

ZA COPY

Area Map indicating property to be rezoned will be prepared by the Department of Zoning Administration		City and County of Denver DEPARTMENT OF ZONING ADMINISTRATION APPLICATION FOR ZONE MAP AMENDMENT		Application Number 3422 (with stipulations)	
		Date Submitted 9/20/82		Fee \$600.00	
1. Applicant Arnold Schaffer		2. Address 1160 Ammons Street Lakewood, Colorado		3. Phone No 237-1931	
		4. Interest <input checked="" type="checkbox"/> Owner(s) <input type="checkbox"/> Agent <input type="checkbox"/> Other			
5. Owners of Property or Properties (If not the Applicant) Same as above		6. Address Same as above		7. Phone No.	
8. Location of Proposed Change 5005 West 29th Avenue					
9. Legal Description of Property: (If Legal Description is lengthy, please attach additional sheet.) Lots: 25 to 28 inclusive Block: 8 Addition: De Lappe Place					
10. Area of Subject Property, Sq. Ft. or Acres 12,250 Sq. Ft. (.28 acres)		11. Present Zone B-2		12. Proposed Zone P.U.D.	
13. Describe briefly the nature and expected effect of the proposed amendment. Be sure to include an explanation of the legal basis for the proposal: either (a) the error in the map as approved by city council, or (b) the changed or changing conditions making the proposed amendment necessary. The proposed addition to the existing Transmission shop will not have any impact on the surrounding property or contribute substantially to the volume of traffic in the area. The Transmission and Gear repair shop has been doing business at this location for a period of twelve years with a yearly renewal of a Zoning variance.					
14. Use and development proposed for the property to be rezoned. The land use will not change as a result of the addition to the existing facility. The existing Transmission and Gear repair shop needs additional work area to better serve the community.					
15. Exhibits Submitted, Number and Kind One Map, showing existing conditions, one map showing District Plan, written description of proposed changes.			16. Applicant's Signature <i>Arnold J. Schaffer</i>		

PUD - 5005 West 29th Avenue

BRIEF DESCRIPTION
OF THE
PROPOSED DEVELOPMENT

2. Written description

- a. The maximum gross floor area including the existing structure and the proposed addition shall not exceed 3900 square feet. The proposed use will be an auto transmission repair shop. The interim use will be the same as the present use.
- b. The maximum height of the structure shall not exceed 20'-0".
- c. Parking requirements are based on 1 parking space for each 300 square feet of gross floor area; thus 3900 divided by 300= 13 spaces required. Parking space dimensions will be 9'x18'. Off street parking areas shall be maintained as required by code.
- d. Building lines shall be located on the West and North property lines; namely 75'-2" along the North property line and 52'-4" along the West property line. Building setback from Yates Street (East) property line is 49'-10" and building setback from West 29th Avenue (South) property line is 45'-8".
- e. Building area (new and existing) is 3879.16 square feet.(32%) The existing structure comprises 1170.36 square feet (9.5%) of the total area. The total lot area (98x125) is 12,250 square feet. A row parking area (342s. f.) (2.5%) will be provided at the Southeast corner of the property. By calculation, the remaining impervious (asphalt paving) area equals 8028.84 feet. (65.5%).
- f. The applicant hereby agrees to abide by the rules and regulations of the Wastewater Management Division regarding the control of

- surface drainage onto and away from the property.
- g. Interior streets- not applicable
 - h. Easements- not applicable
 - i. All guardrails on property lines at retaining walls shall be a minimum of 42" in height as required by the Building Code.
 - j. Boat, camper, trailer and recreational vehicle storage, etc. -not applicable.
 - k. Dedications and improvements-not applicable
 - l. School sites-not applicable.
 - m. Open space and/or recreation areas-not applicable.
 - n. The applicant hereby states his willingness to abide by the Zoning Code restrictions on external effects of the B-4 zone.
 - o. Restoration of natural terrain-not applicable.
 - p. All utilities serving the area in the existing structure are adequate to provide service to the proposed addition. A possible increase in the Electrical service is anticipated, depending on the additional requirements.
 - q. As indicated on the "District Plan Map" the proposed sign is located on the Southeast diagonal corner of the existing building. Proposed signage will comply with Sec. 59-537, signs permitted in all districts, and Sec. 59-550, B-2 regulations.
 - r. Interior trash collection of solid waste shall be from the Southwest corner of the existing structure. Solid wood guardrails on property lines shall be a minimum of 42" in height.

s. Existing traffic volumes at this location are as follows:

West 29th avenue-Existing-8500 daily average

Sheridan Boulevard-Existing-26,000 daily average

Refer to the "Existing Conditions Map" for visual traffic flow patterns.

t. Public transportation (RTD) is available along West 29th Avenue.

u. Location to nearest schools, etc.....

Grade School -Brow, 2550 Lowell Blvd.

Junior High School-Lake, 1820 Lowell Blvd.

High School-North, 2960 N. Speer Blvd.

