



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	Ilan Salzberg
Address	4433 W 29th Ave 007	Address	4433 W 29th Ave 007
City, State, Zip	Denver CO 80212	City, State, Zip	Denver CO 80212
Telephone	720-935-9500	Telephone	720-935-9500
Email	ilansalzberg@gmail.com	Email	ilansalzberg@gmail.com
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
SUBJECT PROPERTY INFORMATION			
Location (address):	3719 N Wolff Street Denver CO 80212		
Assessor's Parcel Numbers:	02302-02-010-000		
Area in Acres or Square Feet:	33,200		
Current Zone District(s):	U-SU-C1		
PROPOSAL			
Proposed Zone District:	OS-B		
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input type="checkbox"/> Yes - State the contact name & meeting date <u>9/26/2023</u> <input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)		
Did you contact the City Council District Office regarding this application ?	<input type="checkbox"/> Yes - if yes, state date and method <u>in person meeting</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)		

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p>	<p><input 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 a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input 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 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>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.</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 of 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 type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</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>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input 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>In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- Review Criteria Narratives. See page 2 for details.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged)
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.)
- Affordable Housing Review Team Acceptance Letter**
- Other Attachments.** Please describe below.

Concept plan of proposed use

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) 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 of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (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>	01/12/20	(A)	YES
Ilan Salzberg Manager Variety House LLC	4433 West 29th Ave Suite 007 Denver CO 80212	100%	<i>IS</i>		(A)	

3719 WOLFF STREET REZONING APPLICATION

The following application proposes the creation of a private community swim club on the ¾ acre site at 3719 Wolff Street. The current concept drawing of the proposed pool is attached.

This pool use would be considered an Arts, Recreation and Entertainment Services, Outdoor, which is an allowed use in the Open Space - B zoning. This zoning classification is being requested based on the recommendations of our planner at our 9/23/2023 conference.

We are requesting a rezoning of our property from U-SU-C1 to OS-B.

Of note, we are simultaneously working on the final space design. Pool placement will require an administrative variance reducing the side setbacks from a protected district by 20%. This will allow us to build a conventionally sized lap swimming pool on the property. We need both approvals simultaneously for this project to succeed.

REZONING REVIEW CRITERIA

12.4.10.7.A - Consistency with adopted plans

The rezoning promotes the stated goals of both the Denver Comprehensive Plan and Blueprint Denver of encouraging the preservation and creation of Open Space. Adopted plans offer a pathway and guidelines for this modification from the Residential Low form where multiple private pools attached to 2 story structures are allowed to an Open Space district where a private pool for more residents attached to a 2 story structure is allowed.

1. Denver Comprehensive Plan 2040

The proposed OS-B map amendment is consistent with the Denver Comprehensive Plan 2040 goals including a) equity goals b) climate goals as well as c) “Healthy and Active” goals as well

1. Denver Comprehensive Plan 2040

The proposed OS-B map amendment is consistent with the Denver Comprehensive Plan 2040 goals including a) equity goals b) climate goals as well as c) “Healthy and Active” goals as well

The OS-B rezoning directly achieves the plan’s vision of Denver as a safe, accessible, and healthy community providing Healthy and Active Goal 1 – creating and enhancing environments that support physical activity. This is precisely on point to the goal of this project. The pool also provides a high-quality private facility relieving pressure on public amenities and fulfilling Healthy and Active Goal 2 or providing high-quality parks and recreation facilities and programs that serve all Denver Residents.

The OS-B also furthers the Comp Plan goal of Strong and Authentic Neighborhoods furthering Goals 5 “Create and preserve parks and public spaces that reflect the identity of Denver’s neighborhoods” and Goal 7 “Leverage the arts and support creative placemaking to strengthen community.” This community pool will be a unique community gathering space fulfilling a hyperlocal community demand and forging strong local bonds.

