

Sonya Edwards <sedwards@assuredtitleagency.com>
To: Paul Naftel
Rezoning of 6200 Leetsdale

February 22, 2015 2:00 PM

Hi Paul!

Please see below for my letter regarding the rezoning of 6200 Leetsdale and let me know if this is acceptable or if there's anything you would like me to add. I will try and make it tomorrow evening but with it being the end of the month, I can't make any promises. ☺ let me know the address where the meeting is taking place and I will do my best to be there.

To whom it may concern –

I believe the rezoning and development of 6200 Leetsdale is an important piece of growing the Virginia Vale neighborhood. I believe if done properly with the specific deed restrictions Paul Naftel has presented this will be a great addition to the area and much nicer to look at than another office building or storage building, not to mention the eye sore it currently is. I **don't** think there should be a drive through fast food restaurant; however a bank or even a dry cleaner with a drive through would be acceptable, in my opinion.

My husband and I have lived in the Virginia Vail neighborhood with our two boys for over 8 years now and are in full support of Paul's development plan.

Please let me know if you have any questions – you can reach out to me via email or my numbers below.

Thank you for your time.

With warm regards –

Sonya Edwards | Senior Escrow Officer

Assured Title Agency, LLC | 44 Cook Street, Ste. 600 Denver, CO 80206 | Cherry Creek
Office 720.351.4400 | Direct 720.351.4407 | Mobile 303.883.8140 | eFax 877-794-7933 | sedwards@assuredtitleagency.com
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Please note: We require wired funds for all cash transactions, and any funds due over \$50,000.00. Please inquire for wire instructions.

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From: Bob Gollieb based on meeting with Sturtz, Paul Acevedo, c/c
Prior to c/c hearing Dec 5-6

Zoning File CB14-0972
Leetsdale

Following is a list of the concessions that I convinced Paul Naftel to agree to for the Leetsdale rezoning. A more formal letter agreement will be prepared and delivered to the Virginia RNO that incorporates the following.

1. No Drive thru or Drive Ups for fast food restaurants,
2. No Drive thru or Drive Ups for ANY restaurants,
3. Signage on-site (Naftel's property) to discourage traffic exiting to Exposition Avenue.
4. Speed Bumps will be installed (on-site) at the exit near Exposition Avenue. ONLY if Cube Smart agrees and approved by City agencies such as Fire, Public Works, Traffic Engineering, and any others.
5. Enforcement of the agreement is an issue. The concern is that if the RNOs dissolve there is no second party to the agreement.

IDEAS

- Attach a letter from the property owner (Naftel) to the zoning application thus becoming a part of the public record. The letter would state that the agreement runs with the land not the ownership.

6. Any legal action taken against the City or the property owner from anyone that challenges or delays the zoning after approved will void all elements of this agreement.

7. As part of the agreement and in a cooperative spirit, the Virginia Vale RNO will write a letter of support addressed to Councilman Brown for the proposed rezoning before the City Council public hearing.

8. John Sturtz, representing the HOA and homeowners in this matter, and as individual will express his written support for the rezoning and withdraw all the emails and letters that have been sent to City officials and departments opposing the zoning. Additionally, John Sturtz will present these concessions to the individual homeowners he has met with to obtain their support, and thus encourage them to withdraw their concerns and give written approval.

CB14-0972

February 12, 2015 12:26 PM

"Kellar, Lee W." <kellarlw@pbworld.com>
To: Paul Naftel <paulnaftel@gmail.com>
Cc: Bruce O'Donnell <bodonnell@starboard-llc.com>
RE: Trips Generated 6200 Leetsdale Dr

Paul,

Using Land Use Code 814 – Specialty Retail Center (*Trip Generation Manual, Institute of Transportation Engineers, 8th Edition*), the proposed 9,000 square foot development will generate 400 trips per day. When added to the Mini-Storage trips, the total site will generate 650 trips per day or 230 less trips than reported in the March 2000 Leetsdale Common TIS. The Specialty Retail Center includes a variety of uses such as restaurants, florists, real estate offices, etc) so I feel this is appropriate for your project. FYI - Restaurants with drive-through windows generate approximately 500 trips per day per 1,000 square feet.

I also reviewed your letter and I agree that your project will not cause cut-through traffic in the neighborhood and the site can be designed to discourage that type of movement.

Give me a call if you have any questions - Lee

From: Paul Naftel [mailto:paulnaftel@gmail.com]
Sent: Wednesday, February 11, 2015 6:03 PM
To: Kellar, Lee W.
Cc: Bruce O'Donnell
Subject: Trips Generated 6200 Leetsdale Dr

Lee,

Thank you for your time today. I am attaching the trip generation numbers from Krager in 2005 before I purchased the property. When it was zoned for 121 room hotel and 11,350 sq ft office, the ADT was 880 trips per day.

In 2006, the 121 room hotel was rezoned to mini storage and this use generated only 250 trips per day, leaving the balance for the office site (630 trips per day). That 630 seems to have been enough enough to support approx 15,000 sq ft retail.

We intend to build approximately 9000 sq ft retail/restaurant building with approximately 33% restaurant (sandwich shop, sit down, pizza) and the balance 67% general retail (hair salon, tanning, dry cleaners, flowers, dental etc).

If you need a copy of the site plan, please let me know..

Emerald Properties, LLC
P O Box 621983
Littleton, CO 80162-1983

303.948.1717 Office
303.948.1616 Fax
720.331.3611 Cell

paulnaftel@gmail.com20050311 Krager and Associates ltr

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Mike Rudd <mike@rudd-architects.com>
To: Paul Naftel
Fwd: RE: Leetsdale Commons - meeting

February 20, 2015 9:42 AM

From Mindy Decker, PE

----- Original Message -----

Subject:RE: Leetsdale Commons - meeting
Date:Wed, 10 Dec 2014 22:42:34 +0000
From:Decker, Mindy L. - PWRWS Right-of-Way Services <Mindy.Decker@denvergov.org>
To:Callaway, Karen L. - Project Coordination <Karen.Callaway@denvergov.org>, Florez, Joe - DFD <Joe.Florez@denvergov.org>
CC:Mike Rudd <mike@rudd-architects.com>