Fire Station-45th & Tennyson, 38th & Vallejo.

Police Station-2159 Decatur St.

Recreation Center-2880 Osceola St.

Library-3265 Federal Blvd.

The proposed P.U.D. is requested by the applicant, Arnold schaffer, in order to do away with the requirement of having to apply yearly for a Zoning variance on the use of the property.

Arnold's Transmission and gear, repair and overhaul has been in operation for twelve years at this location without incident. Exterior building materials and design will be compatible with the surrounding neighborhood. The proposed P.U.D. will in no way change the character of the neighborhood. In fact, the expansion will enable the applicant to better serve the needs of the community.

This application contains the two stipulations approved at the Planning

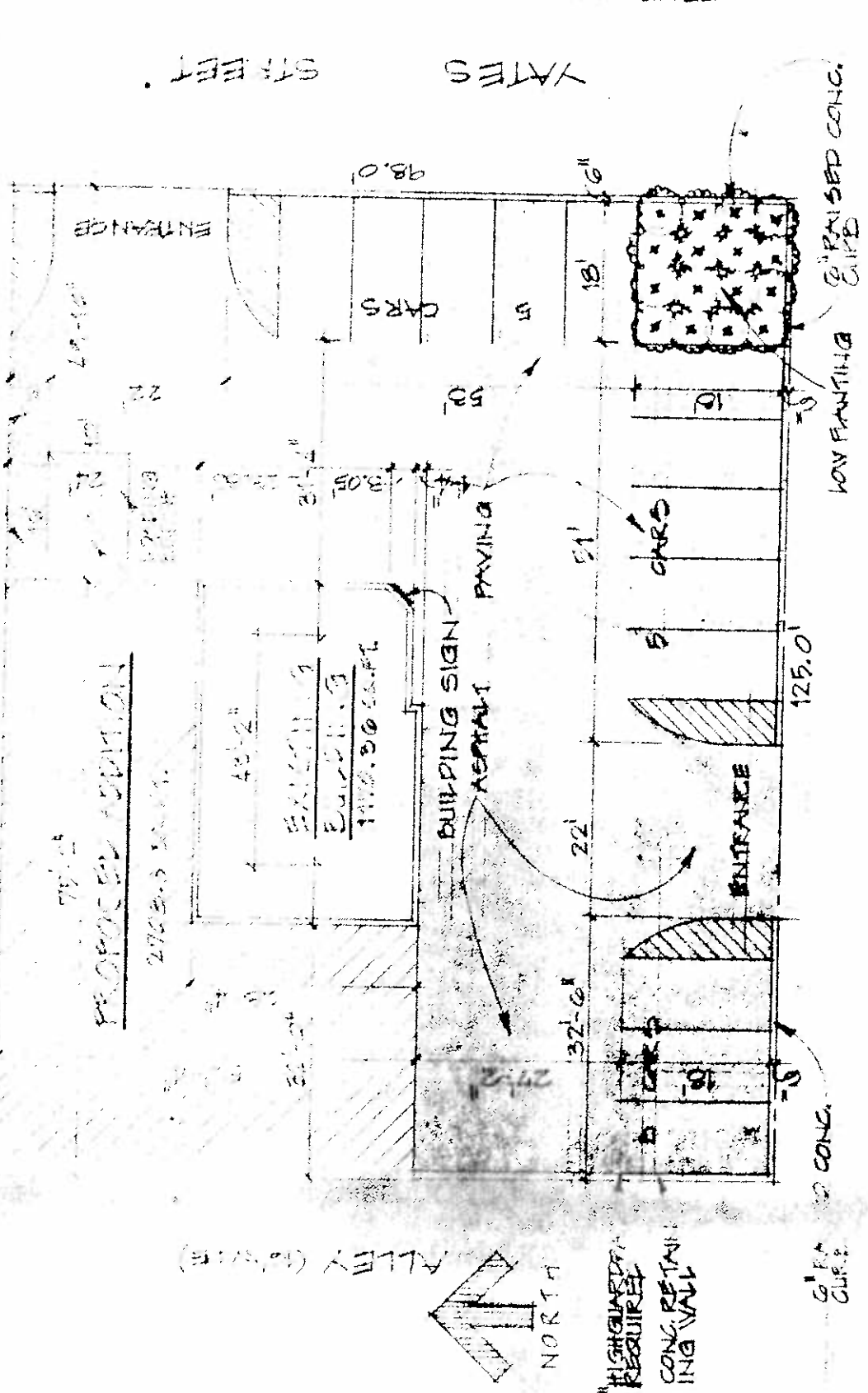
Board Hearing of October 6, 1982

Arnold Schaffer
Applicant

10.25.82
Date

DISTRICT PLAN MAP PUD # 3422

5005 WEST 29TH AVENUE



PROJECTED DAILY TRAFFIC - NO PROJECTION

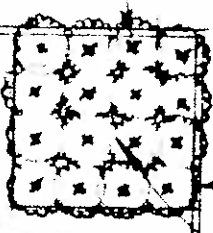
YATES STREET

ENTRANCE

CAR'S

5'

18'



LOW FRANTING 6" RAISED CONC. CURB

BUILDING SIGN ASPHALT PAVING

CAR'S

ENTRANCE

125.0'

WEST 29TH AVENUE

PROJECTED DAILY TRAFFIC - NO PROJECTION



NORTH

12" HIGH GUARDRAIL AS REQUIRED CONC. RETAINING WALL

6" RAISED CONC. CURB

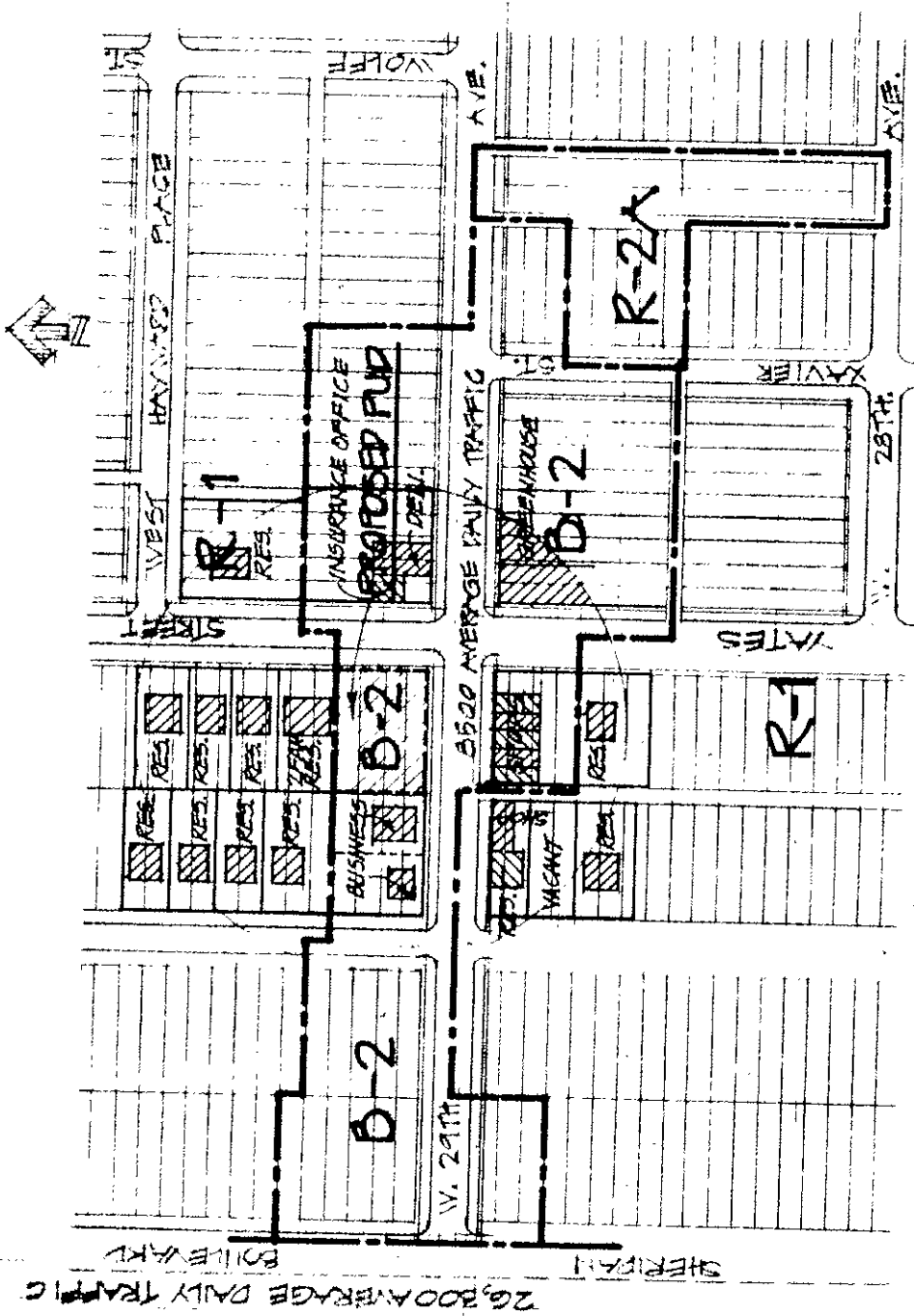
PRESENT ZONING - D-2
 PROPOSED ZONING - PUD
 ADDRESS:
 5005 WEST 29TH AVE.

SCALE - 1" = 20'

BURKEY ASSOCIATES ARCHITECTS
 770 GRANT ST. SUITE 2
 DENVER, COLORADO 80202

EXISTING CONDITIONS PUD #3422

1" = 200'



PROJECT AREA - 12,250 SQ. FT. (.28A)
(98' x 125')

BIRKEY ASSOCIATES, ARCHITECTS
770 GRANT STREET, SUITE 2
DENVER, COLORADO 80203