The 2040 Comp Plan Equity Goals 1, 4, and 5 are met with this project. This project is not housing oriented so it does not touch on 2 or 3. The project does offer local jobs at multiple skill levels adding to our economy. Goal 1 seeks to offer convenient and affordable access to basic services and amenities. The West Denver neighborhood where this property is located in underserved with a single public or private pool facility for recreation. This project, while private, will relieve pressure on this facility and allow greater access to the existing facility. Goal 4 is to preserve existing affordable housing. This project does not reduce any existing affordable housing. Goal 5 is to reduce the involuntary displacement of businesses. The current improvements on site are vacant and functionally obsolete. No residents or businesses will be displaced.

The 2040 Comp Plan Environmental Reliency/ Climate goals are also met with this project. This local amenity will be accessible by bike and foot to the majority of users who currently drive 5 plus miles and 20 minutes each way for similar amenities. Locating a pool in the neighborhood will eliminate this trip. This achieves Goal 1 of significantly reducing greenhouse gas emission. The project will further use smart landscaping and best practice pool management to achieve Goal 3 of conserving water and using it more efficiently.

2. Blueprint Denver

The proposed map amendment is consistent with a) the neighborhood context b) the future place type c) the growth strategy d) adjacent street types e) plan policies and strategies and f) equity concepts.

a) Neighborhood context:

The current neighborhood context is Urban. The district is described on page 225 of Blueprint Denver as: "Urban areas are largely residential, with low- and mid-scale mixed-use areas along community corridors. Small, embedded local centers are also common..." The proposed site faces a local center including a grocery and liquor store and alongside 38th Avenue, A significant community corridor. Quality of life infrastructure is vital along these corridors and specifically called for on p. 228 of Blueprint Denver. "Social spaces, such as patios and plazas, often occur along the street or within deeper building setbacks. Green infrastructure serves the site or immediate area." Our proposal adds an open space area serving as both Green infrastructure and a social space on a deeply setback property. Blueprint Denver offers a context-based approach with guidelines for character-compatible development including quality-of-life infrastructure like a community pool. P. 13 of Blueprint Denver explicitly lists Parks of various sizes and scales and social spaces as compatible in the urban context. This OS-B rezoning seeks precisely that.

b) Future place type:

The 3700 Block of Wolff on which the property is sited plans for an interface of future place types including Residential Low, Residential Low Medium, and Local Corridor places. The east side of the street contains both Residential Low Medium places with a dense townhome development and a Local Corridor place with a variety of commercial services. The west side of

the street contains a Local Corridor use on the norther edge along 38th transitioning to Residential Low. The Open Space designation offers a transition point within this interface.

The actual built environment is very diverse itself. The 3700 Block has a wide variety of structures including a grocery store, restaurant, multifamily apartment building, duplex housing, rowhomes, and a set of small single-family homes situated along a private easement and not facing the street at all to the project's south. The proposed project is within the conversation of the current diversity of this block.

c) The Growth Strategy

Blueprint Denver recognizes the importance of "Other parks and open space" The discussion on p. 152 acknowledges that "these areas are not large or distinct enough to be their own place type. Instead they represent vital quality of life infrastructure that is part of a place. The proposed pool is precisely one of these other parks and open space acknowledged in the plan.

d) Adjacent street types

Wolff Street is designated as a Residential Collector and 38th is designated as a Main Street Arterial. This intersection is already signalized to manage any additional traffic this use might generate. The OS-B designation at this location is very workable and in keeping with the expected traffic load along adjacent streets.

e) Plan policies and strategies

This map amendment is in the Urban plan context along the edge of a Local Corridor and Residential Low districts as described in Blueprint Denver. The OS-B provides the quality of life infrastructure contemplated in both these areas offering outdoor space and social spaces. This does not create additional housing pressure in the residential area while adding vital quality-of-life amenities.

f) Equity concepts.

The rezoning to OS_B is tailored so as not to decrease equity. Blueprint Denver lists 3 goals.

The first goal is to improve access to opportunity. The OS-B rezoning indirectly accomplishes this goal. The private pool use is not open to all, however, the utilization of the pool will relieve pressure on the nearby public pool and allow greater access to that space. The site is well located along transit corridors for equitable access to work

opportunities created on site. Blueprint identifies this area as having less access to opportunity. Creating an Open Space social space may help to address this.