Hi all,

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Development Services | City and County of Denver
p - 720-865-3216 | f - 720-865-3280
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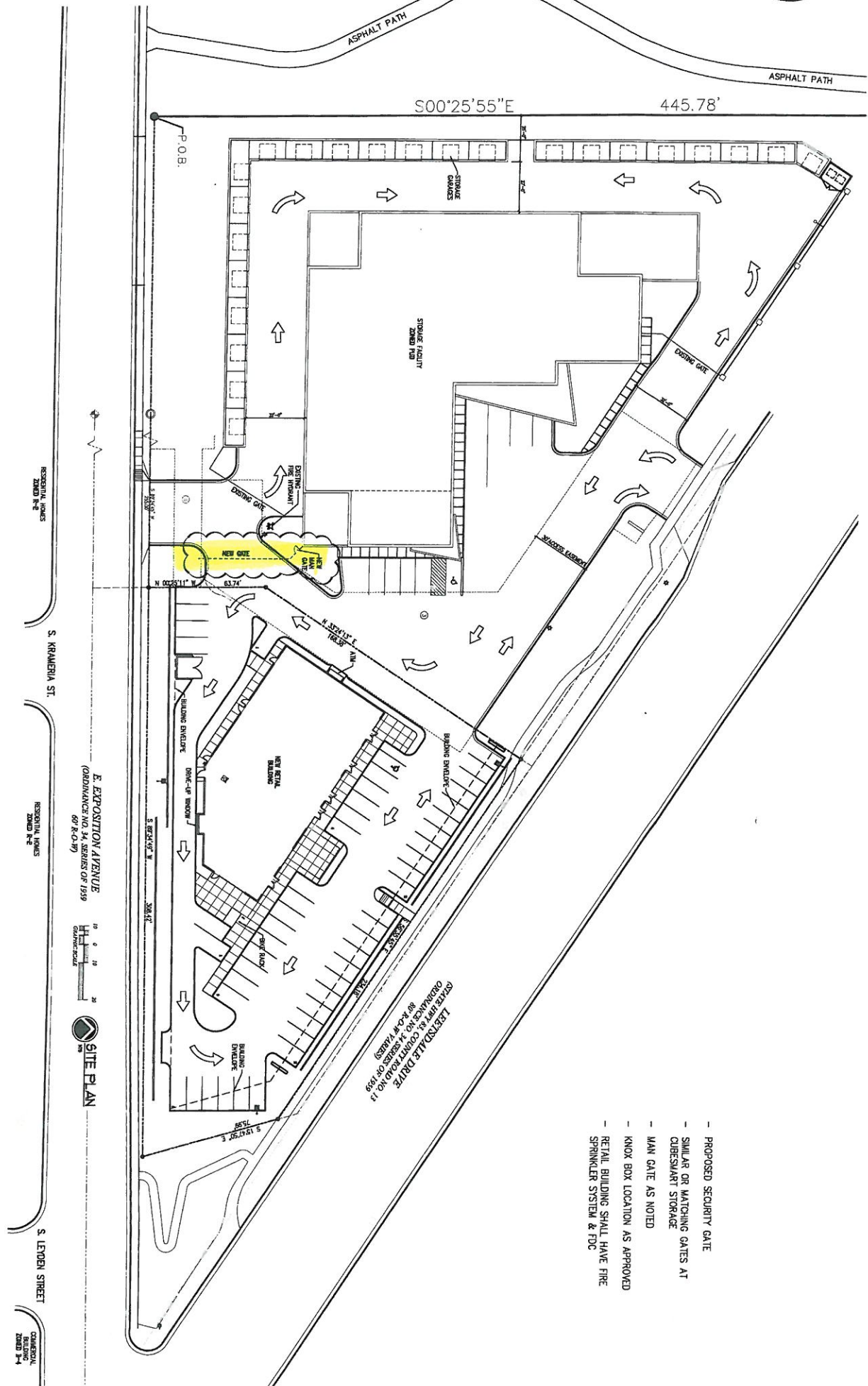
From: Callaway, Karen L. - Project Coordination
Sent: Wednesday, December 03, 2014 12:45 PM
To: Florez, Joe - DFD; Decker, Mindy L. - PWRWS Right-of-Way Services
Subject: FW: Leetsdale Commons - meeting

From: Mike Rudd [mailto:mike@rudd-architects.com]
Sent: Wednesday, December 03, 2014 10:47 AM
To: Callaway, Karen L. - Project Coordination
Subject: Re: Leetsdale Commons - meeting

Karen
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Thanks
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Rudd & Associates, Architects
8811 E. Hampden Ave., Suite 206
Denver, CO 80231
303-632-6802

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E. EXPOSITION AVENUE
(ORDINANCE NO. 34, SERIES OF 1959
60' R.O.W.)



SITE PLAN

LETTING/DRAWN DATE
ORDINANCE NO. 34, SERIES OF 1959
60' R.O.W. (7/4/58)

- PROPOSED SECURITY GATE
- SIMILAR OR MATCHING GATES AT CUBESMART STORAGE
- MAIN GATE AS NOTED
- KNOX BOX LOCATION AS APPROVED
- RETAIL BUILDING SHALL HAVE FIRE SPRINKLER SYSTEM & FDC

RESIDENTIAL ZONED R-2

S. KRAEMERIA ST.

RESIDENTIAL ZONED R-2

S. LENDEN STREET

COMMERCIAL BUILDING ZONED S-4

Mike Rudd <mike@rudd-architects.com>
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Mindy Decker, P.E. | Site Engineering

Development Services | City and County of Denver

p - 720-865-3216 | f - 720-865-3280

Mindy.Decker@denvergov.org | Dial 3-1-1 for City Services

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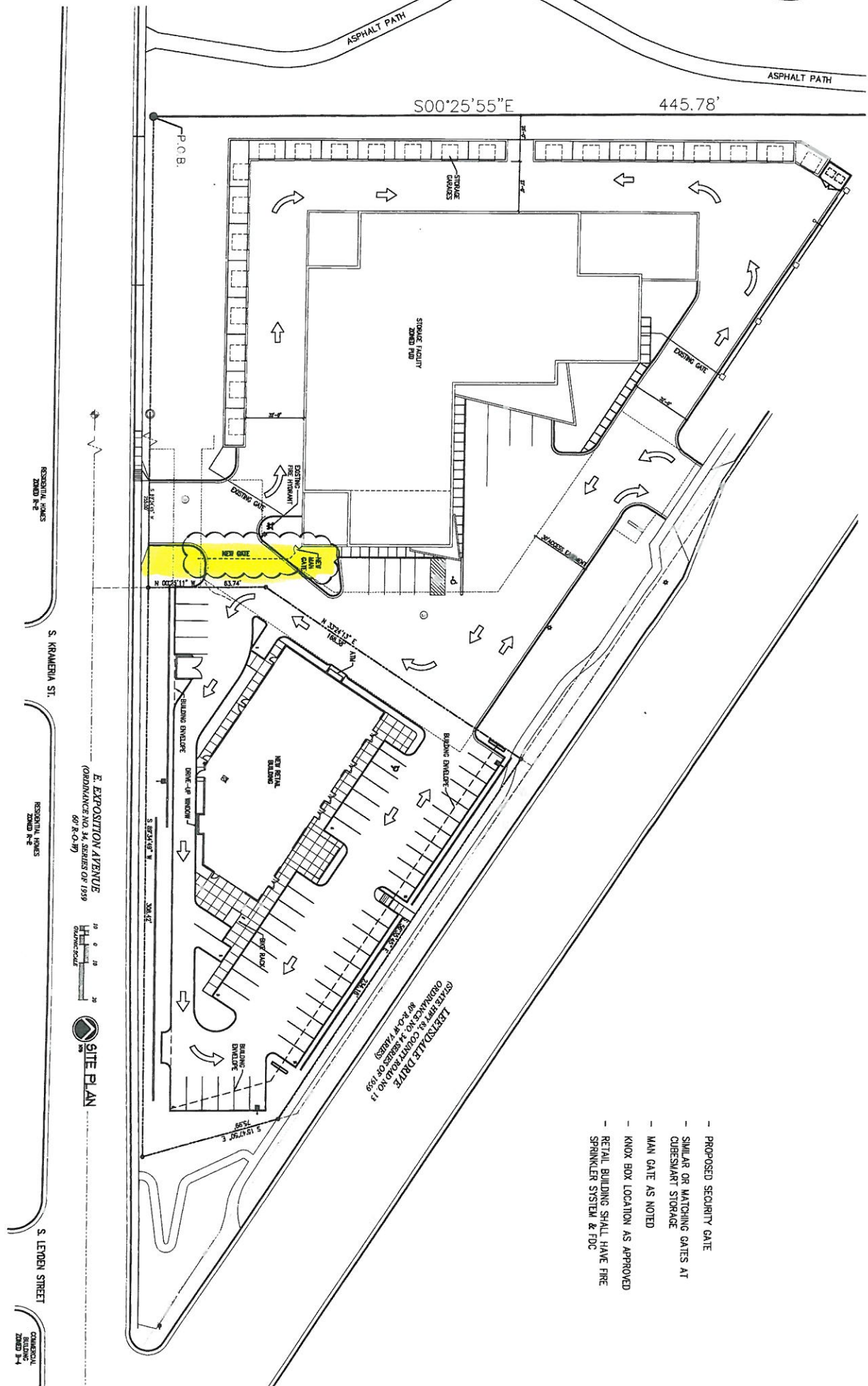
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1" 3"



E. EXPOSITION AVENUE
(ORDINANCE NO. 34, SERIES OF 1989
60' R.O.W.)



SITE PLAN

LETTIZIOLLA DRIVE
ORDINANCE NO. 34, SERIES OF 1989
80' R.O.W. / 74' R.O.S.

- PROPOSED SECURITY GATE
- SIMILAR OR MATCHING GATES AT CUBESMART STORAGE
- MAIN GATE AS NOTED
- KNOX BOX LOCATION AS APPROVED
- RETAIL BUILDING SHALL HAVE FIRE SPRINKLER SYSTEM & FDC

RESIDENTIAL ZONED R-2

S. KRAMERIA ST.

RESIDENTIAL ZONED R-2

S. LINDEN STREET

COMMERCIAL BUILDING ZONED C-4

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p - 720-865-3216 | f - 720-865-3280
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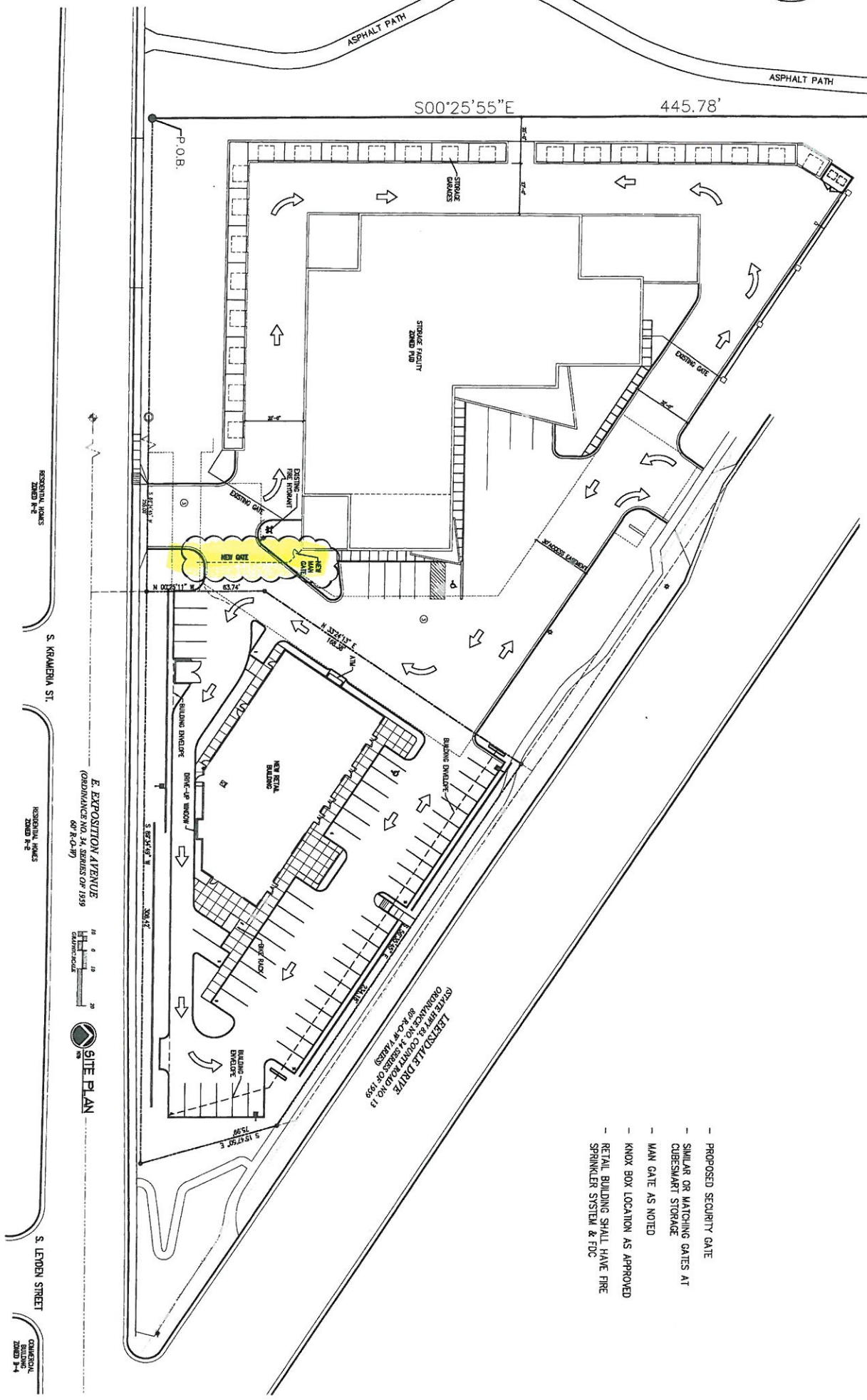
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- SIMILAR OR MATCHING GATES AT CUBESMART STORAGE
- MAIN GATE AS NOTED
- KNOX BOX LOCATION AS APPROVED
- RETAIL BUILDING SHALL HAVE FIRE SPRINKLER SYSTEM & FDC

E. EXPOSITION AVENUE
(ORDINANCE NO. 34, SERIES OF 1999
60' R.O.W.)



SITE PLAN

LEED/CARBON DRYTE
ORDINANCE NO. 34, SERIES OF 1999
80' R.O.W. (40' WIDE OF 1999)

RESIDENTIAL, LIGHTS
ZONED R-2

S. KRAMERIA ST.

RESIDENTIAL, LIGHTS
ZONED R-2

S. LINDEN STREET

COMMERCIAL
ZONED C-4

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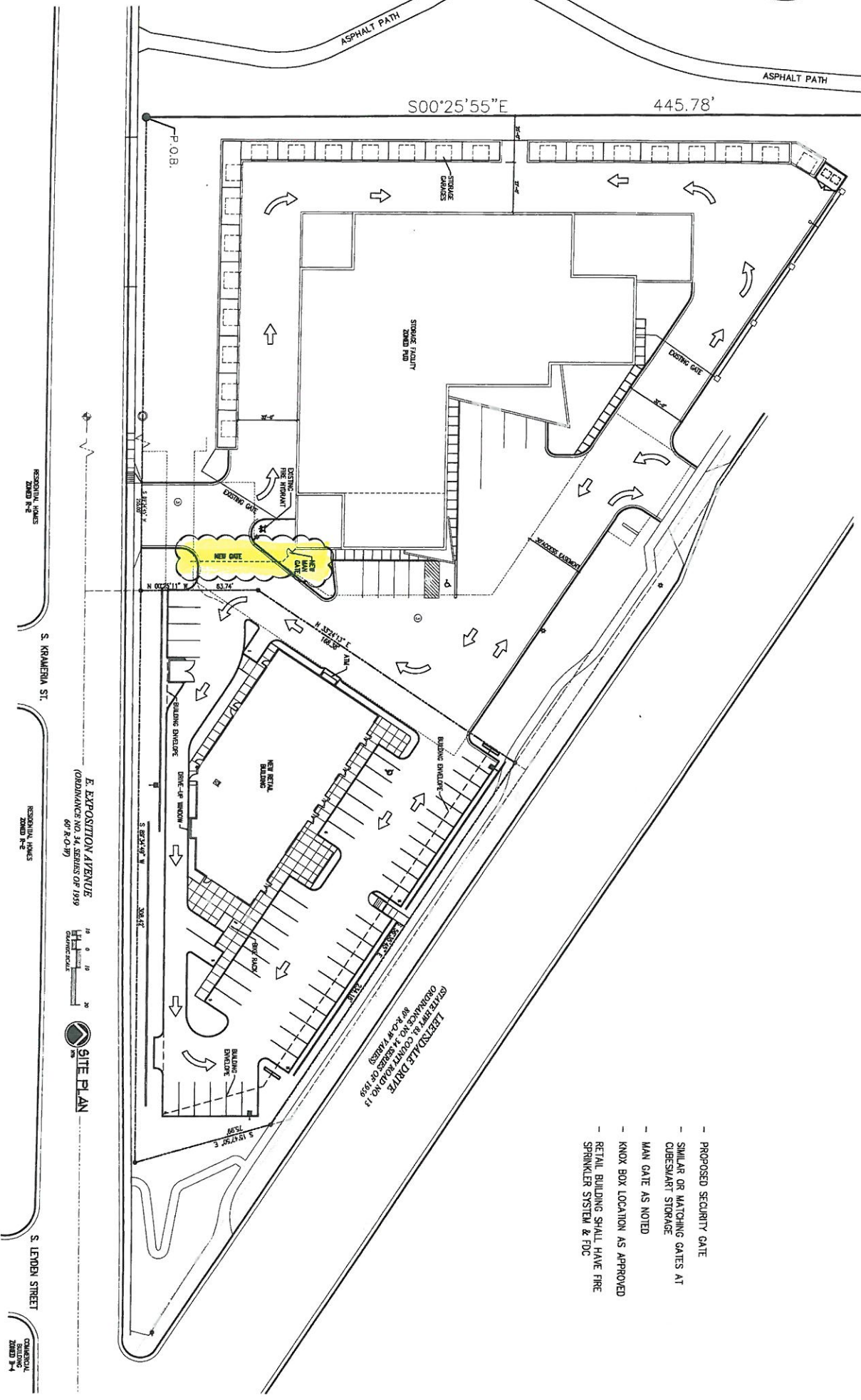
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11 3 11



E. EXPOSITION AVENUE
(ORDINANCE NO. 14, SERIES OF 1959
60' R.O.W.)



SITE PLAN

LEED/DIGITALS DRIVE
(67' R.O.W. @ CORNER AND ROAD NO. 13
ORDINANCE NO. 24, SERIES OF 1959
80' R.O.W. @ 74' WIDTH)

- PROPOSED SECURITY GATE
- SIMILAR OR MATCHING GATES AT
- CUBESMART STORAGE
- MAIN GATE AS NOTED
- KNOX BOX LOCATION AS APPROVED
- RETAIL BUILDING SHALL HAVE FIRE
- SPRINKLER SYSTEM & FDC

RESIDENTIAL, TOWNHOMES
ZONED R-2

S. KRUMHOLTZ ST.

RESIDENTIAL, TOWNHOMES
ZONED R-2

S. LINDEN STREET

COMMERCIAL
BUILDING
ZONED B-4

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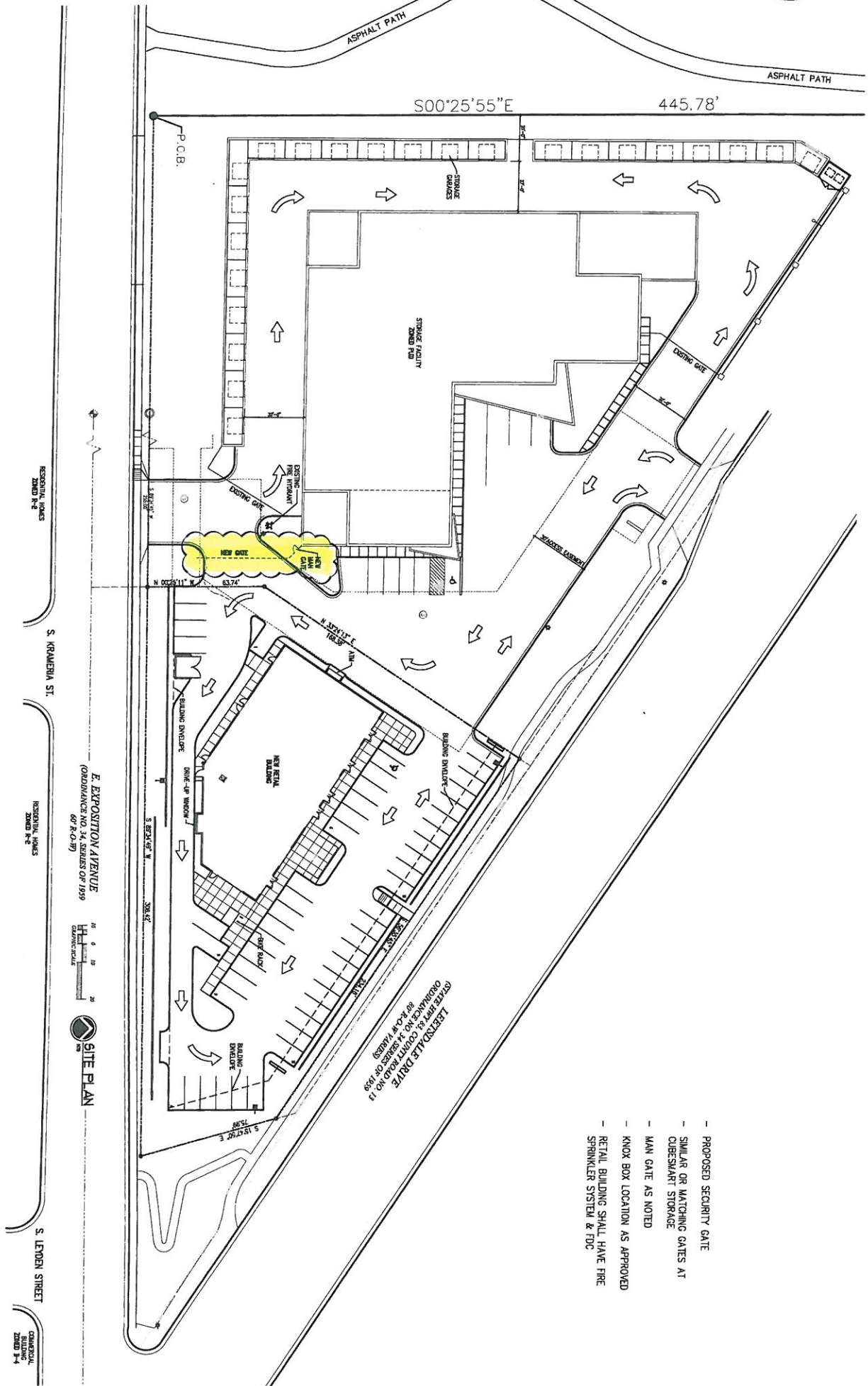
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1" 3"



E. EXPOSITION AVENUE
 (ORDINANCE NO. 34, SERIES OF 1959
 60' R.O.W.)

RESIDENTIAL HOMES
 ZONED R-1

S. KRAMELIA ST.

RESIDENTIAL HOMES
 ZONED R-2

S. LINDEN STREET

COMMERCIAL
 BUILDING
 ZONED M-4

1" = 30'
 GRAPHIC SCALE
 SITE PLAN

LEGEND
 (OFFICE BLDG. IN COUNTY RECORD NO. 13
 ORDINANCE NO. 34, SERIES OF 1959
 80' R.O.W. ADDRESS)

