoing instrument was acknowledged before me on the 17th day of February, 2026
by Mark Witkiewicz, President of Loretto Heights Metropolitan District No. 1

February 17, 2026

Matt Young
City and County of Denver, Arts and Venues
1245 Champa Street
Denver, CO 80202
Matt.young@denvergov.org
303-597-8212

Dear Matt,

This letter serves as authorization for City and County of Denver, Arts and Venues, to act on behalf of and represent Loretto Heights Metropolitan District No. 1, the property owner, for the purpose of submitting and processing the rezoning application for the property located at 3058 S MAY STANTON WAY, APPX; schedule number 0532218017000.

Sincerely,



A handwritten signature in black ink, appearing to read 'MWSA', is written over a horizontal line.

Mark Witkiewicz, President

Authorized Representative of Loretto Heights Metropolitan District No. 1

Properties represented in this letter:

Address	Assessors Schedule Number
2922 S Loretto Way	0532200055000
3045 S Federal Blvd	0532200053000
3005 S Machebeuf Ct	0532200056000
3003 S Federal Blvd	0532200058000
3128 W Frances Walsh	0532200065000
3091 S Federal Blvd	0532200057000

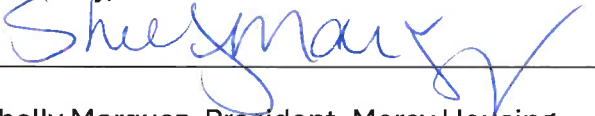
February , 2026

Matt Young
City and County of Denver, Arts and Venues
1245 Champa Street
Denver, CO 80202
Matt.young@denvergov.org
303-597-8212

Dear Matt,

This letter serves as authorization for City and County of Denver, Arts and Venues, to act on behalf of and represent MHMP 20 Loretto LLLP, the property owner, for the purpose of submitting and processing the rezoning application for the property located at 3058 S MAY STANTON WAY, APPX; schedule number 0532218017000.

Sincerely,



Shelly Marquez, President, Mercy Housing

Authorized Representative of MHMP 20 Loretto LLLP

Properties represented in this letter:

Location	Address	Assessors Schedule Number
Parking Lot	2935 S Pancratia Street	0532218007000

Loretto
Rezoning of CCD Parcel
Statement of Authority

Pursuant to C.R.S 38-30-172, the undersigned hereby executes the Statement of Authority on behalf of Pancratia Hall Partners LLC (the "Entity"), and states as follows:

- 1) The name of the entity is Pancratia Hall Partners LLC
- 2) The mailing address for the entity is 2120 Bluebell Ave, Boulder, CO 80302
- 3) The name and position of the person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property, and transactions in connection therewith, on behalf of the Entity, is Grant Bennett, as Manager of the Managing Member.

Executed as of 20th day of February 2026.

Pancratia Hall Partners LLC

By: Pancratia MM LLC, its Managing Member

Signed: 
Grant Bennett, Manager

State of Colorado

County of Denver

The foregoing instrument was acknowledged before me this 02/23/2026
by Grant Bennett.

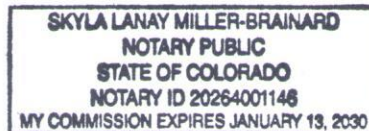


Notary Public

Print Name: Skylla Miller Brainard

My commission expires:

01/13/2030




February 20, 2026

Matt Young
City and County of Denver, Arts and Venues
1245 Champa Street
Denver, CO 80202
Matt.young@denvergov.org
303-597-8212

Dear Matt,

This letter serves as authorization for City and County of Denver, Arts and Venues, to act on behalf of and represent Pancratia Hall Partners LLC, the property owner, for the purpose of submitting and processing the rezoning application for the property located at 3058 S MAY STANTON WAY, APPX; schedule number 0532218017000.

Sincerely,



Grant Bennett, Manager of the Managing Member

Authorized Representative of Pancratia Hall Partners LLC

Properties represented in this letter:

Location	Address	Assessors Schedule Number
Pancratia Hall Lofts	3144 W Frances Walsh Place	0532218003000

March 2, 2026

Matt Young
City and County of Denver, Arts and Venues
1245 Champa Street
Denver, CO 80202
Matt.young@denvergov.org
303-597-8212

Dear Matt,

This letter serves as authorization for City and County of Denver, Arts and Venues, to act on behalf of and represent TRG Loretto Owners LLC, the property owner, for the purpose of submitting and processing the rezoning application for the property located at 3058 S MAY STANTON WAY, APPX; schedule number 0532218017000.

Sincerely,

Allison Jones

Allison Jones, Director, Trinsic Residential Group

Authorized Representative of TRG Loretto Owners LLC

Properties represented in this letter:

Location	Address	Assessors Schedule Number
Vacant Lot	3056 S Pancratia St	0532222003000

State of Colorado
County of Denver
Signed and sworn to (or affirmed) before me on
March 2nd, 2026
by Allison Jones
Phillip Wilson
(Signature of Notarial Officer)
Notary Public
(Title of Office)
My Commission Expires: 11/18/2028

PHILLIP WILSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204040417
MY COMMISSION EXPIRES NOVEMBER 18, 2028

Loretto
Rezoning of CCD Parcel
Statement of Authority

Pursuant to C.R.S 38-30-172, the undersigned hereby executes the Statement of Authority on behalf of TRG Loretto Owners LLC (the "Entity"), and states as follows:

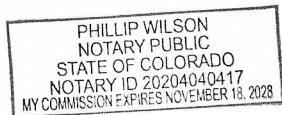
- 1) The name of the entity is TRG Loretto Owners LLC
- 2) The mailing address for the entity is 8235 Douglas Ave, Dallas, TX 75225
- 3) The name and position of the person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property, and transactions in connection therewith, on behalf of the Entity, is Allison Jones, as Director.

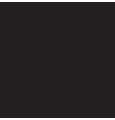
Executed as of 2 day of March 2026.

Signed: Allison Jones
Allison Jones, Director, Trinsic Residential Group
TRG Loretto Owners LLC

Notary:

State of Colorado
County of Denver
Signed and sworn to (or affirmed) before me on
March 2nd, 2026
by Allison Jones
Phillip Wilson
(Signature of Notarial Officer)
Notary Public
(Title of Office)
My Commission Expires: 11/18/2028





PUD-G 41 - DRAFT



3001 S Federal Boulevard
Loretto Heights Campus Core

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PUD-G 41

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CHAPTER 1. ESTABLISHMENT AND INTENT

SECTION 1.1 PUD-G 41 ESTABLISHED

The provisions of PUD-G 41 apply to the land depicted on the Official Zoning Map with the label PUD-G 41, and more generally described as a parcel of land situated in the west half of Section 32, Township 4 South, Range 68 west of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

1.1.1 SUBAREAS ESTABLISHED

The following subareas are hereby established within PUD-G 41 for the purpose of applying the zoning Standards contained herein. All subareas established are shown generally on Figure 1.1 below and described legally as follows:

A. Subarea A Legal Description

A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
 THENCE NORTH 75°20'27" WEST, A DISTANCE OF 5.95 FEET TO A POINT ON THE CENTERLINE OF S. FEDERAL BOULEVARD AND THE POINT OF BEGINNING;
 THENCE SOUTH 89°57'15" WEST, A DISTANCE OF 186.06 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 116.13 FEET, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 44°21'31", AND A CHORD WHICH BEARS SOUTH 67°22'44" WEST A CHORD DISTANCE OF 113.25 FEET;
 THENCE NORTH 44°48'02" WEST, A DISTANCE OF 59.51 FEET;
 THENCE NORTH 45°52'49" WEST, A DISTANCE OF 5.65 FEET;
 THENCE NORTH 46°57'35" WEST, A DISTANCE OF 245.88 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 17.23 FEET, SAID CURVE HAVING A RADIUS OF 150.92 FEET, A CENTRAL ANGLE OF 06°32'27", AND A CHORD WHICH BEARS NORTH 43°37'01" WEST A CHORD DISTANCE OF 17.22 FEET;
 THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 44.86 FEET;
 THENCE NORTH 52°23'08" WEST, A DISTANCE OF 2.38 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 15.22 FEET, SAID CURVE HAVING A RADIUS OF 10.07 FEET, A CENTRAL ANGLE OF 86°36'25", AND A CHORD WHICH BEARS SOUTH 83°57'59" WEST A CHORD DISTANCE OF 13.81 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 27.51 FEET, SAID CURVE HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 49°15'10", AND A CHORD WHICH BEARS SOUTH 64°53'27" WEST A CHORD DISTANCE OF 26.67 FEET;
 THENCE SOUTH 89°31'02" WEST, A DISTANCE OF 63.67 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 25.72 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 73°41'31", AND A CHORD WHICH BEARS SOUTH 52°40'17" WEST A CHORD DISTANCE OF 23.99 FEET;
 THENCE SOUTH 15°49'31" WEST, A DISTANCE OF 76.59 FEET;
 THENCE SOUTH 06°28'16" WEST, A DISTANCE OF 125.46 FEET;
 THENCE SOUTH 06°54'03" WEST, A DISTANCE OF 12.16 FEET;
 THENCE SOUTH 89°52'50" EAST, A DISTANCE OF 17.53 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 10.51 FEET, SAID CURVE HAVING A RADIUS OF 7.00 FEET, A CENTRAL ANGLE OF 86°01'52", AND A CHORD WHICH BEARS SOUTH 46°58'44" EAST A CHORD DISTANCE OF 9.55 FEET;
 THENCE SOUTH 03°57'48" EAST, A DISTANCE OF 12.71 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 179.41 FEET,
 SAID CURVE HAVING A RADIUS OF 114.75 FEET, A CENTRAL ANGLE OF 89°35'00", AND A
 CHORD WHICH BEARS NORTH 49°10'44" WEST A CHORD DISTANCE OF 161.69 FEET;
 THENCE NORTH 86°09'44" EAST, A DISTANCE OF 18.25 FEET;
 THENCE NORTH 03°47'14" WEST, A DISTANCE OF 85.15 FEET;
 THENCE SOUTH 86°15'10" WEST, A DISTANCE OF 13.79 FEET;
 THENCE NORTH 06°58'47" WEST, A DISTANCE OF 11.82 FEET;
 THENCE SOUTH 83°01'13" WEST, A DISTANCE OF 11.20 FEET;
 THENCE NORTH 03°16'47" WEST, A DISTANCE OF 79.16 FEET;
 THENCE SOUTH 86°28'34" WEST, A DISTANCE OF 49.72 FEET;
 THENCE NORTH 03°01'23" WEST, A DISTANCE OF 38.12 FEET;
 THENCE SOUTH 87°00'28" WEST, A DISTANCE OF 24.03 FEET;
 THENCE NORTH 34°59'18" WEST, A DISTANCE OF 189.64 FEET;
 THENCE NORTH 00°07'18" EAST, A DISTANCE OF 30.32 FEET;
 THENCE NORTH 53°18'53" WEST, A DISTANCE OF 25.76 FEET;
 THENCE SOUTH 35°58'03" WEST, A DISTANCE OF 6.72 FEET;
 THENCE NORTH 52°06'49" WEST, A DISTANCE OF 2.81 FEET;
 THENCE SOUTH 87°28'38" WEST, A DISTANCE OF 6.86 FEET;
 THENCE NORTH 72°57'35" WEST, A DISTANCE OF 5.53 FEET;
 THENCE NORTH 53°33'06" WEST, A DISTANCE OF 5.45 FEET;
 THENCE NORTH 33°54'22" WEST, A DISTANCE OF 5.42 FEET;
 THENCE NORTH 13°54'45" WEST, A DISTANCE OF 6.95 FEET;
 THENCE NORTH 53°44'27" WEST, A DISTANCE OF 2.83 FEET;
 THENCE NORTH 36°47'57" EAST, A DISTANCE OF 5.21 FEET;
 THENCE NORTH 53°12'03" WEST, A DISTANCE OF 92.46 FEET;
 THENCE NORTH 38°04'28" EAST, A DISTANCE OF 1.67 FEET;
 THENCE NORTH 52°02'40" WEST, A DISTANCE OF 2.13 FEET;
 THENCE NORTH 38°17'45" EAST, A DISTANCE OF 2.27 FEET;
 THENCE NORTH 52°03'17" WEST, A DISTANCE OF 19.88 FEET;
 THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 160.20 FEET TO A POINT OF NON-TANGENT
 CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 193.95 FEET,
 SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 55°33'50", AND A
 CHORD WHICH BEARS NORTH 19°14'01" WEST A CHORD DISTANCE OF 186.44 FEET;
 THENCE NORTH 08°32'55" EAST, A DISTANCE OF 280.75 FEET;
 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 122.48 FEET;
 THENCE SOUTH 48°57'51" EAST, A DISTANCE OF 67.55 FEET;
 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 103.13 FEET;
 THENCE SOUTH 89°58'50" EAST, A DISTANCE OF 180.85 FEET;
 THENCE NORTH 00°01'10" EAST, A DISTANCE OF 32.97 FEET;
 THENCE NORTH 89°57'46" EAST, A DISTANCE OF 33.00 FEET;
 THENCE SOUTH 89°58'50" EAST, A DISTANCE OF 396.60 FEET;
 THENCE SOUTH 00°01'10" WEST, A DISTANCE OF 280.19 FEET;
 THENCE NORTH 89°57'25" EAST, A DISTANCE OF 564.02 FEET TO A POINT ON THE
 CENTERLINE OF S. FEDERAL BOULEVARD;
 THENCE SOUTH 00°01'10" WEST ALONG SAID CENTERLINE, A DISTANCE OF 591.08 FEET TO
 THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 781,650 SQUARE FEET OR 17.94 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF
 THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE
 6TH PRINCIPAL MERIDIAN, BEARS NORTH 00°01'10" EAST.

B. Subarea B Legal Description

SITUATED IN THE WEST 1/2 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO
 A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
 THENCE SOUTH 84°14'39" WEST, A DISTANCE OF 716.02 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 03°57'48" EAST, A DISTANCE OF 96.13 FEET;
 THENCE SOUTH 17°46'16" WEST, A DISTANCE OF 149.58 FEET;
 THENCE NORTH 89°30'53" WEST, A DISTANCE OF 30.95 FEET;
 THENCE SOUTH 46°37'40" WEST, A DISTANCE OF 20.57 FEET;
 THENCE NORTH 61°27'47" WEST, A DISTANCE OF 148.06 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 141.42 FEET, SAID CURVE HAVING A RADIUS OF 468.73 FEET, A CENTRAL ANGLE OF 17°17'11", AND A CHORD WHICH BEARS NORTH 47°44'21" WEST A CHORD DISTANCE OF 140.88 FEET;
 THENCE SOUTH 51°34'19" WEST, A DISTANCE OF 147.01 FEET;
 THENCE NORTH 37°34'07" WEST, A DISTANCE OF 162.17 FEET;
 THENCE NORTH 52°25'53" EAST, A DISTANCE OF 270.00 FEET;
 THENCE NORTH 25°43'52" WEST, A DISTANCE OF 414.97 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 122.68 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 35°08'47", AND A CHORD WHICH BEARS NORTH 43°18'15" WEST A CHORD DISTANCE OF 120.77 FEET TO A POINT OF REVERSE CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 48.39 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 13°51'43", AND A CHORD WHICH BEARS NORTH 53°56'47" WEST A CHORD DISTANCE OF 48.27 FEET;
 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 160.20 FEET;
 THENCE SOUTH 52°03'17" EAST, A DISTANCE OF 19.88 FEET;
 THENCE SOUTH 38°17'45" WEST, A DISTANCE OF 2.27 FEET;
 THENCE SOUTH 52°02'40" EAST, A DISTANCE OF 2.13 FEET;
 THENCE SOUTH 38°04'28" WEST, A DISTANCE OF 1.67 FEET;
 THENCE SOUTH 53°12'03" EAST, A DISTANCE OF 92.46 FEET;
 THENCE SOUTH 36°47'57" WEST, A DISTANCE OF 5.21 FEET;
 THENCE SOUTH 53°44'27" EAST, A DISTANCE OF 2.83 FEET;
 THENCE SOUTH 13°54'45" EAST, A DISTANCE OF 6.95 FEET;
 THENCE SOUTH 33°54'22" EAST, A DISTANCE OF 5.42 FEET;
 THENCE SOUTH 53°33'06" EAST, A DISTANCE OF 5.45 FEET;
 THENCE SOUTH 72°57'35" EAST, A DISTANCE OF 5.53 FEET;
 THENCE NORTH 87°28'38" EAST, A DISTANCE OF 6.86 FEET;
 THENCE SOUTH 52°06'49" EAST, A DISTANCE OF 2.81 FEET;
 THENCE NORTH 35°58'03" EAST, A DISTANCE OF 6.72 FEET;
 THENCE SOUTH 53°18'53" EAST, A DISTANCE OF 25.76 FEET;
 THENCE SOUTH 00°07'18" WEST, A DISTANCE OF 30.32 FEET;
 THENCE SOUTH 34°59'18" EAST, A DISTANCE OF 189.64 FEET;
 THENCE NORTH 87°00'28" EAST, A DISTANCE OF 24.03 FEET;
 THENCE SOUTH 03°01'23" EAST, A DISTANCE OF 38.12 FEET;
 THENCE NORTH 86°28'34" EAST, A DISTANCE OF 49.72 FEET;
 THENCE SOUTH 03°16'47" EAST, A DISTANCE OF 79.16 FEET;
 THENCE NORTH 83°01'13" EAST, A DISTANCE OF 11.20 FEET;
 THENCE SOUTH 06°58'47" EAST, A DISTANCE OF 11.82 FEET;

THENCE NORTH 86°15'10" EAST, A DISTANCE OF 13.79 FEET;
 THENCE SOUTH 03°47'14" EAST, A DISTANCE OF 85.15 FEET;
 THENCE SOUTH 86°09'44" WEST, A DISTANCE OF 18.25 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 179.41 FEET, SAID CURVE HAVING A RADIUS OF 114.75 FEET, A CENTRAL ANGLE OF 89°35'00", AND A CHORD WHICH BEARS SOUTH 49°10'44" EAST A CHORD DISTANCE OF 161.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 216,237 SQUARE FEET OR 4.96 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS NORTH 00°01'10" EAST.

