



TO: Neighborhoods and Planning Committee of the Denver City Council
FROM: Tina Axelrad, Planning & Development Supervisor
DATE: January 15, 2015
RE: Official Zoning Map Amendment Application #2014I-00041
4625 West 50th Avenue and 5030 Vrain Street
Rezoning from Former Chapter 59 PUD-273 to DZC PUD-G11

Staff Report and Recommendation

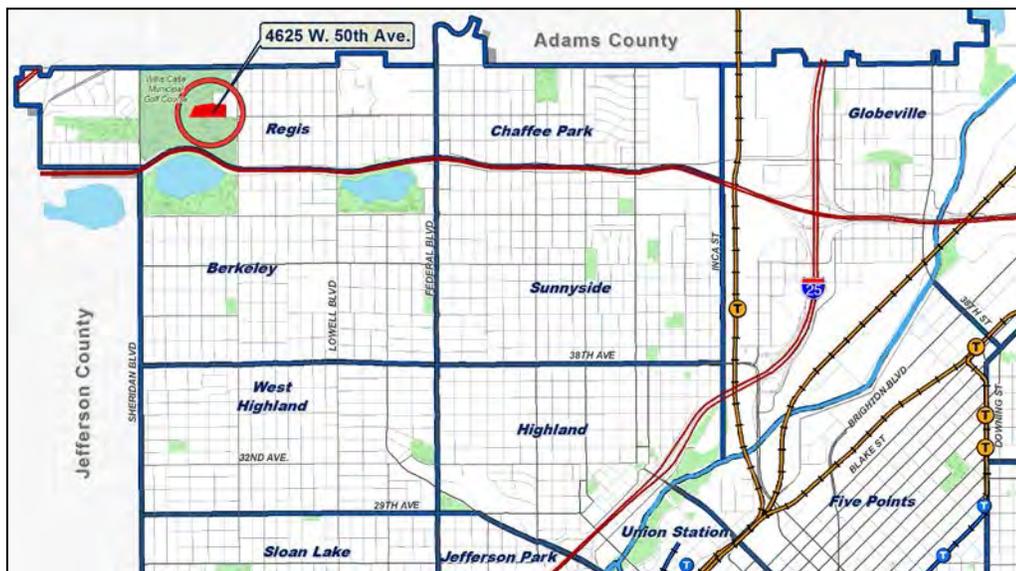
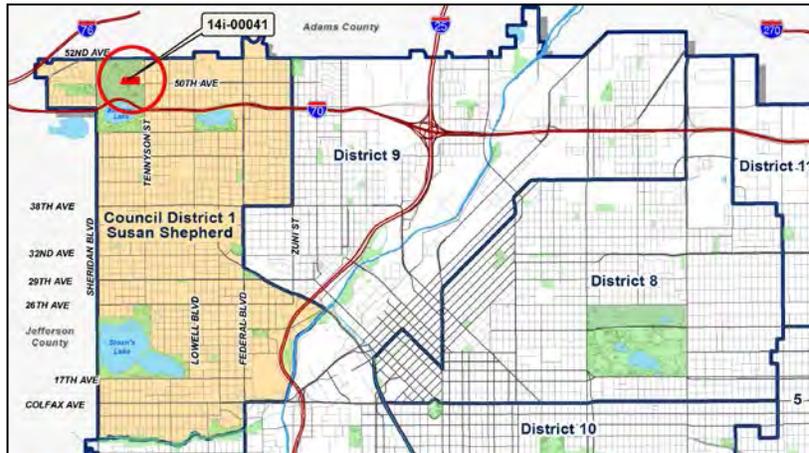
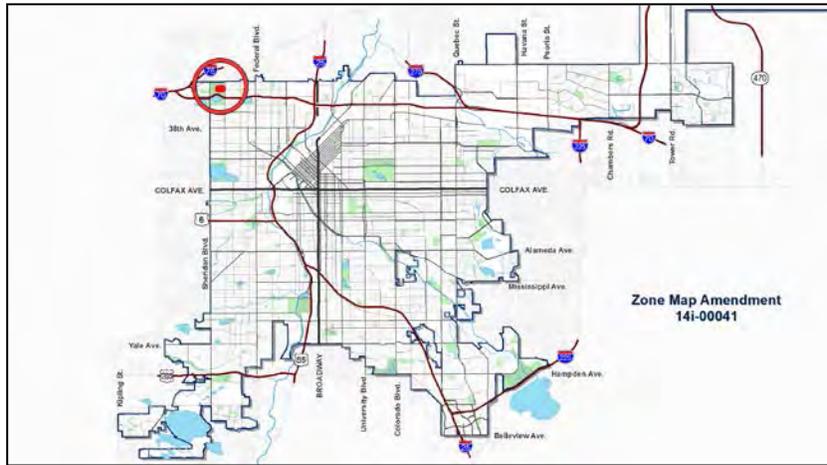
Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2014I-00041 for a rezoning from Former Chapter 59 PUD #273 to Denver Zoning Code, PUD-G11.

Request for Rezoning

Application:	#2014I-00041
Address:	4625 West 50 th Avenue and 5030 Vrain Street
Neighborhood/Council District:	Regis Neighborhood / Council District 1
RNOs:	Berkeley Regis United Neighbors, Inc. Berkeley Neighborhood Association Northwest Quadrant Association Northwest Neighbors Coalition
Area of Property:	228,300 square feet or 5.24 acres
Current Zoning:	Former Chapter 59, PUD #273
Proposed Zoning:	Denver Zoning Code, PUD-G11
Property Owner(s):	El Jebel Shrine Association
Owner Representative:	Shrine Preservation Partners, Inc.

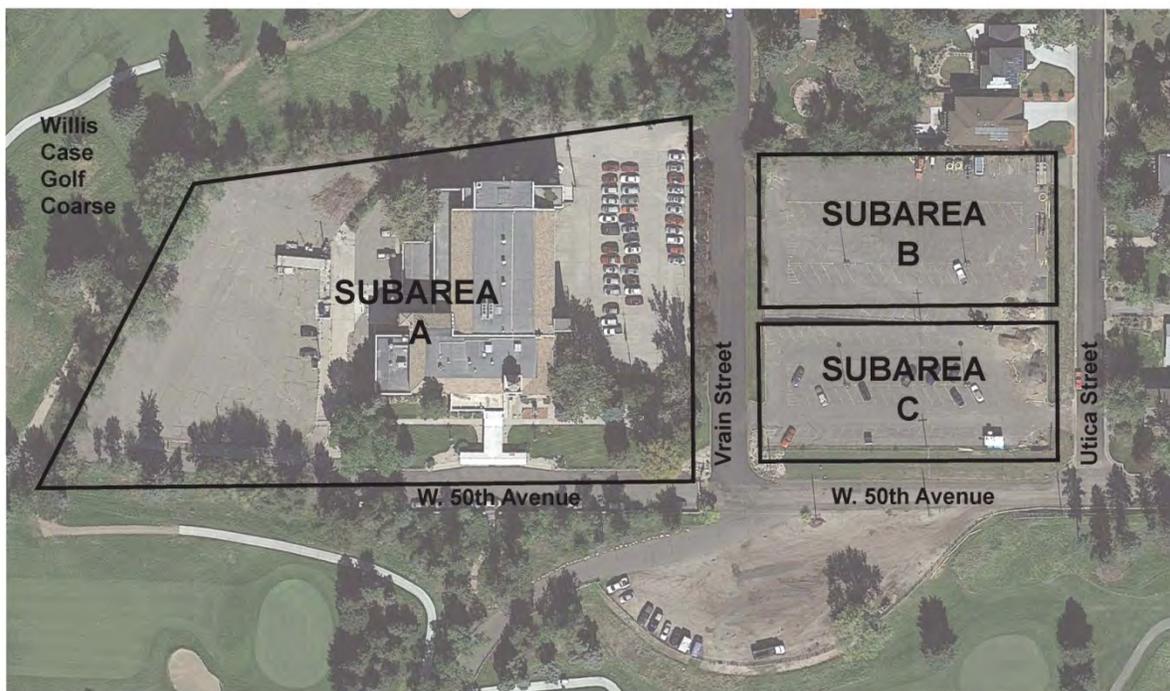
Summary of Rezoning Request

Application #2014-00041 seeks to rezone approximately 5.25 acres of land in the Regis neighborhood, located adjacent to the Willis Case Golf Course (a public golf course north of I-70), and just west of the intersection of Utica Street and West 50th Avenue. The surrounding context, aside from the recreational facilities associated with the Willis Case Golf Course, is predominantly single-family residential use, with a few two-unit dwelling uses scattered within the adjacent residential neighborhood. Building scale is predominantly one-story to two-and-one-half story residential structures, with vehicle access taken mostly from the abutting public streets onto individual lots. Provision of public sidewalks is inconsistent throughout the neighborhood.



The subject property currently houses the 1930-constructed El Jebel Shrine building, which is used by the owner, the El Jebel Shrine Association, as both a regular meeting place for its membership and an event center available for rent by the general public for special events, such as weddings. The current owner is under contract to sell the property to Shrine Preservation Partners, Inc., who proposes to reuse the existing building, converting it to multi-unit residential use, and to develop new duplex uses and structures surrounding the existing El Jebel Shrine buildings west of Vrain Street. On the remainder of the subject property located between Vrain and Utica Streets, Shrine Preservation Partners intend to develop new single-family and duplex uses and structures generally compatible with the other homes and uses on the same and adjacent residential blocks.

The proposed PUD-G11 zone district divides the subject property into 3 subareas (see map below). Subarea A comprises the majority of the subject property located west of Vrain, including the existing El Jebel Shrine Building and related surface parking. Subareas B and C, to the east across Vrain Street, currently contain surface parking for the existing club/lodge use and are immediately adjacent to existing single-family dwellings on Vrain and Utica Streets.



Site Zoning Lot Line Map- Figure 1-1- Subarea Key
El Jebel Residences



In **Subarea A**, the proposed PUD-G11 zone district primarily accommodates several unique circumstances and characteristics, including the existing El Jebel Shrine building, the public golf course surrounding the subarea on 3 sides, and a substantial change in slope (36 feet) between its east and west borders. Subarea A's standards are based on the standard U-RH-3A zone district building form and use regulations, with modifications and exceptions tailored to respond to the subarea's unique circumstances and intended redevelopment. The U-RH-3A zone district is an Urban Neighborhood

context zone, with the Row House form being the most intensive building form allowed, at a maximum of 3 stories tall.

More specifically, PUD-G11 zone district allows the reuse of the existing El Jebel Shrine building at its current location and height (60 feet) for multi-unit residential use, while limiting exterior alterations, additions and expansions to the southern portion of the building, which still retains original 1930 design features, windows, roof cladding, and tile work. More generous allowance is given for exterior alternations, expansions and additions to the remainder of the building, but they are capped at a 3-story maximum height and cannot contain dwelling units. Limited commercial/retail accessory uses are also allowed to the same extent as in standard multi-unit zones (e.g., in the G-MU-3). These include small-scale eating/drinking places and some retail sales and services, which must primarily serve and meet the needs of residents, and which are not allowed an entrance from the exterior of the building or any outdoor signage.

New residential-only development in the rest of Subarea A will follow a customized “Subarea A” building form based closely on the U-RH-3A row house building form, but with substantial variations to limit the potential density and to provide more pedestrian-friendly design at its edges. Specifically, the residential building form is capped at 2 dwelling units per structure, limiting the density otherwise possible under the standard row house building form. A more pedestrian-friendly face toward the key public golf course edge along West 50th Avenue is achieved by prohibiting vehicle parking between new residential buildings and West 50th Ave, requiring vehicle access to buildings from the interior of the site rather than directly from West 50th Ave, and requiring all dwelling unit entrances to orient to or face West 50th Avenue. (See PUD-G11, pp. 6-10.) A “garden court” building orientation is also allowed to provide variety in housing type and community amenities. Along Vrain Street, new development in Subarea A must be sensitive to existing and planned single-family residential across the street and to the north by orienting entrances to Vrain Street and taking vehicle access from the rear of buildings rather than directly from Vrain Street.

The PUD-G11 zone district also allows the interim use of the subject property Subarea A for special event rentals, for up to 2 years after the effective date of the new PUD zoning. This is intended to allow the current owners, the El Jebel Shrine Association, time to transition off the property into a new location and to earn income to support their move.

In **Subarea B**, the proposed PUD-G11 zone district seeks to create a compatible pattern of single-unit dwelling uses and urban house building forms compatible with the single-unit dwellings on the remainder of the block. Subarea B’s standards are based on the E-SU-D1 building form and use regulations, with modifications and exceptions tailored to respond to a new requirement for rear-alley vehicle access only. The E-SU-D1 zone district is an Urban Edge Neighborhood context zone, with the Single-Unit use and urban house form being the predominant pattern on zone lots at least 6,000 square feet in area. The “D1” indicates an allowance for accessory dwelling unit (“ADU”) uses and building form, which will be allowed on all zone lots in Subarea B except for two most northern zone lots abutting the existing neighborhood between Utica and Vrain Streets (where ADUs are currently not allowed). The allowance for ADUs is intended to provide greater choice in housing types/variety within the Berkeley/Regis neighborhood.

With the provision of new public and private alleys in Subarea B, the PUD accommodates the additional land area reserved for rear vehicle access by reducing the minimum lot width from 50 feet to 45 feet. All other building form, use, and other development standards applicable in the E-SU-D1 zone district will apply in the PUD, with the additional building form requirement that all primary buildings have pitched roofs (minimum 4:12 pitch). (Note: the existing Urban Edge residential development on the same block is zoned E-SU-Dx; the “x” allows both the suburban house and urban house forms, with a minimum zone lot area of 6,000 square feet and minimum zone lot width of 50 feet.)

In **Subarea C**, the proposed PUD-G11 zone district allows the duplex building form and use on the “end-cap” of the block oriented to West 50th Avenue as the Primary Street. The duplex form and use are intended to create a transition in use and form from Subarea B to West 50th Avenue, which will be the primary vehicle and pedestrian access to the slightly more bulky two-unit building forms proposed in Subarea A. Subarea C’s standards are based on the E-TU-C building form and use regulations, with modifications and exceptions tailored to respond to a requirement for rear-alley vehicle access and buildings oriented to West 50th Avenue (rather than to Vrain or Utica Streets). The E-TU-C zone district is an Urban Edge Neighborhood context zone, with the Two-Unit dwelling use and duplex building form being the predominant pattern on zone lots at least 5,500 square feet in area.

With the provision of a new public east-west alley abutting Subarea C, the PUD accommodates the additional land area reserved for rear vehicle access by providing a minimum 20-foot setback from West 50th Avenue (rather than using a block-sensitive setback measurement). To ease the transition from single-unit urban house development in Subarea B, development on the zone lots abutting Vrain and Utica Streets must provide additional landscaping along the street side to screen rear garage walls.

There is also an incentive for new buildings to have pitched roofs, rather than flat roofs, in the allowance of 8 feet of additional building height only for buildings with pitched roofs (to a maximum of 38 feet rather than 30 feet). A maximum side wall height is added to the building form standards to ensure the additional building height is comprised solely of space under the pitched roof form.

All other building form, use, and other development standards applicable in the E-TU-C zone district will apply.

Existing Context

The existing, immediate neighborhood context is a mix of predominantly single-unit dwellings, some two-unit uses and buildings, and the Willis Case Gold Course, owned and operated by the City of Denver. Single-unit dwellings are found on Vrain and Utica Streets located at the eastern edge of the subject property. Both these existing sections of Vrain and Utica Streets are only 1 block long, being cut-off at their northern end by the surrounding golf course. These existing single-unit homes take vehicle access directly from the local streets, and the streets contain no public sidewalks or tree lawns. (The City will require the subject property to improve their abutting portions of Vrain and Utica Streets to the city’s minimum local street design standards, which will include a 5-foot detached sidewalk and 8-foot tree lawn, and slightly widened vehicle travel lanes to provided city-required fire access.)

Two blocks to the east is Tennyson Street, where local commercial and retail uses congregate along a stretch south of the subject property between 38th and 46th Streets. A small node of neighborhood

commercial services is also found on West 52nd Avenue, in unincorporated Adams County, close to the Tennyson Street intersection. Local bus transit service and connections to regional bus transit is available at Tennyson Street and 50th Avenue (Route 52 travels east/west on 52nd and 50th Avenues, with stops in Downtown Denver, Alameda Station, and Arvada.)

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	PUD #273	Fraternal organization/lodge (El Jebel Shrine); event center/rental hall for special events	Existing El Jebel Shrine building (1930), tower extends to height of 60 feet.	Generally regular grid of local and collector streets, except connectivity of Vrain and Utica local streets is interrupted by golf course to north. Block sizes and shapes are consistent and rectangular. Vehicle access to residential uses on Utica and Vrain Streets is mostly direct from local street (with a mix of rear detached and attached street-facing private garages), with exception of east/west alley providing rear vehicle access to homes on West 50 th Avenue between Utica and Tennyson Streets.
North	OS-A and E-SU-Dx	Willis Case Golf Course; single-unit residential on east side of Vrain only and on both sides of Utica Street (5 total existing homes exist on same block as Subareas B and C)	Residential 2-2.5 stories; variety of building massing /architectural styles	
South	OS-A	Willis Case Golf Course, including club house, pedestrian trail, and surface parking	Open space – undeveloped except for club house and accessory surface parking	
East	E-SU-Dx (northwest of Tennyson & 50 th Ave)	Primarily single-unit residential	Residential 2-2.5 stories; variety of building massing /architectural styles	
West	OS-A	Golf Course	Open space – undeveloped	

1. Existing Zoning



The subject property is currently zoned under Former Chapter 59 PUD #273, approved by the Denver City Council in 1989. PUD #273 legalized the use of the property as a fraternal lodge/meeting hall for the El Jebel Shrine Association, including accessory eating/drinking uses, while also allowing the existing building's continued use as a commercial rental facility for special events such as weddings and other private parties. Importantly, all residential uses are prohibited under PUD #273.

Development standards in PUD #273 allowed future new development, or expansions or additions to the existing building, but only to the west and north of the existing El Jebel Shrine building (up to a maximum of 3 stories not to exceed 60 feet). Building coverage was capped at 12% of the entire 5+ acre site, with surface parking, vehicle drives, patios, and walkways comprising another 74% of the site. 325 parking spaces are required, and the owner must provide an access easement along Vrain Street for existing residential access. PUD #273 also required the "historic façade on the south side of the building shall be maintained."

2. Existing Land Use Map

The existing land use on the subject property, as shown in the map below, is categorized as “public/quasi-public” and “vacant”. Surrounding land uses include golf course, single-family residential, and multi-family low-rise land uses (i.e., two-unit dwelling uses).



3. Existing Building Form and Scale



Existing El Jebel Shrine Building and Site



Existing Context

Willis Case Municipal Golf Course



↓ Vrain Street & 50th Avenue →



← Utica Street & 50th Avenue ↑

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Asset Management: Approve – No comments.

Development Services-Project Coordination: Approve with suggested PUD zone district edits (made and incorporated into current draft).

Parks Department: Approve – No comments (Parks noted that it negotiated a license agreement with the current owner to allow the owner to use, maintain and landscape a strip of City-owned land along the southern property line, including using the strip for vehicle access way to the subject property).

Denver Fire Department: Approve rezoning only – will require additional information at site plan review.

Development Services – Wastewater: The rezoning is approved. However, the applicant should be aware that Development Services will not approve any development of this property without assurance that there is sufficient sanitary and storm sewer capacity available. A sanitary study and/or drainage study may be necessary. The results of these studies may require the developer to install major infrastructure improvements or to limit the size of the development. Any proposed development or improvements will be reviewed for compliance to specific wastewater criteria at the time of site plan and/or building permit submittal.

Public Works – City Surveyor: Legal is approved (after revisions made and incorporated into current draft).

Public Review Process

- **Preapplication Public Meetings:** The applicant hosted 2 public meetings prior to submitting a formal application to the City. The first one in March 2014 attracted about 23-25 interested persons, and the second one in May 2014 attracted about 30 persons.
- **Notice of Receipt of a Complete Application:** CPD staff provided Informational notice of receipt of the complete PUD rezoning application, including the first public review draft of the PUD-G11 zone district, to affected members of City Council and registered neighborhood organizations on August 26, 2014. Earlier notification of receipt of the application, but without the draft PUD, was sent on July 3, 2014.
 - After the notice was sent, CPD staff and the applicant received a number of comments and letters from residents of the immediate area. Comments focused primarily on 3 subjects:
 - Concerns regarding additional vehicle traffic generated from the proposed redevelopment, and impacts on residents of the blocks between the subject property and Tennyson Street;
 - Concerns regarding the compatibility of proposed new single-unit and two-unit development in Subareas B and C; and

- Concerns regarding the building design and quality of new development on the subject property.
- On September 10, 2014, CPD staff attended a public meeting hosted by the applicant to discuss the draft PUD zone district with interested Regis neighborhood residents. Approximately 24 interested persons attended, including several immediate neighbors living on Vrain and Utica Streets. Generally, attendees were supportive of the redevelopment of the El Jebel Shrine property for a new residential development.
 - Aside from concerns surrounding possible vehicle traffic impacts from the specific proposed site development, relevant rezoning comments and concerns centered primarily on the proposed compatibility of new single-unit and two-unit development in Subareas B and C of the PUD. More specifically, residents suggested revisions to the PUD zone district to ensure greater compatibility in setbacks and building massing along Utica and Vrain Streets, particular as building form/use changed from “urban house” in Subarea B to an allowed “duplex” form in Subarea C.
 - Residents were also concerned about the quality of proposed new development, including a desire to assure quality exterior materials were used in new construction, and that architectural style was compatible with the range of styles in the adjacent neighborhood.
- The applicant responded to public comments by agreeing to several revisions, which were incorporated into Planning Board draft #1 of PUD-G11 dated October 1, 2014. Major revisions at that time in response to public comment included: (a) An increase in primary street minimum setback for urban houses developed in Subarea B from 10 feet to 20 feet; (b) A decrease in permitted building coverage in both Subarea B and Subarea C; and (c) An increase in the side street setback for detached and attached garages in the rear 35% of zone lots in Subarea C to create a more graduated transition along Vrain and Utica between homes in Subareas B and C.
- Public comments in response to the Planning Board draft #1 were received up to the date of the originally scheduled Planning Board hearing on October 15, 2014. Comments continued to raise concerns regarding the compatibility of proposed building forms in all the subareas with the existing neighborhood on Vrain and Utica Streets.
- The applicant requested a continuance of the **October 15, 2014**, Planning Board hearing to continue to meet with the affected neighborhood and work on mutually acceptable revisions to the draft PUD.
- On October 29, 2014, CPD staff attended a public meeting hosted by the applicant to discuss the draft PUD zone district with the immediately adjacent residents on Vrain and Utica Streets. Approximately 12-15 interested persons attended. The neighbors suggested a number of additional revisions to the draft PUD, which the applicants agreed to consider.
- After the October 29th public meeting, additional correspondence continued between the applicants, CPD staff, and neighbors to refine the PUD draft to incorporate most of the suggested additional revisions. A revised draft of the PUD was posted on November 5, 2014, on CPD’s website, and on November 4th all RNOs/affected council officers were notified of the revised application and continued November 19, 2014, Planning Board hearing.

- CPD and the applicant received a number of emailed neighbor comments suggesting further refinements of the November 5th draft of the PUD to reflect the consensus reached at the October 29, 2014, neighborhood/public meeting. Those revisions and refinements were presented to the Planning Board on November 19th, and are incorporated into the Final PUD-G11 adoption draft attached to this staff report, and include:
 - Eliminating most of the deviations from the base single-unit and two-unit zone districts applicable in Subareas B and C, including eliminating deviations from primary street setbacks, bulk plane, and building coverage;
 - Adding additional standards requiring buildings with pitched roofs in Subarea B;
 - Creating a height incentive for constructing pitched roofs in Subareas A and C ;
 - Adding new landscaping standards in Subareas B and C to screen rear garages in Subarea C; and
 - Adding quality fence/wall material standards to development in Subareas A and C.
- The applicant is currently in negotiations with representatives from the immediate neighborhood to draft and apply a set of general design guidelines that will be privately administered and enforced (i.e., they will not be part of the PUD zoning).
- Other Public Outreach and Input:
 - **Registered Neighborhood Organizations (RNOs)**
 - The Berkeley Regis United Neighbors RNO submitted a letter in June 2014 supporting the original rezoning application, but then retracted its support in deference to immediate neighborhood concerns expressed just prior to the Planning Board public hearings.
- November & December 2014 Planning Board Public Hearings and Conditions:
 - At a properly noticed Planning Board public hearing on **November 19, 2014**, the Planning Board heard public testimony and asked questions of the applicants, staff, and public. After deliberation, the Planning Board moved to continue its deliberations and final action to December 3, 2014, to allow CPD and the applicant to draft new PUD language that would expressly protect and preserve the existing El Jebel Shrine building while still providing flexibility necessary for its adaptive reuse and rehabilitation.
 - **Public Comment Since November 19, 2014**
Immediately before and after the November 19, 2014 Planning Board hearing, CPD staff received numerous emails and letters both in favor and opposing proposed PUD-G11 draft. Opposition comments focused primarily on: (1) introduction of row home and duplex multi-unit housing types into the existing neighborhood; (2) inadequate mechanisms in the zoning to preserve/maintain the existing El Jebel Shrine building; and (3) concerns about project density and possibility of adverse traffic/vehicle congestion impacts on surrounding neighbors.
 - At the continued Planning Board public hearing on **December 3, 2014**, the Planning Board reviewed the proposed new preservation language, deliberated, and then voted unanimously, 8-0, to recommend approval of the rezoning application to the City

Council, with two conditions. The conditions requested CPD amend the Planning Board draft of the PUD zone district to: (1) clarify which portions of a pitched roof building in Subareas A and C could be built to a maximum height of 40 feet and 38 feet, respectively; and (2) add the preservation language for the existing Shrine Building, as presented by CPD at the public hearing.

- The Final adoption draft of PUD-G11 Zone District attached to this staff report includes language recommended by the Planning Board in its conditional approval.
- December 10, 2014 Neighborhoods & Planning Committee Meeting and Subsequent Changes to the PUD-G11 Zone District
 - At the **December 10, 2014**, Neighborhoods & Planning Committee meeting, the committee members presented voted to pass the proposed rezoning out of committee to the full City Council for final action. However, Committee members made clear during its deliberations that the Committee expected the applicant and adjacent neighbors to continue working together to attempt greater consensus about proposed density (number of residential units) at the subject property.
 - Just prior to the council bill filing on **December 18th**, the applicants requested two changes to the pending PUD zone district: (1) limit the row house building form in Subarea A to no more than 2 dwelling units per structure (reduced from a maximum of 6 or 10 units per structure); and (2) prohibit any expansion to the Existing El Jebel Shrine Building that would allow additional dwelling units. Those changes were made to the council bill/PUD zone district filed with the City Clerk on December 18, 2014.
 - Just prior to the City Council first reading of the proposed rezoning ordinance on **December 22, 2014**, the applicants requested one additional change to the PUD: Cap the maximum number of dwelling units allowed to be developed across the entire PUD at 78 dwelling units. This change to the to the PUD zone district was made and the City Council passed the rezoning ordinance out of first reading on December 22, 2014.
- January 20, 2015, City Council Public Hearing
 - CPD sent written notification to all RNOs, and the applicant posted the subject property with multiple signs, advising of the City Council public hearing on January 20, 2015.
 - As of the date of this staff report, CPD has received several letters in support of the Final adoption draft of the PUD zone district version now before the City Council, and one letter of opposition based on the same concerns expressed earlier about building form and density.
 - The applicant's formal letter of support to the City Council and all letters/comments received from the general public after December 22, 2014 (the date of first reading when the final version of the PUD zone district was distributed to the public), are attached to this staff report.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7, 12.4.10.8, and 12.4.10.9 as follows:

DZC Section 12.4.10.7 – Criteria Applicable to All Rezonings

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

DZC Section 12.4.10.8 – Additional Criteria Applicable to All Non-Legislative Rezonings

4. Justifying Circumstances
5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

DZC Section 12.4.10.9 – Additional Criteria Applicable to PUD Rezonings

6. Consistent with PUD zone district intent and purpose.
7. The PUD zone district complies with DZC, Division 9.6.
8. The proposed development is not feasible under a standard zone district, and would require an unreasonable number of variances, waivers or conditions.
9. The PUD zone district establishes permitted uses that are compatible with existing and adjacent land uses.
10. The PUD zone district establishes permitted building forms that are compatible with adjacent building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD zone district.

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)

Denver Comprehensive Plan 2000

The proposal is consistent with many Denver Comprehensive Plan strategies, including:

- **Denver's Legacies Strategy 1-C** – *Preserve Denver's architectural and design legacies while allowing new ones to evolve.*
- **Housing Strategy 2-E** – *Adjust codes and policies regarding accessory residential units, such as granny flats, mother-in-law units, and carriage units.*
- **Neighborhood Strategy 1-D** – *Ensure high-quality urban design in neighborhoods by enhancing their distinctive natural, historic and cultural characteristics.*
- **Neighborhood Strategy 1-E** – *Modify land use regulations to ensure flexibility to accommodate changing demographics and lifestyles. Allow, and in some places encourage, a diverse mix of housing types and affordable units, essential services, recreation, business and employment, home-based businesses, schools, transportation and open space networks.*
- **Environmental Sustainability Strategy 2-F** – *Conserve land by promoting infill development within Denver at sites where services and infrastructure are already in place; designing mixed use communities and reducing sprawl so that residents can live, work and play within their own neighborhoods.*

- **Land Use Strategy 3-B** – Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.

The proposed rezoning to PUD-G11 will enable new residential development at an infill location where services and infrastructure are already in place. The applicant is committed to improving abutting public street and access necessitated by the proposed scale and intensity of new development. Encouraging the preservation and adaptive reuse of the 1930 El Jebel Shrine building is a cornerstone of PUD-G11, whose standards will allow its conversion to multi-unit residential use while preserving intact its most compelling, unique design features. The range of residential housing types entitled, from single-family detached homes, duplexes, multi-unit dwellings, to accessory dwelling units, is consistent with plan objectives to offer Denver residents an alternative to sprawl and a greater variety of housing choices. Finally, the design standards included in the PUD assure general compatibility in terms of building form and use, particularly in Subareas B and C, with the surrounding, existing residential neighborhood. Accordingly, CPD staff finds the rezoning is consistent with Denver Comprehensive Plan 2000 recommendations.

Blueprint Denver

Blueprint Denver is the City’s long-range Land Use and Transportation Plan, adopted in 2002. Blueprint Denver provides broad guidance in the rezoning process through its adopted land use and development policies, objectives, and strategies.

Future Land Use

One component of Blueprint Denver is the “Future Land Use Map,” which provides a high-level recommendation of future land use for all property in Denver. According to the Blueprint Future Land Use Map, the subject property has a concept future land use of “Golf Course” and is located in an “Area of Stability.” See Future Land Use map excerpt from Blueprint Denver at left.



With the advantage of hindsight, it appears the future land use designation for this site in Blueprint Denver was a mistake of fact. At no time in its history was the subject site used as a golf course or owned by the City or County of Denver. In fact, the Willis Case Golf Course resulted from the grant of land from the El Jebel Shrine Association to the city; the El Jebel Shrine Association retained the subject property, including the existing building, for its own use and enjoyment. Accordingly, the specific future land use recommendation from Blueprint is of little value in this analysis.

Area of Stability

However, Blueprint Denver provides considerable guidance as to future development within designated Areas of Stability. “Areas of Stability include the vast majority of Denver, primarily the stable residential neighborhoods and their associated commercial areas, where limited change is expected during the next 20 years. The goal for the Areas of Stability is to identify and maintain the character of an area while accommodating some new development and redevelopment.” (Blueprint, p. 120)

It is important to note that even “in stable residential areas there are often areas that would benefit from change....These areas, due to their lack of reinvestment, have a negative visual impact on the surrounding area.” (Blueprint, p. 121-122) Blueprint breaks down Areas of Stability into two categories: “Committed Areas” and “Reinvestment Areas.” In Committed Areas, the overarching goal is to “maintain present character and to motivate modest redevelopment of selected areas....” Reinvestment Areas are places where it is desirable to maintain their character but it is also beneficial to support reinvestment through “modest infill and redevelopment or major projects in small areas.” (Blueprint, p. 122) Many Denver neighborhoods contain a mix of both types of areas.

Finally, Blueprint Denver provides the following guiding principles to advise future land use and development in Areas of Stability (Blueprint, p. 141):

- Respect valued development patterns (including relationship of building to the street; location of garage/driveway/parking; building scale)
- Respect valued attributes of an area (including existing buildings, especially those adding distinctive character and identity)
- Expand transportation choices (including access to transit)
- Minimize traffic impacts on neighborhood streets (including less cut-through traffic)
- Respect environmental quality (including parks)
- Respect adjoining property (including light, air and privacy; fencing; orientation to the street; alignment of buildings along street)

CPD staff finds that the proposed rezoning to PUD-G11 furthers the above goals and objectives for new development in Areas of Stability. Using Blueprint’s categorization described above, the subject property arguably contains both “Committed Areas” in Subareas B and C, and a “Reinvestment Area” in Subarea A. The proposed zoning for Subarea B, immediately adjacent to existing single-unit residential homes, intends to maintain the existing residential character of the immediate neighborhood by ensuring consistency in building setback, coverage, height/bulk, and use. In Subarea C, the proposed zoning maintains the general low-density residential character of the surrounding area, but provides transitions to the more intense development in Subarea A in use (introducing two-unit dwellings) and building height (38 feet, but only for pitched roof buildings). The proposed zoning for Subarea A promotes infill reinvestment on a predominantly vacant site that in its current state has a negative visual impact on surrounding properties, while preserving and encouraging the reuse of the distinctive and community-valued El Jebel Shrine building.

Street Classifications

Blueprint Denver classifies West 50th Avenue, Vrain Street, and Utica Street as “undesigned-Local” streets, while Tennyson Street, 2 blocks east of the subject property, is designated a “residential-Collector” street.

Blueprint Denver says an “undesigned-Local” street is “influenced less by traffic volumes and tailored more to providing local access. Mobility on local streets is typically incidental and involves relatively short trips at lower speeds to and from other streets.” According to Blueprint Denver, “collectors are designed to provide a greater balance between mobility and land access within residential, commercial and industrial areas.” Residential local and collector streets should support walking, biking, and land use access over vehicle mobility. (Blueprint, p. 55)

The proposed PUD-G11 zone district provides for a mix of residential land uses on Vrain and Utica Streets, which is consistent with Blueprint Denver’s recommendations for land use types adjacent to residential local streets. The proposed zoning also enables higher-intensity multi-unit residential development in Subarea A (in the existing Shrine building), which is also served by residential local streets, and which is consistent with Blueprint Denver’s recommendation for land use types adjacent to residential local streets. It is important to note that vehicle traffic generated from Subarea A development will use West 50th Street for primary access (because Vrain and Utica Streets dead-end to the north), and West 50th leads directly to Tennyson Street two blocks away, consistent with Tennyson’s designation as a residential collector street.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to PUD-G11 will result in the uniform application of zone district building form, use and design regulations within this zone district, which are appropriately tailored and customized to respond to the unique and special circumstances heretofore described, as authorized by the DZC, Division 9.6, Planned Unit Development.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City primarily through implementation of the City’s adopted land use plans, as described in more detail above. A change in the current zoning, which unduly constrains the range of reuse and redevelopment of the subject property consistent with adopted plans, would further the public’s general welfare.

4. Justifying Circumstance

The application identifies several changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.14.A.4, “The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.”

As discussed above, a change in the condition of this property has occurred, as the current owners can no longer viably operate a private-membership club for which the existing building was originally

constructed in 1930. Future use of the subject property is influenced by changing economic and social conditions in Denver that have depressed club/lodge membership to a level impossible to generate the revenue stream necessary to operate and maintain such a substantial piece of property. It is in the public's interest to encourage redevelopment of the subject El Jebel Shrine property, through a change in the zoning, to acknowledge the changed conditions affecting this unique site.

5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

See discussion under PUD review criteria #6 below, which supersedes this more general review criterion.

6. Consistency with PUD Zone District Intent and Purpose

According to the DZC, Section 9.6.1.1., a PUD zone district is intended to provide a zoning alternative in response to unique and extraordinary circumstances on a property, where more flexibility is desired than achievable through a standard zone district and multiple variances, waivers and conditions can be avoided. Examples cited in Section 9.6.1.1 of possible "unique and extraordinary circumstances" that justify a rezoning to a PUD zone district include "[w]here a development site is subject to an existing PUD and rezoning to a new PUD District will bring the site closer to conformance with current zoning regulations and adopted plans," where special physical or topographical characteristics of the property make conventional development difficult, and where a customized zoning approach is necessary to protect and preserve the character of a historic structure.

CPD staff finds that the proposed PUD-G11 is consistent with the general intent and purpose of PUD zoning. PUD-G11 responds to the unique circumstances of the subject property, including: (1) the presence and desired preservation of the existing El Jebel Shrine building in the middle of the site, (2) the geography of Subarea A being surrounded on 3 sides by municipal golf course, (3) the nonexistence of local streets penetrating through Subarea A and thus the likelihood of it being developed as a single zone lot, (4) a substantial 36-foot change of grade between the western and eastern boundaries of Subarea A and a 20-foot change of grade between the western boundary of Subarea A and Utica Street, and (5) the need to improve the existing local street network surrounding Subareas B and C, including the dedication of a new east/west public alley.

Finally, the proposed PUD-G11 zoning is justified by moving a substantial piece of land in northwest Denver from an existing, old-code PUD that inhibits productive reuse of the property for residential purposes to a new code (DZC) PUD district that brings the land substantially closer to conformance with current zoning regulations and adopted plans. Future development under the proposed PUD-G11 zone district must comply with all current DZC zoning regulations other than those specifically modified by the terms of the PUD, which includes current DZC regulations such as building form alternatives and exceptions, allowed uses and use limitations, required minimum parking, minimum landscaping, vehicle access, ground-floor building design, and limits on outdoor lighting.

7. The PUD Zone District Complies with DZC, Division 9.6 Standards

Division 9.6 provides minimum content standards for all proposed PUD zone districts. According to Section 9.6.1.3, a PUD “district plan” (what is now packaged as the PUD-G11 zone district attached to this staff report) must specify permitted land uses and procedures. PUD-G11 does specifically include provisions for permitted primary, accessory, and temporary uses in all its subareas (see Chapter 5 of PUD-G11) and references existing DZC zoning procedures related to use review and development permitting. In addition, PUD-G11 expressly allows future amendment of the PUD zone district by subarea.

Section 9.6.1.3 also states a PUD district plan must contain a comprehensive list of applicable design and development standards. PUD-G11 contains new building form and design standards especially tailored to the subject property’s unique circumstances, and references applicability of other building form and design standards already contained in the Denver Zoning Code. See the attached draft of the PUD-G11 zone district, Chapters 4 and 6.

8. The Proposed Development Is Not Feasible Under a Standard Zone District, and Would Require an Unreasonable Number of Variances, Waivers or Conditions

CPD staff finds that without the flexibility and modifications offered by the proposed PUD-G11 zone district, particularly as applied to Subarea A, future development would need multiple zoning variances to undertake reasonable redevelopment of the property for residential use. For example, variances would likely be sought to allow development of new residential units in the 60-foot tower portion of the existing building (height variance), to allow reasonable development of 2- and 3-story row homes on different portions of Subarea A with substantially different base plane elevations (height variance), and to allow an amount of building coverage in Subarea B comparable to its neighboring properties on same block taking into consideration the provision of new rear-loaded vehicle access (lot width variance).

In addition, achieving some of the urban design objectives addressed by customized standards in PUD-G11 to ensure compatible residential development adjacent to a Denver public golf course would have required numerous waivers or conditions to a standard zone district. For example, PUD-G11 mandates minimum quality materials and openness of any fences or walls sited between a building and a shared golf course boundary. In additions, vehicle access to individual dwelling units is pushed to the interior of Subarea A, so that a “ring-road” for private access is not built between the golf course boundaries and new residential buildings on the site.

