

TO: Denver City Council, Land Use, Transportation and Infrastructure Committee
FROM: Theresa Lucero, Senior City Planner
DATE: March 30, 2017
RE: Official Map Amendment Application #2016I-00104

Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2016I-00104.

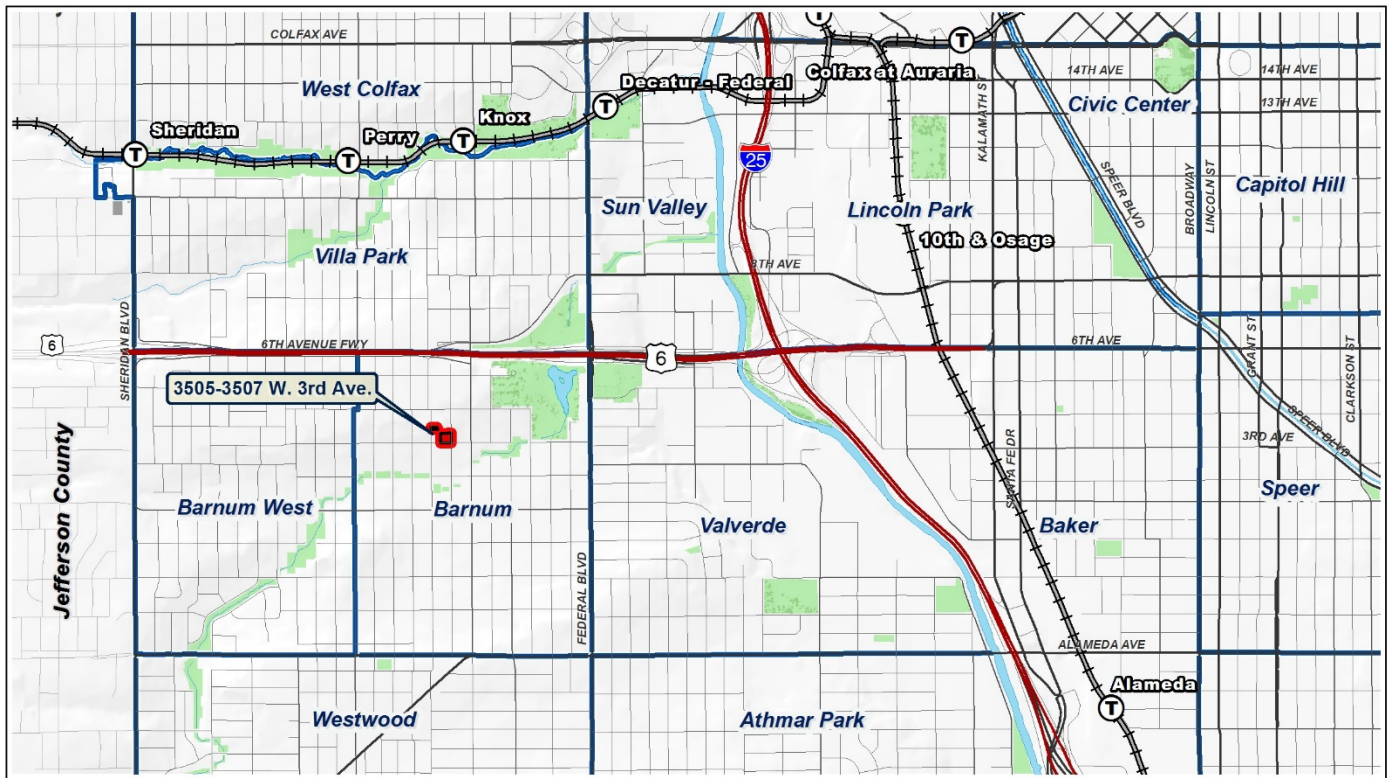
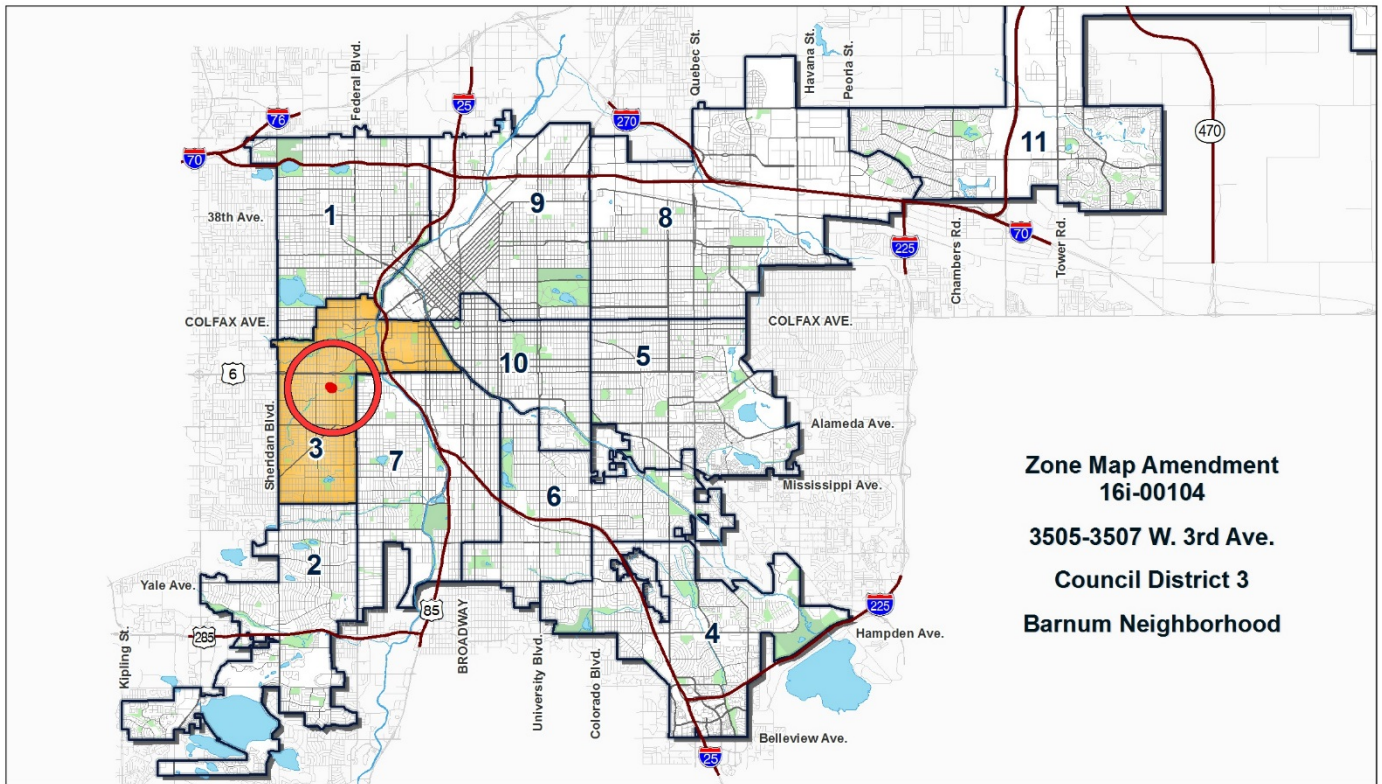
Request for Rezoning

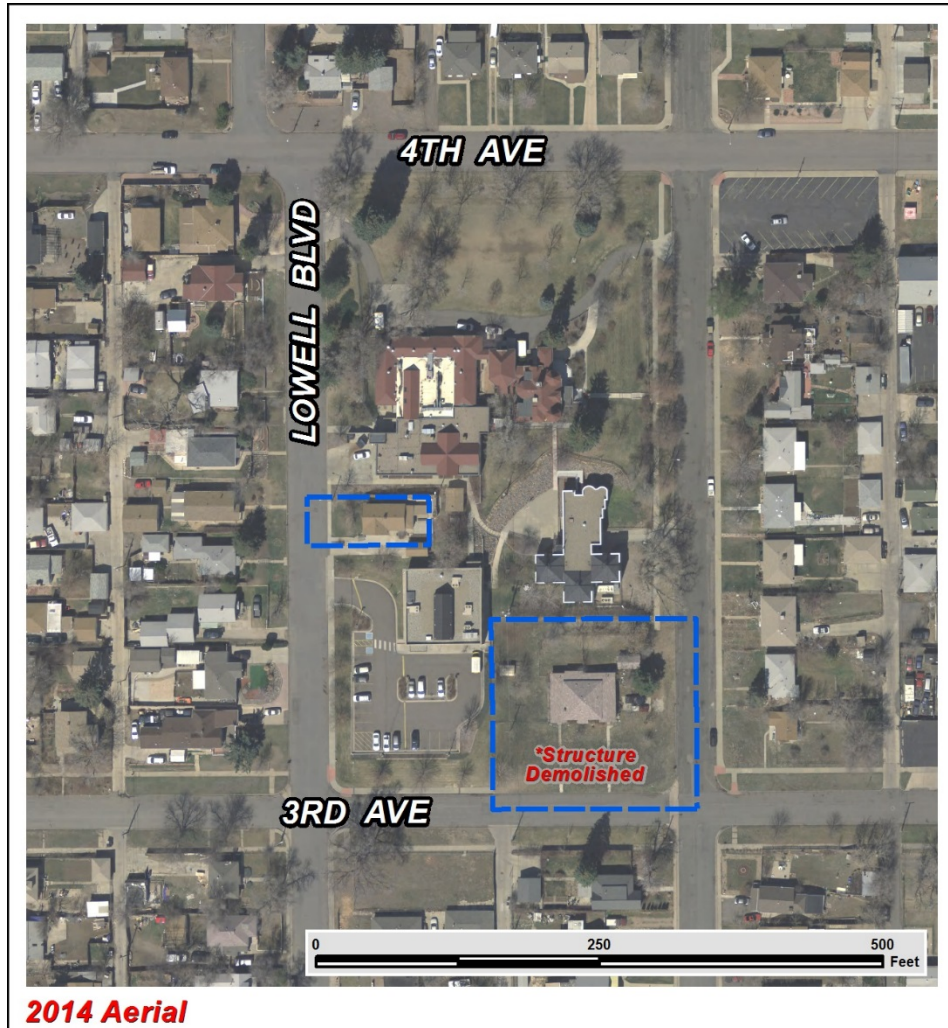
Address: 3505 West 3rd Avenue and 332 Lowell Boulevard
Neighborhood/Council District: Barnum Neighborhood / Council District 3
RNOs: Concerned Citizens of Barnum, Inc.; Denver Neighborhood Association; Inter-Neighborhood Cooperation, Inc.
Area of Property: 21,200 square feet, 0.49 acres
Current Zoning: E-SU-Dx
Proposed Zoning: CMP-EI2
Property Owner(s): Savio House
Owner Representative: William Hildenbrand