C. Subarea C Legal Description

LORETTO HEIGHTS FLG 1 BLK3 PT OF L5 BEG N COR L5S25.4352E 77.17FT S52.2553W 145.15FT N 38.2539W 109.9FT CV/LCHORD N65.3913E ARC 11.7FT RAD 242FT DELTA 02.4609 DAF*N64.1608E 154.53FT TPOB

SAID PARCEL CONTAINS 14,366 SQUARE FEET OR 0.33 ACRES, MORE OR LESS.

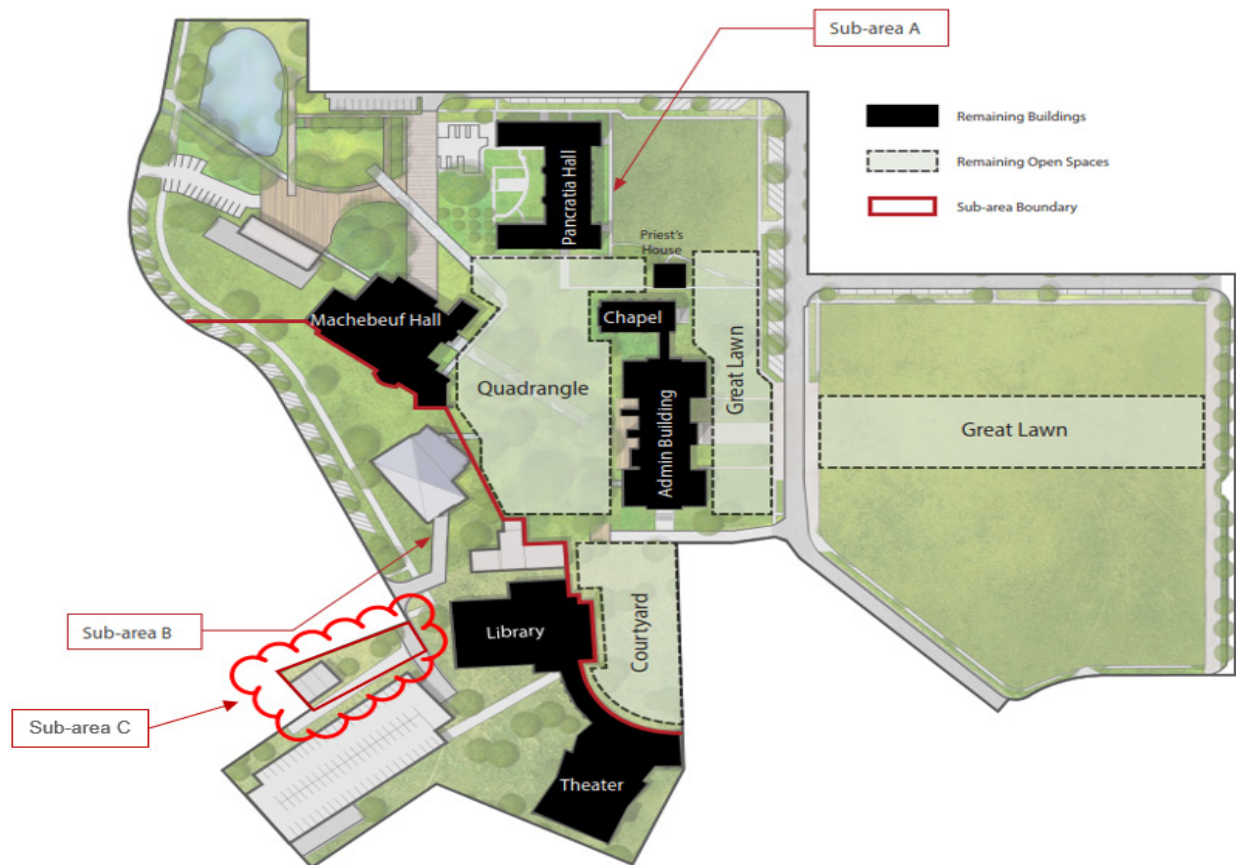


Figure 1.1. Subareas Established within PUD-G 41. Illustrative only.

1.1.2 REMAINING BUILDINGS AND REMAINING OPEN SPACES DEFINED

As shown in Figure 1.2, the following buildings and open spaces are hereby defined within PUD-G 41 as Remaining Buildings and Remaining Open Spaces for the purpose of applying the design Standards provided in Chapter 4 (For purposes of applying the PUD standards, these Remaining Buildings and Remaining Open Spaces retain their historical names):

A. Administration Building

The existing 1891 red sandstone Richardsonian Romanesque-style Building with three main stories plus raised basement and attic in an H-plan oriented north-south and covering 220 feet by 100 feet located in Subarea A as of the adoption of this PUD. The existing Gross Floor Area for the Administration Building and Chapel is 98,880 square feet.

B. Chapel

The existing 1910 red sandstone Richardsonian Romanesque-style Building with rectangular plan oriented east-west and covering 44 by 91 feet and connected by a two-story hypen to the north of the Administration Building located in Subarea A as of the adoption of this PUD. The existing Gross Floor Area for the Administration Building and Chapel is 98,880 square feet.

C. Pancratia Hall

The existing 1930 Building in the Collegiate Gothic style with three main stories plus raised basement in an H-plan oriented north-south along the main hallway with the two wings oriented east-west and covering 126 feet by 184 feet located northwest of the Administration Building in Subarea A as of the adoption of this PUD. The existing Gross Floor Area for Pancratia Hall is 58,837 square feet.

D. Priest's House

The existing one-story 1916 Craftsman-style Building located north of the Chapel and Administration Building in Subarea A as of the adoption of this PUD. The existing Gross Floor Area for the Priest's House is 1,450 square feet.

E. Machebeuf Hall

The existing 1951 Building of two split-level stories in Modernist style with International style and Wrightian influences with a one-story quadrangle-level entry wing oriented north-south, connecting blocks oriented northwest-southeast, and covering approximately 195 by 220 feet located west of the central-campus quadrangle from the Administration Building in Subarea A as of the adoption of this PUD. The existing Gross Floor Area for Machebeuf Hall is 39,095 square feet.

F. May Bonfils Stanton Theater & Library

The existing 1963 complex of the Theater and Library Buildings connected by a glass arcade in the Modernist/New Formalist Style located south-southwest of the Administration Building in Subarea B as of the adoption of this PUD. The Library has a rectangular plan occupying approximately 120 by 164 feet under a flat roof. The Theater's polygonal plan occupies approximately 110 by 158 feet under parapeted roofs. The existing Gross Floor Area for the Library is 47,010 square feet and the Theater is 38,284 square feet.

G. Quadrangle Open Space

The existing passive open space area generally located west of the Administration Building, east of Machebeuf Hall and south of Pancratia Hall in Subarea A as of the adoption of this PUD.

H. Great Lawn Open Space

The existing passive open space area generally located east of the Administration Building, Chapel and Priest's House, and the open space area running between South Federal Boulevard and the Administration building in Subarea A as of the adoption of this PUD.

I. Courtyard Open Space

The existing passive open space area generally located east and northeast of the May Bonfils Stanton Theater & Library in Subarea A as of the adoption of this PUD.

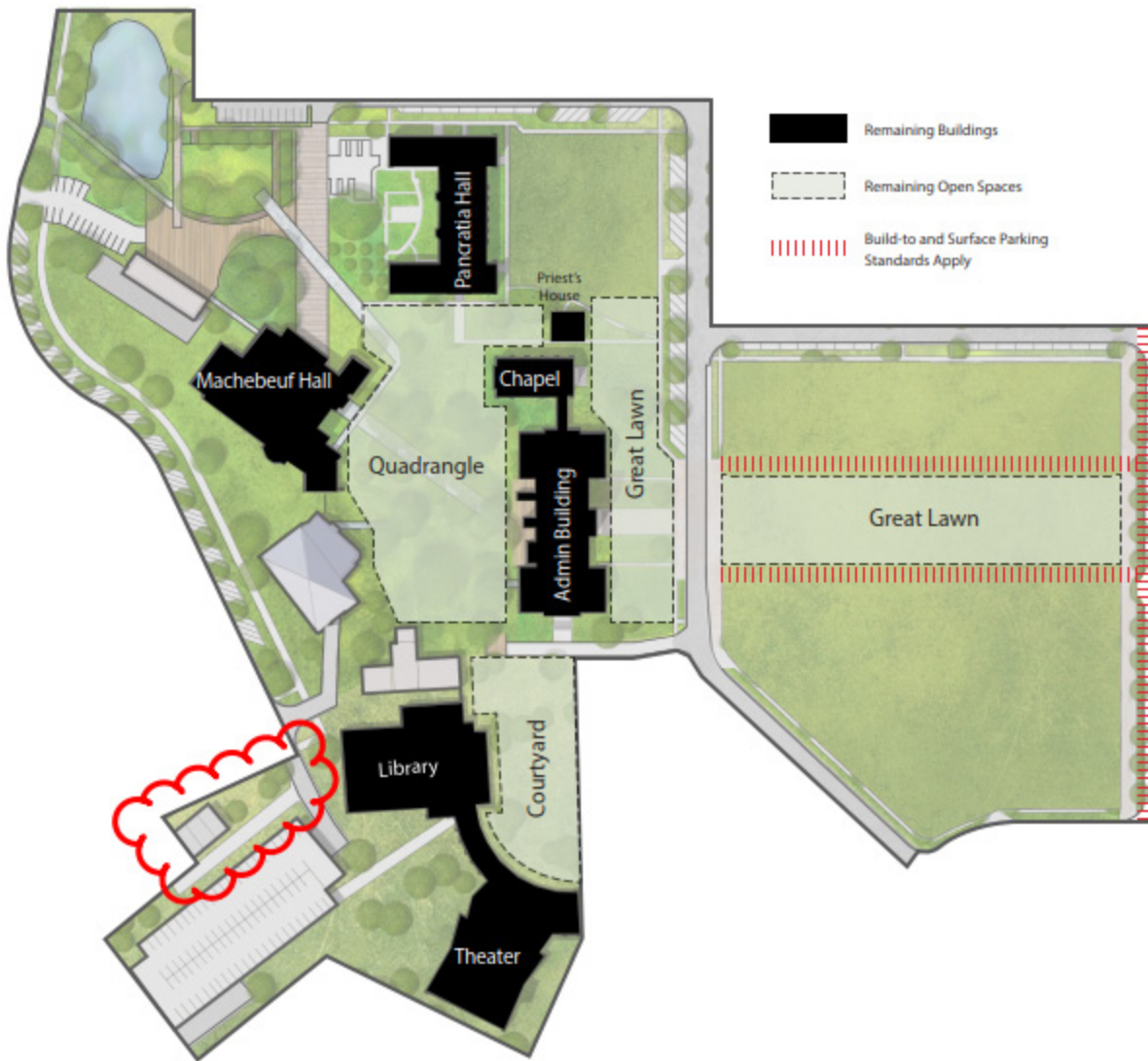


Figure 1.2. Remaining Buildings and Remaining Open Spaces within PUD-G 41. Illustrative only.

SECTION 1.2 PUD-G 41 GENERAL PURPOSE

The general purpose of PUD-G 41 is to:

- 1.2.1 Create a community destination.
- 1.2.2 Facilitate redevelopment of the former Loretto Heights campus with a mix of residential and commercial uses and amenities.
- 1.2.3 Ensure preservation and rehabilitation of the Remaining Buildings and Remaining Open Spaces defined in PUD-G 41 Section 1.1.2 while facilitating their original use and adaptive reuse.
- 1.2.4 Achieve significant additional public benefits including publicly accessible open space that draws residents and visitors into the site from surrounding neighborhoods, allows for circulation around the site, outdoor events and dining, and which provides space for shared mobility devices like bicycles.

SECTION 1.3 PUD-G 41 SPECIFIC INTENT

More specifically, PUD-G 41 is intended to:

- 1.3.1 Facilitate compatible Development through the use of appropriate Building Form Standards and design that provides a mix of residential and commercial uses and amenities that respond to the surrounding neighborhood contexts.
- 1.3.2 Encourage pedestrian-activated spaces as envisioned in the City's adopted plans.
- 1.3.3 Preserve and complement character-defining features of the Remaining Buildings and Remaining Open Spaces.
- 1.3.4 Ensure quality, human-scaled building design that respects both the overall historic development pattern and design integrity of the Loretto Heights Campus.
- 1.3.5 Protect and frame key views identified in the Loretto Heights Small Area Plan and ensure that new Buildings do not rise above the roofline height of the H-shaped portion of the Administration Building.

CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION

Development within PUD-G 41 shall conform to the Denver Zoning Code Division 9.2, Campus Context Description, as amended from time to time, except as modified in this PUD-G 41.

CHAPTER 3. UNDERLYING ZONE DISTRICT

Development within PUD-G 41 shall conform to the Denver Zoning Code Division 9.2, Campus Context Description, as specifically applicable to the CMP-EI2 Zone District, as amended from time to time, and except as modified in this PUD-G 41.

CHAPTER 4. DESIGN STANDARDS

Development in the PUD-G 41 shall comply with the design standards applicable to the CMP-EI2 zone district in Denver Zoning Code Section 9.2.4., Campus-Education/Institution (CMP-EI, CMP-EI2) and Denver Zoning Code Article 10 General Design Standards, as amended from time to time, except as modified in this PUD-G 41.

SECTION 4.1 PRIMARY AND ACCESSORY BUILDING FORM STANDARDS

4.1.1 DISTRICT SPECIFIC STANDARDS SUMMARY

- A. Primary Structures and Accessory Structures in this PUD-G 41 shall use the General Building Form.
- B. There shall be no maximum number of structures per Zone Lot in PUD-G 41.

4.1.2 DISTRICT SPECIFIC STANDARDS

Development of Primary Structures and Accessory Structures in this PUD-G 41 shall comply with the Denver Zoning Code Section 9.2.4.2.C District Specific Standards as applicable to the CMP-EI2 Zone District, as amended from time to time, except as modified in PUD-G 41, with the following exceptions, additions, and modifications set forth in the Primary and Accessory Building Forms Standards table below.

PRIMARY AND ACCESSORY BUILDING FORM STANDARDS FOR THE GENERAL BUILDING FORM IN PUD-G 41

HEIGHT	Subarea A	Subarea B	Subarea C
See Underlying Zone District for Additional Applicable Height Standards Not Listed Below			
Stories (max)	5	8	4
Feet (max)	70'	110'	55'
Feet, within 175' of Protected District (max)	See Underlying Zone District		
Number of Primary and Accessory Structures above 5 stories or 70' (max)	na	1	na
Bulk Plane vertical height at Centerline of Primary Street, Side Street, and Rear Zone Lot Line	No Bulk Plane applies	No Bulk Plane applies	No Bulk Plane applies
Bulk Plane vertical height at Side Interior Zone Lot Line	No Bulk Plane applies	No Bulk Plane applies	See Underlying Zone District
Bulk Plane Slope	No Bulk Plane applies	No Bulk Plane applies	See Underlying Zone District

SITING	Subarea A	Subarea B	Subarea C
See Underlying Zone District for Additional Applicable Siting Standards Not Listed Below			
SETBACKS AND BUILDING COVERAGE			
Primary Street (min)	0'	0'	20'
Side Street (min)	0'	0'	0'
Side interior (min)	10'	10'	10'
Rear, alley/no alley (min)	0'/0'	0'/0'	0'
Separation between Primary Structures (min)	20'	20'	20'
Building Coverage, including all Primary and Accessory Structures (max per subarea)	60%	60%	60%
REQUIRED BUILD-TO			
Primary Street Zone Lot Line that Abuts Federal Blvd or the portion of Great Lawn Remaining Open Space described in Section 4.2.1 of this PUD-G 41 (min build-to % within min/max range)	70% 0'/20'	na	na
Required Build-To Alternatives and Exceptions	Alternatives and exceptions allowed as applicable to the U-MX-3 Zone District in Denver Zoning Code Article 5		
PARKING			
Surface Parking Location	Surface Parking not allowed between the building and a Remaining Open Space, or between Federal Blvd or the portion of Great Lawn Remaining Open Space described in Section 4.2.1 of this PUD-G 41		
Surface Parking Screening	See PUD-G 41 Section 6.4.1		
Minimum Vehicle Parking	See PUD-G 41 Section 5.4 Required Minimum Parking		

DESIGN ELEMENTS	Subarea A	Subarea B	Subarea C
See Underlying Zone District for Additional Applicable Design Element Standards Not Listed Below			
BUILDING CONFIGURATION			
Floor Plate above 5 stories and 70' for all buildings above 5 stories combined (max area /max linear dimension)	na	20,000 square feet /180'	na
Design of Visible Structured Parking	See PUD-G 41 Section 4.2.2 Design of Visible Structured Parking		
STREET LEVEL ACTIVATION			
Transparency, Primary Street (min)	40%	40%	40%
Transparency Alternatives	Alternatives are allowed as applicable to the U-MX-3 Zone District in Denver Zoning Code Article 5		

USES

Subarea A

Subarea B

Subarea C

See Underlying Zone District for All Applicable Use Standards for the General Building Form. Permitted uses in this PUD-G 41 are set forth in Section 5.1 Permitted Uses of this PUD-G 41

SECTION 4.3 SUPPLEMENTAL DESIGN STANDARDS FOR PUD-G 41

4.3.1 REQUIRED BUILD-TO AND PARKING LOCATION ADJACENT TO FEDERAL BOULEVARD THE GREAT LAWN

A. Intent

To promote an active, pedestrian-oriented frontage along Federal Boulevard and the nearby portion of Great Lawn Remaining Open Space where active uses are intended to front and interact directly with the open space area.