Finally, the specific zoning provisions in PUD-G11 that ensure preservation and maintenance of the existing El Jebel Shrine building are unique to the PUD zoning, and could not have been achieved simply through application of a standard zone district.

9. The PUD Zone District Establishes Permitted Uses that are Compatible with Existing and Adjacent Land Uses

As already described in this staff report, PUD-G11 establishes allowances for primary single-unit, two-unit and multi-unit residential uses that are compatible with existing and adjacent land uses. Most

especially in Subareas B and C, which are adjacent to existing single-unit and two-unit land uses along Vrain, Utica, and West 50th, PUD-G11 limits allowed uses only to single-unit dwellings abutting existing single-unit dwellings and two-unit dwellings only along West 50th Avenue as the site transitions to multi-unit residential use in Area B. The proposed multi-unit residential uses in Subarea A are limited to inside in the existing El Jebel Shrine building; the remainder of Subarea can only be developed as single-unit or two-unit dwelling uses in a modified row house building form. Subarea A land uses are surrounded entirely by the existing golf course use and, consequently, will not adversely impact existing and adjacent lower-intensity land uses located across a local street and further east of the subarea.

10. The PUD Zone District Establishes Permitted Building Forms that are Compatible with Adjacent Building Forms, or which are made Compatible through Appropriate Transitions at the Boundaries of the PUD Zone District

The neighborhood context of the area immediately surrounding the subject property is mixed: it is surrounded on several sides by a special “Open Space” context, namely the Willis Case Golf Course, and on its eastern edge, by a predominantly “Urban Edge” neighborhood context that extends to Tennyson and south to West 50th Avenue. An “Urban” neighborhood context is found throughout the Berkeley-Regis neighborhood, both east of Tennyson Street and south of West 50th Avenue.

The Open Space context is characterized by the open and lush greenness of the public golf course, with long views of the Rocky Mountains to the south and west. The proposed PUD zoning should respond positively to this immediate neighborhood context. This is achieved through building form and design standards that, among other things, orient pedestrian-friendly building faces toward the golf course and by allowing only short and “open” fences and walls (e.g., split rail) between buildings on the subject property and abutting golf course property.

The Urban Edge neighborhood context, found on adjacent blocks located only in the immediate neighborhood north of West 50th Avenue and west of Tennyson Street, is characterized by a generally “urban” pattern of connected streets and rectangular lots and blocks. In an Urban Edge context, as distinguished from a more Urban context, vehicle access can be directly from a public street, or from a rear alley, or from both even within the same block. Land use is predominantly single-unit residential, with a mix of historically established (pre-1956) duplex and multi-unit uses often scattered with the same block as single-unit uses. Building form is traditionally more of an “urban house” form, although in some Urban Edge neighborhoods, “suburban house” forms can also be found.

The proposed PUD-G11 zone district standards and allowances are based on Urban Edge zone districts for Subareas B and C, which are located adjacent and abutting the existing Urban Edge neighborhood context. PUD-G11’s standards and allowances perpetuate the defining characteristics of an Urban Edge neighborhood context as described above, and will lead to development consistent with the Urban Edge context (see Denver Zoning Code, Article 4).

Subarea A’s standards and allowances are based on an Urban neighborhood context row house zone district. PUD-G11’s proposed standards and allowances will result in infill residential development consistent with the description of the Urban neighborhood context within Subarea A, including the predominance of residential uses, building heights of 2-3 stories (with the exception of the existing El

Jebel Shrine building), and vehicle access taken predominantly from the rear of buildings off private drives rather than from Vrain Street or West 50th Avenue, designated by the PUD as primary streets. This pattern is consistent with the prevailing “Urban” neighborhood context in the larger Berkeley-Regis neighborhood just east and south of the subject property.

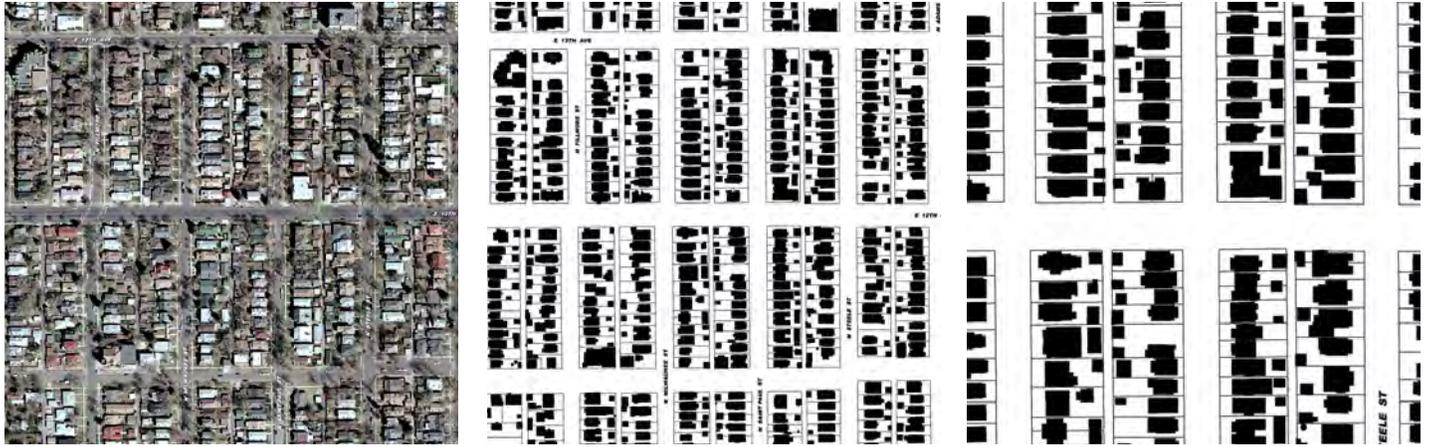
Staff Recommendation

Based on the analysis set forth above, CPD staff finds that the application for rezoning the property located at 4625 West 50th Avenue and 5030 Vrain Street to PUD-G11 zone district meets the requisite review criteria. Accordingly, staff recommends that the Neighborhoods and Planning Committee vote to move this application to the full City Council for final decision.

Attachments

1. Final Adoption Draft of PUD-G11 zone district.
2. Summary Tables Comparing Building Form Standards in the “Base” Zones and Subareas A, B, and C.
3. Rezoning Application received in June 2014.
4. Applicant (Shrine Preservation Partners) Letter to Councilwoman Susan Shepherd, January 12, 2015, in support of application.
5. Public position/comment letters received after First Reading on December 22, 2014 (in response to the final PUD adoption draft in front of City Council for final action).

PUD-G11



4625 West 50th Avenue and 5030 Vrain Street
Effective Date: January 22, 2015

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PUD-G11

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CHAPTER 1. ESTABLISHMENT AND INTENT

SECTION 1.1 PUD-G11 AND SUBAREAS ESTABLISHED

1.1.1 PUD-G11 Established

The provisions of this PUD-G11 zone district apply to the specific lands depicted on the Official Zoning Map with the label PUD-G11, and more generally described as approximately 5.6 acres of land in the north 1/2 of the southwest 1/4 of Section 18, Township 3 South, Range 68 west of the 6th principal meridian (P.M.) and lots 14 to 36 inclusive of Block 3, Berkeley Park Heights, City and County of Denver, Colorado.

1.1.2 Subareas Established

The following subareas are hereby established within PUD-G11 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

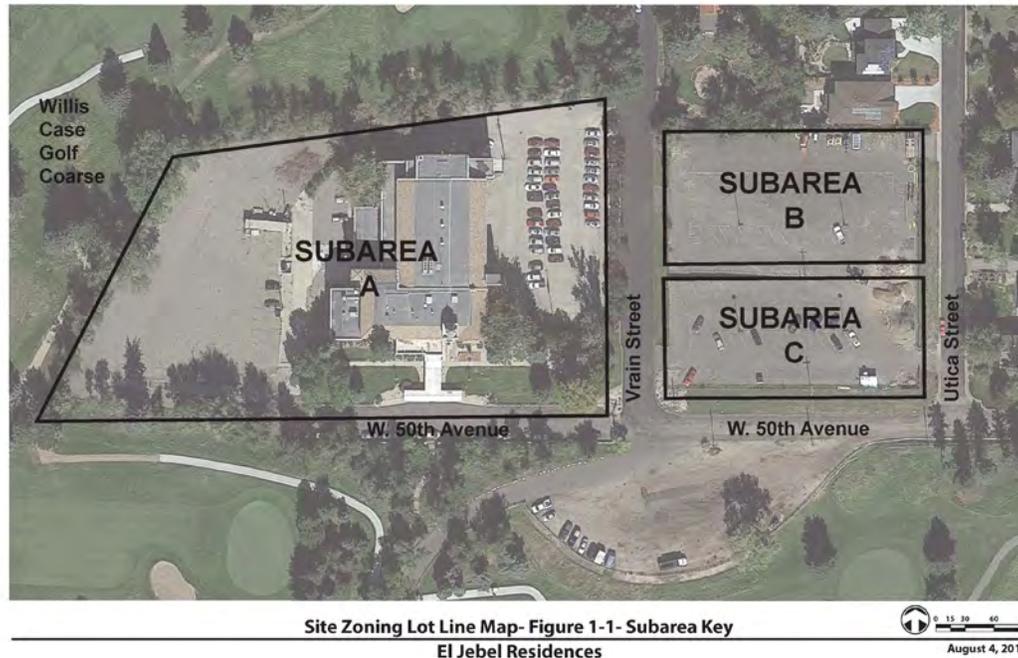
A PARCEL OF LAND IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION, WHICH POINT IS 636.5 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION; RUNNING THENCE WEST ON SAID SOUTH LINE 618 FEET TO A POINT; RUNNING THENCE NORTH 27 DEGREES 51 MINUTES AND 30 SECONDS EAST 307 FEET; RUNNING THENCE NORTH 83 DEGREES, NO MINUTES AND 30 SECONDS EAST 480 FEET TO A POINT ON THE WESTERLY LINE OF BERKELEY PARK HEIGHTS; RUNNING THENCE SOUTHERLY ON SAID WESTERLY LINE, 330 FEET TO THE PLACE OF BEGINNING.

B. Subarea B Legal Description

BERKELEY PARK HEIGHTS, BLOCK 3 LOT 14 TO LOT 19 INCLUSIVE AND BLOCK 3 LOT 31 TO LOT 36 INCLUSIVE, INCLUDING ALL VACATED ALLEYS PER ORDINANCE 89-1928, AND THE VACATED PORTION OF VRAIN STREET PER ORDINANCE 89-1928, ADJACENT TO THE ABOVE-DESCRIBED PROPERTY, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

C. Subarea C Legal Description

BERKELEY PARK HEIGHTS, BLOCK 3 LOT 20 TO LOT 30 INCLUSIVE, INCLUDING ALL VACATED ALLEYS PER ORDINANCE 89-1928, AND THE VACATED PORTION OF VRAIN STREET PER ORDINANCE 89-1928, ADJACENT TO THE ABOVE DESCRIBED PROPERTY, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



SECTION 1.2 PUD-G11 GENERAL PURPOSE

The general purpose of PUD-G11 is to:

- 1.2.1 Accommodate the preservation and reuse of the unique El Jebel Shrine building, originally constructed in 1930, and a historic focal point in the Berkeley/Regis statistical neighborhoods.
- 1.2.2 Accommodate the reuse and redevelopment of vacant lands surrounding the El Jebel Shrine building with uses and building forms that, while compatible with the PUD district's neighborhood context, also take advantage of a unique infill development opportunity to introduce a variety of new housing types for Denver residents.
- 1.2.3 Allow uses and building forms that contribute to the planned vision for preserving and enhancing the quality of the existing stable residential areas to the north and east of the PUD district.
- 1.2.4 Creatively address PUD-G11's unique location surrounded on several sides by a City and County of Denver public golf course (Willis Case Golf Course).

SECTION 1.3 PUD-G11 SPECIFIC INTENT

The specific intent of PUD-G11 is to:

- 1.3.1 Maintain and preserve the Existing El Jebel Shring Building, with particular emphasis on the southern portion of the building that still retains original materials, tile work, finishes and decorative towers, by providing standards and guidelines for preservation and limits on exterior alterations.
- 1.3.2 Facilitate the creative reuse of the Existing El Jebel Shrine Building for primary multi-unit dwelling use by modifying building form standards to conform to the building's existing height and bulk.
- 1.3.3 Facilitate the creative redevelopment of the vacant lands surrounding the El Jebel Shrine building by allowing moderate densities of multi-unit residential land uses using primarily an urban "row house" building form in Subarea A surrounding the existing structure and east to Vrain Street, and transitioning to single-unit and two-unit dwelling land uses using modified "urban house" and "duplex" building forms in Subareas B and C along Vrain Street east to Utica Street closest to the existing, stable neighborhoods adjacent to the PUD district.

- 1.3.4 Establish additional building form standards that are compatible with an established Urban Edge Neighborhood Context, including the anticipated reintroduction of rear alleys for primary vehicle access in Subareas B and C and the reintroduction of Vrain Street as a public street.
- 1.3.5 Establish specific zone lot and building form standards that accommodate the unique location of Subarea A adjacent to a public golf course, including orienting primary structures to take advantage of views west and south toward the golf course and Rocky Mountains, allowing for limited vehicle access from front private drives (rather than from the rear of structures), and providing adequate public pedestrian connections to and through the PUD zone district.
- 1.3.6 Facilitate redevelopment of PUD-G11, which changes significantly in elevation across the site from west to east, with an elevation gain of 36 feet from the west boundary to the east boundary of Subarea A, and a further elevation gain of 20 feet from the east boundary of Subarea A to Utica Street (east boundary of Subareas B and C). Accommodation for the substantial changes in slope within PUD-G11 is achieved primarily by modifying otherwise applicable rules of measurement for building height in Subarea A, while more closely matching building height in Subareas B and C to existing building heights in the adjacent E-SU-Dx zoned neighborhood.

CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION

SECTION 2.1 SUBAREA A

All development within PUD-G11, Subarea A, shall conform to the Denver Zoning Code, Division 5.1, Urban Neighborhood Context Description, as amended from time to time.

SECTION 2.2 SUBAREAS B AND C

All development within PUD-G11, Subareas B and C, shall conform to the Denver Zoning Code, Division 4.1, Urban Edge Neighborhood Context Description, as amended from time to time.

CHAPTER 3. DISTRICTS

Development in this PUD-G11 by subarea shall conform to the Denver Zoning Code as follows:

SECTION 3.1 SUBAREA A

All development in Subarea A shall conform to the Denver Zoning Code, Division 5.2, Districts, as specifically applicable to the U-RH-3A Zone District, except as modified in this PUD-G11 zone district, and as amended from time to time.

SECTION 3.2 SUBAREA B

All development in Subarea B shall conform to the Denver Zoning Code, Division 4.2, Districts, as specifically applicable to the E-SU-D1 Zone District, except as modified in this PUD-G11 zone district, and as amended from time to time.

SECTION 3.3 SUBAREA C

All development in Subarea C shall conform to the Denver Zoning Code, Division 4.2, Districts, as specifically applicable to the E-TU-C Zone District, except as modified in this PUD-G11 zone district, and as amended from time to time.

CHAPTER 4. DESIGN STANDARDS

Development in this PUD-G11 shall comply with the design standards in the Denver Zoning Code (“DZC”), Division 5.3 or Division 4.3, as follows:

SECTION 4.1 SUBAREA A

Development in Subarea A shall comply with DZC, Division 5.3, Design Standards, as specifically applicable to the U-RH-3A Zone District, as amended from time to time, with the following modifications and exceptions:

4.1.1 Existing El Jebel Shrine Building - Preservation and Allowed Exterior Alterations

A. Intent

To maintain and preserve the original exterior design features and elements of the Existing El Jebel Shrine Building existing at the time of this PUD approval, with particular emphasis on maintaining and preserving the entire southern portion of the Existing El Jebel Shrine Building as delineated in Attachment B to this PUD (“southern portion of the building”). Maintenance and preservation is intended to be balanced with the desire to make reuse and rehabilitation of the Existing El Jebel Shrine Building economically feasible. Accordingly, this Section 4.1.1 also allows flexibility to make future alterations to exterior portions of the Existing El Jebel Shrine Building that are sensitive to and compatible with the original 1930 building design.

B. Preservation and Exterior Alteration - General Standards and Limitations

The following standards shall apply to the entirety of the Existing El Jebel Shrine Building:

1. The exterior of the “Existing El Jebel Shrine Building,” as defined in Section 6.5 of this PUD-G11, shall be reasonably maintained in good repair.
2. Existing exterior design features and elements original to the Existing El Jebel Shrine Building’s construction in 1930 shall be preserved and maintained, except as otherwise allowed in this Section 4.1.1.
3. Removal of materials, additions, enclosures or features not original to the Existing El Jebel Shrine Building’s construction in 1930 is allowed, including reopening of original enclosures and including but not limited to the removal of: (1) the metal canopy over the building’s south entrance, (2) elevator shafts, (3) exterior stairs, (4) nonfunctioning smoke stacks, and (5) the post-1930 addition on the building’s west side.
4. Alterations allowed by this Section 4.1.1 to the exterior of the Existing El Jebel Shrine Building, whether taken individually or cumulatively over any period of time, shall not result in the “voluntary demolition” of the structure, or cause damage or alterations other than those allowed by this Section 4.1.1. See DZC, Article 13, for definition of “voluntary demolition.”
5. All exterior alterations allowed under this Section 4.1.1 shall comply, to the maximum extent feasible, with: (a) *The Secretary of the Interior’s Standards for Rehabilitation*, 36 C.F.R. 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.
6. Staff shall use the original Bowman architectural drawings for the Existing El Jebel Building contained in Attachment C to this PUD to guide review for compliance with this Section 4.1.1.

C. Preservation and Exterior Alterations - Southern Portion of the Building

In addition to the general standards in subsection 4.1.1.B, the following standards shall apply only to the southern portion of the building:

1. The exterior of the southern portion of the building shall be preserved to ensure long-term preservation of original design features and elements, including original materials

and finishes, exterior walls, roofing structure and cladding, windows, decorative towers, tile work, architectural details and applied ornamentation.

2. Notwithstanding Section 4.1.2 of this PUD, building additions to or expansions of the southern portion of the building are prohibited.
3. Landscape and flatwork improvements as well as minor exterior alterations (e.g., addition of new balconies) to the southern portion of the building are allowed only if staff finds such improvements or alterations meet the general standards and limitations in subsection 4.1.1.B above.
4. Exterior alterations necessary to provide ADA access or to meet the Denver Building Code or other city requirements may be allowed to the southern portion of the building provided the applicant demonstrates these alterations cannot reasonably be made to parts of the building other than the southern portion of the building.

D. Allowed & Prohibited Alterations to Other Portions of the Existing El Jebel Shrine Building

In addition to the general standards in subsection 4.1.1.B, the following standards shall apply to the Existing El Jebel Shrine Building other than the southern portion of the building:

1. Building additions to or expansions to the Existing El Jebel Shrine Building, not including the southern portion of the building, are allowed only if such additions/expansions do not contain dwelling units.
2. Exterior alterations to the Existing El Jebel Shrine Building, not including the southern portion of the building, shall be allowed only to those parts of the building that have been substantially altered since the building's original construction in 1930, except as otherwise allowed in this Section 4.1.1. Alterations that may be allowed include, but are not limited to: (i) the addition of new window and door openings; (ii) the addition of unenclosed balconies; and (iii) the addition of new vehicle access doors.
3. Staff shall determine compliance with this standard by comparing the proposed alteration to the original Bowman architectural drawings in Attachment C to this PUD-G11.

4.1.2 Primary Building Form Standards

Development in Subarea A shall comply with DZC, Division 5.3.3, Primary Building Form Standards, as specifically applicable to the U-RH-3A Zone District, as amended from time to time, with the following modifications and exceptions:

A. Primary Building Form Standards Applicable to the Existing El Jebel Shrine Building and Future Building Expansions/Additions

Instead of the primary building form standards in the DZC, Section 5.3.3, only the following building form standards shall apply to the Existing El Jebel Shrine Building, including future additions or expansions of such building: (See Section 6.5 of this PUD-G11 zone district for definition of "Existing El Jebel Shrine Building"):

1. **Building Form Standards Applicable to Existing El Jebel Shrine Building**
 - a. **Building Height (max):** 65 feet.
 - b. **Setback from All Zone Lot Lines (minimum):** 10 feet.
 - c. **Uses:** All primary, temporary, accessory, and interim uses allowed in Subarea A by this PUD-G11, Chapter 5.
 - d. **Surface Parking** between Existing El Jebel Shrine Building and Zone Lot Line Abutting West 50th Avenue: Not allowed, except for surface parking spaces needed to comply with the minimum requirement for accessible spaces under DZC, Section 10.4.4.3, Accessible Parking Spaces. Such accessible parking spaces shall be re-

quired to serve primary uses established inside the Existing El Jebel Shrine Building only.

2. Building Form Standards Applicable to Expansions/Additions to the Existing El Jebel Shrine Building

Any development that adds to or expands the Building Coverage of the Existing El Jebel Shrine Building shall comply with the following building form standards (See Section 6.5 of this PUD-G11 for the existing amount of Building Coverage).

- a. **Building Height (max):** 3 stories and 40 feet.
- b. **Setback from All Zone Lot Lines (minimum):** 10 feet.
- c. **Pedestrian Access:** Entrance required.
- d. **Surface Parking** between building expansions/additions and Zone Lot Line Abutting West 50th Avenue: Not Allowed, except for surface parking spaces needed to comply with the minimum requirement for accessible spaces under DZC, Section 10.4.4.3, Accessible Parking Spaces. Such accessible parking spaces shall be required to serve primary uses established inside the Existing El Jebel Shrine Building and in any additions/expansion to the Existing El Jebel Shrine Building.
- e. **Vehicle Access to Private Garages:** Vehicle access to one or more parking spaces contained in a private garage associated with an individual dwelling unit (whether attached or detached) shall be taken only from an alley or private drive and not from Vrain Street or West 50th Street as those streets are labeled and shown in Figure 1-1.
- f. **Uses in an Expansion/Addition to the Existing El Jebel Shrine Building:**
 - i. Primary uses are limited to Residential primary uses only allowed in Subarea A of this PUD-G11 by Chapter 5.
 - ii. Accessory uses are limited to those allowed in Subarea A by this PUD-G11, Chapter 5, except that “Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use” are prohibited.

B. Primary Building Form Standards Applicable to All Other Development in Subarea A

1. Applicability

This Section 4.1.1.B shall apply to development in Subarea A not otherwise subject to the primary building form standards in Section 4.1.1.A. above.

2. Primary Building Form Standards

Instead of the primary building form standards allowed in DZC, Section 5.3.3, only the “PUD-G11-Subarea A Primary Building Form” standards set forth below shall apply:

PUD-G11 - SUBAREA "A" PRIMARY BUILDING FORM STANDARDS

*APPLICABLE ONLY TO DEVELOPMENT SUBJECT TO SECTION 4.1.1.B. ABOVE

HEIGHT	PUD-G11 Subarea A*
Stories (max)	3
Feet (max)	35' except portions of primary building under a Pitched Roof may be 40' [Note 2]
Side Wall Height (max)	35'
SITING	PUD-G11 Subarea A*
ZONE LOT	
Zone Lot Size (min/max)	6,000 ft ² / na
Zone Lot Width (min)	50'
Dwelling Units per Primary Residential Structure (max)	2
SETBACKS	
Primary Street (min)	5'
Side Street (min)	5'
Side Interior (min)	5'
Rear (min)	10'
PARKING	
Surface Parking between building(s) and Zone Lot Lines Abutting Vrain Street and West 50th Avenue [Note 1]	Not Allowed
Vehicle Access to Private Garages	Vehicle access to one or more parking spaces contained in a private garage associated with an individual dwelling unit (whether the garage is attached or detached) shall be taken only from an alley or private drive, and not from Vrain Street or West 50th Avenue.
DESIGN ELEMENTS	PUD-G11 Subarea A*
BUILDING CONFIGURATION	
Upper Story Stepback, Above 25', Primary Street (min)	10'
Attached Garage doors facing Zone Lot Lines Abutting Vrain Street and West 50th Avenue	Not Allowed
GROUND STORY ACTIVATION	
Pedestrian Access	<p>(1) Each dwelling unit shall have an Entrance facing a private drive, Vrain Street, or West 50th Avenue; or</p> <p>(2) Only for multi-unit structures abutting an internal Garden Court, one dwelling unit shall have an Entrance facing Vrain Street, West 50th Avenue, or a private drive, and all other dwelling units shall have an Entrance facing the Garden Court. See PUD-G11, Section 4.1.3, for "Garden Court" minimum requirements.</p> <p>(3) A required Entrance shall be located on a primary building facade either: (a) facing the streets/drives specified in (1) above, or (b) facing the Garden Court specified in (2). DZC Section 13.1.6.2.B.3.d. shall apply only to allow a Door or Corner Entrance, but all other types of Entrance described in DZC Section 13.1.6.2.B.3 are prohibited.</p>
USES	PUD-G11 Subarea A*
	All Uses Allowed in PUD-G11. See PUD-G11, Chapter 5

Notes to Above Table:

1. Vrain Street and West 50th Avenue are labeled and shown in Figure 1-1.
2. See DZC, Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions, except as modified in this PUD-G11, Section 4.1.4 below.

4.1.3 Detached Accessory Building Form Standards

Development in Subarea A shall comply with DZC, Section 5.3.4, Detached Accessory Building Form Standards, as specifically applicable to the U-RH-3A Zone District, as amended from time to time.

4.1.4 Supplemental Design Standards, Alternatives, and Design Standard Exceptions

Development in Subarea A shall comply with DZC, Sections 5.3.5 through 5.3.7, regarding Supplemental Design Standards, Design Standard Alternatives, and Design Standard Exceptions, as specifically applicable to the U-RH-3A Zone District, as amended from time to time, with the following modifications and exceptions:

A. Modifications & Exceptions to Supplemental Design Standards

Development in Subarea A shall comply with the Denver Zoning Code, Section 5.3.5, Supplemental Design Standards, with the following modifications and exceptions:

1. Rooftop and/or Second-Story Decks (DZC, Section 5.3.5.1)

Rooftop and/or second-story decks shall be allowed without limitation in Subarea A of PUD-G11.

2. Garden Court (DZC, Section 5.3.5.2)

Instead of the Garden Court standards in DZC, Section 5.3.5.2, the following standards shall apply to a Garden Court in Subarea A of PUD-G11:

- a. A "Garden Court" shall mean a landscaped area open to the sky on which permanent structures are prohibited and through which vehicle access is prohibited.
- b. At a minimum, a Garden Court shall comply with the following design standards:
 - i. Primary buildings containing primary uses allowed in PUD-G11 shall abut the Garden Court on at least 2 sides.
 - ii. The Garden Court shall be visible and physically accessible to pedestrians from all abutting Primary Street zone lot lines and from walkways provided on internal private drives. Pedestrian access may be secured for private use.
 - iii. Pedestrian-scaled Full Cutoff Lighting Fixtures shall be provided within the Garden Court for security and safety. See DZC, Division 13.3, for definition of "Full Cutoff Lighting Fixture."
 - iv. All Garden Courts shall be considered "open areas" subject to minimum landscaping requirements in the DZC, Article 10, Section 10.5.4.2, Site Landscaping Standards-Group 1.
- c. To ensure resident and guest safety and security within the Garden Court, primary buildings and individual dwelling units abutting a Garden Court are strongly encouraged to include windows on those facades facing the Garden Court.

B. Modifications to Design Standard Exceptions

Development in Subarea A shall comply with the DZC, Section 5.3.7, Design Standards Exceptions, applicable to the U-RH-3A zone district and Row House building form, with the following modification:

1. Height Exceptions (DZC, Section 5.3.7.1)

The height exceptions in DZC, Section 5.3.7.1, shall apply in Subarea A of PUD-G11 with the following additional limitation:

- a. Development of a building with a Pitched Roof that takes advantage of the maximum allowed height of 40 feet (per Section 4.1.2.B of this PUD-G11) may apply one or more height exceptions allowed in DZC, Section 5.3.7.1, except that such height exceptions shall be measured from an allowed height of 35 feet and not 40 feet.

2. **Setback Permitted Encroachments (DZC, Section 5.3.7.4)**

The setback encroachments in DZC, Section 5.3.7.4, shall apply in Subarea A of PUD-G11 with the following additional limitation and allowance:

- a. Encroachments of any kind are prohibited into a required Primary Street Setback.
- b. Surface parking visibly signed and used for guest parking only shall be allowed to encroach “any distance” into the required minimum Side Interior Setback abutting the northern most property line of Subarea A. This allowed setback encroachment shall contain not more than 8 guest parking spaces.

SECTION 4.2 SUBAREA B

Development in Subarea B shall comply with DZC, Division 4.3, Design Standards, as specifically applicable to the E-SU-D1 Zone District, as amended from time to time, with the following modifications:

4.2.1 Exceptions to the Urban House Form

The Urban House building form, set forth in DZC, Section 4.3.3.4.B., shall apply in Subarea B with the following modifications and exceptions:

- A. The **minimum zone lot width** shall be 45 feet.
- B. **Primary Street Setback:**
 1. For zone lots where the zone lot line abutting Utica Street is the Primary Street zone lot line, a block sensitive Primary Street Setback shall apply.
 2. For zone lots where the zone lot line abutting Vrain Street is the Primary Street zone lot line, a Block Sensitive Primary Street Setback shall not be required. Instead, the minimum Primary Street Setback shall be 20 feet.
- C. **Vehicle access** shall be from an alley, regardless whether the alley is public right-of-way or privately owned and maintained. Vehicle access directly to a zone lot from Vrain Street or Utica Street is prohibited.
- D. **Building Configuration - Required Roof Form:** All primary buildings in Subarea B shall have a Pitched Roof. See Section 6.5.3 of this PUD-G11 for definition of “Pitched Roof.”

4.2.2 Modifications to the Detached Accessory Building Form Standards

The Detached Accessory Building form standards for the Detached Accessory Dwelling Unit form, the Detached Garage form, and the Other Detached Accessory Structures form, set forth in DZC, Section 4.3.4, shall apply in Subarea B with the following modification:

- A. **Prohibited Location**
The Detached Accessory Unit building form is prohibited on any zone lot that is 45 feet or less distance from the northern boundary of Subarea B.

SECTION 4.3 SUBAREA C

Development in Subarea C shall comply with DZC, Division 4.3, Design Standards, as specifically applicable to the E-TU-C Zone District, as amended from time to time, with the following modifications:

4.3.1 Modifications to the Urban House Form

The Urban House building form, set forth in DZC, Section 4.3.3.4.B., shall apply in Subarea C with the following modifications:

- A. **Maximum building height**, in front 65% of zone lot, in feet and stories, shall be:
 1. 30 feet, except portions of the building under a Pitched Roof may be 38 feet; and
 2. 2.5 stories.

- B. **Maximum side wall height:** 30 feet. See rule of measurement in Section 6.5.1 of this PUD-G11.
- C. A block sensitive **Primary Street setback** shall not be required. Instead, the minimum Primary Street setback shall be 20 feet.
- D. **Vehicle access** shall be from an alley, regardless whether the alley is public right-of-way or privately owned and maintained. Vehicle access directly to a zone lot from Vrain Street, Utica Street, or West 50th Avenue is prohibited.
- E. A required **Entry Feature** is limited to one of the following types:
 1. Door facing the Primary Street zone lot line,
 2. Front Porch,
 3. Front Stoop, or
 4. Corner Entrance as described in DZC, Section 13.1.6.2.B.3.d.iii.

4.3.2 Modifications to the Duplex Form

The Duplex building form, set forth in DZC, Section 4.3.3.4.C., shall apply in Subarea C with the following modifications:

- A. **Maximum building height**, in front 65% of zone lot, in feet and stories, shall be either:
 1. 30 feet, except portions of the building under a Pitched Roof may be 38 feet; and
 2. 2.5 stories.
- B. **Maximum side wall height:** 30 feet. See rule of measurement in Section 6.5.1 of this PUD-G11.
- C. A block sensitive **Primary Street setback** shall not be required. Instead, the minimum primary street setback shall be 20 feet.
- D. **Vehicle access** shall be from an alley, regardless whether the alley is public right-of-way or privately owned and maintained. Vehicle access directly to a zone lot from West 50th Avenue, Vrain Street, or Utica Street is prohibited.
- E. A required **Entry Feature** is limited to one of the following types:
 1. Door facing the Primary Street zone lot line,
 2. Front Porch,
 3. Front Stoop, or
 4. Corner Entrance as described in DZC, Section 13.1.6.2.B.3.d.iii.

4.3.3 Modifications to Design Standard Exceptions

Development in Subarea C shall comply with the DZC, Section 4.3.7, Design Standards Exceptions, applicable to the E-TU-C zone district and Duplex building form, with the following modification:

A. Height Exceptions (DZC, Section 4.3.7.1)

The height exceptions in DZC, Section 4.3.7.1, shall apply in Subarea C of PUD-G11 with the following additional limitation:

1. Development of a building with a Pitched Roof that takes advantage of the maximum allowed height of 38 feet (per Sections 4.3.1.A or 4.3.2.A of this PUD-G11) may apply one or more height exceptions allowed in DZC, Section 4.3.7.1, except that such height exceptions shall be measured from an allowed height of 30 feet and not 38 feet.

SECTION 4.4 PUBLIC ACCESS EASEMENTS REQUIRED

Public access easements, as approved by the City, shall be recorded on all private drives or private alleys providing primary vehicle access to dwelling units within Subareas A, B, and C. Such public access easements relevant to all or a portion of PUD-G11 included in one or more Site Development Plan shall be recorded at any time prior to or concurrent with recording the final approved Site Development Plan.

CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

SECTION 5.1 USES

5.1.1 Subarea A - Uses Allowed

Primary, accessory and temporary uses allowed in Subarea A of PUD-G11 shall be those same uses allowed in the U-RH-3A Zone District, as stated in the DZC, Division 5.4, Uses and Required Minimum Parking, as amended from time to time, with the addition of the following accessory use, which shall be allowed:

A. Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use, as defined in the DZC, Section 11.12.7.4, provided the use complies with the following::

1. The accessory use shall comply with the applicable limitations in DZC, Sections 11.7 and 11.8.7, as amended from time to time.
2. A zoning permit is required to establish this accessory use.
3. An "Outdoor Eating and Serving Area" is allowed as common, customary and incidental to an allowed Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use, provided the Outdoor Eating and Serving Area complies with all limitations and zoning review procedures applicable to such accessory use in the U-MX-2 zone district.

5.1.2 Subarea A - Additional Interim Uses Allowed

A. Intent

These provisions are intended to allow a limited number of additional primary uses to continue to operate only in the Existing El Jebel Shrine Building for up to two years after the effective date of this PUD-G11 zone district.

B. Additional Interim Primary Uses Allowed

Subject to this Section 5.1.2, the following additional primary uses shall be allowed only within the Existing El Jebel Shrine Building:

1. **Conference Center/Event Center**, a specific type of Indoor Arts, Recreation, and Entertainment primary use, defined in the DZC, Section 11.12.4.2.B.1.l, as amended from time to time.

C. Additional Interim Accessory Uses Allowed

1. Accessory uses common, customary, and incidental to the interim primary uses allowed in this Section 5.1.2 are allowed without a zoning permit, except that:
 - a. All such accessory uses, other than accessory parking, shall be established, operated, and maintained within a completely enclosed structure.
2. Accessory parking required or provided to serve an interim primary use allowed by this Section 5.1.2 may be located either within Subarea A or within Subareas B or C, subject to the expiration of such right stated in Subsection 5.1.2.D below.

D. Expiration of Right to Continue Interim Uses

All primary and accessory uses allowed under this Section 5.1.2 shall not continue indefinitely, but shall instead automatically lapse by operation of law on January 22, 2017.

5.1.3 Subarea B - Uses Allowed

Primary, accessory and temporary uses allowed in Subarea B of PUD-G11 shall be those same uses allowed in the E-SU-D1 Zone District, as stated in the Denver Zoning Code, Division 4.4, Uses and Required Minimum Parking, as amended from time to time, except for the following exception:

A. Prohibited Location

The Detached Accessory Dwelling Unit accessory use is prohibited on any zone lot that is 45 feet or less distance from the northern boundary of Subarea B.

5.1.4 Subarea C - Uses Allowed

Primary, accessory and temporary uses allowed in Subarea C of PUD-G11 shall be those same uses allowed in the E-TU-C Zone District, as stated in the Denver Zoning Code, Division 4.4, Uses and Required Minimum Parking, as amended from time to time.

SECTION 5.2 REQUIRED MINIMUM PARKING**5.2.1 Subarea A**

All new uses established in Subarea A of this PUD-G11 shall comply with the Denver Zoning Code, Division 5.4, Uses and Required Minimum Parking, as amended from time to time, as specifically applicable to uses allowed in the U-RH-3A zone district, except that no minimum parking is required for an accessory Limited Commercial Sales, Services use allowed under Section 5.1.1.A of this PUD-G11.

5.2.2 Subarea B

All new uses established in Subarea B of this PUD-G11 shall comply with the Denver Zoning Code, Division 4.4, Uses and Required Minimum Parking, as amended from time to time, as specifically applicable to uses allowed in the E-SU-D1 zone district.

5.2.3 Subarea C

All new uses established in Subarea C of this PUD-G11 shall comply with the Denver Zoning Code, Division 4.4, Uses and Required Minimum Parking, as amended from time to time, as specifically applicable to uses allowed in the E-TU-C zone district.

CHAPTER 6. ADDITIONAL STANDARDS

SECTION 6.1 ARTICLES 1 AND 2 OF THE DENVER ZONING CODE

6.1.1 Applicability

Development in this PUD-G11 shall conform to Article 1, General Provisions, and Article 2, Using the Code, of the Denver Zoning Code, as amended from time to time.

SECTION 6.2 ARTICLE 10 OF THE DENVER ZONING CODE

6.2.1 General Applicability - Subarea A

Development in Subarea A of this PUD-G11 shall comply with the Denver Zoning, Code Article 10, General Design Standards, as specifically applicable to the U-RH-3A Zone District, as amended from time to time, and except as otherwise modified in this PUD-G11.

6.2.2 General Applicability - Subarea B

Development in Subarea B of this PUD-G11 shall comply with the Denver Zoning, Code Article 10, General Design Standards, as specifically applicable to the E-SU-D1 Zone District, as amended from time to time, and except as otherwise modified in this PUD-G11.

6.2.3 General Applicability - Subarea C

Development in Subarea C of this PUD-G11 shall comply with the Denver Zoning, Code Article 10, General Design Standards, as specifically applicable to the E-TU-C Zone District, as amended from time to time, and except as otherwise modified in this PUD-G11.

6.2.4 Parking and Loading Standards - Subarea A

Primary uses established in Subarea A of this PUD-G11 shall comply with the Denver Zoning Code, Division 10.4, Parking and Loading, as amended from time to time, with the following modifications:

- A. Except as otherwise allowed in Section 5.1.2 for interim primary uses, primary uses established in Subarea A of this PUD-G11 shall locate all required and provided accessory parking and loading spaces entirely within Subarea A.
- B. Except as otherwise allowed in Section 5.1.2 for interim uses, off-site vehicle parking serving a primary use located in Subarea A, as provided in the Denver Zoning Code, Section 10.4.4.5, is prohibited in this PUD-G11.

6.2.5 Landscaping, Fences, Walls and Screening

Development in all subareas of this PUD-G11 shall comply with the Denver Zoning Code, Division 10.5, Landscaping, Fences, Walls and Screening, as amended from time to time, with the following modifications:

A. Landscaping Standards - Subarea B

1. Intent

The intent of these Subarea B supplemental landscape standards is to screen the view of rear garage structures in Subarea C from the adjacent public right-of-way.

2. Applicability

This Section 6.2.5.A's landscaping standards shall apply in Subarea B only to zone lots abutting a public alley.

3. Landscaping Required for Side Interior Setback Area

- a. At a minimum, landscaping shall be required in that portion of the 5-foot minimum Side Interior Setback area within the Primary Street setback area. See Figure 6-1A below.