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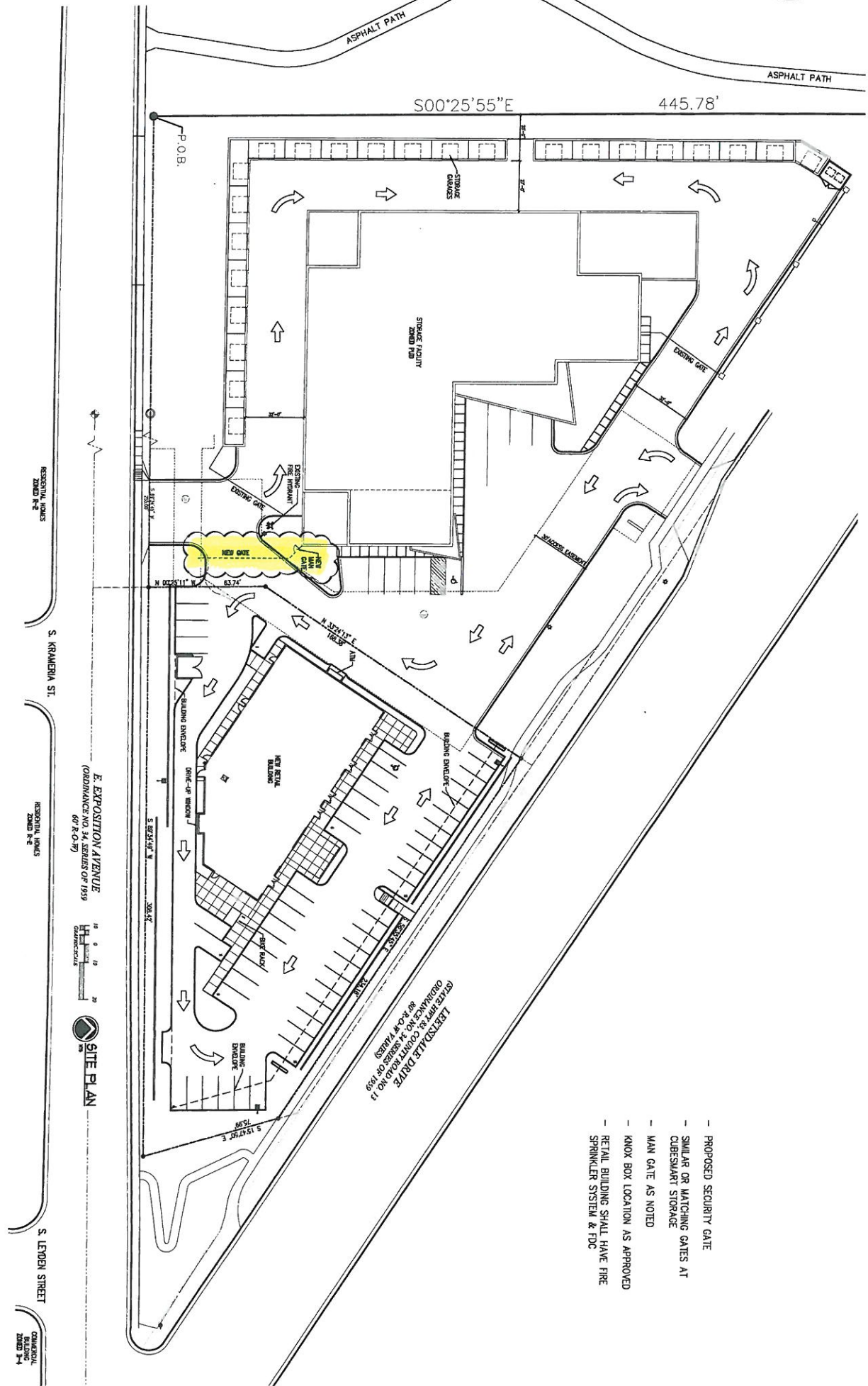
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Development Services | City and County of Denver
p - 720-865-3216 | f - 720-865-3280
Mindy.Decker@denvergov.org | Dial 3-1-1 for City Services

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Sent: Wednesday, December 03, 2014 12:45 PM
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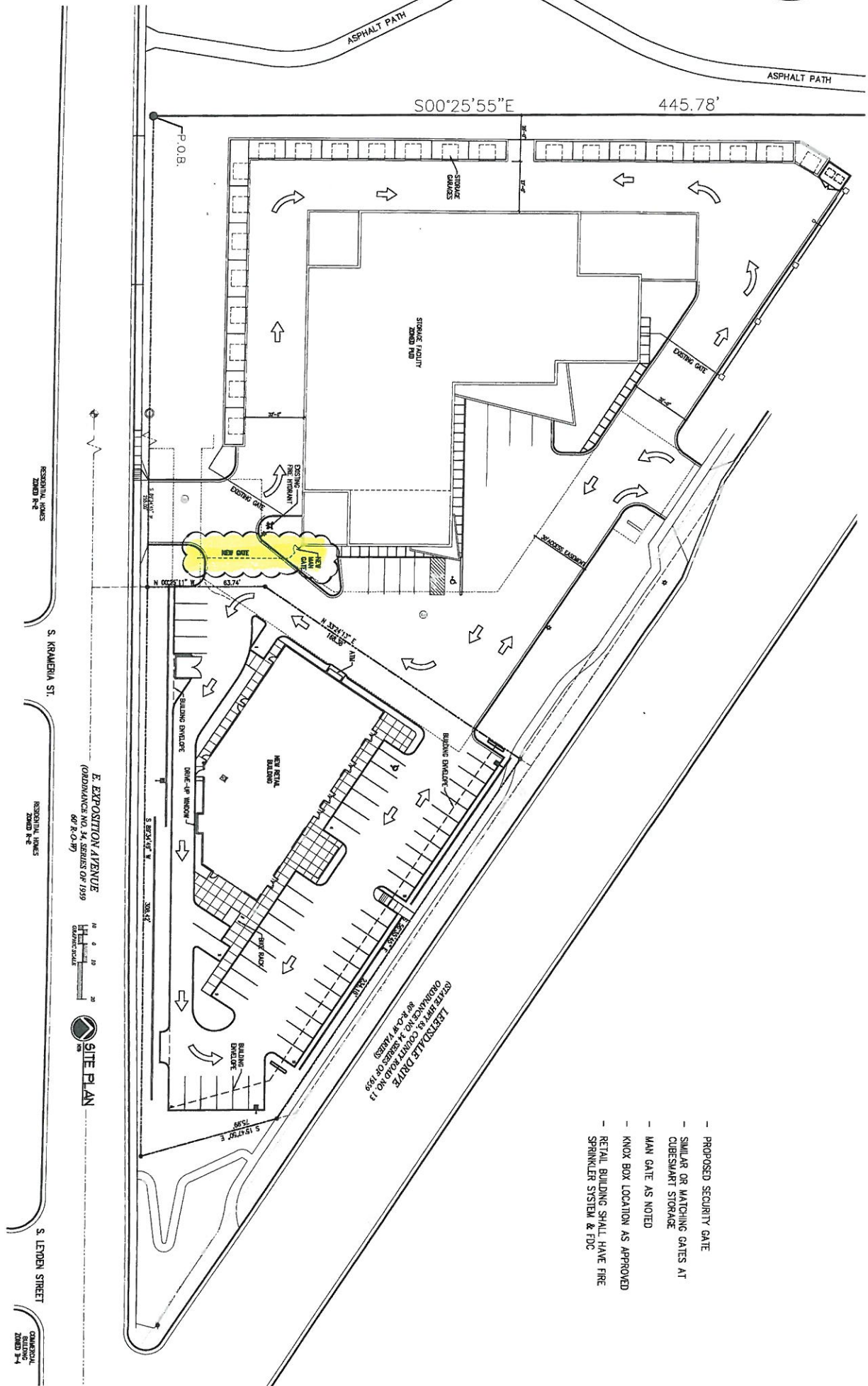
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13



S00°25'55"E 445.78'

E. EXPOSITION AVENUE
(ORDINANCE NO. 34, SERIES OF 1999
60 R.O. 97)

RESIDENTIAL HOMES
ZONED R-4

S. KRAMELIA ST.

RESIDENTIAL HOMES
ZONED R-2

S. LINDEN STREET

COMMERCIAL BUILDING
ZONED S-4

SCALE
1" = 20'
GRAPHIC SCALE
SITE PLAN

LEBETZDALE DRIVE
(STATE ROUTE 88 COUNTY ROAD NO. 13)
ORDINANCES NO. 34, SERIES OF 1999
60 R.O. 97 (ADDS) OF 1999

- PROPOSED SECURITY GATE
- SIMILAR OR MATCHING GATES AT
- CUBESMART STORAGE
- MAIN GATE AS NOTED
- KNOX BOX LOCATION AS APPROVED
- RETAIL BUILDING SHALL HAVE FIRE SPRINKLER SYSTEM & FDC

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To: Paul Naftel
Fwd: RE: Leetsdale Commons - meeting