B. Applicability

This section 4.2.1 shall apply to any Primary Street Zone Lot Line abutting Federal Boulevard or the portion of Great Lawn Remaining Open Space identified on Figure 4.1 within Subarea A of this PUD-G 41.

C. Required Build-to

The required build-to percentage and minimum/maximum build-to range indicated in the building form table in Section 4.1.2 of this PUD-G 41 shall be provided as measured from and perpendicular to any Primary Street Zone Lot Line abutting the sections of Federal Boulevard and Great Lawn Remaining Open Space identified on Figure 4.1.

D. Surface Parking Between the Building and Federal Boulevard or Great Lawn

Surface Parking is not allowed between a Building and any Primary Street Zone Lot Line abutting the sections of Federal Boulevard and Great Lawn Remaining Open Space identified on Figure 4.1.

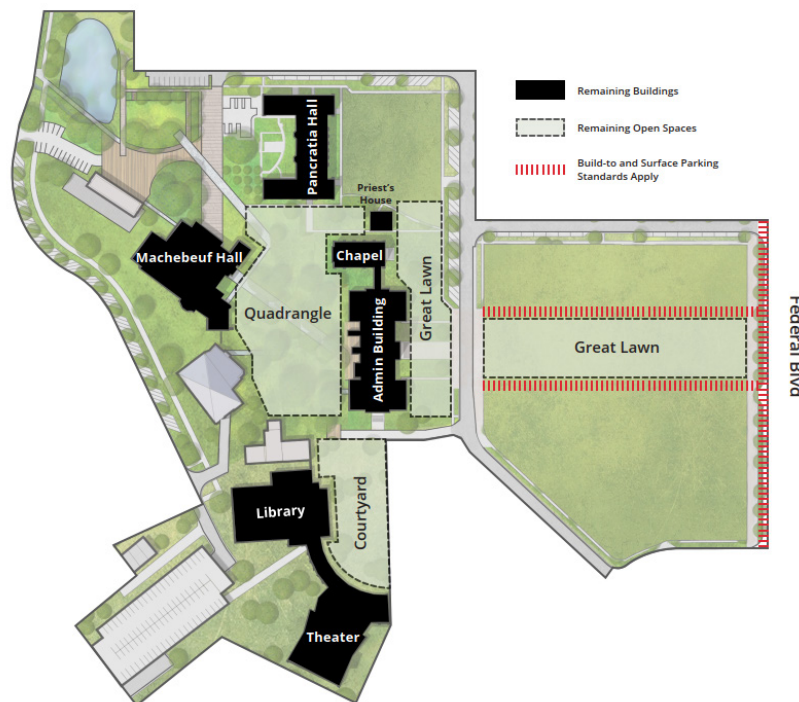


Figure 4.1 Frontages For Build-to and Surface Parking Location Standards. Illustrative only.

4.3.2 DESIGN OF VISIBLE STRUCTURED PARKING

A. Intent

To ensure structured parking design that is compatible in character and quality with adjoining and surrounding Buildings, open spaces and streetscape.

B. Applicability

This section 4.2.2 shall apply to all structured parking as an addition to a Remaining Building as defined in PUD-G 41 or any new Building developed within PUD-G 41. The standards in this Section 4.2.2 apply in addition to Denver Zoning Code Section 10.4.6.5, Parking Structure Design Standards.

C. Parking Structure Design Standards

1. Any structured parking as part of an addition to a Remaining Building shall comply with the Secretary of the Interior's Standards for Rehabilitation.
2. Any facade containing structured parking shall be integrated into the overall facade design of buildings through the use of all of the following:
 - a. Similar building materials to those used on adjacent facade areas that do not contain structured parking.
 - b. Facade articulation and fenestration patterns that integrate with portions of the building facade that do not contain structured parking.
 - c. Design that is compatible with the mass and scale of nearby buildings.
3. Any facade containing structured parking shall minimize the visibility of parking areas through use of all of the following:
 - a. Non-transparent facade materials for a minimum height of 4 feet from the finished floor of each story.
 - b. Fully concealed view of all parked cars and internal light sources from adjacent public rights-of-way and Publicly Accessible Open Space for the full height of the structure.
 - c. Architectural screens or other devices into facade openings that are integral to the building design through the use of:
 - i. Screens with decorative patterns, railings and details to provide visual interest; and
 - ii. Screens made from durable materials.
 - d. Screening or other devices which minimize the glare from headlights and parked cars.
 - e. Incorporate landscape screening consisting of hedges, berms, trees or a fence or wall in combination with plant material, four (4) feet in height, and of sufficient year-round opacity. Openings in the required landscape screening shall be permitted for such features as access ways or drainage ways. Note that landscape screening will not be required where uses other than parking are included at the street level of a facade containing structured parking.

SECTION 4.4 PRESERVATION OF REMAINING BUILDINGS AND REMAINING OPEN SPACES

4.4.1 INTENT

- A. Maintain and preserve exterior design features and architectural elements of the Administration Building, Chapel, Priest's House and Pancratia Hall prior to designation as an Historic Structure.
- B. Maintain and preserve exterior design features and architectural elements of Machebeuf Hall and May Bonfils Stanton Theater & Library, while facilitating their rehabilitation and adaptive reuse.
 - 1. Machebeuf Hall - Preservation of the architecture and architectural features of this building are of the highest priority of the Mid-Century buildings. Alterations including partial demolition, additions, and any related new construction will be reviewed with greater sensitivity than the Theater & Library to ensure compatibility with building integrity and Key Features to Preserve/Retain.
 - 2. May Bonfils Stanton Theater & Library - The theater and library buildings are a pair and shall not be physically separated. They are considered to be of a lesser priority than Machebeuf Hall and have greater flexibility with potential alterations including partial demolition, additions, and any related new construction.
- C. Maintain and preserve the historic character and views of the Quadrangle, Theater & Library Courtyard, and Great Lawn Remaining Open Spaces while supporting compatible alterations and new construction to better engage and support surrounding redevelopment. See Figure 1.2.

4.4.2 APPLICABILITY

- A. This Section 4.3 applies to:
 - 1. Alteration-of and additions-to all Remaining Buildings and Remaining Open Spaces that are not designated as an "Historic Structure" as defined in Denver Zoning Code Division 13.3.
 - 2. The location and compatibility of new Structures with regard to a Remaining Building or Remaining Open Spaces, and the location of all new Temporary Structures within a Remaining Open Space.
- B. All Site Development Plans submitted under this PUD-G 41, and all zoning or building permit applications related to exterior alteration of a Remaining Building or a Remaining Open Space in this PUD-G 41, shall be referred to Community Planning and Development Landmark Preservation Division Staff, which shall review and approve, or deny for compliance with the Standards included in this Section 4.3 of this PUD-G 41 Preservation of Remaining Buildings and Remaining Open Spaces.

4.4.3 HISTORICAL BACKGROUND

The Loretto Heights campus is one of the earliest developed sites in southwest Denver, representing more than 125 years of educational history and campus development. In 1888, the Sisters of Loretto purchased the property for the site of a new Catholic boarding school for elementary and high school girls. The property would remain in educational use until it closed its doors in 2018, with the Sisters of Loretto departing in 1988.

The campus is endowed with historic buildings and landscape designs commissioned by the Sisters of Loretto from 1891 to 1988. The buildings represent a variety of architectural styles ranging from 19th-Century Richardsonian Romanesque to Mid-Century Modernism, designed by several prominent local architects including Frank E. Edbrooke, Harry Edbrooke, John Monroe and Musick & Musick. The buildings were intentionally placed on a hilltop with commanding views of the Rocky Mountains and downtown Denver. The Administration Building served as the iconic entry point to the campus. Two mid-Century era master plans, one designed by landscape architect S.R. DeBoer and one by architects Musick & Musick, included the development of a Quadrangle that tied together the original building phases with the mid-Century building phases, creating a campus core.

The key features to preserve/retain as indicated in Section 4.3.4 provide a clear picture of the original design intent that can be used to guide the rehabilitation and adaptive reuse of the Remaining Buildings and Remaining Open Spaces to ensure compatibility with historic character. The campus core illustrates an evolution and variation of architectural styles and materials that collectively are a character-defining feature of the campus landscape.

More detailed historical and architectural information on the Remaining Buildings and Remaining Open Spaces can be found in the 2019 *Loretto Heights Academy and College, 1891-1988, Inventory of Historic Resources and Survey Report* completed by Square Moon Consultants LLC,.

4.4.4 DEMOLITION OF REMAINING BUILDINGS

- A. Demolition, as defined in DRMC Section 30-2, is prohibited of the following Remaining Buildings: Administration Building, Chapel, Priest's House and Pancratia Hall.
- B. Voluntary Demolition, as defined in Denver Zoning Code Article 13, is prohibited of the following Remaining Buildings: Machebeuf Hall and May Bonfils Stanton Theater & Library.
- C. Alterations allowed by Section 4.3.6., Preservation and Exterior Alteration of Key Features and Building Facades for each Remaining Building and Remaining Open Space, whether taken individually or cumulatively over any period of time, shall not result in the Demolition or Voluntary Demolition of, or cause damage or alterations to, Remaining Buildings.

4.4.5 PRESERVATION AND EXTERIOR ALTERATION OF REMAINING BUILDINGS AND REMAINING OPEN SPACES - GENERAL STANDARDS AND LIMITATIONS

The following standards shall apply to the Remaining Buildings and Remaining Open Spaces:

- A. Existing exterior design features and elements that fall within the period of significance of the site (1891-1970) shall be preserved and maintained including, but not limited to, the Key Features to Preserve/Retain noted in Section 4.3.6 of this PUD-G 41.
- B. Removal of materials, additions, enclosures or features are allowed provided that they (i) fall outside of the period of significance or (ii) are otherwise permitted in this PUD-G 41.

- C. All exterior alterations, additions, and related new construction to Remaining Buildings and Remaining Open Spaces shall comply with the (a) Secretary of Interior's Standards for Rehabilitation, 36 CFR 67, as amended from time to time, and (b) Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, as amended from time to time, with exceptions identified in Figure 4.2 and permitted by Section 4.3.6 of this PUD-G 41.
- D. Additions and new construction replacing or extending the existing footprint of a Remaining Building are allowed provided they are compatible with the mass, scale, form, materials and Key Features to Preserve/Retain of the Remaining Buildings and conform to the requirements of this PUD-G 41.
- E. New construction replacing a portion of the existing footprint of a Remaining Building shall not exceed the heights and setbacks as illustrated in Figure 4.2 for the following Remaining Buildings: Machebeuf Hall and May Bonfils Stanton Theater & Library.
- F. Any new construction within this PUD-G 41 shall be compatible with the location, mass, scale, form, setback and Key Features to Preserve/Retain of the Remaining Buildings and Remaining Open Spaces through sensitivity of design that respects the historic character.

4.4.6 PRESERVATION AND EXTERIOR ALTERATION OF REMAINING BUILDINGS AND REMAINING OPEN SPACES - KEY FEATURES AND BUILDING ELEVATIONS

The table below records Key Features to Preserve/Retain and sets forth standards for the preservation and permitted alteration of each Remaining Building and Remaining Open Space. For Machebeuf Hall, the May Bonfils Stanton Theater & Library, and the Remaining Open Spaces, the table also provides exceptions to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. See Figure 4.2 Building Elevations and Potential Addition Locations for Machebeuf Hall and the May Bonfils Stanton Theater & Library for additional information.

ADMINISTRATION BUILDING	Key Features to Preserve/Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Symmetrical H-plan with central tower and ceremonial staircase • Steeply pitched roof and hip dormers • Rusticated red sandstone walls and details • Richardsonian Style details at windows, parapeted gables, corners, edges, chimneys, and tower buttresses • Windows in multiple sets, pairs and singular with transoms and deeply set in masonry wall • Palladian configuration over main entry with statue 	<p>Prior to designation as an Historic Structure, any exterior alterations, additions or related new construction to any building elevations shall comply with: (a) The Secretary of the Interior's Standards for Rehabilitation, 36 CFR Part 67, as amended from time to time and (b) The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, as amended from time to time.</p>
CHAPEL	Key Features to Preserve/Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Gable ends with stone crosses • Rusticated red sandstone walls and details including capped pilasters • Ceremonial staircase • Richardsonian Style details at windows, entries, gables, corners and edges • Leaded and art-glass windows on all elevations, including large rose window on primary facade, deeply set in masonry wall • Hipped dormers • Stone-clad hyphen with large, art-glass windows connecting Administration Building and Chapel 	<p>Prior to designation as an Historic Structure, any exterior alterations, additions or related new construction to any building elevations shall comply with: (a) The Secretary of the Interior's Standards for Rehabilitation, 36 CFR Part 67, as amended from time to time and (b) The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, as amended from time to time.</p>
PRIEST'S HOUSE	Key Features to Preserve/Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Craftsman Style details like wide eave overhang with exposed, rounded rafter ends • Low-pitched hipped roof and dormer • Wraparound porch with wood railing, square columns and rounded brackets • Red brick walls • Brick chimneys • Single windows with brick sills 	<p>Prior to designation as an Historic Structure, any exterior alterations, additions or related new construction to any building elevations shall comply with: (a) The Secretary of the Interior's Standards for Rehabilitation, 36 CFR Part 67, as amended from time to time and (b) The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, as amended from time to time.</p>
PANCRATIA HALL	Key Features to Preserve/Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Collegiate Gothic Style H-plan • Parapeted gable roofs and 5-bay, flat roof pavilion at center • Dormers in steeply pitched roof • Red brick masonry in common bond with Flemish headers • Pointed-arch entrances with terra-cotta surrounds, window headers and decorative panels • Triple, paired and single windows with multiple lights, some with art glass, all set in masonry wall 	<p>Prior to designation as an Historic Structure, any exterior alterations, additions or related new construction to any building elevations shall comply with: (a) The Secretary of the Interior's Standards for Rehabilitation, 36 CFR Part 67, as amended from time to time and (b) The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, as amended from time to time.</p>

MACHEBEUF HALL	Key Features to Preserve/Retain	Preservation and Alteration
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- Horizontality
- Flat roofs
- Projected overhangs
- Columns on front and rear elevations
- Large windows and window bands with mountain views to and from building
- Glass paneled doors
- Metal railings with cross detailing
- Open, square shaped details in brick
- Red brick and horizontal banding

- Partial demolition and alterations that allow for compatible additions and new construction are permitted on the elevations indicated in Figure 4.2.
- Any addition(s) or new construction shall be setback from any elevation illustrated in Figure 4.2.
- The allowable height of any addition(s) or new construction is indicated in Figure 4.2 and shall not exceed five-stories as measured from the Primary Structure base plane points.
- Any addition to the blank south facing elevation shall be designed to be subordinate to the existing building.
- Any addition(s) or new construction shall be compatible with the original building design as described in Section 4.3.5(D) and maintain the same floor to floor heights.

MAY BONFILS STANTON THEATER & LIBRARY	Key Features to Preserve/Retain	Preservation and Alteration
---------------------------------------	---------------------------------	-----------------------------



- Glass arcade joining buildings with mountain view
- Curved elevations
- Horizontal window stretches and glazing patterns
- Flat roofs
- Columns
- Horizontality (especially Library)
- Large paneled wall of Theater facade
- Reddish brown brick and concrete contrast

- Partial demolition and alterations that allow for compatible additions and new construction are permitted on the elevations as indicated in Figure 4.2.
- Any additions or new construction shall be set back from any elevation illustrated in Figure 4.2.
- The allowable heights of any addition(s) or new construction is indicated in Figure 4.2 and shall not exceed five-stories for the Library as measured from its south elevation Primary Structure base plane point and eight-stories for the Theater as measured from its Primary Structure base plane point.
- Any addition(s) or new construction to the rear of the connecting glass arcade and located between the Theater & Library buildings shall not exceed the height of the original glass arcade.
- Any addition(s) or new construction shall maintain the rhythm of the Theatre and Library buildings, and maintain the floor to floor heights and structural grid of the Library.
- Any addition(s) or new construction shall be compatible with the original building design as described in Section 4.3.5(D).
- No alteration(s) or new construction shall inhibit any views seen from the Courtyard Open Space through the connecting glass arcade to the west.

