



**TO:** Denver City Council  
**FROM:** Jason Morrison, Senior City Planner  
**DATE:** August 26<sup>th</sup>, 2021  
**RE:** Official Zoning Map Amendment Application #2021I-00023

### **Staff Report and Recommendation**

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval of Application #2021I-00023 by Denver City Council.

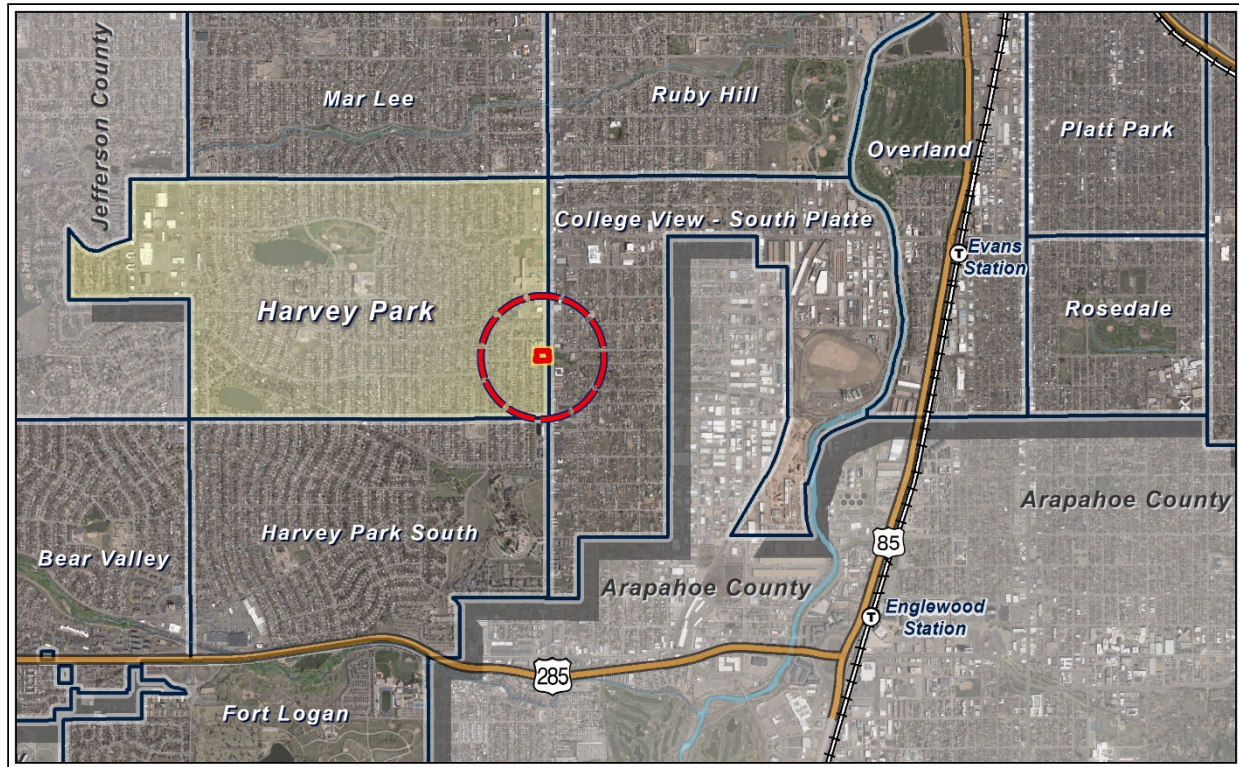
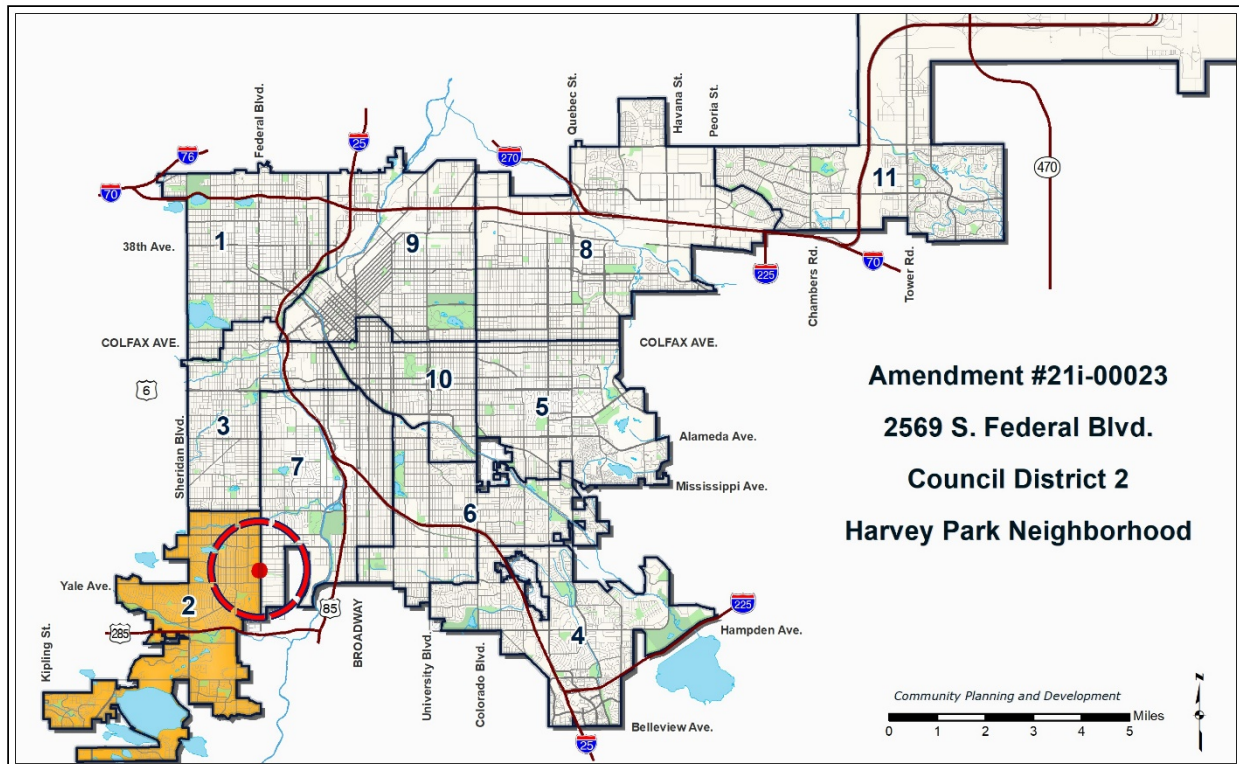
### **Request for Rezoning**

Address:	2569 S. Federal Boulevard
Neighborhood/Council District:	Harvey Park Neighborhood / Council District 2
RNOs:	College View Neighborhood Association; South Mar Lee/Brentwood/Sharon Park Neighbors; Southwest Denver Unidos; Inter-Neighborhood Cooperation (INC)
Area of Property:	40,393 square feet or .95 acres
Current Zoning:	S-SU-D
Proposed Zoning:	S-MU-5
Property Owner(s):	Archdiocese of Denver
Owner Representative:	Nora Bland – Cushing Terrell

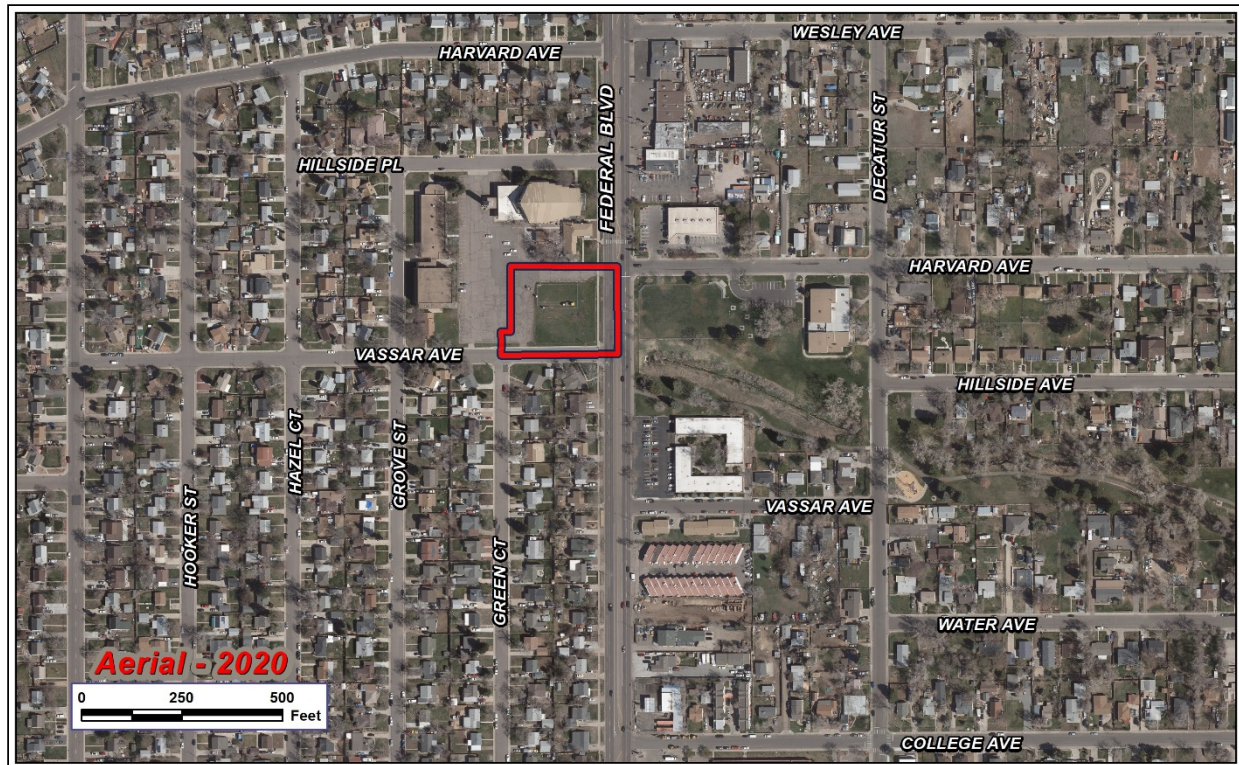
### **Summary of Rezoning Request**

- The subject site is in the Harvey Park neighborhood on the southwest corner of S. Federal Boulevard and W. Vassar Avenue.
- In 2021, the existing church property went through a zone lot amendment and a parcel reconfiguration to create a new, vacant parcel.
- The Church of All Saints remains and is directly adjacent to the vacant parcel.
- The applicant is requesting this rezoning to have flexibility to construct 100% deed-restricted low-income senior housing financed with Low-Income Housing Tax Credits (LIHTC). Archdiocesan Housing will serve as developer as well as the owner/operator.
- The proposed zone district, S-MU-5 (Suburban Multi-Unit – 5 stories), allows for residential uses in the suburban house, duplex, row house, and apartment building forms up to a maximum height of five stories. Further details of the proposed zone district can be found in Article 3 of the Denver Zoning Code (DZC).
- The site is currently zoned S-SU-D (suburban context, single unit) which is a single-unit district allowing suburban houses with a minimum zone lot area of 6,000 square feet. Further details of the existing zone district can be found in Article 3 of the Denver Zoning Code (DZC).

## Existing Context







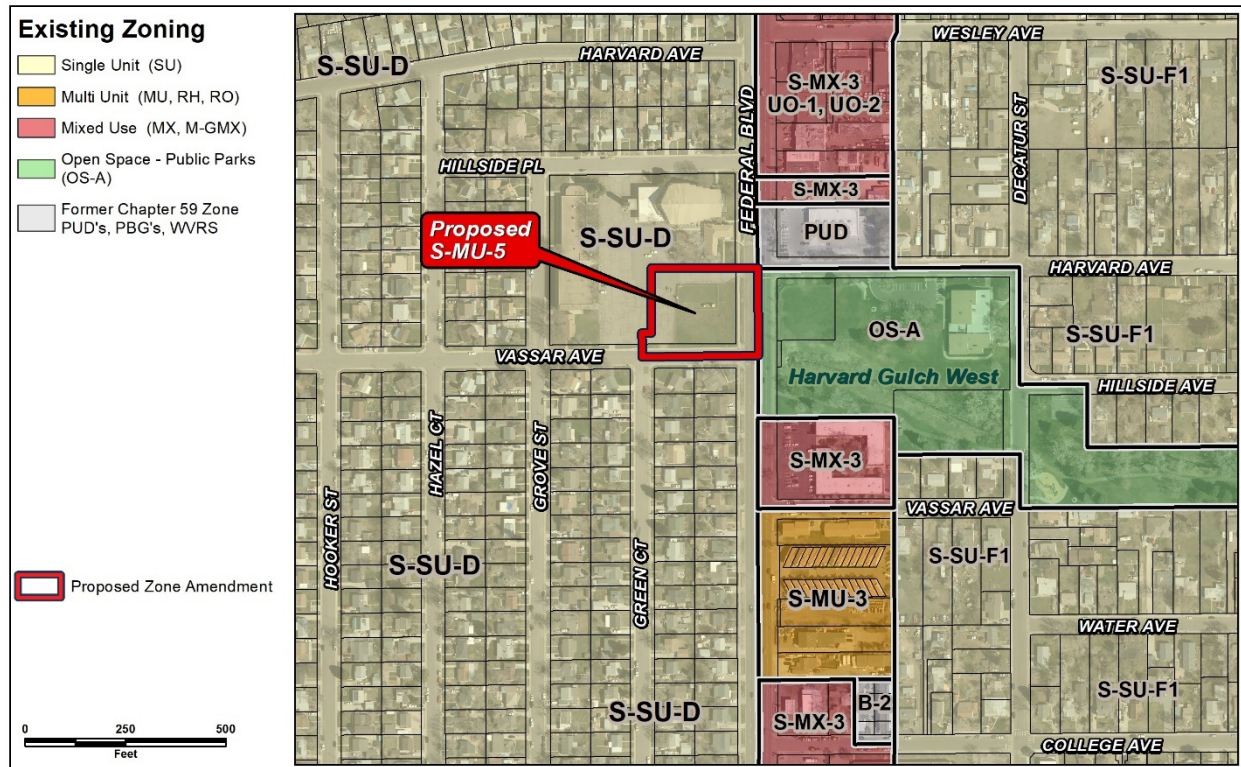
The subject site is located in the Harvey Park neighborhood at the southwest corner of W. Vassar Avenue and S. Federal Boulevard. The area is predominately composed of single-unit residential buildings; however, the site sits immediately adjacent to S. Federal Boulevard which contains several commercial and multi-unit uses. The College View Community Center and College View Park are located across S. Federal Boulevard to the east. Gust Elementary School and College View Elementary School are located less than ¼ mile from the subject site to the southwest and southeast, respectively. The RTD 30 and 36 bus lines provide frequent transit along Federal Boulevard, with a bus stop located on the subject site.