February 20, 2015 9:42 AM

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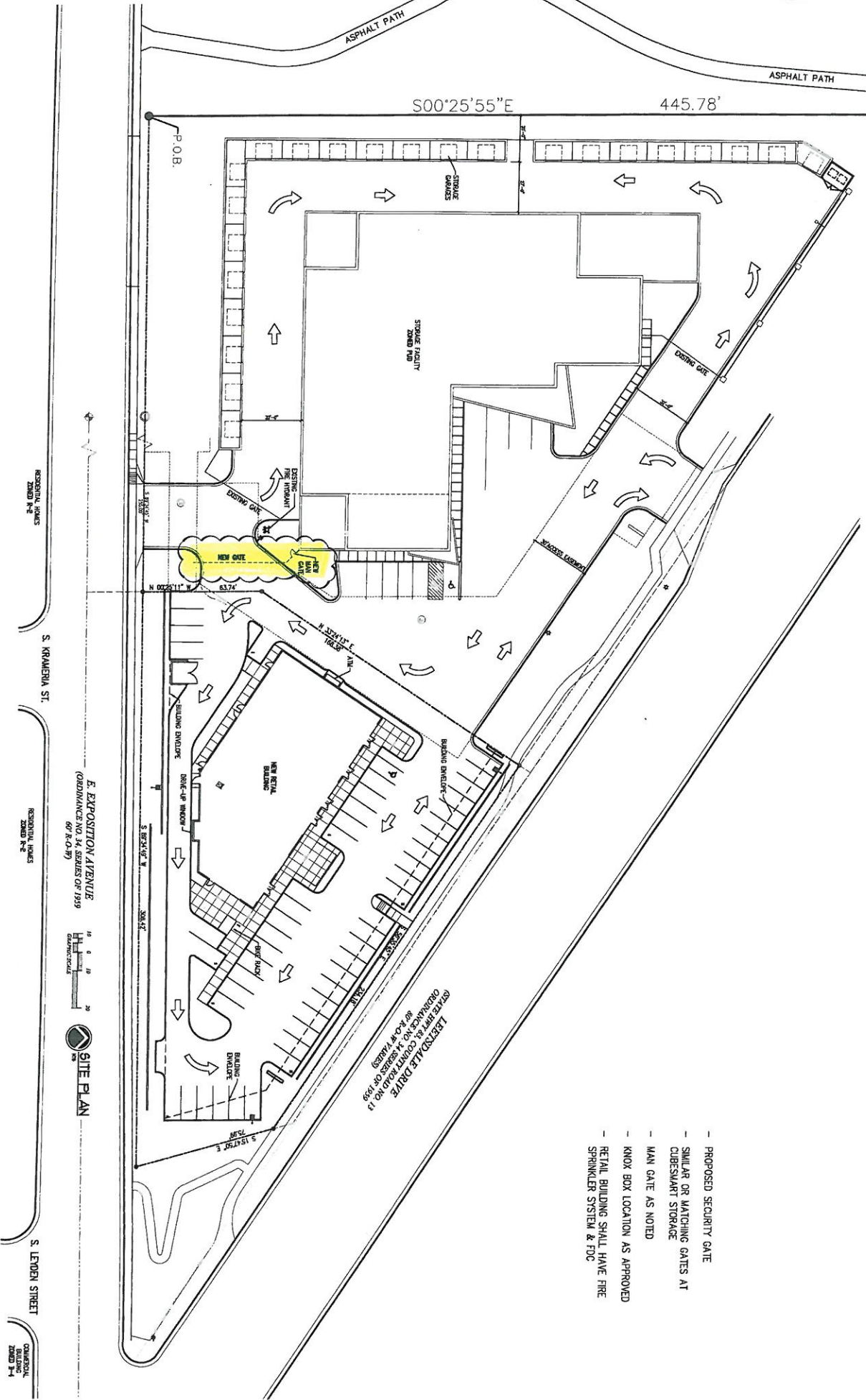
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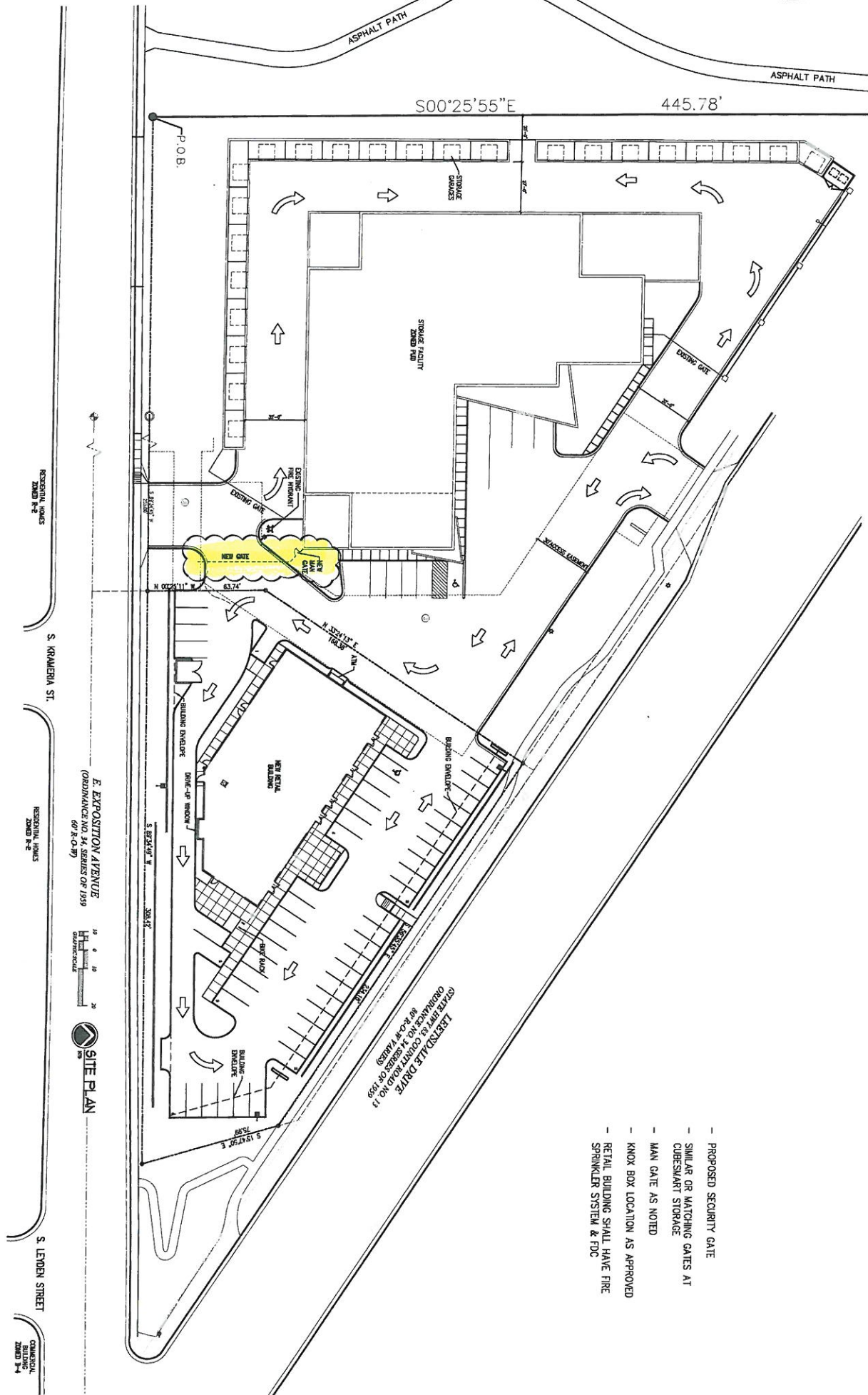
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E. EXPOSITION AVENUE
(ORDINANCE NO. 34, SERIES OF 1959
60 R.O. 7)