QUADRANGLE OPEN SPACE	Key Features to Preserve/ Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Open space/green space with tree canopy • Predominance of green space to hardscape features • Buildings and their placement surrounding Quadrangle perimeter 	<ul style="list-style-type: none"> • No permanent enclosed or habitable structure with a foundation shall be constructed within the Quadrangle Remaining Open Space. • New landscaping and flatwork/hardscape elements shall be compatible with the key features to preserve/retain.
GREAT LAWN OPEN SPACE	Key Features to Preserve/ Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Open space/green space with tree canopy • Uninterrupted expanse of lawn • Administration Building as focal point 	<ul style="list-style-type: none"> • No permanent enclosed or habitable structure with a foundation shall be constructed within the Great Lawn Remaining Open Space. • New landscaping and flatwork/hardscape elements shall be compatible with the key features to preserve/retain.
COURTYARD OPEN SPACE	Key Features to Preserve/ Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Open space/green space • Placement of Theater & Library in relation to Courtyard space • Sculpture 	<ul style="list-style-type: none"> • No permanent enclosed or habitable structure with a foundation shall be constructed within the Courtyard Remaining Open Space. • New landscaping and flatwork/hardscape elements shall be compatible with the key features to preserve/retain.

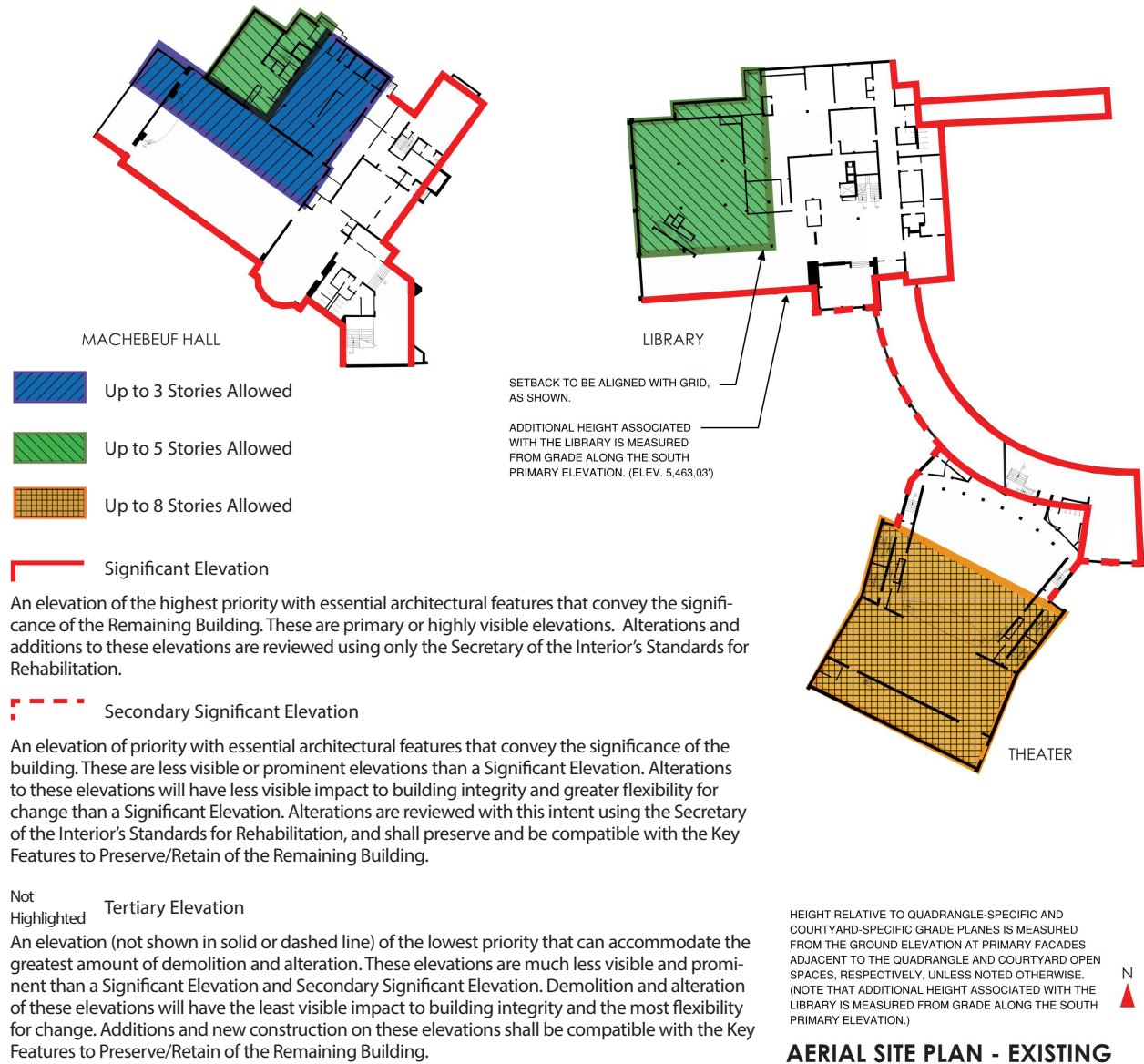


Figure 4.2 Building Elevations and Potential Addition Locations for Machebeuf Hall and the May Bonfils Stanton Theater & Library

CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

SECTION 5.1 INTENT

- 5.1.1 Promote a mix of uses to support an active pedestrian-oriented campus environment
- 5.1.2 Allow flexibility in the provision of vehicle parking to support adaptive reuse of the Remaining Buildings
- 5.1.3 Promote sharing of parking between uses within the campus core.
- 5.1.4 Support flexible development phasing, including off-street parking provided in a potential future parking structure.
- 5.1.5 Acknowledge significant on-street vehicle parking resources to be provided on Public Streets within or adjacent-to PUD-G 41

SECTION 5.2 APPLICABILITY

This Chapter 5 applies to all new construction and additions within PUD-G 41;

5.2.1 Sets forth use allowances and bicycle parking requirements that are additional to those provided in Denver Zoning Code Section 9.2.8, Uses and Required Minimum Parking; and

5.2.2 Sets forth a system of minimum vehicle parking requirements to replace the minimum vehicle parking requirements provided in Denver Zoning Code Section 9.2.8, Uses and Required Minimum Parking.

SECTION 5.3 PERMITTED USES AND REQUIRED BICYCLE PARKING

Primary, accessory and temporary uses permitted in PUD-G 41 and associated minimum bicycle parking shall be those same uses permitted in the CMP-EI2 zone district, as stated in Denver Zoning Code, Section 9.2.8, Uses and Required Minimum Parking, as amended from time to time, with the following exceptions:

KEY: * = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review

USE CATEGORY	SPECIFIC USE TYPE •Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)	PUD-G 41	APPLICABLE USE LIMITATIONS
RESIDENTIAL PRIMARY USE CLASSIFICATION			
Household Living	Dwelling, Multi-Unit •Vehicle Parking: See Section 5.4 of this PUD-G 41 •Bicycle Parking: 1/ 2 units (80/20)	L-ZP	See Section 6.4.1 of this PUD
	Dwelling, Live / Work •Vehicle Parking: See Section 5.4 of this PUD-G 41 •Bicycle Parking: 1/2 units (80/20)	P-ZP	
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION			
Community/ Public Services	Community Center* •Vehicle Parking: See Section 5.4 of this PUD-G 41 •Bicycle Parking: 1/10,00 s.f. GFA (0/100)	L-ZP	See Section 6.4.1 of this PUD
COMMERCIAL SALES, SERVICES AND REPAIR PRIMARY USE CLASSIFICATION			
Arts, Recreation & Entertainment	Arts, Recreation and Entertainment Services, Outdoor* •Vehicle Parking: See Section 5.4 of this PUD-G 41 •Bicycle Parking: 1/7,500 s.f. GFA (20/80)	L-ZP	See Section 6.4.1 of this PUD
Lodging Accommodations	Lodging Accommodations, All Others •Vehicle Parking: See Section 5.4 of this PUD-G 41 •Bicycle Parking: 1/7,500 s.f. GFA (60/40)	P-ZP	
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Food Sales or Market* •Vehicle Parking: See Section 5.4 of this PUD-G 41 •Bicycle Parking: 1/7,500 s.f. GFA (20/80)	P-ZP	
	Retail Sales, Service & Repair, All Others •Vehicle Parking: See Section 5.4 of this PUD-G 41 •Bicycle Parking: 1/7,500 s.f. GFA (20/80)	P-ZP	
TEMPORARY USE CLASSIFICATION			
Temporary Uses (Parking is Not Required for Temporary Uses)	Retail Food Establishment, Mobile*	L-ZP	See Section 6.4.1 of this PUD

SECTION 5.4 REQUIRED MINIMUM VEHICLE PARKING

In lieu of the minimum vehicle parking requirements set forth in Denver Zoning Code Section 9.2.8, Uses and Required Minimum Parking, the minimum vehicular parking standards set forth in this PUD-G 41 Section 5.4 shall apply.

5.4.1 VEHICLE PARKING FOR REMAINING BUILDINGS

A. Intent

To provide flexibility for re-use of the Remaining Buildings on the Loretto Heights Campus.

B. Applicability

This Section 5.4.1 applies to all Remaining Buildings

C. Vehicle Parking Requirements for All Uses

There shall be no minimum vehicle parking requirement for one or more primary or accessory uses located within the recorded Gross Floor Area of the Remaining Buildings identified in Section 1.1.2 of this PUD-G 41.

5.4.2 VEHICLE PARKING FOR USES ESTABLISHED IN NEW CONSTRUCTION AND ADDITIONS TO REMAINING BUILDINGS

A. Intent

To ensure provision of sufficient off-street vehicle parking to support uses contained within new construction and additions to Remaining Buildings on the Loretto Heights Campus.

B. Applicability

This Section 5.4.2. shall apply to the establishment of one or more primary or accessory uses in new construction or an addition/alteration of a Remaining Building, where the use occupies new Gross Floor Area not included within the recorded Gross Floor Area of the Remaining Building as identified in Section 1.1.2 of PUD-G 41.

C. Vehicle Parking Requirements for Uses in the Residential Primary Use Classification**1. Household Living Uses, All Types**

0.75 off-street vehicle parking spaces shall be provided for each unit.

2. Residential Care Uses, All Types

0.5 off-street vehicle parking spaces shall be provided for each unit.

3. Congregate Care Uses, All Types

1 off-street vehicle parking space shall be provided for each 1,000 s.f. Gross Floor Area.

D. Vehicle Parking for Uses Not in the Residential Primary Use Classification**1. Community Center**

No minimum vehicle parking.

2. Open Space, Conservation

No minimum vehicle parking.

3. Lodging Accommodations, All Others

0.25 off-street vehicle parking spaces shall be provided for each guest room or unit.

4. Temporary Uses

No minimum vehicle parking.

5. Vehicle Parking Requirements for All Other Uses Not in the Residential Primary Use Classification

2.5 off-street vehicle parking spaces shall be provided for each 1,000 s.f. Gross Floor Area.

E. Vehicle Parking for Uses Accessory to Primary Residential or Nonresidential Uses

There shall be no minimum vehicle parking requirement for uses accessory to a primary residential use or for uses accessory to a primary nonresidential use.

5.4.3 LOCATION AND SHARING OF REQUIRED OFF-STREET PARKING

A. Intent

To reduce the amount of surface parking by allowing the use of shared parking to meet the minimum/maximum vehicle parking requirements for mixed use developments, or for multiple uses that are located near one another, and which have different peak parking demands and/or operating hours.

B. Applicability

This Section 5.4.3 applies to all off-street parking provided to meet the requirements set forth in Section 5.4.2 of PUD-G 41.

C. Allowed Location of Required Off-Street Parking

1. Required off-street parking spaces may be provided on any Zone Lot within PUD-G 41.
2. An applicant may share required vehicle parking among multiple primary uses within the area of this PUD-G 41 according to the provisions of Denver Zoning Code Section 10.4.5.4, Shared Vehicle Parking and need not reserve spaces for individual uses.

CHAPTER 6. ADDITIONAL STANDARDS

Whenever an article division or section of the Denver Zoning Code is referred to in this PUD-G 41, that reference shall extend and apply to the section referred to as subsequently amended, recodified, or renumbered; provided, however, if a section of the Denver Zoning Code, as subsequently amended, recodified, or renumbered conflicts with a provision of this PUD-G 41, this PUD-G 41 shall control.

SECTION 6.1 ARTICLE 1 OF THE DENVER ZONING CODE**6.1.1 APPLICABILITY**

Development in this PUD-G 41 shall conform to Denver Zoning Code Article 1, General Provisions, as amended from time to time, with the following exceptions, additions, and modifications:

A. Public Street Frontage Required for Zone Lots Containing Only Publicly Accessible Open Space as Designated in the Loretto Heights Infrastructure Master Plan

Each Zone Lot containing only Publicly Accessible Open Space as designated in the Loretto Heights Infrastructure Master Plan as Required Open Space or Bonus Open Space shall have at least one Zone Lot line abutting one of the following street types for a minimum and continuous Zone Lot line width of 20 feet:

1. A dedicated named or numbered Public Street; or
2. A privately developed, owned, or maintained portion of "Road A" as designated on the Loretto Heights Infrastructure Master Plan.

B. Public Street or Open Space Frontage Required for Zone Lots Containing Primary Residential or Primary Commercial Sales, Service and Repair Uses

Each Zone Lot containing Primary Residential or Primary Commercial Sales, Service and Repair Uses shall have at least one Zone Lot line abutting:

1. A dedicated named or numbered Public Street; or
2. A privately developed, owned, or maintained portion of "Road A" as designated on the Loretto Heights Infrastructure Master Plan; or
3. A Zone Lot composed of Publicly Accessible Open Space designated within the Loretto Heights Infrastructure Master Plan as Required Open Space or Bonus Open Space.

SECTION 6.2 ARTICLE 9 OF THE DENVER ZONING CODE**6.2.1 APPLICABILITY**

Development in this PUD-G 41 shall conform to Denver Zoning Code Article 9, Special Districts, as amended from time to time, with the following exception:

A. Amendments to Approved PUD District Plans

This PUD District Plan may be amended by subarea, platted lots, or metes and bounds parcels, as allowed in Denver Zoning Code, Section 9.6.1.4, Amendments to Approved PUD District Plans.

SECTION 6.3 ARTICLE 10 OF THE DENVER ZONING CODE

6.3.1 APPLICABILITY

Development in this PUD-G 41 shall conform to Denver Zoning Code Article 10, General Design Standards, as specifically applicable to the CMP-EI2 Zone District and as amended from time to time with the following modification:

A. Perimeter Surface Parking Lot Landscaping Standards Abutting Street Right-of-Way

1. In this PUD-G 41, the Standards set forth in Denver Zoning Code Section 10.5.4.4.B, Perimeter Surface Parking Lot Landscaping Standards Abutting Street Right-of-Way, as applied to the Downtown Neighborhood Context D-AS-12+, D-AS-20+, D-CPV-T, DCPV-R, and D-CPV-C Districts shall apply.
2. The Zoning Administrator may approve an alternative to the required Garden Wall that uses additional landscaping, historic salvage materials, or other means or materials to provide an active sidewalk edge.

SECTION 6.4 ARTICLE 11 OF THE DENVER ZONING CODE

6.4.1 APPLICABILITY

Development in this PUD-G 41 shall conform to Article 11, Use Limitations and Definitions, as specifically applicable to the CMP-EI2 Zone District, as amended from time to time with the following modifications:

A. Community Center

In this PUD-G 41, the limitations applied to a Community Center use shall be those set forth in Denver Zoning Code Section 11.3.3 Community Center as applied to the CMP-EI2 zone district, except that:

1. An unenclosed Community Center use need not be operated and controlled in a manner that prevents unauthorized use.
2. Outdoor lighting for pedestrian safety purposes may operate at any hour.

B. Retail Food Establishments, Mobile

In this PUD-G 41, mobile retail food establishments are permitted subject to compliance only with the following limitations:

1. There shall be no limit on the number of mobile retail food establishments permitted on a Zone Lot.
2. The minimum separation between mobile retail food establishments shall be 25 feet, whether located inside a Completely Enclosed Structure, or operated outdoors.
3. Hour of operation shall be 6am to 12am.
4. Temporary structures, canopies, and outdoor tables and chairs shall be permitted as accessory to the mobile retail food establishment and must be removed or otherwise secured from active use outside of hours of operation.
5. The noise level of mechanical equipment or outside sound equipment used in association with a mobile retail food establishment may not exceed 70 decibels when measured at the closest zone lot line located either across the street from or abutting a residential use.
6. Lighting sources and fixtures attached to the Mobile Retail Food Establishment must be hooded or shielded so that the light source is not directly visible from any residential use.

SECTION 6.5 ARTICLE 12 OF THE DENVER ZONING CODE

6.5.1 APPLICABILITY

Development in this PUD-G 41 shall conform to Denver Zoning Code Article 12, Zoning Procedures and Enforcement, as amended from time to time.

SECTION 6.6 ARTICLE 13 OF THE DENVER ZONING CODE

6.6.1 APPLICABILITY

Development in this PUD-G 41 shall comply with Denver Zoning Code, Article 13, Rules of Measurement and Definitions, as amended from time to time, with the following exceptions/modifications:

A. Building Specific Base Plane Height for PUD-G 41

1. Intent

To establish a consistent base for measuring new construction and additions to Remaining Buildings that front the Quadrangle or Courtyard and accommodate the substantial change in grade within Subarea A and Subarea B of PUD-G 41 for all new construction.

2. Applicability

This section 6.6.1.A shall apply to measurement of height for all Buildings in Subarea A and Subarea B of this PUD-G 41.

