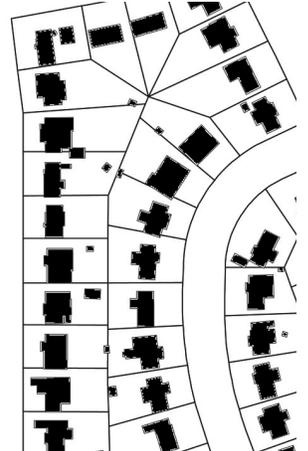


# PUD-G 34

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4340 - 4350 S Monaco Street

2024I-00027

Month XX, 2024

**DRAFT**

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## PUD-G 34

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## CHAPTER 1. ESTABLISHMENT AND INTENT

### SECTION 1.1 PUD-G 34 ESTABLISHED

The provisions of this PUD-G 34 apply to the land depicted on the Official Zoning Map with the label PUD-G 34. The PUD-G 34 is a single area with no subareas established. The land referred to herein below is situated in Denver, in the county of Denver, state of Colorado, and is described as follows:

PARCEL A:

A PARCEL OF LAND LOCATED IN THE NE  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF THE NE  $\frac{1}{4}$  OF SAID SECTION 8 BEING N 00° 35' 15" E BETWEEN THE C  $\frac{1}{4}$  CORNER (3.0' WITNESS CORNER, A 3.5" ALUMINUM CAP LS 13212) AND N  $\frac{1}{4}$  CORNER (A 3.5" BRASS CAP LS 7104);

COMMENCING AT THE C  $\frac{1}{4}$  CORNER OF SAID SECTION 8;

THEN N 19° 43' 03" E, A DISTANCE OF 1376.82 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH MONACO STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) N 25° 25' 33" W, A DISTANCE OF 600.96 FEET TO A POINT OF CURVATURE;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT, 115.21 FEET, HAVING A RADIUS OF 537.65 FEET, A CENTRAL ANGLE OF 12° 16' 39" AND A CHORD BEARING AND DISTANCE OF N 19° 20' 14" W, 114.99 FEET;

THENCE N 70° 29' 06" E, A DISTANCE OF 837.77 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY #25;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S 24° 02' 35" E, A DISTANCE OF 714.93 FEET;

THENCE S 70° 29' 06" W, A DISTANCE OF 832.16 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION CONTAINED IN RULE AND ORDER OF THE DISTRICT COURT, CASE NO. 01CV3689, RECORDED NOVEMBER 17, 2005 AT RECEPTION NO. 2005197000, DENVER COUNTY RECORDS.

**1.1.1 Existing Site Plan Defined**

The Existing Site Plan, shown in Appendix A, is hereby defined within PUD-G 34 for the purpose of applying the zoning standards provided in Chapter 4.

**1.1.2 Existing Structures Defined**

Existing Structures for the purpose of applying the zoning standards provided in Chapter 4 of this PUD-G 34 are the structures currently depicted in Appendix A pages 3 to 9.

**SECTION 1.2 PUD-G 34 GENERAL PURPOSE**

The general purpose of this PUD-G 34 is to follow the Suburban Neighborhood Context, which is characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks. Multi-unit residential and commercial uses are primarily located along arterial and collector streets.

**SECTION 1.3 PUD-G 34 SPECIFIC INTENT**

More specifically, PUD-G 34 is intended to:

- 1.3.1 Facilitate continued use and adaptive reuse of Existing Structures compatible with Suburban Neighborhood Context zoning standards while allowing the continuance and possible expansion of certain elements of the Existing Structures that do not fully comply with the S-MX-5 building form standards; and
- 1.3.2 Allow for compatible redevelopment of the site consistent with the S-MX-5 zone district.

**CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION**

**SECTION 2.1 SUBURBAN CONTEXT DESCRIPTION**

Development in this PUD-G 34 shall comply with the Denver Zoning Code Division 3.1 Suburban Neighborhood Context Description, as amended from time to time.

**CHAPTER 3. DISTRICTS**

**SECTION 3.1 S-MX-5 DISTRICT**

Development in this PUD-G 34 shall comply with the Denver Zoning Code, Division 3.2, Districts, as specifically applicable to the S-MX-5 zone district, as amended from time to time.

**CHAPTER 4. DESIGN STANDARDS**

Development in this PUD-G 34 shall comply with the design standards in the Denver Zoning Code, Division 3.3 as specifically applicable to the S-MX-5 Zone District, as amended from time to time, except as described below.

**SECTION 4.1 PRIMARY BUILDING FORM STANDARDS APPLICABLE TO EXISTING STRUCTURES**

- 4.1.1 The Existing Structures shall adhere to the General Building Form standards for S-CC-5 zone district, defined by the Denver Zoning Code, Division 3.3.3.3.H, except as modified by this PUD-G 34, with the following modifications:

HEIGHT	Existing Building
Stories (max)	6
Feet (max)	85'

SITING	Existing Building
SETBACKS	
Side Interior	0'

4.1.2 All zone lot lines abutting South Monaco Street shall be considered a Primary Street Zone Lot Line for the purposes of applying this PUD-G 34’s zoning standard

## CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

### SECTION 5.1 INTENT

The intent of the allowed uses and parking standards is to support the reuse and conservation of the Existing Structures by allowing for mixed uses in these structures, and to ensure compatibility with the surrounding suburban residential context.

### SECTION 5.2 USES AND REQUIRED MINIMUM PARKING

5.2.1 Development in this PUD-G 34 shall conform to the Denver Zoning Code, Division 3.4, Uses and Required Minimum Parking, as specifically applicable to the S-MX-5 Zone District, as amended from time to time.

## CHAPTER 6. ADDITIONAL STANDARDS

### SECTION 6.1 ARTICLE 1 OF THE DENVER ZONING CODE

#### 6.1.1 Applicability

Development in this PUD-G 34 shall comply with Article 1, General Provisions of the Denver Zoning Code, as amended from time to time, except that there shall be no limit on the maximum number of primary uses established on a zone lot.

### SECTION 6.2 ARTICLE 9 OF THE DENVER ZONING CODE

#### 6.2.1 Applicability

Development in this PUD-G 34 shall comply with Article 9, Special Districts of the Denver Zoning Code, as amended from time to time.

### SECTION 6.3 ARTICLE 10 OF THE DENVER ZONING CODE

#### 6.3.1 Applicability

Development in this PUD-G 34 shall conform to Article 10, General Design Standards, as specifically applicable to the S-MX-5 zone district, as amended from time to time.

### SECTION 6.4 ARTICLE 11 OF THE DENVER ZONING CODE

#### 6.4.1 Applicability

Development in this PUD-G 34 shall conform to Article 11, Use Limitations and Definitions of the Denver Zoning Code, as specifically applicable to the S-MX-5 zone district, as amended from time to time.

### SECTION 6.5 ARTICLE 12 OF THE DENVER ZONING CODE

#### 6.5.1 Applicability

Development in this PUD-G 34 shall conform to Article 12, Procedures and Enforcement of the Denver Zoning Code, as amended from time to time, with the following exceptions:

- A. Upon the effective date of PUD-G 34, each Existing Structure is a “Conforming Structure”, each existing use is a “Conforming Use”, and each existing zone lot is a “Conforming Zone Lot” as defined in Article 13 of the Denver Zoning Code

## **SECTION 6.6 ARTICLE 13 OF THE DENVER ZONING CODE**

### **6.6.1 Applicability**

Development in this PUD-G 34 shall conform to Article 13, Rules of Measurement and Definitions, of the Denver Zoning Code, as amended from time to time.

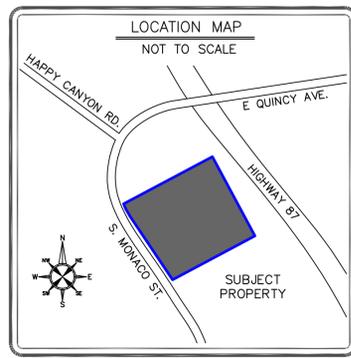
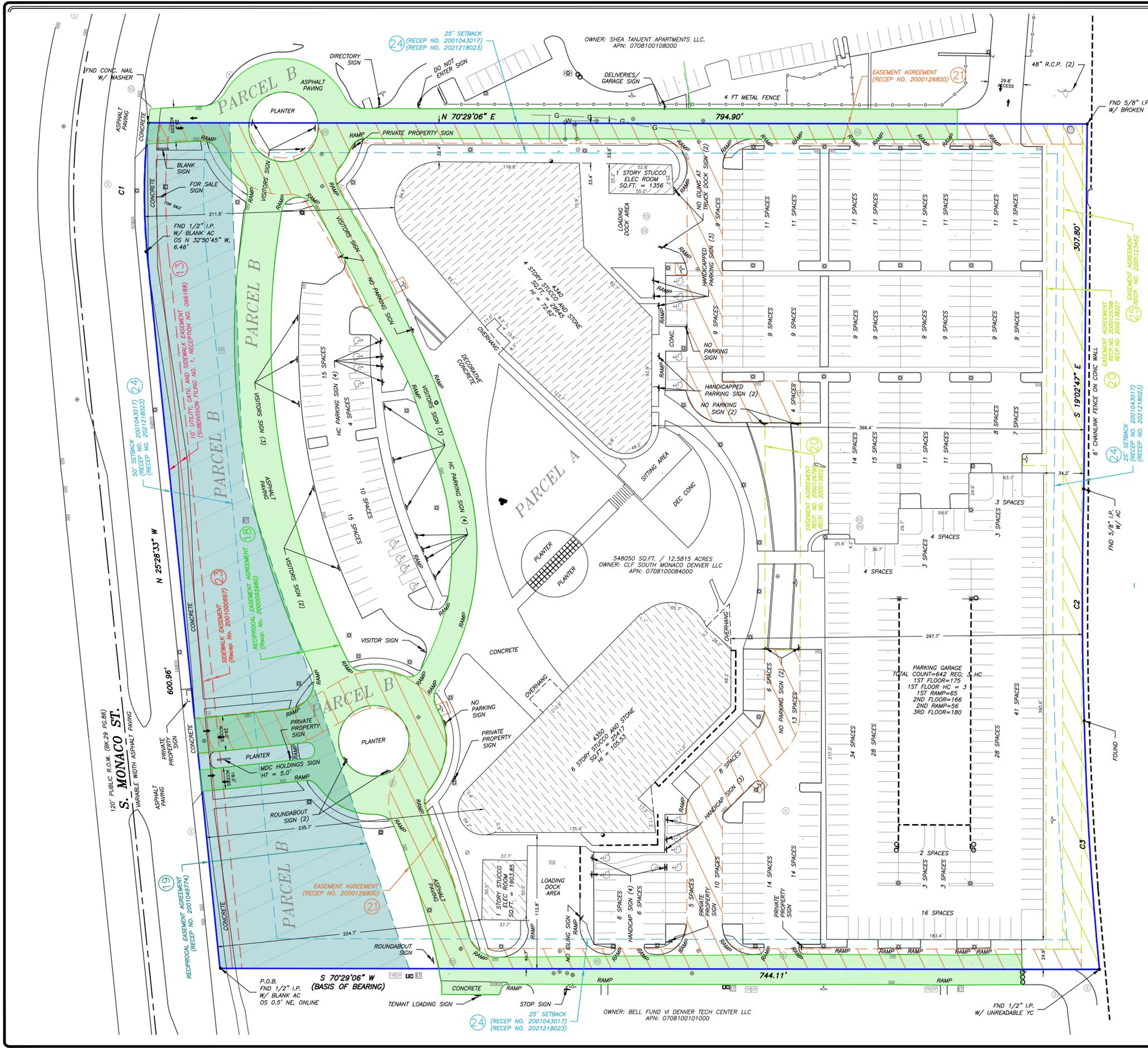
## **CHAPTER 7. RULES OF INTERPRETATION**