- b. A minimum of 50% of the applicable Side Interior Setback area shall be landscaped with live planting material and the remaining 50% shall be landscaped with either live or non-live landscaping material, according to DZC, Section 10.5.4.6, Landscaping Material Standards.

B. Landscaping Standards - Subarea C

1. Intent

The intent of these Subarea C supplemental landscape standards is to screen the view of rear garage structures in Subarea C from the adjacent public right-of-way.

2. Applicability

This Section 6.2.5.B's landscaping standards shall apply in Subarea C only to zone lots with:

- a. A Side Street zone lot line, and
- b. Either a Detached Garage structure or a garage (with vehicle access doors) attached to the Primary Building, and
- c. Where a fence/wall is **not** provided under the provisions in Section 6.2.5.D. of this PUD-G11.

3. Landscaping Required for Side Street Setback Area

- a. At a minimum, landscaping shall be required in that portion of the 5-foot minimum Side Street Setback area abutting the wall of the Detached Garage structure or the wall of the attached garage portion of the Primary Building, when such wall is parallel to the Side Street zone lot line. See Figure 6-1A below.
- b. A minimum of 50% of the applicable Side Street Setback area shall be landscaped with live planting material and the remaining 50% shall be landscaped with either live or non-live landscaping material, according to DZC, Section 10.5.4.6, Landscaping Material Standards, except that private walkways within the Side Street setback area may be considered "non-live landscaping material."

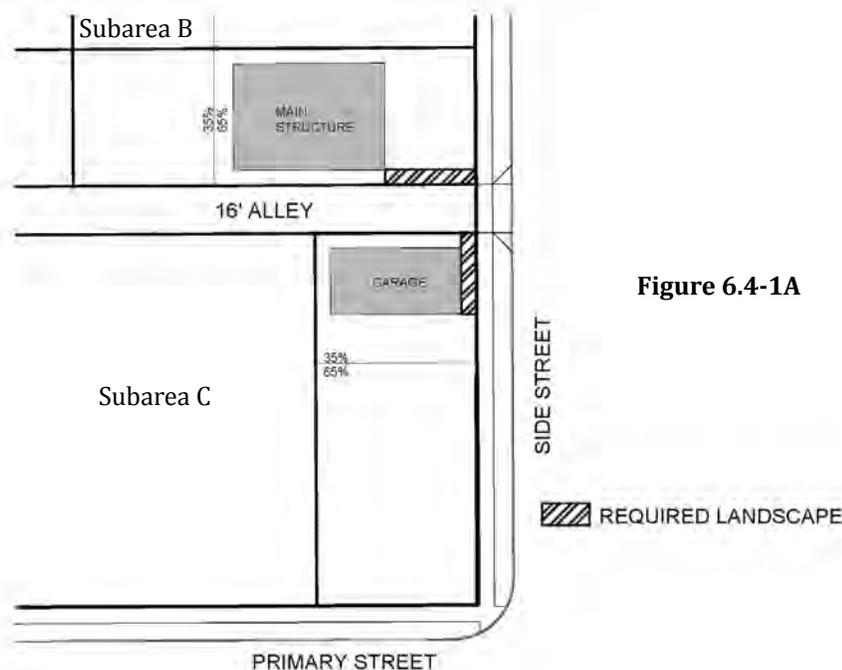


Figure 6.4-1A

C. Fence and Wall Standards - Subarea A

1. Applicability

In Subarea A of PUD-G11, the fence and wall standards in this Subsection 6.2.5.C shall supplement the fence and wall standards in DZC, Section 10.5.5 (Fences and Walls) and shall apply in case of any conflict with a fence/wall standards in DZC, Section 10.5.5. The specific fence and wall standards in this Subsection 6.2.5.C shall apply to fences and walls constructed:

- a. On a Primary Street zone lot line,
- b. On a zone lot line abutting the City of Denver golf course, or
- c. Between a building and a zone lot line abutting the City of Denver golf course.

2. Subarea A Fence and Wall Standards

- a. Fencing and walls shall be minimized in PUD-G11 where they are adjacent to a City of Denver public golf course.
- b. The fence or wall shall be a minimum of 75% open over the entire area of the subject fence or wall (e.g., a split-rail fence).
- c. Maximum fence or wall height shall be 4 feet, except where City ordinances specifically require a taller height.
- d. The fence or wall shall be constructed of the following quality materials:
 - i. Masonry,
 - ii. Wood, and/or
 - iii. Wrought iron or metal bars not exceeding 1.5 inches in diameter.

D. Fence and Wall Standards - Subarea C

1. Applicability

In Subarea C of PUD-G11, the fence and wall standards in this Subsection 6.2.5. D shall supplement the fence and wall standards in DZC, Section 10.5.5 (Fences and Walls) and shall apply in case of any conflict with a fence/wall standards in DZC, Section 10.5.5.

2. Subarea C Fence and Wall Standards

- a. The fence or wall shall be constructed of the following quality materials:
 - i. Masonry,
 - ii. Wood, and/or
 - iii. Wrought iron or metal bars not exceeding 1.5 inches in diameter.
- b. All fences and walls constructed on or adjacent to a Side Street Zone Lot Line or Primary Street Zone Lot Line shall be combined with live landscaping material planted between the fence or wall and the subject zone lot line. The live landscaping area shall be a minimum of 3 feet wide and planted with sufficient trees, native grasses, shrubs, or any combination thereof, to achieve live landscaping coverage of 60% at plant maturity. See also DZC, Section 10.5.4.6 for minimum landscaping material standards.

E. Modified Standards Not Applicable to Retaining Walls

The fence and wall standards in this Section 6.2.5 shall not apply to Retaining Walls, as defined in the Denver Zoning Code, Article 13. Retaining walls in PUD-G11 shall comply with the general standards in the Denver Zoning Code, Section 10.5.6, Retaining Walls.

SECTION 6.3 ARTICLE 11 OF THE DENVER ZONING CODE**6.3.1 Applicability - Subarea A**

Development in Subarea A of this PUD-G11 shall comply with the Denver Zoning Code, Article 11, Use Limitations and Definitions, as specifically applicable to the U-RH-3A Zone District, as amended from time to time, and except as otherwise modified in this PUD-G11.

6.3.2 Applicability - Subarea B

Development in Subarea B of this PUD-G11 shall comply with the Denver Zoning Code, Article 11, Use Limitations and Definitions, as specifically applicable to the E-SU-D1 Zone District, as amended from time to time, and except as otherwise modified in this PUD-G11.

6.3.3 Applicability - Subarea C

Development in Subarea C of this PUD-G11 shall comply with the Denver Zoning Code, Article 11, Use Limitations and Definitions, as specifically applicable to the E-TU-C Zone District, as amended from time to time, and except as otherwise modified in this PUD-G11.

SECTION 6.4 ARTICLE 12 OF THE DENVER ZONING CODE**6.4.1 Applicability**

All development in this PUD-G11 shall comply with the Denver Zoning Code, Article 12, Zoning Procedures & Enforcement, as amended from time to time, with the following additional allowance:

A. Official Map Amendment

The zoning procedure for an Official Map Amendment in the Denver Zoning Code, Section 12.4.10 shall apply, except that this PUD-G11 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 6.5 ARTICLE 13 OF THE DENVER ZONING CODE**6.5.1 Rules of Measurement - Applicability**

Development in this PUD-G11 shall comply with the Denver Zoning Code, Article 13, Division 13.1, Rules of Measurement, as amended from time to time, with the following modifications and exceptions:

A. Subarea A - Rules of Measurement

Development in Subarea A of PUD-G11 shall comply with the Denver Zoning Code, Division 13.1, Rules of Measurement, as applicable to a Residential Zone District and the U-RH-3A zone district, with the following modifications:

1. Height - Building Specific Base Plane Measurement Allowed

Development in Subarea A of PUD-G11 shall comply with the Denver Zoning Code, Section 13.1.2, Height for All SU-, TU-, TH-, RH-, E-MU-2.5, MU-3, and RO-3 Zone Districts, as applicable to the U-RH-3A zone district, except that development in Subarea A may also use the following "PUD-G11 Building Specific Base Plane" rule of measurement:

a. Intent

A building-specific base plane is allowed only in Subarea A to accommodate the substantial change in elevation within the subarea, such that all similar residential buildings in Subarea A could have the same finished floor elevation.

b. Applicability

In Subarea A, the PUD-G11 Building Specific Base Plane rule of height measurement may be used only for development of multiple primary buildings on a single zone lot that is 18,000 square feet or more in gross land area.

c. PUD-G11 Building Specific Base Plane Rule

The PUD-G11 Building Specific Base Plane shall be a horizontal plane established at the average elevation of finished grade measured at the corners of each building.

2. Height - Side Wall Height Rule of Measurement

Side wall height shall be measured as stated in DZC, Section 13.1.4.3, Side Wall Height.

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

Determination of zone lot lines provide a reference of measurement for standards related to building form and building placement, as referenced in Chapter 4 of this PUD-G11. The following zone lot line determinations shall apply to development in Subarea A of PUD-G11 without resort to the standards and criteria in the Denver Zoning Code, Section 13.1.5.2. Administrative adjustments or variances to this subsection’s determinations of zone lot lines in Subarea A are not allowed.

- a. The west zone lot line abutting the City of Denver public golf course (“R” on Figure 6-1 below) is designated a Rear zone lot line.
- b. The south zone lot line abutting the City of Denver public golf course and West 50th Avenue (“SI” on Figure 6-1 below) is designated a Side Interior zone lot line.
- c. The east zone lot line abutting Vrain Street (“P” on Figure 6-1 below) is designated a Primary Street zone lot line.
- d. The north zone lot line abutting the City of Denver public golf course (“SI” on Figure 6-1 below) is designated a Side Interior zone lot line.



Site Zoning Lot Line Map- Figure 6-1- Subarea A
El Jebel Residences



B. Subarea B - Rules of Measurement

Development in Subarea B of PUD-G11 shall comply with the Denver Zoning Code, Division 13.1, Rules of Measurement, as applicable to a Residential Zone District and the E-SU-D1 zone district, with the following exceptions and modifications:

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

Determination of zone lot lines provide a reference of measurement for standards related to building form and building placement, as referenced in Chapter 4 of this PUD-G11. The following zone lot line determinations shall apply to development in Subarea B of PUD-G11 without resort to the standards and criteria in the Denver Zoning Code, Section 13.1.5.2. Administrative adjustments or variances to this subsection’s determinations of zone lot lines in Subarea B are not allowed.

- a. A zone lot line abutting either Vrain Street or Utica Street is designated a Primary Street zone lot line. (“P” on Figure 6-2 below.)
- b. A zone lot line opposite to a Primary zone lot line and not also designated a Primary Street Zone Lot line shall be a Rear zone lot line. (“R” on Figure 6-2 below.)
- c. All other zone lot lines shall be Side Interior zone lot lines. (“SI” on Figure 6-2 below.)



Site Zoning Lot Line Map- Figure 6-2- Subarea B
El Jebel Residences

0 15 30 60 90
August 4, 2014

C. Subarea C - Rules of Measurement

Development in Subarea C of PUD-G11 shall comply with the Denver Zoning Code, Division 13.1, Rules of Measurement, as applicable to a Residential Zone District and the E-TU-C zone district, with the following exceptions and modifications:

1. Height - Side Wall Height Rule of Measurement

Side wall height shall be measured as stated in DZC, Section 13.1.4.3, Side Wall Height.

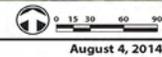
2. Determination of Primary Street Zone Lot Line, Side Street Zone Lot Line and Side Interior Zone Lot Line

Determination of zone lot lines provide a reference of measurement for standards related to building form and building placement, as referenced in Chapter 4 of this PUD-G11. The following zone lot line determinations shall apply to development in Subarea C of PUD-G11 without resort to the standards and criteria in the Denver Zoning Code, Section 13.1.5.2. Administrative adjustments or variances to this subsection’s determinations of zone lot lines in Subarea C are not allowed.

- a. A zone lot line abutting West 50th Avenue is designated a Primary Street Zone Lot line. (“P” on Figure 6-3 below.)
- b. A zone lot line abutting Vrain Street or Utica Street is designated a Side Street zone lot line. (“S” on Figure 6-3 below.)
- c. A zone lot line opposite to a Primary Street zone lot line is a Rear zone lot line. (“R” on Figure 6-3 below.)
- d. All other zone lot lines shall be Side Interior zone lot lines. (“SI” on Figure 6-3 below.)



Site Zoning Lot Line Map- Figure 6-3- Subarea C
El Jebel Residences



6.5.2 Rules of Interpretation

The Rules of Interpretation in Article 13, Division 13.2, shall apply as amended from time to time.

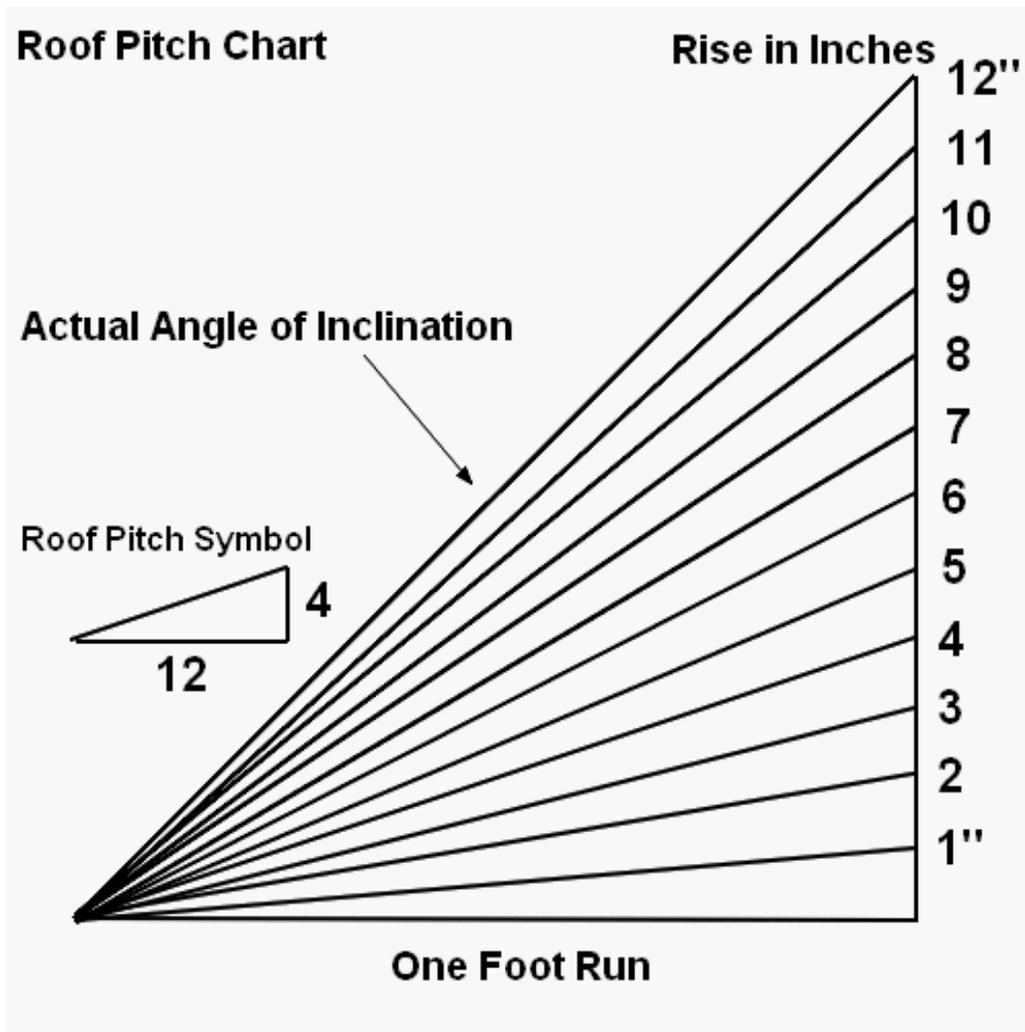
6.5.3 Definitions

The Definitions of Words, Terms and Phrases in Article 13, Division 13.3, shall apply, as amended from time to time, and with the following modifications and additions:

- A. This PUD-G11 zone district shall be considered a “**Residential Zone District**,” as defined in Article 13, Division 13.3, as amended from time to time.
- B. The “**Existing El Jebel Shrine Building**” shall mean the existing structure identified as the “3 story stucco building” with a Building Coverage of 25,439 square feet, shown in the Alta/ACSM Land Title Survey dated December 20, 2013, and included as part of this PUD-G11 as Attachment A.

- C. "Pitched Roof" shall mean a two-sided sloped roof having a gable or pitch at both ends with a minimum pitch of 4:12. See Figure 6-4 below.

Figure 6.4

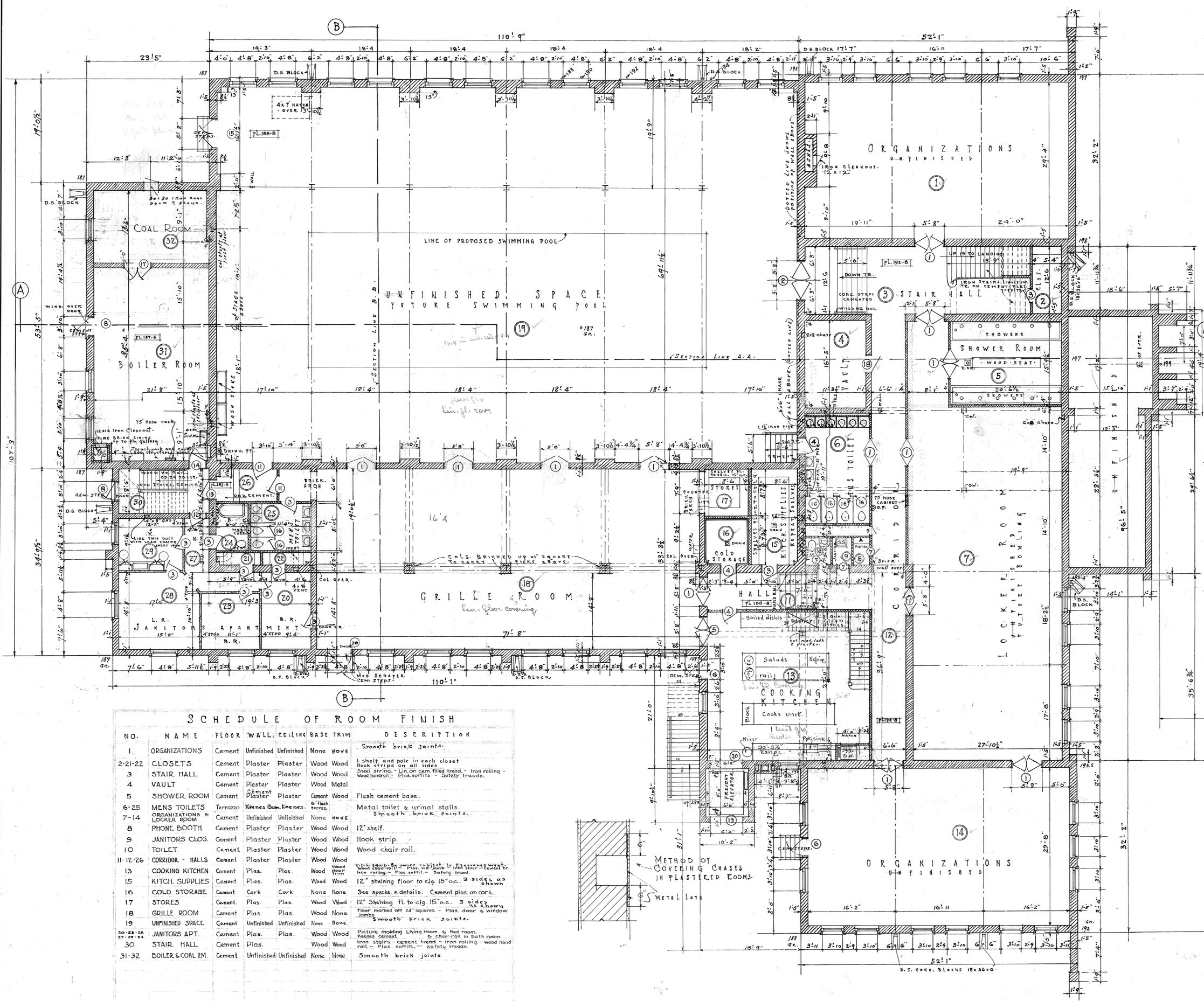


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**ATTACHMENT A:
ALTA/ACSM LAND TITLE SURVEY
DECEMBER 20, 2103**

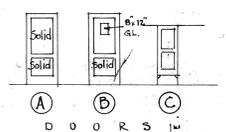
ATTACHMENT B: SOUTHERN PORTION OF BUILDING

**ATTACHMENT C:
ORIGINAL BOWMAN ARCHITECTURAL/
BUILDING PLANS FOR THE EXISTING
EL JEBEL SHRINE BUILDING
(DATED 1928)**

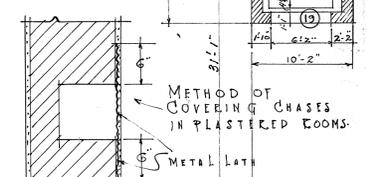


DOOR SCHEDULE				
MARK	TYPE	SIZE	FRAME	REMARKS
1	A	2-28'7"0" x 13'	Wood	2 PAN WOOD
2	A	2-36'7"6" x 13'	Wood	2 PAN WOOD
3	A	26'7"0" x 13'	Wood	2 PAN WOOD
4	A	3'0"7"0" x 13'	Wood	2 PAN
5	B	2-28'7"0" x 13'	Wood	2 PANWOOD 6"12" GLT. IRON THRESHOLD TRANS. SEE ELEV.
6		3'6"7"0" x 13'	Wood	IRON THRESHOLD SEE ELEV. WOOD.
7	A	2'0"7"0" x 13'	Wood	2 PAN WOOD
8		3'6"7"0" x 13'	Wood	IRON THRESHOLD SEE ELEV. WOOD.
9	A	1'8"7"0" x 13'	Wood	2 PAN WOOD
10		4'4"7"0" x 24"	Wood	IRON THRESHOLD TRANS. SEE ELEV. WOOD
11	A	3'6"7"0" x 13'	Wood	2 PAN.
12	A	3'0"7"0" x 13'	METAL	LABELLED KALAMEIN DOOR.
13	A	3'6"7"0" x 13'	METAL	KALAMEIN DOOR.
14	A	3'0"7"0" x 13'	METAL	LABELLED KALAMEIN DOOR. IRON THRESHOLD SEE ELEV. WOOD.
15		2'8"7"0" x 13'	Wood	SEE ELEV. WOOD.
16	C	2'0"5"0" x 13'	WOOD	WOOD TOILET DOOR.
17		2-2'6"6"8"	Wood	BATTEN DOOR, REMOVABLE PLANK
18		2'6"6"8" (APPROX)	STEEL	STEEL VAULT DOOR.
19		6'2"9"10" OPENING	METAL	1 PIECE PEELE KALAMEIN DOOR. SEE ELEV.
20		6'2"8"0" OPENING	METAL	2 PIECE PEELE KALAMEIN DR.

NOTE: ALL DOORS MARKED Y ON PLAN TO HAVE VENTADORS.

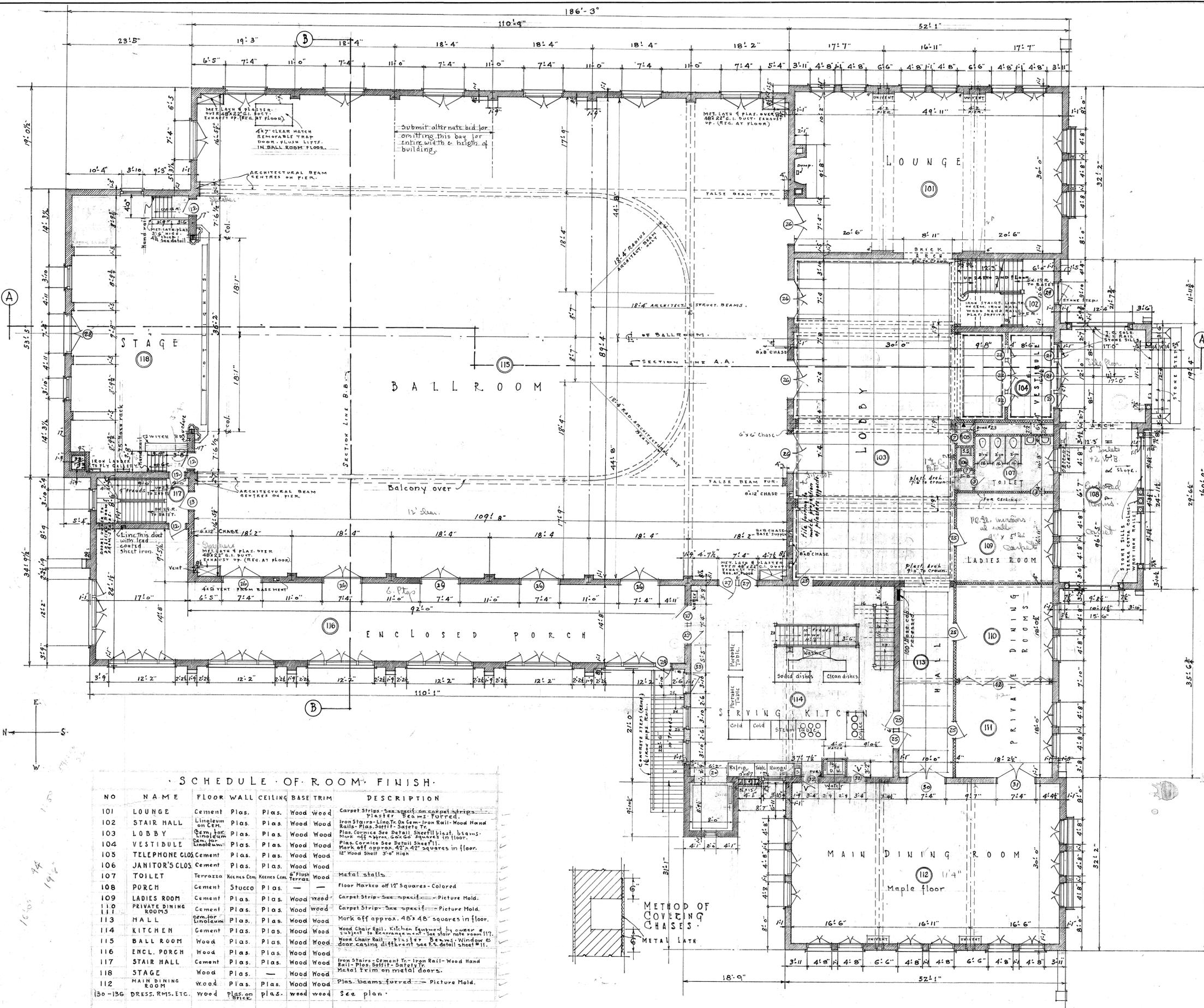


SCHEDULE OF ROOM FINISH							
NO.	NAME	FLOOR	WALL	CEILING	BASE TRIM	DESCRIPTION	
1	ORGANIZATIONS	Cement	Unfinished	Unfinished	None	None	Smooth brick joints.
2-21-22	CLOSETS	Cement	Plaster	Plaster	Wood	Wood	1 shelf and pole in each closet. Hook strips on all sides.
3	STAIR HALL	Cement	Plaster	Plaster	Wood	Wood	Steel string - Lin. on cam filled tread - Iron railing - Wood handrail - Plaster soffits - Safety treads.
4	VAULT	Cement	Plaster	Plaster	Wood	Metal	
5	SHOWER ROOM	Cement	Cement	Plaster	Cement	Wood	Flush cement base.
6-25	MENS TOILETS	Terrazzo	Kaenes Cem.	Kaenes	None	None	Metal toilet & urinal stalls.
7-14	ORGANIZATIONS & LOCKER ROOM	Cement	Unfinished	Unfinished	None	None	Smooth brick joints.
8	PHONE BOOTH	Cement	Plaster	Plaster	Wood	Wood	12" shelf.
9	JANITORS CLOS.	Cement	Plaster	Plaster	Wood	Wood	Hook strip.
10	TOILET	Cement	Plaster	Plaster	Wood	Wood	Wood chair-rail.
11-12-26	CORRIDOR - HALLS	Cement	Plaster	Plaster	Wood	Wood	None
13	COOKING KITCHEN	Cement	Plas.	Plas.	Wood	Wood	None
15	KITCH. SUPPLIES	Cement	Plas.	Plas.	Wood	Wood	None
16	COLD STORAGE	Cement	Cork	Cork	None	None	See specs. & details. Cement plas. on cork.
17	STORES	Cement	Plas.	Plas.	Wood	Wood	None
18	GRILLE ROOM	Cement	Plas.	Plas.	Wood	None	None
19	UNFINISHED SPACE	Cement	Unfinished	Unfinished	None	None	None
20-22-23	JANITORS APT.	Cement	Plas.	Plas.	Wood	Wood	Picture molding Living room & bed room. Kaenes cement & chair-rail in bath room.
27-28-29	STAIR HALL	Cement	Plas.	Plas.	Wood	Wood	Iron stairs - cement tread - iron railing - wood hand rail - Plaster soffits - safety treads.
31-32	BOILER & COAL RM.	Cement	Unfinished	Unfinished	None	None	Smooth brick joints.



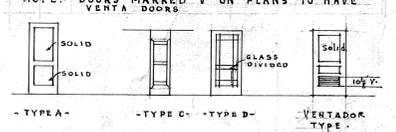
BASEMENT PLAN
SCALE 1/8" = 1'-0"

MATERIAL KEY CONCRETE BRICK CINDER TILE WOOD STUD	DATE APRIL 30, 22	BUILDING FOR EL JEBEL SARINE COUNTRY HOME WILLIAM N. BOWMAN COMPANY, T. ROBERT WIEGER ASSOCIATED ARCHITECTS DENVER, COLORADO	2
	CHECKED JUN. 1, 23		826



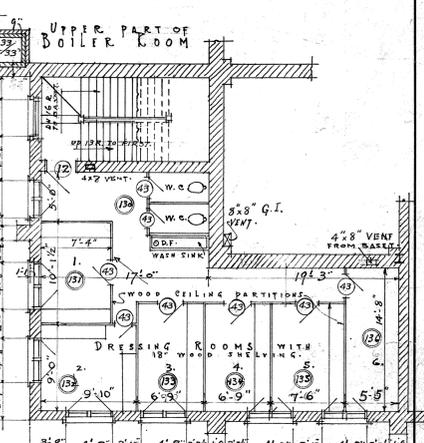
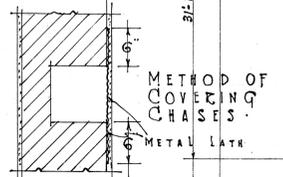
DOOR SCHEDULE

MARK	TYPE	SIZE	FRAME	REMARKS
1				
2				
3	A	26x70x1 1/2	Wood	2 PAN WOOD
4				
5				
6				
7	A	20x70x1 1/2	Wood	2 PAN WOOD
8				
9				
10				
11				
12	A	3-0x7-0x1 3/4	Metal	LABELED KALAMEIN
13	A	3-6x7-0x1 3/4	Metal	LABELED KALAMEIN
14				
15				
16	C	2-0x5-0x1 1/4		WOOD TOILET DOOR
17				
18				
19				
20		6-2x5-0' opg.	Metal	2 PIECE PEELE KALAMEIN
21		SET OF 4 2-8x7-0x2 1/4	Wood	Brass threshold SEE DETAIL SH. 10
22		SET OF 4 2-8x7-0x1 3/4	Wood	SEE DETAIL SH. 11
23	IPAN	1-8x3-2x1 1/4	Wood	WOOD DOOR
24		3-6x7-0x2 1/4	Wood	Brass threshold PLATE GLASS SEE DET. 9
25	A	3-0x7-0x1 3/4	Wood	2 PAN WOOD
26		2-3-6x9-0x2 1/4	Wood	D.S. GL. WOOD BARS SEE WEST ELEV. SH. 7
27		3-3x9-0x2 1/4	Wood	SAME ELEV. AS DOOR 26
28		2-3-6x8-0x2 1/4	Wood	SEE ELEV. STEEL SILL
29		2-10' wide 2 1/2" thick	Wood	Iron threshold SEE ELEV.
30	D	2-3-6x7-6x1 1/4	Wood	D.S. GL. WOOD BARS
31	A	2-3-6x7-6x1 1/4	Wood	2 PAN WOOD
32	A	3-0x7-6x1 1/4	Wood	2 PAN WOOD
33		3-6x7-0x1 3/4	Wood	Iron threshold SEE ELEV. SEE DETAIL SH. 5 WOOD ACCORD. DR. SEE PLAN
42	A	16-8x7-6' opg.	Wood	WOOD ACCORD. DR. SEE PLAN
43	A	2-0x6-6x1 3/8	Wood	2 panel wood



SCHEDULE OF ROOM FINISH

NO	NAME	FLOOR	WALL	CEILING	BASE	TRIM	DESCRIPTION
101	LOUNGE	Cement	Plas.	Plas.	Wood	Wood	Carpet Strips - See spec. on carpet strips. Plaster Beams Formed.
102	STAIR HALL	Linozum on Cem.	Plas.	Plas.	Wood	Wood	Iron Stairs - Lino. Tr. on Cem. Iron Rail - Wood Hand Rail - Plas. Soffit - Safety Tr.
103	LOBBY	Cem. on Linozum	Plas.	Plas.	Wood	Wood	Plas. Cornice See Detail Sheet 11. Lino. Tr. on Cem. Iron Rail - Wood Hand Rail - Plas. Soffit - Safety Tr.
104	VESTIBULE	Cement	Plas.	Plas.	Wood	Wood	Plas. Cornice See Detail Sheet 11. Mark off approx. 42" x 42" squares in floor.
105	TELEPHONE CLOS.	Cement	Plas.	Plas.	Wood	Wood	12" Wood Shelf 3-6" High
106	JANITOR'S CLOS.	Cement	Plas.	Plas.	Wood	Wood	
107	TOILET	Terrazzo	Kenes Cem.	Kenes Cem.	Wood	Wood	Metal stalls
108	PORCH	Cement	Stucco	Plas.			Floor Marked off 17' Squares - Colored
109	LADIES ROOM	Cement	Plas.	Plas.	Wood	Wood	Carpet Strip - See spec. Picture Mold.
110	PRIVATE DINING ROOMS	Cement	Plas.	Plas.	Wood	Wood	Carpet Strip - See spec. Picture Mold.
111	HALL	Cement on Linozum	Plas.	Plas.	Wood	Wood	Mark off approx. 48" x 48" squares in floor.
114	KITCHEN	Cement	Plas.	Plas.	Wood	Wood	Wood Chair Rail. Kitchen Equipment by owner & subject to rearrangement. See stair note room 117.
115	BALL ROOM	Wood	Plas.	Plas.	Wood	Wood	Wood Chair Rail - Plaster Beams. Window & door casing different see S. detail sheet 11.
116	ENCL. PORCH	Wood	Plas.	Plas.	Wood	Wood	
117	STAIR HALL	Cement	Plas.	Plas.	Wood	Wood	Iron Stairs - Cement Tr. - Iron Rail - Wood Hand Rail - Plas. Soffit - Safety Tr. Metal trim on metal doors.
118	STAGE	Wood	Plas.				Plas. Beams Formed - Picture Mold.
112	MAIN DINING ROOM	Wood	Plas.	Plas.	Wood	Wood	
130-136	DRESS. RMS. ETC.	Wood	Plas.	Plas.	Wood	Wood	See plan.

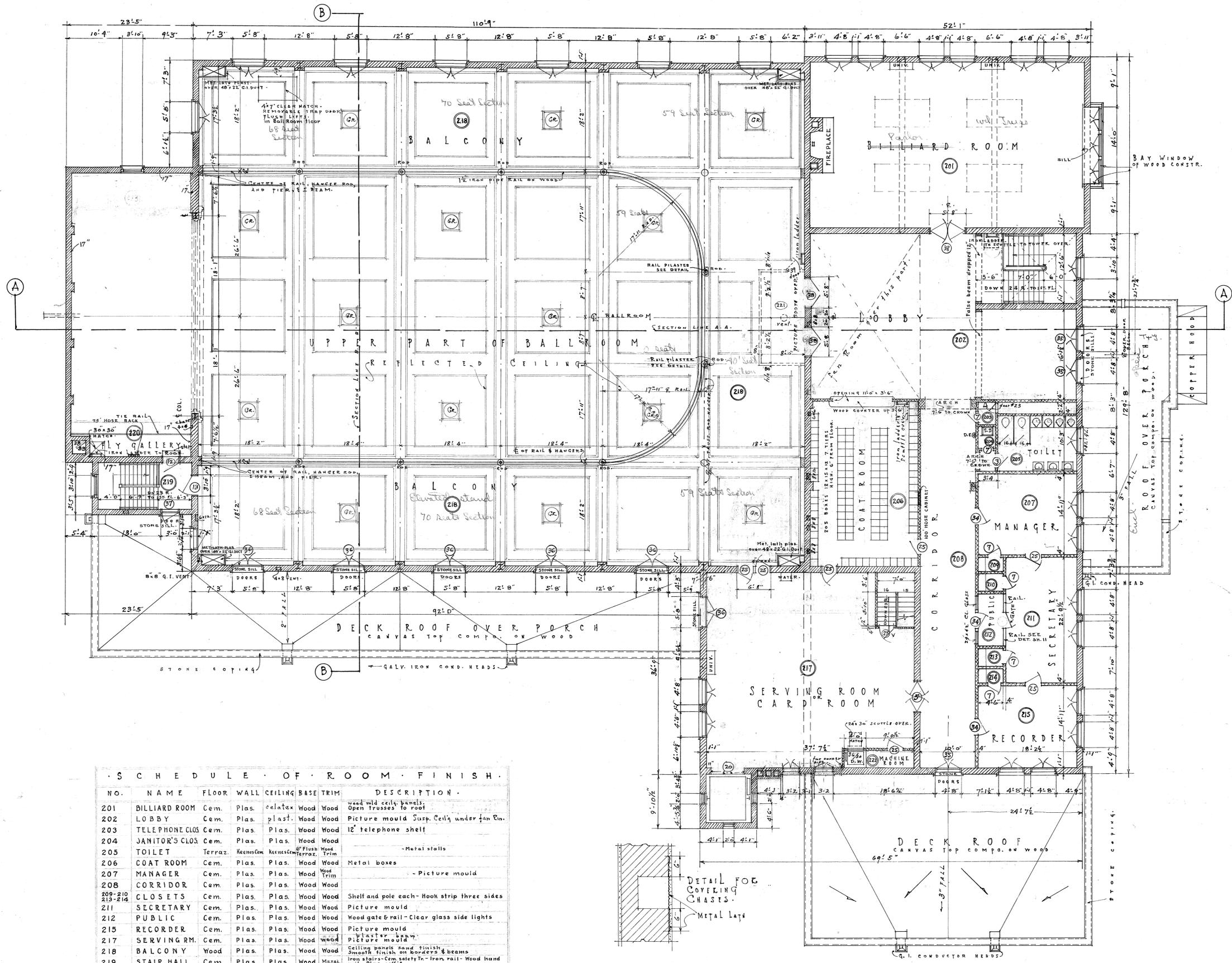


MEZZANINE FLOOR PLAN BETWEEN JANITORS APARTMENT & FIRST FLOOR ENCLOSED PORCH. (NORTH WEST CORNER OF BUILDING)

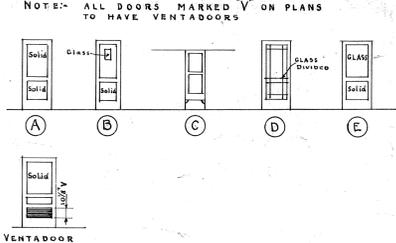
FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

MATERIAL KEY CONCRETE BRICK CHINA TILE WOOD STUD	DATE April 30-28	BUILDING FOR EL JEBEL SHRINE COUNTRY HOME WILLIAM N. BOWMAN COMPANY T. ROBERT WIEGER ASSOCIATED ARCHITECTS DENVER, COLORADO	3 826
	CHECKED JUN. 1, 25		



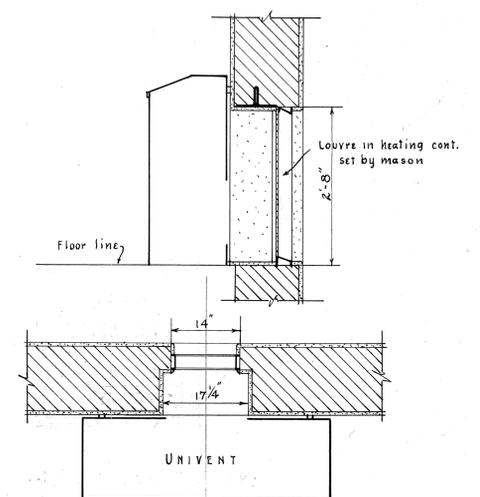
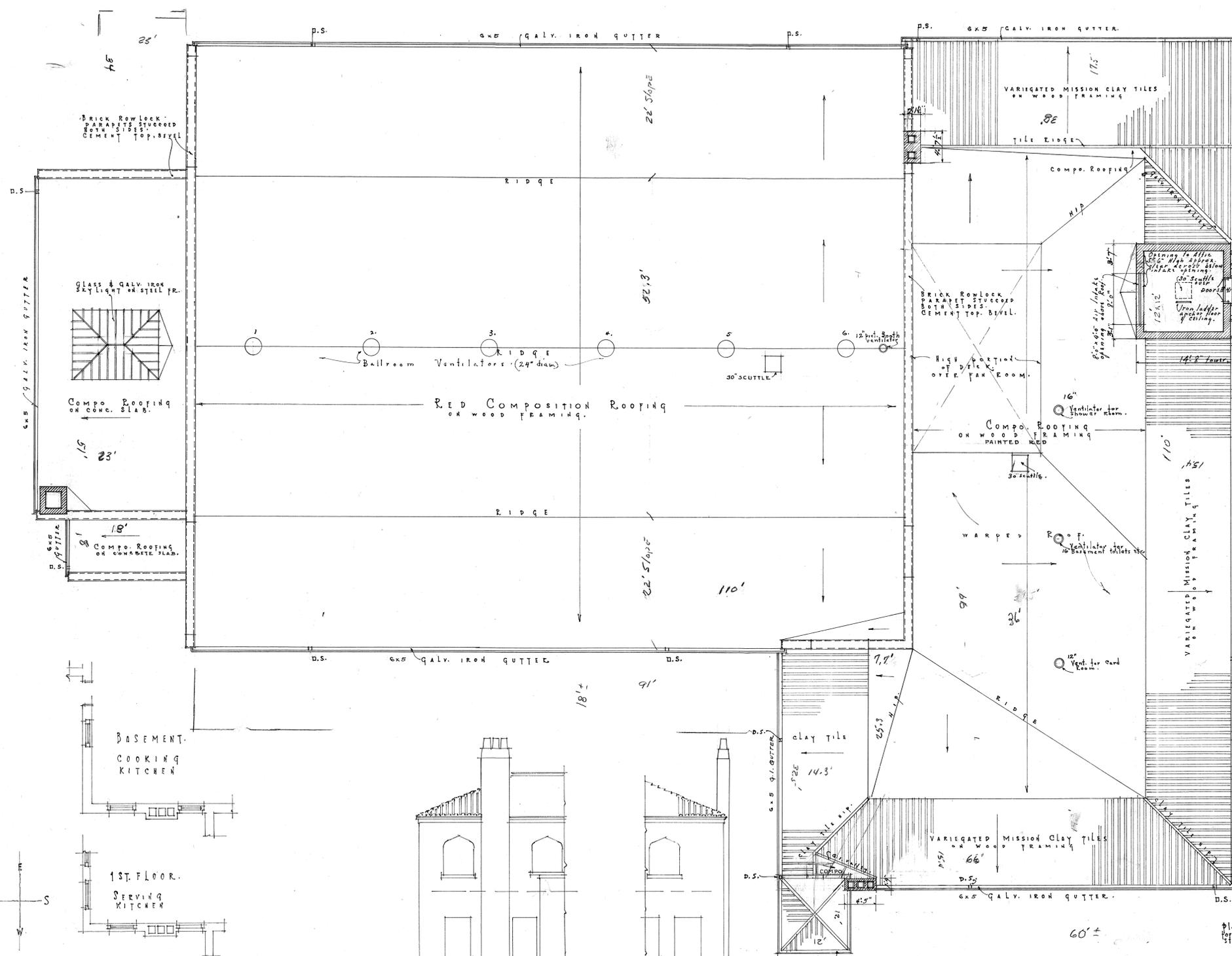
DOOR SCHEDULE				
MARK	TYPE	SIZE	FRAME	REMARKS.
1				
2				
3	A	2'-6" x 7'-0" x 1 3/4"	Wood	2 PAN. WOOD
4				
5	B	2'-2" x 7'-0" x 1 3/4"	Wood	2 PAN. WOOD 8" x 12" GL. LT.
6				
7	A	2'-0" x 7'-0" x 1 3/4"	Wood	2 PAN. WOOD
8				
9				
10				
11				
12	A	3'-0" x 7'-0" x 1 3/4"	Metal	LABELLED KALAMEIN
13	A	3'-6" x 7'-0" x 1 3/4"	Metal	LABELLED KALAMEIN
14				
15				
16	C	2'-0" x 5'-0" x 1 3/4"		WOOD TOILET DOOR
17				
18				
19				
20		6'-2" x 8'-0" opg.	Metal	2 PIECE PRELE KALAM.
21				
22				
23	1 PAN	1'-8" x 3'-2" x 1 3/4"	Wood	WOOD DOOR
24				
25	A	3'-0" x 7'-0" x 1 3/4"	Wood	2 PAN. DOOR WOOD
26				
27				
28				
29				
30				
31				
32				
33				
34	E	3'-0" x 7'-0" x 1 3/4"	Wood	D.S. GL. UPPER PAN.
35		2'-2" x 8'-0" x 1 3/4"	Wood	SEE ELEV. 36" threshold
36		2'-2" x 9'-0" x 1 3/4"	Wood	SEE ELEV. 36" threshold
37		2'-8" x 7'-0" x 1 3/4"	Metal	KALAMEIN SEE ELEV.
38	D	2'-2" x 7'-0" x 1 3/4"	Wood	D.S. GL. WOOD BARS
39	A	2'-6" x 4'-4" x 1 3/4"	Metal	AUTO. LABELLED KALAM. PICT. BOOTH
40	A	2'-6" x 5'-6" x 1 3/4"	Metal	KALAMEIN DOOR
41		1'-9" x 9'-5" x 2 1/4"	Wood	SEE DETAIL OF TOWER BALL DOORS.



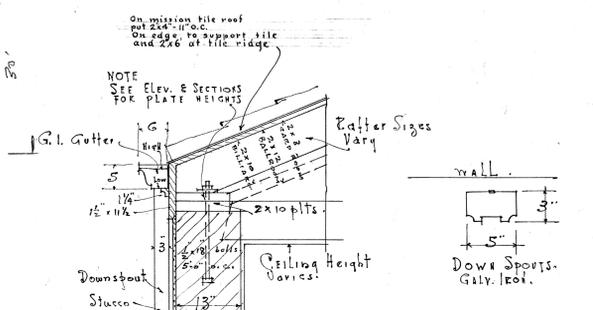
SCHEDULE OF ROOM FINISH.						
NO.	NAME	FLOOR	WALL	CEILING	BASE TRIM	DESCRIPTION.
201	BILLIARD ROOM	Cem.	Plas.	celatex	Wood	wood mid ceil. panels; Open Trusses to roof
202	LOBBY	Cem.	Plas.	plast.	Wood	Picture mould Susp. Ceil. under fan Em.
203	TELEPHONE CLOS.	Cem.	Plas.	Plas.	Wood	12" telephone shelf
204	JANITOR'S CLOS.	Cem.	Plas.	Plas.	Wood	
205	TOILET	Terraz.	Kaenes Cem.	Wood	Wood	- Metal stalls
206	COAT ROOM	Cem.	Plas.	Plas.	Wood	Metal boxes
207	MANAGER	Cem.	Plas.	Plas.	Wood	- Picture mould
208	CORRIDOR	Cem.	Plas.	Plas.	Wood	
209-210	CLOSETS	Cem.	Plas.	Plas.	Wood	Shelf and pole each - Hook strip three sides
211	SECRETARY	Cem.	Plas.	Plas.	Wood	Picture mould
212	PUBLIC	Cem.	Plas.	Plas.	Wood	Wood gate & rail - Clear glass side lights
215	RECORDER	Cem.	Plas.	Plas.	Wood	Picture mould
217	SERVING RM.	Cem.	Plas.	Plas.	Wood	Plaster beam; Picture mould
218	BALCONY	Wood	Plas.	Plas.	Wood	Ceiling panels sand finish; Smooth finish on borders & beams
219	STAIR HALL	Cem.	Plas.	Plas.	Wood	Iron stairs - Cem. safety In - Iron rail - Wood hand rail - Plas. soffit
220	FLY GALLERY	Cem.	Plas.	Plas.	Wood	
221	PICTURE BOOTH	Cem.	Plas.	Plas.	Cem. met.	Auto. chutters on openings.
222	MACHINE RM.	Cem.	Plas.	Plas.	None	

SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

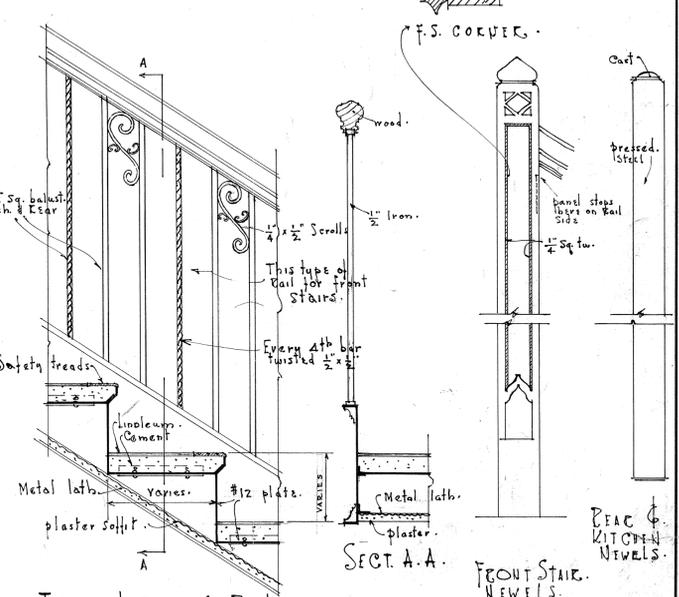
MATERIAL KEY CONCRETE BRICK CINDER TILE Wood Stud	DATE April 30, 28	BUILDING FOR EL CUEBEL SARINE COUNTRY HOME WILLIAM N. BOWMAN COMPANY T. ROBERT WIEGER ASSOCIATED ARCHITECTS DENVER, COLORADO	4 826
	CHECKED JUN. 1, 25		



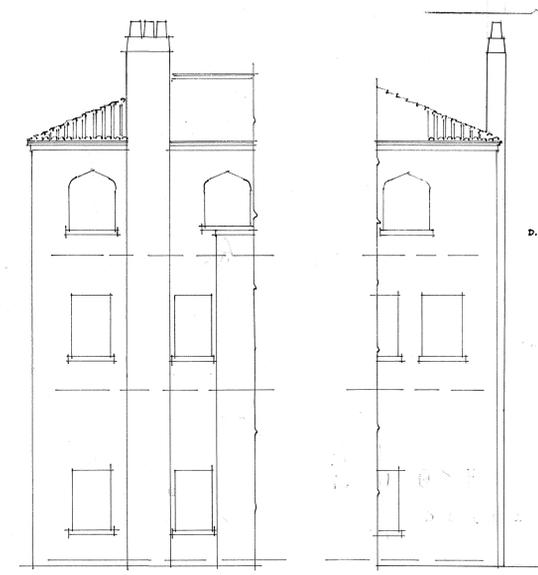
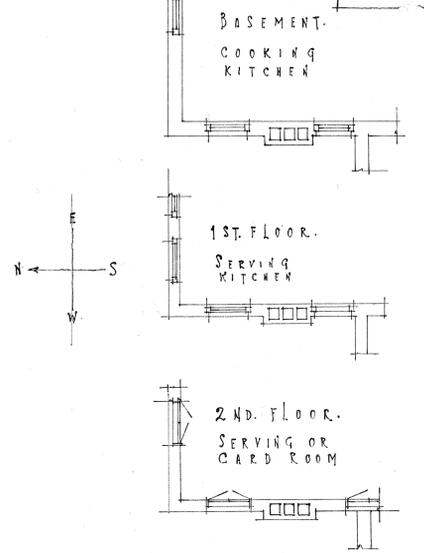
TYPICAL UNIVENT DETAIL
SCALE 3/4" = 1'-0"



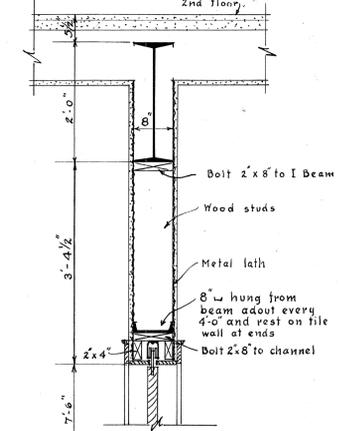
TYPICAL EAVES DETAIL
3/4" SCALE



TYPICAL TREAD & EAIL
IRON STAIR DETAILS
1/4" SCALE



ROOF PLAN
SCALE 1/8" = 1'-0"



DETAIL OF HEADER FOR ACCORDIAN DOORS
SCALE 3/4" = 1'-0"

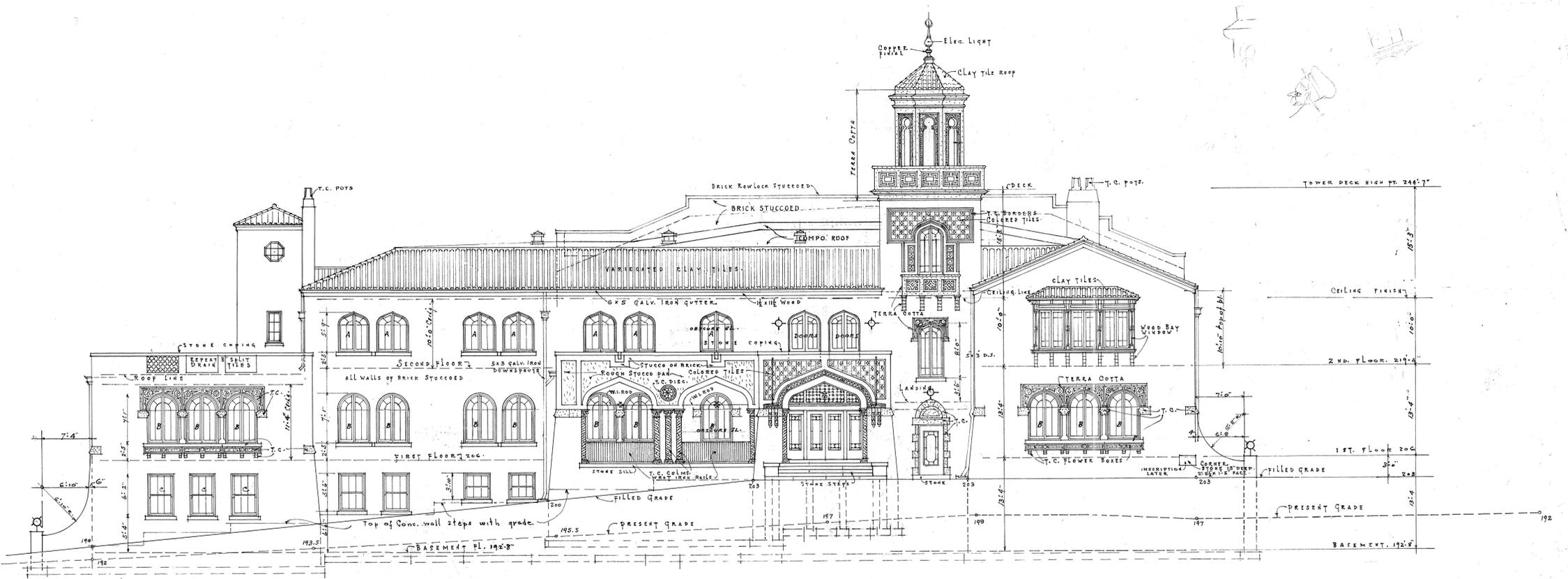
PLANS & ELEVATIONS OF NORTH WEST CORNER OF KITCHEN PART OMITTING FREIGHT ELEV. FOR ALTERNATE

MATERIAL KEY CONCRETE BRICK CINDER TILE WOOD STUD	DATE April 30-25	BUILDING FOR EL JEBEL SARINE COUNTRY HOME WILLIAM N. BOWMAN COMPANY T. ROBERT WIEGER ASSOCIATED ARCHITECTS DENVER - COLORADO	5 826
	CHECKED JUN. 1. 23		



WEST ELEVATION
SCALE 1/8" = 1'-0"

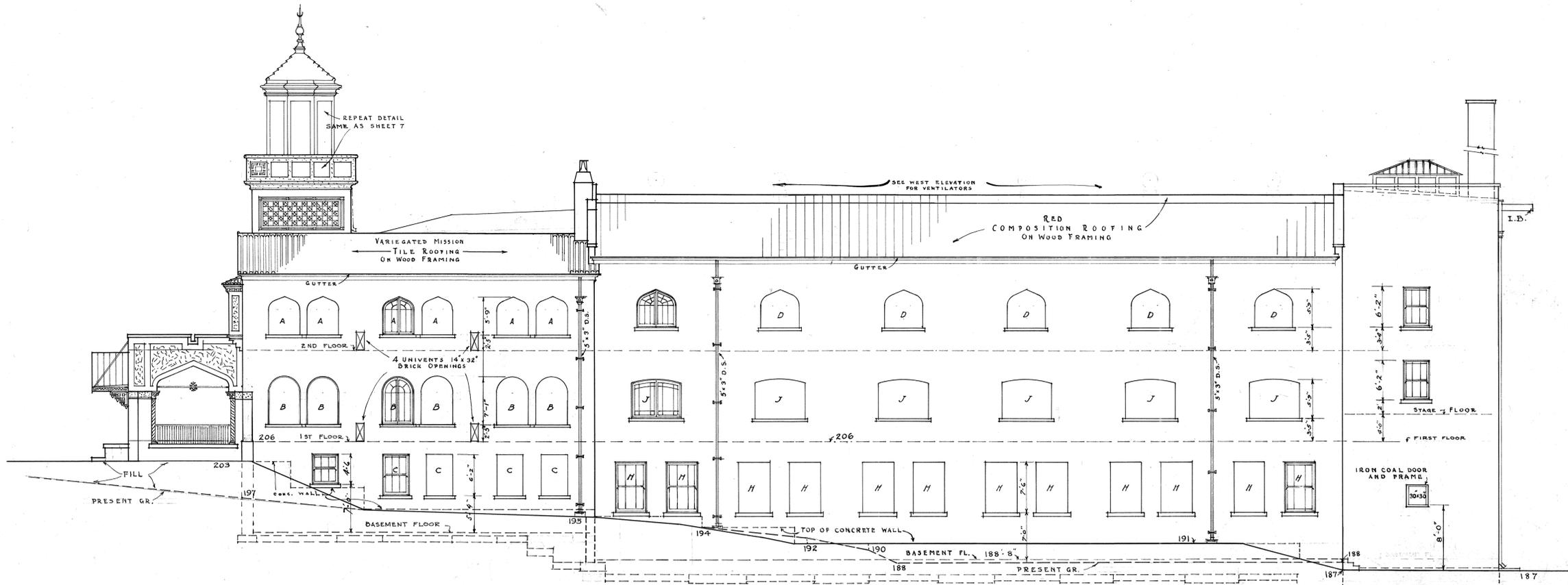
NOTE
ALL WINDOW SILLS
STONE EXCEPT WHERE
OTHERWISE MARKED.



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

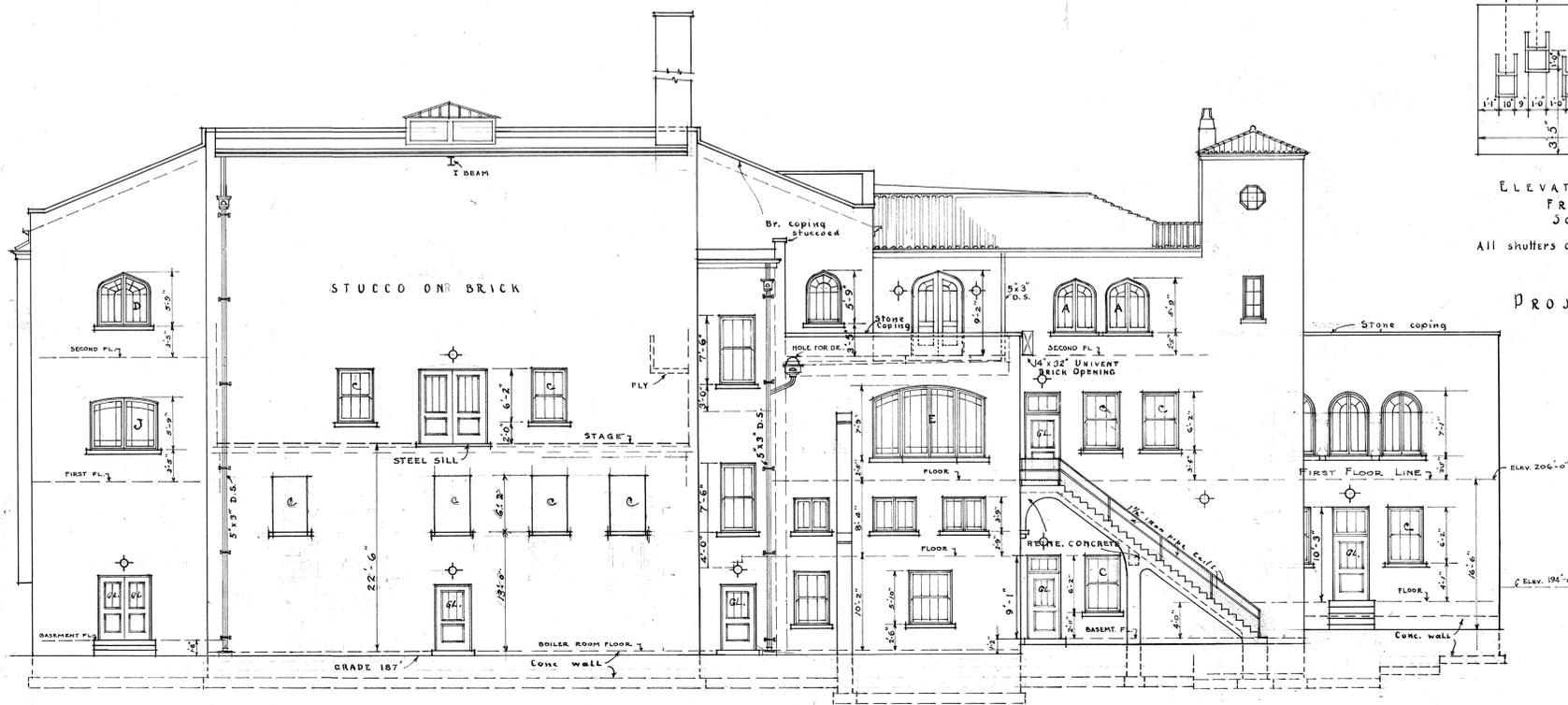
NOTE
ALL WINDOW SILLS
STONE EXCEPT WHERE
OTHERWISE MARKED.

MATERIAL KEY CONCRETE BRICK CINDER TILE WOOD STUD	DATE APRIL 30, 25	BUILDING FOR EL JEBEL SARINE COUNTRY HOME WILLIAM N. BOWMAN COMPANY T. ROBERT WIEGER ASSOCIATED ARCHITECTS DENVER, COLORADO	7 826
	CHECKED JUN 1, 25		

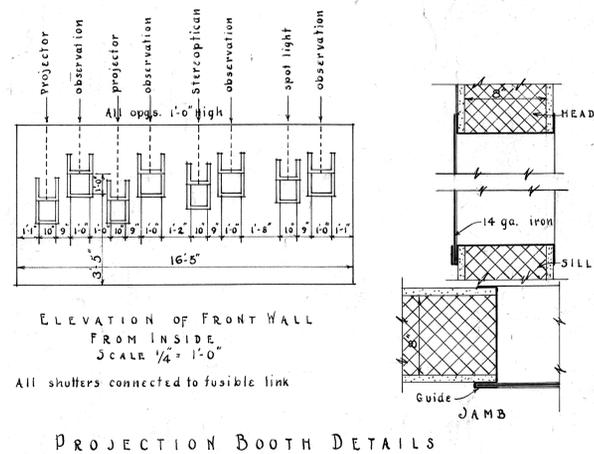


NOTE:
ALL WINDOW SILLS
STONE EXCEPT WHERE
OTHERWISE MARKED.

• EAST ELEVATION •
SCALE $\frac{1}{8}'' = 1'-0''$



• NORTH ELEVATION •

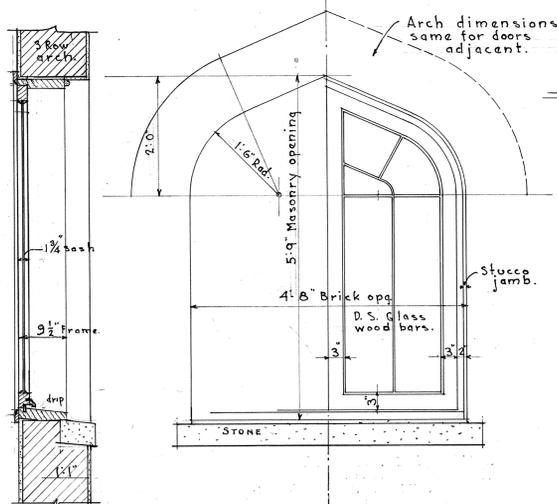


ELEVATION OF FRONT WALL
FROM INSIDE
SCALE $\frac{1}{4}'' = 1'-0''$

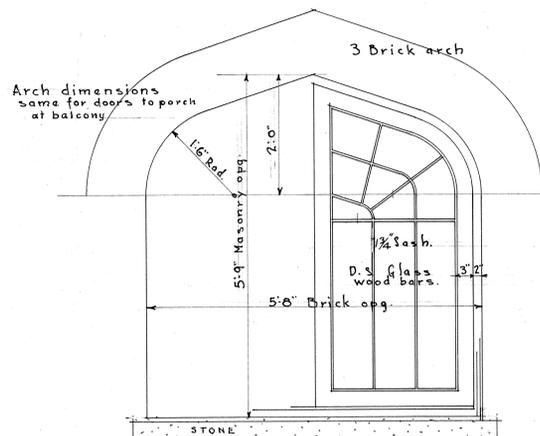
All shutters connected to fusible link

PROJECTION BOOTH DETAILS

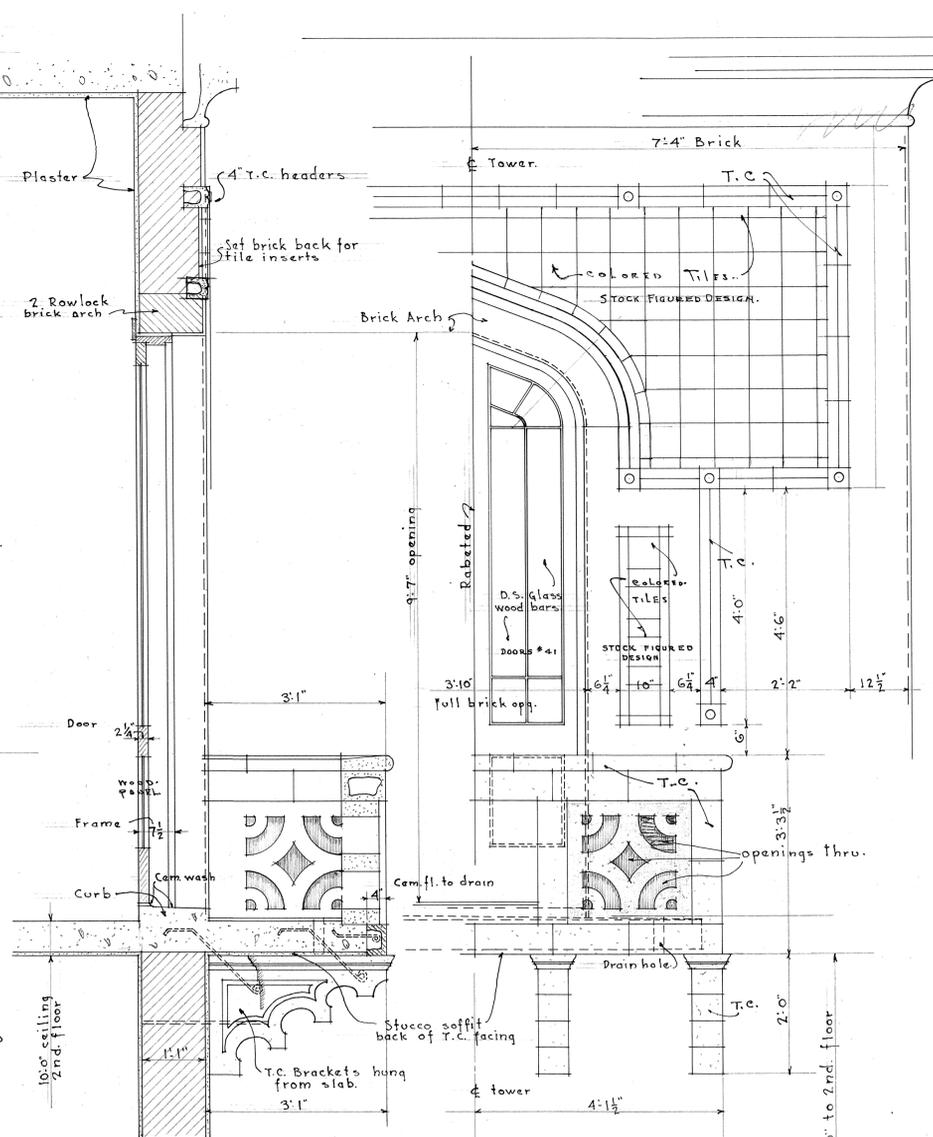
MATERIAL KEY CONCRETE BRICK CINDERTILE WOOD STUD	DATE APRIL 30-28	BUILDING FOR E. JEBEL FOR COUNTRY HOME WILLIAM N. BOWMAN COMPANY T. ROBERT WIEGER ASSOCIATED ARCHITECTS DENVER, COLORADO	8 826
	CHECKED JUN. 1, 23		



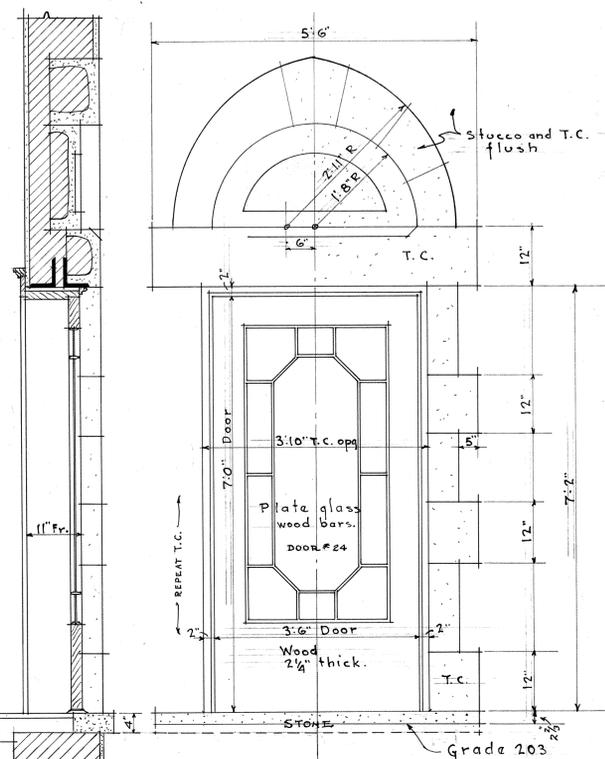
3/4 DETAIL FOR "A" CASEMENT WINDOWS.



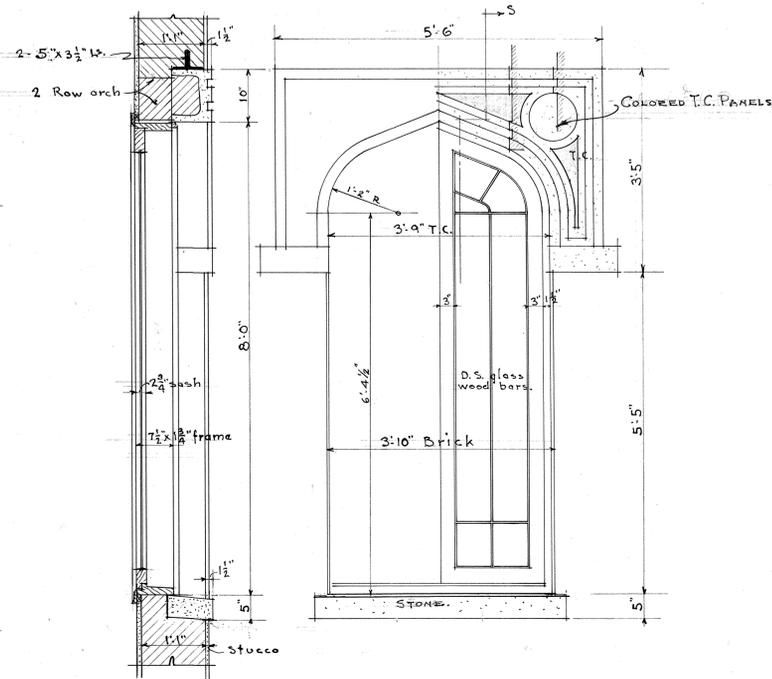
3/4 DETAIL FOR "D" CASEMENT WINDOWS



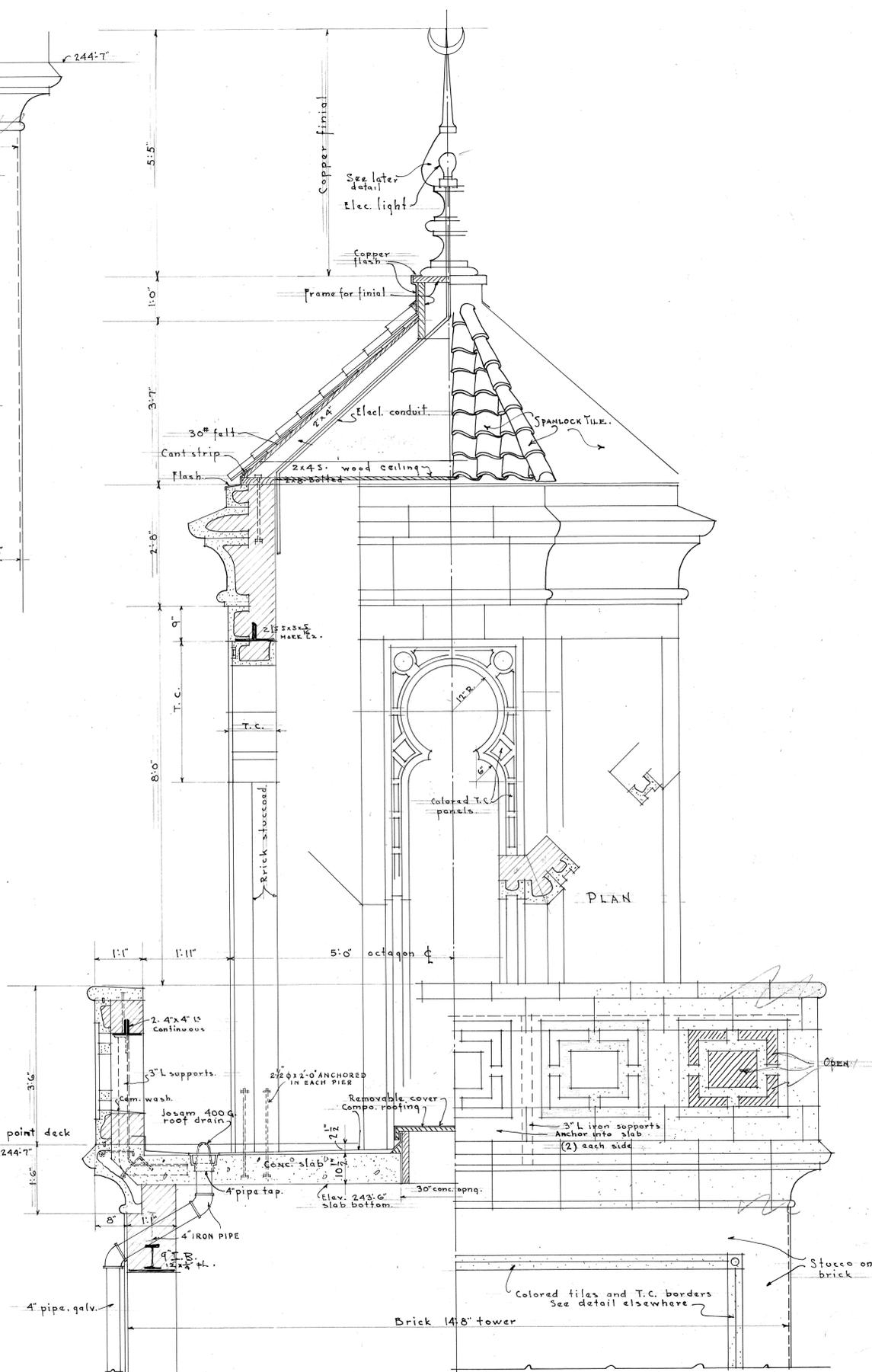
SECTION 1/2 ELEVATION
DETAIL OF UPPER TOWER TREATMENT
Scale 3/4"=1'-0"



DETAIL OF DOOR TO TOWER
AT GRADE (SOUTH ELEV)
Scale 3/4"=1'-0"

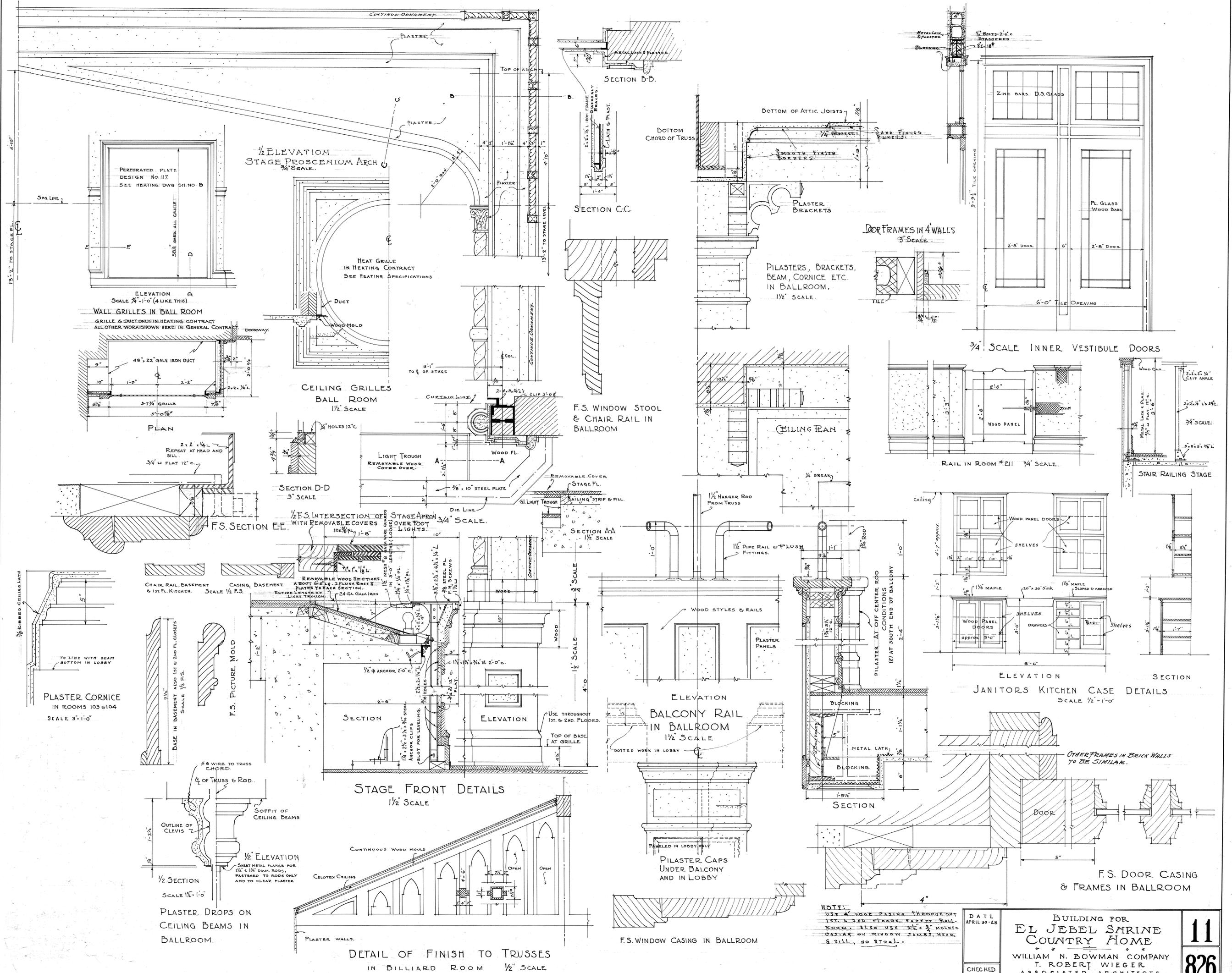


SECTION ELEVATION
DETAIL TOWER WINDOW AT LANDING
Scale 3/4"=1'-0"

