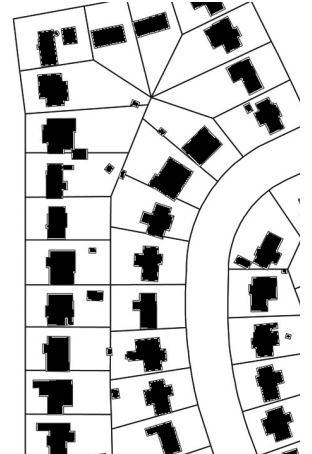


# PUD-G 34

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4340 - 4350 S Monaco Street

2024I-00027

Month XX, 2024

**DRAFT**

# Contents

## PUD-G 34

- CHAPTER 1. ESTABLISHMENT AND INTENT . . . . . 1**
  - Section 1.1 PUD-G 34 ESTABLISHED . . . . . 1
  - Section 1.2 PUD-G 34 GENERAL PURPOSE . . . . . 2
  - Section 1.3 PUD-G 34 SPECIFIC INTENT . . . . . 2
- CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION . . . . . 2**
  - Section 2.1 SUBURBAN CONTEXT DESCRIPTION . . . . . 2
- CHAPTER 3. DISTRICTS . . . . . 2**
  - Section 3.1 S-MX-5 DISTRICT . . . . . 2
- CHAPTER 4. DESIGN STANDARDS . . . . . 2**
  - Section 4.1 PRIMARY BUILDING FORM STANDARDS . . . . . 2
- CHAPTER 5. USES AND PARKING . . . . . 3**
  - Section 5.1 INTENT . . . . . 3
  - Section 5.2 USES AND REQUIRED MINIMUM PARKING . . . . . 3
- CHAPTER 6. ADDITIONAL STANDARDS . . . . . 3**
  - Section 6.1 ARTICLE 1 OF THE DENVER ZONING CODE . . . . . 3
  - Section 6.2 ARTICLE 9 OF THE DENVER ZONING CODE . . . . . 3
  - Section 6.3 ARTICLE 10 OF THE DENVER ZONING CODE . . . . . 3
  - Section 6.4 ARTICLE 11 OF THE DENVER ZONING CODE . . . . . 3
  - Section 6.5 ARTICLE 12 OF THE DENVER ZONING CODE . . . . . 3
  - Section 6.6 ARTICLE 13 OF THE DENVER ZONING CODE . . . . . 4
- CHAPTER 7. RULES OF INTERPRETATION . . . . . 4**
- CHAPTER 8. VESTED RIGHTS . . . . . 4**

## 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.

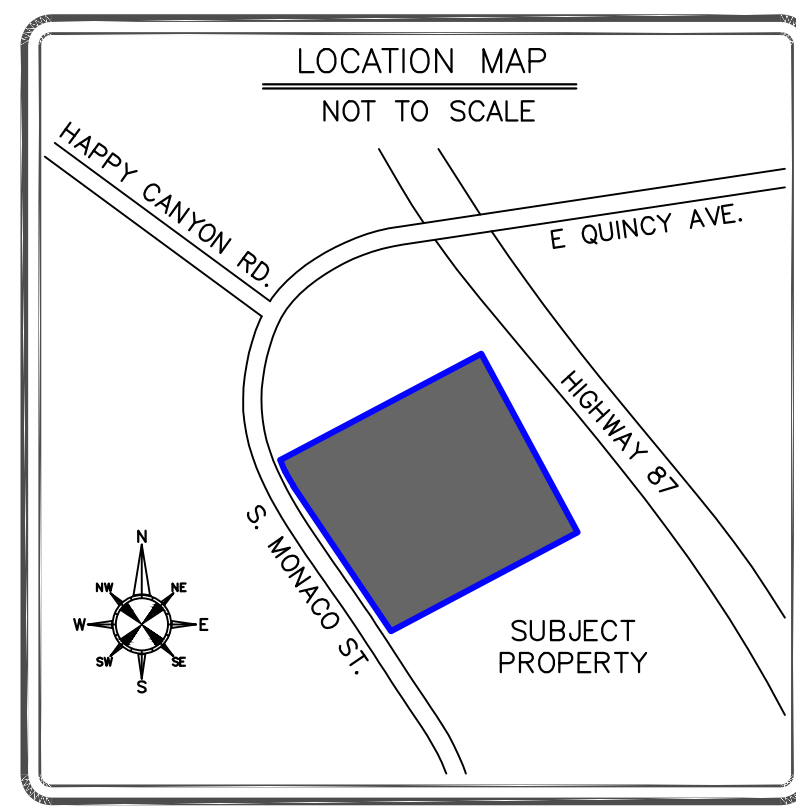
## **CHAPTER 7. RULES OF INTERPRETATION**

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



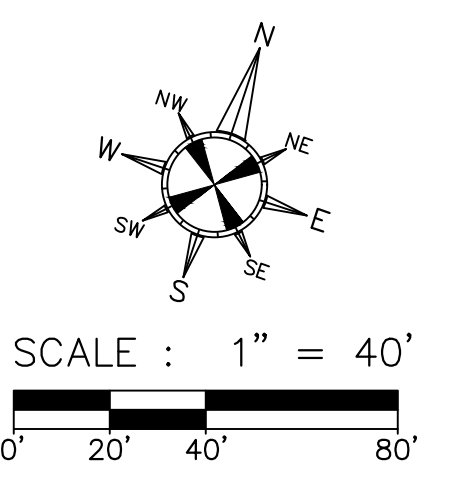
### SYMBOL LEGEND

AC PAD	GROUND LIGHT	RCP HEADWALL
AIR VALVE	GROUND ROD	ROAD SIGN
AUTO-SPRINKLER	GUARD POST	SANITARY SEWER MH
BENCHMARK	GUY ANCHOR	SEWER MH
BORE HOLE	HANDICAPPED PARKING	UNDERGROUND TANK ACCESS
BUSH	IRON GRATE	TELE. MH
CLEAN OUT	LIGHT POLE	TELE. PED.
ELEC. METER	MAIL BOX	TRAFFIC SIGNAL LIGHT
ELEC. PED.	METER RACK	TRAFFIC CONTROL BOX
ELEC. TRANS.	MONITOR WELL	TREE
FIRE HYDRANT	MON. FOUND T. AS DESCRIBED	UNDR. TELE. MARKER
FIRE RISER	AS DESCRIBED	UTILITY CABINET
FLAG POLE	PIPELINE MARKER	UTILITY POLE
GAS METER	POWER MH	UTILITY POLE
GAS VALVE	POWER POLE	WATER METER
GATE	PROPANE TANK	WATER MH
GENERATOR	PULL BOX	WATER VALVE
BARBED WIRE	ADU/PLAT LINE	PRECAST PLTR. PLANTER
FENCE	CHAINLINK FENCE ON CONC. WALL	RECORD DIMENSION
ROAD CENTERLINE	OVERHEAD ELECTRIC LINE	R.O.W. - RIGHT-OF-WAY
STOCKADE FENCE	ROAD CENTERLINE	RET. - RETAINING WALL
UNDERGROUND COMMUNICATIONS	SECTION LINE	SAN. - SANITARY
UNDERGROUND ELECTRIC	SUBJECT BOUNDARY LINE	STAIR
UNDERGROUND GAS	TRAM TRACKS	TR - TOP OF RIM
UNDERGROUND OIL PIPE LINE	UNDER. GAS	TRANS. - TRANSFORMER
UNDERGROUND STORM SEWER	UNDER. WATER	TYP. - TYPICAL
UNDER. WATER	UNDER. WATER	U/C - UTILITY CABINET
		U/G - UNDERGROUND
		W/UCS - WITH UNDERGROUND SERVICE
		W/WALL - W-WALL
		W/WALL - W-WALL

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

**RED PLAINS**  
SURVEYING COMPANY

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

<b>SHAE PROPERTIES</b>	
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



P 654

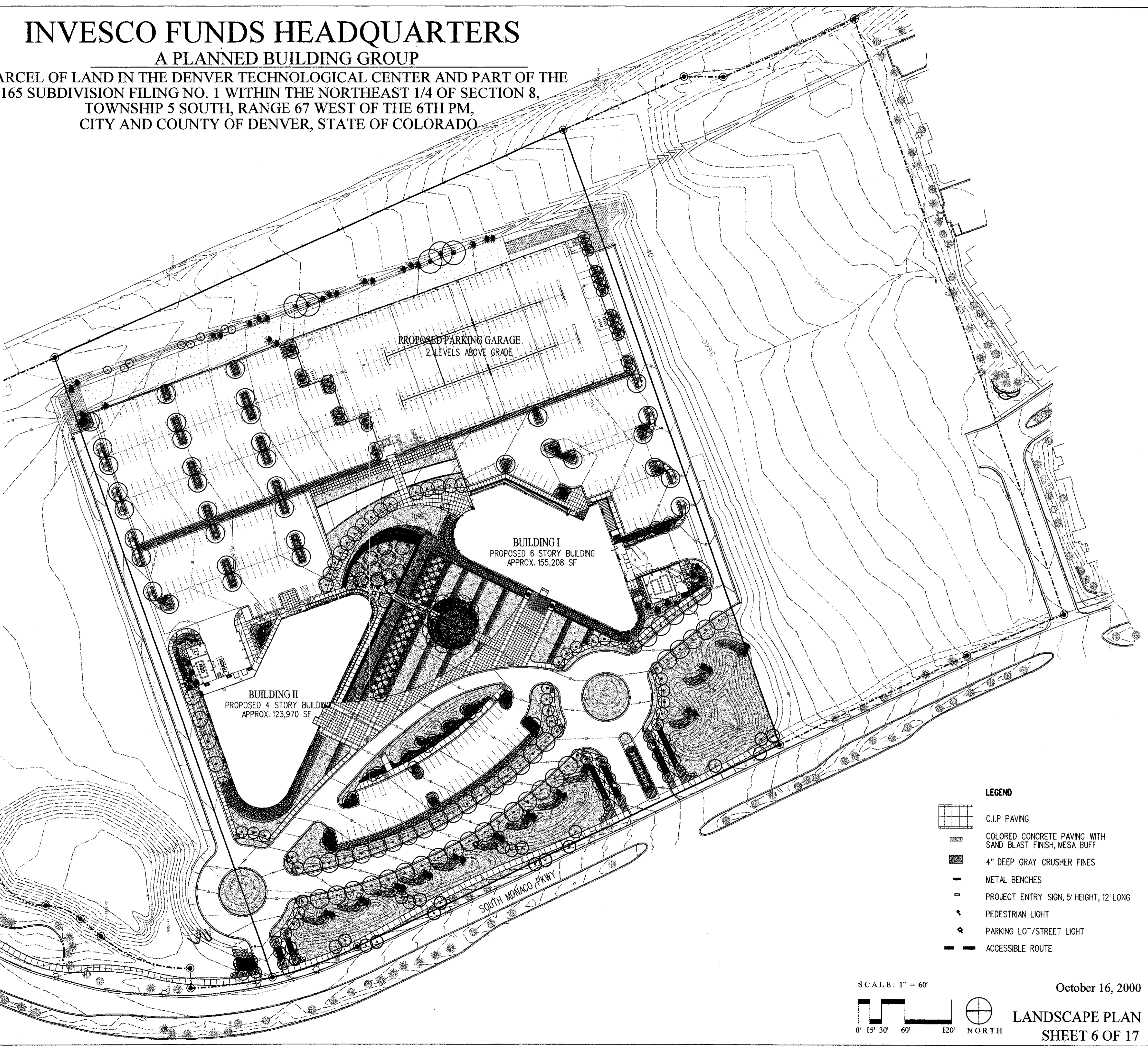
# INVESCO FUNDS HEADQUARTERS

## 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

### 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.
	JUNIPERUS SABINA 'CALGARY CARPET'	CALGARY CARPET JUNIPER	5 GAL.	CONTAINER, 3'-6" O.C.
	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	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
	LYSIMACHIA NUMMULARIA	MONEYWORT	1 GAL.	CONTAINER, 15" SPACING
	PENSTEMON PINNIFOLIUS	PINELEAF PENSTEMON	1 GAL.	CONTAINER, 12" SPACING
	RUDBECKIA 'GOLDBLOCKS'	GOLDBLOCKS BLACK-EYED SUAN	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			



### 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

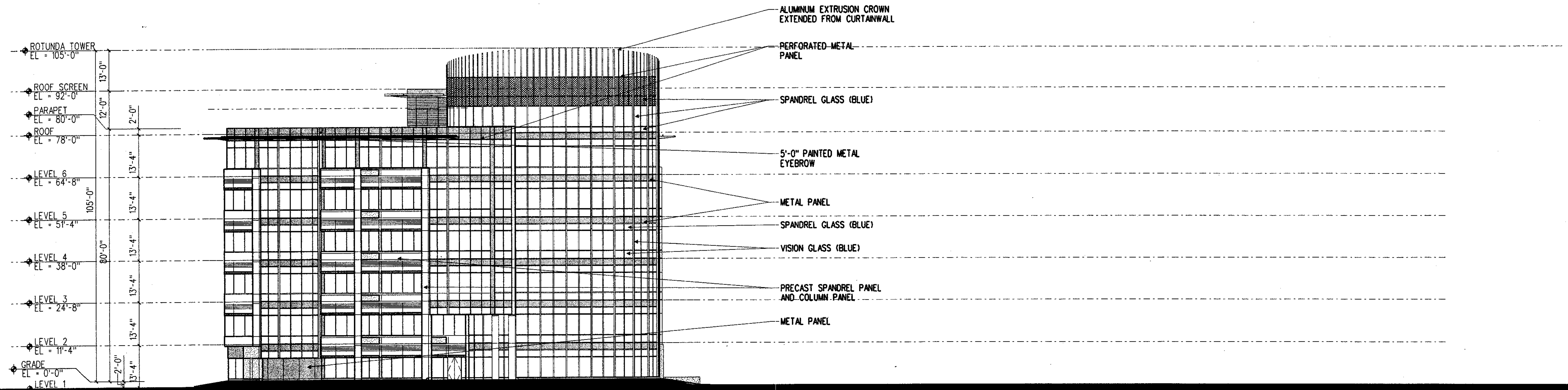
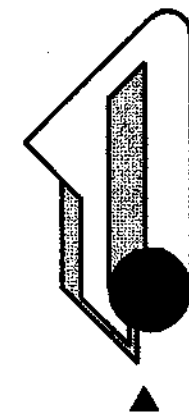
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P 654

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ISSUE DATE: JUNE 14, 2000



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

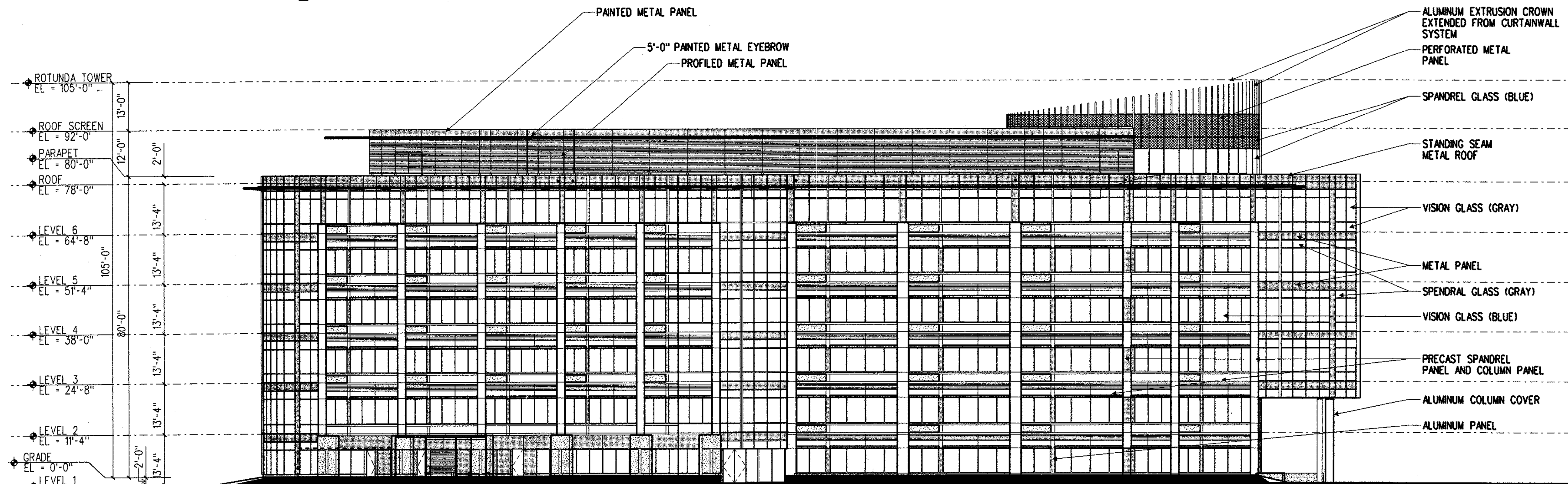
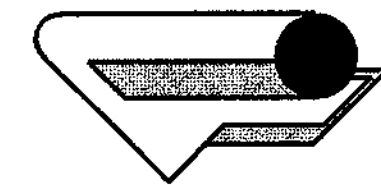
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P 654

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JUNE 14, 2000 DATE: JUNE 14, 2000

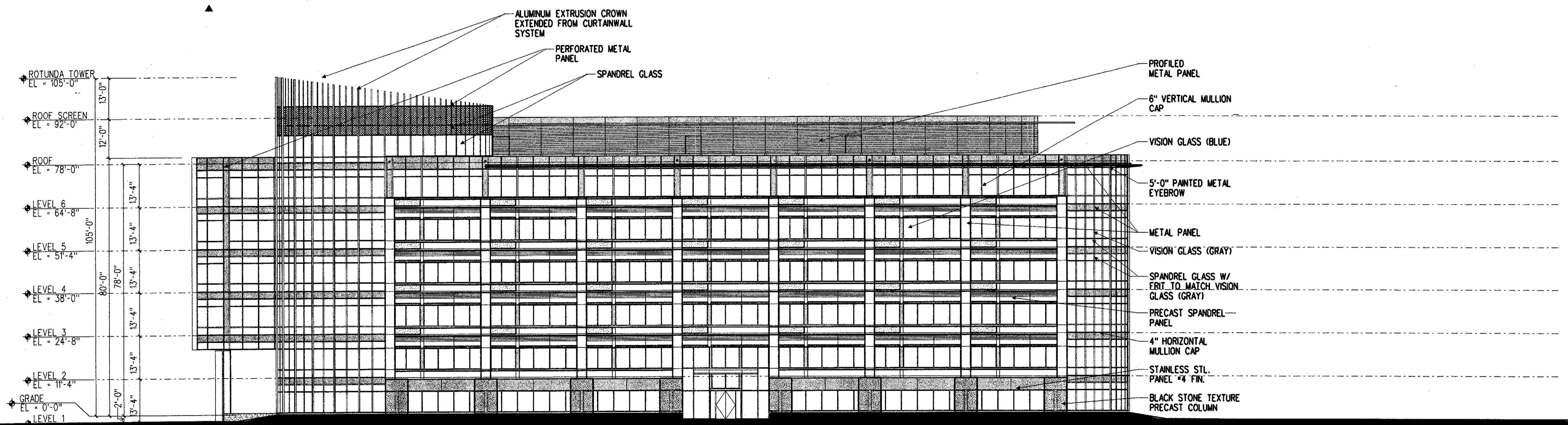
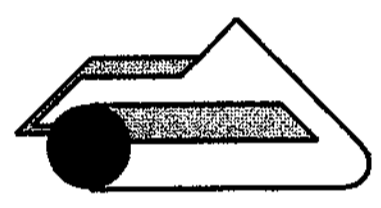
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BLDG 1 - EAST ELEVATION

P 654

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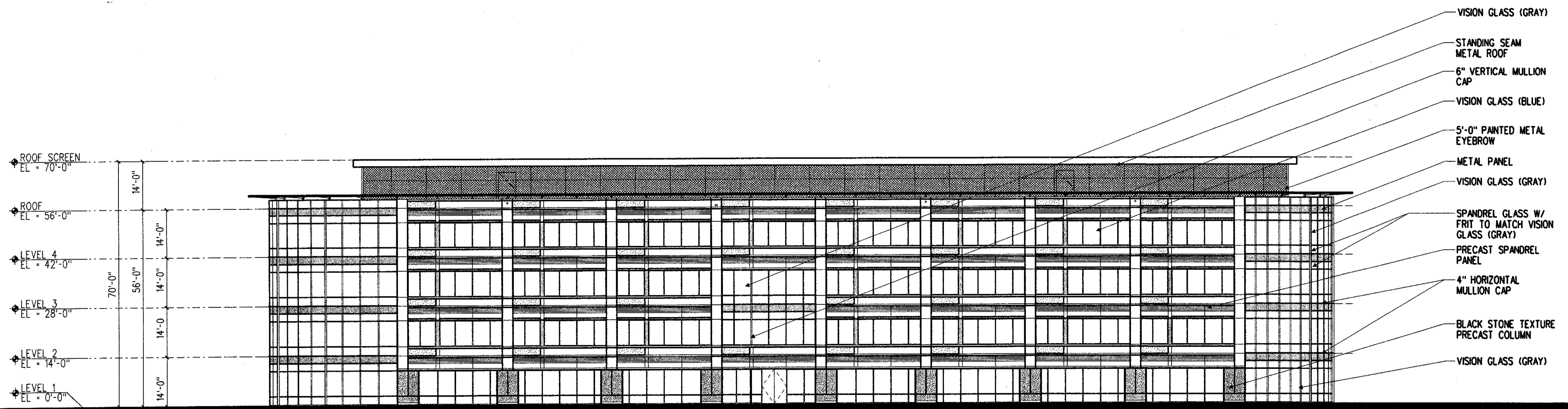
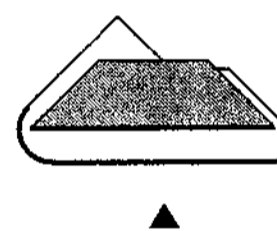
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 SHEET 12 OF 17  
 INVESCO FUNDS PBG