1" = 20'
SCALE
SITE PLAN

RESIDENTIAL HOMES
ZONED R-2

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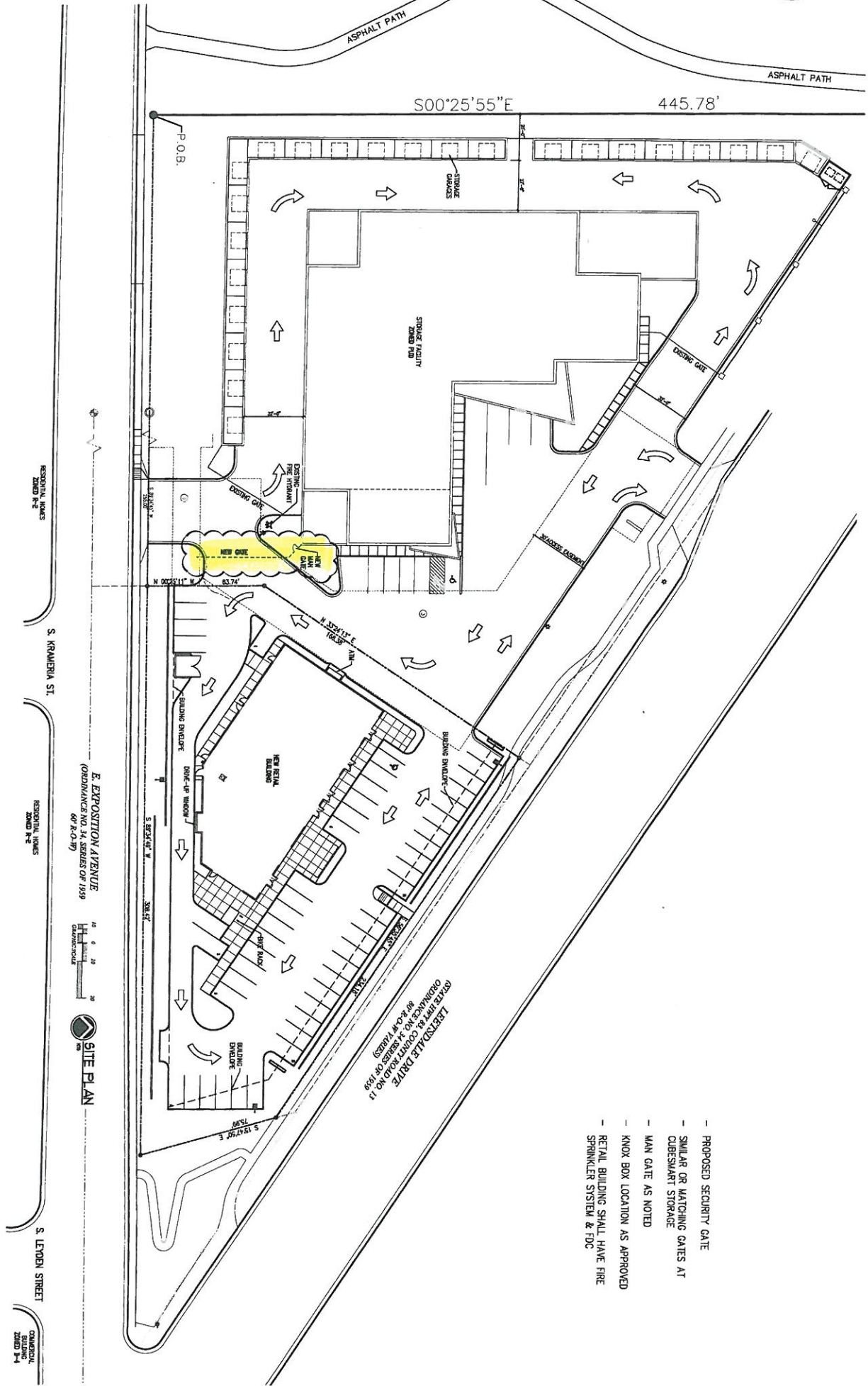
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ASPHALT PATH

ASPHALT PATH

S00°25'55"E

445.78'



RESIDENTIAL HOMES ZONED R-2

S. KRAEMERIA ST.

RESIDENTIAL HOMES ZONED R-2

E. EXPOSITION AVENUE (ORDINANCE NO. 34, SERIES OF 1959 (60' R.O.W.))

10 0 10 20 30 40 50
0 10 20 30 40 50
SITE PLAN

S. LEODEN STREET

COMMERCIAL BUILDING ZONED M-4

LEGEND/DRAWING DATE
ORIGINATOR: MRS. M. J. COOK, JR. AND NO. 11
NO. 60-47 (F.D.S.)
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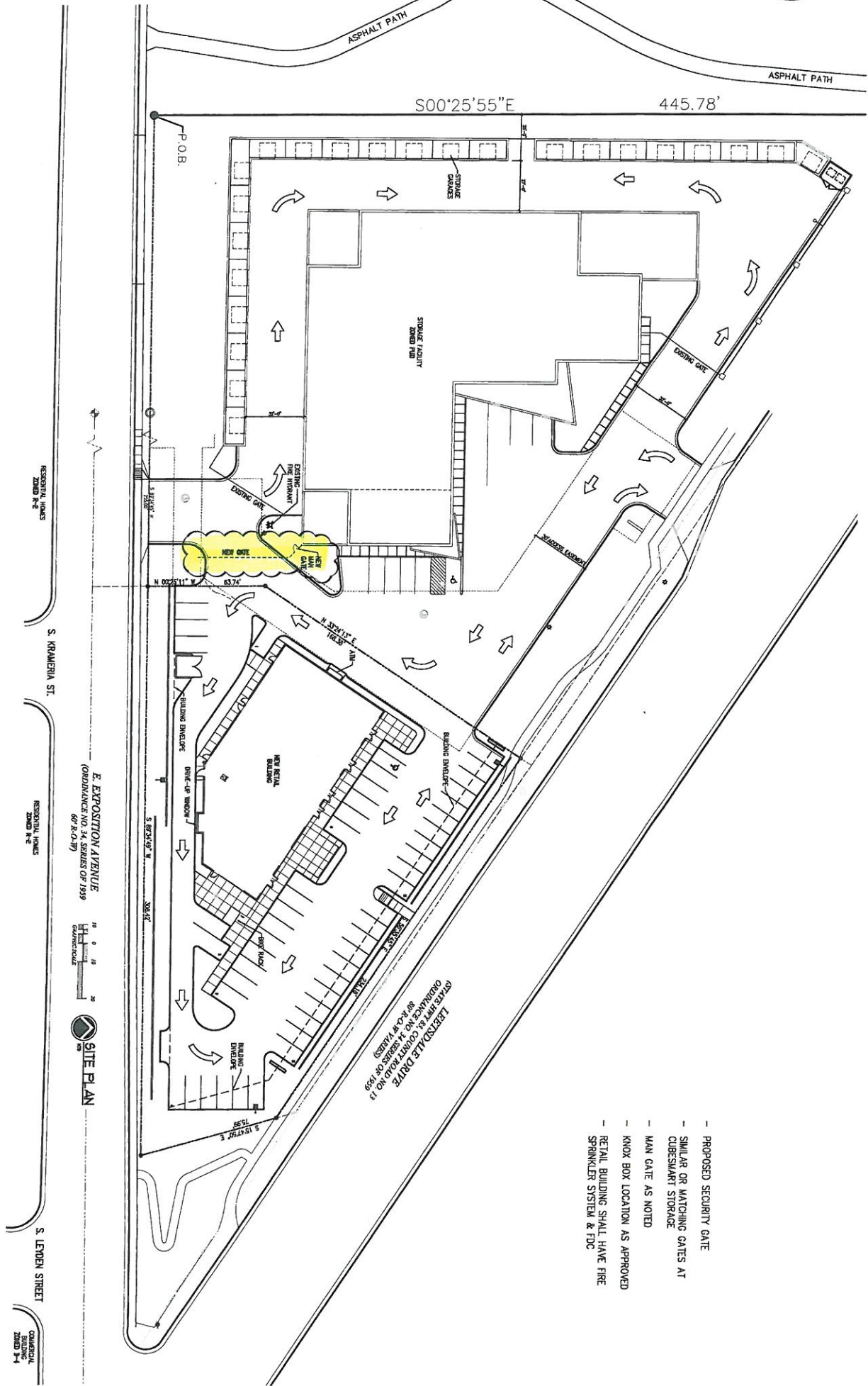
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1" 3"



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 (ORDINANCE NO. 34, SERIES OF 1959
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SITE PLAN