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	S-SU-D	Public/Quasi-public	Vacant	Generally regular grid of streets interrupted by the Church of All Saints  Block sizes and shapes are consistent and rectangular to the north, west, and south becoming irregular to the east
North	S-SU-D	Public/Quasi-public	2-story church	
South	S-SU-D	Single-unit residential	Single-unit residential building, 1-2 stories with moderate setback with curb cuts and vehicle access from the front	

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
East	OS-A	Park/Open Space	N/A	Vehicle parking generally to the side or front of buildings (no alley access).
West	S-SU-D	Public/Quasi-public	2-story church structure	

## 1. Existing Zoning



The existing zoning on the subject site is S-SU-D, which is a single-unit district in the Suburban Neighborhood context. It allows only the Suburban House building form with a minimum zone lot area of 6,000 square feet. Lots are typically 50 feet wide. Allowed accessory building forms are the detached garage and other detached accessory structures. The maximum allowed building height for primary structures is 30 to 35 feet (depending on lot width), and setback requirements are 5 feet for the sides and 12 to 20 feet for the rear. Primary street setbacks are block sensitive, depending on the setbacks of nearby structures. There is no minimum parking requirement for single-unit residential uses. For additional details of the zone district, see DZC Article 3.

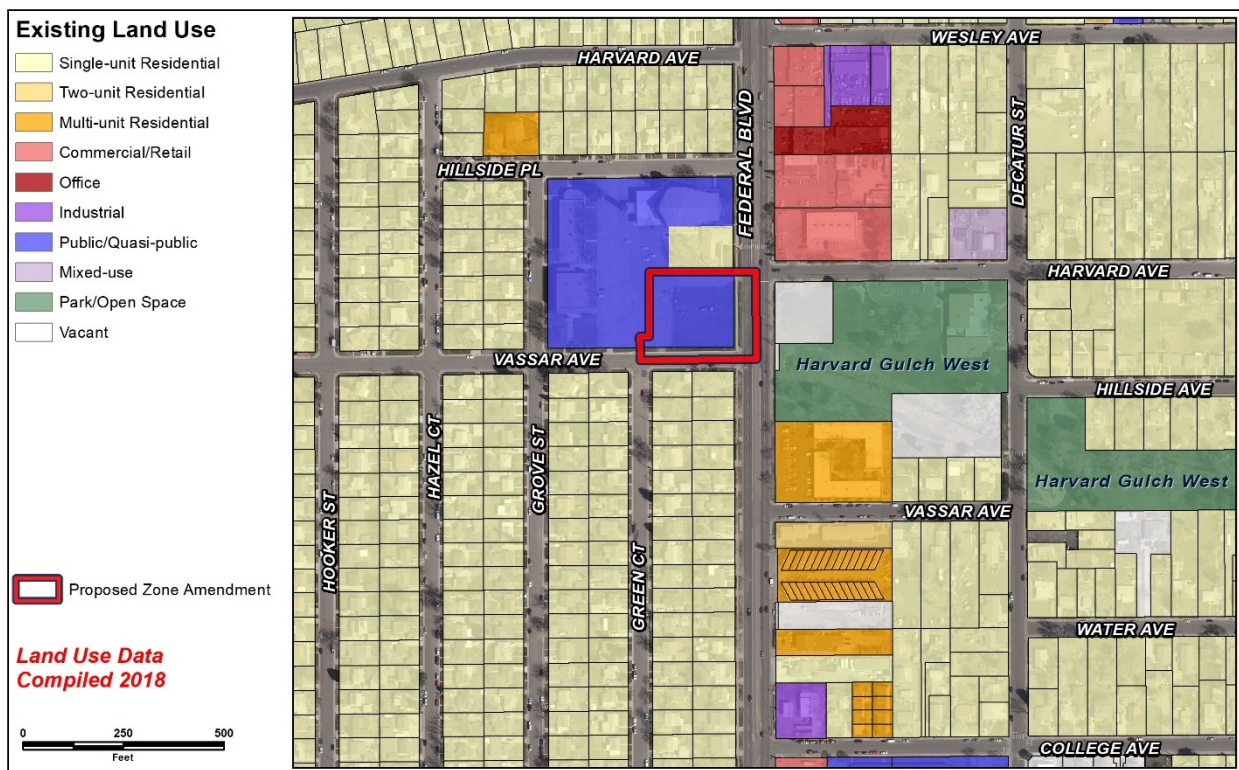


## 2. View Plane

The *Ruby Hill Park View Plane* is applicable to the subject site and the intent of this view plane is to preserve the view of the Rocky Mountains (west of the subject site) from Ruby Hill Park (northeast of the site) and “no part of any structure within the view plane may exceed an elevation of 5,354 feet above mean sea level plus on and seven-tenths feet for each 100 feet that said part of structure is horizontally distant from the reference point” (DRMC Sec. 10-60.b). As a result, the site is subject to maximum height restriction of approximately 100 feet.

The proposed S-MU-5 zone district has a maximum allowable building height of 65 feet (depending on building form) and, therefore, the site is not impacted by the *Ruby Hill Park View Plane*.

## 3. Existing Land Use Map



#### 4. Existing Building Form and Scale

*All images are from Google Street View.*



Subject site facing west from S. Federal Boulevard



College View Community Center east of the subject site, facing east from S. Federal Boulevard





Single-unit residential south of the subject site, facing west from S. Federal Boulevard



Two-story church use west of the subject site, facing east from S. Grove Street



All Saints Church north of the subject site, facing west from S. Federal Boulevard.

## Proposed Zoning

The requested zoning on the subject site is S-MU-5 (**S**uburban, **M**ulti-**u**nit, **5**-story), which is a multi-unit zone district in the suburban neighborhood context. In the S-MU-5 zone district the Suburban House, Duplex, Row House, and Apartment building forms are allowed primary building forms. Maximum building height allowed is five stories or 65 feet depending on building form. For additional details of the requested zone district, see Article 3 of the DZC.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized here:

Design Standards	Existing S-SU-D	Proposed S-MU-5
Primary Building Forms Allowed	Suburban House	Suburban House, Duplex, Row House, and Apartment
Height in Stories / Feet (max)	2.5 stories / 30'-35'*	5/65'*
Primary Street Build-To Percentages (min)	N/A	Row House, Apartment: 50% Other forms: no build-to
Primary Street Build-To Ranges	N/A	Row House, Apartment: 0' to 80' Other forms: no build-to
Minimum Zone Lot Size/Width	6,000sf / 50'	Suburban house: 6,000sf/50' Duplex: 4,500sf/37.5' Row House, Apartment: 6,000sf/50'
Primary Street Setbacks (min)	15'-20'*	Suburban House, Duplex: Block sensitive or 15'-20'** Row House, Apartment: Block sensitive or 10'
Building Coverages (max)	50%	Suburban House, Duplex: 50% Other forms: no max building coverage

\*Standards varies between building forms

\*\*Standards vary based on building form and zone lot width

## Summary of City Agency Referral Comments

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

**Assessor:** Approved – No Response

**Asset Management:** Approved – No Comments

**Denver Public Schools:** Approved – No Response

**Department of Public Health and Environment:** Approved – No Comments

**Denver Parks and Recreation:** Approved – No Comments



**Public Works – R.O.W.- City Surveyor:** Approved – No Comments

**Development Services – Project Coordination:** Approved – See Comments Below

1. Approve Rezoning Only - Will require additional information at Site Plan Review
2. 2021PM0000069 Concept Plan previously reviewed which will require plan re-submittal.
3. After this Concept Plan was reviewed, the City passed the Group Living Ordinance which re-defined Residential Care and Use Classifications. Depending on type of Residential Care Facility (if not Multi-Family) - not all Res Care are permitted in S-MU-5 Zone Districts. With Development Services current re-mapping of review areas, it is likely that, once formally submitted, this Concept Plan will be assigned to Tanner Axt to lead the coordination and review.

**Development Services - Fire Protection:** Approved – No Response

**Development Services – Transportation:** Approved – No Response

**Development Services- Wastewater:** Approved – No Response

## Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	5/26/2021
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, registered neighborhood organizations, and property owners:	7/6/2021
Unanimous recommendation of approval by Planning Board:	7/21/2021
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:	7/12/2021
Land Use, Transportation, and Infrastructure Committee of the Denver City Council moved the bill forward:	7/27/2021
Property legally posted for a period of 21 days and CPD notice of the City Council Public Hearing sent to all affected members of City Council and registered neighborhood organizations:	8/9/2021
City Council Public Hearing:	8/30/2021

- **Registered Neighborhood Organizations (RNOs):** To date, staff has received two comment letters in support from the College View Neighborhood Association and the South Mar Lee/Brentwood/Sharon Park Neighborhood Association.
- **Other Public Comment:** To date, staff has received one comment letter in support from the Church of All Saints Council and one individual letter of opposition.

## 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 currently apply to this property:

- *Denver Comprehensive Plan 2040* (2019)
- *Blueprint Denver* (2019)

### Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed rezoning will allow for improved access to amenities within an established neighborhood by allowing a broader range of residential uses, while also enabling affordable housing units close to transit, services and other amenities. In addition, the application notes that the design standards in the proposed district will promote greater walkability and accessibility along Federal Boulevard. The rezoning is, therefore, consistent with the following strategies in the Equitable, Affordable, and Inclusive vision element:

- Equitable, Affordable and Inclusive Goal 1, Strategy A – *Increase development of housing units close to transit and mixed-use developments* (p. 28).
- Equitable, Affordable and Inclusive Goal 1, Strategy C – *Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food, and the arts.* (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy A – *Create a greater mix of housing options in every neighborhood for all individuals and families* (p. 28).



- Equitable, Affordable and Inclusive Goal 3, Strategy B – *Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 29).*

The proposed S-MU-5 zone district would allow for development that would increase the diversity and supply of housing in the area and increase the development of housing units close to existing high-capacity transit lines along S. Federal Boulevard served by the Regional Transportation District. In addition to adding to the diversity of housing types, the proposed map amendment would allow additional building forms compatible with the existing neighborhood, specifically the multi-unit uses along S. Federal Boulevard to the north and the south. The request is therefore consistent with the following strategies from the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy A – *Build a network of well connected, vibrant mixed-use centers and corridors (p. 34).*
- Strong and Authentic Neighborhoods Goal 1, Strategy B – *Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).*
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).*

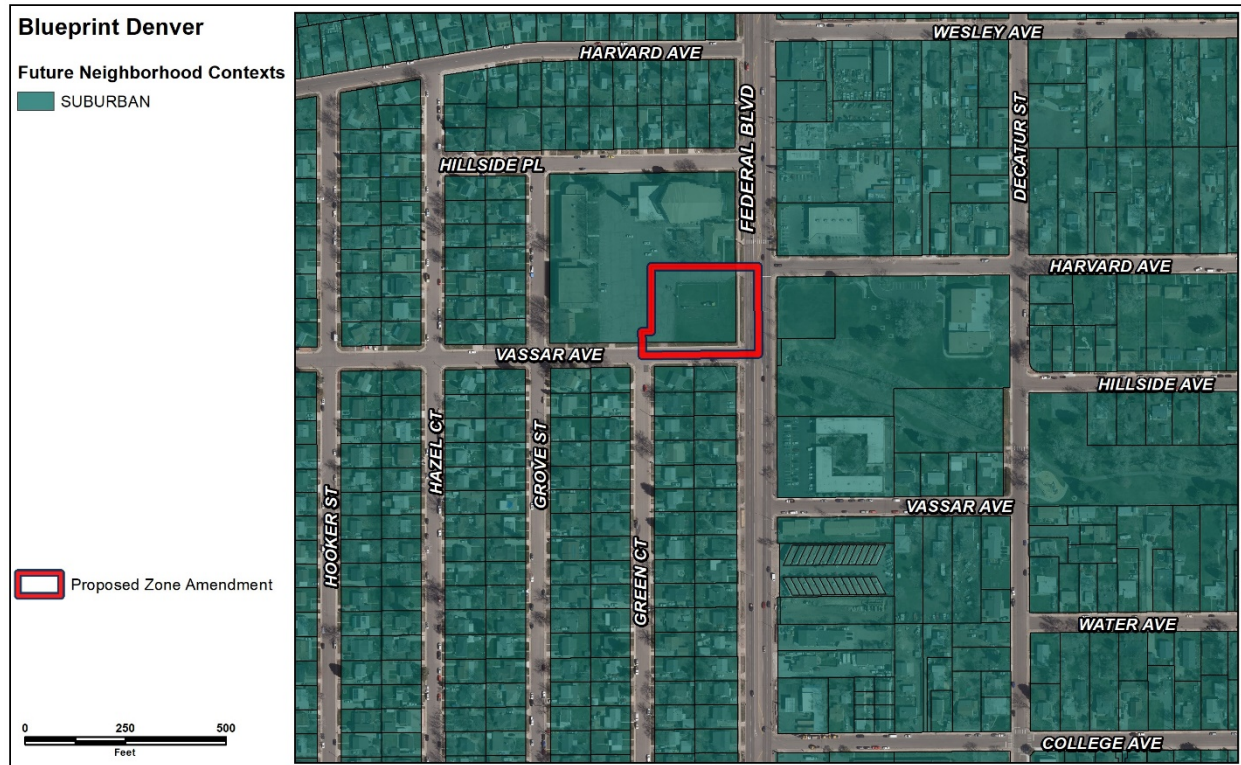
Finally, the proposed zone district will apply current zoning code standards, ensuring quality development that is appropriate for the neighborhood and adjacent to transit services. The proposed map amendment is in an area where services and infrastructure are already in place. The request is therefore consistent with the following strategies from the Environmentally Resilient vision element:

- Environmentally Resilient Goal 8, Strategy A – *Promote infill development where infrastructure and services are already in place (p. 54).*
- Environmentally Resilient Goal 8, Strategy C – *Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).*

The proposed S-MU-5 zone district allows for a variety of residential building forms and includes form standards that ensure development is consistent with the surrounding neighborhood. The rezoning is consistent with *Denver Comprehensive Plan 2040*.