The second goal is to Reduce Vulnerability to displacement. Site selection was made with the goal of not impacting existing residents. The prior use on site was a functionally obsolete single family home. The former occupant had passed away well prior to the purchase of the site and this rezoning effort. No long term functional housing will be removed as a result of this project. Maintaining existing zoning would require scraping the existing improvement and replacing with a very expensive single family home and further increasing vulnerability to displacement.

The project is also intended to expand Job Diversity, the third Equity goal alongside Housing diversity.. The project does not directly touch housing so that aspect will not be discussed. The Pool club will offer employment opportunities across skill ranges offering valuable work opportunities. Per Blueprint Denver, this area offers limited jobs. The OS-B rezoning will allow for a pool club offering a variety of work opportunities from lifeguard, to pool maintenance to club manager.

12.4.10.7 B&C Uniformity

We are proposing a change to a district covered in an existing standard zone district with an existing covered use and staying in uniformity with the current regulations and restrictions.

12.4.10.7 B&C Public Health, Safety and General Welfare

The proposed swim club directly addresses public health and general welfare adding a neighborhood athletic facility. This area offers a much-needed resource and relieves pressure on the limited pool amenities available in the neighborhood.

12.4.10.8 Justifying Circumstances

Rezoning is in the public interest and meets the changing conditions of increased density

The Justifying Circumstances for rezoning this site to OS-B is "Changed or changing conditions in a particular area, or in the city generally."

These changes include both increased density and increased heat and need for outdoor recreation space. The West Highland Neighborhood has seen consistent growth and substantially increased density in the past decade. Nearby Tennyson Street has been substantially redeveloped with high-rise apartment houses and townhomes significantly increasing neighborhood density. While the neighborhood has some open space parks, the

increased population has substantial increased community demand for more open space and outdoor amenities. Tennyson Street is adding 100s of residential units overcrowding existing pool and other outdoor amenities.

Colorado is also suffering record heat and a longer warm seasons. This is a coming reality. The demand for spaces to stay cool is on the rise as area heat shows no signs of relenting in the coming years. The area's relatively small residential lots and the extraordinary cost prevent individual homeowners from constructing a private pool in their yards. Building a pool together offers the community a way to manage this reality.

This rezoning to OS-B allows community members to join together to preserve open space and build a private community pool resource in a rapidly developing neighborhood receiving significant additional population.

***An Open Space zone district is compatible with the current Neighborhood Context
Description, Zone District Purpose and Intent Statements***

Open Space is additive to the exiting zone district. Adding Open Space within an Urban Residential Zone district is within the context, purpose and intent statements for the district.

(a) the proposed district neighborhood context description - Urban

The Urban neighborhood context is described as primarily residential with pockets of commercial activity. The Open Space zoning fits in this context offering a node of less intense development within the district. Dotting the Urban district with open space helps the neighborhood retain its small-scale development while offering useful amenities that characterize the Urban context.

b) The general purpose statement of OS-B

The zoning code describes the Open Space context in 9.3.1 as follows “The Open Space Context consists of all forms of public and private parks and open spaces. The context accommodates sites ranging from very active to completely passive, and from those embedded in a neighborhood to sites that are large enough to stand alone.”

This Open Space context is collaborative and complimentary to the Urban context. The subject site is an embedded private park in a neighborhood envisioned within an Urban context.

The code further elaborates: “The Open Space Context can be widely varied, ranging from active parks with extensive access to environmentally sensitive areas where only limited access is appropriate.” We are in a highly trafficked area close to a signalized intersection and across from an active local grocery.

As to parking and mobility, the code states as follows: “ Priority is given to pedestrians and bicyclists. The automobile is accommodated through fringe parking areas.” We have matched this in our concept plan with parking on the fringe and a priority given to pedestrian and bicycle access.

c) The specific intent statement found in the Denver Zoning Code.

The zoning code intent statement for the requested OS-B district in 9.3.2.1.B. is as follows. “The OS-B district is intended to protect and promote open space and parks not otherwise owned, operated or leased by the City, and generally intended for active or passive recreation use.”