P 1054

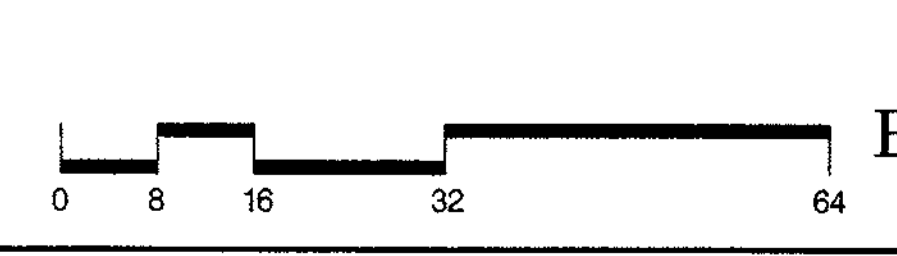
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ISSUE DATE: JUNE 14, 2000



OCTOBER 16, 2000  
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 SHEET 13 OF 17

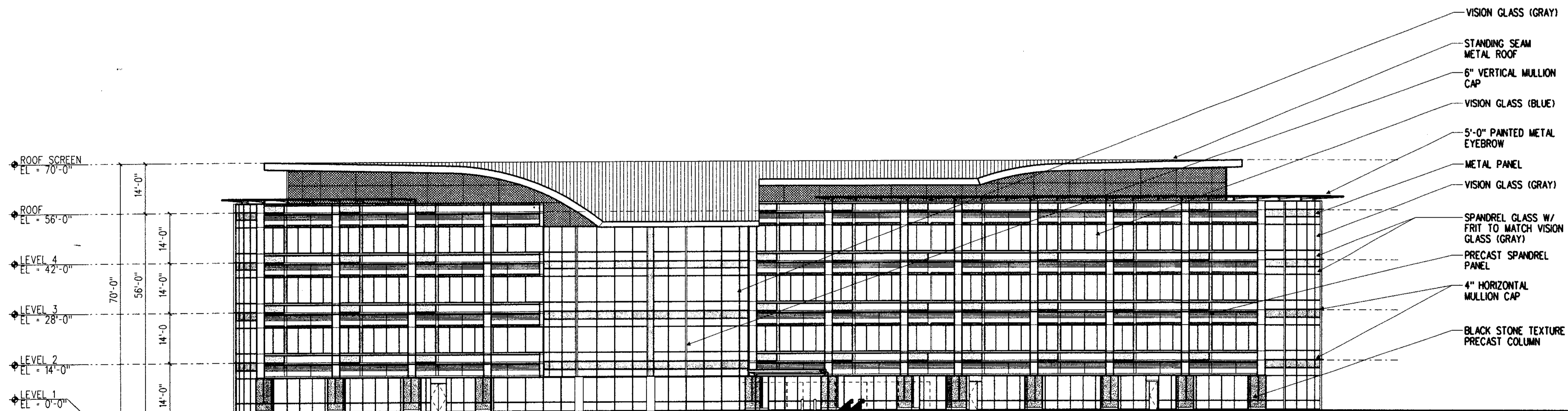
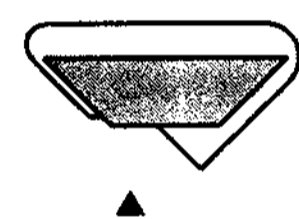
INVESCO FUNDS PBG