### **Blueprint Denver**

*Blueprint Denver* was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject site as part of a "Community Corridor" area within the Suburban Neighborhood Context and provides guidance from the future growth strategy for the city.



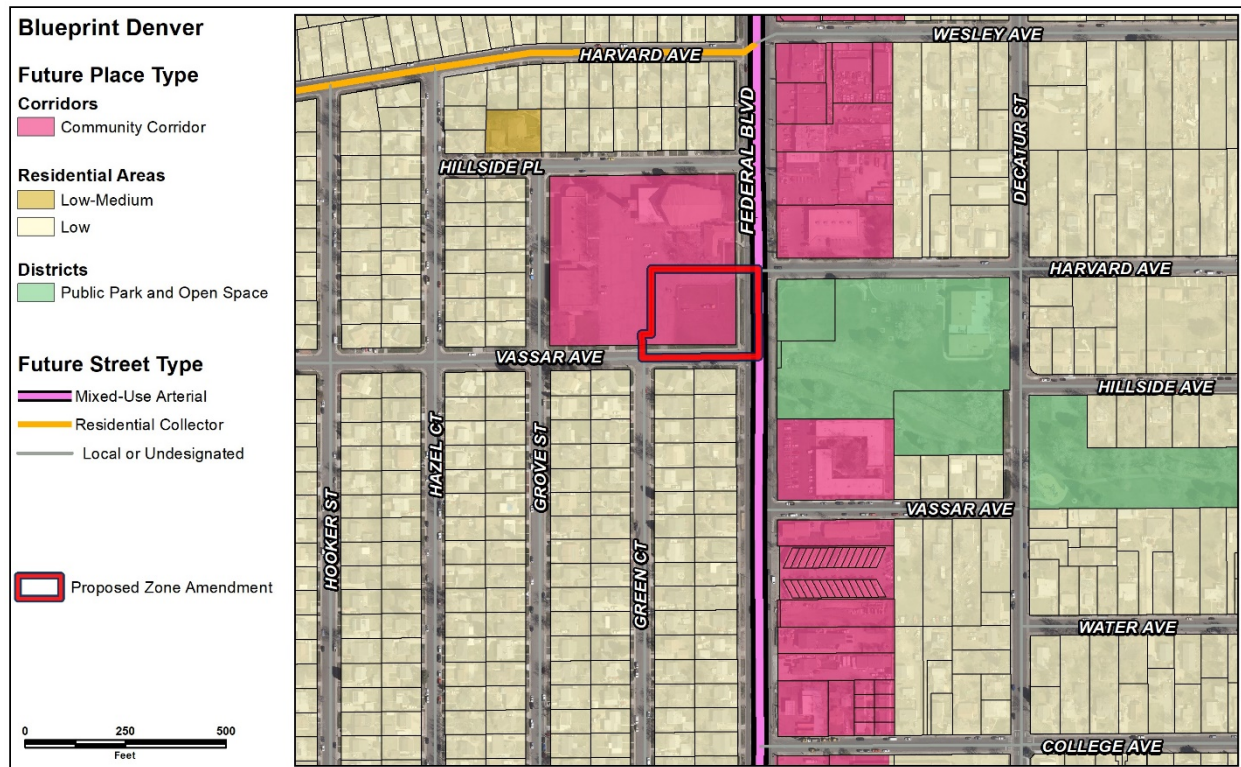
### **Blueprint Denver Future Neighborhood Context**

In *Blueprint Denver*, future neighborhood contexts are used to help understand differences in things like land use and built form and mobility options at a higher scale and between neighborhoods. The requested rezoning is shown on the context map above as Suburban neighborhood context. “The suburban context represents the most varied development in Denver’s neighborhoods. Homes in this context are largely single-unit but can also include higher intensity residential. Commercial development is focused along main corridors and centers bordering residential areas. Although this context is more auto-oriented than others, there should still be quality multimodal connectivity” (p. 185).

The proposed S-MU-5 zone district is part of the Suburban context in the DZC. These residential zone districts are intended to “promote and protect residential neighborhoods within the character of the Suburban Neighborhood Context” and “regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood” (DZC 3.2.2.1). Further, “standards of the row house and multi-unit districts promote existing and future patterns of multiple buildings on a single zone lot” (DZC 3.2.2.1). The proposed S-MU-5 district is a multi-unit district that allows a mix of residential building forms, consistent with the surrounding Suburban character. The proposed rezoning is consistent with Blueprint Denver’s context guidance.



### **Blueprint Denver Future Places**



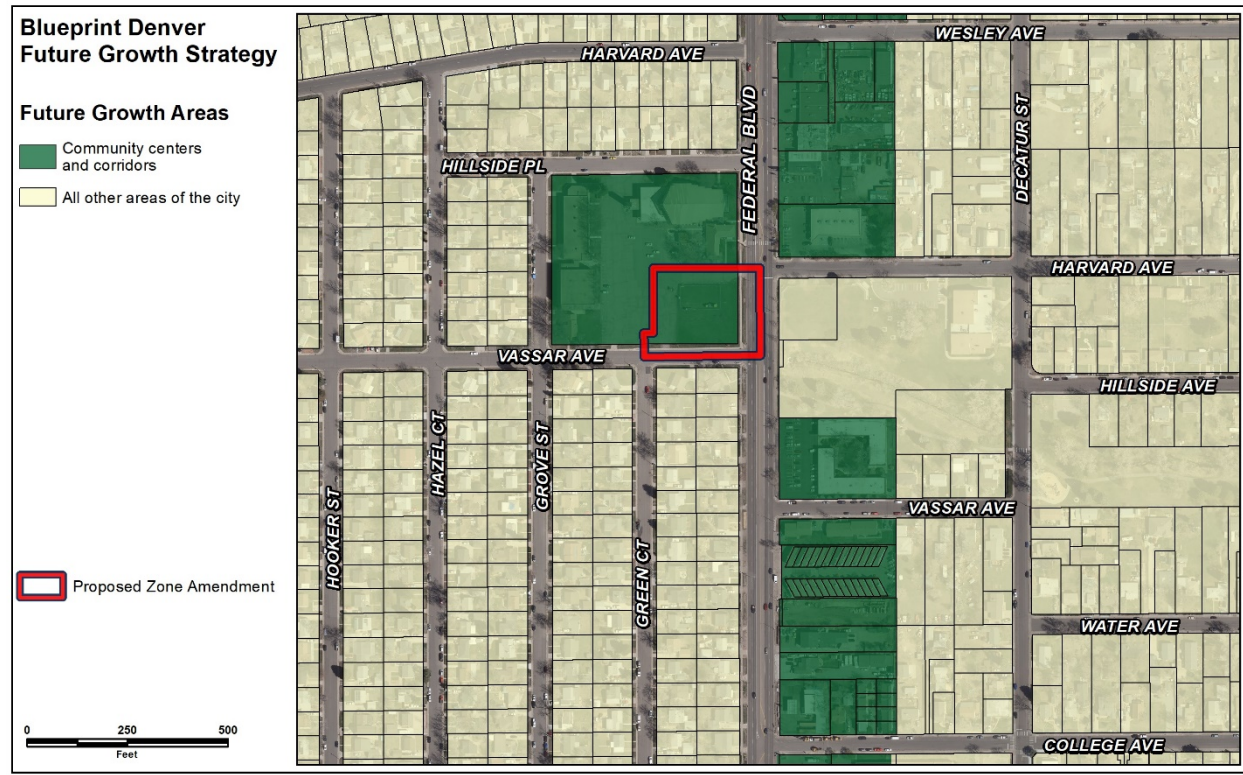
The Future Places map designates the subject property as a Community Corridor future place type. *Blueprint Denver* describes the aspirational characteristics of Community Corridor in the Suburban context as “typically provid[ing] some mix of office, commercial and residential uses” (p. 228). These areas often have a linear orientation along the street and height are typically up to 5 stories. Consistent with this guidance, the proposed S-MU-5 zone district allows a mix of building forms, including suburban house, duplex, row house, and apartment. The 5-story district height is consistent with the existing and surrounding context and appropriate for the Community Corridor designation in this location.

### **Street Types**

The subject property is located between at the southwest corner of W. Vassar Avenue and S. Federal Boulevard. *Blueprint Denver* classifies W. Vassar Avenue as a Local Street. These streets are designed for the highest degree of property access and the lowest amount of through movement” (p. 154). Land uses along local streets vary, but they are most often characterized by residential uses (p. 161). S. Federal Boulevard is classified as a Mixed-Use Arterial, which “are designed for the highest amount of through movement and the lowest degree of property access” (p. 154). These streets include retail, office, residential, and restaurants with buildings that are pedestrian-oriented with shallow setbacks and high building coverage.

The proposed S-MU-5 zone district allows for a variety of residential building forms and is consistent with this plan direction for this location and is appropriate along the existing Local and Mixed-use Arterial streets that serve the property.

### **Growth Strategy**



*Blueprint Denver's* growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is located within the Community Centers and Corridors growth area. These areas are expected to see 20% of new employment growth and 25% of new housing growth by 2040 (p. 51). The proposed map amendment to S-MU-5 will allow for multi-unit housing consistent with the existing context of the site and neighborhood. Therefore, the proposed rezoning is consistent with the *Blueprint Denver* growth strategy.

## **2. Uniformity of District Regulations and Restrictions**

The proposed rezoning to S-MU-5 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 through implementation of the city's adopted land use plans as detailed above. The proposal will maintain compatible scale and intensity in terms of the allowed mix of residential uses and allowed building scale. Additionally, the application notes that the proposed zone district contains design standards that reinforce the desired character of the area and encourage better built form outcomes fostering a more pedestrian-oriented environment. As such, a broadened mix of uses and mobility improvements can provide better health outcomes through increased physical activity and lessen the need for driving as services and amenities can be accessed within walkable and bikeable distances. Finally, as previously mentioned the applicant is requesting this rezoning to have flexibility to construct 100% deed-restricted low-income senior housing which will provide greatly needed affordable housing options to this at-risk population.

## **4. Justifying Circumstance**

The application identifies several changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, "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 changes or changing conditions in a particular area, or in the city generally." Specifically, the steady population growth in the City has created a need "in the city generally" for additional density and a variety of housing types. The application notes that in addition to the recently adopted guidance for this area in *Blueprint Denver*, the increase in housing prices and aging population have created an unprecedented demand for affordable senior housing.

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

The requested S-MU-5 zone district is within the Suburban Neighborhood Context. This district is characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks. Multi-unit building forms are typically separated from single-unit residential and consist of Row House and occasional mid- and high-rise Apartment building forms. The proposed rezoning of this property to S-MU-5 is consistent with the neighborhood context description, and the existing improvements to the property generally conform to the expectation of mid-rise apartment forms.

The requested rezoning is consistent with the General Purpose of Residential Districts because the zone district will promote and protect residential neighborhoods within the Suburban Neighborhood Context. The zone district will provide predictable building forms, allow for reinvestment in this existing



development, and accommodate possible future redevelopment that furthers the district's goals (DZC 3.2.2.1). The Specific Intent of the S-MU-5 is defined by DZC Section 3.2.2.2.I as follows: "S-MU- is a multi-unit district and allows suburban house, duplex, town house, garden court and apartment building forms up to 3, 5, 8, 12, 20 stories in height." The requested rezoning is consistent with the Specific Intent of the S-MU-5 zone district because much of the immediate context along S. Federal Boulevard are characterized by multi-unit uses.

### **Attachments**

1. Application
2. Comment Letters

## 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	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
*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.	
SUBJECT PROPERTY INFORMATION			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
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"/> <b>Yes - State the contact name &amp; meeting date</b> _____ <input type="checkbox"/> <b>No - Describe why not (in outreach attachment, see bottom of p. 3)</b>	
Did you contact the City Council District Office regarding this application ?		<input type="checkbox"/> <b>Yes - if yes, state date and method</b> _____ <input type="checkbox"/> <b>No - if no, describe why not (in outreach attachment, see bottom of p. 3)</b>	

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## REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm <b>and</b> include sections in the review criteria narrative attachment</p>	<p><input type="checkbox"/> <b>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.</b></p> <p>Please provide a review criteria narrative attachment describing <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its' own subsection.</p> <p><b>1. Denver Comprehensive Plan 2040</b></p> <p>In this section of the attachment, describe <b>how</b> 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><b>2. Blueprint Denver</b></p> <p>In this section of the attachment, describe <b>how</b> 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>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B &amp; C</p> <p>Check boxes to the right to affirm <b>and</b> include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input type="checkbox"/> <b>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.</b></p> <p><input type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></p> <p>In the review criteria narrative attachment, please provide an additional section describing <b>how</b> 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 <b>and</b> include a section in the review criteria narrative attachment.</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></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: 40px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 40px;">b. A City adopted plan; or</p> <p style="padding-left: 40px;">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"/> <b>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.</b></p> <p>In the review criteria narrative attachment, please provide a separate section describing <b>how</b> 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>

Last updated: October 6, 2020

Return completed form and attachments to [rezoning@denvergov.org](mailto:rezoning@denvergov.org)

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Denver, CO 80202

720-865-2974 • [rezoning@denvergov.org](mailto:rezoning@denvergov.org)



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## 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.)
- ☐ **Other Attachments.** Please describe below.