This rezoning is executing precisely this purpose. The private pool is a private park for active recreation use specifically within the intent of the OS-B zone district.

Highlands Pool Club Community Outreach Timeline

September 2023 -

- Meeting with City Councilwoman Amanda Sandoval and District 1 staff on the Pool Concept.

October 2023 -

- Followup on City Councilwoman meeting with District 1 Staff
- Meeting with Neighbor to south David Heine and description of plan.
- Meeting with Sprouts Grocery Manager across street on Pool Concept. We have followed up over time.
- Meeting with Liz Bardusco, on site manager for apartments to north of subject property. We have been in ongoing communication on the pool concept since that time.

November 2023 -

- Presentation of Pool Club Concept to WHNA Land Use and Planning Committee with generally positive reception

February 2024 -

- Presented a Pool Club Survey via Highlands Mommies Facebook Group (3400 Members) and Received 69 responses. Survey Responses Attached.

March - August 2024 -

- Ongoing iterations of concept plan with city staff to arrive at approvable SDP plan

August 2024 -

- Connected with the Landlord of the Center for Contemplative Living (property 200 feet to south of Subject property) and discussed plan and rezoning and potential parking lease.
- Connected with Landlord of Sprouts Market and discussed plan and rezoning and potential parking lease.

September 2024 -

- Presentation of Pool Club Concept Updates to WHNA Land Use and Planning Committee with generally positive reception (Missed full board presentation due to email communication snafu)
- Emailed West 38th Avenue Neighborhood Association to schedule a presentation
- Continued to socialize plan within neighbor networks and emailed a neighbor interest list of 75+ community members with plans and information on rezoning
- Additional information on plan posted to Highlands Mommies Facebook Group and request for support- Post received 70+ likes and 30+ positive comments to date
- Hosting an open house with pool plan and rezoning information September 19 at Hogshead Brewery 10 blocks south of subject property

October 2024-

- Presentation of Pool Club Concept to WHNA full board scheduled for October 2.

Neighborhood Swim Club

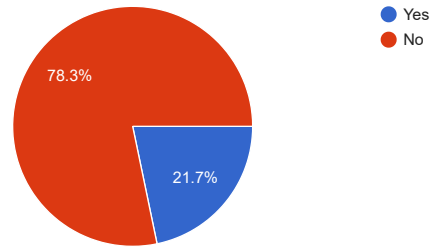
69 responses

[Publish analytics](#)

Are you currently a member of any private summer pools?

[Copy](#)

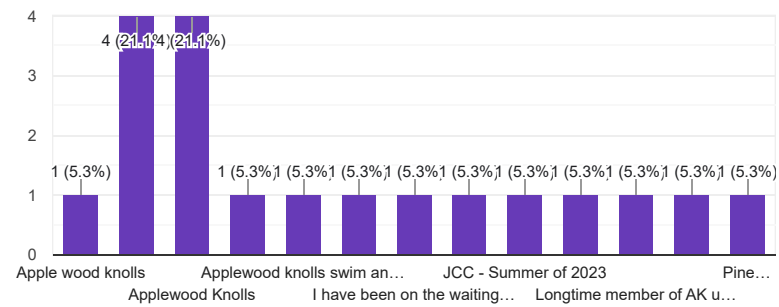
69 responses



If yes, which one?

[Copy](#)

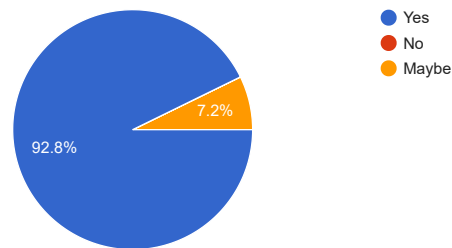
19 responses



Would you look at membership in a private Northwest Denver Pool that is biking/walking distance or 10 minute or less drive from your home?

[Copy](#)

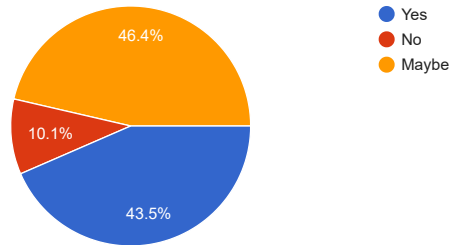
69 responses



Would you be interested in club membership that was transferable? (in other words you would have ownership in a share of the club)?

[Copy](#)

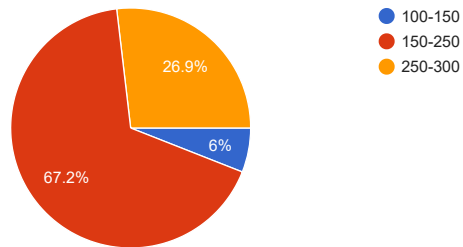
69 responses



The club will draw from families throughout the community. More members offset operational costs. More members can also add to congestion at peak times. What # feels like a reasonable cap on member families?

[Copy](#)

67 responses

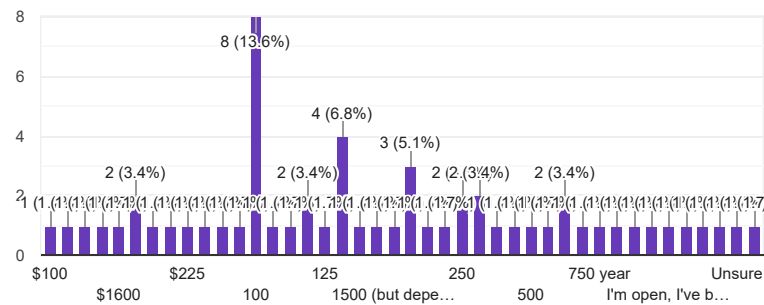


What annual membership dues feel reasonable for 8 months a year of pool access with limited winter hours?

[Copy](#)

\$x/month

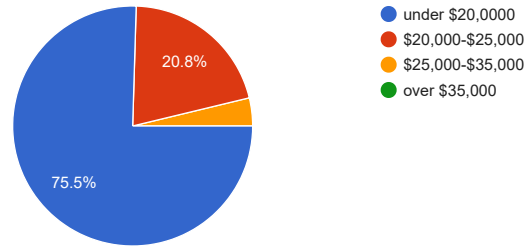
59 responses



If you owned a share of the pool what would you expect your share of ownership to cost?

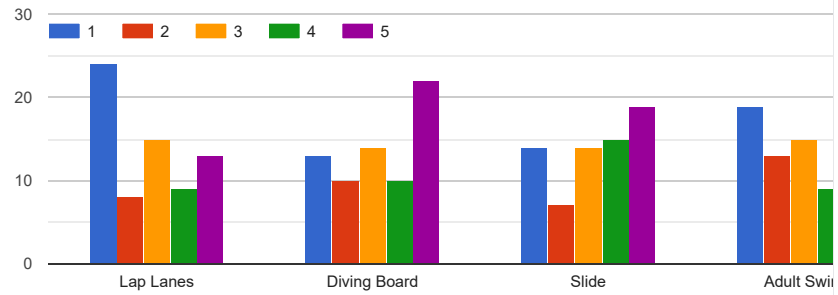
 Copy

53 responses



What amenities would you look for? (rank priorities 1-5)

 Copy



Any other comments/thoughts?

28 responses

Could base membership annual cost on number of family members on the membership. And when designing the pool be sure to create a gradual slope for younger children to have a safe area to play and gain water confidence, not just steps that lead to a deep swim lane.

This would be amazing. I drive to Stapleton to use their pool. I assume this would be outdoor/indoor?

The amount of members allowed will greatly depend on the size. I worry about being able to staff lifeguards. I would be super disappointed to being paying a high monthly fee and have the pool unusable due to lifeguard shortage

I pay \$650 for a summer membership at the JCC, Labor Day through Memorial Day and 25 minutes away. No food, no slide. I would LOVE a better option in the neighborhood and am happy to help!

Would need to be less expensive than Lakewood country club to be something I'm interested in. I'm not interested in fitness amenities or office space. Would want shade and seating and a snack at. Also, the summer is the time I'm most interested in and in that case would be willing to pay double the cost of the applewood pool if it were closer.