3. PUD-G 41 Building Specific Base Plane Rule of Measurement for Buildings Surrounding the Quadrangle

For additions and related new construction to Machebeuf Hall and new construction of buildings surrounding the Quadrangle, the PUD-G 41 Building Specific Base Plane shall be a horizontal plane established at the average elevation of the original grade of the Quadrangle, or 5,495 feet.

4. PUD-G 41 Building Specific Base Plane Rule of Measurement for Buildings Facing the Courtyard

a. Building Specific Base Plane for Library

For additions to the Library, the PUD-G 41 Building Specific Base Plane shall be a horizontal plane established at the average elevation of the original grade of the southern facade of the Library, or 5,463 feet, as shown in Figure 6.1.

b. Building Specific Base Plane for All Other Buildings Facing the Courtyard

For additions to the Theater and new construction of buildings where the primary facade of the structure abuts the Courtyard, the PUD-G 41 Building Specific Base Plane shall be a horizontal plane established at the average elevation of the original grade of the Courtyard, or 5,476 feet. For purposes of this standard, the term "Primary Facade" shall mean the Building Façade which faces either the Quadrangle or the Courtyard as defined in PUD-G 41 Section 1.1.2 and shown in Figure 6.1.

5. PUD-G 41 Building Specific Base Plane Rule of Measurement for Buildings Not Facing the Quadrangle or Courtyard

New construction where the primary facade of the Structure does not face the Quadrangle or Courtyard shall comply with Denver Zoning Code, Section 13.1.3 Height for All Other Zone Districts, as applicable to the Underlying Zone District for each PUD subarea.

B. Additional Height in Stories for Structures on Sloping Sites**1. Intent**

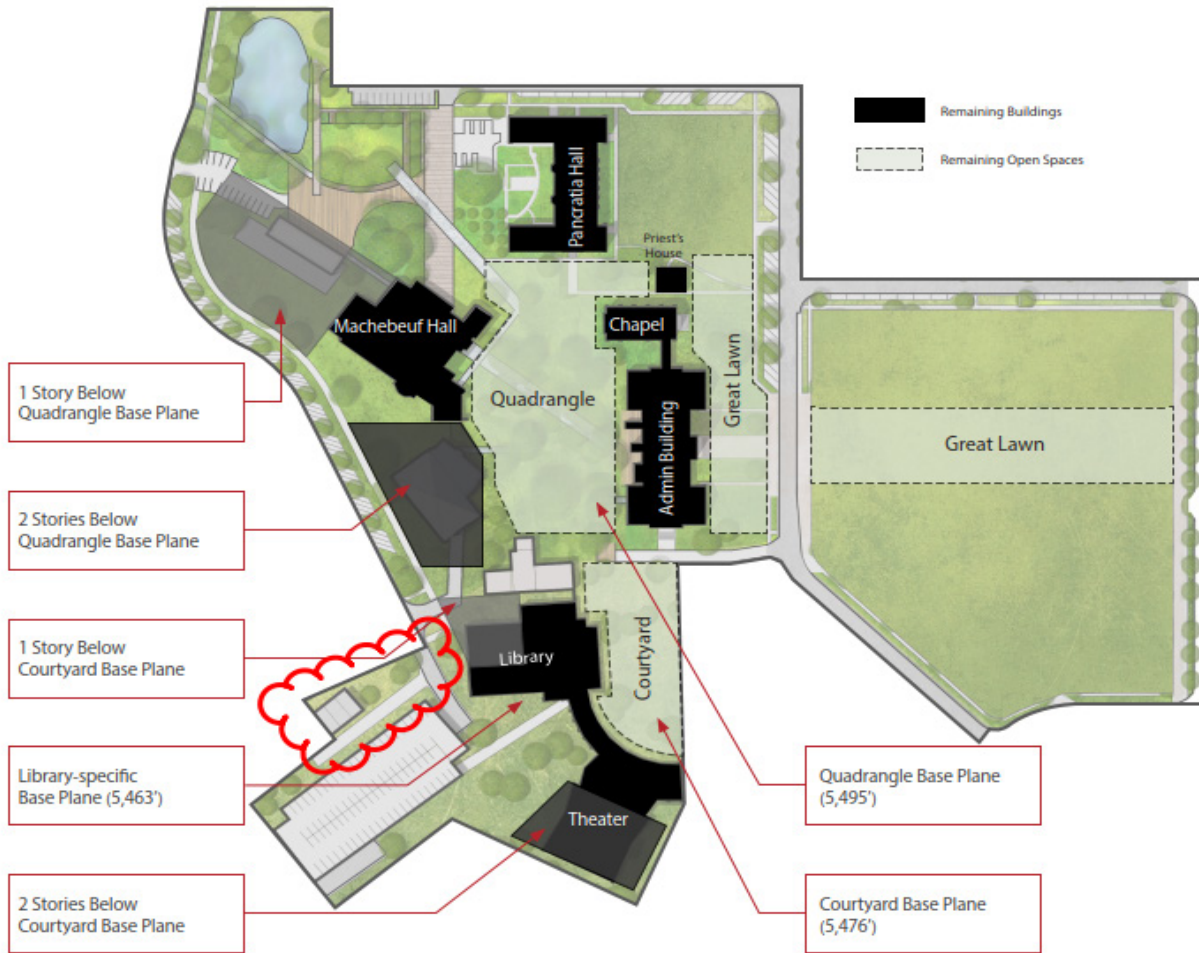
To accommodate above-grade Building Stories that become visible on the downhill side of sloping sites for new construction and additions to Remaining Buildings facing the Quadrangle or Courtyard Remaining Open Spaces.

2. Applicability

This section 6.6.1.B shall apply to the measurement of height in Stories for new construction and additions to Remaining Buildings located in the areas specifically indicated as allowing additional stories below the base plane on Figure 6.1.

3. Additional Height in Stories Rule of Measurement

- a. Where new construction, or an addition to a Remaining Building, is located within the areas shown in Figure 6.1, one or two Stories that are additional to the specified maximum number of Stories may be built below the PUD-G 41 Building Specific Base Plane.
 - i. In the One Story Below Plane area, one Story that is additional to the specified maximum number of stories may be built entirely below the PUD-G 41 Building Specific Base Plane
 - ii. In the Two Stories Below Plane area, two stories that are additional to the specified maximum number of stories may be built entirely below the PUD-G 41 Building Specific Base Plane.



THIS DIAGRAM IS NOT INTENDED TO INDICATE PERMITTED BUILDING LOCATIONS. THE LOCATION OF NEW CONSTRUCTION AND ADDITIONS TO REMAINING BUILDINGS WILL BE REVIEWED ACCORDING TO THE STANDARDS SET FORTH IN SECTION 4.3 OF THIS PUD-G 24.

Figure 6.1 Additional Height in Stories. Illustrative only.

C. Determination of Primary Street Zone Lot Line, Side Street Zone Lot Line, Side Interior Zone Lot Line, and Rear Zone Lot Line

Within all subareas of this PUD-G 41, Zone Lot Lines shall be determined using the criteria set forth in Denver Zoning Code Section 13.1.5.4 Determination of Primary Street, Side Street, Side Interior, and Rear Zone Lot Lines for all CC, MX, and MS Zone Districts with the following exceptions, additions and modifications:

1. Determination of Primary Street Zone Lot Line

- a. On a Corner Zone Lot that abuts a Remaining Open Space defined in this PUD-G 41, the Primary Street Zone Lot Line shall be the Zone Lot line abutting the Remaining Open Space.
- b. On in Interior Zone Lot that abuts the Great Lawn Remaining Open Spaced defined in this PUD-G 41, the Primary Street Zone Lot Line shall be the Zone Lot line abutting the Great Lawn Remaining Open Space.
- c. On all other Interior or Corner Zone Lots, the Primary Street Zone Lot Line shall be a Zone Lot line abutting:
 - i. A dedicated named or numbered Public Street; or
 - ii. A privately developed, owned, or maintained portion of "Road A" as designated on the Loretto Heights Infrastructure Master Plan; or
 - iii. A Zone Lot containing only Publicly Accessible Open Space that is designated as either Required Open Space or Bonus Open Space within the Loretto Heights Infrastructure Master Plan per the provisions of Section 6.1.1.A of this PUD-G 41. The portion of the Zone Lot containing Required Open Space or Bonus Open Space abutting the Primary Street Zone Lot line shall include:
 - a) A minimum width of 20 feet as measured perpendicular to the Primary Street Zone Lot line; and
 - b) A sidewalk constructed within the minimum Zone Lot width specified in Section 6.6.1.C.1.c.iii.a above, with a minimum width of 6 feet that provides access to a Public Street, or a privately developed, owned, or maintained portion of "Road A" as designated on the Loretto Heights Infrastructure Master Plan.

2. Determination of Side Street Zone Lot Line on a Corner Zone Lot

On a Corner Zone Lot, the Zoning Administrator may designate one or more of the Zone Lot lines meeting the conditions for determination as a Primary Street Zone Lot line per Section 6.7.1.C.1 of this PUD-G 41 as a Side Street Zone Lot line according to the criteria set forth in Denver Zoning Code Section 13.1.5.2.A.3., Criteria for Zoning Administrator Determinations.

D. Definition of Words, Terms and Phrases

1. Protected District Status

This PUD-G 41 will not be considered a Protected District as defined in Denver Zoning Code Division 13.3 Definition of Words, Terms and Phrases.

2. Road A

For the purpose of this PUD-G 41, Road A shall be considered the street running west from Federal Blvd. on the north of this PUD-G 41, thence primarily south along the boundary between this PUD-G 41 and PUD-G 42 as designated in the Loretto Heights Infrastructure Master Plan. Portions of Road A may be privately developed, owned, or maintained Private Street.

3. Underlying Zone District

For the purpose of this PUD-G 41, the definition of Underlying Zone District shall include standard non-overlay zone districts that provide base building form and use requirements when used in combination with an Overlay Zone District or Planned Unit Development (PUD) Zone District.

4. Zone Lot, Corner

For the purpose of this PUD-G 41, the definition of Corner Zone Lot shall include Zone Lots situated at the intersection of a Public Street and Publicly Accessible Open Space that is designated as either Required Open Space or Bonus Open Space within the Loretto Heights Infrastructure Master Plan. See Figure 6.2.

CHAPTER 7. RULES OF INTERPRETATION

Subject to Chapter 8 of this PUD-G 41, whenever a section of the Denver Zoning Code is referred to in this PUD-G 41, that reference shall extend and apply to the section referred to as subsequently amended, recodified, or renumbered; provided, however, if a section of the Denver Zoning Code, as subsequently amended, recodified, or renumbered conflicts with a provision of this PUD-G 41, this PUD-G 41 shall control.

CHAPTER 8. VESTED RIGHTS

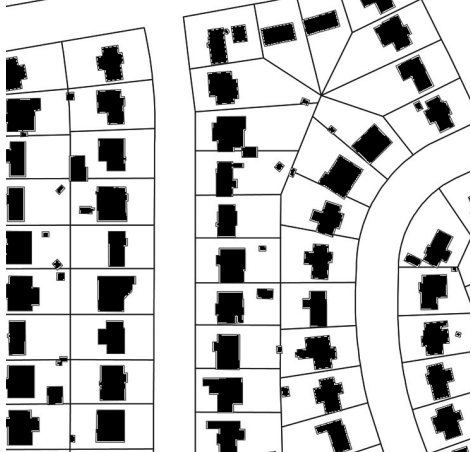
This PUD-G 41 shall be established in accordance with Denver Zoning Code Section 9.6.1.2.C, Vested Rights, and Denver Zoning Code Section 9.6.1.5, Vested Rights, and vested property rights shall be created 90 days after the effective date of the ordinance approving this PUD-G 41.

ATTACHMENTS/APPENDICES

- A. ALTA survey of the Remaining Buildings
- B. Photographs of Remaining Building Elevations



PUD-G 42 (DRAFT)



3001 S Federal Boulevard
Loretto Heights Residential

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CHAPTER 1. ESTABLISHMENT AND INTENT

SECTION 1.1 PUD-G 42 ESTABLISHED

The provisions of PUD-G 42 apply to the land depicted on the Official Zoning Map with the label PUD-G 42, and more generally described as a parcel of land situated in the west half of Section 32, Township 4 South, Range 68 west of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

1.1.1 Subareas Established

The following subareas are hereby established within PUD-G 42 for the purpose of applying the zoning Standards contained herein. All subareas established are shown generally on Figure 1.1 below and described legally as follows:

A. Subarea A Legal Description

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
THENCE NORTH 87°50'36" WEST, A DISTANCE OF 1,754.50 FEET TO A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 19.08 FEET, SAID CURVE HAVING A RADIUS OF 495.50 FEET, A CENTRAL ANGLE OF 02°12'23", AND A CHORD WHICH BEARS SOUTH 73°46'41" WEST A CHORD DISTANCE OF 19.08 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 116.15 FEET, SAID CURVE HAVING A RADIUS OF 204.50 FEET, A CENTRAL ANGLE OF 32°32'32", AND A CHORD WHICH BEARS SOUTH 88°56'45" WEST A CHORD DISTANCE OF 114.60 FEET TO A POINT OF NON-TANGENT CURVATURE AND TO A POINT ON THE CENTERLINE OF S. IRVING ST;

THENCE ALONG SAID CENTERLINE THE FOLLOWING SIX (6) COURSES:

1) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 59.01 FEET, SAID CURVE HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 25°02'46", AND A CHORD WHICH BEARS NORTH 05°48'08" EAST A CHORD DISTANCE OF 58.54 FEET TO A POINT OF NON-TANGENT CURVATURE;

2) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 151.08 FEET, SAID CURVE HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 25°50'22", AND A CHORD WHICH BEARS NORTH 06°11'43" EAST A CHORD DISTANCE OF 149.80 FEET;

3) NORTH 19°06'52" EAST, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE;

4) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 104.46 FEET, SAID CURVE HAVING A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 19°00'00", AND A CHORD WHICH BEARS NORTH 09°36'52" EAST A CHORD DISTANCE OF 103.98 FEET;

5) NORTH 00°06'52" EAST, A DISTANCE OF 379.80 FEET TO A POINT OF CURVATURE;

6) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 14.50 FEET, SAID CURVE HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 02°22'23", AND A CHORD WHICH BEARS NORTH 01°18'03" EAST A CHORD DISTANCE OF 14.49 FEET;

THENCE SOUTH 88°00'52" EAST, A DISTANCE OF 128.63 FEET;

THENCE SOUTH 00°06'52" WEST, A DISTANCE OF 91.89 FEET;

THENCE SOUTH 04°02'11" EAST, A DISTANCE OF 53.48 FEET;

THENCE SOUTH 02°03'27" EAST, A DISTANCE OF 36.02 FEET;

THENCE SOUTH 05°42'54" WEST, A DISTANCE OF 144.54 FEET;

THENCE SOUTH 00°06'52" WEST, A DISTANCE OF 87.15 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 12.42 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 14°14'16", AND A CHORD WHICH BEARS SOUTH 07°14'00" WEST A CHORD DISTANCE OF 12.39 FEET; THENCE SOUTH 14°21'08" WEST, A DISTANCE OF 177.03 FEET; THENCE SOUTH 13°11'51" WEST, A DISTANCE OF 72.63 FEET; THENCE SOUTH 14°46'35" EAST, A DISTANCE OF 75.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 93,046 SQUARE FEET OR 2.14 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS NORTH 00°01'10" EAST.