Summary of Rezoning Request

- The subject properties are in southwest Denver, in Council District 3 and the Barnum neighborhood, a few blocks west of Barnum Park and south of 6th Avenue.
- The properties include two separate parcels on the same block. The smaller parcel, on Lowell Boulevard, contains a single-family structure built in 1925, that is used for family counseling. The larger parcel, on West 3rd Avenue, is vacant.
- The property owner is requesting the rezoning of the properties to enable the use of the larger parcel for parking, and to bring the zoning of both parcels into the same zone district as the remainder of the block. Savio House owns all the property on the block.
- The CMP-EI2 zone district stands for **C**ampus – **E**ducation/**I**nstitution **2**. The Campus Education/Institution Districts are intended for educational institutions and other types of large scale civic, public and institutional uses. The districts are established to allow for flexible placement of buildings, and unified treatment of signs, open space, landscaping and other site elements while providing compatible transitions between the campus and adjacent neighborhoods. The CMP-EI2 district is intended to be applied to smaller- to medium-scale campus sites such as high schools, colleges, religious campuses and other institutions common within residential neighborhoods. The CMP-EI2 use restrictions and standards for height, lot coverage, and setbacks are designed to be compatible when adjacent to single unit, two unit, townhouse and other lower scale residential neighborhoods. The maximum height allowed when adjacent to a Protected District is 75 feet (the site is surrounded by a Protected District); however, CMP-EI2 has a bulk plane height restriction that requires building heights to step-back from adjacent properties, which further limits building height. Additional details of the zone district can be found in Division 9.2 of the Denver Zoning Code (DZC).

Planning Services
Community Planning and Development
201 W. Colfax Ave., Dept. 205 | Denver, CO 80202
www.denvergov.org/CPD
p. 720.865.2983





Existing Context

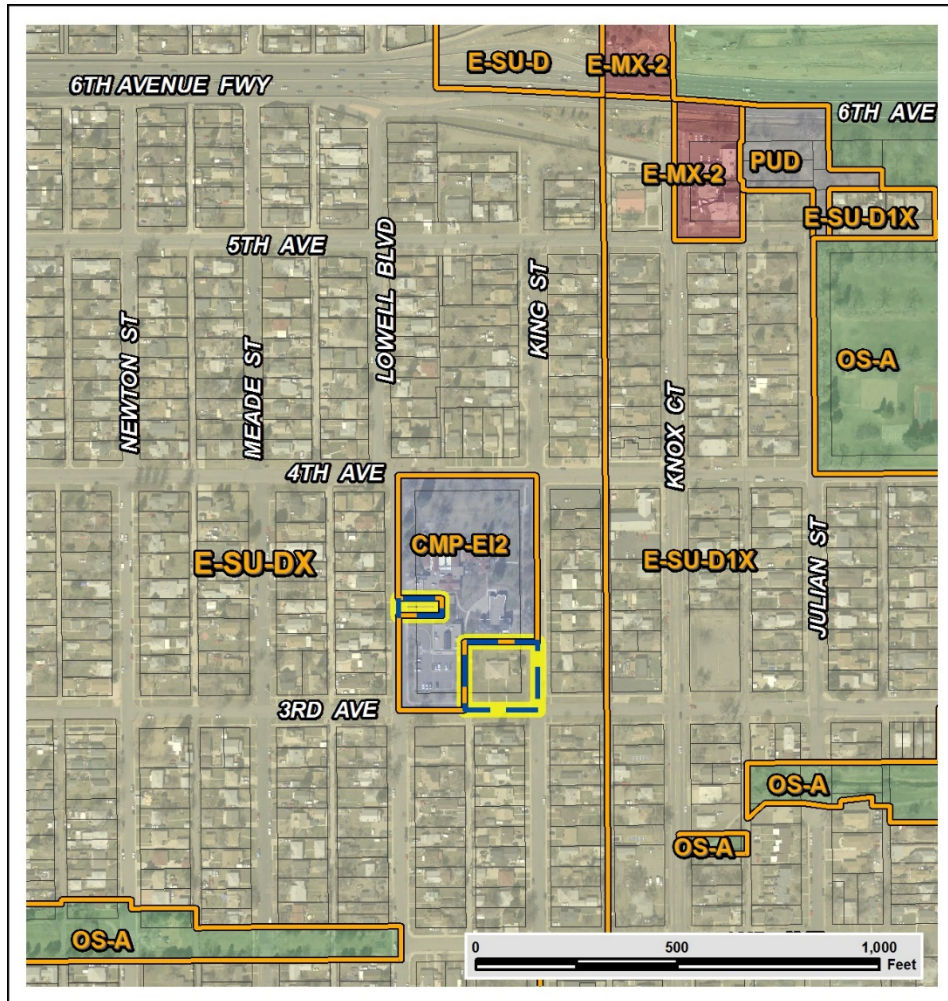
The subject properties are in the Barnum neighborhood in southwest Denver in a block bounded by West 3rd and 4th Avenues, and King Street and Lowell Boulevard. In the general vicinity are:

- West 6th Avenue, 2 blocks north
- Weir Gulch trail, 1 ½ blocks south
- 1st and Knox Neighborhood commercial area, 2 blocks south
- Ross-Barnum Library, 2 blocks south
- Barnum Park and Recreation Center, 2 blocks east
- South Federal Boulevard, 7 blocks east
- Newlon Elementary School, 9 blocks west
- Sheridan Boulevard, 16 blocks west

The following table summarizes the existing context proximate to the subject site:

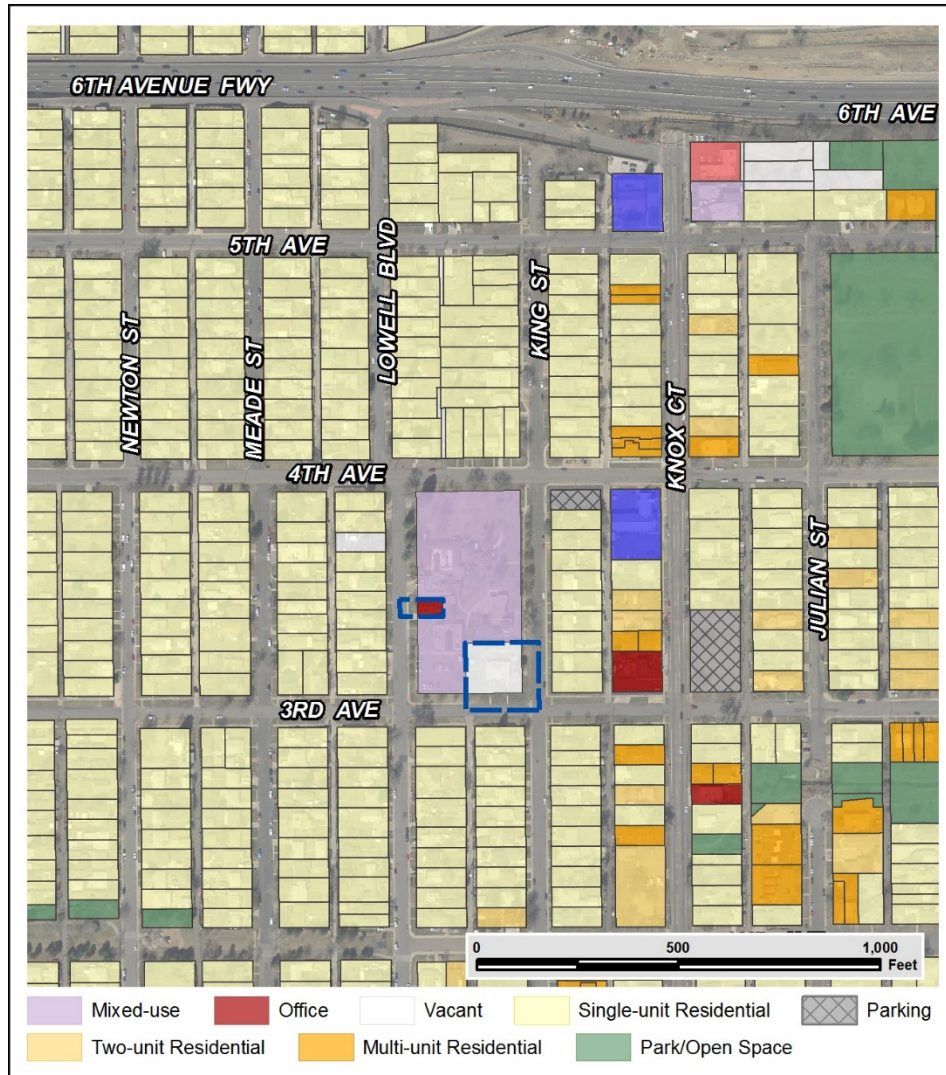
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	E-SU-Dx	Office / Vacant	Lowell Blvd. – Single-family structure, 1-story in height	Regular grid of streets interrupted by Weir Gulch to the south. Block sizes and shapes are consistent and rectangular. Existing alleys with a mixture of attached, detached and no sidewalks. Vehicle parking to the side or rear of buildings (alley access).
North	E-SU-Dx	Single-family Residential	4th Avenue – Single-family detached structures, 1-story in height	
South	E-SU-Dx	Single-family Residential	3rd Avenue – Single-family detached structures, 1-story in height	
East	E-SU-Dx	Single-family Residential and surface parking	King Street – Single-family detached structures, 1-story in height	
West	E-SU-Dx	Single-family Residential	Lowell Boulevard - Single-family detached structures, 1-story in height	