Whenever a section of the Denver Zoning Code is referred to in this PUD-G 34, that reference shall extend and apply to the section referred to as subsequently amended, recodified, or renumbered; provided, however, if a section of the Denver Zoning Code, as subsequently amended, recodified, or renumbered conflicts with a provision of this PUD-G 34, this PUD-G 34 shall control.

## **CHAPTER 8. VESTED RIGHTS**

This PUD-G 34 shall be established in accordance with Denver Zoning Code sections 9.6.1.2.C, Vested Rights, and 9.6.1.5, Vested Rights, and vested property rights shall be created 90 days after the effective date of the ordinance approving this PUD-G 34. The property rights vested through approval of this PUD-G 34 shall remain vested for a period of 3 years and shall include the right to commence and complete development of and the right to use the site in accordance with the intent, standards, and uses set forth in the Denver Zoning Code, as amended from time to time, except as expressly modified by this PUD-G 34.

# Appendix A

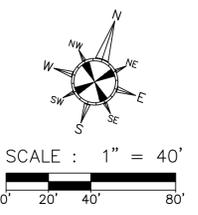


### SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊙	A.C. PAD	⊙	GROUND LIGHT
⊙	AIR VALVE	⊙	GROUND ROD
⊙	AUTO-SPRINKLER	⊙	GUARD POST
⊙	BENCHMARK	⊙	IRON GRATE
⊙	BORER HOLE	⊙	LIGHT POLE
⊙	BUSH	⊙	METER BACK
⊙	CLEAN OUT	⊙	MONITOR WELL
⊙	ELEC. METER	⊙	MON. FOUND T.D.
⊙	ELEC. PED.	⊙	AS DESCRIBED
⊙	ELEC. TRANS.	⊙	AS DESCRIBED
⊙	FIRE HYDRANT	⊙	FLAG POLE
⊙	FIRE RISER	⊙	GAS METER
⊙	FLAG POLE	⊙	POW. MH
⊙	GAS METER	⊙	POW. POLE
⊙	GAS VALVE	⊙	PROPANE TANK
⊙	GATE	⊙	WATER METER
⊙	GENERATOR	⊙	WATER MH
⊙	PULL BOX	⊙	WATER VALVE
⊙	BARBED WIRE	⊙	ADU./PLAT LINE
⊙	FENCE	⊙	RECORD DIMENSION
⊙	ROAD CENTERLINE	⊙	R.O.W. - RIGHT-OF-WAY
⊙	OVERHEAD ELECTRIC LINE	⊙	ROOF DRAIN
⊙	OVERHEAD ELECTRIC LINE	⊙	RET. - RETAINING
⊙	OVERHEAD ELECTRIC LINE	⊙	SAN. - SANITARY
⊙	OVERHEAD ELECTRIC LINE	⊙	STAIR - STAIRWAY
⊙	OVERHEAD ELECTRIC LINE	⊙	TR - TOP OF RIM
⊙	OVERHEAD ELECTRIC LINE	⊙	TRANS - TRANSFORMER
⊙	OVERHEAD ELECTRIC LINE	⊙	TYP. - TYPICAL
⊙	OVERHEAD ELECTRIC LINE	⊙	U/C - UTILITY CABINET
⊙	OVERHEAD ELECTRIC LINE	⊙	U/G - UNDERGROUND
⊙	OVERHEAD ELECTRIC LINE	⊙	W/GCS - WITH UNDERGROUND SERVICE
⊙	OVERHEAD ELECTRIC LINE	⊙	WALL - R-WALL
⊙	OVERHEAD ELECTRIC LINE	⊙	WATER
⊙	OVERHEAD ELECTRIC LINE	⊙	WATER
⊙	OVERHEAD ELECTRIC LINE	⊙	WATER

PARCEL B  
PARCEL B

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	115.21'	537.65'	12°16'39"	N 19°20'14" W	114.99'
C2	195.46'	3300.00'	3°23'37"	S 19°42'01" E	195.43'
C3	209.94'	2863.50'	4°12'02"	S 23°06'23" E	209.89'



PRELIMINARY PLAN  
NOT FOR RECORDATION,  
CONVEYANCES, OR SALES

Survey Prepared By:  
Red Plains Surveying Company  
1917 S. Harvard Avenue  
Oklahoma City, OK 73128  
Phone: 405-603-7842  
Email: comments@rpsurveying.com

SHAE PROPERTIES

MONACO - DENVER  
4340 & 4350 S MONACO STREET  
DENVER, CO, 80237

SCALE:	1" = 40'	REVIEWED BY:	JBP
DATE:	02/08/24	APPROVED BY:	JMP
DRAWN BY:	RKH	CLIENT J.N.:	JOB NO
FILED BY:	AM	RPS J.N.:	24-010-01U
MARK	DATE	REVISIONS	BY

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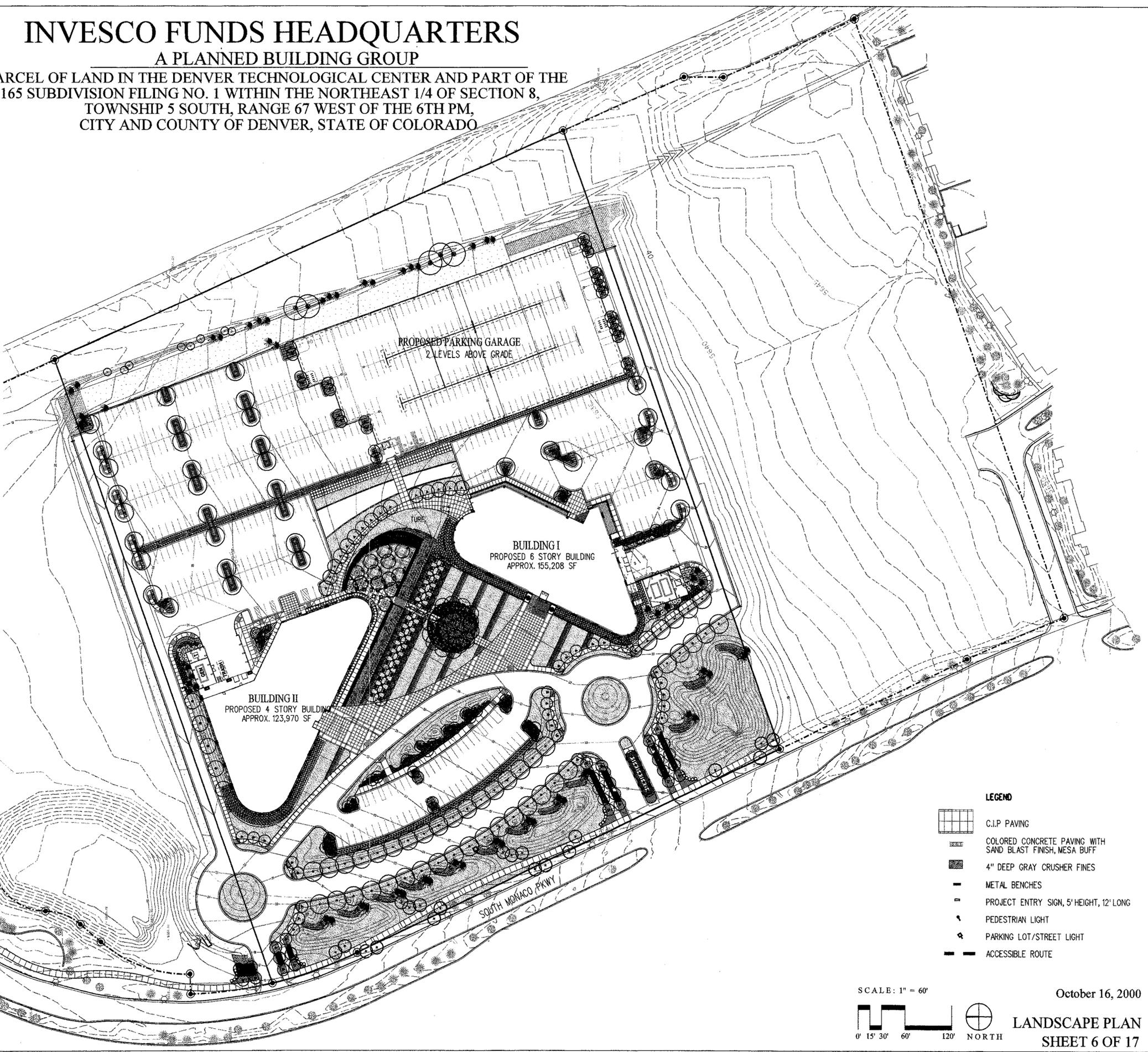
# INVESCO FUNDS HEADQUARTERS

## A PLANNED BUILDING GROUP

A PARCEL OF LAND IN THE DENVER TECHNOLOGICAL CENTER AND PART OF THE  
165 SUBDIVISION FILING NO. 1 WITHIN THE NORTHEAST 1/4 OF SECTION 8,  
TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PM,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

### PLANT LIST

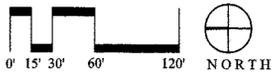
QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	<b>EVERGREEN TREES</b>			
	PNUS INERA	AUSTRIAN PINE	8-10' HEIGHT	B&B TREE
	<b>DECIDUOUS CANOPY TREES</b>			
	AMELANCHIER GRANDIFLORA	ROBIN HILL AMELANCHIER	10-12' HEIGHT	B&B TREE
	CRATAEGUS CRUSGALLI 'NERMS'	THORLESS COCKSPUR HAWTHORN	3" CAL.	B&B TREE
	GLEDISIA TRICANTHOS V. NERMS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3" CAL.	B&B TREE
	MALUS 'CENTZAM'	CENTZAM CRABAPPLE	3" CAL.	B&B TREE
	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CAL.	B&B TREE
	QUERCUS RUBRA	NORTHERN RED OAK	3" CAL.	B&B TREE
	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2 1/2" CAL.	B&B TREE
	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" CAL.	B&B TREE
	<b>SHRUBS</b>			
	COTONEASTER LUCIDA	PEKING COTONEASTER	5 GAL.	CONTAINER, 4'-0" O.C.
	HYPERICUM KALMARUM	KALM ST. JOHNSWORT	5 GAL.	CONTAINER, 2'-6" O.C.
	JUNPERUS SABINA 'CALGARY CARPET'	CALGARY CARPET JUNPER	5 GAL.	CONTAINER, 3'-6" O.C.
	JUNPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNPER	5 GAL.	CONTAINER, 3'-6" O.C.
	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	5 GAL.	CONTAINER, 2'-0" O.C.
	SPIREA NIPPONICA 'HALWARD'S SILVER'	HALWARD'S SILVER SPIREA	5 GAL.	CONTAINER, 3'-0" O.C.
	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5 GAL.	CONTAINER, 3'-0" O.C.
	<b>PERENNIALS/GROUNDCOVERS</b>			
	ALCHEMILLA MOLLIS	LADY'S MANTLE	1 GAL.	CONTAINER, 12" SPACING
	AQUILEGIA CAERULEA	ROCKY MOUNTAIN COLUMBINE	1 GAL.	CONTAINER, 12" SPACING
	ASTER NOVAE-BELGII 'WARRE BALLARD'	FALL ASTER	1 GAL.	CONTAINER, 18" SPACING
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	CONTAINER, 24" SPACING
	CALAMAGROSTIS ACUTIFLORA 'OVERLAND'	OVERLAND FEATHER REED GRASS	1 GAL.	CONTAINER, 24" SPACING
	CATANANACHE CAERULEA	CUPID'S DART	1 GAL.	CONTAINER, 15" SPACING
	CERASTIUM TOMENTOSUM	SNOW-ON-SUMMER	1 GAL.	CONTAINER, 15" SPACING
	COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS	1 GAL.	CONTAINER, 15" SPACING
	GERANIUM 'JOHNSON'S BLUE'	JOHNSON'S BLUE CRANESBILL	1 GAL.	CONTAINER, 15" SPACING
	HEMEROCALLIS SPP.	DAYLILY	1 GAL.	CONTAINER, 24" SPACING
	HEUCHERA SANGUINEA	CORAL BELLS	1 GAL.	CONTAINER, 15" SPACING
	HOSTA SPP.	HOSTA	1 GAL.	CONTAINER, 24" SPACING
	IRIS SIBERICA 'CHESAY'S BROTHER'	BLUE SIBERIAN IRIS	1 GAL.	CONTAINER, 18" SPACING
	LAVANDULA ANGSTIFOLIA 'HIDECOTE'	HIDECOTE LAVENDER	1 GAL.	CONTAINER, 15" SPACING
	LIATRIS SPICATA 'KOBOLDI'	KOBOLD'S LIATRIS	1 GAL.	CONTAINER, 15" SPACING
	LYSINACHIA NAMBULIFERA	MONEYWORT	1 GAL.	CONTAINER, 15" SPACING
	PENSTEMON PINNIFOLIUS	PINELEAF PENSTEMON	1 GAL.	CONTAINER, 12" SPACING
	RUDBECKIA 'GOLDBLOCKS'	GOLDBLOCKS BLACK-EYED SUWAN	1 GAL.	CONTAINER, 18" SPACING
	THYMUS PRAECOX 'COCCEUS'	RED CREEPING THYME	1 GAL.	CONTAINER, 12" SPACING
	VERONICA SPICATA 'ICICLE'	ICICLE SPIKE VERONICA	1 GAL.	CONTAINER, 15" SPACING
	<b>SOD/SEED</b>			
	IRRIGATED BLUEGRASS TURF SOD			
	IRRIGATED DRYLAND GRASS SEED			



ISSUE DATE: OCTOBER 16, 2000

- LEGEND**
- C.I.P. PAVING
  - COLORED CONCRETE PAVING WITH SAND BLAST FINISH, MESA BUFF
  - 4" DEEP GRAY CRUSHER FINES
  - METAL BENCHES
  - PROJECT ENTRY SIGN, 5' HEIGHT, 12' LONG
  - PEDESTRIAN LIGHT
  - PARKING LOT/STREET LIGHT
  - ACCESSIBLE ROUTE

SCALE: 1" = 60'



October 16, 2000

LANDSCAPE PLAN  
SHEET 6 OF 17

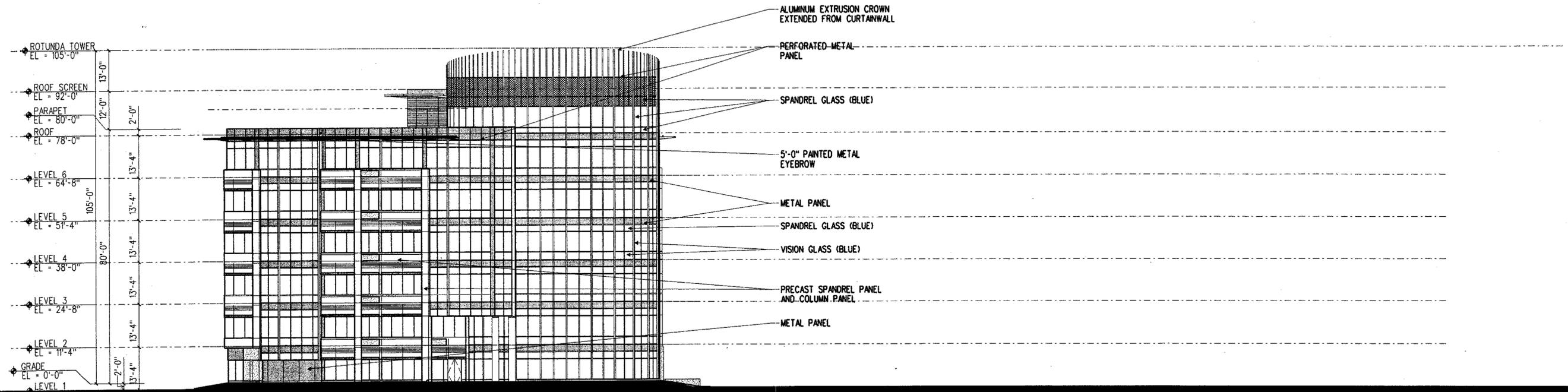
INVESCO FUNDS PBG

P 654

# INVESCO FUNDS HEADQUARTERS

## A PLANNED BUILDING GROUP

A PARCEL OF LAND IN THE DENVER TECHNOLOGICAL CENTER AND PART OF THE 165 SUBDIVISION FILING NO. 1 WITHIN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PM, CITY AND COUNTY OF DENVER, STATE OF COLORADO



ISSUE DATE: JUNE 14, 2000



OCTOBER 16, 2000  
 BLDG 1 - NORTH ELEVATION  
 SHEET 10 OF 17

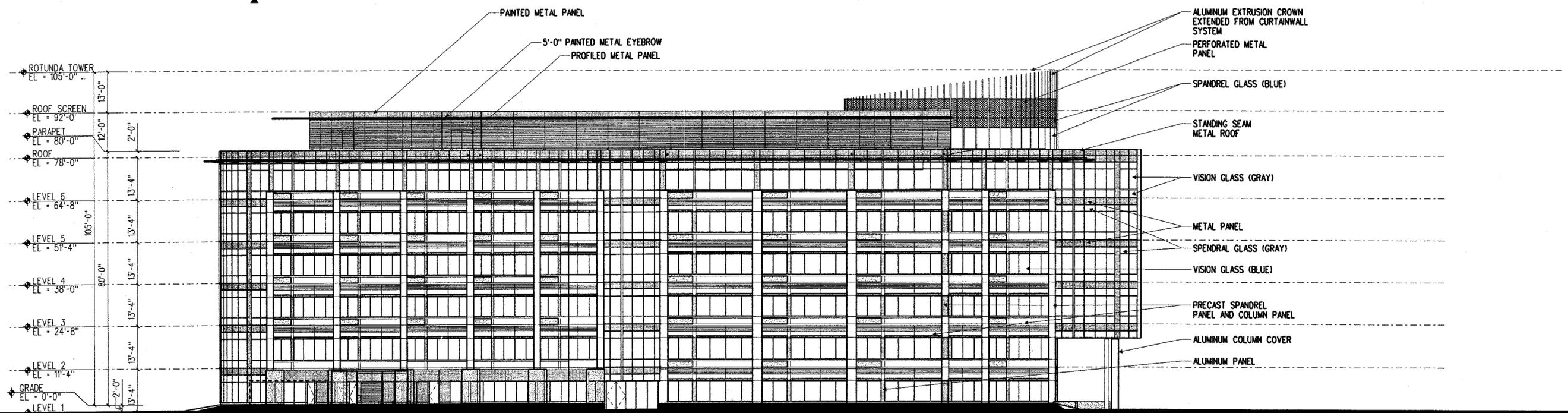
INVESCO FUNDS PBG

P 654

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ROTUNDA TOWER  
 EL = 105'-0"  
 ROOF SCREEN  
 EL = 92'-0"  
 PARAPET  
 EL = 80'-0"  
 ROOF  
 EL = 78'-0"  
 LEVEL 6  
 EL = 64'-8"  
 LEVEL 5  
 EL = 51'-4"  
 LEVEL 4  
 EL = 38'-0"  
 LEVEL 3  
 EL = 24'-8"  
 LEVEL 2  
 EL = 11'-4"  
 GRADE  
 EL = 0'-0"  
 LEVEL 1

PAINTED METAL PANEL  
 5'-0" PAINTED METAL EYEBROW  
 PROFILED METAL PANEL

ALUMINUM EXTRUSION CROWN  
 EXTENDED FROM CURTAINWALL  
 SYSTEM  
 PERFORATED METAL  
 PANEL  
 SPANDREL GLASS (BLUE)  
 STANDING SEAM  
 METAL ROOF  
 VISION GLASS (GRAY)  
 METAL PANEL  
 SPANDREL GLASS (GRAY)  
 VISION GLASS (BLUE)  
 PRECAST SPANDREL  
 PANEL AND COLUMN PANEL  
 ALUMINUM COLUMN COVER  
 ALUMINUM PANEL

JUNE 14, 2000 DATE: JUNE 14, 2000

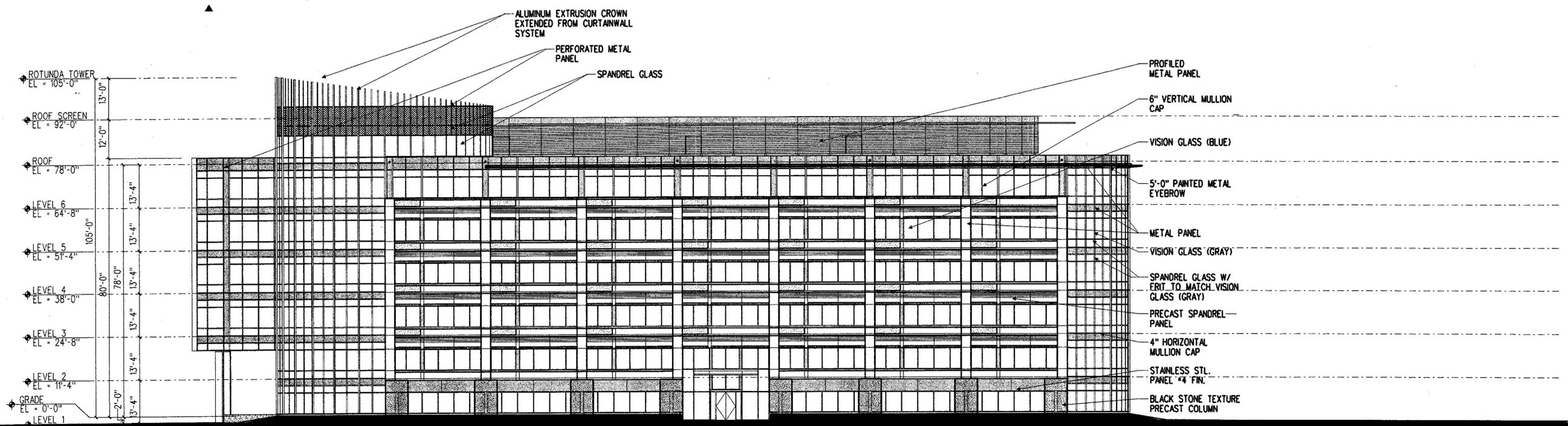
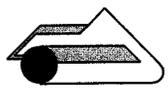
OCTOBER 16, 2000  
BLDG 1 - EAST ELEVATION