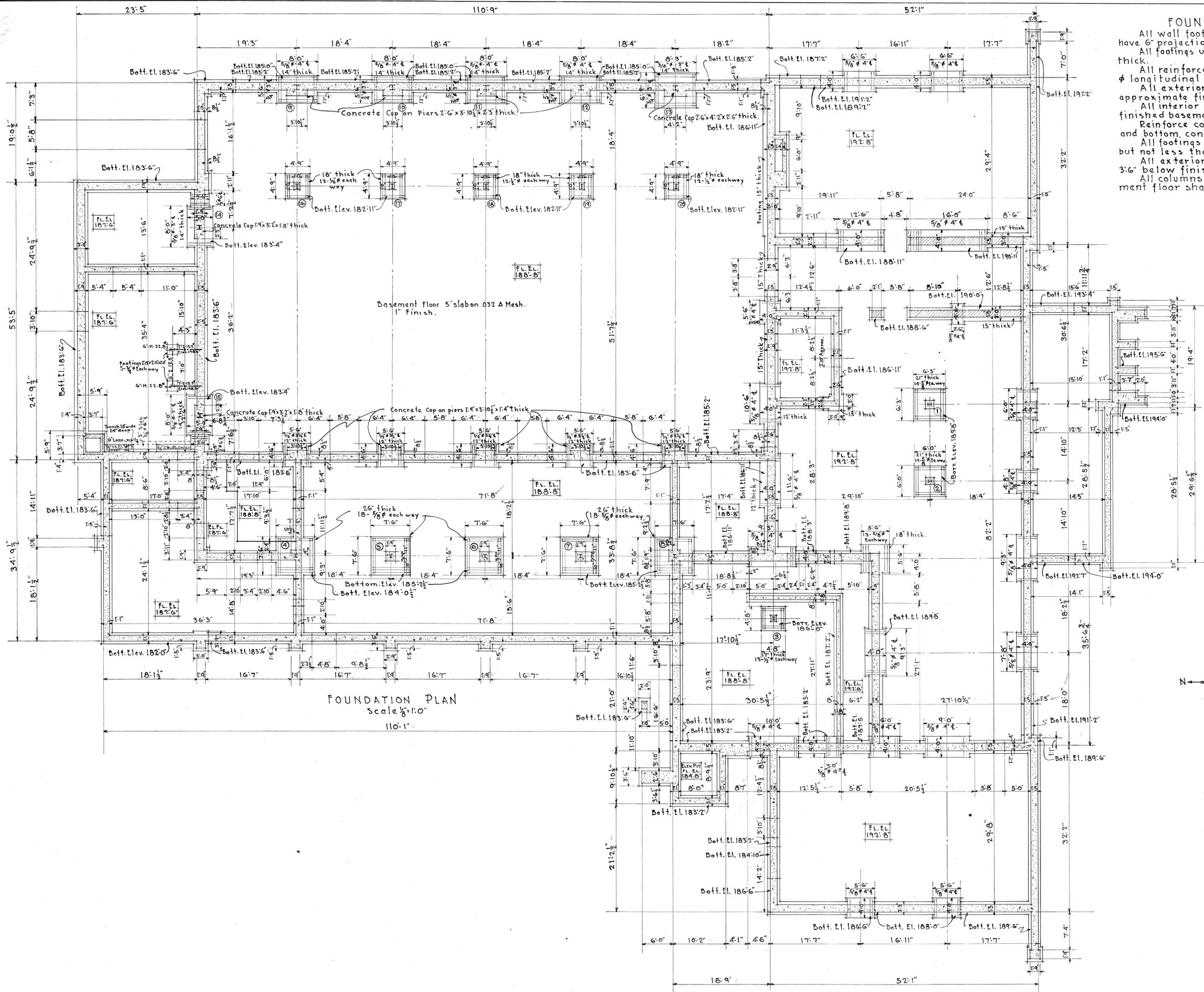


SECTION 1/2 ELEVATION
DETAIL OF TOWER PARAPET & TURRET
Scale 3/4"=1'-0"

MATERIAL KEY		DATE	BUILDING FOR EL JEBEL SARINE COUNTRY HOME	9
CONCRETE	[Symbol]	APRIL 30, 20		
BRICK	[Symbol]	CHECKED JUN. 1, 21		
CINDER-TILE	[Symbol]			
WOOD STUD	[Symbol]			



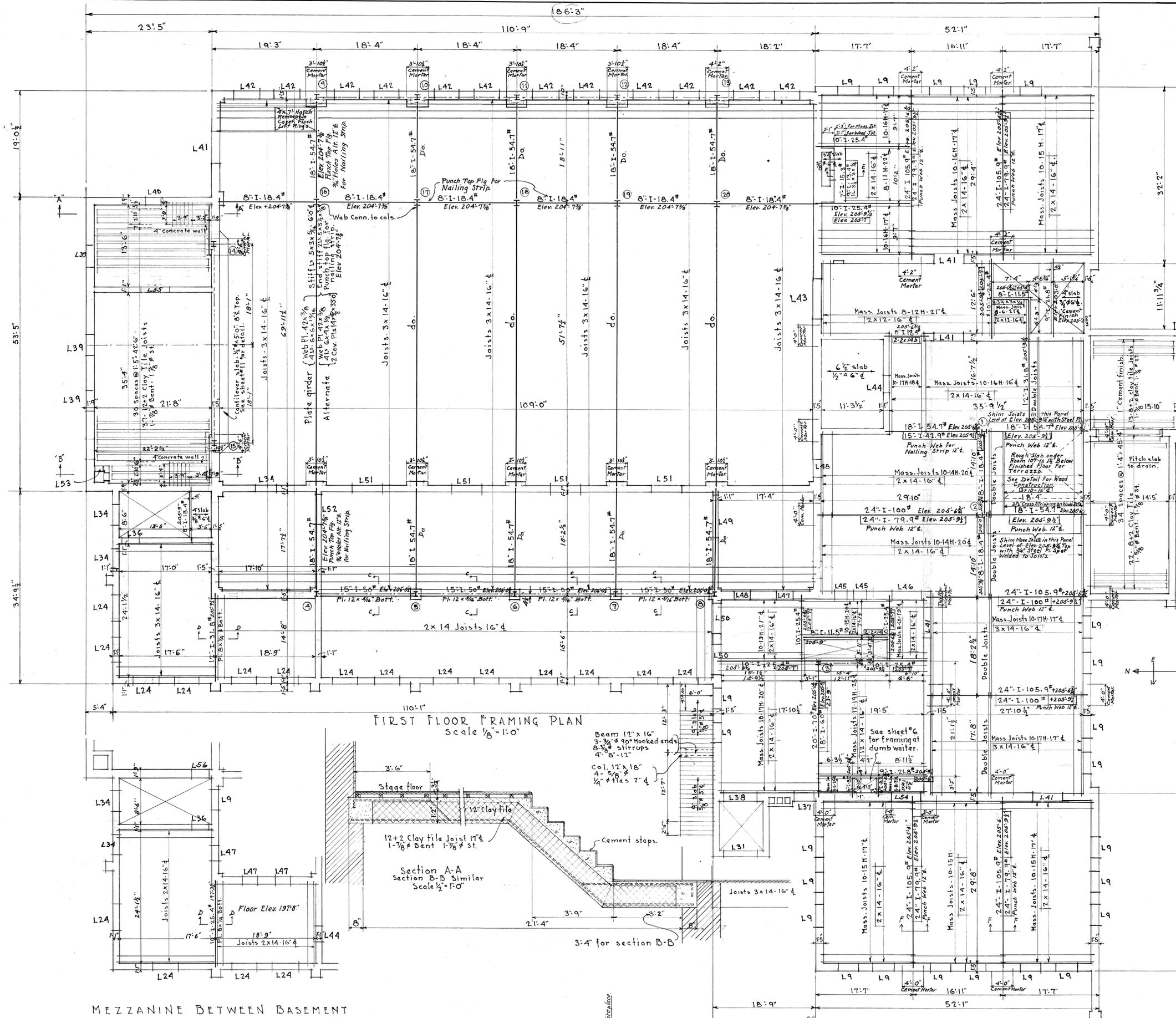
DATE APRIL 30-28 CHECKED JUN. 1, 23	BUILDING FOR EL JEBEL SARINE COUNTRY HOME WILLIAM N. BOWMAN COMPANY T. ROBERT WIEGER ASSOCIATED ARCHITECTS DENVER, COLORADO	11 826
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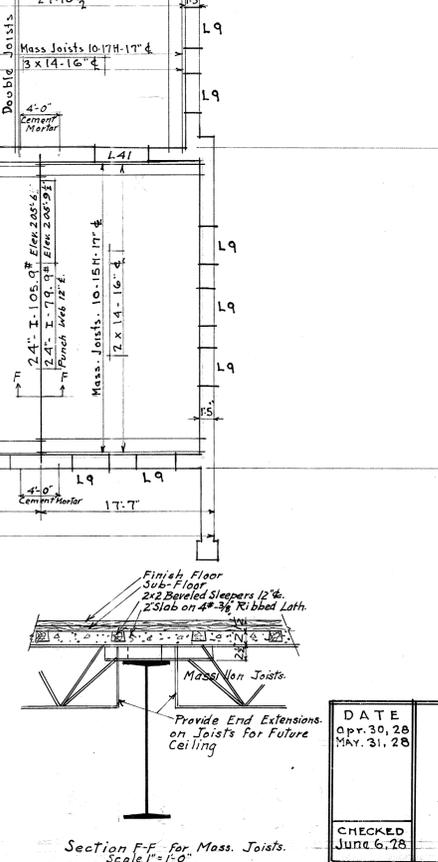
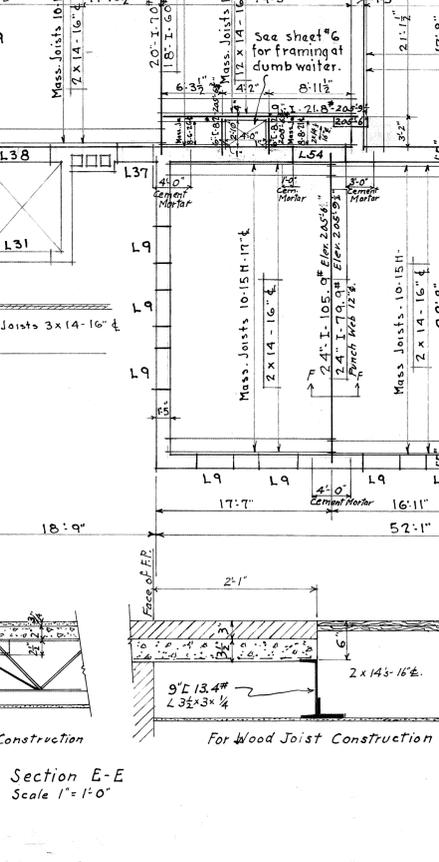
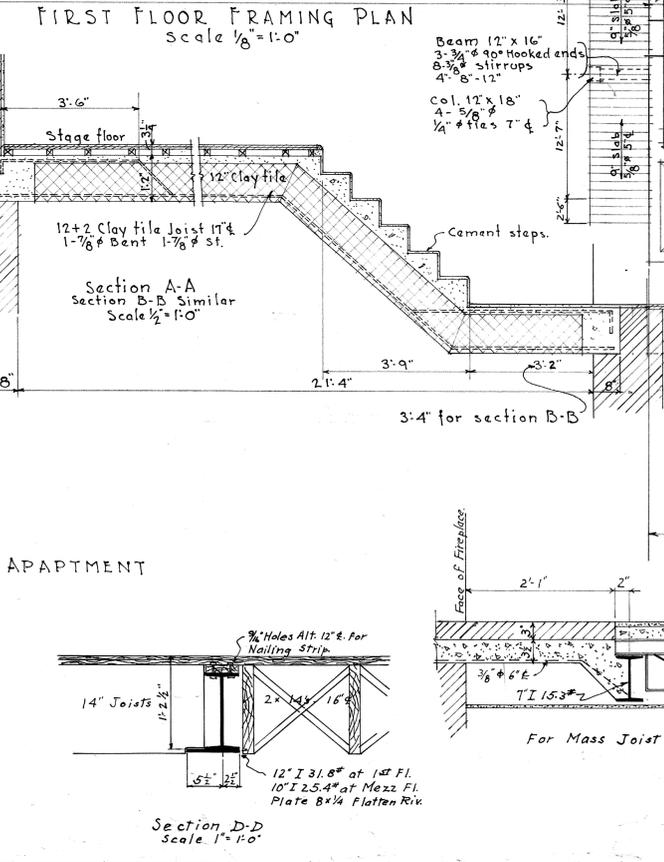
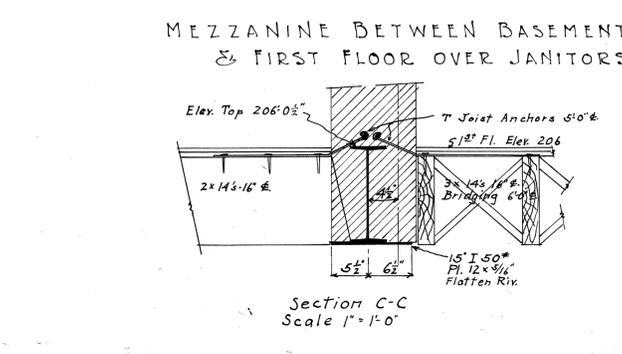
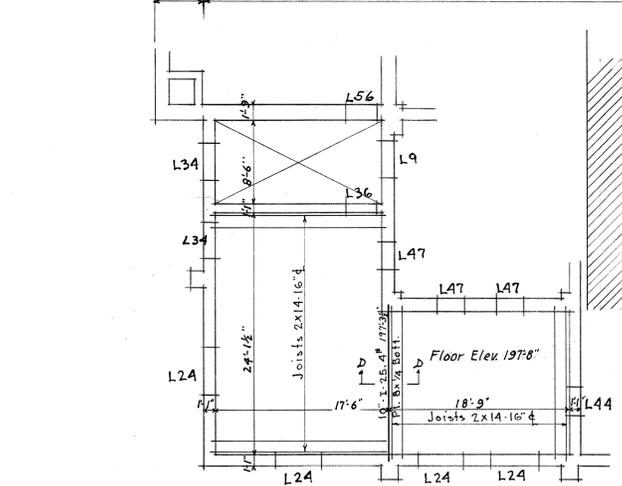
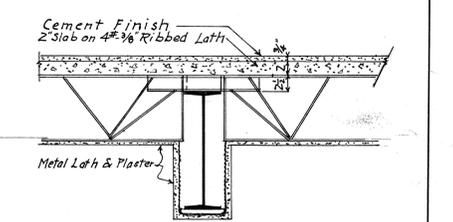
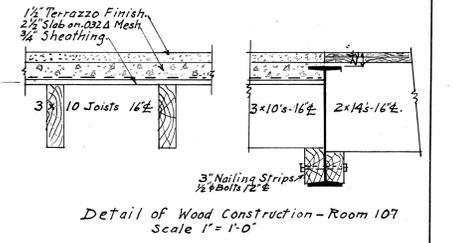
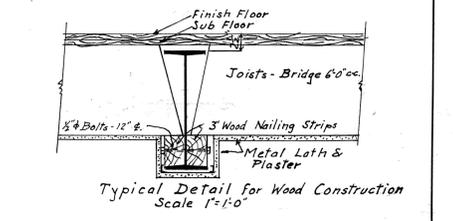
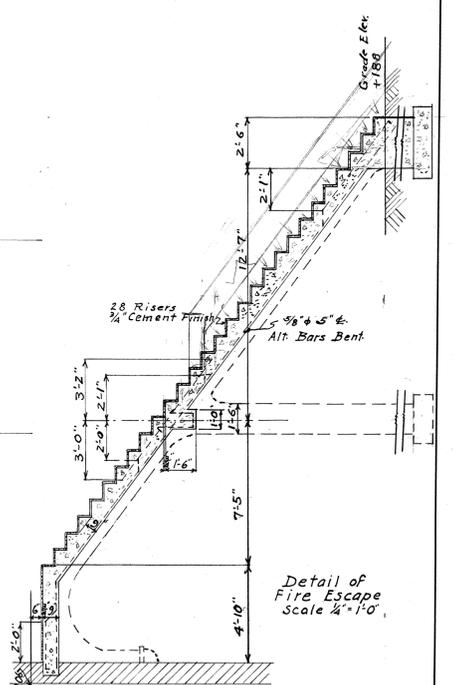
FOUNDATION PLAN
Scale 1/8"=1'-0"

FOUNDATION NOTES
 All wall footings unless otherwise noted to have 6" projection on each side of wall.
 All footings unless otherwise shown to be 12" thick.
 All reinforced wall footings to have 2-1/2" ϕ longitudinal bars.
 All exterior walls to be concrete to approximate finished grade.
 All interior walls to be concrete to 6" below finished basement floor.
 Reinforce concrete walls with 2-3/4" ϕ top and bottom continuous, lap 30" at splices.
 All footings to be carried to good bearing, but not less than 1'-6" below present grade.
 All exterior footings to be not less than 3'-6" below finished grade.
 All columns and base plates below basement floor shall be covered with 2" of concrete.

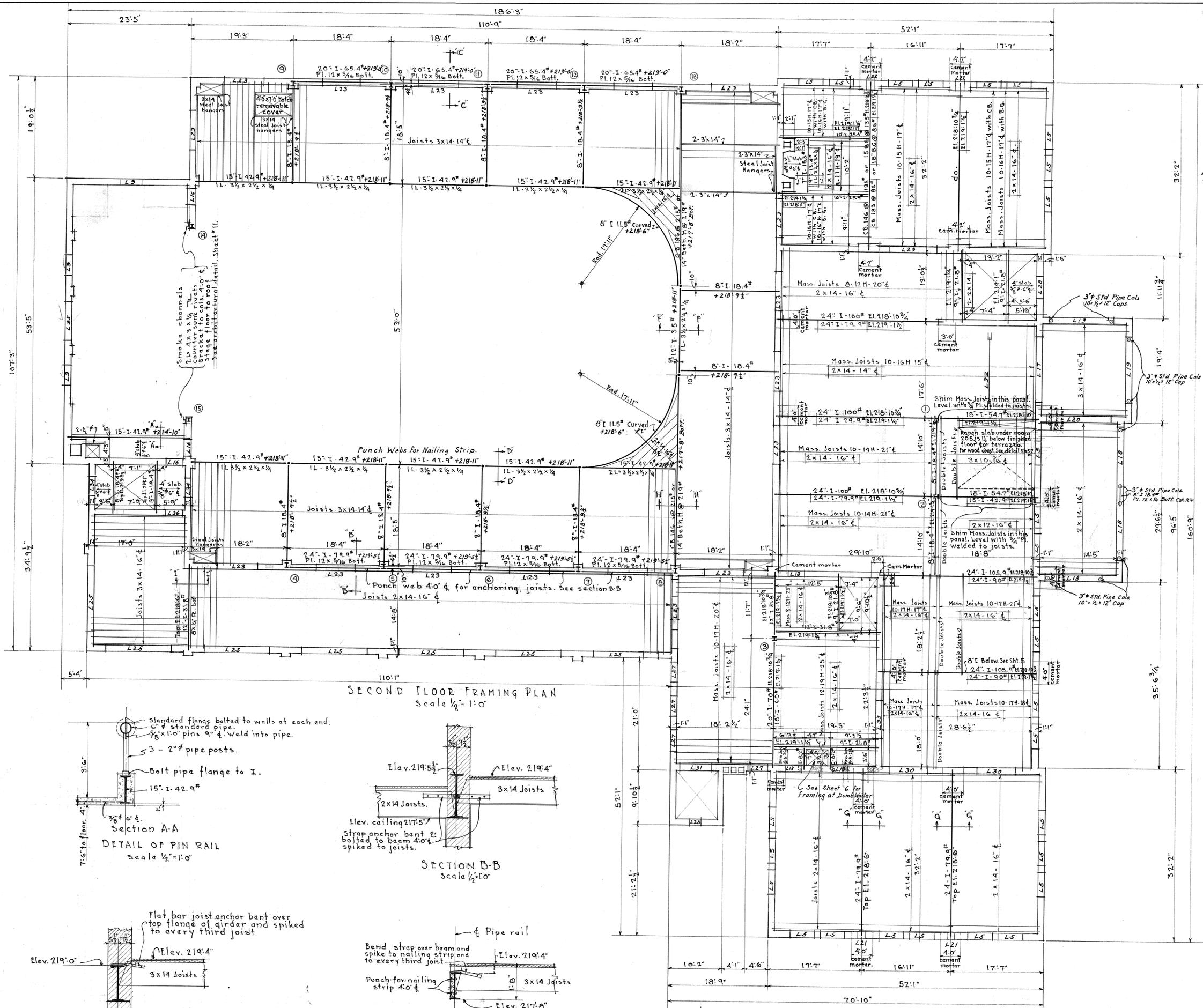
DATE Apr. 30, 28 May. 31, 28	BUILDING FOR EL JEBEL SARINE COUNTRY HOME WILLIAM N. BOWMAN COMPANY T. ROBERT WIEGER ASSOCIATED ARCHITECTS DENVER, COLORADO	S1 826
CHECKED June 6, 28		



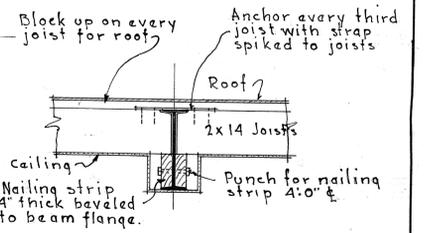
- GENERAL NOTES**
1. Metal Joists to be designed for a unit stress of 16000 pounds per square inch.
 2. Joists to be bridged not over 6'-0". Bridging for metal joists to be stranded wire, wrapped alternately around top & bottom flange and twisted tight.
 3. Slab over metal joists 2" concrete on 4# 3/8" ribbed lath. Temperature reinforcement 1/4" #12 @ right angles to lath ribs.
 4. Cement finish on rough slab where indicated on general plans.
 5. In main dining room under wood floor imbed 1x2 beveled sleepers 12" in concrete slab at right angle to the joists. The sleepers shall be wired to the joists and blocked up to level slightly above the concrete slab.
 6. Where two sizes of beams are indicated on the plans the beams shown thus: 24"-I-79.9" is for the wood floor alternate.
 7. All brick piers and sections of wall carrying concentrated load shall be laid up in cement mortar.



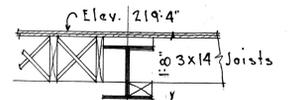
DATE OCT. 30, 28 MAY. 31, 28	BUILDING FOR EL JEBEL SARINE COUNTRY HOME WILLIAM N. BOWMAN COMPANY T. ROBERT WIEGER ASSOCIATED ARCHITECTS DENVER - COLORADO	S2 826
CHECKED JUN. 6, 28		



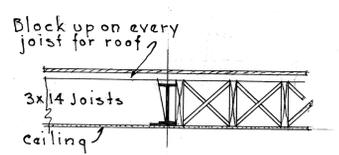
SECOND FLOOR FRAMING PLAN
Scale 1/2"=1'-0"



SECTION G-G
Scale 1/2"=1'-0"

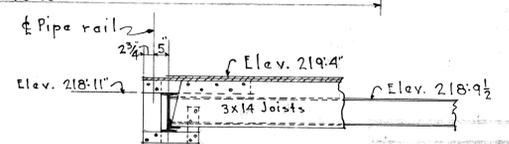
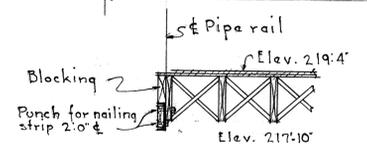
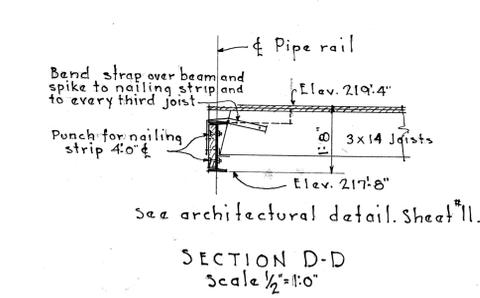
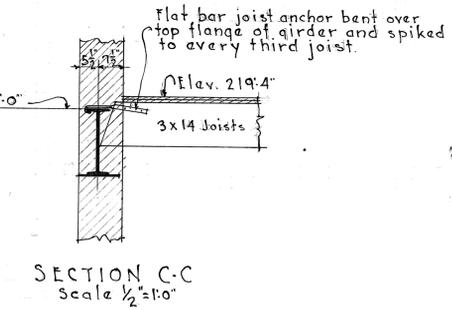
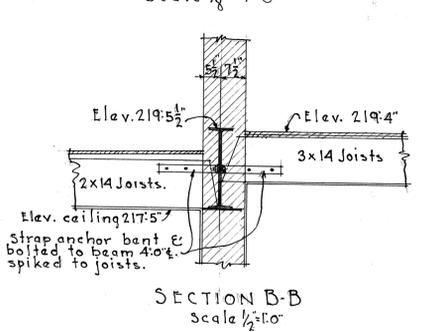
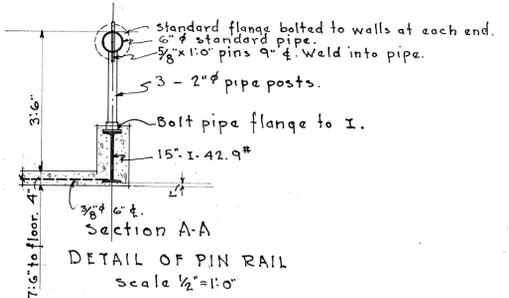


SECTION H-H
Scale 1/2"=1'-0"

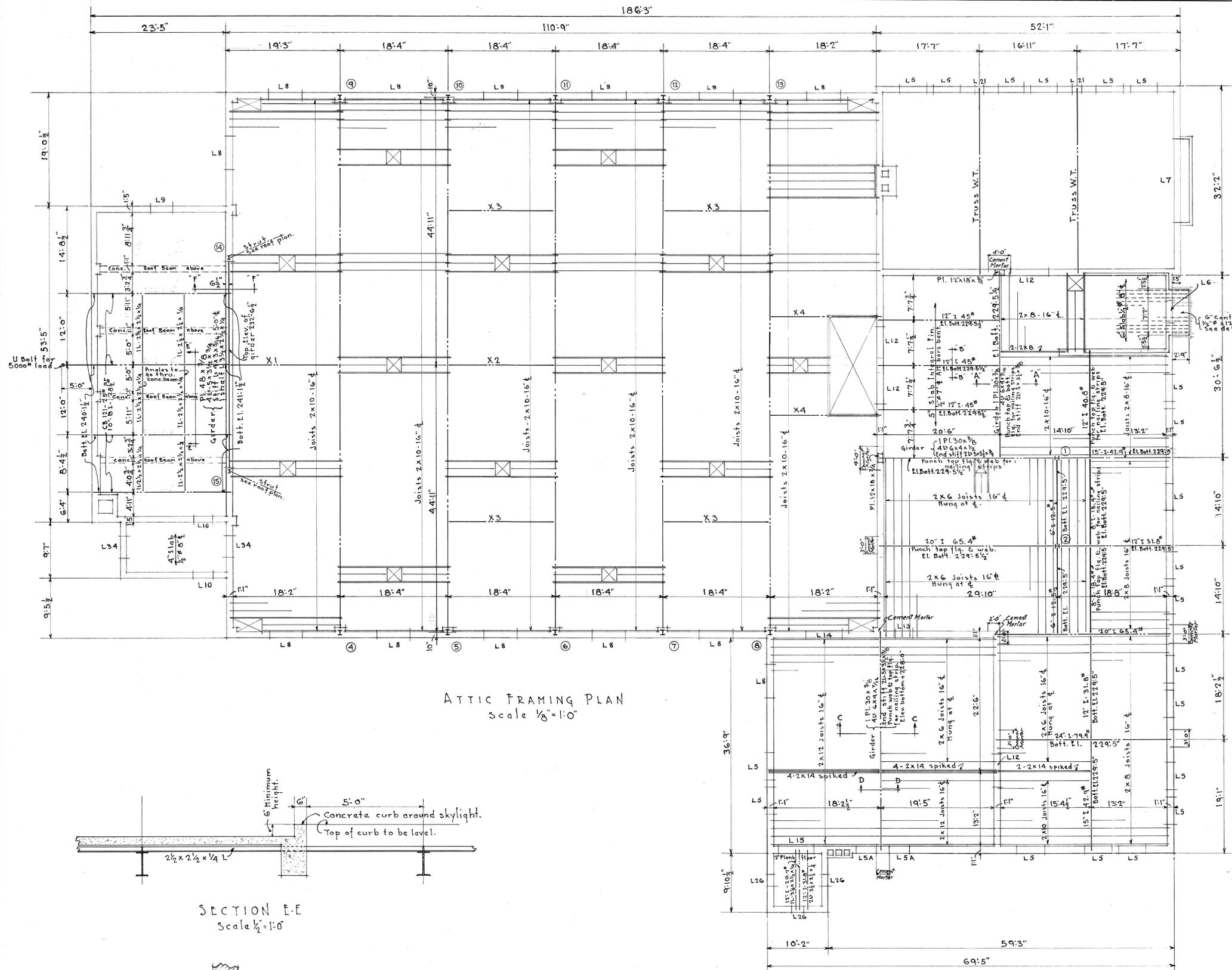


SECTION I-I
Scale 1/2"=1'-0"

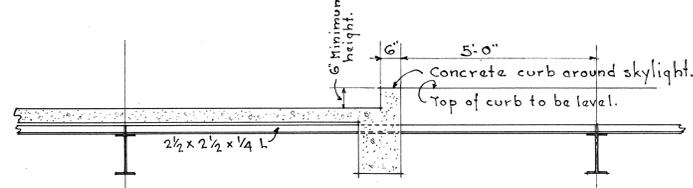
FOR SECTION J-J SEE SECTION
E-E ON SHEET S2



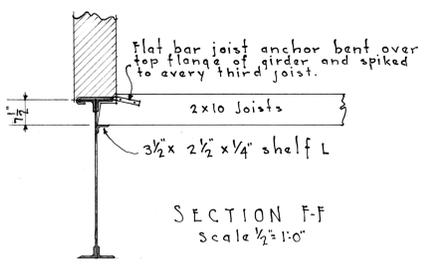
DATE APR 30 28 MAY 31 28	BUILDING FOR EL JEBEL SARINE COUNTRY HOME	S3
CHECKED JUN 6 28	WILLIAM N. BOWMAN COMPANY T. ROBERT WIEGER ASSOCIATED ARCHITECTS DENVER, COLORADO	



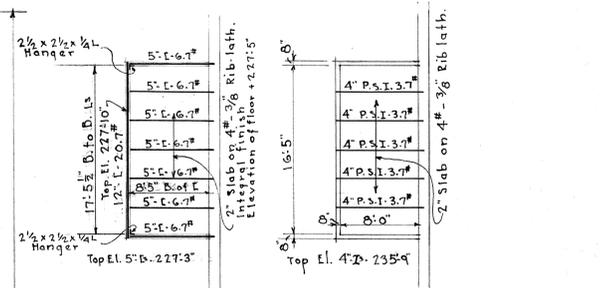
ATTIC FRAMING PLAN
scale 1/8"=1'-0"



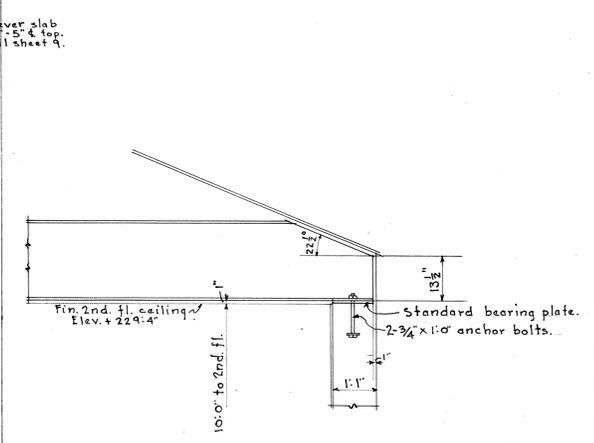
SECTION E-E
scale 1/2"=1'-0"



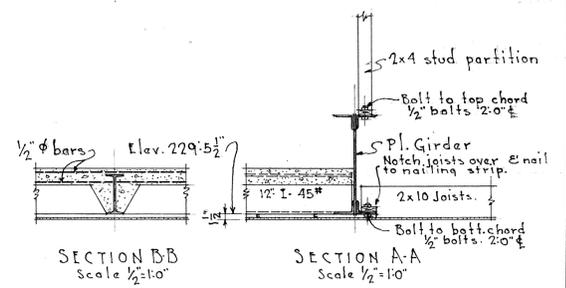
SECTION F-F
scale 1/2"=1'-0"



PLAN OF PICTURE BOOTH FLOOR.
PLAN OF PICTURE BOOTH CEILING.