1. Existing Zoning

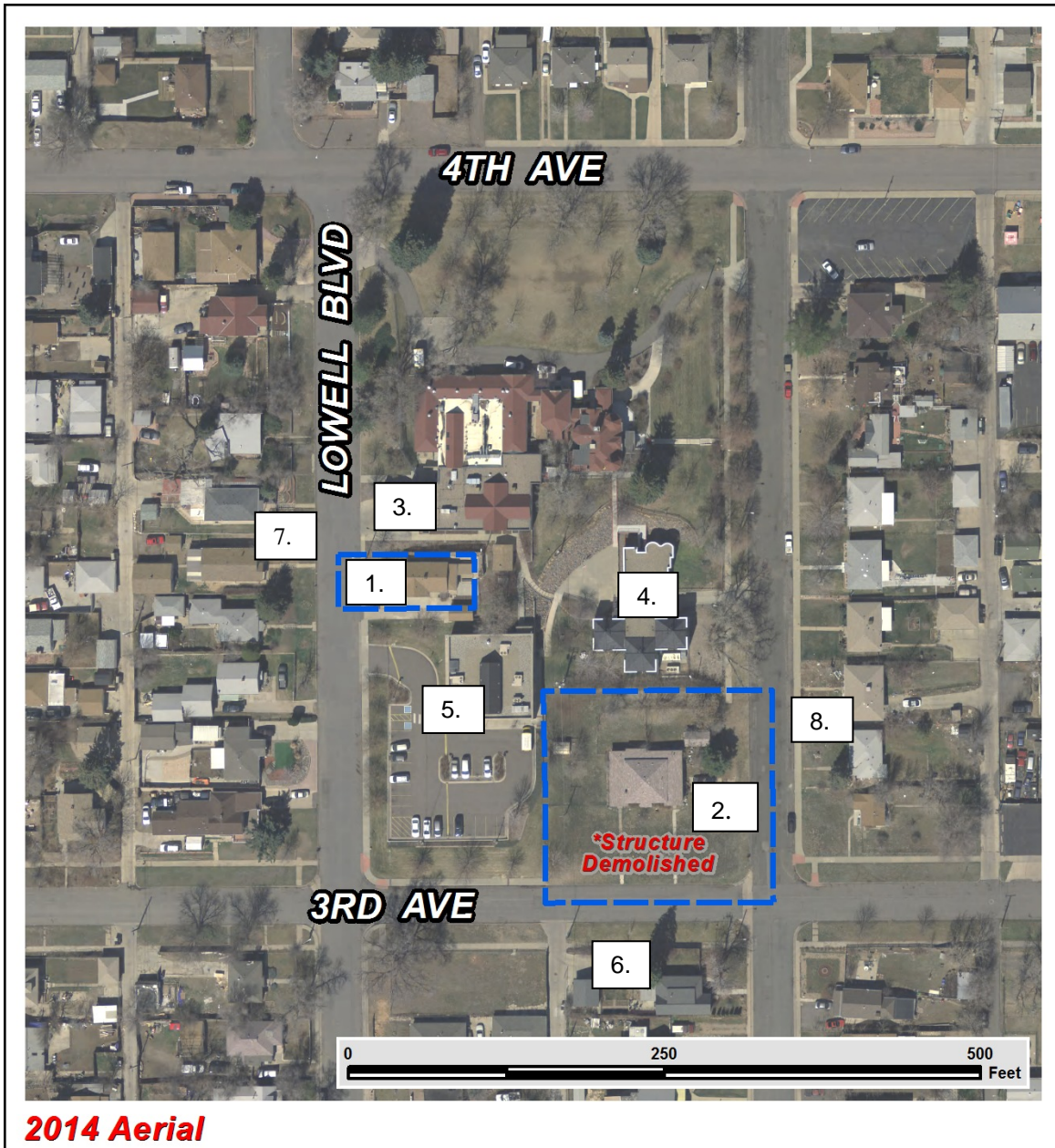


The Urban Edge residential zone districts are intended to promote and protect residential neighborhoods and they do allow some multi-unit districts. The standards for the E-SU-Dx district accommodate both Urban and Suburban House forms, and no other building forms. Maximum building heights allowed are 30 feet, or 2.5 stories. Allowed land uses are mainly residential, with some Civic and Industrial uses allowed with limitations. There is no required parking for single-unit residential uses.

2. Existing Land Use Map



3. Existing Building Form and Scale





1. 332 Lowell Boulevard



2. 3505-3507 West 3rd Avenue



3. North on Lowell Boulevard



4. North on King Street



5. South on Lowell Boulevard



6. South across 3rd Avenue



7. West across Lowell Boulevard



8. East across King Street

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Asset Management: Approved – No Comments.

Development Services – Project Coordination: Approve Rezoning Only - Will require additional information at Site Plan Review. Pursuant to Section 9.2 of the Denver Zoning Code the minimum setbacks are as follows within the CMP-E12 Zone District:

Primary Street: 20'-feet
Side Street: 7.5'-feet
Side Interior: 7.5'-feet
Rear, alley/no alley: 10'feet/20'-feet

Surface parking is not permitted within the Primary Street, Side Street, nor the Side Interior setbacks as listed above.

Lastly, Section 10.5.4.4.B & C speaks to Perimeter Surface Parking Lot Landscaping Standards abutting Street Right-of-Way and Perimeter Surface Parking Lot Landscaping Standards Adjacent to Residential Uses or Zone Districts.

The CMP contexts are required to provide a minimum of 5'-feet landscaping with 1 deciduous canopy tree for every 25' of linear frontage with a garden wall for those parking lots abutting street right-of-way's.

Perimeter Surface Parking Lot Landscaping Adjacent to Residential Uses or Zone Districts are required to provide 1 deciduous canopy tree for every 25 linear feet with a 6'-foot tall opaque fence or wall unless separated by an alley.

Development Services – Wastewater: Approved, however, all CCD wastewater, storm and sanitary, requirements shall be applied to any future development.

Environmental Health: Approved with the following notes. Notes: The principal historical use of the sites has been residential; DEH is not aware of environmental concerns on the sites and concurs with the zoning change request.

General Notes: Most of Colorado is high risk for radon, a naturally occurring radioactive gas. Due to concern for potential radon gas intrusion into buildings, DEH suggests installation of a radon mitigation system in structures planned for human occupation or frequent use. It may be more cost effective to install a radon system during new construction rather than after construction is complete.

If renovating or demolishing existing structures, there may be a concern of disturbing regulated materials that contain asbestos or lead-based paint. Materials containing asbestos or lead-based paint should be managed in accordance with applicable federal, state and local regulations.

The Denver Air Pollution Control Ordinance (Chapter 4- Denver Revised Municipal Code) specifies that contractors shall take reasonable measures to prevent particulate matter from becoming airborne and to prevent the visible discharge of fugitive particulate emissions beyond the property on which the emissions originate. The measures taken must be effective in the control of fugitive particulate emissions at all times on the site, including periods of inactivity such as evenings, weekends, and holidays.

Denver's Noise Ordinance (Chapter 36–Noise Control, Denver Revised Municipal Code) identifies allowable levels of noise. Properties undergoing Re-Zoning may change the acoustic environment, but must maintain compliance with the Noise Ordinance. Compliance with the Noise Ordinance is based on the status of the receptor property (for example, adjacent Residential receptors), and not the status of the noise-generating

property. Violations of the Noise Ordinance commonly result from, but are not limited to, the operation or improper placement of HV/AC units, generators, and loading docks. Construction noise is exempted from the Noise Ordinance during the following hours, 7am–9pm (Mon–Fri) and 8am–5pm (Sat & Sun). Variances for nighttime work are allowed, but the variance approval process requires 2 to 3 months. For variance requests or questions related to the Noise Ordinance, please contact Paul Riedesel, Denver Environmental Health (720-865-5410).

Scope & Limitations: DEH performed a limited search for information known to DEH regarding environmental conditions at the subject site. This review was not intended to conform to ASTM standard practice for Phase I site assessments, nor was it designed to identify all potential environmental conditions. In addition, the review was not intended to assess environmental conditions for any potential right-of-way or easement conveyance process. The City and County of Denver provides no representations or warranties regarding the accuracy, reliability, or completeness of the information provided.

Public Works – City Surveyor: Approved – No Comments.