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## 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)
<b>EXAMPLE</b> 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
Keith Parsons, COO of the Archdiocese of Denver	2569 S. Federal Blvd Denver, CO 80219 303 715 3254 Jarrett.Laraway@archden.org	100%	<i>Keith Parsons</i>	1-26-2021	(A)	YES
						YES
						YES
						YES

Last updated: October 5, 2020

 Return completed form and attachments to [rezoning@denvergov.org](mailto:rezoning@denvergov.org)

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

 720-865-2974 • [rezoning@denvergov.org](mailto:rezoning@denvergov.org)

## 2569 S. Federal Blvd Rezoning Application Attachments

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Date: May 10, 2021

Community Planning & Development  
City and County of Denver

Attn: Attn: Jason Morrison, AICP, Senior City Planner  
201 W. Colfax Avenue, Dept. 205  
Denver, CO 80202

From: Nora Bland  
303 E 17<sup>th</sup> Avenue, #105  
Denver, CO 80203

RE: Zone Map Amendment (Rezoning) Application  
2569 S. Federal Boulevard

---

Dear Mr. Morrison,

This project narrative is provided to serve as supporting documentation for the attached Zone Map Amendment (Rezoning) Application filed by Cushing Terrell as an authorized representative of the Archdiocese of Denver, for property located at 2569 S. Federal Boulevard (the "Property"). Cushing Terrell intends to seek approval of a rezone from the current Suburban Single Unit D (S-SU-D) to Suburban Multi Unit, 5 stories (S-MU-5) and concurrent Site Development Plan approval to construct 75 units of multifamily affordable housing for seniors.

**Request for Rezoning Summary**

Address: 2569 S Federal Boulevard

RNOs: College View Neighborhood Association, South Mar Lee/Brentwood/Sharon Park Neighbors, Inter-Neighborhood Cooperation

Site Area: 0.927 acres

Current Zoning: S-SU-D

Proposed Zoning: S-MU-5

Property Owner: Archdiocese of Denver

Owner Representative/Applicant: Cushing Terrell

Council District: No. 2 (Kevin Flynn)

Neighborhood: College View, Harvey Park

### **Site Description**

The Church of All Saints parish has had a presence at the site, bordered by South Federal Blvd to the east, S. Grove Street to the west, W Hillside Place and W Vassar Ave to the north and south, since 1951. The site was once part of a larger parcel that consists of the church sanctuary, rectory, two classroom/community room buildings, a barn, a prayer garden, a garage and parking lot. After the Zone Lot Amendment, the block is now made up of three parcels, one at 3.538 acres containing the school buildings, storage barn, the Church of All Saints Sanctuary, and on-site parking. The second parcel at 0.397 acres contains the rectory, a garage and the prayer garden. The third parcel, in application for rezoning, is 0.927 acres, currently vacant.

### **Consistency with Adopted Plans**

#### Comprehensive Plan 2040

- Supporting the Equitable, Affordable and Inclusive Goal 1, Strategy A of increasing development of housing units close to transit and mixed-use developments.
  - The proposed rezone would allow for the development of new housing units on a transit corridor near mixed-use developments.
- Supporting the Equitable, Affordable and Inclusive Goal 2, Strategy A of creating a greater mix of housing options in the neighborhood for all individuals and families.
- Supporting the Equitable, Affordable and Inclusive Goal 2, Strategy C of fostering communities of opportunity by aligning housing strategies and investments to improve economic mobility and access to transit and services.
- Supporting the Equitable, Affordable and Inclusive Goal 2, Strategy D of increasing the development of senior-friendly and family-friendly housing.
  - The proposed rezone would allow for the increase of senior housing units, which do not currently exist in the area.
- Supporting the Equitable, Affordable and Inclusive Goal 3, Strategy B of using land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit.
  - The proposed rezone would enable the private development of affordable housing for seniors on a transit corridor.
- Supporting Connected, Safe and Accessible Places Goal 8, Strategy B of promoting transit-oriented development, including affordable housing, near transit to support ridership.

- The proposed rezone would provide affordable housing on a transit corridor.
- Supporting Environmentally Resilient Goal 9, Strategy B of improving Denver's air by reducing the use of single-occupancy vehicles...supporting mixed-use, walkable neighborhoods.
  - The proposed rezoning would contribute to the mixed-use development of Federal Boulevard and provide residents with amenities within walking distance.
- Supporting Strong and Authentic Neighborhoods, Goal 1, Strategy B of ensuring neighborhoods offer a mix of housing types and services for a diverse population
  - The proposed rezoning would provide housing for low-income seniors, which is currently not supplied in the neighborhood.
- Supporting Strong and Authentic Neighborhoods, Goal 1, Strategy D of encouraging quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.
  - The proposed rezoning offers quality infill development that will give residents opportunities for increased amenities.

#### Blueprint Denver 2019

- Future Neighborhood Context: Suburban (5.1.1)
  - "Homes in this context are largely single-unit, but can also include higher intensity residential...residents of this context should be able to walk and bike to neighborhood destinations safely"
    - The proposed zone district is consistent with the suburban context because the surrounding area is primarily single-unit with commercial uses and higher intensity residential along the main corridor (Federal Boulevard).
  - "Many suburban context areas are single-unit residential, but multi-unit also occurs. Commercial development is focused along main corridors and centers bordering residential areas. Although this context is more auto-oriented than others, there should still be quality multimodal connectivity."
    - In this case, the parcel in question is located on a corridor, where higher densities already exist.
- Future Places Concept – Community Corridor (5.1.4)
  - The parcel in question is labeled as "Community Corridor" in the Future Places section of the plan which describes the various scales and type of development envisioned for the future. According to the Plan, Community Corridors "typically provide some mix of office, commercial and residential....buildings have a distinctly linear orientation...heights are generally up to 5 stories."
    - The proposed rezoning would aid in providing the residential part of the "mix" described. If not rezoned, the property would only be able to contribute one housing unit under its current zoning. The rezoning would allow a higher intensity use to help satisfy this vision and enable the development to contribute to the desired built form.
  - Community Corridors are "accessible to a larger area of surrounding neighborhood users by a variety of transportation options. The corridor is part of the transit priority street network."



- The proposed rezoning would allow for housing to be located near high-capacity transit along Federal Boulevard.
- Growth Areas Strategy – Community Corridor
  - The parcel in question is labeled as “Community Corridor” in the Growth Areas section of the Plan which describes where new growth should be focused. According to the Plan, “most growth is guided to regional centers, community centers and corridors, select districts and higher intensity residential areas.”
    - The proposed rezoning would allow for growth in an area where growth is envisioned, along a high-capacity transit corridor (Federal Boulevard) that already has a mix of uses. Multiple mobility options will serve the increased intensity that will result from the proposed use.
- Street Types – Mixed Use Arterial
  - The parcel in question sits on Federal Boulevard, which is labeled as a mixed-use arterial street in the Plan. According to the Plan, arterial streets are envisioned to have “a varied mix of uses including retail, office, residential and restaurants. Buildings are pedestrian-oriented, typically multi-story, usually with high building coverage with a shallow setback.”
    - The proposed rezoning would provide housing units on a high capacity transit street, and a building that is pedestrian-oriented.
  - W Vassar Avenue and S Grove Street to the south and west respectively are designated in the Plan as local streets which, “can vary in their land uses, however most are often characterized by residential uses.”
    - The proposed rezoning satisfies this criteria as the south side of W Vassar is residential in use while the remainder of the Church of All Saints parcel is used for the church and community buildings. Grove avenue is residential in use on the west, with the school buildings used for church functions and community meetings on the east.
- Recommendations
  - Land Use & Build Form: Housing
    - Policy 6, strategy A, “Incentivize affordable housing through zoning, especially in regional centers, community centers and community corridors adjacent to transit.”
      - The proposed rezoning would incentivize the development of affordable housing on a community corridor.

## **Public Safety, Health and Welfare**

The proposed official map amendment furthers the public health, safety and general welfare of the city.

In line with Denver’s Comprehensive Plan 2040 and Blueprint Denver, this rezone would provide much-needed affordable housing for Denver’s growing senior population. It would provide seniors with not only affordable homes, but also easy access to public transportation as well as services on-campus that the Church of All Saints intends to provide. This rezoning will also help implement many of the recommendations and vision outlined in Denver’s adopted plans (Comp Plan and Blueprint Denver). This application may additionally meet adopted plans by providing housing along a corridor where people can

walk to a variety of goods and services which in turn increases overall health and reduces reliance on single-occupant vehicles.

### **Justifying Circumstances**

1. Changed or changing conditions in a particular area, or in the city generally:
  - a. Since the approval of the existing S-SU-D Zone District, Denver has seen an influx of new residents from in and out of state. While the pace of new construction has been staggering, it has not kept pace with the number of new residents. Housing prices have continually risen in Denver in the past 10 years, to the point where we are in a unique housing crisis. Meanwhile, our population is aging, and the demand for senior housing is particularly high. Multifamily housing with easy access to public transportation options provides density to existing transit corridors without significantly changing the character.
  - b. Federal Boulevard has experienced growth in higher density development in the past several years. A notable effort recently approved, Loretto Heights, will bring high density apartments to Federal just 0.5 miles south of the parcel in question. Many other multifamily developments exist within a half-mile radius of the site, so the proposed rezoning would be in character.
2. A City adopted plan
  - a. See above discussion "Consistency with Adopted Plans."

### **Consistency with Neighborhood Context, Zone District Purpose and Intent**

The property meets the required criteria and is consistent with the neighborhood context and zone district purpose and intent as outlined below.

#### **3.3.1 – Suburban Neighborhood Context General Character**

- "The Suburban Neighborhood Context is characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks. Single-unit residential consists typically of the suburban house building form with street-facing garages. Multi-unit building forms are typically separated from single-unit residential and consist of row house and occasional mid—and high-rise apartment building forms. Single-unit residential uses are primarily located away from residential and commercial arterial streets. Multi-unit residential and commercial uses are primarily located along arterial and collector streets."
  - The proposed rezoning from a single-unit use to a multi-unit use is an example of what might generally be found in this context and along a mixed-use arterial corridor.

#### **3.2.2.1 – Residential Districts (S-SU-D, S-MU-5) General Purpose**

- "The intent of the residential districts is to promote and protect residential neighborhoods within the character of the suburban neighborhood context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood."

- The proposed rezoning would provide multi-unit diversity to the mostly single-unit neighborhood, while not detracting from the overall image and character by focusing density towards Federal Boulevard (transit corridor) and providing parking between the building and adjacent residential area.

### 3.2.2.2 – Specific Intent

- Multi Unit 3, 5, 8, 12, 20 (S-MU-3, 5, 8, 12, 20)
  - “S-MU is a multi unit district and allows suburban house, duplex, row house, and apartment building forms of up to 3, 5, 8, 12, 20 stories in height.”
    - The proposed rezoning would meet this criteria as the development is intended to be a 4-story apartment building.

### Narrative Describing Outreach

Outreach was conducted with the following parties, notating the dates and method of communication.

Group	Contact	Date of Outreach	Method of Communication
District 2 Councilmember Kevin Flynn	Dana Montano (City Council Aide) & Kevin Flynn	January 11, 2021	Virtual meeting
South Mar Lee/Brentwood/Sharon Park RNO	Tara Durham (President)	January 14, 2021 January 21, 2021	Virtual meeting RNO Monthly Meeting
College View RNO	Elin Franzen (President)	January 12, 2021	RNO Monthly Meeting
Neighboring property owners (last name + address)	Gao (3000 W Vassar Ave); Trujillo (2600 S Green Ct); Mcneely (2601 S Green Ct); Espita (2600 Grove St); Cruz (2601 S Grove St); Rael (2595 S Grove St); Van Huynh (2591 S Grove St); Goodspeed (2585 S Grove St); Crespin (2581 S Grove St)	January 13, 2020	Flyer posted on doors (see letter attached)



## Narrative summarizing meetings

### College View RNO Meeting, January 12, 2021

The project team presented the proposal showing a site plan and building elevations and explaining the purpose of the rezone. There were only a few comments, and most were positive and in support of the project.

Comments included:

- This parcel is ripe for development, as it is currently vacant and unkempt (an eyesore).
- This seems like a really good fit for senior housing (being on Federal Blvd, next to the Church)
- Interested in potentially seeing greater setbacks, but otherwise like the design

Questions included:

- Q: What is the unit mix? Will all units be handicap accessible?
  - A: At this time, we have not worked out the unit mix and what individual units will look like – those details will be worked out later in the process (probably closer to April or May)
- Q: Who will manage the property?
  - A: AD Housing will manage it and has a great track record with managing properties so you can be assured it will be managed well.
- Q: Will the units be restricted to seniors only?
  - A: Yes, it will be deed-restricted for seniors 62 and over that are low-income (below 80% AMI)

One resident in particular who has been involved in the Loretto Heights project was interested in staying involved and giving input once we begin to determine unit design and mix. We have her email and she is planning to speak with the Neighborhood Association's Board to write a letter of support for the project.

### South Mar Lee/Brentwood/Sharon Park RNO Meeting, January 21, 2021

The project team presented the proposal showing a site plan and building elevations and explaining the purpose of the rezone. There were a few questions, but mostly the attendees stated their support for the project.

Questions included:

- Q: Will this open a can of worms and apartment buildings will start eating up all the single family units on Federal?
  - A: Single family zoning is in place to prevent that from happening. This building will not be removing an existing home as it will be built on vacant land. Growth is likely to continue on Federal Blvd but we can protect the single family homes off of Federal Blvd with the existing single family zoning.
- Q: How will the residents be chosen to live in the apartments?
  - A: It will be on a first come, first serve basis for when applications are received per Fair Housing legislation. We can, however, promote the apartments with the RNO so that residents in the neighborhood know about it and can apply for units.

**2569 S FEDERAL BLVD – Assessor’s Record (proof of ownership)**

<https://www.denvergov.org/property/realproperty/summary/0529300038000/>

Owner	Schedule Number	Legal Description	Property Type	Tax District
ARCHDIOCESE OF DENVER 1300 S STEELE ST DENVER, CO 80210-2526	05293-00- 038-000	PT SW1/4 29 4 68 BEG AT PT OF INT W LN S FEDERAL BLVD & N LN W VASSAR AVE TH W 234. 12FT N 28FT E 23.77FT N 161.92FT E 210.52FT S 187.42FT TPOB	INDUSTRIAL - CHURCH	DENVER

Property Description

<b>Style:</b> Other	<b>Building Sqr. Foot:</b> 0
<b>Bedrooms:</b>	<b>Baths Full/Half:</b> 0/0
<b>Effective Year Built:</b> 0000	<b>Basement/Finish:</b> 0/0
<b>Lot Size:</b> 0	<b>Zoned As:</b> S-SU-D
<b>Mill Levy:</b> 74.195	<b>Document Type:</b> PS

Assessed Values

Current Year			
	Actual	Assessed	Exempt
Land	\$0	\$0	\$0
Improvements	\$0	\$0	
Total	\$0	\$0	
Prior Year			
Land	\$0	\$0	\$0
Improvements	\$0	\$0	
Total	\$0	\$0	

Taxes

Additional Assessment: N	Prior Year Delinquency: N
Additional Owners: N	Scheduled to be Paid by Mortgage Company: 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	



# ARCHDIOCESE OF DENVER

MANAGEMENT CORPORATION

To whom it may concern,

I, Keith Parsons, COO of the Archdiocese of Denver, hereby authorize the representative Nora Bland of Cushing Terrell, to act on my behalf regarding the rezoning of parcel number 05293-00-038-000 at 2569 South Federal Boulevard, Denver Colorado 80219.

Thank you,

Keith A. Parsons, COO

May 10, 2021

848295

Recorded 11.50 o'clock A.M. DEC 15 1950  
Reception No. 848295 MAE HYNES Recorder.

127

THIS DEED, Made this Fifth day of December in the year of our Lord

one thousand nine hundred and fifty between FRANKLIN L. BURNS, DANIEL FOSTER  
BURNS, T. MITCHELL BURNS and JOAN BURNS LE FANT  
of the City and County of Denver and State of Colorado, of the first part, and  
URBAN J. VEHR, Archbishop of Denver  
of the City and County of Denver and State of Colorado, of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of  
Ten Dollars & other valuable considerations ----- DOLLARS,  
to the said parties of the first part in hand paid by the said part y of the second part, the receipt  
whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these  
presents do grant, bargain, sell, convey and confirm, unto the said part y of the second part, his  
heirs and assigns forever, all the following described lot s or parcel s of land, situate, lying and being  
in the City and County of Denver and State of Colorado, to-wit:

A parcel of land in the Southwest one-quarter (SW $\frac{1}{4}$ ) of Section 29, T. 4 S.,  
R. 68 W., more particularly described as follows:  
Beginning at the point of intersection of the West line of South Federal  
Boulevard and the North line of West Vassar Ave. extended Easterly from Burns  
Brentwood Subdivision Filing No. 6, which point of intersection is 50' West and  
1289.96 feet North of the Southeast corner of the Southwest one-quarter of  
Section 29, T. 4 S., R. 68 W.; thence West and parallel with the South line of  
said SW $\frac{1}{4}$  a distance of 463.66 feet more or less to a point 260 feet East of the  
East line of Burns Brentwood Subdivision Filing No. 6; thence North and parallel  
with the East line of Burns Brentwood Subdivision Filing No. 6, a distance of  
420 feet; thence East and parallel with the South line of said SW $\frac{1}{4}$ , a distance  
of 462.71 feet more or less to the West line of South Federal Boulevard; thence  
South along the West line of S. Federal Blvd. a distance of 419.99 feet more or  
less to the point of beginning.

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 whatsoever of the said parties of the first part, 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  
said part y of the second part, his heirs and assigns forever. And the said parties of the first part,  
for them selves their heirs, executors, and administrators, do covenant, grant, bargain,  
and agree to and with the said part y of the second part, his heirs and assigns, that at the time of the  
ensealing and delivery of these presents, are well seized of the premises above conveyed, as of good, sure,  
perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have 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 and encumbrances of  
whatever kind or nature soever, except lien created by reason of construction of the  
Moffat Tunnel, the 1950 General and Moffat Tunnel taxes and future instalments  
of the Moffat Tunnel tax,

and the above bargained premises in the quiet and peaceable possession of the said part y of the second part,  
his heirs and assigns against all and every person or persons lawfully claiming or to claim the whole  
or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands  
and seal the day and year first above written.

STATE OF COLORADO }  
City & County of Denver } ss.  
By *Franklin L. Burns* (SEAL)  
*Daniel Foster Burns* (SEAL)  
*T. Mitchell Burns* (SEAL)  
*Joan Burns Le Fant* (SEAL)  
Her attorney in fact

The foregoing instrument was acknowledged before me this Fifth day of December  
A.D. 1950, by Franklin L. Burns, Daniel Foster Burns, T. Mitchell Burns and Franklin  
L. Burns as attorney in fact for Joan Burns Le Fant. Witness my hand and official seal.  
My commission expires November 19, 1951.

*Betty M. Ely*  
Notary Public.



SEP 15 1967  
WARRANTY DEED

006970  
RECORDED & STAMP

THIS DEED, Made this 13th day of September in the year of our Lord One Thousand Nine Hundred and Sixty-Seven between Urban J. Vehr, formerly Archbishop of Denver, formerly Bishop of Denver, City and County of Denver, State of Colorado, of the first part, and

STATE OF COLORADO  
CITY & COUNTY  
OF DENVER  
FILED IN MY OFFICE ON

SEP 15 10 01 AM '67

RECORDED IN

9785 152  
F. J. SERAFINI  
CLERK AND RECORDER

a corporation sole, organized and existing under and by virtue of the laws of the State of Colorado, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all of the following described realty:

All real estate in the City and County of Denver ~~County~~, State of Colorado standing in the name of Urban J. Vehr, or Urban J. Vehr, Bishop of Denver, or Urban J. Vehr, Archbishop of Denver, or Urban J. Vehr, trustee for the Roman Catholics of the State of Colorado, or Urban J. Vehr under any fiduciary designation or any other designation whatsoever,

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 said party of the first part, 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 said party of the second part, its successors and assigns forever. And the said party of the first part, for himself, his heirs, executors, and administrators, does covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, as of 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 and incumbrances of whatever kind or nature soever, except easements, restrictions, reservations, and encumbrances of record and except for the lien of general property taxes for 1967, and the lien of any special assessments, and the above bargained premises in the quiet and peaceful possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

(Consideration less than One Hundred Dollars. No revenue required.)

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal  
the day and year first above written.

itten.

Urban J. Vehr (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

STATE OF COLORADO )  
 ) ss.  
County of Denver )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of September 1967, by Urban J. Vehr, formerly Archbishop of Denver, formerly Bishop of Denver.

WITNESS by hand and official seal.

My commission expires 12 Commission expires Sept. 22, 1970

Ernie Womack Notary Public

9785 152



09/10/2019 04:15 PM  
City & County of Denver  
Electronically Recorded

R \$23.00

POA

D \$0.00

Recording Data:

## **POWER OF ATTORNEY**

***THE ARCHDIOCESE OF DENVER***, a Corporation Sole, organized and existing under the laws of the State of Colorado, and having its principal office at 1300 South Steele Street, in the City and County of Denver and the State of Colorado, hereinafter referred to as the "Corporation":

**DOES HEREBY CONSTITUTE AND APPOINT KEITH A. PARSONS**, individually, of the City and County of Denver and State of Colorado, its true and lawful Attorney-In-Fact with the power and authority to act for it, in its name, and as its act, to execute and deliver any and all contracts and execute and guarantee bonds and undertakings required or permitted in all actions or proceedings.

It further authorizes such person as its Attorney-In-Fact, to ask, demand, sue for, recover, collect and receive all such sums of money, debts, dues, accounts, legacies, bequests, interest, dividends, annuities, and demands whatsoever, as are now or shall hereafter become due, owing, payable or belonging to the Corporation; and have, use and take all lawful ways or means in the Corporate name, or otherwise, for the recovery thereof, by legal process, and to compromise and agree for the same, and grant acquittance or other sufficient discharges for the same for the Corporation and in the Corporate name, to make, seal, deliver, to bargain contract, agree for, purchase, receive and take lands, tenements, hereditaments, and accept the seizing and possession of all lands, and all deed and other assurances in the law thereof; and to lease, let, demise, bargain, sell, remise, release, convey, mortgage and hypothecate lands, tenements, hereditaments, upon such terms and conditions and under such covenants as he shall think fit. Also, to bargain and agree for, buy, sell, mortgage, hypothecate, and in any and every way and manner deal in and with goods, wares and merchandise, chose in action and other property in possession or in action; and to make, do and transactions all and every kind of business of what nature and kind whatsoever; and also, for the Corporation and in the corporate name, and as the Corporate name, and as the Corporate act and deed, to sign, seal, execute, deliver and acknowledge such deeds, covenants, indentures, agreements, securities, mortgages, hypothecations, bills of lading, bill, bonds, notes, receipts, evidence of debt, releases and satisfactions of mortgages, judgments and other debts, and such other instruments in writing or whatever kind and nature, as may be necessary and proper in the premises.

**GIVING AND GRANTING** unto said Attorney-In-Fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as full to all intents and purposes as I might or could do, hereby ratifying and confirming all that said Attorney, **Keith A. Parsons**, individually, of the City and County of Denver, shall lawfully do and cause to be done by virtue of these presents.

**IN WITNESS WHEREOF, THE ARCHDIOCESE OF DENVER**, a Colorado corporation sole, has caused this Power of Attorney to be executed this 29<sup>th</sup> day of August, 2019, to become **effective as of the 30<sup>th</sup> day of August, A.D., 2019.**

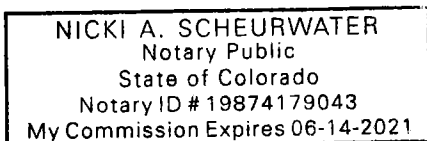
**The Archdiocese of Denver,  
a Colorado corporation sole**

By: + Samuel J. Aquila  
Most Rev. Samuel J. Aquila, S.T.L.,  
Archbishop of Denver

**STATE OF COLORADO** }  
  } SS.  
**CITY & COUNTY OF DENVER** }

The foregoing Power of Attorney was acknowledged before me, a Notary Public, this 29<sup>th</sup> day of August, 2019, by Most Reverend Samuel J. Aquila, S.T.L., Archbishop of Denver.


*Witness my hand and official seal.*



Nicki A. Scheurwater  
Notary Public

**ACCEPTANCE OF POWER OF ATTORNEY**

I, **KEITH A. PARSONS**, having read and approved of the foregoing Power of Attorney effective as of **August 30, 2019**, hereby accept the appointment made therein.

By:   
Keith A. Parsons

**STATE OF COLORADO**                    }  
  }  
**CITY AND COUNTY OF DENVER**    }  
  }

The foregoing instrument was acknowledged before me, a Notary Public, on the 29<sup>th</sup> day of August, 2019, by Keith A. Parsons.

*Witness my hand and official seal.*

NICKI A. SCHEURWATER Notary Public State of Colorado Notary ID # 19874179043 My Commission Expires 06-14-2021
---

  
Notary Public



**From:** [Hertzberg, Meira N. - CPD City Planner Associate](#)  
**To:** [Nora Bland](#)  
**Subject:** you are approved!  
**Date:** Tuesday, April 13, 2021 10:44:02 AM  
**Attachments:** [image001.png](#)

---

\*\*\*this email is from an external source\*\*\*

- CushingTerrell Helpdesk

Nora,

I will get the ZLAM recorded tomorrow and finalize the permit on our end.

Let me know if you have any questions.

Best,



**DENVER**  
THE MILE HIGH CITY

**Meira N Hertzberg** | Associate City Planner  
Department or Agency | City and County of Denver  
[Pronouns](#) | She/Her/Hers  
phone: (720) 865-2647

[311](#) | [pocketgov.com](#) | [denvergov.org](#) | [Denver 8 TV](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

PARID: 0529300038000

NBHD: 0540

ARCHDIOCESE OF DENVER

JUR: 016

ROLL:

2569 S FEDERAL BLVD

## Parcel

STATUS	ACTIVE
Alt ID	4378982
TCA Agent Code	
Total Millage	74.195
Address	2569 S FEDERAL BLVD
Unit	
Neighborhood	0540
Class	C - COMMERCIAL
Land Use Code	333 - INDUSTRIAL-CHURCH
Living Units	
SQFT	194,300
Zoning	SSU
Zone 10	S-SU-D
Location	7
Tax District	DENV - DENV
Section	-
Model #	

## Legal

Legal Description	PT SW1/4 29 4 68 DAF BEG AT PT OF INT W LN S FEDERAL BLVD & N LN W VASSAR AVE TH W 234.12FT N 28FT E 23.77FT N 161.92FT E 210.52FT S 187.42FT TPOB
-------------------	--

## Owners

Tax Year	Pct Own	Owner
2021	100	<a href="#">ARCHDIOCESE OF DENVER</a>

## Owner Details

DBA	
Care Of	
Mailing Address	1300 S STEELE ST
Address	
Address	
Cityname	DENVER
State	CO
Zip	80210-2526

Senior / Vet Exemption	-
Reason	-
SR/VET Amount	

EXEMPT VALCLASS - LAND	-
EXEMPT VALCLASS - IMPR	-
EXEMPT TOTAL	

●	12" YELLOW PLASTIC CAP OR 1" BRASS
⊗	TAX STATION (TYPED "P.L.S. 7729")
⊙	CHANGED "X" IN CONCRETE
⊗	FIELD MONUMENT AS NOTED
△	RANGE POINT AS NOTED
RL-PL	RANGE POINT TO PROPERTY LINE
FL-FL	FLOWLINE TO FLOWLINE
PL-BOW	PROPERTY LINE TO BACK-OF-WALK
FL-FL	FLOWLINE TO FLOWLINE
(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION
(C)	CALCULATED DIMENSION
_____	PROPERTY BOUNDARY
_____	ADJACENT PROPERTY LINES
_____	RANGE LINE
_____	SECTION LINE

[illegible]

**EXISTING ZONE LOT LEGAL DESCRIPTION**

[illegible]

DATE OF FIELD WORK COMPLETION: FEBRUARY 10, 2021.

NOTES: ACCORDING TO COLORADO LAW, YOU MUST COME WITH ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYING, SIGNING RECORD.

3. THE SURVEY PLAT AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL, OR SUBSEQUENT SURVEY, FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.

4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWERS SURVEYING COMPANY INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHTS-OF-WAY, AND TITLE OF RECORD. POWERS SURVEYING COMPANY INC. RELIED ON THE FOLLOWING COMMITMENT ISSUED BY HULLITY NATIONAL TITLE INSURANCE COMPANY:

ORDER NO. WD001009-010-702-UP WITH AN EFFECTIVE DATE OF JANUARY 29, 2021 AT 8:00 A.M.

5. THIS IMPROVEMENT SURVEY PLAT CONSISTS OF THREE (3) SHEETS, AND SHOULD NOT BE CONSIDERED COMPLETE UNLESS ALL SHEETS ARE INCLUDED AS A SET.

6. UNIT OF MEASUREMENT: US SURVEY FOOT.

7. PROJECT BEGINNING: CITY AND COUNTY OF DENVER BEGINNING 1214+1 BRIDGE CAP IN THE TOP OF CURB AT THE STORM SEWER INLET AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTH FEDERAL BLVD AND HARVARD AVENUE.

PUBLISHED NOW BE ELEVATION = 5405.09' US SURVEY FEET

NORTH 00°07'046" EAST, BEING THE BEARING OF THE EAST LINE OF S. GROVE STREET BETWEEN W. VASSAR AVE. AND W. YALE AVE., AS DEFINED AND MEASURED BETWEEN THE TWO FOUND MONUMENTS SHOWN HEREON.

### NOTE CONCERNING UNDERGROUND UTILITIES

THE UNDERGROUND UTILITIES SHOWN HEREON ARE LOCATED FROM SURFACE VISION, AND ARE NOT OBSERVED ON FEBRUARY 10, 2014. SAID UNDERGROUND UTILITIES SHOWN HEREON ARE OBSERVED IN NATURE, FOR EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES, THE FOLLOWING INFORMATION IS RECOMMENDED. THIS SURVEYOR HAS NOT PHYSICALLY OR ACTUALLY GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE INFORMATION INDICATED ALTHOUGH DOES NOT MEAN THEY ARE LOCATED AS ACCURATELY AS POSSIBLE. THE INFORMATION AVAILABLE, CALL THE UNDERGROUND UTILITY NOTIFICATION CENTER OF COLORADO, DIA. 811 OR 800-932-1987 FOR ALL LOCATE INFORMATION. AT LEAST THREE-DIGITS OF COLORADO, DIA. 811 TO ANY CONSTRUCTION.

DEPOSITED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN  
BOOK \_\_\_\_\_ OF LAND SURVEY PLATS AT PAGE \_\_\_\_\_ DEPOSIT NO. \_\_\_\_\_  
OFFICIAL RECORDS OF THE CITY AND COUNT OF DENVER STATE OF COLORADO

SIGNED: \_\_\_\_\_

TITLE: \_\_\_\_\_

BY: \_\_\_\_\_

RICHARD B. GABRIEL, P.L.S.  
Colorado License No. 37929  
For and on behalf of  
Power Surveying Company, Inc.

I HEREBY CERTIFY THAT ON MARCH 20, 2015, A SURVEY WAS MADE OF THE ABOVE DESCRIBED PROPERTY UNDER MY DIRECT SUPERVISION AND THE CORNERS WERE SET AS SHOWN, HOLDING FOUND POINTS AND PLAT DISTANCES WHEREVER POSSIBLE AND UTILIZING CITY & COUNTY OF DENVER SURVEY INFORMATION FOR CONTROL. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE PARCEL ON THIS DATE, MARCH 20, 2015, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL. EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES EXCEPT AS INDICATED, AS THAT THERE IS NO EVIDENCE OR SIGN OF ANY VIOLATION CROSSING OR BURDENING ANY PART OF SAID PARCEL EXCEPT AS NOTED.



## EXISTING CONDITIONS

 <b>POWER</b> <b>Surveying, Inc.</b> <i>Established 1968</i>	<b>TITLE OF SUBMITTAL:</b> IMPROVEMENT SURVEY/ PLAT
	<b>PREPARATION DATE:</b> MARCH 5, 2021
	<b>REVISION DATE:</b>
	<b>REVISION DATE:</b>
	<b>JOB NO. 501-21-030</b> <b>501-21-030.dwg</b>
<b>SHEET 1 OF 5</b>	

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

[illegible]

## PROPOSED CONDITIONS

NORTH 00°07'04" EAST, BEING THE BEARING OF THE EAST LINE OF S. GROVE STREET BETWEEN W. VASSAR AVE. AND W. YALE AVE., AS DEFINED AND MEASURED BETWEEN THE TWO FOUND MONUMENTS SHOWN HEREON.

**POWER**<sup>TM</sup>  
Surveying Company, Inc.  
*Established 1968*  
P.O. Box 1000  
P.O. Box 1000  
P.O. Box 1000  
P.O. Box 1000

TYPE OF SUBMITTAL:	IMPROVEMENT SURVEY PLAT
PREPARATION DATE:	MARCH 5, 2021
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-21-030	501-21-030.dwg



BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

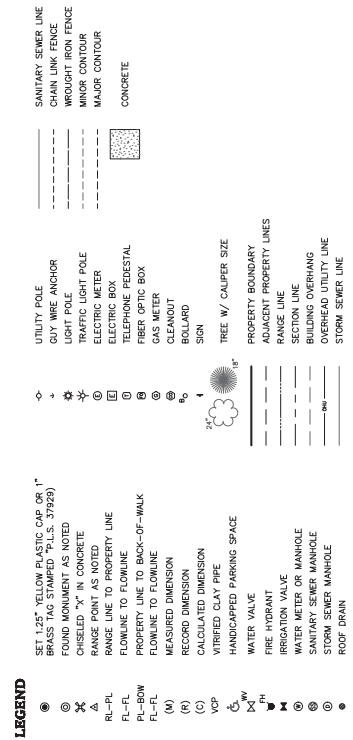


●	SET 1.25" YELLOW CAP OR 1" BRASS TAG STAMPED "P.L.S. 37929"	◆	UTILITY POLE	—	SANITARY SEWER LINE
⊗	FOUND MONUMENT AS NOTED	⊕	GLY WRE AND/OR	—	CHAIN LINK FENCE
⊗	CHISELED "X" IN CONCRETE	⊕	TRAFFIC LIGHT POLE	—	WROUGHT IRON FENCE
⊗	RANGE POINT AS NOTED	⊕	ELECTRIC METER	—	MAJOR CONTOUR
—PL	FLOWLINE TO FLOWLINE	⊕	ELECTRIC BOX	—	MAJOR CONTOUR
—FL	PROPERTY LINE TO BACK-OF-WALK	⊕	TELEPHONE PEDESTAL	—	CONCRETE
—FL	PROPERTY LINE TO SIDE-OF-WALK	⊕	FIBER OPTIC BOX		
—FL	MEASURED DIMENSION	⊕	GLASS METER		
—FL	RECORD DIMENSION	⊕	CONCRETE		
—FL	CALCULATED DIMENSION	⊕	BOLLARD		
—FL	VETRIFIED CLAY PIPE	⊕	SIGN		
—FL	HANDICAPPED PARKING SPACE		TREE W/ CALIPER SIZE		
—FL	WATER VALVE	—	PROPERTY BOUNDARY		
—FL	FIRE HYDRANT	—	ADJACENT PROPERTY LINES		
—FL	IRRIGATION VALVE	—	RANGE LINE		
—FL	WATER METER OR MANHOLE	—	SECTION LINE		
—FL	SANITARY SEWER MANHOLE	—	BUILDING OVERHANG		
—FL	STORM SEWER MANHOLE	—	BUILDING UTILITY LINE		
—FL	ROOF DRAIN	—	SEWER OVERHEAD LINE		

**POWER<sup>TM</sup>**  
  
**Surveying Company, Inc.**  
*Established 1948*  
 P.O. Box 2000  
 P.O. Box 2000  
 Miami, Florida 33101  
 (305) 371-1100

SHEET 2 OF 5

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO



**POWER<sup>TM</sup>**  
  
**Surveying Company, Inc.**  
*Established 1948*  
 P.O. Box 2000  
 P.O. Box 2000  
 Miami, Florida 33101  
 (305) 371-1100

TYPE OF SUBMITTAL:	IMPROVEMENT SURVEY PLAT
PREPARATION DATE:	MARCH 5, 2021
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-21-030	501-21-030.dwg

SHEET 3 OF 5

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO



**PROPOSED ZONE LOT B LEGAL DESCRIPTION  
(2569 S. FEDERAL BLVD.)**

A PORTION OF CERTAIN PARCEL OF LAND BOUNDARY AND CONVAYED IN A CERTAIN DEED RECORDED DECEMBER 15, 1950 IN BOOK 6864 PAGE 213, LING COUNTY, MISSISSIPPI, BEING THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF THE SOUTH PRINCIPAL NEIGHBOR, OTT & COUNTRY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE POINT OF INTERSECTION OF THE WEST LINE OF SOUTH DEERBORN AND THE NORTH LINE OF WEST WISCONSIN, A POINT OF BEGINNING AND THE POINT OF INTERSECTION OF THE WEST LINE OF SOUTH DEERBORN AND THE WEST LINE OF WEST WISCONSIN, A POINT OF BEGINNING OF THE SOUTHWEST ONE-QUARTER OF SECTION 29, T. 5 S., R. 68 W.

THENCE ALONG SOUTH LINE OF WEST MISSISSIPPI AND ALONG THE SOUTHWEST BOUNDARY OF SAID PARCEL, SOUTH 28°22'00" WEST, 22.411 TO A POINT, 24.00 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 82°22'00" EAST, 23.77 FEET TO A POINT.

THENCE SOUTH 82°22'00" EAST, 23.77 FEET TO A POINT ON SAID WEST LINE OF SOUTH DEERBORN, SAID POINT BEING THE POINT OF BEGINNING OF THE SOUTHWEST ONE-QUARTER OF SECTION 29, T. 5 S., R. 68 W.

THENCE ALONG THE EAST BOUNDARY OF SOUTHWEST BOUNDARY, SOUTH 01°02'00" WEST, 24.00 FEET TO THE POINT OF BEGINNING.

**PROPOSED CONDITIONS (NORTH PORTION)**

**POWER**  
Surveying Company, Inc.  
*Established 1918*  
1911 Building  
10000  
P.O. Box 400  
P.O. Box 400  
www.powerco.com

0.50	50
------	----

●	SET 1.25" YELLOW PLASTIC CAP OR 1" BRASS TAG STAMPED "P.L.S. 37929)
◎	FOUND MONUMENT AS NOTED
✕	CHEELED "X" IN CONCRETE
△	RANGE POINT AS NOTED
RL-PL	RANGE LINE TO PROPERTY LINE
FL-FL	FLOWLINE TO FLOWLINE
PL-BOW	PROPERTY LINE TO BACK-OF-WALK
FL-FL	FLOWLINE TO FLOWLINE
(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION
(C)	CALCULATED DIMENSION
WCP	WITRIFIED CLAY PIPE

(COPY OF A RECORDED DEED)  
A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT DEED OF RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF DENVER, STATE OF COLORADO, BEING THE TRACT OF LAND BEING THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-FOURTH SECTION 20, T. 4 S., R. 68 W., COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SOUTH FEDERAL BOULEVARD AND THE NORTH LINE OF WEST VASSAR AVE., WHICH POINT OF INTERSECTION IS 50' WEST AND 128.94' NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-FOURTH SECTION 20, T. 4 S., R. 68 W.;

UNCOVERED IN THAT  
PAGE 212, LYING  
IN THE 400' NAD,  
NUT OF EDWARDS;  
S.  
POINT OF  
SOUTH FEDERAL  
EAST CORNER OF  
THE WALKING TRAIL  
34.7 TO A POINT;  
N. NORTH 00°36'00"  
WEST LINE OF  
SOUTH 00°00'02"

**PROPOSED CONDITIONS (NORTH PORTION)**

**POWER**  
Surveying Company, Inc.  
*Established 1918*  
1911 Building  
10000  
P.O. Box 400  
P.O. Box 400  
www.powerco.com

0.50	50
------	----



BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO



- |        |   |              |                         |
|--------|---|--------------|-------------------------|
| ●      | SET 1.25" YELLOW PLASTIC CAP ON 1" BRASS TAG STAMPED "P.L.S. 37929" | UTILITY POLE | SANITARY SEWER LINE     |
| ⊗      | FOUND MONUMENT AS NOTED   | ⊕            | CHAIN LINK FENCE        |
| ⊗      | CHESEBAY "X" IN CONCRETE  | ⊕            | WROUGHT IRON FENCE      |
| ⊗      | RANGE POINT AS NOTED  | ⊕            | MINOR CONTOUR           |
| ⊗      | ANGLE LINE TO PROPERTY LINE   | ⊕            | MAJOR CONTOUR           |
| FL-FL  | FLOWLINE TO FLOWLINE  | ⊕            | ELECTRIC BOX            |
| FL-BOW | PROPERTY LINE TO BACK-OF-WALK                                       | ⊕            | TELEPHONE PEDESTAL      |
| FL-FL  | FLOWLINE TO FLOWLINE  | ⊕            | FIBER OPTIC BOX         |
| FL-FL  | CONJUNCTION   | ⊕            | GAS METER               |
| (R)    | RECORD DIMENSION  | ⊕            | CLEANOUT                |
| (C)    | CALCULATED DIMENSION  | ⊕            | SEWAGE PUMP             |
| VCP    | VITRIFIED CLAY PIPE   | ⊕            | SDA                     |
| ⊕      | HANDICAPPED PARKING SPACE   | ⊕            | TREE W/ CALIPER SIZE    |
| ⊕      | WATER VALVE   | ⊕            | PROPERTY BOUNDARY       |
| ⊕      | HYDRANT   | ⊕            | ADJACENT PROPERTY LINES |
| ⊕      | WATER MAIN  | ⊕            | RANGE LINE              |
| ⊕      | WATER METER OR MANHOLE  | ⊕            | SECTION LINE            |
| ⊕      | SANITARY SEWER MANHOLE  | ⊕            | BUILDING OVERHANG       |
| ⊕      | STORM SEWER MANHOLE   | ⊕            | OVERHEAD UTILITY LINE   |
| ⊕      | ROOF DRAIN  | ⊕            | STORM SEWER LINE        |

**PROPOSED CONDITIONS (SOUTH PORTION)**

**POWER**  
Surveying Company, Inc.  
Established 1988

10000 W. 10th Ave.  
P.O. Box 600  
Denver, CO 80202

303-755-1100  
303-755-1101

TYPE OF SUBMITTAL: IMPROVEMENT SURVEY/PLAT

PREPARATION DATE: MARCH 5, 2021

REVISION DATE: \_\_\_\_\_

REVISION DATE: \_\_\_\_\_

REVISION DATE: \_\_\_\_\_

JOB NO. 501-21-030 501-21-000.dwg

SHEET 5 OF 5

Date: January 21, 2021

Attn: Denver Planning Department

South Mar Lee/Brentwood/Sharon Park Neighborhood Association

Letter of Support for Rezoning (a portion of) 2559 S Federal Blvd

To whom it may concern,

The Registered Neighborhood Organization of South Mar Lee/Brentwood/Sharon Park is in support of rezoning the southeast corner of the parcel at 2559 South Federal Boulevard to S-MU-5. The project team presented their plans to build up to 75 units of affordable housing on the vacant parcel at our monthly neighborhood meeting on January 21, 2021. We believe that this vacant parcel is ripe for development and a great location for housing for seniors. We hope you will consider approving this rezoning.

Thank you,

Tara Durham President of South Mar Lee, Brentwood and Sharon Park Registered Organization

Glenn Durham

Pat Conroy

Sister Mary Nele Gage

Debbie Neyes

Jaince Jensen

Debroah Burgess

Chris Brother

Kathryn Gray

Jim & Ginger Schlote

Charles & Guadalupe Loyd





January 21, 2021

College View Neighborhood Association supports the idea of creating more affordable housing for seniors. We support with reservation, the corner property located at 2559 S Federal Blvd provides a likely location for such a development.

Applicable to all new construction on Federal in College View, our reservation with the design is the building sitting directly on Federal. We would prefer if it sat back off of the Boulevard.

If changes can not be made, we are willing to forego our reservation on this particular project to support senior affordable housing.

Thank you for your consideration.

Sincerely,

David E Paillet  
CVNA President

cvnadenver@gmail.com  
davidpcvn@gmail.com

Dear City of Denver Planning Department,

We, the members of the Church of All Saints Parish Council, would like to state our support for the rezoning of a portion of 2559 S. Federal Boulevard to Suburban Multi-Unit, 5 stories (S-MU-5). We are aware of the rising housing costs in Denver and in our neighborhood, and have seen how increasingly difficult it is for our neighbors and community members to afford to live here. The senior population is especially burdened with fixed incomes and transportation/mobility concerns. We are excited to partner with Archdiocesan Housing to provide 75 affordable homes for Denver's growing senior population, as well as the opportunity to provide programming and services for future residents on our campus.

Thank you for your consideration.

Sincerely,

The Church of All Saints Parish Council

Name	Signature	Date
Diedre A. Versluis	Diedre A. Versluis	1/20/2021
Daisy Schultz	Daisy Schultz	1/21/2021
Nancy Ristuccia	Nancy Ristuccia	1/21/2021
Denise Salazar	Denise Salazar	1/22/2021
Laura Salazar	Laura Salazar	1/22/2021

I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

Name	Address	Signature	Date
Thuy Vu	2690 W Bates Ave	Thuy Vu	Jan-10-21
Barbara Nejo	430 So Sheridan	Barbara Nejo	1-10-21
Julie Bateman	2288 S. Laredo St	Julie Bateman	1-10-2021
PETE WALSH	345 W. Mississippi Ave	Pete Walsh	1/10/2021
DAVID CASSIDY	2907 S. QUAY WY.	David Cassidy	1/10/21
Jim ESPINOSA	4550 W. ILLIFF AVE	Jim Espinosa	1-10-21
Joseph Stano	9431 W. Mexico Ave	Joseph Stano	1-10-21
Chris Cherkov	5243 W. ILLIFF	Chris Cherkov	1-11-21
Muri Nguyen	4777 S. Webster	Littleton	1-13-21
Vince Hoang	4757 S. Webster	Littleton	1-13-21
Jacky Portia	901 Englewood Pkwy	Englewood	1-16-21
JESS JUDY	1398 W. 4045 PL	DENVER, CO	1-16-21
NANCY WALSH	8941 W. LAYTON AVE	Nancy Walsh	1-16-21
LAKE WOOD	2306 S. BRANDED	LAKE WOOD	1-15/2021
Peter Stally	2980 W. HAMPTON	Peter Stally	1/16/21
Jacob Nobels	9808 W. Vanderbilt	Jacob Nobels	1/16/21
GERRI LOPEZ	6155 W. 68th Ave WESTMINSTER	GERRI LOPEZ	1-16-21
Dang Doan	8483 W. Sowell Ave	Dang Doan	1-17-21
Nammy Teung	3504 W. HAMILTON PL	Nammy Teung	1-16-21
ANDY TRAN	3665 W. Hamilton Ave	ANDY TRAN	01-16-21
NGA VO	3665 W. Hamilton Ave	NGA VO	01-16/21
CHUC NGUYEN	2755 S. Pierce St	CHUC NGUYEN	01/16/21
Kim <del>NGUYEN</del>	5913 BLUE JAY DR	Kim Nguyen	01/16/21
Phuong Nguyen	9417 W. IOWA AVE	Phuong Nguyen	1/16/21
Quynh Pham	3844 W. Hamilton Ave	Quynh Pham	1/16/21
KIM PHAM	6574 W. IOWA	KIM PHAM	1/16/21
TRANG TRAN	7094 S. Garrison St.	TRANG TRAN	1/16/21
Diedre Versluis	11145 E Alameda Ave #205	Diedre Versluis	1/17/21
NGHIA D. PHAM	1188 S. DECATUR ST. DENVER, CO 80219	NGHIA D. PHAM	1/17/21
TRAP BUI	2396 W. BYERS DR PC 11 VOTR CO 80203	TRAP BUI	01/17/21



I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

Name	Address	Signature	Date
Mariela Carrillo	1111 S. Knox Ct Denver CO	Mariela Carrillo	1-10-2021
Kathy Clark	5058 S. Nelson Ct	Kathy Clark	1-10-2021
Dale Clark	" " " " Ltn	Dale Clark	1-10-2021
Susan Becker	1220 Shaw's St Littleton	Susan Becker	1/10/21
Phung Anh	2759 S. Reunion St	Phung Anh	1/10/21
LAN NGUYEN	" " "	LAN NGUYEN	1/10/21
Cuc Pham	2125 S. Newton St	Cuc Pham	1/10/21
Tim Cao	1212 S Federal	Tim Cao	1/14/21
Nguyen Thi Vline	6680 S Newland	Nguyen Thi Vline	1/14/21
Nguyen T M Vuu	4414 Ltn CO 80123	Nguyen T M Vuu	1/14/21
Nguyen Thuy Vien	1660 S Allison St 8032	Nguyen Thuy Vien	1/14/21
Chai Cai	1212 S Federal 80219	Chai Cai	1/15/21
Rag M Padla	3071 S. Yates 80236	Rag M Padla	1-16-21
THUAN DAM	7064 S. GARRISON ST. 80128	THUAN DAM	1-16-21
Manuel Sais	3193 S. Kay Way	Manuel Sais	1-16-21
Charles Parker	7792 W Florida Ave	Charles Parker	1-17-21
Loan Nguyen	1037 S. Lowell Blvd	Loan Nguyen	1/17/21
Deke	2536 Jay St	Deke	1/17/21
Vanessa Green	1212 S Federal	Vanessa Green	1-18-20
Diem Ghann	2778 S Meade St	Diem Ghann	1/16/20
Khiem Tran	" "	Khiem Tran	1/16/20
Quynh Bui	2300 S. Steele, Denver	Quynh Bui	1/16/20
Can Nguyen	9744 Denver Ct	Can Nguyen	1/18/20
An Leann	Denver	An Leann	1/18/2021
Tam Nguyen	598 Blue Jay Dr Golden CO 80401	Tam Nguyen	1/18/2021
NGOC NGUYEN	1840 S Dale Ct	NGOC NGUYEN	1/16/2021
TIEN PHONG	1840 S Dale Ct	TIEN PHONG	1/16/2021
Nam Tran	3844 W. Hamilton Ave	Nam Tran	1/16/2021
Nhu Nguyen	735 S Eliot St / 80219	Nhu Nguyen	1/16/2021
Louis Tran	7094 S. Garrison St. Littleton	Louis Tran	1/16/2021



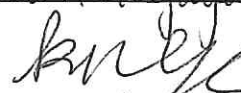
I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

Name	Address	Signature	Date
Eduardo E. Romero	8949 W. Temple Pl	[Signature]	1/11/21
Ester Romero	4385 S. Belmont St	[Signature]	1-11-21
Adrianne Melin	3660 E. Lincoln Pl	[Signature]	1/11/21
Dale Spitz	2779 W. 14th Ave	[Signature]	1-11-21
Frank Rocher	1122 S. Julian	[Signature]	1-11-21
Benny Carrillo	1611 South Knox Court	[Signature]	1-11-21
Burkard Alcorn	10467 W. Hampden #101 Lakewood, CO 80129	[Signature]	1-10-21
Melissa Carroll	4071 W. Katyon St	[Signature]	1-10-21
Shirley Miller	6220 W. Canyon Ave	[Signature]	1-10-21
Steve Huber	6220 W. Canyon Ave #D128	[Signature]	1-10-21
Nancy Staro	9430 W. 11th Ave	[Signature]	1-10-21
Thanh Thy Nguyen	2759 S. Quinman St	[Signature]	1-10-21
Thao Nguyen	2759 S. Quinman St	[Signature]	1-10-21
Luz Montalvo	2949 S. Patton Ct	[Signature]	1-11-21
Philip Adargo	2850 S. Yates St	[Signature]	1-12-21
LUCY TAPUYA	2525 W. WATER AVE	[Signature]	1/12/21
Thao N. Vu	1595 S. Harlan St	[Signature]	1/14/21
Van Vu	1595 S. Harlan St	[Signature]	1/14/21
Jo Ann Moody	235 S. Quinman St	[Signature]	1-16-21
JEANNETTE ARBUCKLE	8961 W. Layton Ave	[Signature]	1-16-21
Dan ARBUCKLE	8961 W. Layton Ave	[Signature]	1-16-21
Robert Nieto	2336 W. Byron St	[Signature]	1-16-21
Regina Carrington	424 W. Eldorado Pl	[Signature]	1-16-21
Vicky Nguyen	9808 W. Vandeventer Dr. Littleton	[Signature]	1/16/21
TIEN NGUYEN	7545 Colorado	[Signature]	1-16-21
GAAX NGUYEN	7483 W. Layton Ave	[Signature]	1/16/2021
Aih Phan	7482 W. Layton Ave	[Signature]	1/16/2021
Trien Vu	464 N. Irvington St	[Signature]	1/16/2021
Joseph Tran	3901 W. Kenyon Ave Denver	[Signature]	1/16/2021
Jane Tran	3901 W. KENYON AVE DENVER CO	[Signature]	1/16/2021
Melissa (my)	3101 S. Federal Blvd	[Signature]	1/17/2021



I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

Name	Address	Signature	Date
Trang Khong	2940 S Federal Blvd	[Signature]	1/18/2021
Dee Allen	8333306 Apt 206	[Signature]	1-17-2021
Lan	5901 W. Lehigh Ave	[Signature]	1/16/2021
Michelle Han	21055 S. Patton Ct	[Signature]	1/14/2021
Jan Marie Belle	3073 S. Vrain St	[Signature]	1-14-2021
Robt Archibald	1564 E. Wey	[Signature]	1/17/2021
Eddie Mende	1714 S. Bryant St	[Signature]	1/17/2021
Scott Popper	125 S. Hoyt St	[Signature]	1/17/2021
James P. Bice	3245 W. Alameda	[Signature]	1-17-21
Michelle Lind	2911 S. Reed St	[Signature]	1-17-21
Carlos Gonzalez	2330 W. Arapahoe	[Signature]	1-17-21
Paul Chavez	3161 S. Alameda	[Signature]	1-17-21
Barbara J. Han	1665 S. Lowell Bl	[Signature]	1-17-21
Lisa	1665 S. Lowell Bl	[Signature]	1-17-21
Mike Montoya	3952 W. Greenwood Pl	[Signature]	1-17-21
Tiffany Montoya	759 S. Reed Ct. Apt B37	[Signature]	1-17-21
Christopher Montoya	3952 W. Greenwood Pl	[Signature]	1-17-21
Julia Dyer	2370 S. Channing St	[Signature]	1-19-21
Alisa Spackman	1590 S. Pierce St	[Signature]	1-19-21
Keith Spackman	1590 S. Pierce St	[Signature]	1-19-21
John	3504 W. Hamilton Pl	[Signature]	1-19-2021
DAN H. HODG	1070 W. 95th Ave	[Signature]	1-19-2021
Quyen Nguyen	2048 W. Wesley	[Signature]	1-19-2021
Mary Truong	6104 S. Kalipell St	[Signature]	1-19-2021
Anh-Hong		[Signature]	1-19-2021
Lien Do	2121 S. Gray	[Signature]	1/19/21
Thu Tran	1880 E. Dickerson	[Signature]	1/19/21
NTUNG NGUYEN	1681 W. DUMERIL	[Signature]	1-19-20
Hien Nguyen	2048 W. Wesley	[Signature]	1/19/20
VAN HUU NGUYEN	2048 W. Wesley	[Signature]	1/19/20
Lan Nguyen	2048 W. Wesley Ave	[Signature]	1/19/21