P 654

# INVESCO FUNDS HEADQUARTERS

## A PLANNED BUILDING GROUP

A PARCEL OF LAND IN THE DENVER TECHNOLOGICAL CENTER AND PART OF THE 165 SUBDIVISION FILING NO. 1 WITHIN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PM, CITY AND COUNTY OF DENVER, STATE OF COLORADO



ISSUE DATE: JUNE 14, 2000

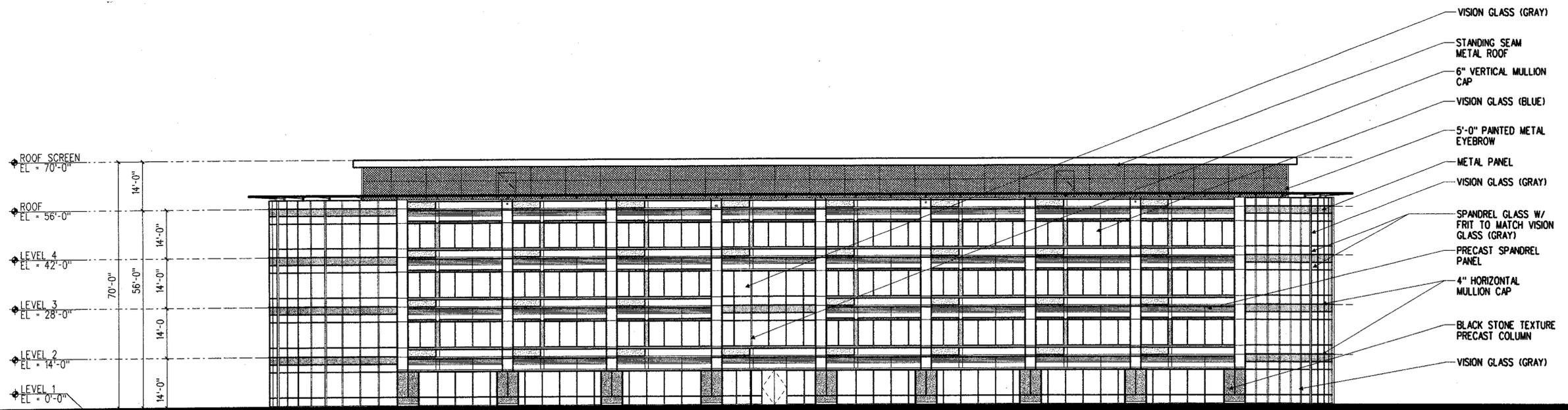
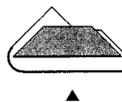
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 INVESCO FUNDS PBG

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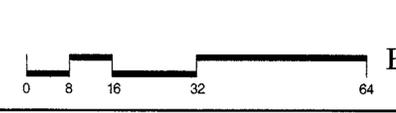
# INVESCO FUNDS HEADQUARTERS

## A PLANNED BUILDING GROUP

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ISSUE DATE: JUNE 14, 2000



OCTOBER 16, 2000  
 BLDG. II - WEST ELEVATION  
 SHEET 13 OF 17

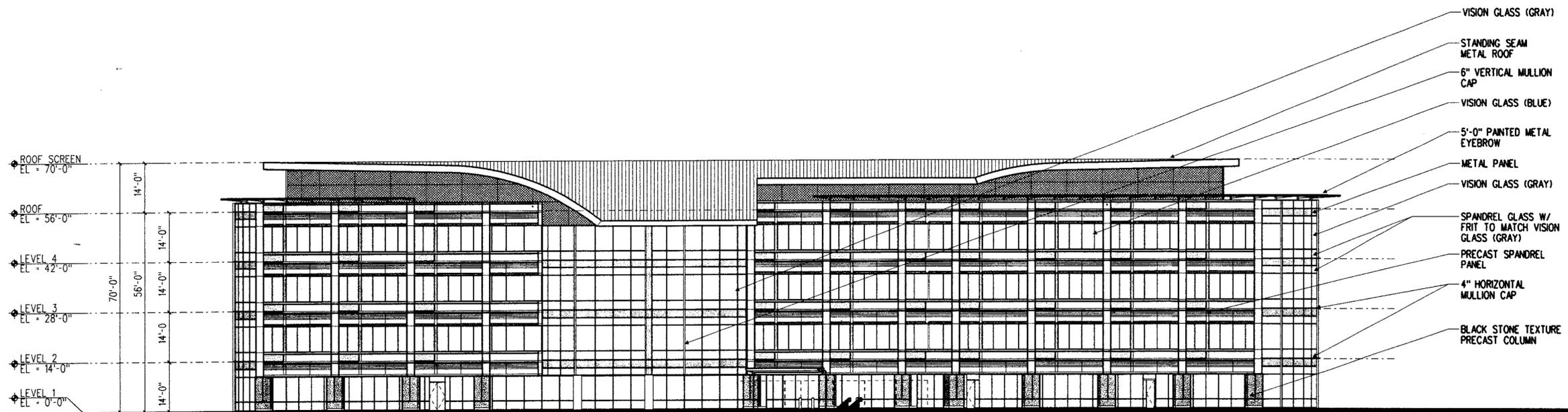
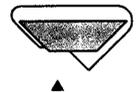
INVESCO FUNDS PBG