P 654

# INVESCO FUNDS HEADQUARTERS

A PLANNED BUILDING GROUP

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ISSUE DATE: JUNE 14, 2000



OCTOBER 16, 2000  
BLDG. II - EAST ELEVATION  
SHEET 14 OF 17

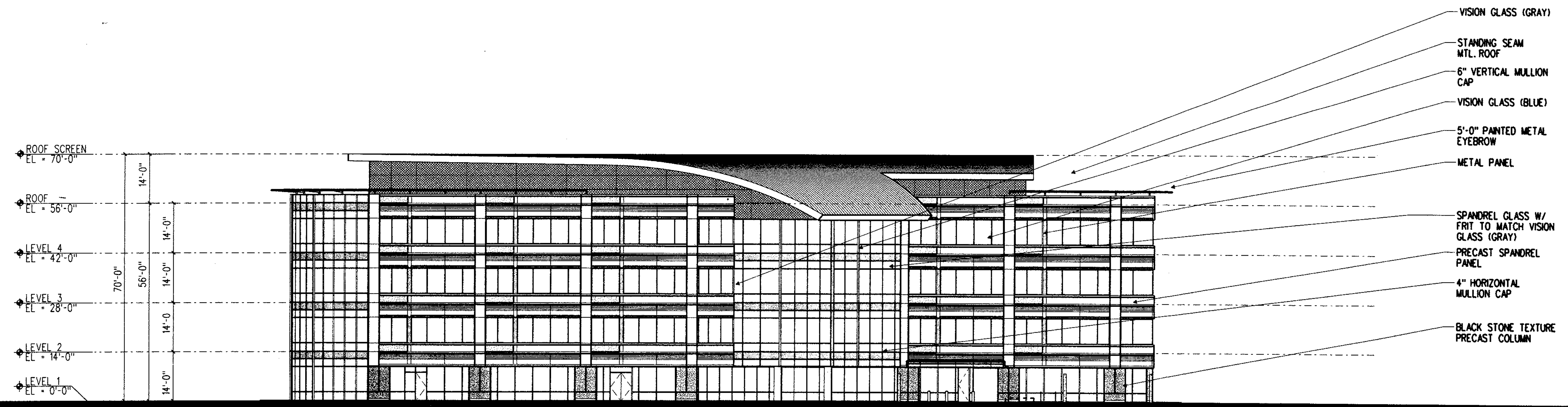
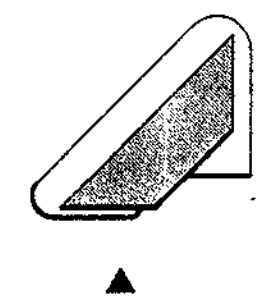
INVESCO FUNDS PBG

P 1054

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ISSUE DATE: JUNE 14, 2000



OCTOBER 16, 2000  
 BLDG. II - SOUTH ELEVATION  
 SHEET 15 OF 17

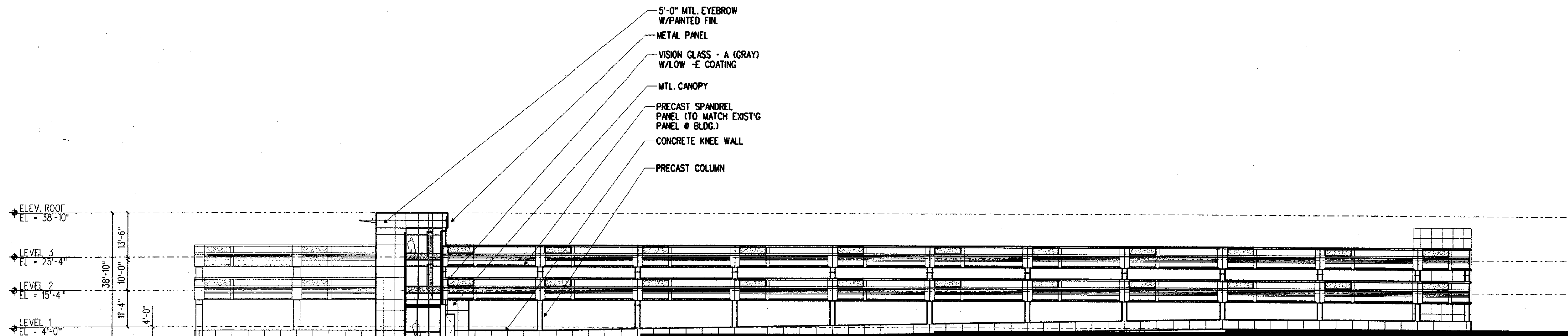
INVESCO FUNDS PBG

P 054

# 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  
PKG. STRUCT. - ELEVATION  
SHEET 16 OF 17

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