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COMMERCIAL BUILDING
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LEBETZOLD & DAVIS
 805 4th St. S. SUITE 100
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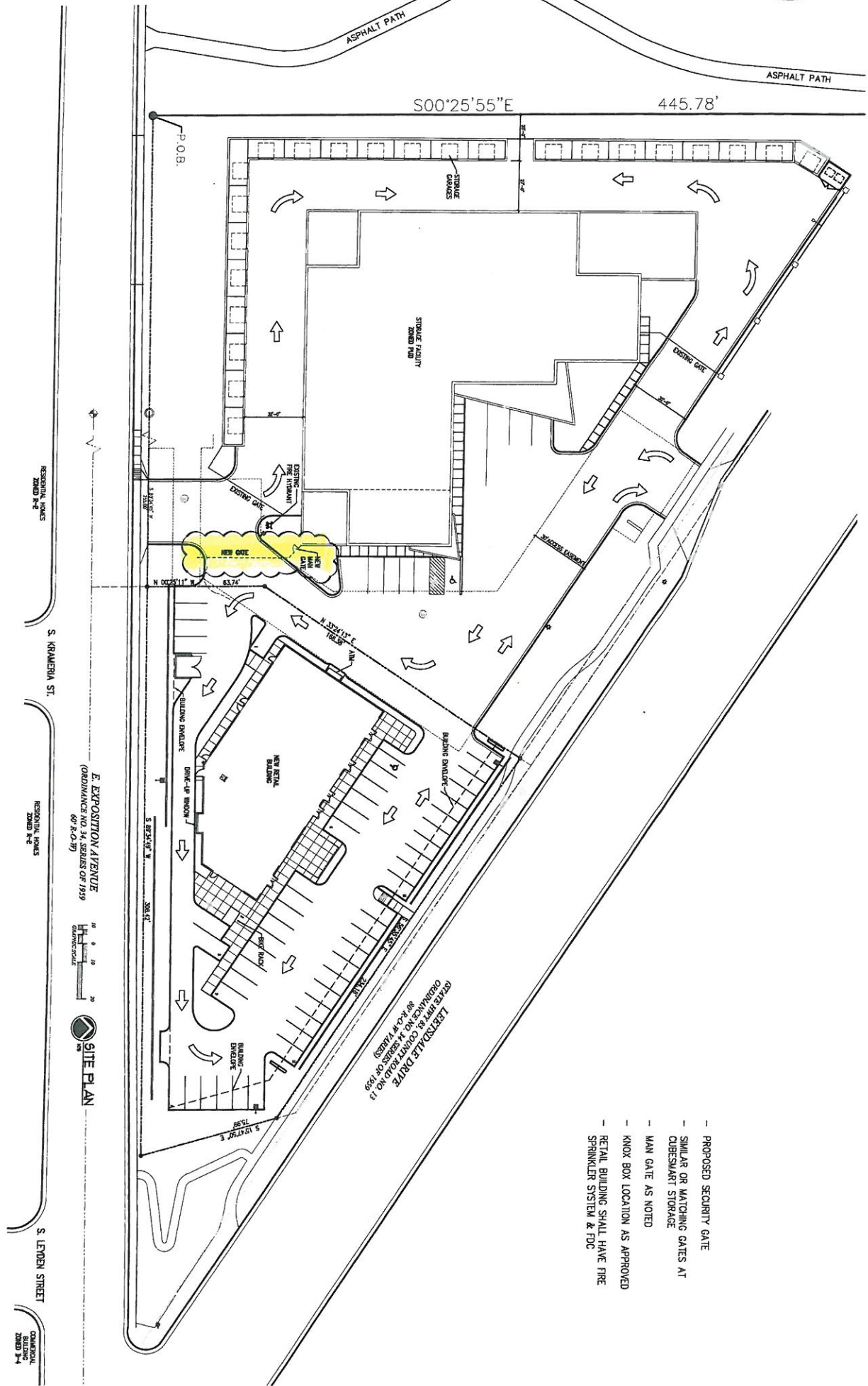
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10' 0' 10' 20' 30'
 GRAPHIC SCALE
 1" = 30'

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LEBETOWITZ & DAUER
 REGISTERED PROFESSIONAL ENGINEERS
 800 K.O. W. AVENUE, SUITE 100
 WASHINGTON, D.C. 20004

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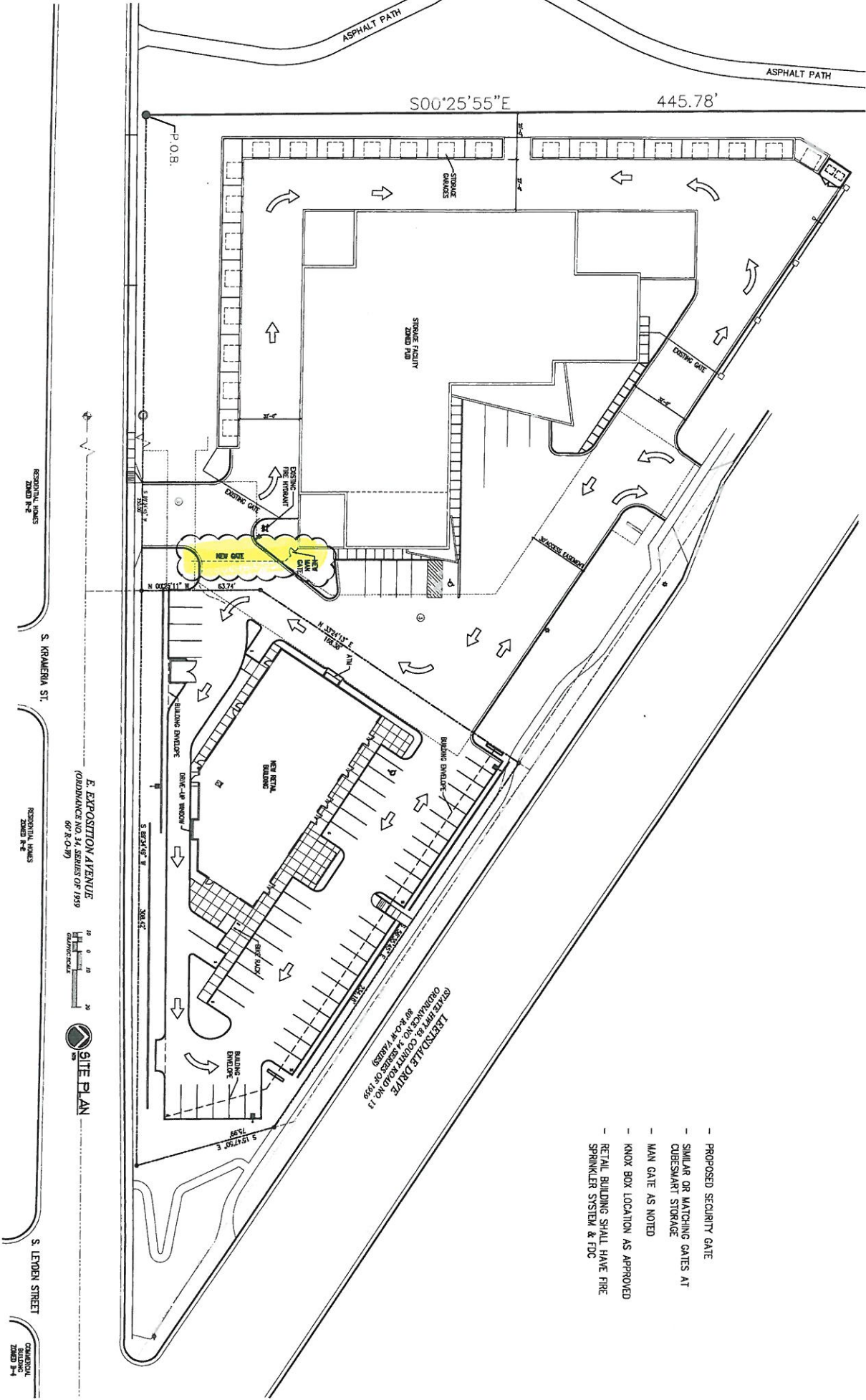
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LESTERDALE DRIVE
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COMMERCIAL BUILDING
 ZONED B-1

S00°25'55"E

445.78'

P.O.B.

1.4745' S
 1.1120' N

63.74'

N. 35°15' E
 105.35'

3.8045' W

3.8045' W

3.8045' W

3.8045' W

5.1575' E

5.1575' E

5.1575' E

5.1575' E

7'-4"

7'-4"

7'-4"

7'-4"

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