

Exhibit "K": Proposed Waivers

Per Section 12.4.10.6 (Waivers of Rights and Obligations and Approval of Reasonable Conditions) of the Denver Zoning Code, I, the undersigned owner of the property under application for the rezoning referenced herein, request that the zoning classification of the land described herein include the following waivers:

1. Waive the right to the Primary Building Form Standards, District Specific Standards for the E-MU-2.5 zone district, contained in the Denver Zoning Code at Sections 4.3.3.4.A (Suburban House), B (Urban House), C (Duplex), D (Tandem House), E (Town House), F (Garden Court), and G (Apartment) of the Denver Zoning Code and instead shall comply with only the "Apartment" building form table set forth on the following page.

2. Waive the right to the single base plane rule of measurement at Section 13.1.2.2.B.1, Two Base Planes, and instead both the base plane rule of measurement at Section 13.1.2.2.B.1, Two Base Planes, and the base plane rule of measurement at Section 13.1.2.2.B.2, Building Specific Base Plane for development of multiple primary buildings on a single zone lot that is 18,000 square feet or more, shall be applicable.

These waivers shall apply to all our successors and assigns.

Agreed to by:



Steve Caragol, President

Blue Rhino Investments, Inc.

6-9-2015

Date

APARTMENT

HEIGHT	E-MU-2.5 with waivers
Stories (max)	3
Feet (max)	40'
Feet, front 65% of zone lot depth, permitted height increase	na
Side Wall Plate Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	25'
Upper Story Setback, for Flat Roof, Above 25': Side Interior and Side Street (min)	15'

SITING	E-MU-2.5 with waivers
ZONE LOT	
Zone Lot Size (min)	6,000 ft ²
Zone Lot Size (min)	50'
REQUIRED BUILD-TO	
Primary Street (min% within min/max)	50% 0'/80'
SETBACKS	
Primary Street, block sensitive setback required (see Sec. 13.1.2.3)	yes
Primary Street, where block sensitive setback does not apply (min)	20'
Side Street (min)	5'
Side Interior (min)	5'
Rear, alley/no alley (min)	12'/20'
PARKING	
Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed
Surface Parking Screening	See Article 10, Division 10.5
Vehicle Access, 3 or more side-by-side dwelling units in one structure	From Alley; or Street access allowed when no Alley present (Sec. 4.3.7.6)
Vehicle Access, all other permitted uses	Access determined at Site Development Plan

DESIGN ELEMENTS	E-MU-2.5 with waivers
BUILDING CONFIGURATION	
Street facing garage door width per Primary Structure (max)	20'
Rooftop and/or Second Story Decks	na; Section 4.3.5.1 shall not apply
Upper Story Setback above 27', adjacent to Protected District: Side Interior (min)	25'
GROUND STORY ACTIVATION	
Transparency, Primary Street (min)	30%
Transparency, Side Street (min)	25%
Pedestrian Access, Primary Street	Entrance
USES	
	E-MU-2.5 with waivers

All permitted Primary Uses shall be allowed within this building form. See Division 4.4 Uses and Parking

See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions