Community Planning and Development
Planning Services

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Denver, CO 80202
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DENVER
THE MILE HIGH CITY

TO: Denver City Council
FROM: Jason Morrison, Senior City Planner
DATE: August 26th, 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.

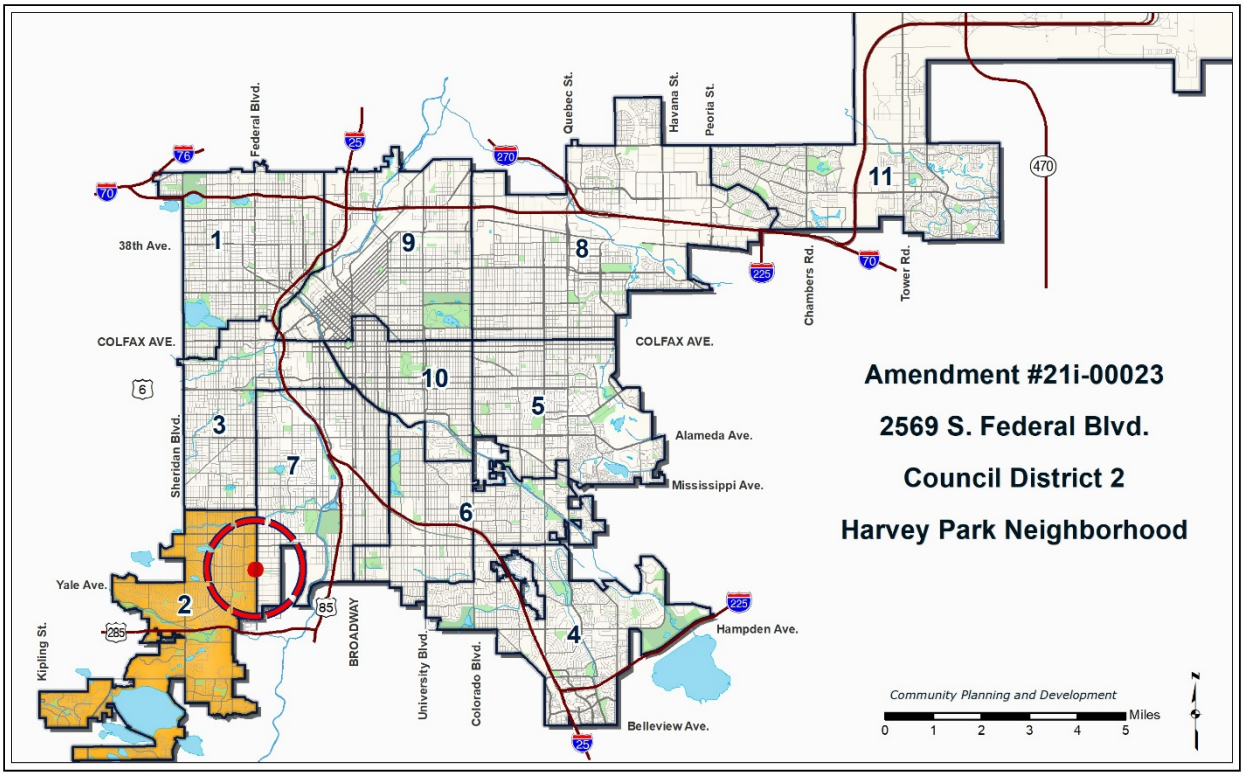
Request for Rezoning

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 (**S**uburban **M**ulti-**U**nit – **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



