

Waiver for the properties located at 3001 S Federal Blvd.

Per Denver Zoning Code Section 12.4.10.6, Waivers of Rights and Obligations and Approval of Reasonable Conditions, I, the undersigned applicant for the property under application for the rezoning referenced herein, request that the U-MX-3 zoning classification of the land described herein include the following waiver:

1. Waive the right to use or erect any primary structure with a maximum permitted building height of 3 stories pursuant to Sections 5.3.3.4.E (Town House building form), 5.3.3.4.I (General building form) and 5.3.3.4.J (Shopfront building form), DZC and instead comply with the following:

No primary structure erected on the subject property according to the Town House, General or Shopfront primary building form standards shall exceed 5 stories in building height. Height exceptions shall be allowed in accordance with Section 5.3.7.1 (Height Exceptions) as applicable to the U-MS-5 zone district.

2. Waive the right to use or erect any primary structure with a maximum permitted building height of 38 feet pursuant to Section 5.3.3.4.E (Town House building form) or a maximum permitted height of 45 feet pursuant to sections 5.3.3.4.I (General building form) and 5.3.3.4.J (Shopfront building form), DZC and instead comply with the following:

No primary structure erected on the subject property according to the Town House, General or Shopfront primary building form standards shall exceed 70 feet in building height. Height exceptions shall be allowed in accordance with Section 5.3.7.1 (Height Exceptions) as applicable to the U-MS-5 zone district.



Mark Witkiewicz, Authorized Representative