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council and registered neighborhood organizations:	01/12/17
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council and registered neighborhood organizations:	02/27/17
Planning Board public hearing. The Board voted 11-0 to recommend approval of the application.	03/15/17
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting (tentative):	03/20/17
Land Use, Transportation and Infrastructure Committee of the City Council:	04/04/17
Property legally posted for a period of 21 days and CPD written notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations (tentative):	04/23/17
City Council Public Hearing (tentative):	05/15/17

- Other Public Outreach and Input:
 - Registered Neighborhood Organizations (RNOs)
 - To date, no comment letters have been received from Registered Neighborhood Organizations.
 - Other Public Comment
 - To date, no other comment letters have been received.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)
- Barnum/Barnum West Neighborhood Plan (1986)

Denver Comprehensive Plan 2000

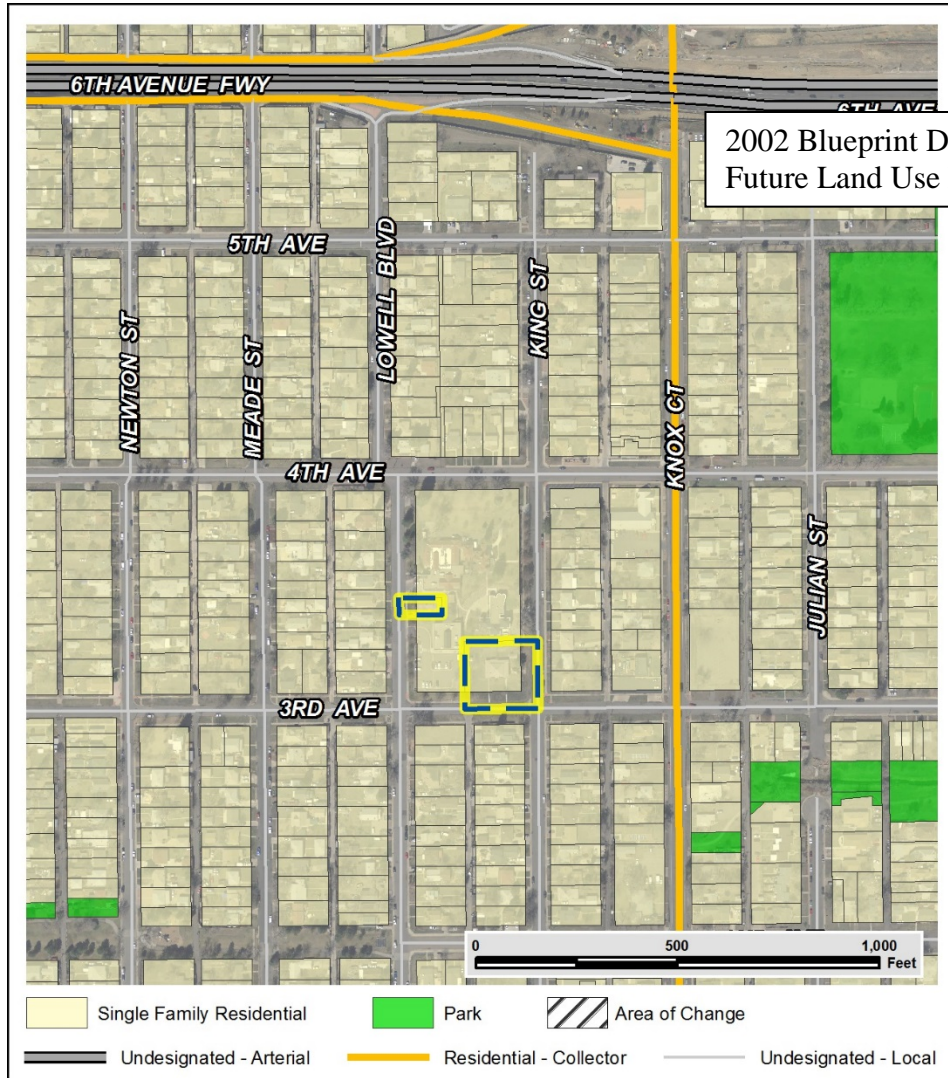
The proposal is consistent with many Denver Comprehensive Plan strategies, including:

- Environmental Sustainability Strategy 2-F – *Conserve land by promoting infill development within Denver at sites where services and infrastructure are already in place; designing mixed use communities and reducing sprawl so that residents can live, work and play within their own neighborhoods.*
- Land Use Strategy 3-B – *Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.*
- Human Services Strategy 2-A – *Ensure that programs are available, accessible and responsive to a wide range of individuals, cultures and family structures, including single parent, grandparent caretakers and noncustodial parents.*

The proposed map amendment will enable the consolidation of the Savio House campus by extending the Campus zone district to the entire block owned by the institution. The CMP-EI2 district will enable further infill on the block where services and infrastructure are already in place, and may help Savio House with their master planning of their campus, and with broadening the availability of community services within the neighborhood.

Blueprint Denver

Per the 2002 Plan Map adopted in Blueprint Denver, this site has a concept land use of *Single Family Residential* and is in an *Area of Stability*.



Future Land Use

The Single Family Residential land use concept is described in Blueprint Denver as areas where “single-family homes are the predominate residential type... and the employment base is significantly smaller than the housing base” (p. 42). “A city should contain neighborhoods that offer a variety of housing types, as well as complementary land-use types such as stores, parks and schools that provide the basic needs of nearby residents... Neighborhoods are primarily residential but vary in density, size and adjacency of non-residential uses” (p. 41). The subject property is a mixed-use/service land use within a predominately single family neighborhood. The CMP-EI2 zone district is an acknowledgement of the existing land use of the subject property with zoning standards that both accommodate a smaller campus setting and assure adequate transitions to lower-scale adjacent neighborhoods.

Area of Change / Area of Stability

As noted, the subject site is in an Area of Stability. These are areas where “preserving and revitalizing neighborhood character is the prevailing concern... Limiting overall development in the Areas of Stability helps achieve many growth management goals, while preserving the valued quality of life that is characteristic of Denver’s neighborhoods” (p. 23-25). The zoning standards within the CMP-EI2 zone district require more open space and lower building heights to better transition to adjacent single family land uses.

Street Classifications

All streets which surround the subject property are classified as *Undesignated Local Streets* on the Blueprint Denver Map. These types of streets are tailored to providing local access. The CMP-EI2 zone district standards are geared toward smaller-scaled campuses embedded within neighborhoods. This is consistent with the street types surrounding the subject property.

Barnum/Barnum West Neighborhood Plan (1986)

The Barnum/Barnum West Neighborhood Plan was adopted in 1986. The Plan is organized to provide general Land Use and Zoning Goals and Recommendations for the entire neighborhood and specific recommendations for subareas within the neighborhood. Pertinent general land use goals state “It is a goal of the neighborhood to:

- **encourage the appropriate land uses within designated zones.** *It is desirable that legal non-conforming uses which presently exist should eventually revert to the appropriate zoning which surrounds the use in question. All exceptions may be allowed to exist only with the consent of the residents and should be reviewed on a case by case basis.*
- *discourage the rezoning of property which does not offer a clear advantage to the neighborhood.* **Land use within the neighborhood should follow existing zoning.** *Additionally, it shall be a goal to discourage the rezoning of residential property for the purpose of developing business uses.*
- **maintain its present low density residential character.**
- **provide a stable neighborhood setting through the maintenance and provision of neighborhood amenities”** (p. 12).

Further, a general Land Use and Zoning Recommendation is “**to maintain major R-1 and R-2 area designations** as presently exists in the Barnum/Barnum West Neighborhood. Existing building codes should be enforced to prevent the illegal conversions of single family units to multi-family units.”

Within a specific subarea titled “West 6th Avenue Study Area” the Plan describes the portion of the neighborhood lying south of 6th Avenue. For this portion of the neighborhood, the Plan recommends “*to maintain the residential integrity of the areas south of the West 6th Avenue Freeway”* (p. 25). At the time the Barnum/Barnum West Plan was adopted, the Former Chapter 59 zoning of the subject property was R-5, an institutional zone district used for land uses like schools, universities or churches. The Plan is silent on the land uses on the subject property, and the R-5 zone district. The existing CMP-EI2 zone district is an update of the R-5 zone district that was in place when the Plan was adopted. Therefore, since the land use and zoning were in place when the Barnum/Barnum West Neighborhood Plan was adopted, and the Plan makes no mention of the land use and zoning, it can be presumed the existing use and zoning conforms with the Plan goals of maintaining the existing character of the neighborhood.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to CMP-EI2 will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City primarily by allowing a community-serving land use to reinvest in their facilities to better serve the community.

4. Justifying Circumstance

The application identifies several changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, "The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area." As discussed above, the existing land use is a long-standing use in the neighborhood (since 1966). The property owner had a twenty-year old commitment to purchase the subject properties when they became available to complete their ownership of the full block. With the purchase of the subject property and demolition of structures resulting in vacant land, circumstances have changed to allow the addition of the properties to the existing CMP-EI2 zone district. This is an appropriate justifying circumstance for the proposed rezoning.

5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

The requested CMP-EI2 zone district is a Special Context and District. The Campus Education/Institutional zone districts intent states that "*the Campus Education/Institution Districts are intended for educational institutions that incorporate primary, intermediate, high school, college and university uses and associated programming, including student boarding facilities. This district also accommodates other types of large scale civic, public and institutional uses such as museums, public and religious assembly uses. The district is established to allow for a flexible placement of buildings, and unified treatment of signs, open space, landscaping and other site elements while providing compatible transitions between the campus and adjacent neighborhoods.*" Furthermore, the CMP-EI2 district is intended to "*be applied to smaller- to medium-scale campus sites generally adjacent to a single unit, two unit, townhouse, or row house residential zone districts, where it is important to require more open space and more limited building height than in the CMP-EI zone to assure adequate transitions to adjacent, lower-scale residential neighborhoods.*" The rezoning of this site to allow a family treatment facility with some boarding facilities and sensitive integration with adjacent single unit residential zones is consistent with the intent of the CMP-EI2 zone district.