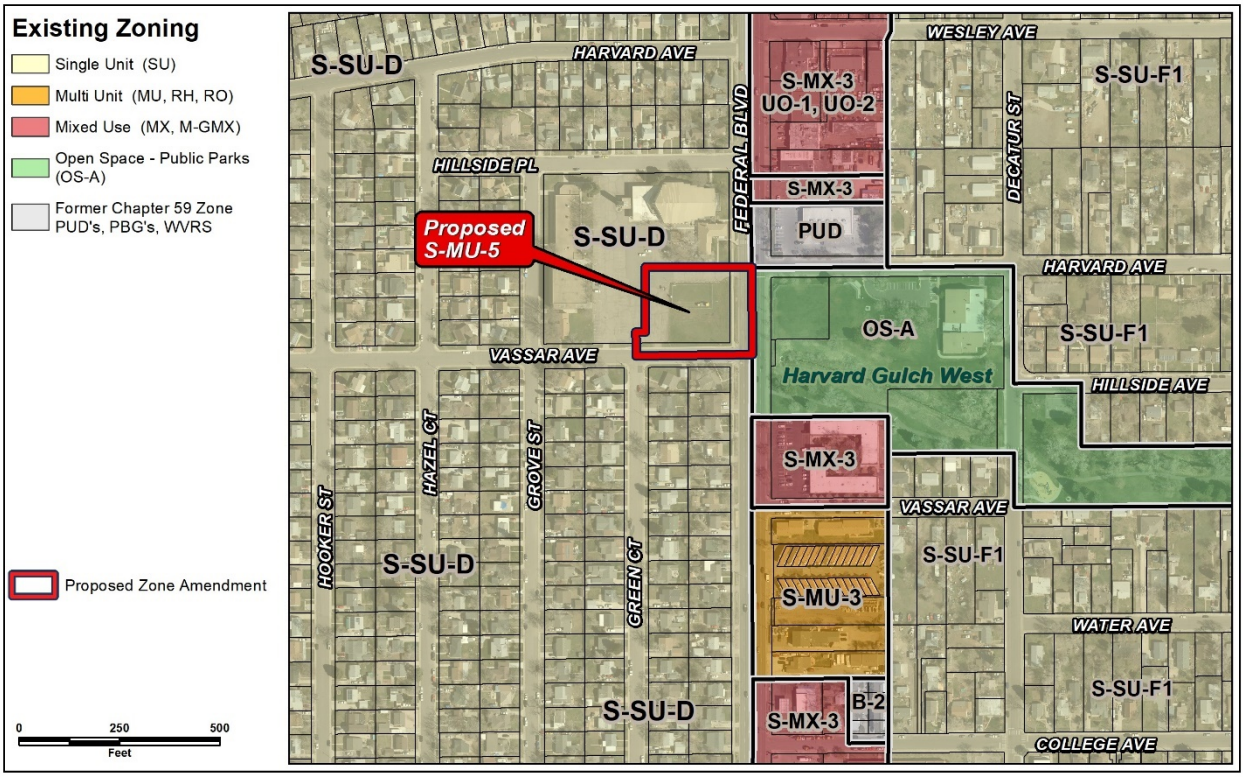
The subject site is located in the Harvey Park neighborhood at the southwest corner of W. Vassar Avenue and S. Federal Boulevard. The area is predominately composed of single-unit residential buildings; however, the site sits immediately adjacent to S. Federal Boulevard which contains several commercial 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