Would be amazing if this came to fruition!

Would LOVE this!!! Neighborhood needs this badly!

Would consider more/month for membership, but would expect to pay less in shoulder season when pool may not be able to open.

I love the idea of a private pool in our neighborhood. I don't know that an 8 month season makes sense.

This survey was hard to answer without more info. So excited for this possibility though!

Love the idea!

GREAT idea!!!! I have been lobbying the Elks for years to no avail...

Love it!!!

I love to swim, but my kids are 16 and 17. They both used to love swim team and are interested in more opportunities to swim for exercise - but I am more interested in something that has at least a 30% focus on adult opportunities. Because that is the direction our neighborhood is trending, between empty nesters and couples without children.

Why only 8 months? Outdoor only pool? Indoor/outdoor? A lot of things would factor into price

would love something like this for neighborhood!



Would love this instead of going to wheatridge

A sauna/steam room would be nice

I've been talking to friends about something like this for a couple years. Definitely interested.

Inside or outside pool?

Would this be an outdoor pool? Would adult beverages be permitted?

So curious what's in the works!

So much of this depends on the size of the pool. Hard to qualify otherwise

we would love this!

I'd be happy to assist as needed with continuing to develop this idea.

I ranked 1 as highest

This would be absolutely amazing! Very interested:)

I'd love this! Been on the waitlist for two other pools for 4 years

This content is neither created nor endorsed by Google. [Report Abuse](#) - [Terms of Service](#) - [Privacy Policy](#).