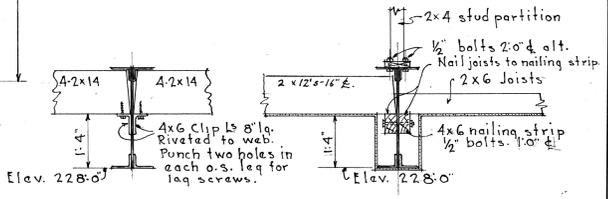


TYPICAL DETAIL OF END OF ALL ATTIC BEAMS BEARING ON EXTERIOR WALLS.
scale 1/2"=1'-0"



SECTION B-B
scale 1/2"=1'-0"

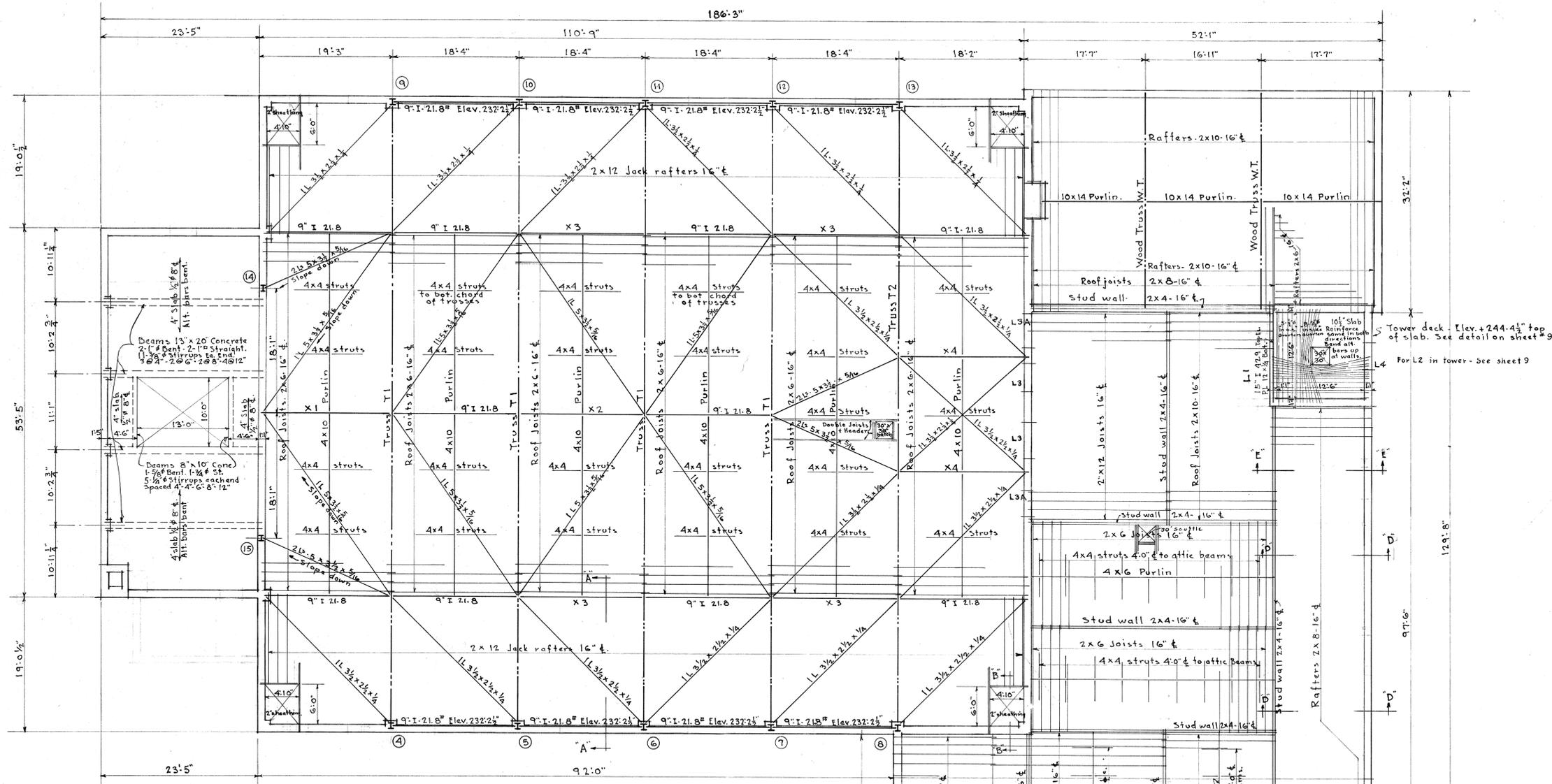
SECTION A-A
scale 1/2"=1'-0"



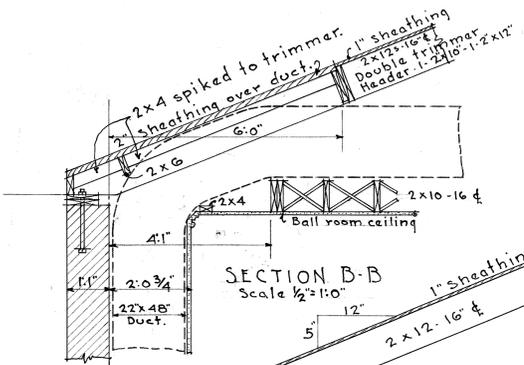
SECTION D-D
scale 1/2"=1'-0"

SECTION C-C
scale 1/2"=1'-0"

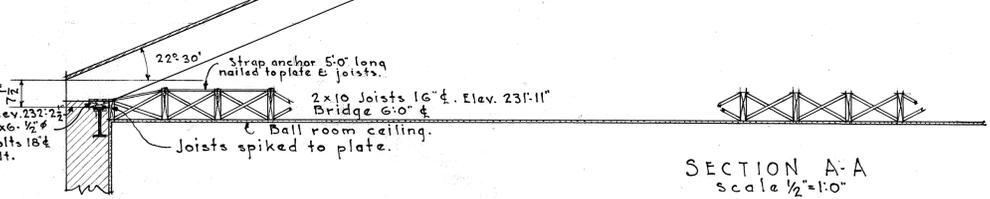
DATE Apr 30, 28 MAY 31, 28	BUILDING FOR EL JEBEL SARINE COUNTRY HOME WILLIAM N. BOWMAN COMPANY T. ROBERT WIEGER ASSOCIATED ARCHITECTS DENVER, COLORADO	S4 826
CHECKED June 6, 28		



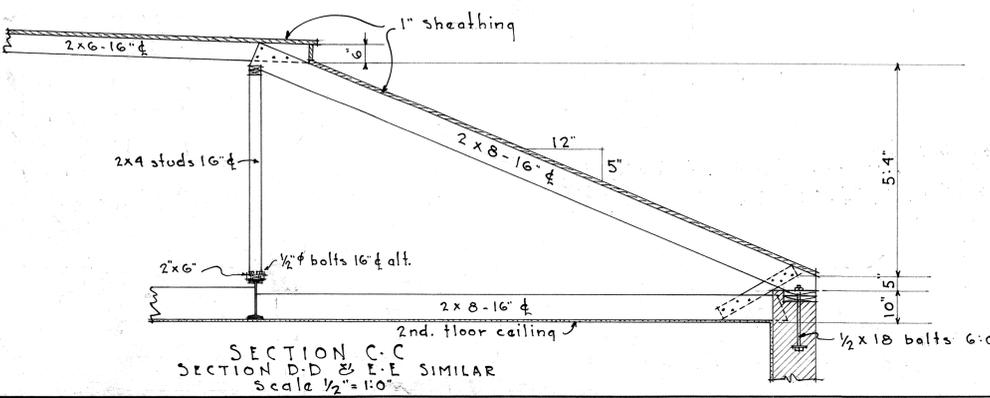
ROOF FRAMING PLAN
Scale 1/8"=1'-0"



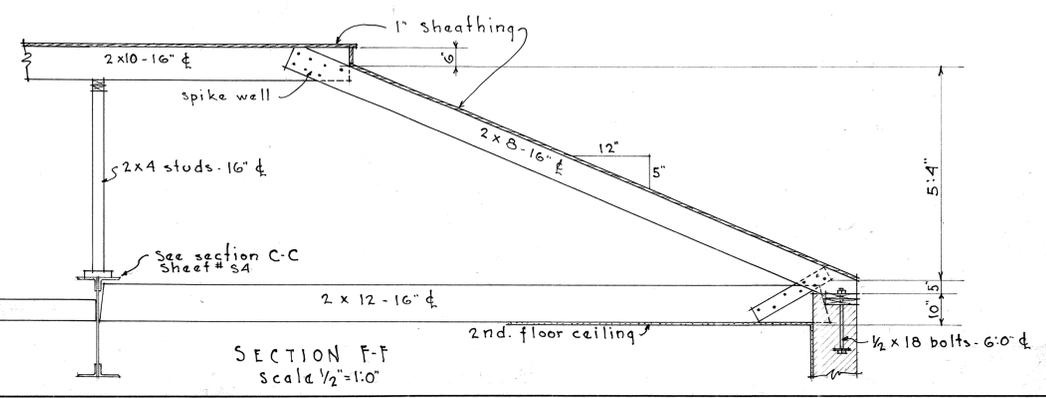
SECTION B-B
Scale 1/2"=1'-0"



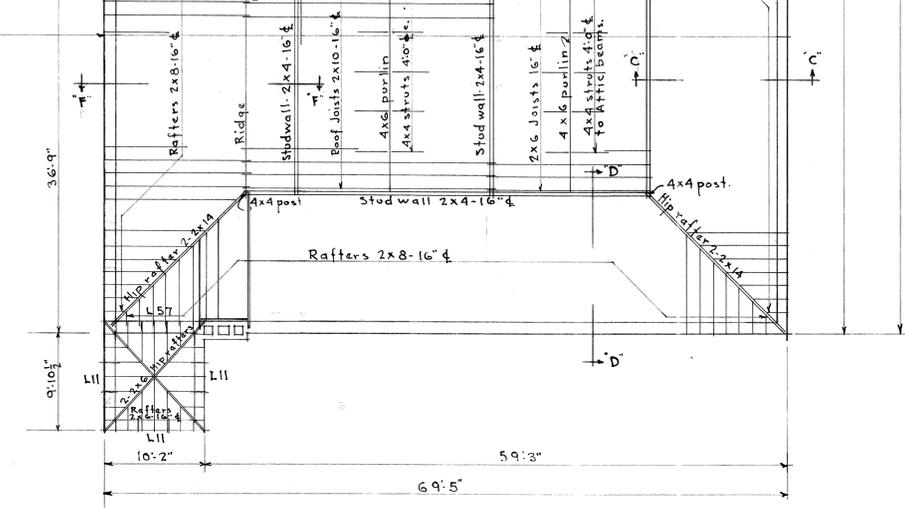
SECTION A-A
Scale 1/2"=1'-0"



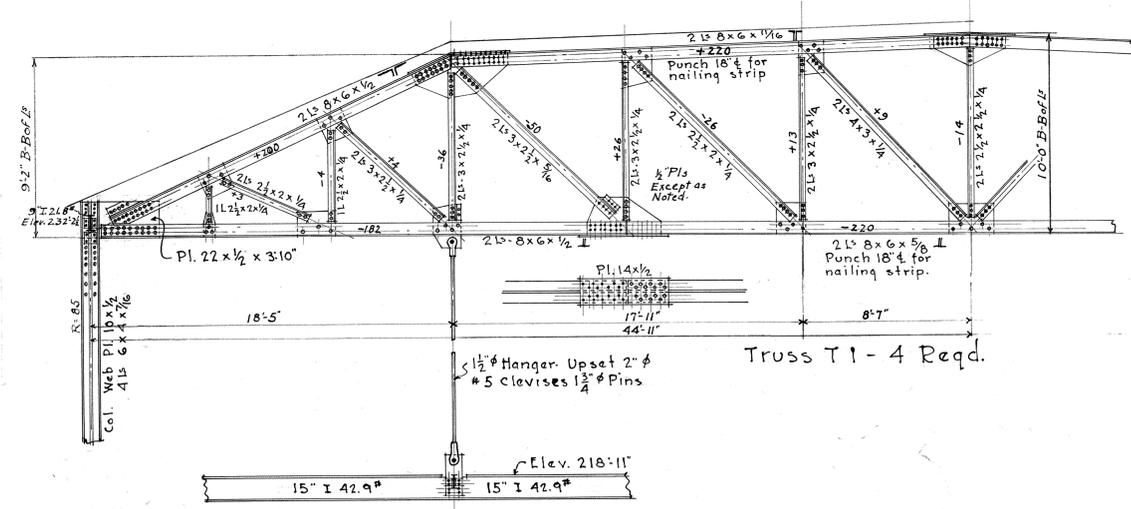
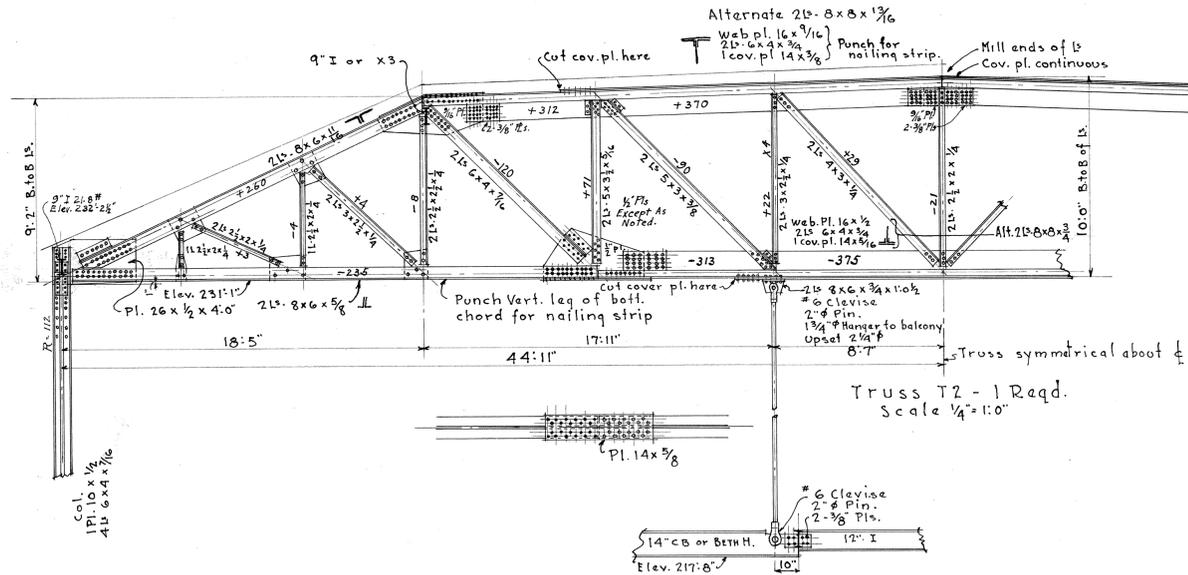
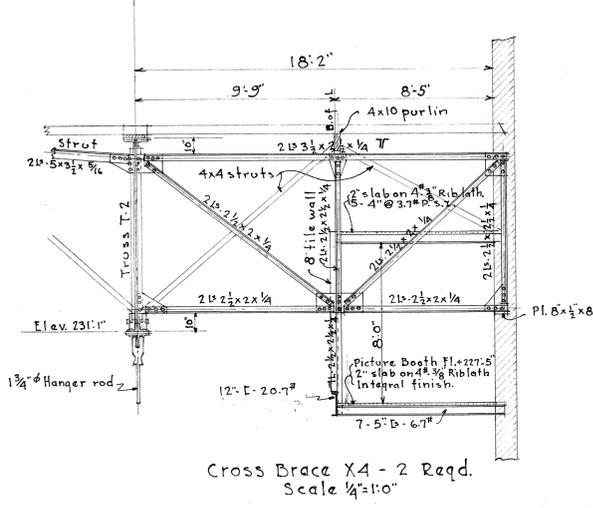
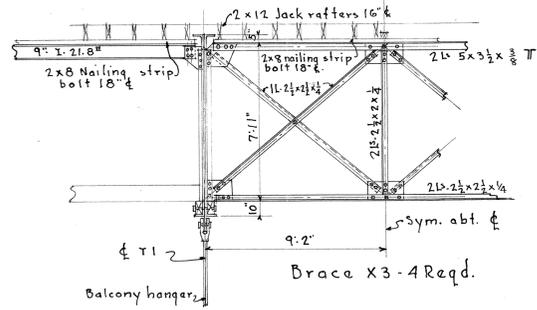
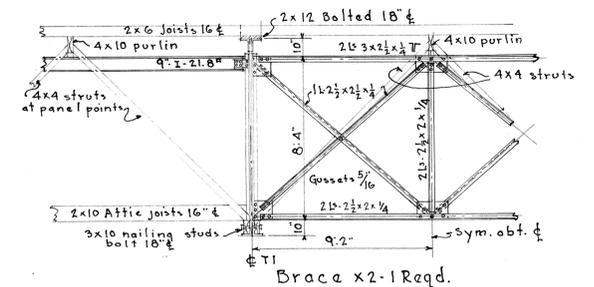
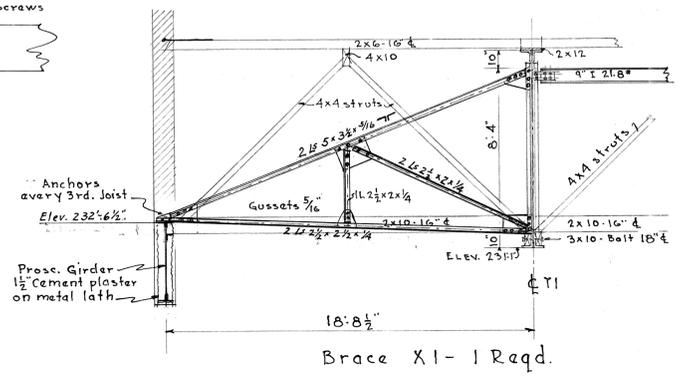
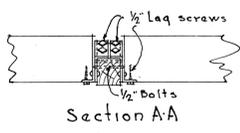
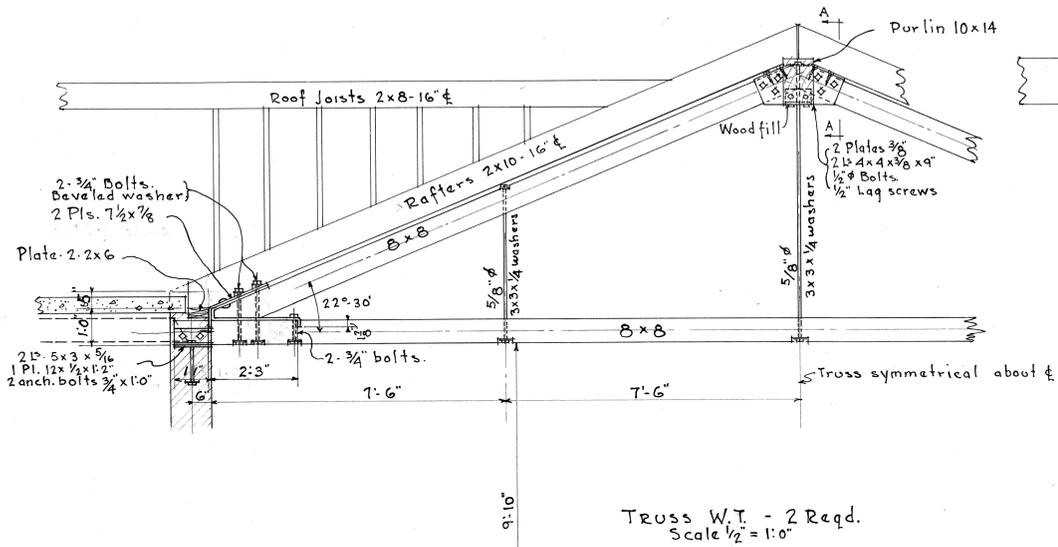
SECTION C-C
SECTION D-D & E-E SIMILAR
Scale 1/2"=1'-0"



SECTION F-F
Scale 1/2"=1'-0"



DATE Apr 30, 28 MAY 31, 28	BUILDING FOR EL JEBEL SARINE COUNTRY HOME WILLIAM N. BOWMAN COMPANY T. ROBERT WIEGER ASSOCIATED ARCHITECTS DENVER - COLORADO	S5 826
CHECKED JUNE 6, 28		



COLUMN SCHEDULE							
COLUMN NUMBER	1	2	3	16-17-18-19-20	9-10-11-12-13	14-15	4-5-6-7-8
ELEV. TOP OF COLUMNS	+231'-11 1/2"	+231'-1 1/2"			+232'-11"	+232'-6 1/2"	+232'-11"
2ND. FL. ELEV. 219'-4"	6"-H-37.7"	8"-H-32.6"	+218'-10 3/4"		Web. Pl. 10 x 7/16 4L3-6 x 4 x 7/16	Web. Pl. 10 x 3/8 4L3-6 x 4 x 7/16	Web. Pl. 10 x 1/2 4L3-6 x 4 x 7/16
1ST. FL. ELEV. 206'-0"	6"-C-B-3 @ 48" or 8"-B-H @ 48.5"	6"-C-B-3 @ 48" or 8"-B-H @ 48.5"	8"-H-37.7"	+204'-7 3/8"			
BASE PLATE SIZE	20x20x2	18x20x2	15x14x1 1/4	15x14x1 1/4	20x20x2	14x18x1 1/4	24x21x2 1/2
ELEVATION TOP OF BASE SLAB	+191'-8"	+191'-8"	+187'-8"	+184'-8"	+202'-0"	+204'-6"	+187'-8" Col. 5 +196'-6" Col. 7

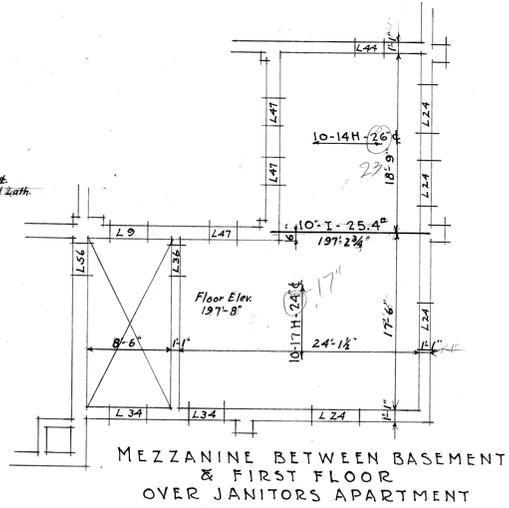
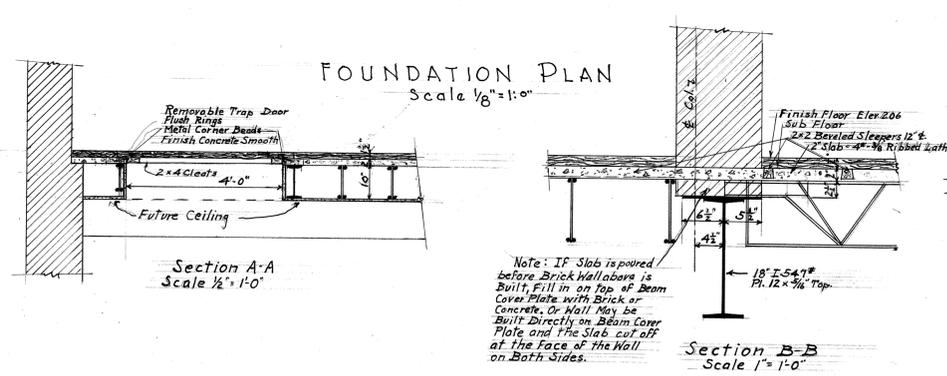
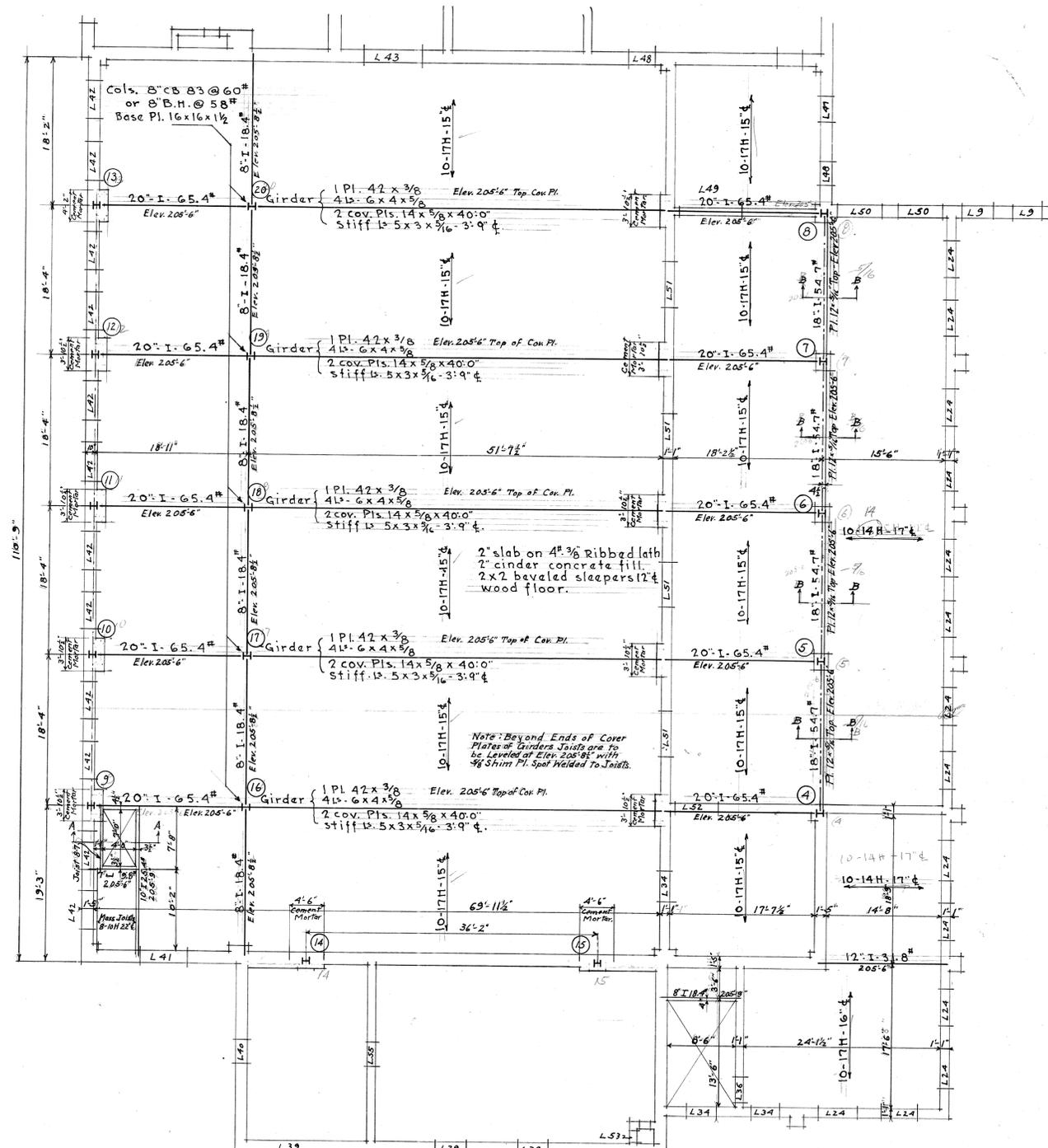
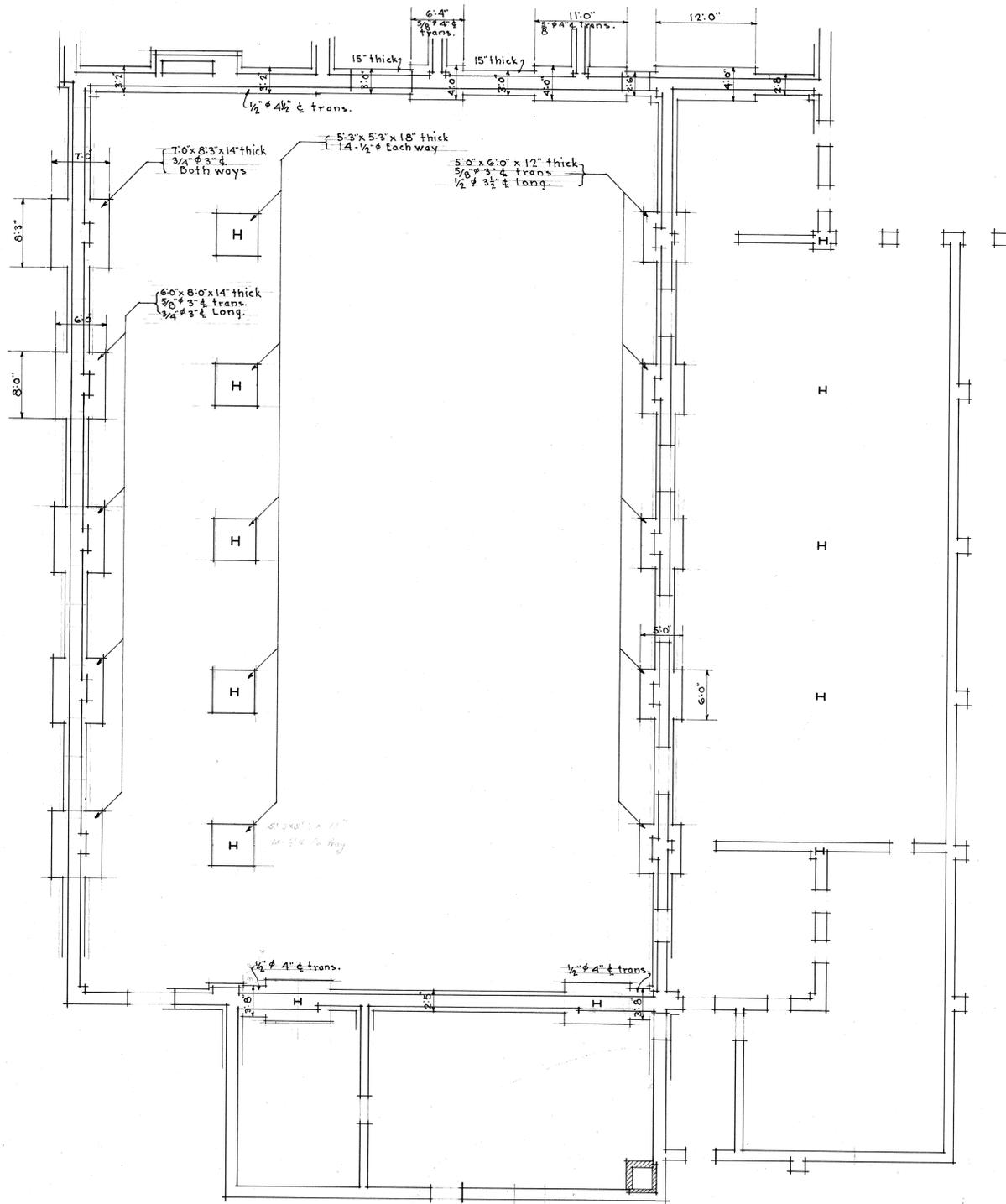
LINTEL SCHEDULE					
Mark	No. Req'd.	Section	Opp. Size	End Bear.	Remarks
L57	1	Wood Linel.	2'-10"		
L56	1	5 L3 3/2 x 3 1/2 x 1/4	3'-4"	6"	
L55	1	3 L3 5/2 x 3 1/2 x 1/4	5'-4"	8"	
L54	1	2-10" B. 25.4"	5'-8"	1'-0"	1" G.P. Seps. 18" c.
L1	1	9" I. 21.8"	8'-0"	8"	I
L2	8	2 L3 5/2 x 3 1/2 x 1/4	3'-1"	6"	IL See sheet 9
L5	2	3 L3 5/2 x 3 1/2 x 1/4	6'-2"	6"	
L4	1	BRICK ARCH	3'-10"		See detail Sh.9
L5A	2	BRICK ARCH	4'-8"		
L6	1	2 L3 5/2 x 3 1/2 x 1/4	3'-6"	6"	See detail Sh.9
L7	1	14" I. 21.8"	14'-0"	10"	See detail Sh.9
L8	13	BRICK ARCH	5'-8"		See detail Sh.9
L9	28	4 L3 3/2 x 3 1/2 x 1/4	3'-10"	8"	
L10	1	3 L3 3/2 x 3 1/2 x 1/4	3'-0"	6"	
L11	3	12" C. CONCRETE	3'-0"	6"	Form to octagonal window head
L12	4	3 L3 5/2 x 3 1/2 x 1/4	5'-8"	6"	
L13	4	3 L3 3/2 x 3 1/2 x 1/4	3'-4"	6"	
L14	1	3 L3 5/2 x 3 1/2 x 1/4	6'-8"	6"	
L15	1	10" I. 25.4"	6'-2"	8"	12" I. 20.7" Jamb.
L16	4	4 L3 3/2 x 3 1/2 x 1/4	3'-4"	6"	
L17	1	BRICK ARCH	12'-0"		
L18	3	BRICK ARCH	9'-8"		
L19	2	BRICK ARCH	11'-1"		
L20	1	BRICK ARCH	12'-3"		
L21	4	3 L3 3/2 x 3 1/2 x 1/4	1'-6"	6"	
L22	2	4 L3 3/2 x 3 1/2 x 1/4	1'-6"	6"	
L23	18	Brick Arch	7'-4"		
L24	18	3 L3 5/2 x 3 1/2 x 1/4	4'-8"	8"	
L25	7	Brick Arch	12'-2"		
L26	4	3 L3 3/2 x 3 1/2 x 1/4	2'-0"	6"	
L27	4	3 L3 3/2 x 3 1/2 x 1/4	3'-10"	6"	
L28	1	2 L3 5/2 x 3 1/2 x 1/4	3'-10"	8"	
L29	3	Brick Arch	See plan		
L30	2	3 L3 5/2 x 3 1/2 x 1/4	7'-4"	8"	
L31	2	2 L3 5/2 x 3 1/2 x 1/4	6'-2"	8"	12" I. 20.7" Jamb.
L32	1	8" I. 18.4"	12'-0"	8"	
L33	1	3 L3 5/2 x 3 1/2 x 1/4	6'-10"	8"	
L34	8	3 L3 3/2 x 3 1/2 x 1/4	3'-10"	6"	
L35	1	4 L3 5/2 x 3 1/2 x 1/4	7'-4"	8"	
L36	3	3 L3 3/2 x 3 1/2 x 1/4	3'-4"	6"	
L37	1	4 L3 3/2 x 3 1/2 x 1/4	3'-10"	8"	
L38	1	3 L3 5/2 x 3 1/2 x 1/4	6'-2"	8"	12" I. 20.7" Jamb.
L39	3	5 L3 3/2 x 3 1/2 x 1/4	3'-10"	8"	
L40	1	5 L3 3/2 x 3 1/2 x 1/4	2'-6"	6"	
L41	5	4 L3 5/2 x 3 1/2 x 1/4	5'-8"	8"	
L42	12	4 L3 5/2 x 3 1/2 x 1/4	4'-8"	8"	
L43	1	4 L3 6" x 4" x 3/8"	7'-4"	8"	
L44	2	3 L3 3/2 x 3 1/2 x 1/4	2'-10"	6"	
L45	2	4 L3 3/2 x 3 1/2 x 1/4	2'-4"	6"	
L46	1	4 L3 5/2 x 3 1/2 x 1/4	5'-10"	8"	
L47	4	4 L3 3/2 x 3 1/2 x 1/4	2'-10"	6"	
L48	2	4 L3 3/2 x 3 1/2 x 1/4	3'-4"	6"	
L50	2	4 L3 5/2 x 3 1/2 x 1/4	5'-8"	8"	
L51	4	3 L3 5/2 x 3 1/2 x 1/4	5'-8"	8"	
L53	1	2 L3 3/2 x 3 1/2 x 1/4	2'-9"	6"	

DATE
APRIL 30 '28
MAY 31 '28

BUILDING FOR
**EL JEBEL SARINE
COUNTRY HOME**

WILLIAM N. BOWMAN COMPANY
T. ROBERT WIEGER
ASSOCIATED ARCHITECTS
DENVER, COLORADO

S6
826



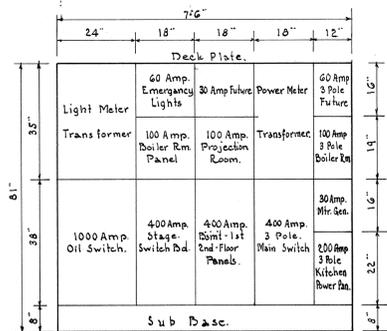
FIRST FLOOR FRAMING PLAN
Scale 1/8" = 1'-0"

ALTERNATE FOR CONCRETE FLOOR IN BALLROOM
Note: All construction not shown shall be the same as shown on sh. 51332.

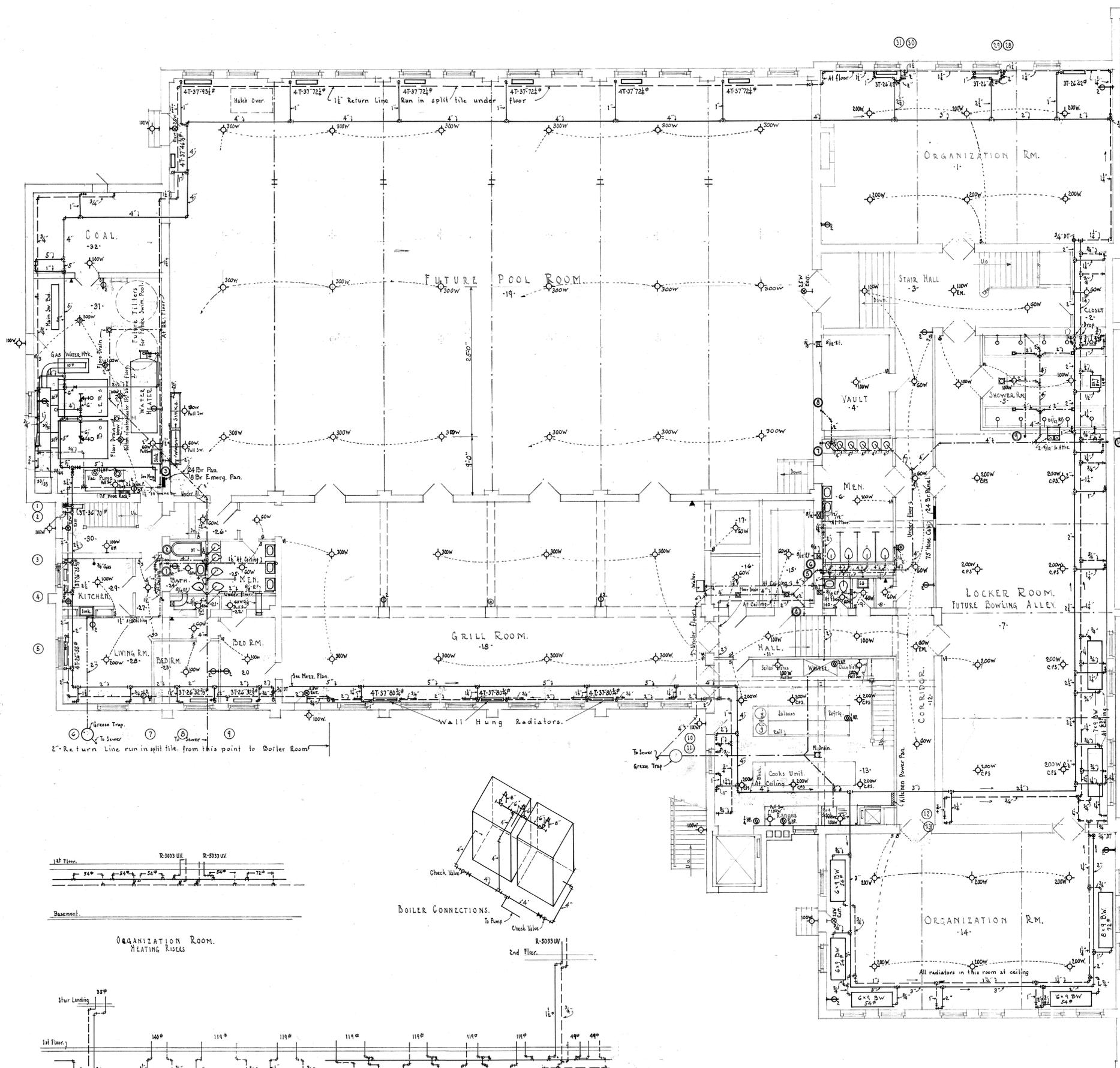
DATE Apr. 30, 28 May 31, 28	BUILDING FOR EL JEBEL SARINE COUNTRY HOME WILLIAM N. BOWMAN COMPANY T. ROBERT WIEGER ASSOCIATED ARCHITECTS DENVER, COLORADO	S7 826
CHECKED		

ELECTRICAL SYMBOLS

- Ceiling Outlet
- Wall Bracket Outlet
- ⊕ Emergency Outlet
- ⊖ Drop Cord
- ⊗ Double Convenience Outlet
- ⊙ Exit Light (EM Circuit)
- ⊕ Local Switch
- ⊖ 3way Switch
- ⊗ Light Panel
- ⊕ Power Panel
- ⊙ Ceiling Pull Switch
- ⊕ Telephone outlet
- ⊖ Motor
- ⊙ Unvented Outlet
- ⊕ Floor Outlet

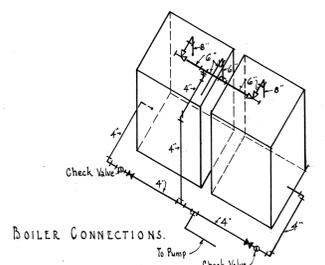


MAIN SWITCH BOARD



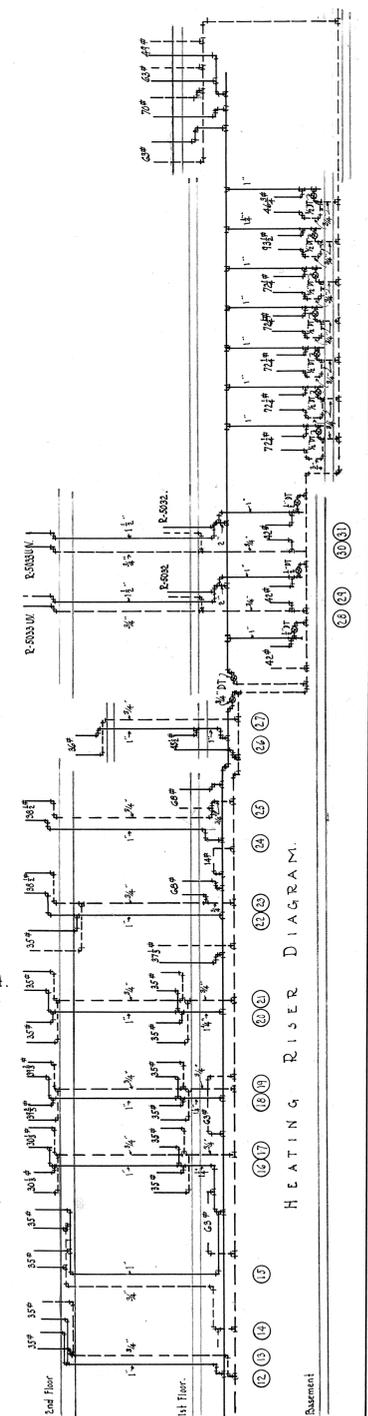
2-T-6
 1. Future Pool Room
 2. Return Line
 3. Area on 1st

2" Return Line run in split tile from this point to Boiler Room



BOILER CONNECTIONS

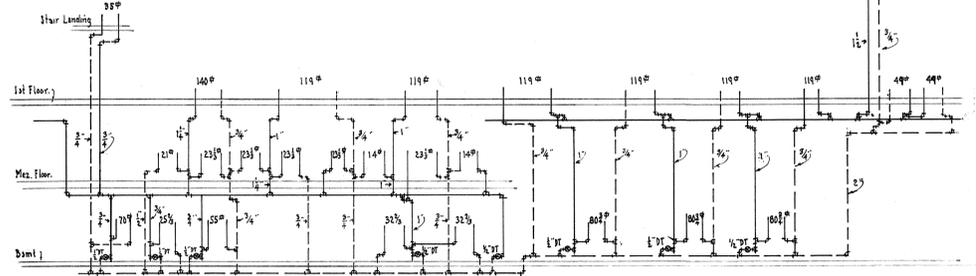
GENERAL NOTES:-
 Final approved Kitchen arrangement will be furnished before work is started. See Spec. for requirements.