B. Subarea B Legal Description

A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF LOT 5, BLOCK 3, LORETTO HEIGHTS FILING NO. 1, RECORDED AT RECEPTION NO. 2021179359 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, ALSO BEING THE NORTH CORNER OF PARCEL 1 CONVEYED TO THE CITY AND COUNTY OF DENVER PER SPECIAL WARRANTY DEED, RECORDED AT RECEPTION NO. 2023084701 IN SAID RECORDS; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT AND SAID PARCEL 1, THE FOLLOWING TWO (2) COURSES:

1) SOUTH 64°16'08" WEST, A DISTANCE OF 154.53 FEET TO A POINT OF CURVATURE;
2) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 11.70 FEET, SAID CURVE HAVING A RADIUS OF 242.00 FEET, A CENTRAL ANGLE OF 02°46'09", AND A CHORD WHICH BEARS SOUTH 65°39'13" WEST A CHORD DISTANCE OF 11.70 FEET TO THE WEST CORNER OF SAID PARCEL 1;

THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL 1 SOUTH 38°25'29" EAST, A DISTANCE OF 83.77 FEET;
THENCE SOUTH 52°25'53" WEST, A DISTANCE OF 118.93 FEET;

THENCE SOUTH 37°34'07" EAST, A DISTANCE OF 162.17 FEET;
THENCE SOUTH 53°33'22" WEST, A DISTANCE OF 142.50 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 124.05 FEET, SAID CURVE HAVING A RADIUS OF 698.34 FEET, A CENTRAL ANGLE OF 10°10'41", AND A CHORD WHICH BEARS SOUTH 40°55'25" EAST A CHORD DISTANCE OF 123.89 FEET; THENCE NORTH 47°49'28" EAST, A DISTANCE OF 15.20 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 5.56 FEET, SAID CURVE HAVING A RADIUS OF 4.00 FEET, A CENTRAL ANGLE OF 79°40'00", AND A CHORD WHICH BEARS NORTH 87°39'28" EAST A CHORD DISTANCE OF 5.12 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 13.11 FEET, SAID CURVE HAVING A RADIUS OF 14.62 FEET, A CENTRAL ANGLE OF 51°22'36", AND A CHORD WHICH BEARS SOUTH 26°49'14" EAST A CHORD DISTANCE OF 12.67 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 29.61 FEET, SAID CURVE HAVING A RADIUS OF 19.41 FEET, A CENTRAL ANGLE OF 87°23'59", AND A CHORD WHICH BEARS SOUTH 37°48'52" WEST A CHORD DISTANCE OF 26.82 FEET;

THENCE NORTH 89°59'11" WEST, A DISTANCE OF 0.63 FEET;
 THENCE SOUTH 00°00'49" WEST, A DISTANCE OF 17.44 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 89.25 FEET, SAID CURVE HAVING A RADIUS OF 492.31 FEET, A CENTRAL ANGLE OF 10°23'15", AND A CHORD WHICH BEARS NORTH 86°43'02" WEST A CHORD DISTANCE OF 89.13 FEET;
 THENCE SOUTH 09°49'31" WEST, A DISTANCE OF 2.47 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 122.34 FEET, SAID CURVE HAVING A RADIUS OF 306.50 FEET, A CENTRAL ANGLE OF 22°52'14", AND A CHORD WHICH BEARS NORTH 68°44'22" WEST A CHORD DISTANCE OF 121.53 FEET;

THENCE NORTH 57°18'15" WEST, A DISTANCE OF 301.34 FEET TO A POINT ON THE PERIMETER OF SAID LORETTO HEIGHTS FILING NO. 1;
 THENCE ALONG SAID PERIMETER THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 32°41'45" WEST, A DISTANCE OF 404.78 FEET;
- 2) SOUTH 58°04'44" WEST, A DISTANCE OF 150.00 FEET;
- 3) NORTH 00°06'48" EAST, A DISTANCE OF 150.00 FEET;
- 4) NORTH 89°53'12" WEST, A DISTANCE OF 50.00 FEET;
- 5) SOUTH 00°06'48" WEST, A DISTANCE OF 275.00 FEET;
- 6) SOUTH 58°04'44" WEST, A DISTANCE OF 250.00 FEET;

THENCE NORTH 68°58'54" WEST, A DISTANCE OF 25.97 FEET TO A POINT ON THE CENTERLINE OF S. JULIAN WAY AND A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES:

- 1) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 145.50 FEET, SAID CURVE HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 22°13'51", AND A CHORD WHICH BEARS NORTH 11°13'48" EAST A CHORD DISTANCE OF 144.59 FEET;
- 2) NORTH 00°06'52" EAST, A DISTANCE OF 395.59 FEET TO A POINT OF CURVATURE;
- 3) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 471.35 FEET, SAID CURVE HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF 68°22'12", AND A CHORD WHICH BEARS NORTH 34°17'58" EAST A CHORD DISTANCE OF 443.87 FEET;
- 4) NORTH 68°29'04" EAST, A DISTANCE OF 68.87 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 5) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 65.90 FEET, SAID CURVE HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 27°58'05", AND A CHORD WHICH BEARS NORTH 32°18'32" EAST A CHORD DISTANCE OF 65.25 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 116.15 FEET, SAID CURVE HAVING A RADIUS OF 204.50 FEET, A CENTRAL ANGLE OF 32°32'32", AND A CHORD WHICH BEARS NORTH 88°56'45" EAST A CHORD DISTANCE OF 114.60 FEET TO A POINT OF REVERSE CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 19.08 FEET, SAID CURVE HAVING A RADIUS OF 495.50 FEET, A CENTRAL ANGLE OF 02°12'23", AND A CHORD WHICH BEARS NORTH 73°46'41" EAST A CHORD DISTANCE OF 19.08 FEET;
 THENCE NORTH 14°46'35" WEST, A DISTANCE OF 75.10 FEET;
 THENCE NORTH 13°11'51" EAST, A DISTANCE OF 72.63 FEET;
 THENCE NORTH 14°21'08" EAST, A DISTANCE OF 177.03 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 12.42 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 14°14'16", AND A CHORD WHICH BEARS NORTH 07°14'00" EAST A CHORD DISTANCE OF 12.39 FEET;
 THENCE NORTH 00°06'52" EAST, A DISTANCE OF 87.15 FEET;

THENCE NORTH 05°42'54" EAST, A DISTANCE OF 144.54 FEET;
 THENCE NORTH 02°03'27" WEST, A DISTANCE OF 36.02 FEET;
 THENCE NORTH 04°02'11" WEST, A DISTANCE OF 53.48 FEET;
 THENCE NORTH 00°06'52" EAST, A DISTANCE OF 183.78 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 16.20 FEET,
 SAID CURVE HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 24°45'12", AND A
 CHORD WHICH BEARS NORTH 12°29'28" EAST A CHORD DISTANCE OF 16.08 FEET;
 THENCE NORTH 24°52'04" EAST, A DISTANCE OF 57.09 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 6.45 FEET, SAID
 CURVE HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 09°51'31", AND A CHORD
 WHICH BEARS NORTH 29°47'50" EAST A CHORD DISTANCE OF 6.44 FEET;
 THENCE NORTH 34°43'35" EAST, A DISTANCE OF 60.19 FEET;
 THENCE NORTH 33°48'21" EAST, A DISTANCE OF 129.97 FEET;
 THENCE NORTH 47°58'00" EAST, A DISTANCE OF 134.96 FEET;
 THENCE NORTH 48°31'30" EAST, A DISTANCE OF 154.85 FEET;
 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 177.36 FEET;
 THENCE SOUTH 52°36'46" EAST, A DISTANCE OF 40.50 FEET TO A POINT OF NON-TANGENT
 CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 75.51 FEET, SAID
 CURVE HAVING A RADIUS OF 149.03 FEET, A CENTRAL ANGLE OF 29°01'50", AND A CHORD
 WHICH BEARS SOUTH 22°58'04" WEST A CHORD DISTANCE OF 74.70 FEET;
 THENCE SOUTH 08°32'55" WEST, A DISTANCE OF 344.41 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 242.34 FEET,
 SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 69°25'33", AND A
 CHORD WHICH BEARS SOUTH 26°09'52" EAST A CHORD DISTANCE OF 227.79 FEET TO A
 POINT OF REVERSE CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 122.68 FEET,
 SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 35°08'47", AND A
 CHORD WHICH BEARS SOUTH 43°18'15" EAST A CHORD DISTANCE OF 120.77 FEET;
 THENCE SOUTH 25°43'52" EAST, A DISTANCE OF 364.52 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,039,098 SQUARE FEET OR 23.85 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST
 QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
 MERIDIAN, PER THE PLAT OF LORETTO HEIGHTS FILING NO. 1, RECORDED AT RECEPTION
 NO. 2021179359 IN SAID RECORDS, ASSUMED TO BEAR SOUTH 00°05'27" WEST AS DEPICTED
 ON SAID PLAT.

C. Subarea C Legal Description

SITUATED IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
 THENCE NORTH 10°40'34" WEST, A DISTANCE OF 1,380.39 FEET TO THE POINT OF
 BEGINNING;

THENCE NORTH 89°58'50" WEST, A DISTANCE OF 942.88 FEET; THENCE SOUTH 90°00'00"
 WEST, A DISTANCE OF 112.32 FEET;
 THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 51.07 FEET;

THENCE SOUTH 48°31'30" WEST, A DISTANCE OF 154.85 FEET;
 THENCE SOUTH 47°58'00" WEST, A DISTANCE OF 134.96 FEET;
 THENCE SOUTH 33°48'21" WEST, A DISTANCE OF 129.97 FEET;
 THENCE SOUTH 34°43'35" WEST, A DISTANCE OF 60.19 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 6.45 FEET, SAID
 CURVE HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 09°51'31", AND A CHORD
 WHICH BEARS SOUTH 29°47'50" WEST A CHORD DISTANCE OF 6.44 FEET;
 THENCE SOUTH 24°52'04" WEST, A DISTANCE OF 57.09 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 16.20 FEET, SAID
 CURVE HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 24°45'12", AND A CHORD
 WHICH BEARS SOUTH 12°29'28" WEST A CHORD DISTANCE OF 16.08 FEET;
 THENCE SOUTH 00°06'52" WEST, A DISTANCE OF 91.89 FEET;
 THENCE NORTH 88°00'52" WEST, A DISTANCE OF 126.80 FEET TO A POINT ON THE CENTER
 LINE OF S. IRVING ST;
 THENCE ALONG SAID CENTERLINE THE FOLLOWING NINE (9) COURSES:
 1) NORTH 01°58'19" EAST, A DISTANCE OF 33.14 FEET;
 2) NORTH 09°49'51" EAST, A DISTANCE OF 31.62 FEET;
 3) NORTH 12°48'54" EAST, A DISTANCE OF 61.60 FEET TO A POINT OF NON-TANGENT
 CURVATURE;
 4) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 198.79 FEET, SAID
 CURVE HAVING A RADIUS OF 455.03 FEET, A CENTRAL ANGLE OF 25°01'50", AND A CHORD
 WHICH BEARS NORTH 30°07'21" EAST A CHORD DISTANCE OF 197.21 FEET;
 5) NORTH 47°53'27" EAST, A DISTANCE OF 353.38 FEET TO A POINT OF NON-TANGENT
 CURVATURE;
 6) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 52.03 FEET, SAID
 CURVE HAVING A RADIUS OF 303.60 FEET, A CENTRAL ANGLE OF 09°49'07", AND A CHORD
 WHICH BEARS NORTH 43°19'15" EAST A CHORD DISTANCE OF 51.96 FEET;
 7) NORTH 34°21'43" EAST, A DISTANCE OF 44.81 FEET;
 8) NORTH 25°03'24" EAST, A DISTANCE OF 52.07 FEET;
 9) NORTH 15°52'29" EAST, A DISTANCE OF 26.95 FEET;
 THENCE SOUTH 74°04'53" EAST, A DISTANCE OF 35.95 FEET TO A POINT ON THE SOUTH LINE
 OF SHARON PARK SUBDIVISION RECORDED AT RECEPTION NO. 52537;
 THENCE NORTH 89°16'41" EAST, A DISTANCE OF 1,065.64 FEET;
 THENCE SOUTH 00°01'10" WEST, A DISTANCE OF 136.57 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 214,572 SQUARE FEET OR 4.93 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS NORTH 00°01'10" EAST.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS NORTH 00°01'10" EAST.

D. Subarea D Legal Description

SITUATED IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;

THENCE NORTH 12°15'11" WEST, A DISTANCE OF 1,204.82 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°58'50" WEST, A DISTANCE OF 939.84 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 137.79 FEET,
SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 52°37'56", AND A
CHORD WHICH BEARS SOUTH 63°42'12" WEST A CHORD DISTANCE OF 133.00 FEET;
THENCE NORTH 52°36'46" WEST, A DISTANCE OF 40.50 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 177.36 FEET;
THENCE NORTH 45°00'00" EAST, A DISTANCE OF 51.07 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 112.32 FEET;
THENCE SOUTH 89°58'50" EAST, A DISTANCE OF 942.88 FEET;
THENCE SOUTH 00°01'10" WEST, A DISTANCE OF 179.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 198,467 SQUARE FEET OR 4.56 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS N00°01'10"E.

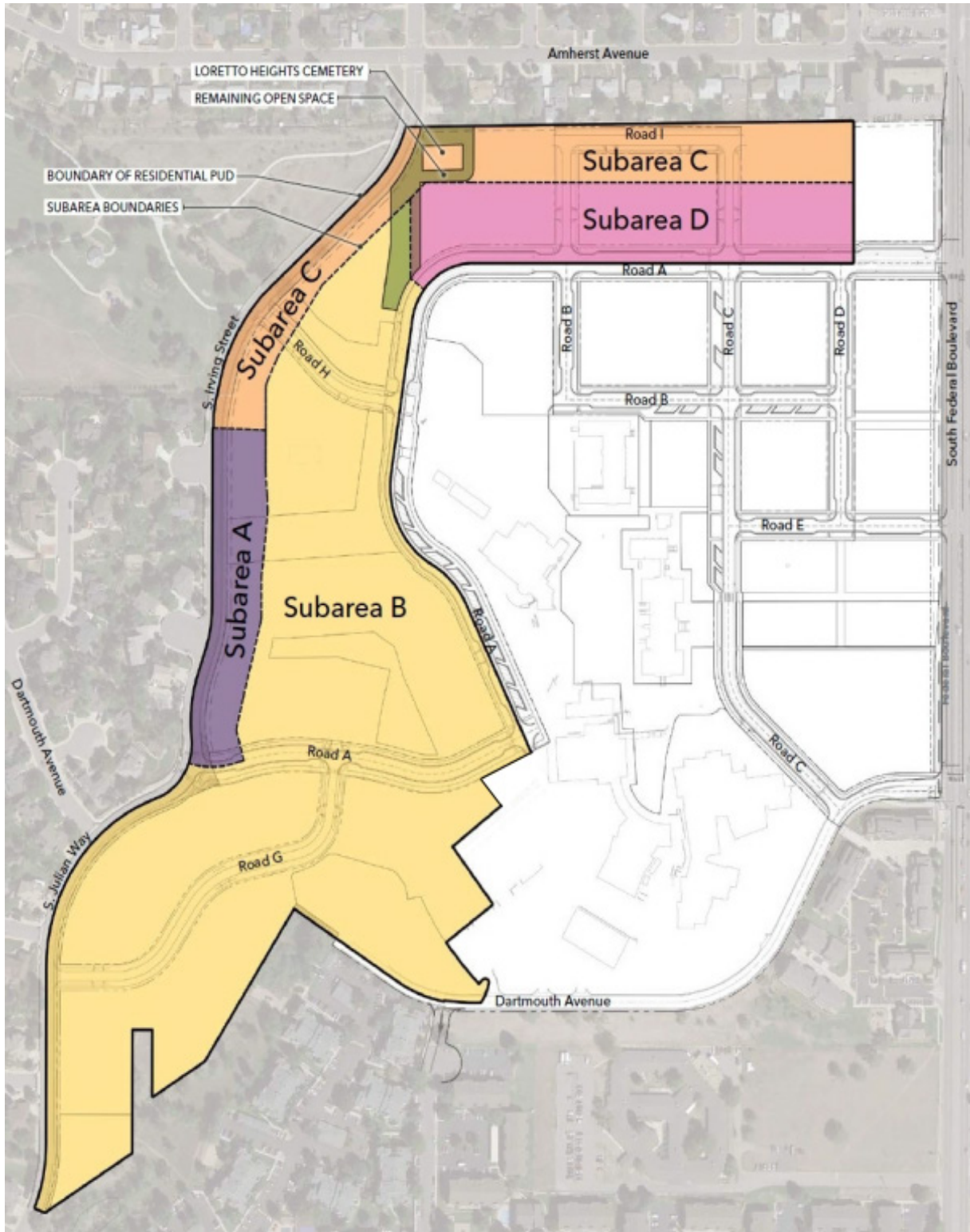


Figure 1.1. Subareas Established and Remaining Open Space Defined within PUD-G 42

SECTION 1.2 PUD-G 42 GENERAL PURPOSE

The general purpose of PUD-G 42 is to facilitate responsible and sustainable redevelopment of the former Loretto Heights campus that is compatible with the established residential character found in the adjacent neighborhoods. Future growth and development will take advantage of the unique topography of the site and incorporate an enhanced open space network.

SECTION 1.3 PUD-G 42 SPECIFIC INTENT

More specifically, PUD-G 42 is intended to:

- 1.3.1 Allow residential development, and some supporting commercial development, that contributes to the vibrancy of the surrounding neighborhood and facilitates a transition between future mixed uses in the Campus Core, and existing residential uses to the north, south and west.
- 1.3.2 Facilitate compatible development through the use of appropriate building form and design standards and guidelines that respond to the surrounding neighborhood contexts.
- 1.3.3 Encourage pedestrian-activated spaces and connections as envisioned in the City's adopted plans.
- 1.3.4 Allow uses and building forms at a scale that is compatible with the surrounding residential neighborhoods and the future mixed use in the Campus Core.
- 1.3.5 Ensure quality, human-scaled building design, particularly along South Irving Street/South Julian Street.
- 1.3.6 Create an enhanced open space network of trails, parkways, and turf that is thoughtfully woven into the neighborhood and connects future residential to regional and local assets like Loretto Heights Park.
- 1.3.7 Preserve and complement character-defining features of the Remaining Open Space.

SECTION 1.4 REMAINING OPEN SPACE DEFINED

As shown in Figure 1.1, a portion of the Remaining Open Space is hereby defined within PUD-G 42 for the purpose of applying the design standards provided in Chapter 4 (this space retains its historical name):

A. Loretto Heights Cemetery Remaining Open Space

The existing 1898 flat grassy landscape feature within Subarea C with an area defined by distances taken from the existing ornamental steel fence, as of the date of this PUD-G 42, north to the PUD-G 42 zone district boundary line, south by 30 feet, east by 30 feet and west to the property line, and including a burial site.

CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION

SECTION 2.1 SUBURBAN NEIGHBORHOOD CONTEXT DESCRIPTION

All Development in Subareas A, B, and C of PUD-G 42 shall conform to the Denver Zoning Code, Division 3.1, Suburban Neighborhood Context Description, as amended from time to time, except as modified in this PUD-G

SECTION 2.2 URBAN NEIGHBORHOOD CONTEXT DESCRIPTION

All Development in Subarea D of PUD-G 42 shall conform to the Denver Zoning Code, Division 5.1, Urban Neighborhood Context Description, as amended from time to time, except as modified in this PUD-G 42.

CHAPTER 3. UNDERLYING ZONE DISTRICTS

SECTION 3.1 SUBAREA A

All Development in Subarea A of this PUD-G 42 shall conform to the Denver Zoning Code, Division 3.2, Districts, as specifically applicable to the S-SU-A Zone District, as amended from time to time, and except as modified in this PUD-G 42.

SECTION 3.2 SUBAREAS B AND C

All Development in Subarea B and Subarea C of this PUD-G 42 shall conform to the Denver Zoning Code, Division 3.2, Districts, as specifically applicable to the S-RH-2.5 Zone District, as amended from time to time, and except as modified in this PUD-G 42.

SECTION 3.3 SUBAREA D

All Development in Subarea D of this PUD-G 42 shall conform to the Denver Zoning Code, Division 5.2, Districts, as specifically applicable to the U-RX-3 Zone District, as amended from time to time, and except as modified in this PUD-G 42.

CHAPTER 4. DESIGN STANDARDS

Development in this PUD-G 42 shall comply with the Denver Zoning Code, Article 10, General Design Standards, and Article 3, Division 3.3 Design Standards (Subareas A, B and C) or Article 5, Division 5.3 Design Standards (Subarea D), as amended from time to time, except as modified in this PUD-G 42.

SECTION 4.1 PRIMARY BUILDING FORM STANDARDS

4.1.1 District Specific Standards Summary

The maximum number of Primary Structures per Zone Lot and building forms allowed by zone district is summarized below:

	Building Forms											
	Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurants	General	Shopfront
Max Number of Primary Structures per Zone Lot	1	1	1	2	No Maximum							
Subarea A	■											
Subarea B and Subarea C	■		■		■							
Subarea D					□		■					■

■ = Allowed □ = Allowed subject to the Row House building form standards applicable to Subarea C

4.1.2 District Specific Standards

Development of Primary Structures in this PUD-G 42 shall comply with the Denver Zoning Code, Article 3, Section 3.3.3.4 District Specific Standards as applicable to the S-SU-A Zone District (Subarea A), S-RH-2.5 Zone District (Subareas B and C) or Article 5, Division 5.3.3 Building Form Standards as applicable to the U-RX-3 Zone District (Subarea D), as amended from time to time, with the following exceptions, additions, and modifications set forth in the Primary Building Form Standards tables below.

SUBURBAN HOUSE

HEIGHT	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Height Standards for the Suburban House Building Form that are Not Listed Below			
Stories (max)	See Underlying Zone District	3	See Underlying Zone District
Feet (max)	35'	35'	35'
Incentive Height feet for Pitched Roof (max)	na	45'	na
Requirements for Structures using Incentive Height	Any Structure exceeding the maximum specified height in feet shall have a Pitched Roof and be approved by City and County of Denver as meeting the Denver Green Code at time of building permit approval		
Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	No Bulk Plane applies		
Bulk Plane Vertical Slope at Side Interior and Side Street Zone Lot Line	No Bulk Plane applies		

SITING	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Siting Standards for the Suburban House Building Form that are Not Listed Below			
ZONE LOT			
Zone Lot Size (min)	See Underlying Zone District	no min	no min
Zone Lot Width (min)	20'	20'	20'
SETBACKS AND BUILDING COVERAGE			
Primary Street, on Irving and Julian Streets (min)	15'	15'	15'
Primary Street, on all other Streets (min)	10'	10'	10'
Side Street, on Irving and Julian Streets (min)	15'	15'	15'
Side Street, on all other Streets (min)	5'	5'	5'
Side Interior (min)	5'	3'	3'
Rear, alley/no alley (min)	0'/0'	0'/0'	0'/0'
Building Coverage per Zone Lot, including all accessory structures (max)	50%	no max	no max
PARKING			
Parking and Drive Lot Coverage in Primary Street Setback (max)	No parking or Drive shall be allowed in the Primary Street Setback		
Vehicle Access	From Alley, Private Alley, Drive or Driveway (See Sec. 4.4.1 of this PUD-G 25)		
DETACHED ACCESSORY STRUCTURES	See Section 4.2 of this PUD-G 25		

DESIGN ELEMENTS	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Design Element Standards for the Suburban House Building Form that are Not Listed Below			
BUILDING CONFIGURATION			
Rooftop and/or Second Story Decks	See Underlying Zone District	See Section 4.3.1 of this PUD-G 25	See Underlying Zone District
Primary Street-Facing Attached Garage Door Width	Primary Street-Facing Attached Garage Doors are not allowed		
Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street and Side Street (min)	See Underlying Zone District	No Upper Story Stepback applies	See Underlying Zone District
STREET LEVEL ACTIVATION			
Transparency, Side Street on South Irving Street and South Julian Street (min)	25%		
Pedestrian Access	Entrance. See Section 6.7.1.C of this PUD-G 25.		

USES	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for All Applicable Use Standards for the Suburban House Building Form			

DUPLEX

HEIGHT	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Height Standards for the Duplex Building Form that are Not Listed Below		
Stories (max)	3	See Underlying Zone District
Feet (max)	35'	35'
Incentive Height feet for Pitched Roof (max)	45'	na
Requirements for Structures using Incentive Height	Any Structure exceeding the maximum specified height in feet shall have a Pitched Roof and be approved by City and County of Denver as meeting the Denver Green Code at time of building permit approval	
Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	No Bulk Plane applies	
Bulk Plane Vertical Slope at Side Interior and Side Street Zone Lot Line	No Bulk Plane applies	

SITING	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Siting Standards for the Duplex Building Form that are Not Listed Below		
ZONE LOT		
Zone Lot Size (min)	No minimum Zone Lot size applies	
Zone Lot Width (min)	20'	20'
SETBACKS AND BUILDING COVERAGE		
Primary Street, on Irving and Julian Streets (min)	15'	15'
Primary Street, on all other Streets (min)	10'	10'
Side Street, on Irving and Julian Streets (min)	15'	15'
Side Street, on all other Streets (min)	5'	5'
Side Interior (min)	5'	5'
Rear, alley/no alley (min)	0'/0'	0'/0'
Building Coverage per Zone Lot, including all accessory structures (max)	no max	no max
PARKING		
Parking and Drive Lot Coverage in Primary Street Setback (max)	No parking or Drive shall be allowed in the Primary Street Setback	
Vehicle Access	From Alley, Private Alley, Drive or Driveway	
DETACHED ACCESSORY STRUCTURES	From Alley, Private Alley, Drive or Driveway (See Sec. 4.4.1 of this PUD-G 42)	

DESIGN ELEMENTS	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Design Element Standards for the Duplex Building Form that are Not Listed Below		
BUILDING CONFIGURATION		
Rooftop and/or Second Story Decks	See Section 4.3.1 of this PUD-G 42	See Underlying Zone District
Primary Street-Facing Attached Garage Door Width	Primary Street-Facing Attached Garage Doors are not allowed	
Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street and Side Street (min)	No Upper Story Stepback applies	See Underlying Zone District
Attached Garage doors facing Primary Street	Not Allowed	
STREET LEVEL ACTIVATION		
Transparency, Side Street on South Irving Street and South Julian Street (min)	25%	
Pedestrian Access	Each dwelling unit shall have a street-facing Entrance. See Section 6.7.1.C of this PUD-G .	

USES	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for All Applicable Use Standards for the Duplex Building Form		

ROW HOUSE

HEIGHT	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Height Standards for the Row House Building Form that are Not Listed Below		
Stories (max)	3	See Underlying Zone District
Feet (max)	See Underlying Zone District	
Incentive Height feet for Pitched Roof (max)	45'	na
Requirements for Structures using Incentive eight	Any Structure exceeding the maximum specified height in feet shall have a Pitched Roof and be approved by City and County of Denver as meeting the Denver Green Code at time of building permit approval	
Side Wall Height (max)	No side wall height maximum applies	

SITING	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Siting Standards for the Row House Building Form that are Not Listed Below		
ZONE LOT		
Zone Lot Size (min)	No minimum Zone Lot size applies	
Zone Lot Width (min)	20'	20'
Primary Dwelling Units per Primary Residential Structure (max)	See Underlying Zone District	
REQUIRED BUILD-TO		
Primary Street (min % within min/max)	No build-to requirement applies	
SETBACKS		
Primary Street, on all other Streets (min)	10'	10'
Side Street, on Irving and Julian Streets (min)	15'	15'
Side Street, on all other Streets (min)	5'	5'
Side Interior (min)	5'	5'
Rear, alley/no alley (min)	0'/0'	0'/0'
BUILDING SEPARATION		
Separation between Primary Structures located on the same Zone Lot (min)	10'	10'
PARKING		
Vehicle Access	From Alley, Private Alley, Drive or Driveway (See Sec. 4.4.1 of this PUD-G 42)	
DETACHED ACCESSORY STRUCTURES	See Section 4.2 of this PUD-G 42	

DESIGN ELEMENTS	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Design Element Standards for the Row House Building Form that are Not Listed Below		
BUILDING CONFIGURATION		
Rooftop and/or Second Story Decks	See Section 4.3.1 of this PUD-G 42	See Underlying Zone District
Primary Street-Facing Attached Garage Door Width (max per unit)	Primary Street-Facing Attached Garage Doors are not allowed	
Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street and Side Street (min)	No Upper Story Stepback applies	10'
STREET LEVEL ACTIVATION		
Transparency, Side Street on South Irving Street and South Julian Street (min)	25%	25%
Pedestrian Access	Each dwelling unit shall have a street-facing Entrance. See Section 6.7.1.C of this PUD-G 42.	

USES	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for All Applicable Use Standards for the Row House Building Form		

TOWN HOUSE

HEIGHT	Subarea D (based on U-RX-3)
See Underlying Zone District for Additional Applicable Height Standards for the Town House Building Form that are Not Listed Below	See Underlying Zone District
Stories and feet (max)	See Underlying Zone District
Incentive Height feet for Pitched Roof (max)	45'
Requirements for Structures using incentive height	Any Structure exceeding the maximum specified height in feet shall have a Pitched Roof and be approved by City and County of Denver as meeting the Denver Green Code at time of building permit approval
SITING	Subarea D (based on U-RX-3)
See Underlying Zone District for Additional Applicable Siting Standards for the Town House Building Form that are Not Listed Below, including Required Build-to	
SETBACKS	
Side Street (min)	5'
BUILDING SEPARATION	
Separation between Primary Structures located on the same Zone Lot (min)	10'
PARKING	
Vehicle Access	From Alley, Private Alley, Drive or Driveway (See Sec. 4.4.1 of this PUD-G 42)
DETACHED ACCESSORY STRUCTURES	See Section 4.2 of this PUD-G 42
DESIGN ELEMENTS	Subarea D (based on U-RX-3)
See Underlying Zone District for Additional Applicable Design Element Standards for the Town House Building Form Not Listed Below, including Building Configuration Standards	
STREET LEVEL ACTIVATION	
Pedestrian Access	Each dwelling unit shall have a Dwelling Unit Entrance with Entry Feature. See Section 6.7.1.C of this PUD-G 42.
USES	Subarea D (based on U-RX-3)
See Underlying Zone District for All Applicable Use Standards for the Town House Building Form	

SHOPFRONT

HEIGHT

Subarea D
(based on U-RX-3)

See Underlying Zone District for All Applicable Height Standards for the Shopfront Building Form

SITING

Subarea D
(based on U-RX-3)

See Underlying Zone District for Additional Applicable Siting Standards for the Shopfront Building Form that are Not Listed Below
DETACHED ACCESSORY STRUCTURES See Section 4.2 of this PUD-G 42

DESIGN ELEMENTS

Subarea D
(based on U-RX-3)

See Underlying Zone District for All Applicable Design Element Standards for the Shopfront Building Form

USES

Subarea D
(based on U-RX-3)

See Underlying Zone District for All Applicable Use Standards for the Shopfront Building Form

*The configuration of Uses within the Shopfront building form shall be subject to the use provisions included in the Denver Zoning Code Article 5, Section 5.3.3 building form table for the Shopfront Building Form as applicable to the U-MX-3 zone district.

SECTION 4.2 DETACHED ACCESSORY BUILDING FORM STANDARDS

Development of Detached Accessory Structures in this PUD-G 42 shall comply with the Denver Zoning Code, Article 3, Section 3.3.4 Detached Accessory Building Form Standards as applicable to the S-SU-A Zone District (Subarea A), S-RH-2.5 Zone District (Subareas B and C) or Article 5, Section 5.3.4 Detached Accessory Building Form Standards as applicable to the U-RX-3 Zone District (Subarea D), as amended from time to time, except that all Detached Accessory Structures in this PUD-G 42 shall comply with the district specific standards for Detached Accessory Structures in Section 4.2.1 of this PUD-G 42 rather than the district specific standards for individual Detached Accessory Structure building forms in the underlying Zone Districts. For example, a Detached Accessory Structure with an accessory dwelling unit use can be built as accessory to a Suburban House building form in Subareas A, B and C according to the standards set forth in Section 4.2.1 of this PUD-G 42 rather than the standards set forth for the Detached Accessory Dwelling Unit building form in Denver Zoning Code Section 3.3.4.5 District Specific Standards.

4.2.1 District Specific Standards for Detached Accessory Structures

	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)	Subarea D (based on U-RX-3)
HEIGHT				
Stories (max)	2	2	2	2
Feet (max)	24'	24'	24'	24'

	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)	Subarea D (based on U-RX-3)
SITING				
ZONE LOT				
Zone Lot Size (min)	No minimum Zone Lot size applies			
Zone Lot Width (min)	No minimum Zone Lot width applies			
SETBACKS				
Location of Structure	Located a minimum of 10' behind 75% of the total width of the Primary Street-facing facade(s) of one Primary Structure			
Side Street, on Irving and Julian Streets (min)	15'	15'	15'	na
Side Street, on all other Streets (min)	5'	5'	5'	5'
Side Interior (min)	5'	3'	3'	0'
Rear (min)	0'	0'	0'	0'
PARKING				
Vehicle Access	From Alley, Private Alley, Drive or Driveway			

	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)	Subarea D (based on U-RX-3)
DESIGN ELEMENTS				
BUILDING CONFIGURATION				
Building Footprint (max)	1,000 sf	1,000 sf	1,000 sf	no maximum
Gross Floor Area (max)	na	na	na	10% of the Zone Lot; provided this restriction shall not apply to structures used for the parking of vehicles See Denver Zoning Code Section 5.3.4.3 Supplemental Standards for Detached Accessory Building Forms

	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)	Subarea D (based on U-RX-3)
USES	Accessory Uses Only, including Accessory Dwelling Unit use			

See Denver Zoning Code Sections 3.3.5 - 3.3.7 (Subareas A, B and C) and Denver Zoning Code Sections 5.3.5 - 5.3.7 (Subarea D) for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions.

SECTION 4.3 SUPPLEMENTAL DESIGN STANDARDS

4.3.1 Rooftop and/or Second Story Decks

A. Intent

To allow flexibility for Rooftop and/or Second Story Decks where protection for the privacy of adjacent rear yards in low-scale residential neighborhoods is not needed.

B. Applicability

This Section 4.3 shall apply to Development under all allowed building forms in Subarea B. The underlying zone district standards shall apply to Development under all allowed building forms in Subareas A, C and D.

C. Supplemental Design Standard

Rooftop and/or Second Story Decks are allowed on all portions of a Zone Lot.

4.3.2 Other Supplemental Design Standards in Underlying Zone Districts

All other Supplemental Design Standards set forth in Denver Zoning Code, Section 3.3.5 (Subarea A-C) and Denver Zoning Code, Section 5.3.5 (Subarea D) shall apply to PUD-G 25.

SECTION 4.4 DESIGN STANDARD EXCEPTIONS

The design standard exceptions set forth in Denver Zoning Code, Division 3.3 (Subareas A-C) or Denver Zoning Code, Division 5.3 (Subarea D) are available to Development in PUD-G 42 with the following modification:

4.4.1 Vehicle Access From Alley, Private Alley, Drive or Driveway - Exceptions

Where a building form table in Section 4.1.2 of this PUD-G specifies vehicle access from an Alley, Private Alley, Drive or Driveway, any newly-constructed Off-Street Parking Area, Garage, Carport or other parking facility shall be accessed solely from an Alley, Private Alley, Drive or Driveway that is itself connected to a public Street, unless:

- A. The Department of Transportation and Infrastructure ("DOTI") prohibits use of the Alley, Private Alley, Drive or Driveway for vehicular access to the Zone Lot based upon a determination that the Alley cannot safely or operationally accommodate additional vehicular traffic;
- B. The Primary Use is within the Civic, Public, and Institutional Use Category and DOTI determines that vehicular access is needed from the street; or
- C. The applicant can demonstrate at the time of zoning permit application that vehicular access to an Accessory Garage, Carport, or other Off-Street Parking Area must be provided directly from a public Street because a unique site constraint or condition prevents vehicle access from an Alley, Private Alley, Drive or Driveway and if the Zoning Administrator determines that such exception (1) is consistent with the specific intent of this PUD-G 42, (2) will have no adverse impacts on abutting property, and (3) will be limited in nature so as not to allow multiple vehicle access points to individual zone lots directly from a public Street.

SECTION 4.5 PRESERVATION OF REMAINING OPEN SPACE

A. Intent

Maintain the natural landscape and character of the Loretto Heights Cemetery Remaining Open Space as defined in Section 1.4 of PUD-G 42.

B. Applicability

This Section 4.5 applies to new Development in the Remaining Open Space in Subarea C as illustrated in Figure 1.1 and the location of any Primary, Detached Accessory, and Temporary Structures within the Remaining Open Space.