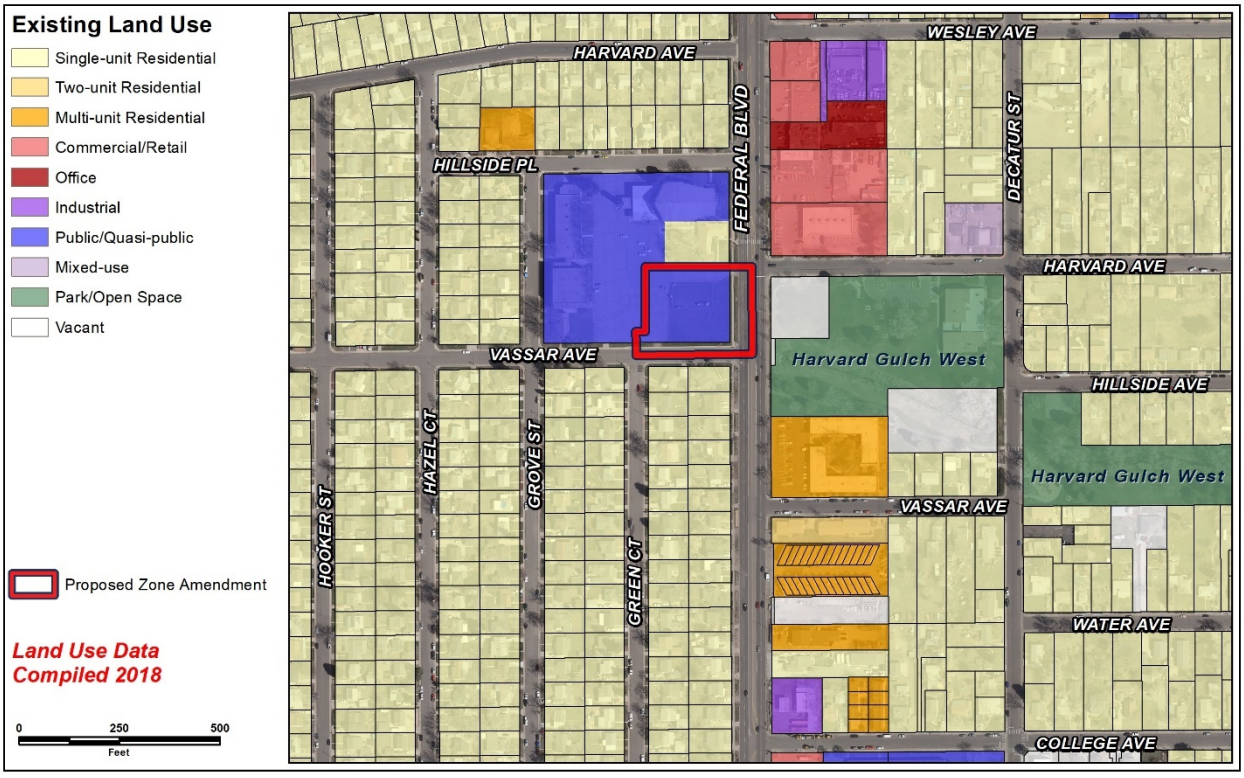
The existing zoning on the subject site is S-SU-D, which is a single-unit district in the Suburban Neighborhood context. It allows only the Suburban House building form with a minimum zone lot area of 6,000 square feet. Lots are typically 50 feet wide. Allowed accessory building forms are the detached 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).

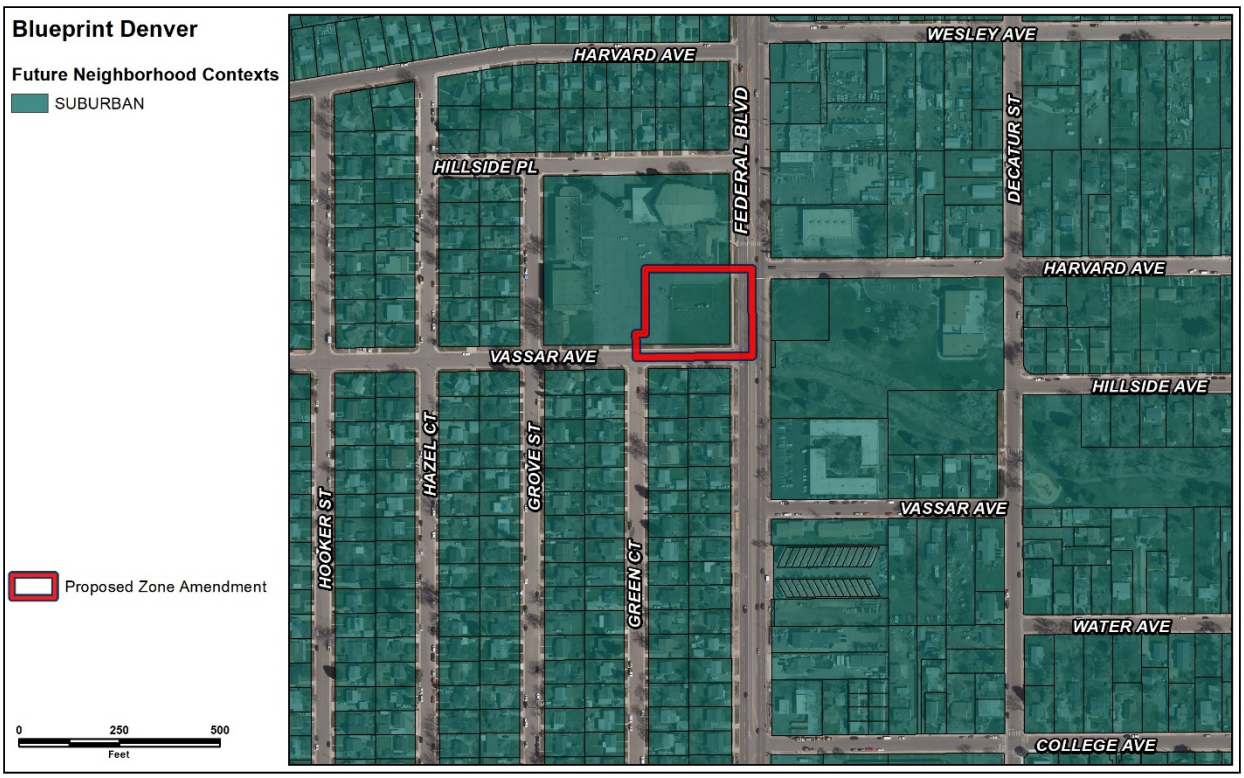
Finally, the proposed zone district will apply current zoning code standards, ensuring quality development that is appropriate for the neighborhood and adjacent to transit services. The proposed map amendment is in an area where services and infrastructure are already in place. The request is therefore 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.