HEATING RISER DIAGRAM



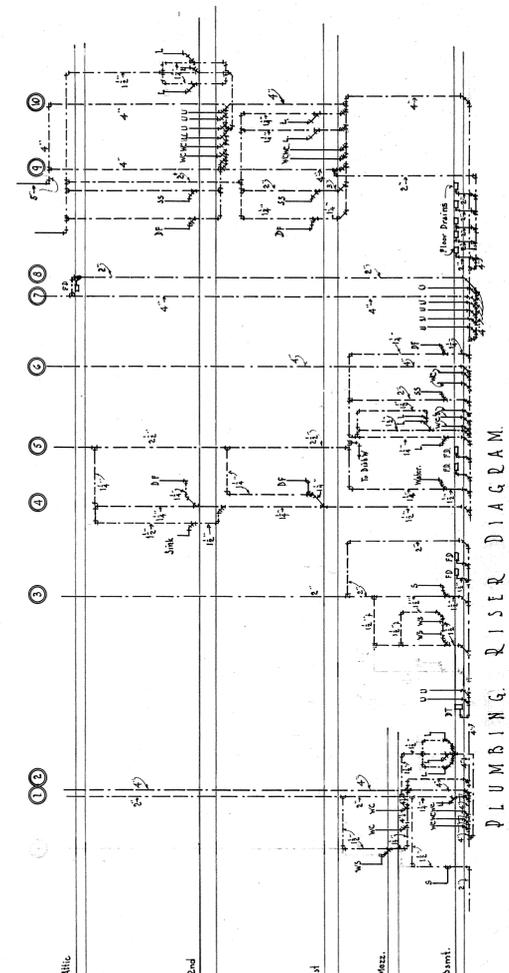
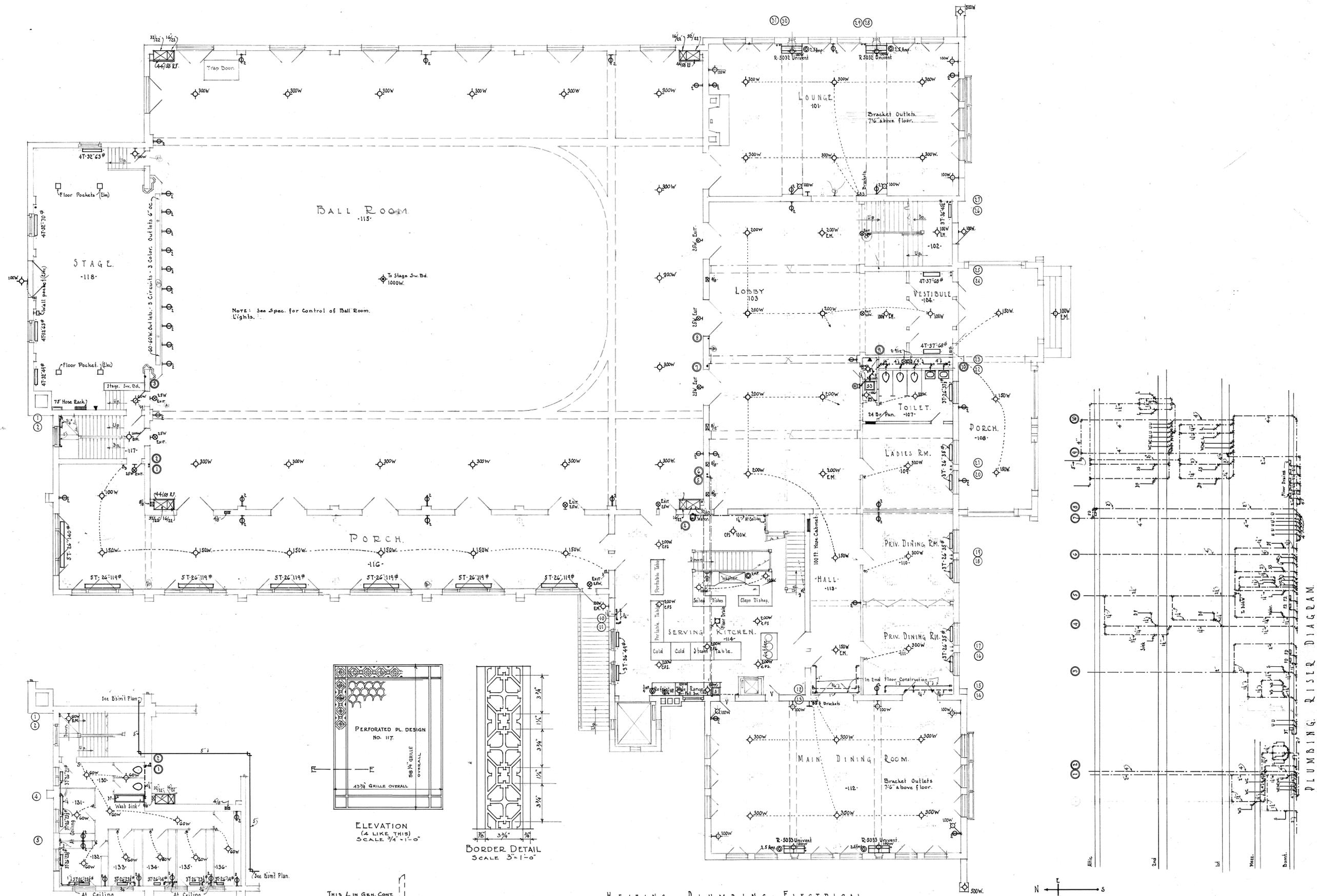
ORGANIZATION ROOM HEATING RISERS



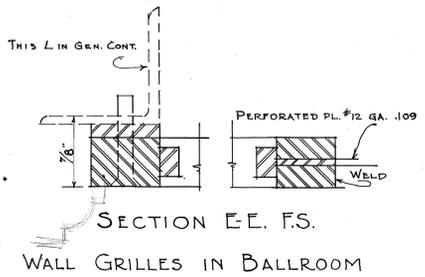
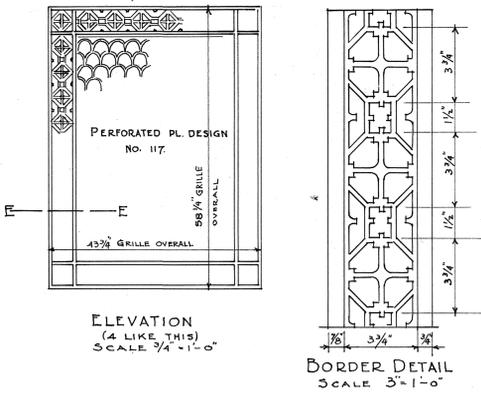
HEATING RISER DIAGRAM

HEATING • PLUMBING • ELECTRICAL.
 BASEMENT • PLAN.
 Scale: 1/8" = 1'-0"

DATE May 10 1928	BUILDING FOR EL JEBEL SARINE COUNTRY HOME WILLIAM N. BOWMAN COMPANY T. ROBERT WIEGER ASSOCIATED ARCHITECTS DENVER, COLORADO	A 826
CHECKED June 6 1928		



NOTE: See Spec. for Control of Ball Room Lights.

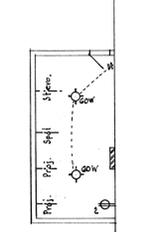
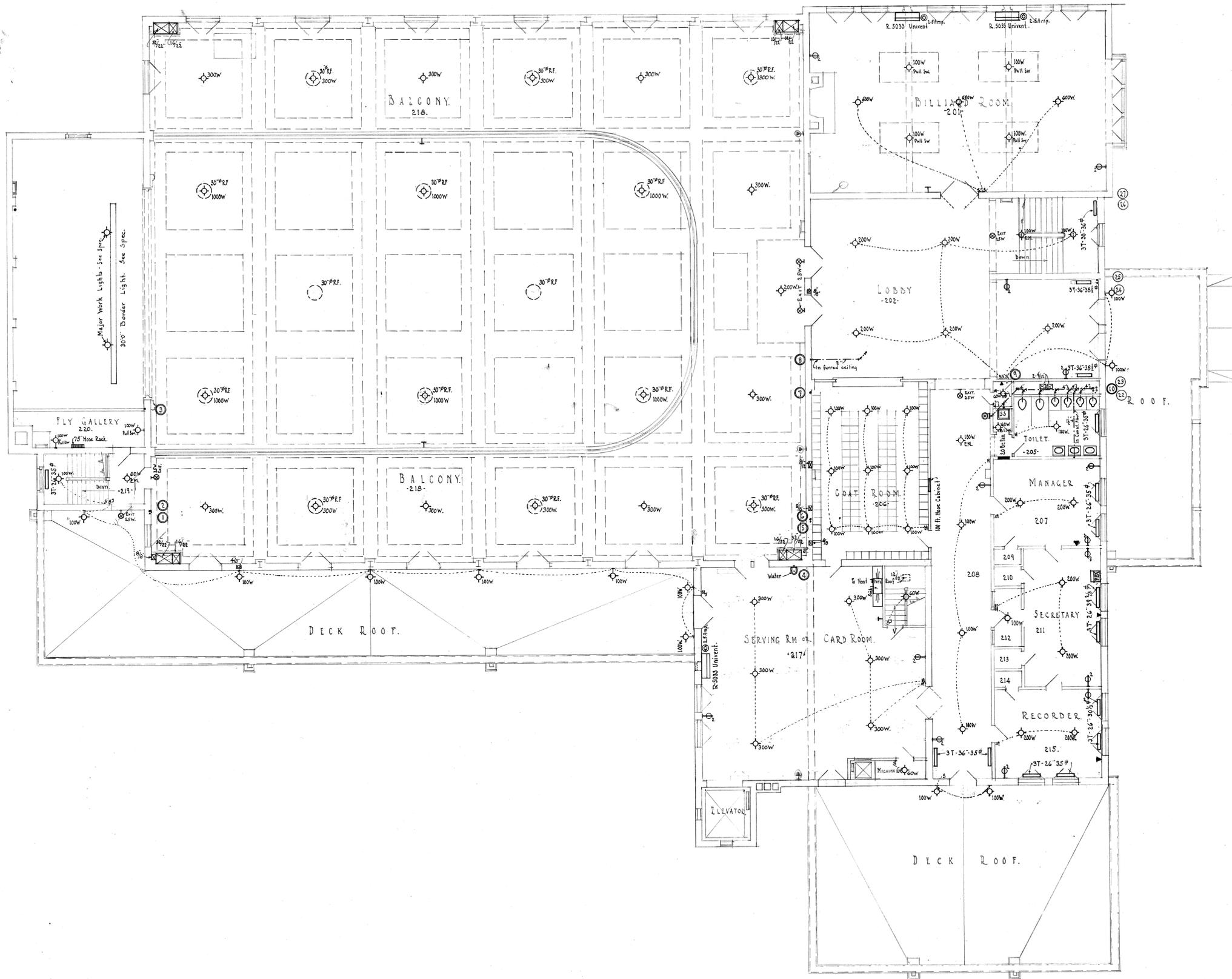


HEATING · PLUMBING · ELECTRICAL.
FIRST FLOOR PLAN.
 SCALE - 1/8" = 1'-0"

GENERAL NOTES:
 Final approved plan of kitchen arrangement will be furnished before work is started. See Spec. for requirements.

DF Drinking Fountain
 L. Lavatory
 WC. Water Closet
 S. Sink
 F.D. Floor Drain
 WS. Sink

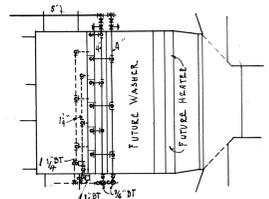
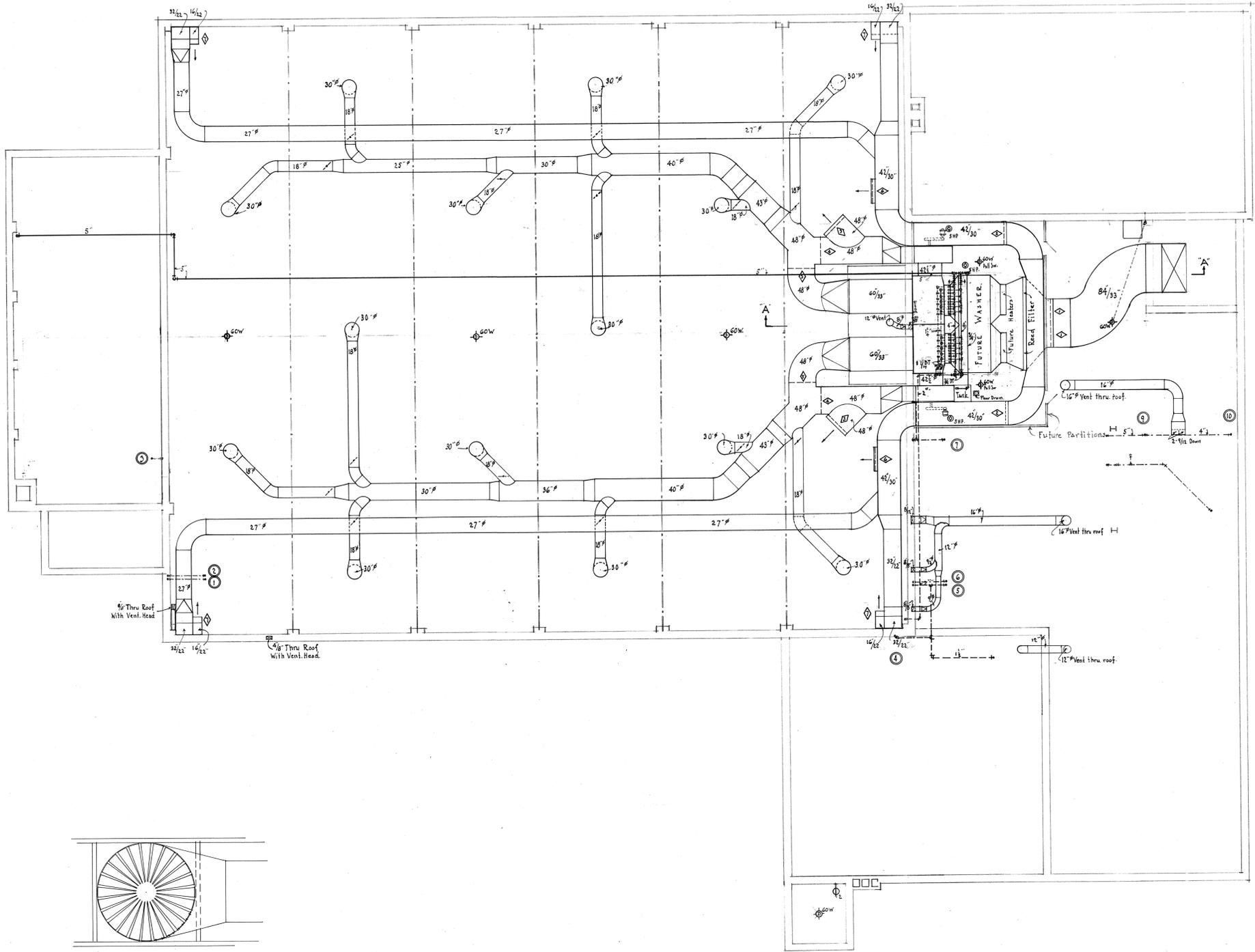
DATE May-10-1928.	BUILDING FOR EL JEBEL SARINE COUNTRY HOME WILLIAM N. BOWMAN COMPANY T. ROBERT WIEGER ASSOCIATED ARCHITECTS DENVER · COLORADO	B 826
CHECKED June-6-1928		



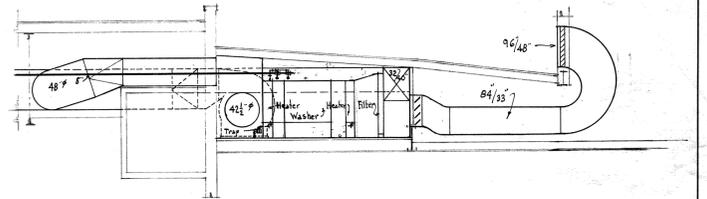
HEATING · PLUMBING · ELECTRICAL.
 SECOND FLOOR PLAN.
 SCALE - 1/8" = 1'-0"



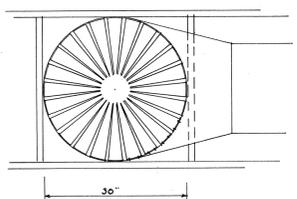
DATE May 10 1928	BUILDING FOR EL JEBEL SHRINE COUNTRY HOME	C
CHECKED June 6 1928		
WILLIAM N. BOWMAN COMPANY T. ROBERT WIEGER ASSOCIATED ARCHITECTS DENVER, COLORADO		826



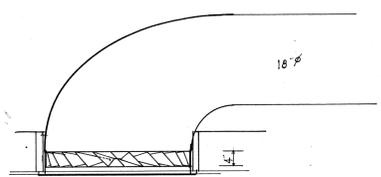
FAN ROOM PLAN SHOWING ARRANGEMENT OF STEAM & RETURN LINES WITH AIRFIN HEATERS.



CROSS SECTION 'A-A' SCALE 1/8"=1'-0"



PLAN.

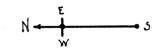


SECTION.

SPECIAL DIFFUSERS. USE ON ALL AUDITORIUM CEILING SUPPLY INLETS.

Blades to be pitched 45°
Blades to be riveted to casing
Blades and casing to be 20ga. G.I.
Duct to be 22ga. G.I.

HEATING • PLUMBING • ELECTRICAL
• ATTIC • PLAN •
SCALE - 1/8"=1'-0"



DUCT OPERATION:-
Normal Heating & Ventilation - Damper No. 1 partly open.
Dampers No. 2-4-7 Open. Dampers No. 3-5-6 Closed.
Ventilation only - Dampers No. 1-4-6-7 Open. Dampers No. 2-3-5 Closed.
Heating only - Dampers No. 2-4 Open. Dampers No. 1-3-5-6-7 Closed.
Positive Ventilation. Dampers No. 3-5 Open. Dampers No. 1-2-4-6-7 Closed.

MOTOR OPERATED DAMPERS
No. 1 - 4 Blade Louvre. No. 5 - Rotary.
No. 2 - 3 Blade Louvre. No. 6 - 3 Blade Louvre.
No. 3 - Rotary. No. 7 - 2 Blade Louvre.
No. 4 - Rotary.

DATE May 10 1928.	BUILDING FOR EL JEBEL SARINE COUNTRY HOME	D
CHECKED June 6 1928.	WILLIAM N. BOWMAN COMPANY T. ROBERT WIEGER ASSOCIATED ARCHITECTS DENVER • COLORADO	826

**SUMMARY TABLE
COMPARING “BASE” ZONE
BUILDING FORM STANDARDS
TO PUD-G11
BUILDING FORM STANDARDS**

PUD-G11: Subarea A Building Form Comparison to "Base" U-RH-3A		
	U-RH-3A Row House Form	PUD-G11/Subarea A Custom Form
Height		
Stories (max)	2.5 stories in front 65% of zone lot 1 story in rear 35% of zone lot	3
Feet (max)	35' in front 65% of zone lot 19' in rear 35% of zone lot	Building with Pitched Roof: 40' All Other Buildings: 35'
Side Wall Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	25'	35' for all side walls
Upper Story Setback, for Flat Roof, Above 25': Side Interior and Side Street (min)	15'	N/A
Siting		
Zone Lot		
Zone Lot Size (min/max)	6,000 sf / na	NO CHANGE
Zone Lot Width (min)	50'	NO CHANGE
Dwelling Units per Primary Residential Structure (max)	10	2
Setbacks		
Primary Street, block sensitive setback required	yes	N/A
Primary Street (min)	20'	5' (Vrain Street) No encroachments allowed for front porches, stoops, etc.
Side Street (min)	5'	NO CHANGE
Side Interior (min)	5'	NO CHANGE
Rear (min)	12' from alley / 20' if no alley	10' (western boundary of subarea abutting golf course)
Parking		
Surface Parking between building(s) and Zone Lot Lines Abutting Vrain Street and West 50th Avenue	<u>Not Allowed</u> between building & primary street; <u>Allowed</u> between building & side street	Not Allowed
Vehicle Access to Private Garages	From alley; or From street when no alley present (See Sec. 5.3.7.6)	Vehicle access to one or more parking spaces contained in a private garage associated with an individual dwelling unit (whether the garage is attached or detached) shall be taken only from an alley or private drive, and not from Vrain Street or West 50th Avenue.
DESIGN ELEMENTS		
Building Configuration		
Upper Story Stepback, for Flat Roof, Above 25': Primary Street (min)	10'	10' upper story stepback required on ALL buildings/roof types
Attached Garage doors facing Zone Lot Lines Abutting Vrain Street and West 50th Avenue	Street-Facing attached garages allowed. Maximum 20' attached garage door width	Not Allowed
Ground Story Activation		
Pedestrian Access	Each unit shall have a street-facing Entrance	(1) Each dwelling unit shall have an Entrance facing a private drive, Vrain Street, or West 50th Avenue; or (2) Only for multi-unit structures abutting an internal Garden Court, one dwelling unit shall have an Entrance facing Vrain Street, West 50th Avenue, or a private drive, and all other dwelling units shall have an Entrance facing the Garden Court. See PUD-G11, Section 4.1.3, for "Garden Court" minimum requirements. (3) A required Entrance shall be located on a primary building facade either: (a) facing the streets/drives specified in (1) above, or (b) facing the Garden Court specified in (2). DZC Section 13.1.6.2.B.3.d. shall apply only to allow a Corner Entrance, but all other types of Entrance described in DZC Section 13.1.6.2.B.3 are prohibited.
Uses		
	Primary Uses shall be limited to Multi Unit Dwelling (3+) and allowable Group Living and Nonresidential uses. See Division 5.4 Uses and Parking	All Uses Allowed in PUD-G11. See PUD-G11, Chapter 5

PUD-G11: Subarea B Building Form Comparison to "Base" E-SU-Dx	E-SU-Dx Urban House Form	Subarea B Modified Urban House Form
Height		
Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	NO CHANGE
Feet, front 65% / rear 35% of zone lot depth (max)	30'/17'	NO CHANGE
Feet, front 65% of zone lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'	NO CHANGE
Feet, rear 35% of zone lot depth, allowable height increase	1' for every 3' increase in side setback up to a maximum height of 19'	NO CHANGE
Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot in front 65% / rear 35% of zone lot depth	17'/10'	NO CHANGE
Bulk Plane Slope from Side Interior and Side Street Zone Lot	45°	NO CHANGE
Siting		
Zone Lot		
Zone Lot Size (min)	6,000 sf	NO CHANGE
Zone Lot Width (min)	50'	45'
Setbacks and Building Coverage by zone lot width		
	41' to 74' Wide Zone Lots	41' to 74' Wide Zone Lots
Primary Street, block sensitive setback required	yes	Yes on Utica Street No on Vrain Street
Primary Street, where block sensitive setback does not apply (min)	20'	NO CHANGE
Side Street (min)	5'	NO CHANGE
Side Interior (min)	5'	NO CHANGE
Rear, alley/no alley (min)	12'/20'	NO CHANGE
Building Coverage per Zone Lot, including all accessory structures (max)	37.5%	NO CHANGE
Parking by zone lot width		
	41' to 74' Wide Zone Lots	41' to 74' Wide Zone Lots
Parking and Drive Lot Coverage in Primary Street Setback (max)	33%	NO CHANGE
Vehicle Access	From alley; or Street access allowed when no alley present (See Sec 4.3.7.6)	From rear alley only
Design Elements		
Building Configuration		
Rooftop and/or Second Story Decks	See Section 4.3.5.1	NO CHANGE
Required Roof Form	N/A	Pitched Roof Required (min. 4:12 pitch)
Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage building form for Side Street, Side Interior and Rear setbacks	NO CHANGE
Primary Street-Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater	NO CHANGE
Ground Story Activation		
Pedestrian Access, Primary Street	Entry Feature	NO CHANGE
Uses		
	Primary Uses shall be limited to Single Unit Dwelling and allowable Group Living and Nonresidential uses. See Division 4.4 Uses and Parking	NO CHANGE

PUD-G11: Subarea C Building Form Comparison to "Base" E-TU-C	E-TU-C Duplex Form	Subarea C Modified Duplex Form
Height		
Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	NO CHANGE
Feet, front 65% / rear 35% of zone lot depth (max)	30'/17'	Front 65% of zone lot: 38' for building with Pitched Roof and 30' for all other buildings Rear 35% of zone lot: NO CHANGE
Feet, front 65% of zone lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'	NO CHANGE
Feet, rear 35% of zone lot depth, allowable height increase	1' for every 3' increase in side setback up to a maximum height of 19'	NO CHANGE
Side Wall Height (max) - All Sides	N/A	30'
Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot in front 65% / rear 35% of zone lot depth	17'/10'	NO CHANGE
Bulk Plane Slope from Side Interior and Side Street Zone Lot	45°	NO CHANGE
Siting		
Zone Lot		
Zone Lot Size (min)	5,500 sf	NO CHANGE
Zone Lot Width (min)	50'	NO CHANGE
Setbacks and Building Coverage by zone lot width		
	41' to 74' Wide Zone Lots	41' to 74' Wide Zone Lots
Primary Street, block sensitive setback required	yes	no
Primary Street, where block sensitive setback does not apply (min)	20'	NO CHANGE
Side Street (min)	5'	NO CHANGE
Side Interior (min)	5'	NO CHANGE
Rear, alley/no alley (min)	12'/20'	NO CHANGE
Building Coverage per Zone Lot, including all accessory structures (max)	37.5%	NO CHANGE
Parking by zone lot width		
	41' to 74' Wide Zone Lots	41' to 74' Wide Zone Lots
Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	NO CHANGE
Vehicle Access	From alley; or Street access allowed when no alley present (See Sec 4.3.7.6)	From Rear Alley Only
Design Elements		
Building Configuration		
Rooftop and/or Second Story Decks	See Section 4.3.5.1	NO CHANGE
Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage building form for Side Street, Side Interior and Rear setbacks	NO CHANGE
Primary Street-Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater	NO CHANGE
Ground Story Activation		
Pedestrian Access, Primary Street	Entry Feature	Entry Feature, but limited to either Door facing Primary Street zone lot line, Front Porch, Front Stoop, or Corner Entrance
Uses		
	Primary Uses shall be limited to Two Unit Dwelling and allowable Group Living and Nonresidential uses. See Division 4.4 Uses and Parking	NO CHANGE

**APPLICATION FOR REZONING
(FILED WITH CPD ON
JUNE 23, 2014)**



DENVER
THE MILE HIGH CITY

Zone Map Amendment (Rezoning) for PUD - Application

1/26/12

PROPERTY OWNER INFORMATION*	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	El Jebel Shrine Association/ Philip Hause
Address	4625 W 50th Ave
City, State, Zip	Denver, CO 80212
Telephone	303-455-3470
Email	c/o William.schwartz@msn.com
*If More Than One Property Owner: All official map amendment applications for a PUD District shall be initiated by all the owners of the entire land area subject to the rezoning application, or their representatives authorized in writing to do so.	

PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Representative Name	Shrine Preservation Partners LLC/Glen Sibley
Address	P.O. Box 784
City, State, Zip	Denver, CO 80201
Telephone	720-274-5043
Email	gsibley@aol.com
**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	

Please attach Proof of Ownership acceptable to the Manager for all property owners, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.

SUBJECT PROPERTY INFORMATION

Location (address and/or boundary description):	4625 W 50th Ave, Denver, CO 80212
Assessor's Parcel Numbers:	PIN 160667242 Schedule Number 0218300002000 ;PIN160667293 Schedule Number 0218303004000
Legal Description: (Can be submitted as an attachment. If metes & bounds, a map is required.)	T3 S18 R68 SW/4 COM 618FT W OFVAC VRAIN ST ON E & W CNTR LI OF SEC NELY 307FT ELY 480FT TOW LI OF VAC VRAIN ST;BERKELEY PARK HEIGHTS B3 L14 TO 36 & VAC VRAIN ST ADJ & VACALY ADJ
Area in Acres or Square Feet:	228,300/5.24 (total 2 parcels)
Current Zone District(s):	PUD 273

PROPOSAL

Proposed Zone District	<input checked="" type="checkbox"/> General PUD	<input type="checkbox"/> Detailed PUD
Proposing SubAreas?	<input checked="" type="checkbox"/> Yes ^{IF} _{NEEDED}	<input type="checkbox"/> No
Intent of PUD:	Intent of this PUD is to allow a variety of housing types on an existing site that is too small to straight zone, and transition from the existing single family neighborhood to the existing Shrine	
Standard Zone District: Please list the zone district(s) on which the PUD will be based.	E-SU-D1, E-TU-B, G-MU-3 possible SubArea zones	
Deviations from Standard Zone District: Please provide a list of proposed deviations and an explanation of why the deviation is needed. Please provide as an attachment if necessary.	Deviation	Why deviation is necessary
	setbacks, lot width	request due to type of units and available space due to site constraints
	bulk plain	request due to type of units and desire for minimum st. internal to project not adjacent to exist
	existing shrine	all zone conflicts due to an existing condition

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13</p>	<p><input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan</p> <p>Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</p> <p><input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p>
<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.14</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input checked="" type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that rezoning that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.</p> <p>Please provide an attachment describing the justifying circumstance.</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>Please provide an attachment describing how the above criterion is met.</p>
<p>Additional Review Criteria for Rezoning to PUD District: The proposal must comply with all of the additional review criteria DZC Sec. 12.4.10.15</p>	<p><input checked="" type="checkbox"/> The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development).</p> <p><input checked="" type="checkbox"/> The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6.</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> <p>Please provide an attachment describing how the above criteria are met.</p>



ATTACHMENTS

Please check any attachments provided with this application:

- Authorization for Representative
- Proof of Ownership Document(s)
- Legal Description
- Deviations
- Review Criteria

Please list any additional attachments:

Application letter including review criteria, neighborhood meetings sign in sheets and meeting notes, zoning map and site development master plan for PUD reference

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (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>	01/01/12	(A)	NO
El Jebel Shrine Association/ Philip Hause	4625 W 50th Ave Denver, CO 80212 303-455-3470 c/o William.schwartz@msn.com	100%	<i>Philip Hause</i>	6/6/14	A	YES



June 20, 2014

Ms. Julie Underdahl, Chair
Denver Planning Board
Community Planning and Development Agency
201 West Colfax Avenue, Department 209
Denver, CO 80202

Re: El Jebel Shrine Association Letter of Authorization

Dear Ms. Underdahl, Members of the Planning Board and City of Denver Staff:

As the legal property owners of the El Jebel Shrine Association, this letter is to confirm that the Shrine Preservation Partners, LLC and Lynn Moore of Davis Partnership Architects have the authority to represent us in the application for property Rezoning and in the Site Development Plan applications on behalf of the El Jebel Shrine Association. The El Jebel Shrine Association is in constant contact with the Shrine Preservation Partners, whom we have a contract with for the purchase of the property. We support their plans to rezone the property for a variety of residential uses and to convert the El Jebel Shrine building to include residential units while maintaining the ability to use the property for a fraternal meeting.

The El Jebel Shrine Association endorses and supports the inclusion of our currently owned property in the request for rezoning that is being submitted by the Shrine Preservation Partners. This property is comprised of the following two parcels:

- Parcel A - 4625 W. 50th Avenue, Denver, CO 80212
- Parcel B - 5030 Vrain Street, Denver, CO 80212

Please let me know if you have any questions. We greatly appreciate your attention to this request.

Sincerely,

Philip Hause, Chairman of the Board

June 23, 2014

Doug Jones, Project Coordinator
Development Services – City and County of Denver
201 W. Colfax Avenue, Dept. 203
Denver, CO 80202

Steve Nalley
Planning Services – City and County of Denver
201 W Colfax Avenue, Dept. 203
Denver, CO 80202

Re: Rezoning Initiation – El Jebel Residential

Dear Doug and Steve:

On behalf of El Jebel Shrine Association (Seller) and Shrine Preservation Partners (Purchasers), please accept the attached Zone Map Amendment (Rezoning) for PUD Application

Current Zoning: PUD #273 with B-2 guidelines
Rezoning Request: PUD-G

Parcel-A Property Location:
4625 West 50th Avenue
Denver, CO 80212

Parcel-A1 Adjacent Land:
5030 Vrain Street
Denver, CO 80212

Existing Site:

The existing PUD #273 site is 5.6 acres, which includes the Shrine “Parcel A” (3.727 acres) and the adjacent “Parcel A1” (1.870 acres).

The El Jebel Shrine building located within “Parcel A” contains 56,745 gross square feet of space. Uses currently include an event center, meeting hall, eating place with a club liquor license, and various offices. The site area supporting the Shrine building contains surface parking, access drives and utility/service areas.

“Parcel A1” currently contains surface parking that is accessed from both Utica and Vrain Streets and supports events that occur in the Shrine.



DAVIS
PARTNERSHIP
ARCHITECTS

DENVER OFFICE

2301 Blake Street, Suite 100
Denver, CO 80205-2108
T 303.861.8555
F 303.861.3027

VAIL OFFICE

0225 Main Street, Unit C101
Edwards, CO 81632-8113
T 970.926.8960
F 970.926.8961

www.davispartnership.com

The surrounding zoning is OS-A (Willis Case Golf Course) and E-SU-DX, which presently includes single-family residential and duplex homes located north and east of the property.

Proposed “Site A” Description: Residential Land Use PUD-G:

The existing Shrine building, with its 60 foot high tower, would be preserved and converted to include residences along with interior parking on the lower level. The building will also include other significant and historic amenities and accoutrements for Shrine residents and adjacent residents. These will include an eating space, a game room, exercise facility and storage areas. A permitted liquor license will remain in effect for this property

The remainder of “Site A” will include town homes of various sizes surrounding the Shrine building and Golf Course. With some flexible regulations, “Site A” will generally conform to G-MU-3 zoning.

Proposed “Site A1” Residential Land Use PUD-G:

It is intended that this site serve as a transition from the denser multi-family and town home zoning surrounding the Shrine to a less dense residential zoning for duplexes on approx. 6,543 square foot lots facing West 50th Avenue, and for single-family homes on approx. 6,029 square foot lots adjacent to the existing neighboring homes. Both the duplexes and the single-family residences will have alley loaded garages, allowing for accessory dwellings. With flexible regulations, “Site A1” will generally conform to E-SU-D1 and E-TU-B zoning.

Proposed Dedication:

Not currently dedicated, Vrain Street will become a dedicated 60 foot R.O.W.

Summary:

The proposal for “Sites A and A1” is primarily designed to be compatible with the context of the surrounding area and to accommodate the desires of the adjacent neighborhood after numerous outreach meetings with organized HOA’s, other groups and individuals. We believe there is strong support for this rezoning request. The general consensus is that saving the historic Shrine building, combined with a conversion to a residential community, outweighs the benefits of the Shriners present public event use.

Review Criteria:

General Review Criteria:

The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7

A. Consistent with Adopted Plans

Residential zoning is consistent with the adopted plans for the stability of this area. The Shiner's diminishing membership, an aging building in need of repairs, and increased expenses for upkeep have forced the Shiner's to offer the property for sale and redevelopment. Transforming this building and its surrounding land to a residential neighborhood will enhance the entire community while maintaining its historic and iconic character.

B. Uniformity of District Regulations and Restrictions

Uniformity in architecture and design throughout the PUD-G will complement the Shrine and surrounding neighborhood.

C. Public Health, Safety and General Welfare

The proposed rezoning of the El Jebel PUD will improve the health, safety and welfare of the city by providing improved fire, water, parking and road service for the neighborhood and its surrounding community.

The Land:

The present El Jebel Shrine zoning (PUD #273) allows uses such as community center, meeting hall, eating place, various offices, and an active liquor license.

Due to decreased membership and increased expenses associated with an aging building, the Shiner's have chosen to sell the property to Shrine Preservation Partners. They are in support of the preservation of the Shrine and the adjacent land for residential development.

The future residential use of the property will be more compatible to the neighborhood than the current use that supports large events that create parking and traffic problems for homeowners in the area, as well as along the streets and arteries that lead into the area.

The Proposal:

The proposed PUD-G development will consist of a variety of housing styles that are compatible with, and complementary to, the Shrine building. It also includes single-family home designs that are similar to the adjacent neighborhood.

General PUD District Plan:

The El Jebel Residential Development will be phased and proceed over a period of time. Site development plans are expected to be submitted for each phase.

The El Jebel Residential Development conforms to all applicable standards and criteria in Division 9.6 for PUD-G.

The El Jebel Residential Development is not compatible with a standard zoning district due to the size of the parcel and the existing 60 foot high Shrine tower, which is located in the middle of the property and which, due to its historical significance as a neighborhood icon, should be preserved for posterity.

It is not feasible to develop this 5.6-acre site under any other zoning because of its diverse housing styles and the need to preserve the character and architectural integrity of the historic Shrine.

The El Jebel Residential Development will be comprised of a variety of residential styles that complement the Shrine while transitioning to and blending appropriately with homes in the established, surrounding neighborhood. The character of the Shrine building and adjacent open space will also provide cues for the residential design.

The El Jebel Residential Development will feature:

- 6 single-family lots of approximately 6,029 square feet each
(approximately 45.33' x 133')
- 5 duplex lots of approximately 6,543 square feet each
(approximately 53.2' x 123')
- 37 town home lots
- 30 Shrine-building residences

All of these home designs will be designed to standards that complement the historic Shrine building while preserving most view corridors. In addition, a landscape design agreement has been approved by Willis Case Golf Course and this cooperative agreement will preserve all mutual landscape boundaries to define and beautify both properties.

In the attached documents, you will find a formal PUD-G application and all the required supporting documents. Please let me know if you need any additional material for this submittal.

Sincerely,

DAVIS PARTNERSHIP ARCHITECTS, PC



Lynn A. Moore
Principal

Denver Property Assessment and Taxation System (3.1.7)

4625 W 50TH AVE

Owner	PIN	Legal Description	Property Type	Tax District
EL JEBEL SHRINE 4625 W 50TH AVE DENVER, CO 80212-2997	160667242 Schedule Number 0218300002000	T3 S18 R68 SW/4 COM 618FT W OFVAC VRAIN ST ON E & W CNTR LI OF SEC NELY 307FT ELY 480FT TOW LI OF VAC VRAIN ST	INDUSTRIAL - CHURCH	DENV

Summary

Style:	OTHER	Reception No:	Year Built:	1930	
Recording Date:		Building Sqr. Foot:	56745	Document Type:	
Bedrooms:		Sale Price:		Baths Full/Half:	0/0
Mill Levy:	83.090	Basement/Finish:	0/0	Zoning Used for Valuation:	ESU
Lot Size:	147,000				

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

Assessment

	Actual	Assessed	Exempt
Current Year			
Land	\$2,249,100	\$652,240	\$1,538,250
Improvements	\$3,055,200	\$886,010	
Total	\$5,304,300	\$1,538,250	
Prior Year			
Land	\$2,249,100	\$652,240	\$1,538,250
Improvements	\$3,055,200	\$886,010	
Total	\$5,304,300	\$1,538,250	

Denver Property Assessment and Taxation System (3.1.7)

4625 W 50TH AVE

Owner	PIN	Legal Description	Property Type	Tax District
EL JEBEL SHRINE 4625 W 50TH AVE DENVER, CO 80212-2997	160667242 Schedule Number 0218300002000	T3 S18 R68 SW/4 COM 618FT W OFVAC VRAIN ST ON E & W CNTR LI OF SEC NELY 307FT ELY 480FT TOW LI OF VAC VRAIN ST	INDUSTRIAL - CHURCH	DENV

Summary

Style:	OTHER	Reception No:	Year Built:	1930
Recording Date:		Building Sqr. Foot: 56745	Document Type:	
Bedrooms:		Sale Price:	Baths Full/Half:	0/0
Mill Levy:	83.090	Basement/Finish: 0/0	Zoning Used for Valuation:	ESU
Lot Size:	147,000			

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

Assessment

	Actual	Assessed	Exempt
Current Year			
Land	\$2,249,100	\$652,240	\$1,538,250
Improvements	\$3,055,200	\$886,010	
Total	\$5,304,300	\$1,538,250	
Prior Year			
Land	\$2,249,100	\$652,240	\$1,538,250
Improvements	\$3,055,200	\$886,010	
Total	\$5,304,300	\$1,538,250	

Denver Property Assessment and Taxation System (3.1.7)

4625 W 50TH AVE

Owner	PIN	Legal Description	Property Type	Tax District
EL JEBEL SHRINE 4625 W 50TH AVE DENVER, CO 80212-2997	160667242 Schedule Number 0218300002000	T3 S18 R68 SW/4 COM 618FT W OFVAC VRAIN ST ON E & W CNTR LI OF SEC NELY 307FT ELY 480FT TOW LI OF VAC VRAIN ST	INDUSTRIAL - CHURCH	DENV

Assessment

Actual Value Year: 2014 **Actual Value: \$5,304,300**

Property

Year Built: 1930 **Square Footage: 56745**

Comparables

PIN Schedule Number / Parcel Id Address Sale Month/Year Sales Price

No comparables available for this property.