Attachments

1. Application
2. Legal Description



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Savio House	Representative Name	William Hildenbrand
Address	325 King Street	Address	325 King Street
City, State, Zip	Denver, CO 80219	City, State, Zip	Denver, CO 80219
Telephone	303-225-4040	Telephone	303-902-4039
Email	naguilar-dave@saviohouse.org	Email	bhildenbrand@saviohouse.org
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	3505 W. 3rd Ave; 332 Lowell Blvd, Denver, CO 80219		
Assessor's Parcel Numbers:	0508324005000; 0508324002000		
Area in Acres or Square Feet:	17,400 sq.ft.; 3,800 sq.ft.		
Current Zone District(s):	E-SU-DX		
PROPOSAL			
Proposed Zone District:	CMP-E12		
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<p><input checked="" 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 an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</p> <p><input checked="" 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 checked="" 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>Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</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 on 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 checked="" type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.</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>Please provide an attachment describing the justifying circumstance.</p> <p><input checked="" 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>Please provide an attachment describing how the above criterion is met.</p>
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<p><input checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format)</p> <p><input checked="" type="checkbox"/> Proof of Ownership Document(s)</p> <p><input checked="" type="checkbox"/> Review Criteria</p>	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<input checked="" type="checkbox"/> Written Authorization to Represent Property Owner(s)	
Please list any additional attachments:	
<p>Savio House Master Plan and Zoning Maps - Attachment 4</p> <p>Savio House General Review Criteria and Additional Review Criteria - Attachment 5</p> <p>Savio House Bylaws and minutes as documentation that Norma Aguilar-Dave is the Executive Director and the authorized signer for Savio House - Attachment 6</p>	

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners 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 (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (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>	01/01/12	(A)	NO
Savio House Norma Aguilar-Dave, Executive Director	3505 W. 3rd Avenue Denver, CO 80219 303 225-4100 naguilar-dave@saviohouse.org	100	<i>Norma Aguilar-Dave</i>	1/6/17	(A) (B)	Yes
Savio House Norma Aguilar-Dave, Executive Director	332 Lowell Blvd Denver, CO 80219 naguilar-dave@saviohouse.org	100	<i>Norma Aguilar-Dave</i>	1/6/17	(A) (B)	Yes

Property Legal Descriptions

1. 3505 West 3rd Avenue, Denver, CO 80219

All of Lots 20 TO 24, inclusive,

Block 119,

Subdivision of Blocks A, B, C, D, E, F, G, H, J, K, L and 105 P.T. Barnum's Subdivision,

City and County of Denver,

State of Colorado.

2. 332 Lowell Boulevard, Denver, CO 80219

Lots 25 and 26, Block 119

P.T. BARNUM'S SUBDIVISION,

City and County of Denver,

State of Colorado.

3505 W 3RD AVE

Owner	Schedule Number	Legal Description	Property Type	Tax District
SAVIO HOUSE 325 KING ST DENVER, CO 80219-1326	0508324005000	L 20 TO 24 INC BLK 119 P T BARNUMS SUB	RESIDENTIAL DUPLEX	DENV

Property Summary **Assessment Data**

Summary

Style:	OTHER	Reception No:	2015033158
Recording Date:	3/17/2015	Building Sqr. Foot:	1786
Bedrooms:		Sale Price:	000200000
Mill Levy:	78.127	Basement/Finish:	0/0
Lot Size:	17,400	Zoning Used for Valuation:	ESU
Year Built:	1906	Document Type:	WD
		Baths Full/Half:	0/0

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

WARRANTY DEED

THIS DEED, Made this 6th day of March, 2015 between

Patti Forbes, as Personal Representative of the Estate of Norma Nadine Medina, deceased

of the City and County of Denver, State of Colorado, grantor and

Savio House, a Colorado Nonprofit Corporation

whose legal address is: 325 King Street, Denver, CO 80219
of the City and County of Denver, State of Colorado, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of **Two Hundred Thousand Dollars and No/100's (\$200,000.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the City and County of Denver, and State of COLORADO, described as follows:

All of Lots 20 to 24, inclusive,
Block 119,
Subdivision of Blocks A, B, C, D, E, F, G, H, J, K, L and 105 P.T. Barnum's Subdivision,
City and County of Denver,
State of Colorado.

Doc Fee
\$ 20.00

also known by street and number as 3505 West 3rd Avenue , Denver, CO 80219-1316

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

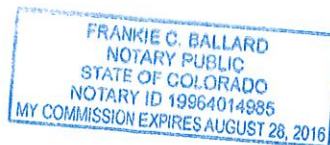
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 "Title Review", of the contract dated February 24, 2015, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

SELLER:

Patti Forbes, P.R.
Patti Forbes, as Personal Representative of the Estate of
Norma Nadine Medina, deceased



STATE OF COLORADO }ss:
COUNTY OF Denver

The foregoing instrument was acknowledged before me this 6th day of March, 2015 by Patti Forbes, as Personal Representative of the Estate of Norma Nadine Medina, deceased

*Witness my hand and
official seal.*

Frankie C. Ballard
Notary Public
My commission expires 8/28/16



Bill of Sale

KNOW ALL MEN BY THESE PRESENTS, That Patti Forbes, as Personal Representative of the Estate of Norma Nadine Medina, deceased

of the City and County of Denver in the State of COLORADO, of the first part, for and in consideration of TEN DOLLARS and other valuable consideration to them in hand paid at or before the ensembling or delivery of these presents by Savio House, a Colorado Nonprofit Corporation,

of the City and County of Denver in the State of COLORADO, of the second part, the receipt whereof is hereby acknowledged, have bargained and sold, and by these presents do grant and convey unto said parties of the second part, their executors, administrators, successors or assigns, the following property, goods and chattels, to wit:

2.5. Inclusions. The Purchase Price includes the following items (Inclusions):

2.5.1. Fixtures. If attached to the Property on the date of this Contract, the following items are included unless excluded under Exclusions (§ 2.6): lighting, heating, plumbing, ventilating and air conditioning fixtures, TV antennas, inside telephone, network and coaxial (cable) wiring and connecting blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems and controls, built-in vacuum systems (including accessories), garage door openers including none remote controls.

Other Fixtures: Appliances include: None

If any fixtures are attached to the Property after the date of this Contract, such additional fixtures are also included in the Purchase Price.

2.5.2. Personal Property. If on the Property, whether attached or not, on the date of this Contract, the following items are included unless excluded under Exclusions (§ 2.6): storm windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings, curtain rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds and all keys. If checked, the following are included: Water Softeners Smoke/Fire Detectors Carbon Monoxide Alarms Security Systems Satellite Systems (including satellite dishes).

Other Personal Property: None *All personal property to go to buyer. ?f*

The Personal Property to be conveyed at Closing must be conveyed by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except none. Conveyance will be by bill of sale or other applicable legal instrument.

2.5.3. Parking and Storage Facilities. Use Only Ownership of the following parking facilities N/A: and Use Only Ownership of the following storage facilities: N/A.

2.6. Exclusions. The following items are excluded (Exclusions): None

2.7. Water Rights, Well Rights, Water and Sewer Taps.

2.7.1. Deeded Water Rights. The following legally described water rights: Existing water tap.

Any deeded water rights will be conveyed by a good and sufficient n/a deed at Closing.

2.7.2. Other Rights Relating to Water. The following rights relating to water not included in §§ 2.7.1, 2.7.3, 2.7.4 and 2.7.5, will be transferred to Buyer at Closing: If any exist.

2.7.3. Well Rights. Seller agrees to supply required information to Buyer about the well. Buyer understands that if the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well," used for ordinary household purposes, Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must complete a registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well Permit # is n/a.

2.7.4. Water Stock Certificates. The water stock certificates to be transferred at Closing are as follows: N/A

2.7.5. Water and Sewer Taps. Note: Buyer is advised to obtain, from the provider, written confirmation of the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.

2.7.6. Conveyance. If Buyer is to receive any rights to water pursuant to § 2.7.2 (Other Rights Relating to Water), § 2.7.3 (Well Rights), or § 2.7.4 (Water Stock Certificates), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.

located at 3505 West 3rd Avenue, Denver, CO 80219-1316

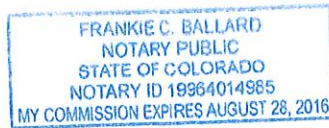
TO HAVE AND TO HOLD the same unto the said parties of the second part, their executors, administrators, successors or assigns, forever. And said parties of the first part, for themselves, their heirs, executors, administrators, successors or assigns, covenant and agree to and with the parties of the second part, their executors, administrators, successors or assigns to WARRANT and DEFEND the sale of said property, goods and chattels, hereby made unto said parties of the second part, their executors, administrators, successors or assigns against all and every person or persons whomsoever.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals this 6th day of March, 2015
Signed, Sealed and Delivered in the Presence of

SELLER:




Patti Forbes, as Personal Representative of the Estate of
Norma Nadine Medina, deceased



STATE OF COLORADO }ss:
COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 6th day of March, 2015 by Patti Forbes, as Personal Representative of the Estate of Norma Nadine Medina, deceased.