Google Forms





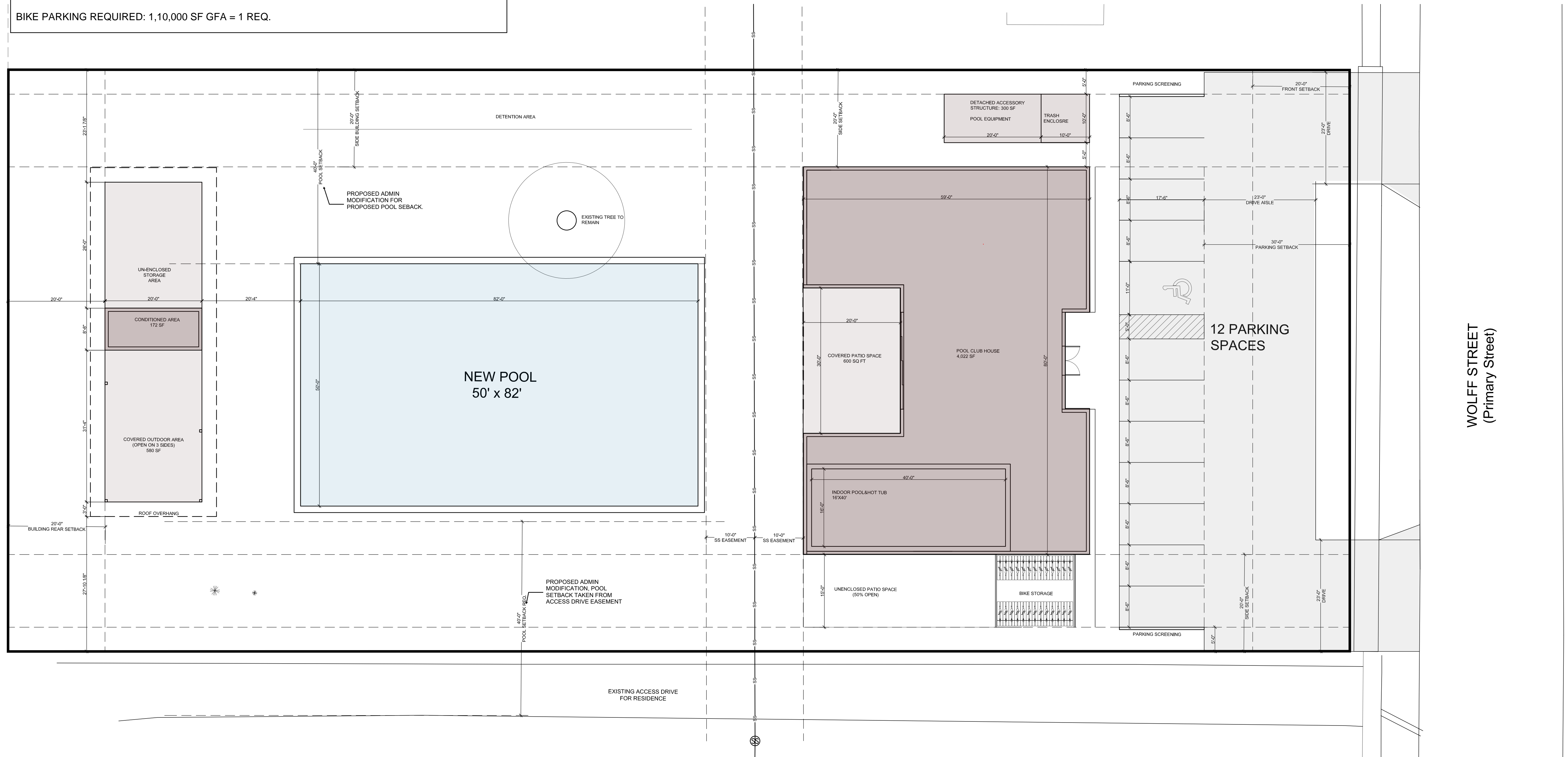
GROSS FLOOR AREA SUMMARY

POOL CLUB HOUSE:
 GROUND LEVEL GFA 4,022 SF
 LEVEL TWO GFA 605 SF
 CONDITIONED BATHROOMS 172 SF
TOTAL GFA: 4,799 SF

PARKING REQUIREMENTS

REQUIRED: $2.5 / 1000 \text{ GFA} = 4,799 \text{ SF} / 1000 = 4.799 \times 2.5 = 11.99 = 12$ REQUIRED PARKING SPACES
 PROVIDED: 12 PARKING SPACES ON SITE
 BIKE PARKING REQUIRED: $1,10,000 \text{ SF GFA} = 1$ REQ.