Denver Property Assessment and Taxation System (3.1.7)

4625 W 50TH AVE

Owner	PIN	Legal Description	Property Type	Tax District
EL JEBEL SHRINE 4625 W 50TH AVE DENVER, CO 80212-2997	160667242 Schedule Number 0218300002000	T3 S18 R68 SW/4 COM 618FT W OFVAC VRAIN ST ON E & W CNTR LI OF SEC NELY 307FT ELY 480FT TOW LI OF VAC VRAIN ST	INDUSTRIAL - CHURCH	DENV

Additional Property Information

[Clear results](#)

Zoning Details

Zone District: PUD
Code Version: 1956 - Former
Chapter 59
[Zoning Map](#)

Neighborhood Details

Regis

Subdivision Details

Historic Landmark District Details

No

Historic Landmark Details

No

Enterprise Zone Details

Not in enterprise zone.

Floodplain Designation Details

Zone: X

Downloadable Maps

[Parcel Map](#)
[Quarter Section Map #NW_049](#)
[Assessment Parcel Map Index](#)
[Quarter Section Map Index](#)

Denver Property Assessment and Taxation System (3.1.7)

5030 VRAIN ST

Owner	PIN	Legal Description	Property Type	Tax District
EL JEBEL SHRINE ASSN 4625 W 50TH AVE DENVER , CO 80212- 2997	160667293 Schedule Number 0218303004000	BERKELEY PARK HEIGHTS B3 L14 TO 36 & VAC VRAIN ST ADJ & VACALY ADJ		DENV

Summary

Style:	OTHER	Reception No:	Year Built:	0000	
Recording Date:		Building Sqr. Foot:	0	Document Type:	
Bedrooms:		Sale Price:		Baths Full/Half:	0/0
Mill Levy:	83.090	Basement/Finish:	0/0	Zoning Used for Valuation:	UMS
Lot Size:	81,300				

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

Assessment

	Actual	Assessed	Exempt
Current Year			
Land	\$823,200	\$238,730	\$262,920
Improvements	\$83,400	\$24,190	
Total	\$906,600	\$262,920	
Prior Year			
Land	\$823,200	\$238,730	\$262,920
Improvements	\$83,400	\$24,190	
Total	\$906,600	\$262,920	

Denver Property Assessment and Taxation System (3.1.7)

5030 VRAIN ST

Owner	PIN	Legal Description	Property Type	Tax District
EL JEBEL SHRINE ASSN 4625 W 50TH AVE DENVER , CO 80212- 2997	160667293 Schedule Number 0218303004000	BERKELEY PARK HEIGHTS B3 L14 TO 36 & VAC VRAIN ST ADJ & VACALY ADJ		DENV

Assessment

Actual Value Year: 2014 Actual Value: \$906,600

Property

Year Built: 0 Square Footage: 0

Comparables

PIN Schedule Number / Parcel Id Address Sale Month/Year Sales Price

No comparables available for this property.

Denver Property Assessment and Taxation System (3.1.7)

5030 VRain ST

Owner	PIN	Legal Description	Property Type	Tax District
EL JEBEL SHRINE ASSN 4625 W 50TH AVE DENVER , CO 80212- 2997	160667293 Schedule Number 0218303004000	BERKELEY PARK HEIGHTS B3 L14 TO 36 & VAC VRain ST ADJ & VACALY ADJ		DENV

Additional Property Information

[Clear results](#)

Zoning [Details](#)

Zone District: PUD
Code Version: 1956 - Former Chapter 59
[Zoning Map](#)

Neighborhood [Details](#)

Regis

Subdivision [Details](#)

Berkeley Park Heights

Historic Landmark District [Details](#)

No

Historic Landmark [Details](#)

No

Enterprise Zone [Details](#)

Not in enterprise zone.

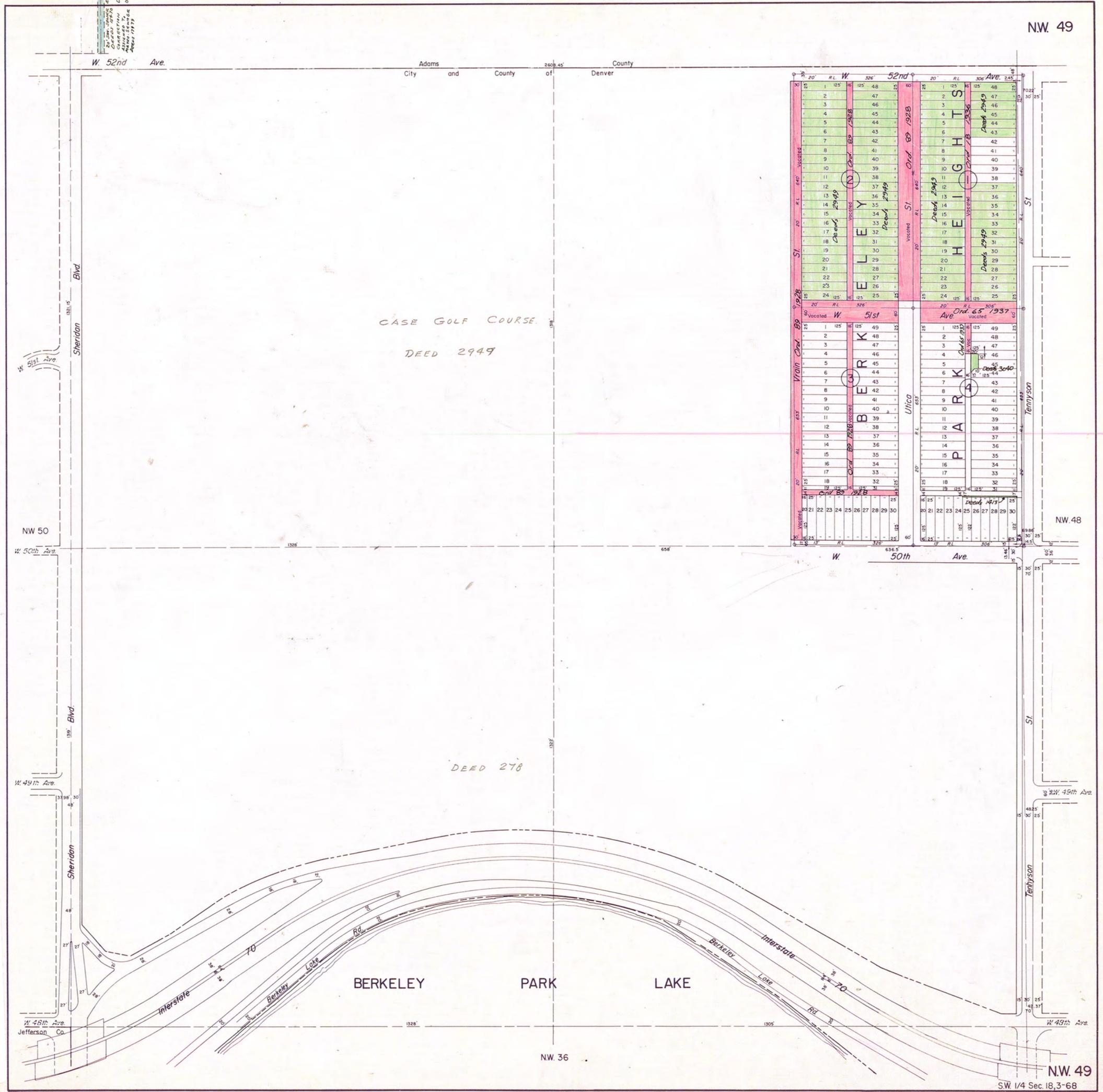
Floodplain Designation [Details](#)

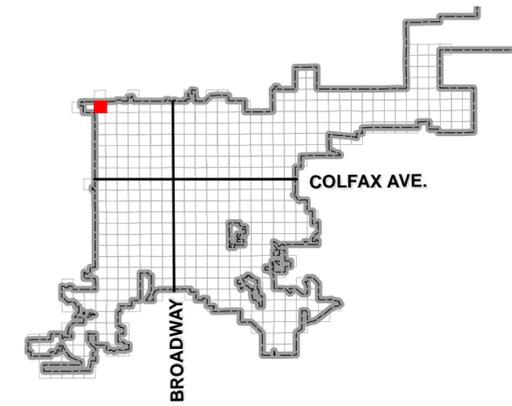
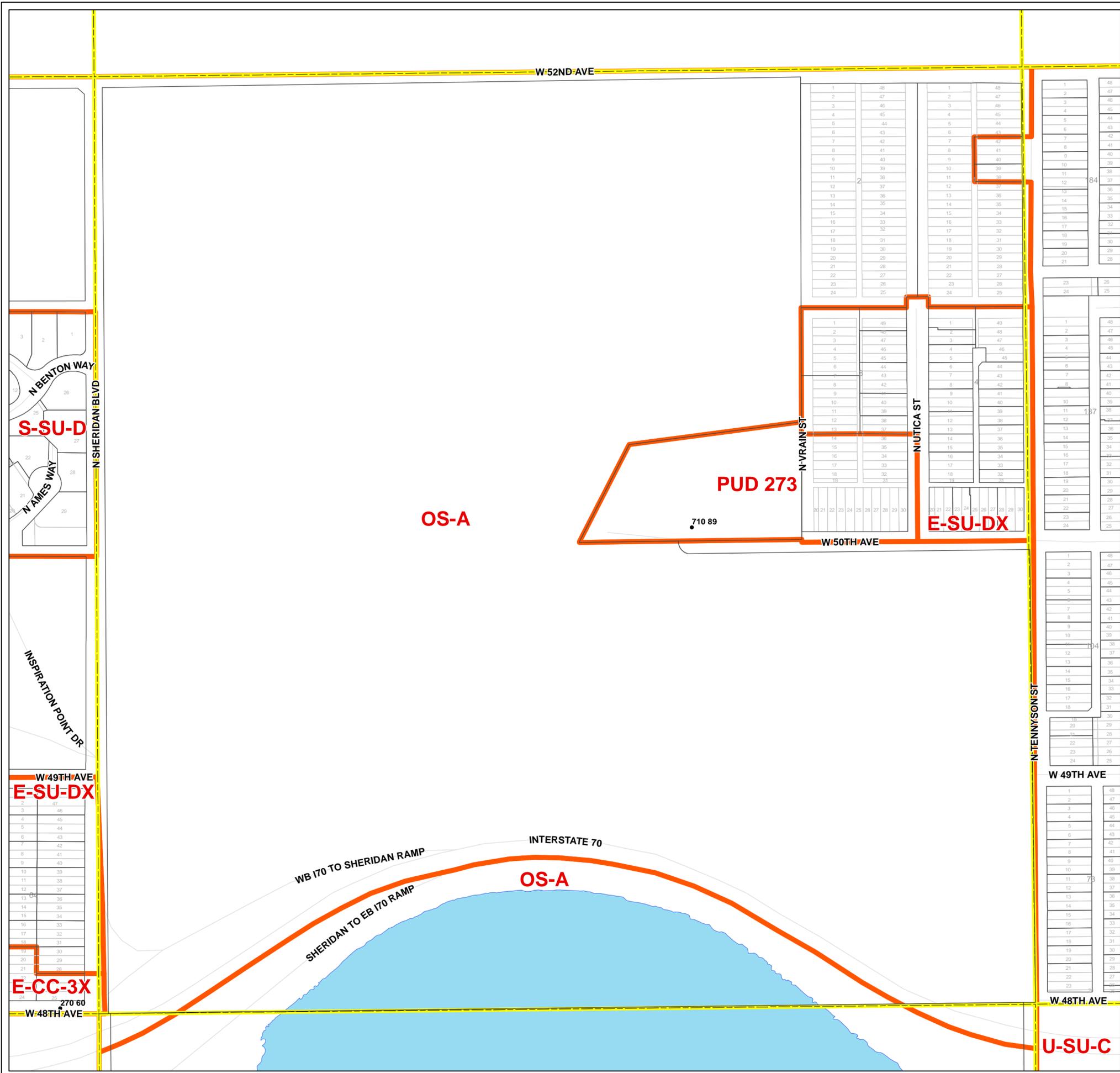
Zone: X

Downloadable Maps

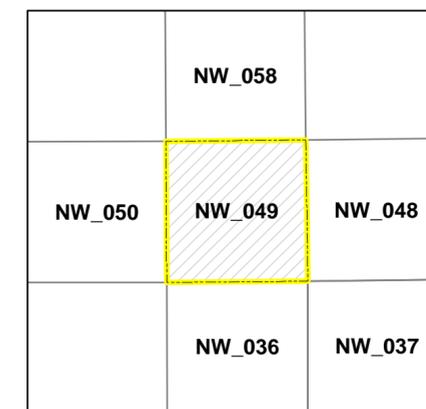
[Parcel Map](#)
[Quarter Section Map #NW 049](#)
[Assessment Parcel Map Index](#)

Section: 18
 # of Documents: 12
 City Deeds not depicted on these maps are found in the Section/Township/Range file. See All





Quarter Section Index



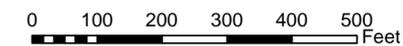
Surrounding Mapsheets

City and County of Denver Zoning Map

QUARTER SECTION: NW_049



Scale 1" = 200'
When printed at 17"x22"



Apr 04, 2014

City and County of Denver
Community Planning and Development
Geographic Information Systems

Disclaimer: The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. This map is a representation of the proposed official zoning map for the City and County of Denver, filed with the Denver City Clerk on May 20, 2010.

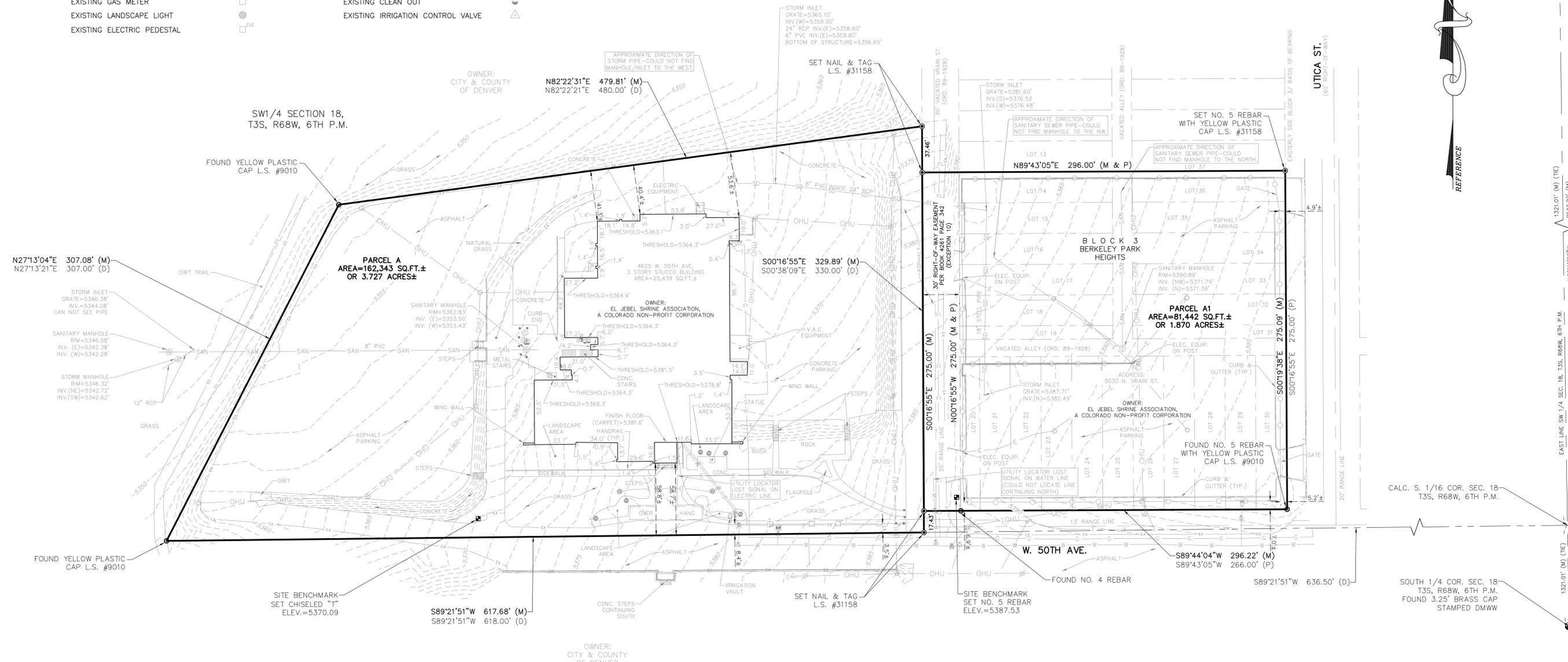
ALTA/ACSM LAND TITLE SURVEY

PART OF THE SW1/4 OF SECTION 18, T3S, R68W, 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

LEGEND

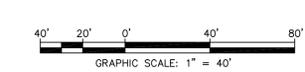
- | | | | | | |
|-------------------------------|--|-----------------------------------|--|----------------------------|--|
| EXISTING INDEX CONTOUR | | EXISTING WATER VALVE | | SECTION CORNER | |
| EXISTING INTERMEDIATE CONTOUR | | EXISTING WATER METER | | EXISTING UTILITY HANDHOLE | |
| EXISTING BUILDING/STRUCTURE | | EXISTING ELECTRIC HANDHOLE | | EXISTING BOLLARD/POST | |
| EXISTING OVERHEAD UTILS | | EXISTING GAS VALVE | | EXISTING CABLE TV PEDESTAL | |
| EXISTING SANITARY SEWER | | EXISTING TELEPHONE PEDESTAL | | | |
| EXISTING STORM SEWER | | EXISTING UTILITY POLE | | | |
| EXISTING ELECTRIC LINE | | EXISTING GUY WIRE | | | |
| EXISTING TELEPHONE LINE | | EXISTING STREET LIGHTPOLE | | | |
| EXISTING GAS LINE | | EXISTING SIGN | | | |
| EXISTING WATER LINE | | EXISTING SEWER MANHOLE | | | |
| EXISTING CHAIN LINK FENCE | | EXISTING VENT PIPE | | | |
| EXISTING METAL/WOOD FENCE | | EXISTING STORM MANHOLE | | | |
| EXISTING EDGE OF ASPHALT | | EXISTING WATER MANHOLE | | | |
| EXISTING EDGE OF GRAVEL/DIRT | | EXISTING FIRE HYDRANT | | | |
| EXISTING SECTION LINE | | EXISTING ELECTRIC MANHOLE | | | |
| EXISTING RIGHT-OF-WAY LINE | | EXISTING GREASE MANHOLE | | | |
| EXISTING GAS METER | | EXISTING GAS METER | | | |
| EXISTING LANDSCAPE LIGHT | | EXISTING IRRIGATION CONTROL VALVE | | | |
| EXISTING ELECTRIC PEDESTAL | | | | | |

CENTER 1/4 COR. SEC. 18
T3S, R68W, 6TH P.M.
FOUND 2.5" BRASS CAP ILLEG.



CALC. S. 1/16 COR. SEC. 18
T3S, R68W, 6TH P.M.

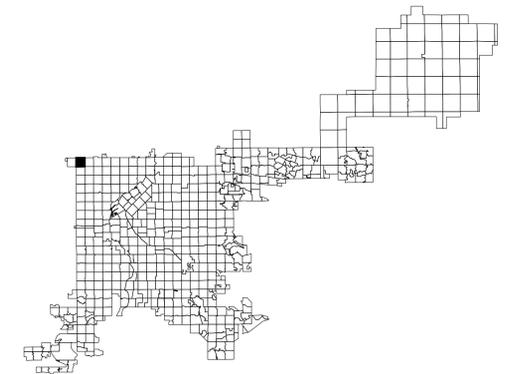
SOUTH 1/4 COR. SEC. 18
T3S, R68W, 6TH P.M.
FOUND 3.25" BRASS CAP
STAMPED DMWW



										Precision Survey & Mapping, Inc. <small>Professional Land Surveying Consultants</small> 9145 E. Kenyon Ave., Suite 101, Denver, CO 80237 Tel: (303) 753-9799 Fax: (303) 753-4044	
NO.	DATE	DESCRIPTION	BY	DRAWN:	CHKD.:	JOB NO.:	DATE:	ACAD FILE:			
1	12/20/13	ADDED UTILITIES	JL	D.K.	J.L.	R10751	12/9/13	R10751-ALTA			

Denver County Assessor's Map

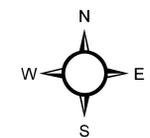
02183



City and County of Denver Assessor Map Index

T3S R69W S13 03134	T3S R68W S18 02183	02184
T3S R69W S	02192 T3S R68W S19	02191

Surrounding Mapsheets

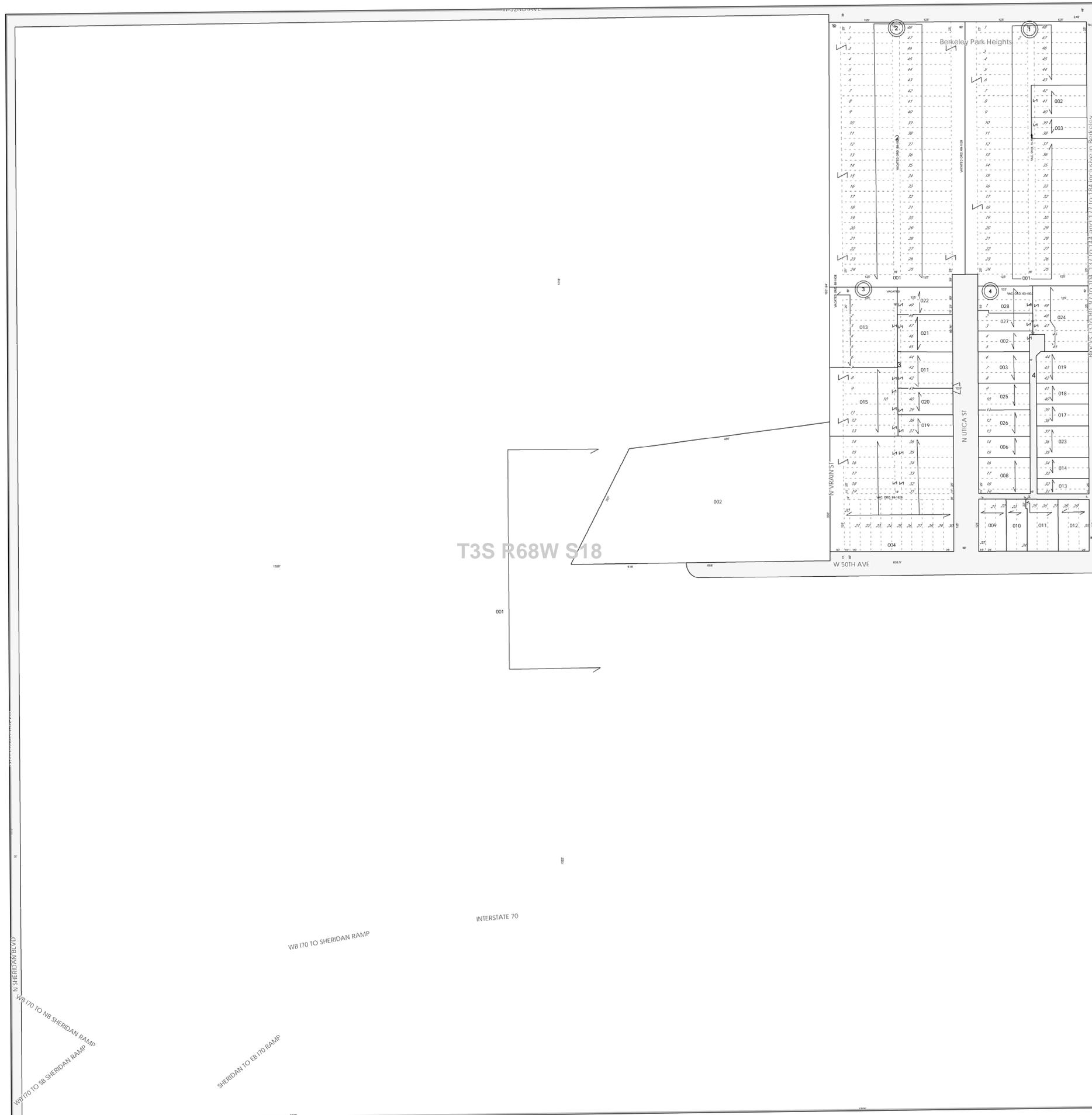


1 inch = 100 feet



Projection Stateplane
Units US Survey Feet
Colorado Central Zone 502
Horizontal Datum NAD83/92 HARN
Vertical Datum NAVD88
Map Produced: 10/18/2013

Disclaimer: The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. This is not a legal document.



BY AUTHORITY

ORDINANCE NO **0338**
SERIES OF 2014

COUNCIL BILL NO. CB14-0414
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance approving a License Agreement and Covenant with El Jebel Shrine Association to allow El Jebel the use of an existing driveway between Willis Case Golf Course and El Jebel Shrine.

BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. The License Agreement and Covenant with El Jebel Shrine Association in the words and figures contained and set forth in that form of License Agreement and Covenant available in the office and on the web page of City Council, and to be filed in the office of the Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver, under City Clerk's Filing No. 2014-0305, is hereby approved.

COMMITTEE APPROVAL DATE: May 15, 2014 by consent

MAYOR-COUNCIL DATE: May 20, 2014

PASSED BY THE COUNCIL: June 9, 2014

Christopher J. Henderson - PRESIDENT **PRO-TEM**

APPROVED: [Signature] - MAYOR _____, 2014

ATTEST: [Signature] - CLERK AND RECORDER,
EX-OFFICIO CLERK OF THE
CITY AND COUNTY OF DENVER

NOTICE PUBLISHED IN THE DAILY JOURNAL: June 6, 2014; June 13, 2014

PREPARED BY: Patrick A. Wheeler – Assistant City Attorney DATE: May 22, 2014

Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed ordinance. The proposed ordinance is submitted to the City Council for approval pursuant to § 3.2.6 of the Charter.

D. Scott Martinez, Denver City Attorney

BY: [Signature], Assistant City Attorney DATE: 22 May, 2014



2014067879
Page: 1 of 1
D \$0.00

DENVERGOV.ORG

"The Official Website of the City and County of Denver"

**Web Publisher's Affidavit
STATE OF COLORADO
City and County of Denver**

I, **Debra Johnson**, Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver, State of Colorado, do hereby verify that DenverGov.org is a public Website of general, worldwide accessibility having its principal office and place of business situated in the City and County of Denver; that said DenverGov.org is the official Website of the City and County of Denver; that said DenverGov.org is in service and online daily; that said Website provides and permits general accessibility thereto; that said Website has been in service and online and published as a public Website of general accessibility in said City and County of Denver, uninterruptedly and continuously during the period of more than fifty-two consecutive weeks next prior to the first date of publication and appearance of the annexed legal notice and advertisement on said Website; and that said legal notice and advertisement was first published and appeared on said Website on the

13th day of June, A.D. 2014

and that therefore, said legal notice and advertisement was duly published in a medium of general circulation on

ORDINANCE NO. 338, SERIES OF 2014

I hereunto have set my hand and affixed the seal of the
City and County of Denver, State of Colorado.

13th day of June, A.D. 2014



Clerk and Recorder,
Ex-Officio Clerk of the City and County of Denver

APPLICANT (SHRINE
PRESRVATION PARTNERS)
LETTER TO CITY COUNCIL
DATED JANUARY 12, 2015

SHRINE PRESERVATION PARTNERS, LLC

January 12, 2014

Councilwoman Susan Shepherd
Denver City Council
1437 Bannock Street, Room 451
Denver, CO. 80202

Re: CB14-1075 Official Map Amendment Application #2014-00041/4625 W 50th Ave and 5030 Vrain Street

Dear Councilwoman Shepherd:

As the applicant and developer of the El Jebel Shrine project, we are writing to urge your support for the referenced bill and PUD-G11 at the Denver City Council public hearing on January 20, 2015.

Prior to the filing of Council Bill CB14-1075, we made significant additional commitments to address neighborhood concerns:

- To reduce the overall project density to no more than 78 units total;
- To adhere to single family and duplex style homes throughout the project;
- To prohibit the expansion of the existing Shrine building.

When coupled with our other compromises with the neighborhood (detailed below), these commitments ensure the proposed project is compatible with and will enhance the Berkeley Regis neighborhood – both in style and quality.

Last month on the recommendation of the City planning staff, the Denver Planning Board voted unanimously to recommend approval of PUD-G11. This proposed rezoning has been thoroughly vetted and meets all of the base criteria for rezoning in Denver: it is consistent with Blueprint Denver and the Denver Comprehensive Plan; it furthers public health, safety and welfare; it has special circumstances – an island parcel surrounded on three sides by Willis Case Golf Course and the deteriorating El Jebel Shrine building – which justify the rezoning; it is consistent with the neighborhood context; and it aligns with the district's purpose and intent.

As you know, we have met with our neighbors and other interested residents of NW Denver continuously for more than six months. This includes hosting 3 town hall style meetings (March 24, May 22 and September 10, 2014) to share our vision and solicit comments, concerns and suggestions. In addition to these 3 public meetings, we have conducted 3 design charettes with interested neighbors. Prior to submitting our application, we also convened 3 concept meetings with City staff. And importantly, we met with or spoke to individual neighbors more than 50 times in the past 10 months including visits in their homes to solicit their input. More

recently, at the request of the Planning Board we met with neighbors again on two occasions (November 21 and 25, 2014) to resolve design guideline and Shrine preservation language. We have exceeded all expectations of an applicant to communicate and solicit input from our neighbors.

The results of this outreach and discussion are self-evident: we have listened, interacted and modified this PUD to respond to the concerns and requests of our neighbors. Our neighbors matter and you will hear from many of them. Importantly, those who are most directly impacted – who live across the street from and directly face this development project -- support PUD-G11 as recommended by the Planning Board and the City staff.

As the applicant, we have made substantial concessions to make sure this development will blend seamlessly with existing homes and neighborhoods. We have agreed to changes in building heights, setbacks, number of stories and lot coverage. In particular:

- The neighbors agree that additional density is needed to ensure the preservation of the El Jebel Shrine building and we have agreed to prescriptive language to preserve, repurpose and save this architectural treasure;
- The neighbors oppose flat roof homes and we agreed to required pitched roof product on a portion of the project and to incentives to encourage this product on the balance;
- The neighbors expressed concern about driveways on the front of homes, and we agreed to rear load single family and duplex homes via an alley and a private drive to reduce traffic impacts (Note that lot widths and setbacks are, in turn, driven by this agreement to alley load homes).
- The neighbors expressed concern about aesthetics and we agreed to detailed fencing and landscaping requirements;
- The neighbors expressed concerns about building height and massing and we agreed to specific height limits and have not requested any changes to existing bulk plane requirements;
- Some neighbors expressed concerns about ADUs/Mother In Law units for two single family homes that are adjacent to their existing homes and we agreed to eliminate these ADUs;
- At the request of the neighbors, we commissioned a traffic impacts analysis, presented this to them and posted it on the project website (www.shrinepreservationpartners.com).

Despite these substantial efforts to resolve their concerns, you will likely hear from a few neighbors who continue to oppose the proposed development and are tireless in their efforts to stop this project.

The zoning changes in this PUD will ensure the proposed redevelopment blends with and compliments the existing neighborhoods in NW Denver. It is not a carbon copy of existing zoning and instead reflects the unique and challenging characteristics of this infill site that is currently asphalt parking lots and vacant land surrounded on three sides by the Denver Willis Case Golf Course.

To further ensure this compatibility, we have reached agreement with interested neighbors regarding architectural design guidelines for the project. We have committed to restrict the deed with these guidelines when the property is conveyed to us (and from us). This creates enforceable design and architectural guidelines which will be administered and enforced by a metro district or HOA that we will develop as part of this project.

Importantly, your vote to move PUD-G11 forward will not end our interaction with our neighbors. Site Planning Development will commence after rezoning and we are committed to continuing to collaborate with them through this process to mitigate impacts and maximize the value to their homes and neighborhood. We are good neighbors and will remain so long after the rezoning is approved.

We believe PUD-G11 ensures the best use of this important infill parcel and will allow – better said, require – the preservation and repurposing of the El Jebel Shrine while at the same time improving and blending the property with the existing homes and neighborhood.

On behalf of the applicant Shrine Preservation Partners and our co-applicant the El Jebel Shrine Association, we thank you for your consideration and urge your support for CB14-1075 and PUD-G11 as recommended by the City staff and approved unanimously by the Planning Board. PUD-G11 has been properly vetted, amended and submitted to you and we thank you for your support.

Sincerely,

SHRINE PRESERVATION PARTNERS, LLC

Glen Sibley
Steve Chiles
Dick Miller

Cc: Members, Denver City Council

**PUBLIC COMMENTS RECEIVED
AFTER CITY COUNCIL FIRST
READING ~ DEC. 22, 2014**

January 7, 2015

Councilwoman Susan Shepherd
Denver City Council
City and County of Denver
1437 Bannock Street, Room 451
Denver, CO. 80202
districtone@denvergov.org

Re: PUD-G11, El Jebel Shrine rezoning

Dear Councilwoman Shepherd:

We are writing to express our support and urge your support for the referenced zoning change that you will consider at a public hearing on January 20, 2015.

We are owners and residents of homes near the Shrine development project. We are excited about the project. The conversion of this site from vacant parking lots to new homes will improve our neighborhood and City: it will boost property values, generate net new property taxes for the City and generate economic activity, including the creation of construction jobs. Most important, the PUD also proposes a reasonable and realistic approach to the preservation and reuse of the iconic Shrine building.

Based on commitments to reduce the overall project density, adhere to single family and duplex style homes and enforce architectural design guidelines, we know the proposed project is compatible with and will enhance the Berkeley Regis neighborhood – both in style and quality.

We therefore offer our support for the proposed zoning change.

Thank you for your attention. We urge you to enthusiastically support this project.

Sincerely,

Name: 
Mike O'Connor
Address: 3327 W. 29th Ave
Denver, CO 8024

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega and Kniech

From: Shelly Quintana [<mailto:shelly.quintana01@gmail.com>]
Sent: Sunday, January 04, 2015 11:39 AM
To: districtone@denvergov.org
Cc: paul.lopez@denvergov.org; judy.montero@denvergov.org;
susan.aldretti@denvergov.org; christopher.Herndon@denvergov.org;
kniechatlarge@denvergov.org; steve@shrinepreservationpartners.com
Subject: Support Letter - El Jebel Shrine Development Project

Dear Councilwoman Shepherd,

This letter is written in full support of the El Jebel Shrine Development Project. After learning about the plan details and the community involvement, I am very excited to see this project move forward. I love that it honors the history, community and beautiful land all in one project.

Denver's rich history makes all of us proud and this project will preserve the Shrine's unique architecture, rare part of our rich history. The new housing will complement both the Shrine and existing homes that surround the project with both Mediterranean and 1940's designs. This creates a perfect balance.

Community empowerment is critical for a healthy community which is why the community involvement was so important and will lead to a stronger community in for the long-term. The "community" element of this project is appealing because it promotes the relationship building among the new and existing residents. Imagine how a healthy community which values history, diversity and a healthy earth will create more healthy community projects.

Last, this land is absolutely beautiful and the views are breathtaking! The housing density is suitable for the land and community while the new housing placement will enhance this beauty so more families may enjoy it. I think the housing design and layout has a harmonious appeal.

Please feel free to call me if you have any questions. I was born and raised in Denver and I am proud of our beautiful city.

Respectfully,

Shelly Quintana

January 9, 2015

Councilwoman Susan Shepherd
Denver City Council
City and County of Denver
1437 Bannock Street, Room 451
Denver, CO. 80202
districtone@denvergov.org

Re: PUD-G11, El Jebel Shrine rezoning

Dear Councilwoman Shepherd:

We are writing to express our support and urge your support for the referenced zoning change that you will consider at a public hearing on January 20, 2015.

We are owners and residents of homes near the Shrine development project. We are excited about the project. The conversion of this site from vacant parking lots to new homes will improve our neighborhood and City: it will boost property values, generate net new property taxes for the City and generate economic activity, including the creation of construction jobs. Most important, the PUD also proposes a reasonable and realistic approach to the preservation and reuse of the iconic Shrine building.

Based on commitments to reduce the overall project density, adhere to single family and duplex style homes and enforce architectural design guidelines, we know the proposed project is compatible with and will enhance the Berkeley Regis neighborhood – both in style and quality.

We therefore offer our support for the proposed zoning change.

Thank you for your attention. We urge you to enthusiastically support this project.

Sincerely,


Name: Jason Forsyth

Address: 4000 Tennyson St Ste 101
Denver CO 80212

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann,
Susman, Nevitt, Brooks, Brown, Ortega and Kniech

January 9, 2015

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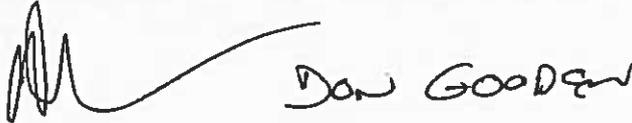
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Sincerely,



Name: DON GOODEN

Address: 3016 NEWTON ST., DENVER, CO 80211

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann,
Susman, Nevitt, Brooks, Brown, Ortega and Kniech

January 8th 2015

Councilwoman Susan Shepherd
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Denver, CO. 80202
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Sincerely, 

Name: David Pergano - principal - Bulldog Renovations, LLC

Address: 4421 W 50th Ave

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega and Kniech

January , 2015

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Sincerely, 

Name: Michael Maule

Address: 4251 Perry ST
DENVER CO 80212

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega and Kniech

January , 2015

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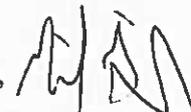
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Sincerely, 

Name: Michael Griger

Address: 4450 Wolff St, Denver

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega and Kniech

January , 2015

Councilwoman Susan Shepherd
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Sincerely,

Name: Scott Kirby

Address: 4445 Tennyson

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega and Kniech

January 6th, 2015

Councilwoman Susan Shepherd
Denver City Council
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Denver, CO. 80202
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Name:

Address:


David Paganu - principal - Bulldog Renovations, LLC
4419 W 50th Ave

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann,
Susman, Nevitt, Brooks, Brown, Ortega and Kniech

January 7, 2015

Councilwoman Susan Shepherd
Denver City Council
City and County of Denver
1437 Bannock Street, Room 451
Denver, CO. 80202
districtone@denvergov.org

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Thank you for your attention. We urge you to enthusiastically support this project.

Sincerely,

Name: *Rhett Gore*

Address: *4983 Raleigh St
Denver, CO 80212*

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega and Kniech.

Brown, Charlie - City Council District #6

From: JohConsult@aol.com
Sent: Monday, January 12, 2015 6:15 PM
To: Brown, Charlie - City Council District #6
Cc: karen.harris@arcmatters.com
Subject: Please Oppose PUD-G11

Dear Charlie,

I had such a great time working with you when you served in the Colorado General Assembly. I especially recall your humor and one campaign piece you distributed that was a correction of the grammar used by your opponent in his campaign letter. It was too funny. When I watch you work now when I tune in to Channel 8, your humor is still front and center.

I am writing about an issue important to one of the leaders of the American Institute of Architects, Colorado Component, which I represent at the State Capitol. We urge you to oppose PUD-G11.

Architects believe that it really important to good design and urban planning that be a consistently enforced zoning code so that everyone can rely on the rules. PUD-G11 introduces inappropriate building forms and unprecedented density to an existing area with a stable neighborhood. It will forever change the neighborhood.

Further, the PUD introduces a modified zone district that is found nowhere else in the city, with high density multi-family urban building forms located at the end of a dead end street into the Regis neighborhood.

And finally, the PUD is contrary to the stated goal in the DZC to bring old PUDs closer to the existing DZC context-based zoning districts.

I am sorry that your tenure is about to end on the City Council. You will be missed.

Best regards,

Jerry

Jerald B. Johnson, CEO
The Johnson Consulting Companies Inc.
8251 East 29th Avenue
Denver, CO 80238
Work (303) 399-1997
Cell (303) 905-0227