Witness my hand and official seal.
My Commission expires: 8/28/16



Notary Public

332 LOWELL BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
SAVIO HOUSE 325 KING ST DENVER, CO 80219-1326	0508324002000	L 25 & 26 BLK 119 P T BARNUMS SUB	RESIDENTIAL	DENV

Property Summary Assessment Data

Summary

Style:	ONE-STORY	Reception No:	0000176536
Recording Date:	12/5/2000	Building Sqr. Foot:	771
Bedrooms:	2	Sale Price:	000135000
Mill Levy:	78.127	Basement/Finish:	646/149
Lot Size:	3,800	Zoning Used for Valuation:	ESU
Year Built:	1925	Document Type:	WD
		Baths Full/Half:	1/0

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

WARRANTY DEED

THIS DEED, Made this 1st day of December, 2000, between
EVERETT A. CAYO AND ELSIE S. CAYO

1350

of the County of DENVER and State of COLORADO, grantor, and
SAVIO HOUSE, a Colorado non-profit corporation

whose legal address is 325 KING ST.
DENVER, CO 80209

of the County of DENVER and State of COLORADO, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of (\$ 135,000.00) ONE HUNDRED
THIRTY-FIVE THOUSAND & 00/100

DOLLARS, the receipt and sufficiency of which is hereby
acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the
grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the said
County of DENVER and State of Colorado described as follows:

Lots 25 and 26, Block 119,
P. T. BARNUM'S SUBDIVISION,
City and County of Denver,
State of Colorado.

also known by street and number as: 332 LOWELL BLVD., DENVER, CO 80219

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion
and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand what-
soever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and
assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with
the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above
conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and
lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all
former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except
FOR THE GENERAL TAXES FOR THE YEAR 2000 AND SUBSEQUENT YEARS; ALSO SUBJECT TO
RESTRICTIONS, RESERVATIONS, EASEMENTS COVENANTS AND RIGHTS-OF-WAY OF RECORD OR
IN PLACE, IF ANY.

The grantor shall and will WARRANTY AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession
of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular
number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Everett Cayo
EVERETT A. CAYO

Elsie S. Cayo
ELSIE S. CAYO

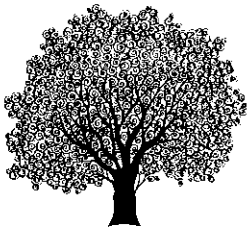
State of COLORADO)
) ss.
County of JEFFERSON)

The foregoing instrument was acknowledged before me this 1st day of December, 2000,
by EVERETT A. CAYO AND ELSIE S. CAYO

My commission expires May 12, 2001. Witness my hand and official seal.



Beverly D. Herring
Notary Public



Savio

TRUSTEES

Ronald K. Abo
President

Robert J. McCormick
Vice President

Charles E. Anderson
Secretary

Troy R. Dumlao
Treasurer

William D. Adams
Stuart C. Haskins
Vonnie Hergett
Dianne M. Pape

**LEGAL COUNSEL AND
ASSISTANT SECRETARY**
Lance G. Eberhart

EXECUTIVE DIRECTOR
Norma Aguilar-Dave

November 16, 2016

Jeff Hirt, AICP, Senior City Planner
Community Planning and Development
City and County of Denver
Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

Dear Mr. Hirt:

The Savio House Board of Trustees authorizes William S. Hildenbrand to act on behalf of Savio House to seek rezoning of the two properties at 3505 West Third Avenue and 332 Lowell Boulevard. Our goal is to make the zoning consistent on the block and to allow future development.

Sincerely,

Norma Aguilar-Dave
Executive Director

Savio - Main Office

325 King Street • Denver, CO 80219 • 303-225-4100 • fax 303-225-4101

Savio of Northern Colorado • Savio of Colorado Springs • Savio Downtown
Savio of Canon City • Savio Contracted Casework Services



MINUTES OF MEETING
SAVIO HOUSE BOARD OF TRUSTEES
June 1, 2016

Call To Order

President Ron Abo called the monthly meeting of the Savio House Board of Trustees to order at 12:17pm on June 1, 2016. The following Trustees were Present: Ron Abo, Chuck Anderson, Troy Dumlao, Bob McCormick, Don Smith and Stu Haskins. Also present were Bill Hildenbrand, Savio Executive Director, Lance Eberhart, Legal Counsel and Gail Backer, Recording Secretary.

Excused: Bill Adams, Vonnie Hergett
Absent: None

Minutes Approved

Stu Haskins made a motion to approve the May 4, 2016 minutes, the motion was seconded by Chuck Anderson and approved by the Board.

Agenda Approved

Bob McCormick made a motion to approve the June 1, 2016 agenda, the motion was seconded by Chuck Anderson and approved by the Board.

Communications

None reported.

Reports

Financial Statements

The cash and investment balances, as well as the financial statements, as of April 30, 2016 were reviewed by Troy Dumlao.

President

Ron addressed the executive officers asking if each was willing to serve another term. All agreed to do so.

Don Smith moved to nominate the four current officers for a 2nd term, ending June 30, 2017. The motion was seconded by Stu Haskins and approved by the Board.

It was noted that Bill Adams' term as a Trustee expired June 30, 2016 also. Don Smith nominated Bill Adams for another term, expiring June 30, 2019. The motion was seconded by Bob McCormick and approved by the board. For the record, it is noted that such motion being voted and approved was done so in Bill Adams' absence.

Ron provided an update on the Executive Director Search. He, Chuck Anderson, Vonnie Hergett and Bob McCormick serve on the interview committee. They have interviewed three finalists. He commended the committee for doing a great job of interviewing. The committee chose to recommend to the Board that Norma Aguilar-Dave be the new Executive Director and Julia Roguski to be the Associate Executive Director.

Bill Hildenbrand presented and discussion was held on the salary proposals for these two positions.

Don Smith made a motion to approve the salary structure parameters as discussed. If the end figures were not in fitting with the parameters, the matter will be brought back to the board for further discussion and another vote. The motion was seconded by Troy Dumlao and approved by the Board.

Don brought up discussion on the fact he was a signer on all accounts and with his retiring from the board effective June 30th, he wanted to assure it was being addressed. Ron Abo thought paperwork had been signed previously to resolve the matter but will have it confirmed.

Trustees shared comments and feedback on the May 21st Culinary Connectors Tour. It was the general consensus that everyone had a good time, thought the experience to be unique, the restaurants nice, owners gracious and the leader most informative.

Legal

Lance Eberhart reported that three grievances had been filed and resolved.

Director

Bill Hildenbrand reported the census is great. The numbers are up and residents total seventeen as of his report.

Old Business

Bob McCormick reported that all permits were received and status is waiting for knockdown in June. It is expected that Savio will see reimbursement on most expenses.

Chuck Anderson reported that the 50th Anniversary reception is going great. Everyone is ready with their assignments and plans have been finalized. Approximately 150 guests are expected. He shared some of the plan details elaborating on food and decorations. Trustees were reminded that they and their spouses were invited and being added into the count since not all have provided their RSVP.

Stu Haskins reported that the CBS4 Campaign was going well and he was impressed. He shared that 98,000 impressions (views) were achieved with the website takeover. The CBS website generally averages 60,000. There had been 829 click throughs to the Savio website. The email blast to 50,000 known donors was going out today. He also reported that a videographer was at the main campus Tuesday shooting client testimonials that would accompany the 50th Anniversary media release and eventually contribute to a PSA for Savio.

No Foster Care Parent campaign report was provided.

Don Smith provided an overview of the Savio Retirement plans. Don reported that Bob McCormick, Eric Jasper and he serve on the Medical Plan committee while it is Don Smith, Tim Krause and Ned Nagle on the Profit Sharing Plan committee. With Tim Krause's resignation, Don had asked Bob McCormick if he would serve on both committees to which Bob agreed. Don also reported that a change had been made to the Profit Sharing Plan allowing those employees who are 59-1/2 or older to transfer their vested funds to another qualified plan. This was decided when some felt they'd like

their funds in a more conservative investment mix. He further reminded the Trustees that no contribution had been made to the Medical Plan for 2015. Don closed suggesting that the new Executive Director call for a meeting with Brown & Tedstrom in the Fall.

New Business

None reported.

Announcements

Ron Abo reviewed the upcoming attendance schedule for Denver Lions Foundation and Lions Club of Denver Board meetings. Trustees that attended the last meetings shared news from the meetings.

Adjournment

Ron Abo adjourned the meeting at 1:19pm. The next Board meeting will be held July 6, 2016.

Respectfully Submitted:

Gail Backer

Recording Secretary

MINUTES OF MEETING SAVIO HOUSE BOARD OF TRUSTEES July 6, 2016

Call To Order

President Ron Abo called the monthly meeting of the Savio House Board of Trustees to order at 12:18pm on July 6, 2016. The following Trustees were Present: Ron Abo, Bill Adams, Chuck Anderson, Troy Dumlao, Vonnie Hergett, Bob McCormick, Stu Haskins and Dee Pape. Also present were Norma Aguilar-Dave, Savio Executive Director, Lance Eberhart, Legal Counsel and Gail Backer, Recording Secretary.

Excused: None

Absent: None

Minutes Approved

Stu Haskins made a motion to approve the June 1, 2016 minutes, the motion was seconded by Chuck Anderson and approved by the Board.

Agenda Approved

Troy Dumlao made a motion to approve the July 6, 2016 agenda, the motion was seconded by Bill Adams and approved by the Board.

Communications

Ron Abo welcomed new Trustee, Dianne (Dee) Pape.

The annual Conflict of Interest forms were distributed. Trustees were asked to sign and return them before leaving.

Reports

Financial Statements

The cash and investment balances, as well as the financial statements, as of May 31, 2016 were reviewed by Troy Dumlao.

Tom Ramey, Controller, presented changes being requested for the check signing and wire transfer processes. These changes included:

- Increasing the limit from \$1000 or less to \$2000 or less for checks signed by Robin Maher, Office Manager;
- Replacing William Hildenbrand with Norma Aguilar-Dave, Executive Director as primary signer and adding Julia Roguski, Associate Executive Director as backup signer;
- Putting a process in place for checks of \$10,000 or more where the accounts payable clerk will email a copy of the unsigned check and the supporting invoice to all four officers. After one of the officers approves the payment, Norma will be authorized to sign the check. If Norma is away from the office, Norma will need to respond to the email with approval for Julia to sign the check.
- Adding all officers as signers for SMG (Savio Management Group) checks;
- Increasing the Draw Down Wire limit for Payroll to \$400,000 from \$375,000.

Tom also reviewed all processes and needs for which Norma will replace Bill Hildenbrand including: plant fund purchases (with an approval email from the President or Vice President), endowment fund investment account, Brown

and Tedstrom requests (which require two trustee signatures), miscellaneous electronic transfer needs and various contracts.