C. Key Features to Preserve/Retain

1. Existing design features and elements that were established during the period of significance of the Loretto Heights Cemetery (1891-1970) shall be preserved and maintained including the following Key Features to Preserve/Retain:
 - a. Ornamental steel fence and gate
 - b. Tree canopy
 - c. Open, green space
2. Removal of existing design features not listed in Section 4.5.C.1., and elements are allowed provided that they (i) fall outside of the period of significance or (ii) are otherwise permitted in this PUD-G 25.

D. Supplemental Design Standards for Remaining Open Space in Subarea C

1. No permanent enclosed or habitable structure with a foundation shall be constructed within the Remaining Open Space in Subarea C as illustrated in Figure 1.1.
2. New landscaping and flatwork/hardscape elements shall be compatible in character with the existing Remaining Open Space and provide a visual transition between the Remaining Open Space and the surrounding Development.

CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

SECTION 5.1 USES IN SUBAREA A

In Subarea A, Primary, Accessory, and Temporary Uses, and minimum parking allowed in this PUD-G shall be those same uses allowed in the S-SU-A zone district, as stated in the Denver Zoning Code, Division 3.4, Uses and Required Minimum Parking, as amended from time to time, with the following exceptions, additions, and modifications:

5.1.1 Primary Uses

A. Community Center

1. A Primary Community Center use need not be enclosed.
2. No minimum vehicle parking requirement shall apply to the Primary Community Center use.

5.1.2 Accessory Uses

A. Accessory Dwelling Unit

An Accessory Dwelling Unit Use shall be permitted as accessory to a primary Single Unit Dwelling use, subject to the use limitations and permit review procedure required for an Accessory Dwelling Unit use in the U-SU-F1 zone district. See Section 4.2 of this PUD-G 42 for building form standards applicable to an Accessory Dwelling Unit Use located in a detached accessory structure.

SECTION 5.2 USES IN SUBAREAS B AND C

In Subareas B and C, Primary, Accessory, and Temporary Uses, and minimum parking allowed in this PUD-G 42 shall be those same uses allowed in the S-RH-2.5 zone district, as stated in the Denver Zoning Code, Division 3.4, Uses and Required Minimum Parking, as amended from time to time, with the following exceptions, additions, and modifications:

5.2.1 Primary Uses

A. Community Center

1. A Primary Community Center use need not be enclosed.
2. No minimum vehicle parking requirement shall apply to the Primary Community Center use.

B. Cemetery

A Cemetery shall be a permitted Primary Use in Subarea C subject to the same use limitations and permit review procedure required for a Cemetery in Denver Zoning Code, Section 11.3.6.

SECTION 5.3 USES IN SUBAREA D

In Subarea D, Primary, Accessory, and Temporary Uses, and minimum parking allowed in this PUD-G 25 shall be those same uses allowed in the U-RX-3 zone district, as stated in the Denver Zoning Code, Division 5.3, Uses and Required Minimum Parking, as amended from time to time, with the following exceptions, additions, and modifications:

5.3.1 Primary Uses

A. Community Center

1. A Primary Community Center use need not be enclosed.
2. No minimum vehicle parking requirement shall apply to the Primary Community Center use.

CHAPTER 6. ADDITIONAL STANDARDS

SECTION 6.1 ARTICLE 1 OF THE DENVER ZONING CODE

6.1.1 Applicability

Development in this PUD-G 42 shall conform to Article 1, General Provisions of the Denver Zoning Code, as amended from time to time, with the following exceptions, additions, and modifications:

A. Public Street Frontage Required for Zone Lots Containing Only Publicly Accessible Open Space as Designated in the Loretto Heights Infrastructure Master Plan

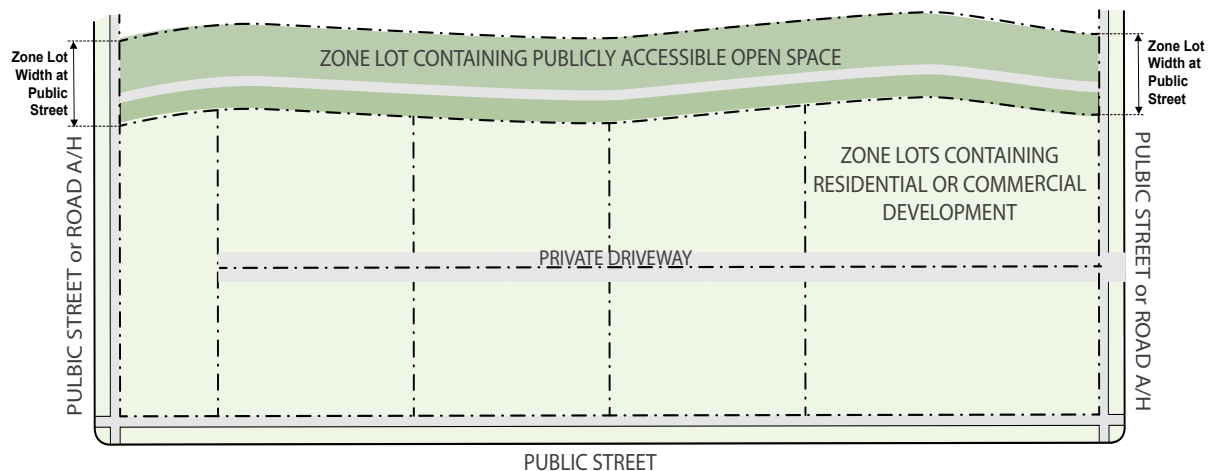
Each Zone Lot containing Publicly Accessible Open Space designated within the Loretto Heights Infrastructure Master Plan as Required Open Space or Bonus Open Space shall:

1. Have at least one Zone Lot line abutting one of the following street types for a minimum and continuous Zone Lot line width of 20 feet:
 - a. A dedicated named or numbered Public Street; or
 - b. A privately developed, owned, or maintained portion of “Road A” or “Road H” as designated on the Loretto Heights Infrastructure Master Plan.
2. Be designed and configured to maintain visibility of the Publicly Accessible Open Space from (a) one of the street types identified in Section 6.1.1.A.1 of this PUD-G 42, and (b) from any portion of the Zone Lot that will serve as a Primary Street Zone Lot line per the provisions of Section 6.7.1.B.1.c of this PUD-G 42.

B. Public Street or Open Space Frontage Required for Zone Lots Containing Primary Residential or Primary Commercial Sales, Service and Repair Uses

Each Zone Lot containing Primary Residential or Primary Commercial Sales, Service and Repair Uses shall have at least one Zone Lot line abutting:

1. A dedicated named or numbered public Street; or
2. A privately developed, owned, or maintained portion of “Road A” or “Road H” as designated on the Loretto Heights Infrastructure Master Plan; or
3. A Zone Lot composed only of Publicly Accessible Open Space, where such Publicly Accessible Open Space is designated within the Loretto Heights Infrastructure Master Plan as Required Open Space or Bonus Open Space.



Not to Scale. Illustrative Only.

Figure 6.1. Street Frontage for Zone Lots

SECTION 6.2 ARTICLE 2 OF THE DENVER ZONING CODE

6.2.1 Applicability

Development in this PUD-G 42 shall conform to Article 2, Using the Code, of the Denver Zoning Code, as amended from time to time.

SECTION 6.3 ARTICLE 9 OF THE DENVER ZONING CODE

6.3.1 Applicability

Development in this PUD-G 42 shall conform to Article 9, Special Contexts and Districts, of the Denver Zoning Code, as amended from time to time, with the following exceptions:

A. Amendments to Approved PUD District Plans

This PUD District Plan may be amended by subarea, platted lots, or metes and bounds parcels, as allowed in Denver Zoning Code, Section 9.6.1.4, Amendments to Approved PUD District Plans.

SECTION 6.4 ARTICLE 10 OF THE DENVER ZONING CODE

6.4.1 Applicability

Development in PUD-G 42 shall comply with the Denver Zoning Code, Article 10, General Design Standards, as specifically applicable to the S-SU-A, S-SU-F1, S-RH-2.5, and U-RX-3 Zone Districts, as amended from time to time.

SECTION 6.5 ARTICLE 11 OF THE DENVER ZONING CODE

6.5.1 Applicability

Establishment of Uses in this PUD-G 42 shall comply with the Denver Zoning Code, Article 11, Use Limitations and Definitions, as specifically applicable to the S-SU-A, S-RH-2.5, and U-RX-3 Zone Districts, as amended from time to time, as amended from time to time with the following modifications:

A. Community Center

In this PUD-G 42, the limitations applied to a Community Center use shall be those set forth in Denver Zoning Code Section 11.3.3 Community Center as applied to the S-RH-2.5 zone district, except that:

1. An unenclosed Community Center use need not be operated and controlled in a manner that prevents unauthorized use.
2. Outdoor lighting for pedestrian safety purposes may operate at any hour.

SECTION 6.6 ARTICLE 12 OF THE DENVER ZONING CODE

6.6.1 Applicability

All development in this PUD-G 42 shall comply with the Denver Zoning Code, Article 12: Zoning Procedures and Enforcement, as amended from time to time, with the following exceptions/ additions:

A. Official Map Amendment

1. This PUD-G 42 may be amended by subarea, platted lots, or metes and bounds parcels, as allowed in the Denver Zoning Code Section 9.6.1.4, Amendment to Approved PUD District Plans.

SECTION 6.7 ARTICLE 13 OF THE DENVER ZONING CODE

6.7.1 Applicability

Development in this PUD-G 25 shall comply with the Denver Zoning Code, Article 13, Rules of Measurement and Definitions, as amended from time to time, with the following exceptions/additions:

A. Height Rules of Measurement

1. Height Rule of Measurement for Subarea A, B and C

The height of development in Subarea A, B and C of this PUD-G 25 shall be measured according to Denver Zoning Code, Section 13.1.2 Height for all SU, TU, RH, E-MU-2.5, E-MU-3 and RO-3 Zone Districts, as applicable to the Underlying Zone District for each PUD subarea, except that all development may use the building-specific base plane described in Denver Zoning Code, Section 13.1.2.2.B.2, Building Specific Base Plane regardless of the Zone Lot size or number of primary buildings located on the Zone Lot.

2. Height Rule of Measurement for Subarea D

The height of development in Subarea D of this PUD-G 25 shall be measured according to Denver Zoning Code, Section 13.1.3, Height for All Other Zone Districts as applicable to the U-RX-3 underlying Zone District.

B. Determination of Primary Street Zone Lot Line, Side Street Zone Lot Line, Side Interior Zone Lot Line, and Rear Zone Lot Line

Within all subareas of this PUD-G 25, Zone Lot Lines shall be determined using the criteria set forth in Denver Zoning Code Section 13.1.5.2 Determination of Primary Street Zone Lot Line, Side Street Zone Lot Line, Side Interior Zone Lot Line and Rear Zone Lot Line for All Zone Districts except Mixed Use Commercial Zone Districts with the following exceptions, additions and modifications:

1. Determination of Primary Street Zone Lot Line

Per Figure 6.2, the Primary Street shall be a Zone Lot line abutting:

- a. A dedicated named or numbered public Street; or
- b. A privately developed, owned, or maintained portion of "Road A" or "Road H" as designated on the Loretto Heights Infrastructure Master Plan; or
- c. A Zone Lot containing only Publicly Accessible Open Space that is designated as either Required Open Space or Bonus Open Space within the Loretto Heights Infrastructure Master Plan per the provisions of Section 6.1.1.A of this PUD-G 25. The portion of the Zone Lot containing Required Open Space or Bonus Open Space abutting the Primary Street Zone Lot line shall include:
 - i. A minimum width of 20 feet as measured perpendicular to the Primary Street Zone Lot line; and
 - ii. A sidewalk, within the minimum Zone Lot width specified in Section 6.7.1.B.1.c.i above, with a minimum width of 6 feet that provides access to a public Street.

2. Determination of Side Street Zone Lot Line on a Corner Zone Lot

Per Figure 6.2, on a Corner Zone Lot, the Zoning Administrator may designate one or more of the Zone Lot lines meeting the conditions for determination as a Primary Street Zone Lot line per Section 6.7.1.B.1 of this PUD-G 25, as a Side Street Zone Lot line according to the criteria set forth in Denver Zoning Code Section 13.1.5.2.A.3, Criteria for Zoning Administrator Determinations, regardless of whether the block is square or oblong.

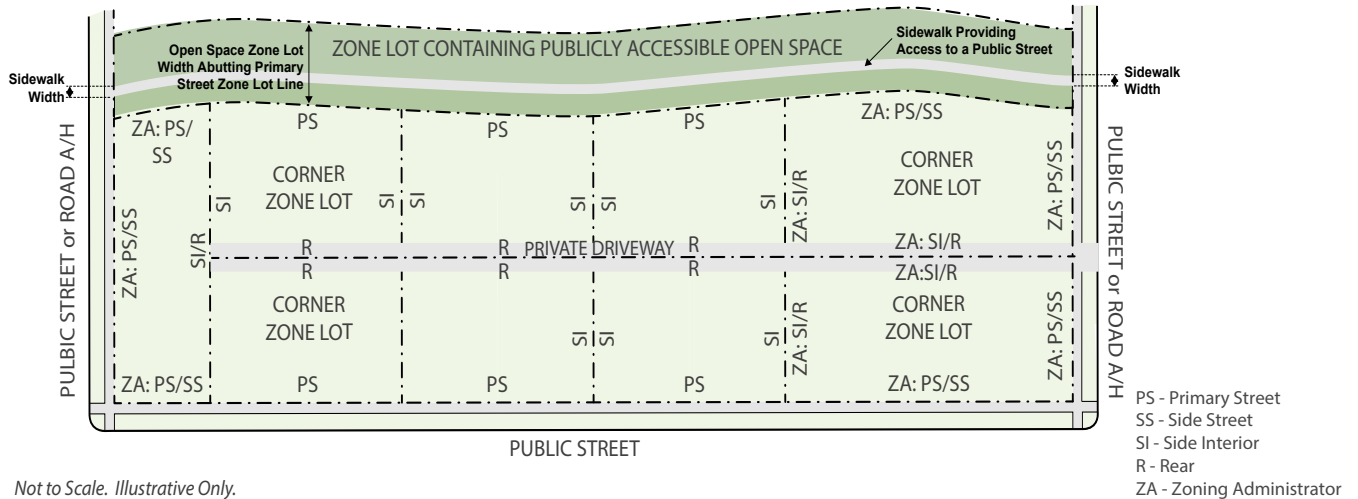


Figure 6.2. Determination of Zone Lot Lines and Conditions for Publicly Accessible Open Space Abutting a Primary Street Zone Lot Line

C. Pedestrian Access

Within all subareas of this PUD-G 42, Pedestrian Access standards shall be measured according to the provisions of Denver Zoning Code Section 13.1.6.3.B. Pedestrian Access, with the exception that references to ‘Street’ or ‘Primary Street’ shall mean ‘Primary Street Zone Lot Line’ within this PUD-G 42. For example, when the Primary Street Zone Lot Line for a Row House building form has been established abutting a Zone Lot containing only Publicly Accessible Open Space per the provisions of Section 6.7.1.B of this PUD-G 42, the street-facing Entrance required for each Row House unit shall face towards the Publicly Accessible Open Space.

D. Definition of Words, Terms and Phrases

1. Protected District Status

This PUD-G 42 will not be considered a Protected District as defined in Denver Zoning Code Division 13.3 Definition of Words, Terms and Phrases.

2. Road A

For the purpose of this PUD-G 25, Road A shall be considered the street running west from Federal Blvd. on the north of PUD-G 41, thence primarily south along the boundary between this PUD-G 42 and PUD-G 41 as designated in the Loretto Heights Infrastructure Master Plan. Portions of Road A may be a privately developed, owned, or maintained Private Street.

3. Road H

For the purpose of this PUD-G 42, Road H shall be considered the street running west/northwest from Road A in Subarea B of this PUD-G 42, thence connecting to South Irving St. in Subarea C of this PUD-G 41 across from Loretto Heights Park as designated in the Loretto Heights Infrastructure Master Plan. All, or portions of, Road H may be a privately developed, owned, or maintained Private Street.

4. Underlying Zone District

For the purpose of this PUD-G 42, the definition of Underlying Zone District shall include standard non-overlay zone districts that provide base building form and use requirements when used in combination with an Overlay Zone District or Planned Unit Development (PUD) Zone District.

5. Zone Lot, Corner

For the purpose of this PUD-G 42, the definition of Corner Zone Lot shall include Zone Lots situated at the intersection of a public street and Publicly Accessible Open Space that is designated as either Required Open Space or Bonus Open Space within the Loretto Heights Infrastructure Master Plan. See Figure 6.2.

CHAPTER 7. RULES OF INTERPRETATION

Subject to Chapter 8 of this PUD-G 42 whenever a section of the Denver Zoning Code is referred to in this PUD-G 42, that reference shall extend and apply to the section referred to as subsequently amended, recodified, or renumbered; provided, however, if a section of the Denver Zoning Code, as subsequently amended, recodified, or renumbered conflicts with a provision of this PUD-G 42, this PUD-G 42 shall control.

CHAPTER 8. VESTED RIGHTS

This PUD-G 42 shall be established in accordance with Denver Zoning Code sections 9.6.1.2.C, Vested Rights, and 9.6.1.5, Vested Rights, and vested property rights shall be created 90 days after the effective date of the ordinance approving this PUD-G 42.