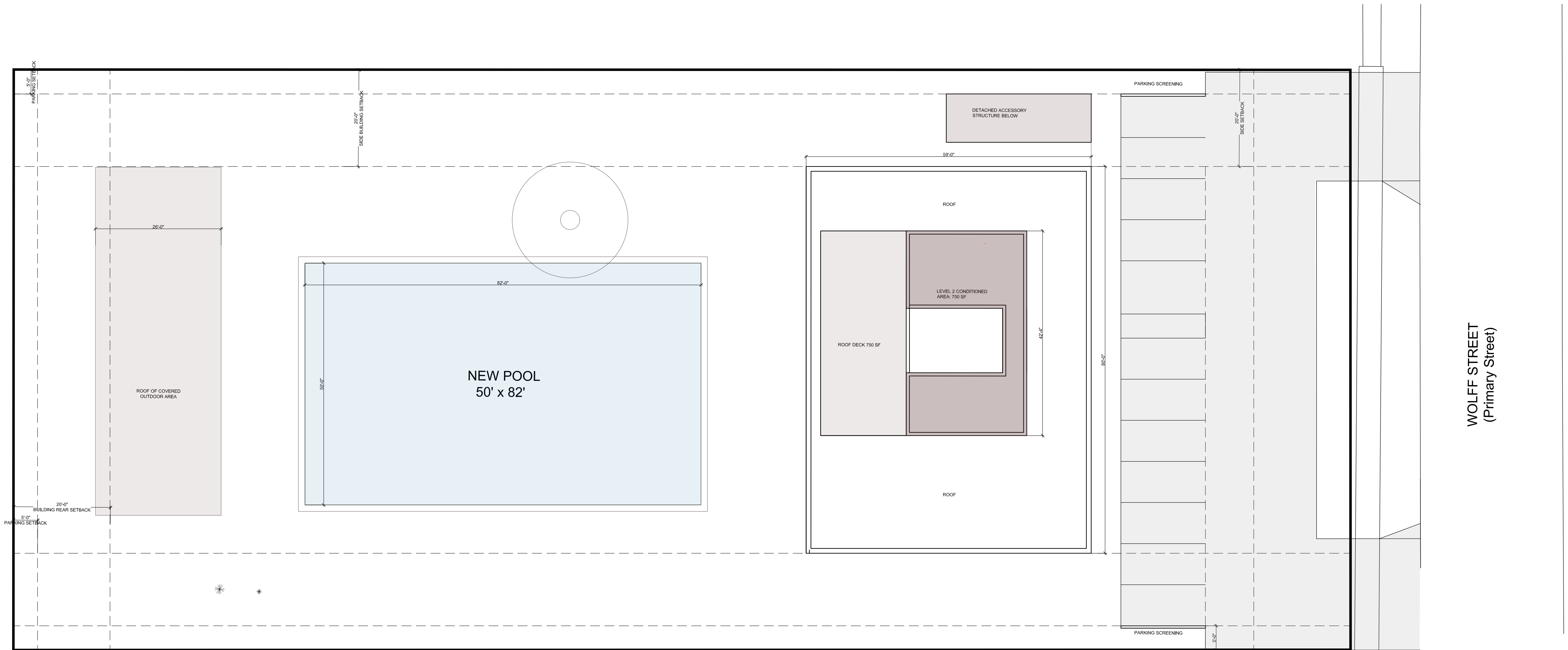
**HIGHLANDS POOL CLUB
 CONCEPT PLAN
 LOCATED AT: 3719 NORTH WOLFF STREET**



WOLFF STREET
 (Primary Street)

GROUND FLOOR PLAN
 SCALE 3/32" = 1'-0"

HIGHLANDS POOL CLUB
 CONCEPT PLAN
 LOCATED AT: 3719 NORTH WOLFF STREET



1 LEVEL 2 FLOOR PLAN
 SCALE 3/32" = 1'-0"

Legal Description

3719 Wolff Street , Denver Colorado 80212

LOT 4, BLOCK 2, COTTAGE HILL GARDENS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

3719 N WOLFF ST

Owner	VARIETY HOUSE LLC 4433 W 29TH AVE DENVER, CO 80212-3032
Schedule Number	02302-02-010-000
Legal Description	L 4 BLK 2 COTTAGE HILL GARDENS
Property Type	SFR Grade C
Tax District	DENVER

Print Summary

Property Description			
Style:	15: 2 STORY	Building Sqr. Foot:	1864
Bedrooms:	3	Baths Full/Half:	2/0
Effective Year Built:	1914	Basement/Finish:	450/0
Lot Size:	33,200	Zoned As:	U-SU-C

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

Current Year			
Actual	Assessed	Exempt	
Land		\$1,922,400	\$125,120 \$0
Improvements		\$1,000	\$70
Total		\$1,923,400	\$125,190

Prior Year			
Actual	Assessed	Exempt	
Land		\$1,708,800	\$118,760 \$0
Improvements		\$1,000	\$70
Total		\$1,709,800	\$118,830

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * 77.486 *

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/9/2024	2/28/2024	
Original Tax Levy	\$4,850.24	\$4,850.24	\$9,700.48
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$4,850.24	\$4,850.24	\$9,700.48
Due	\$0.00	\$0.00	\$0.00

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N		
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$8,897.26**

Assessed Value for the current tax year

Assessed Land	\$125,120.00	Assessed Improvements	\$70.00
Exemption	\$0.00	Total Assessed Value	\$125,190.00

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named : Variety House LLC
2. The type of entity is a: Limited Liability Company
3. The entity is formed under the laws of : Missouri
4. The mailing address for the entity is : 4433 West 29th Ave Ste 007 Denver CO 80212
5. The name, or position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is :
By: Ilan Salzberg , Manager
6. The authority of the foregoing person(s) to bind the entity is not limited
7. *(Optional)* Other matters concerning the manner in which the entity deals with interests in real property: None

Executed this 21st Day of February 2024

Variety House LLC, a Missouri limited liability company

By: _____

By: Ilan Salzberg, Manager