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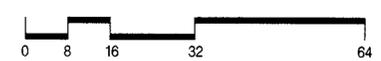
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A PLANNED BUILDING GROUP

A PARCEL OF LAND IN THE DENVER TECHNOLOGICAL CENTER AND PART OF THE 165 SUBDIVISION FILING NO. 1 WITHIN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PM, CITY AND COUNTY OF DENVER, STATE OF COLORADO



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 BLDG. II - EAST ELEVATION  
 SHEET 14 OF 17

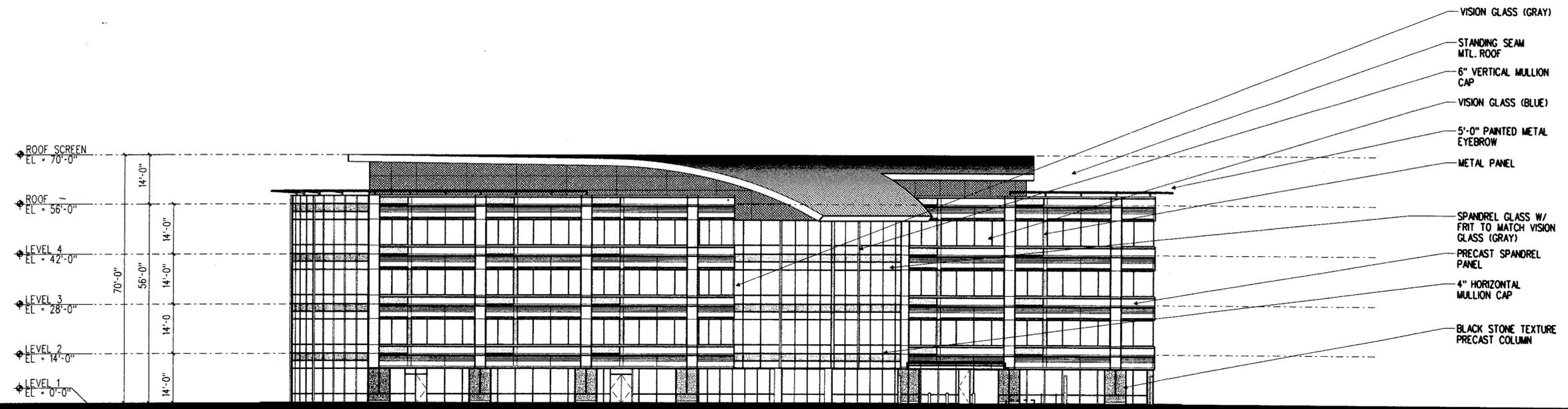
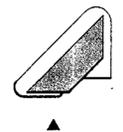
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## A PLANNED BUILDING GROUP

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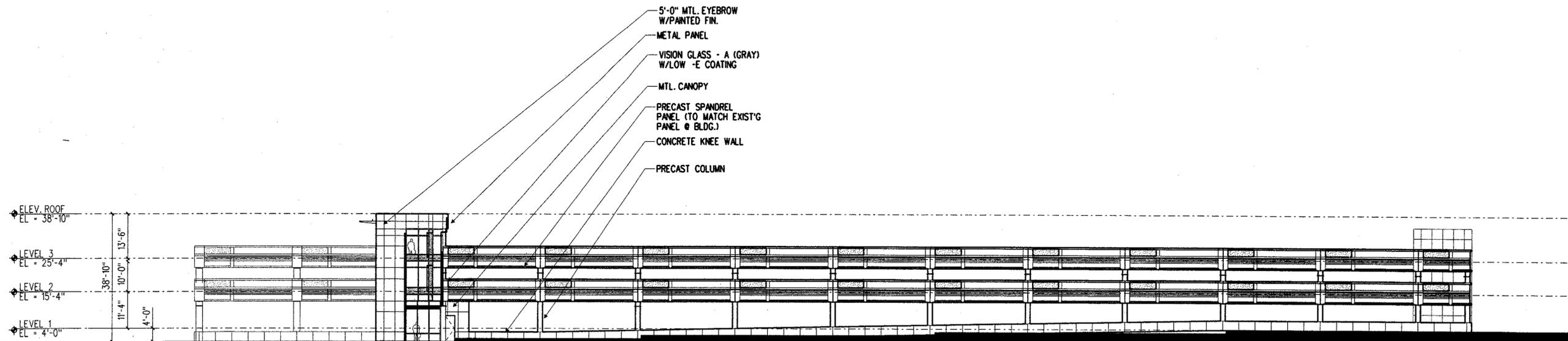
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 SHEET 15 OF 17

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A PARCEL OF LAND IN THE DENVER TECHNOLOGICAL CENTER AND PART OF THE 165 SUBDIVISION FILING NO. 1 WITHIN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PM, CITY AND COUNTY OF DENVER, STATE OF COLORADO



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