Bob McCormick made a motion that the changes presented and recommended by Tom be accepted and implemented. The motion was seconded by Chuck Anderson and approved by the Board.

President

Ron reported that one board seat remains open. He and Norma have discussed some options and he invited the Trustees to offer suggestions as well.

Ron shared that, as seen in the Trustee packets, the Lions Club of Denver has requested a \$250 donation toward their 100th Anniversary History Book being developed. The donation will provide a ribbon banner in the book reflecting Savio.

Legal

Three grievances were received and resolved. Upon request, Norma explained the grievance process for clients and parents.

Director

Norma Aguilar-Dave reported the census dipped in June as expected. This is a trend for summer. It is actually up already in July. It's hoped that rate increases provided in new contracts will offset the drop in census.

Norma thanked the Trustees for their support and choice of her as new Executive Director. She presented the new organizational chart. Changes reflected include:

- The placement of Norma and Julia in the roles replacing Bill;
- Gail Backer as Director of HR was moved up to the Director level, equal with Tom Ramey, Controller; and
- The programs Director boxes remain as Norma and Julia figure out whether they will be hiring Directors or adding another layer such as additional Coordinators to assist with them remaining involved in their respective Programs.

Norma shared that a job description is being developed for a Fundraiser and that we should be moving forward with that search by the end of next week. The position will report directly to Julia.

Old Business

Bob McCormick reported that the house on the corner has finally been demolished! It is still believed that all costs will be recovered. Ron Abo is researching the zoning code currently in place for the property (CMP) as he is not quite sure it is what is wanted. The goal is to have the entire block zoned commercial. After his research, he and Norma will meet with the city zoning department and determine options.

Chuck thanked all involved in the success of the 50th anniversary reception. He presented a sheet to the Trustees showing all related costs as well as revenue from sponsorships and donations of \$5,010. An edited version of

the reception footage has been received and will be shown following the August board meeting for those that can remain.

Stu Haskins reported that most likely due to the holiday, no final report has been received yet from CBS4. The report on the awareness campaign is postponed to the August meeting.

Bill Adams asked for a report of any Foster Care Recruitment efforts made. The goal is to add 7-10 homes to our current roster. Upon request, Norma explained that with residential decreasing, Foster Care homes were the future trend, the preferred program. Norma said efforts that were productive in the past were being extended such as flyers at rec centers and using social media, having a presence outside retail establishments, holding open houses. Testimonials at open houses was recommended. Bill summarized that workforce centers, the agency 10 til 2, testimonials, a PSA possibility and increasing search engine optimization would all be explored.

New Business

None

Announcements

Ron Abo reviewed the upcoming attendance schedule for Denver Lions Foundation and Lions Club of Denver Board meetings.

Adjournment

Ron Abo adjourned the meeting at 1:35pm. The next Board meeting will be held August 3, 2016.

Respectfully Submitted:

Gail Backer

Recording Secretary

BYLAWS OF SAVIO HOUSE

ARTICLE I

Office, Resident Agent and Corporate Seal

- Section 1. The principal office of the corporation shall be in Denver, Colorado.
- Section 2. The resident agent of the corporation shall be selected by the Board of Trustees.
- Section 3. The seal of the corporation shall be in such form as may be approved by the Board of Trustees.

ARTICLE II

Membership

- Section 1. Membership in the corporation shall consist of the Board of Trustees.

ARTICLE III

Board of Trustees

Section 1. The business, property and affairs of the corporation shall be managed by the Board of Trustees, a majority of whom shall be members of The Lions Club of Denver unless a qualified member cannot be found in club membership, in such case the Savio Trustees may search outside of the club membership for the new trustee. The Board may exercise all powers and perform all lawful acts not prohibited by statute, the Certificate of Incorporation or these By-Laws.

Section 2. The Board of Trustees shall consist of nine members. Each member of the Board shall have one vote, shall be elected for a three year term, and shall serve until his successor is elected and takes office. Proxy voting shall not be permitted. Terms of office shall be staggered so that three trustees are elected each year. A trustee may be re-elected to serve consecutive three year terms.

Section 3. In May of each year the President shall appoint a Nominating Committee who shall nominate trustees for the ensuing term.

Section 4. Election of three trustees to the Board shall be held by the members of the corporation in June of each year. The term of office of new trustees shall begin with the regular meeting of the Board in July of each year.

Section 5. A trustee may resign at any time by tendering a written resignation to the Secretary of the corporation which shall become effective upon the acceptance thereof by the Board. A trustee may be removed at any time, with or without cause, by the affirmative vote of a majority of the members of the corporation.

Section 6. Any vacancy among the trustees shall be filled by a vote of the Board. Persons filling such vacancies shall serve until the end of the term of the former trustee.

Section 7. Meetings of the Board shall be held at least once in each calendar year and at such other times as may be necessary or convenient. Meetings may be called by any officer or any two members of the Board at such time and place as may be designated in the call.

Section 8. Notice of meetings of the Board shall be given by mailing the same at least three days before the meeting to the usual business or residence address of each

trustee; provided, however, that any notice required to be given may be waived by any trustee before, at or after any meeting.

Section 9. A quorum of the Board shall consist of a majority of the Board. A majority vote, provided a quorum is present, shall be sufficient to transact all business and shall be the act of the Board except as otherwise specifically provided by law, the Certificate of Incorporation or these By-Laws.

Section 10. Trustees shall not receive any salary or fees for their services but by resolution of the Board they may be reimbursed for actual expenses incurred in the performance of services for the corporation. The Board may, in its discretion, contract for and pay reasonable compensation to trustees who render special or unusual services to the corporation at the request of the Board.

Section 11. Committees may be established by the Board and the Board may delegate to such committees such powers of the corporation as the Board might exercise, except that these By-Laws may not be amended by action of any committee.

ARTICLE IV

Officers

Section 1. The elective officers of the corporation shall be a president, a vice-president, a secretary and a treasurer, all of whom shall be members of the Board of Trustees and shall serve as the Executive Committee. The elective officers shall be elected by the Board of Trustees at the annual meeting of the Board in June of each year. Any two offices, except those of president and secretary may be held by the same person at the same time.

Elective officers shall have a term of one year or until their respective successors are elected and qualify. The Board may appoint such assistant secretaries and assistant treasurers as it shall deem necessary or advisable who may but need not be members of the Board.

Section 2. The duties of the officers shall be as follows:

- (a) The chairperson and president shall lead the Board of Trustees and shall govern the Board meetings.
- (b) The vice-president shall exercise all of the functions of the president in the event of the latter's death, resignation, removal, absence or inability to act.

- (c) The secretary shall have custody of and shall affix and attest the seal of the corporation, shall keep minutes of all meetings of the Board of Trustees, shall have custody of the records and proceedings of the corporation, and shall perform such other functions as are performed by a corporate secretary.
- (d) The treasurer shall have custody of all funds in the name of the corporation and shall keep or direct the maintenance of the books of account and other financial records of the corporation.

Section 3. Vacancies in the offices of the vice-president, secretary and treasurer occurring during the corporate year shall be filled by the Board of Trustees. A vacancy in the office of president shall be filled by the incumbent vice-president.

Section 4. No salary shall be paid to an officer of the corporation. Employees of the corporation, other than officers, shall receive such salaries or other compensation as may be ordered and fixed by the Board of Trustees. The Board shall have authority to fix salaries in advance for stated periods or render the same retroactive as the Board may deem advisable.

Section 5. In the event of absence or inability of any officer to act, the Board of Trustees may delegate the powers or duties of such officer to any other officer, trustee or person it may select.

ARTICLE V

Authority to Dispose of Funds

Section 1. Authority to make disposition of funds or property in accordance with the recitation of objects, purposes and powers contained in the Certificate of the Incorporation of the delegated by an instrument in writing to such officer or officers, or committee or committees composed of members of the Board, as the Board deems desirable or convenient; provided, that disposition of real property shall be made only in accordance with the provisions of the Certificate of Incorporation pertaining to the conveyance or encumbrance of assets.

September 6, 2013

ARTICLE VI

Amendment of By-Laws

Section 1. These By-Laws may be altered, amended or repealed at any meeting of the Board of Trustees called for that purpose by a majority vote by the Board; provided, however, that any such action of the Board shall be ratified by a majority of the members of the Board of Directors of The Lions Club of Denver before becoming effective.

ARTICLE VII

Use of Lions Name and Emblem

Section 1. Savio House agrees to use its best efforts to display the name and emblem of The International Association of Lions Clubs in its literature, promotional material, stationery and in connection with its activities.