  
 Kelly Ho Thi Kim 3504 W. Hamilton Pl



I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

Name	Address	Signature	Date
PHUC NGUYEN	2949 W CHENHAGO AVE		1-17-21
TOMAS NGUYEN	3830 W. Union Ave		1/17/21
Virginia Moya	2708 W College Ave		1/17/21
Emelda Moya	89435 Juvon Way		1/17/21
Thomas L. Sankin	8540 130th St		1/17/21
THUY LINH PHAM	6201 W. NEVADA PL. #101		01/17/2021
Frances Gomez	1880 So Tejon		1-17-21
Mike Bui	6574 W. Iowa St		1-17-21
Quang Huy Bui	6574 W. Iowa Pl		1-17-21
Shirley S. S. S. S.	3160 W. Florida Ave		1/17/21
LINH PHAM	11445 W. ATLANTIC		1/17/21
THOA PHAM	11445 W. ATLANTIC		1/17/21
TRI T. Phan	1030 Highland Blvd		1/17/21
Gieng Nguyen	4111 W. Kensington Ave		1/17/21
Nguyen Lo	6705 S Field St #A1		1/17/21
Ken MAESTAS	11101 W. 15th Pl #201		1/17/21
Kaitly Tran	6056 S. Biscay St		1/17/21
Nhi Nguyen	8983 W. Jewell Ave		1/17/21
Mary Trui	2078 SW. Wesley Ave		1/19/21
Oanh Nguyen	2078 W. Wesley Ave		1/19/21
Nuh Nguyen	9202 W. Dice Ave		1/19/21
Tinh Nguyen	2048 W. Wesley Ave		1/19/21
Anh Nguyen	2048 W. Wesley Ave		1/19/21
P. S. Gen	-		-
Duong Quoc Duc	1222 S. Federal Blvd		1/17/21
Nguyen Thi An	1222 S. Federal Blvd		1/17/21
NGHIA AN	5590 W. Princeton St		1/17/21
An Nguyen	5590 W. Princeton St		1/17/21
Khanh Phan	770 949 7876 W. Ma		1/17/21
Huy Nguyen	7876 W. Mexico Lake Road		1/17/21
Nguyen T. Nguyen	5380 W. Florida		1/17/21
Todd Estock	2752 S. Irving St.		1-18-21

Hoang Hau Nguyen 4785 S. Upham Ct. Littleton  
Huij Trinh 4785 S. Upham Ct. Littleton CO 80123  
Mai Vu 3965 W Dartmouth CO Denver

Thompson 1/17/21  
Ma 1/17/21  
Mai 1/17/21



I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

Name	Address	Signature	Date
Tuan Lieu	2674 S Raleigh St	Tuan Lieu	1/8/21
Julie Le	14273 W Baltic Ave	Julie Le	1/8/21
Truyet Lieu	2674 S RALEIGH ST	Truyet Lieu	
Hung Vu	5236 Lilac Ln	Hung Vu	
Nguyet Leung	Denver CO 80221	Nguyet Leung	
Huynh N. LE	2487 W Evans St Den. Co 80219	Huynh N. LE	1/9/21
Reetzy Schulte	2014 S Corona St	Reetzy Schulte	1/9/21
Joseph Nguyen	2306 S Benton Ct Denver 80221	Joseph Nguyen	1/9/21
Alexander Nguyen	10403 Bluffmont Dr	Alexander Nguyen	1/9/21
James C. Nguyen		James C. Nguyen	1/9/21
Michael Myer	2949 S. Patton Ct.	Michael Myer	1-9-21
Anny Leung	1299 S Brentwood	Anny Leung	1-9/21
J/MO HAMBLIE	7009 W Jewell	J/MO HAMBLIE	1/2/21
Arnold Salazar	3497 S Otis Ct	Arnold Salazar	1/9/21
Manuel Lopez	3200 W Frydha	Manuel Lopez	1/9/21
Rebecca Hastings	3780 S Chandel	Rebecca Hastings	1/9/2021
Miguel Giron Wick	1639 S Raleigh St	Miguel Giron Wick	1/9/2021
Elizabeth Giron Wick	1639 S Raleigh St	Elizabeth Giron Wick	1/9/2021
Phil Thorne	8932 W Starford Ave	Phil Thorne	1/9/2021
Ann Ralston	8932 W Starford	Ann Ralston	1/09/2021
Ronald Cooper	7175 W Arkansas Ave	Ronald Cooper	01/09/2021
John Harrower	1964 S Utica St	John Harrower	01/09/2021
KATHRYN HARROWER	1964 So. UTICA ST	KATHRYN HARROWER	01/09/21
L'Fae Myers	2949 S. Patton Ct	L'Fae Myers	1/9/2021
Denise Salazar	3497 S. Otis Ct	Denise Salazar	1/9/2021
Diana Leticia Salazar	3497 So Otis Ct	Diana Leticia Salazar	1-9-2021
Teresa Hagi	10629 W Exposition Dr	Teresa Hagi	1-9-2021
MIKE TURNOCK	1505 E YALE Ave	MIKE TURNOCK	1-10-2021
Elizabeth Verchere	10629 W Exposition Dr	Elizabeth Verchere	1/10/21
Huile	26605 Kille Cir	Huile	1/10/21

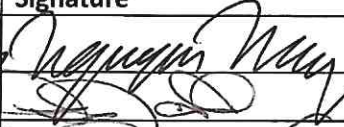

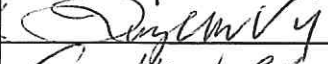
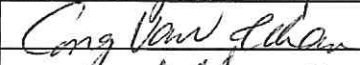
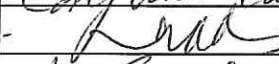
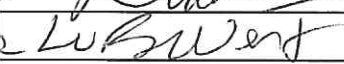
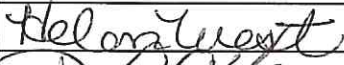
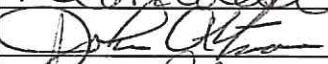
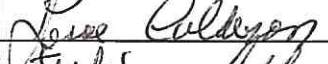
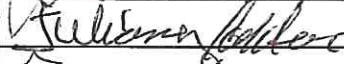
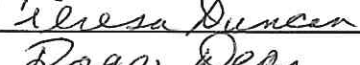

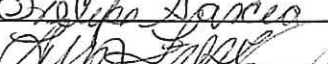




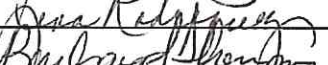

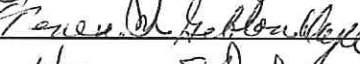
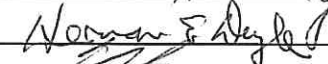

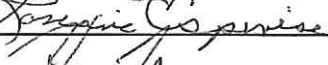

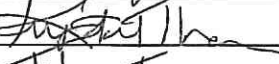
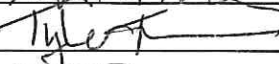
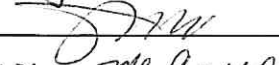
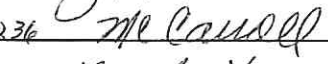
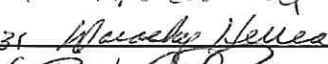
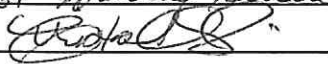


I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

Name	Address	Signature	Date
Margaret Annahl	7008 W. Jewell Dr	Margaret Annahl	1/9/21
Maetha Pump	2772 Swan Dr	Maetha Pump	1/9/20
Lilian Cardenas	4740 W Stanford Ave	Lilian Cardenas	1/9/21
Greg Hastings	3780 S Chase St	Greg Hastings	1/9/21
MINH NGUYEN	1550 S FENTON ST LAKEWOOD CO 80232	Minh Nguyen	1/9/21
L. Cardenas	4740 W. Stanford Ave	L. Cardenas	1-9-21
RONALD SARRICCHIO	5775 W. DARTMOUTH, DEN. CO.	Ronald Sarricchio	1-9-21
Phyllis Sarricchio	5775 W. Dartmouth Ave	Phyllis Sarricchio	1-9-2021
Fabricia Carper	7175 W Arkansas Ave	Fabricia Carper	1-9-2021
Maria Jaramilla	2635 W. Ellsworth Ave.	MARIA JARAMILLA	1-9-2021
Uyabek (Phyllis)	3071 S. Yates St 80236	Uyabek (Phyllis)	1-9-2021
Lillian Rotello	532 S VANCE CT	Lillian Rotello	1-9-2021
TED Martin	2550 W College Ave	Ted Martin	1-10-21
OSCAR ALVAREZ	1693 S Antuan St	Oscar Alvarez	1-10-21
KEVIN Doherty	6021 W BALTIC	Kevin Doherty	1-10-21
Amy Trujillo	2025 NEWTON ST DENVER CO	Amy Trujillo	1-10-21
DENNIS JECCHIARELLI	6969 W YALE #47	Dennis Jecchiarelli	1-10-21
Jon Sanz	1310 S. Clay St.	Jon Sanz	1-10-21
Terry Boyd	2783 S. Vrain St, 80236	Terry Boyd	1/10/2021
Rey Mireles	2045 S. Hazel Ct.	Rey Mireles	1-10-21
LOC NGUYEN	1225 S. FENTON CT	Loc Nguyen	1-10-21
Julie Mingo	1471 S. UTICA ST	Julie Mingo	1-10-21
Don Ronyak	2950 Terryson St	Don Ronyak	1-10-21
Anthony Vu	303 W. Colfax	Anthony Vu	1-10-21
Rebecca Ethell	1905 S Tejon St	Rebecca Ethell	1-10-21
Martha Zomara	1905 S. Tejon st.	Martha Zomara	1-10-21
Erica Arellano	3620 W. Linvale pl	Erica Arellano	1-10-21
Samara Shiz	2777 W. Hillside Ave	Samara Shiz	1-10-21
Ronan Gleason	4525 W Yale Ave	Ronan Gleason	1/10/21
Gene Vireth	3058 W. Tanforn St	Gene Vireth	1/10/21
Janet L.	1611 S. Knox Ct	Janet L.	1/10/21



I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

Name	Address	Signature	Date
THANG NGUYEN	2306 S. BENTON CT LAKEWOOD CO 80237		1-10-21
Patricia D Castro	2772 S. Webster Den		1-10-21
Phyllis Vu	3442 W. Dartmouth		1-10-21
CONG V THIAN	3442 W. Dartmouth		1-10-2021
NGA HUYNH	1550 S FENTON ST		1-10-2021
Brock West	6560 W. Mansfield Ave Dene CO 8023		1-10-2021
Helen West	" " "		1-10-2021
John Altman	2565 S. Meade St.		1-10-2021
Jesse Calderon	1765 S. Umatilla		1-10-2021
Juliana Calderon	1710 S. Umatilla		1-10-2021
Teresa Duncan	2854 S. Zurich Ct.		01-10-2021
Roger Dean	2854 S. Zurich Ct		1-10-2021
Felipe Garcia	1814 S. Wolff St		1-10-21
Lynn Fresquez	2774 S. Raleigh		1/10/21
Huy Le	4423 S. Dover Ct		1/10/21
Clairo LE	4423 S. Dover Ct		1/10/21
Glenn Valenzuela	281 S. Emerson St. Dene CO 80239		1/10/21
Lena Rodriguez	3600 So. Delaware St.		1/10/21
Barbara Thompson	2510 S. Osceola St		1/10/21
Francis Robson	2620 S. Osceola		1/10/21
Norman Doyle	2620 S. Sheridan		1/10/21
MICHAEL VITCO	2785 S. RALEIGH ST		1/10/2021
Esperanza	4556 W. ILL. FF AVE		1/10/2021
HUNG THAP	6034 W. IDA DR		1/10/21
Krystal Thap	6034 W. Ida Dr		1/10/21
Tyler Thap	6034 W. Ida Dr		1/10/21
JOANNE GLASER	4525 W. Yale Ave		1/10/21
Colleen Carroll	4071 W. Putnam Pl 80236		1-10-21
Glenn Valenzuela	8040 Meade St. 80231		1-10-21
Crystal Macrae	2309 S. Zurich Ct. 80219		1-10-21

I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

[illegible]



I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

[illegible]

1/24/21

I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

[illegible]

# Planning Board Comments



Submission date: 21 July 2021, 12:53PM

Receipt number: 33

Related form version: 2

## Your information

Name	John Smolski
Address or neighborhood	2605 S Green Court
ZIP code	80219
Email	coloradogemco@comcast.net

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2569 S Federal Blvd.
Case number	Case number: 2021I-00023

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

My name is John Smolski and I am a 64 year old disabled man living just across from the area of the proposed zoning change. Before COVID changed all of our lives the vacant lot in question was used as overflow parking for when the main parking lot would fill up. This was a very common occurrence especially around holidays. Most holiday church services would fill up both the main parking lot and the overflow causing church attendees to start parking on the streets in the surrounding neighborhood. Our street of 2600 S Green Court was a favorite place for church attendees to park. A very common problem was people parking in front of our driveways causing myself and other neighbors to be blocked from using their driveway. If this proposed change takes away the overflow parking lot by allowing the building of a five story apartment building where are the church attendees going to park??? I don't think the Archdioceses of Denver is being honest about the parking issue this is going to cause. They based their parking statistics on the past year with COVID was in full swing and few people were coming to Mass. On Sunday July, 11th the number of church attendees almost filled the entire paved parking lot. This



was not a church holiday and I believe represents the true number of church attendees on an average summer mass. I feel that a five story apartment building is way to tall and the residents of this new apartment building, who are to live there and have a car, will have to park in the churches paved parking lot. This will cause major problems on Sunday services and a even bigger problem on Church holidays when attendance is much greater. The impact on the surrounding neighborhood will be unfair to the home owners and a safety risk when church will be forced to park on the entire block of 2600 South Green Court, furthering the likelihood that church attendees will block the driveways of tax paying and Voting residents. I took photos of the filled parking lot on the recent Sunday mass on July 11th. Unfortunately I haven't been able to download them onto this website. I will be happy to send copies of anyone who wishes to see them to prove how full the parking lot is on a more normal (Non-COVID) Sunday. Lastly, since I am disabled from a workman's comp accident I spend most days at home. I am very worried about the noise of building such a large apartment building and how that is going affect my health. Also, the taller the building the longer the building process will be. If there is to be an apartment building on this small lot I suggest a three story building would fit in with neighborhood. I drove up and down Federal starting at Evans Ave. south to the Denver Cities property line and I found there was an approximate average of all the Apartment buildings to be a little over 3 stories high. If a zoning change is given to the Archdiocese of Denver I ask that you only allow a maximum of three stories.

Thank you for your consideration in this issue.

Sincerely,

John Smolski

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.