ARTICLE VIII

Executive Director

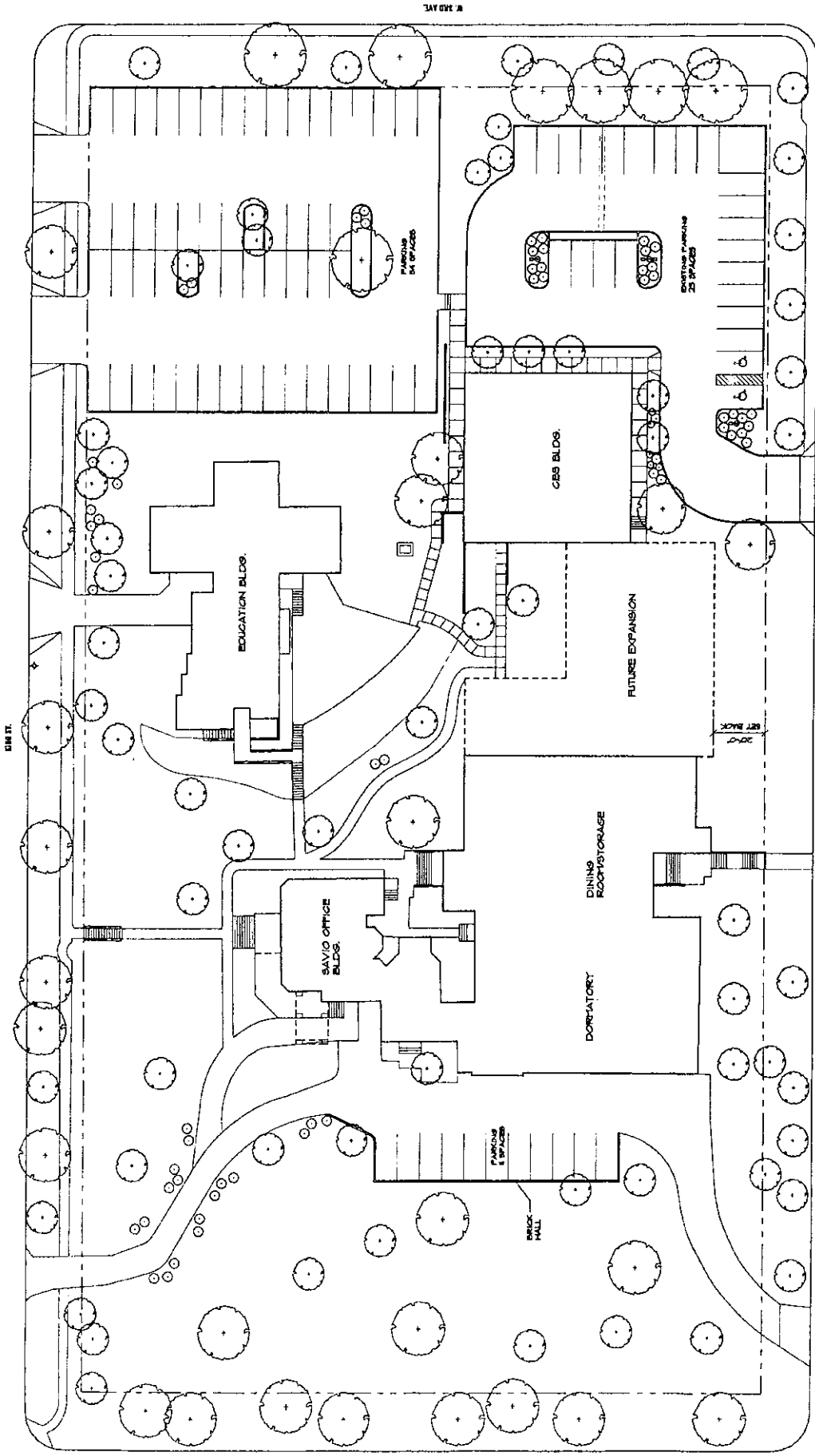
Section 1. The Board of Trustees shall have the authority to appoint an Executive Director who shall be the Chief Executive Officer and be responsible for operations.

The undersigned hereby certifies that the foregoing and attached By-Laws of Savio House consisting of five (5) sheets constitutes the entire By-Laws of Savio House as of October 5, 2005.

(Corporate Seal)



Robert J. McCormick
Secretary



010 FT.

010 FT.

ACLP ARCHITECTURE, INC.



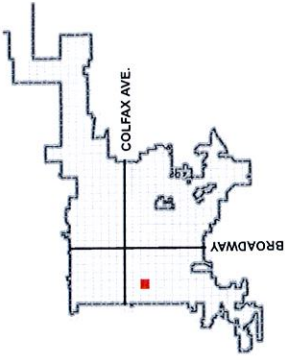
PROPOSED SITE PLAN A



SCALE: 1" = 20'-0"

SAVIO HOUSE SITE MASTER PLAN

SEPTEMBER 23, 2002



Quarter Section Index

SW_009	SW_010	SW_011
SW_020	SW_019	SW_018
SW_023	SW_024	SW_025

Surrounding Mapsheets

City and County of Denver Zoning Map

QUARTER SECTION: SW_019

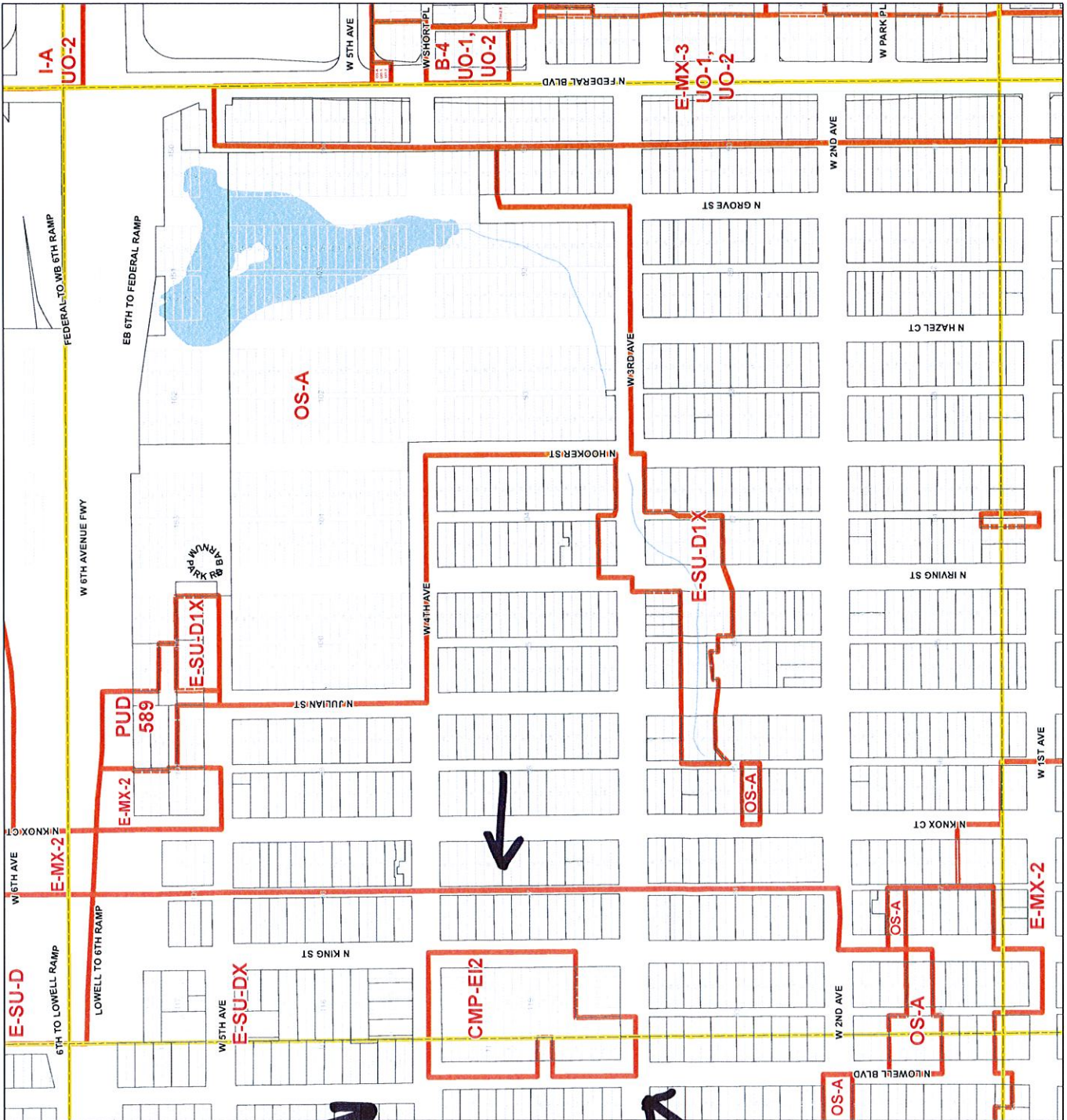


Scale 1" = 200'
When printed at 17x22"



Mar 17, 2016
City and County of Denver
Community Planning and Development
Geographic Information Systems

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Zoning

Find your zoning and learn about the zoning code.

325 N King St

Zoning Code
325 N King St
Zone District: CIMP-EI2

Expand for more information
Neighborhood Context: SPECIAL CAMPUS
Zone Description: Campus (EI, EI2, ENT, H, H2)
Ordinance Year: 2010
Ordinance: 333

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Savio House General Review Criteria and Additional Review Criteria Attachment 5

1. General Review Criteria

The Savio Board of Trustees made a commitment twenty years ago to purchase the two non-owned properties on the Savio block when they became available. Savio now owns both properties and would like the zoning to be consistent for the entire block and to convert the 3505 West Third Avenue location to a much needed parking lot. Currently parking for families with small children who use 315 King and 320 Lowell, is limited to off street parking. Many families visit the campus after hours when sunlight is limited or non-existent creating a dangerous situation. A parking lot would provide off-street parking with direct access to both buildings. This action will also lesson the use of street parking by Savio staff and clients.

2. Additional Review Criteria

Savio was established in 1966 and in the years following has built facilities to meet the evolving needs of Denver families. Adequate parking is a necessary component of this growth. In addition, sufficient off-street parking has been a request of local neighbors. These two zoning change requests will make the entire Savio block consistently and correctly zoned.

Property Legal Descriptions

1. 3505 West 3rd Avenue, Denver, CO 80219

All of Lots 20 TO 24, inclusive,

Block 119,

Subdivision of Blocks A, B, C, D, E, F, G, H, J, K, L and 105 P.T. Barnum's Subdivision,

City and County of Denver,

State of Colorado.

2. 332 Lowell Boulevard, Denver, CO 80219

Lots 25 and 26, Block 119

P.T. BARNUM'S SUBDIVISION,

City and County of Denver,

State of Colorado.