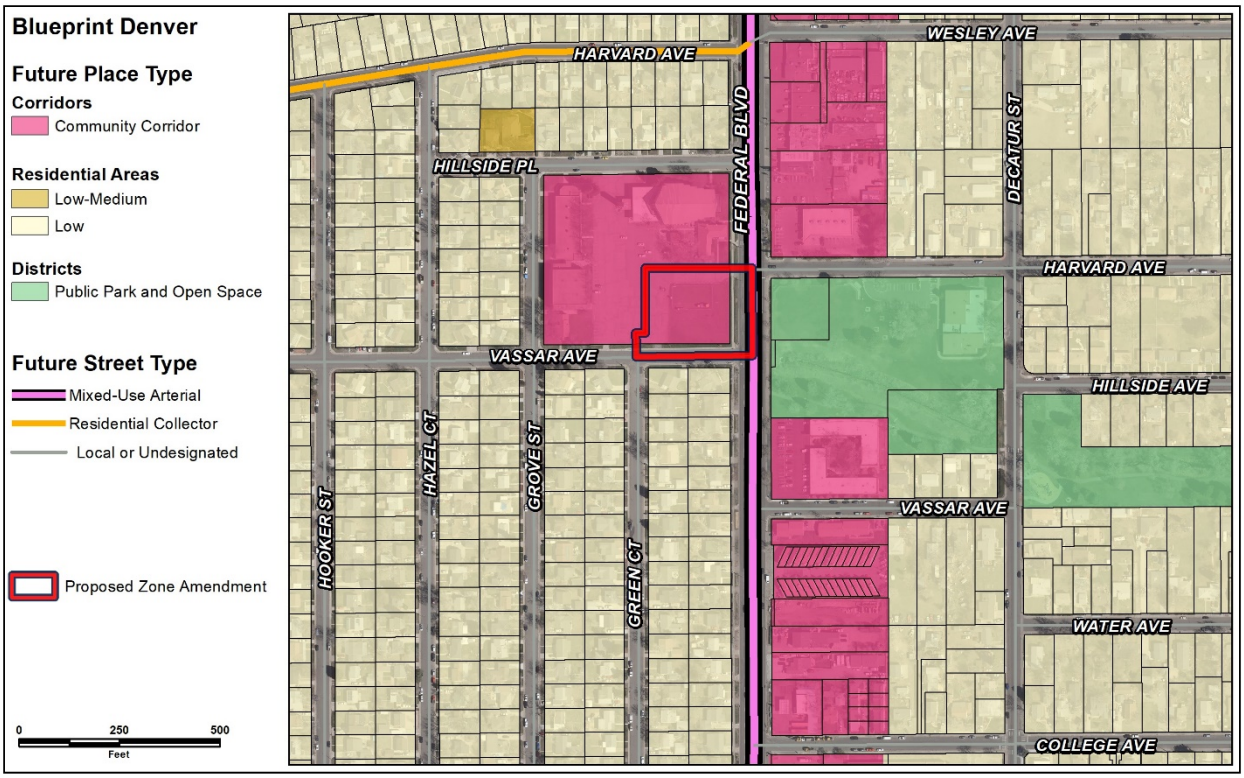


***Blueprint Denver* Future Neighborhood Context**

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



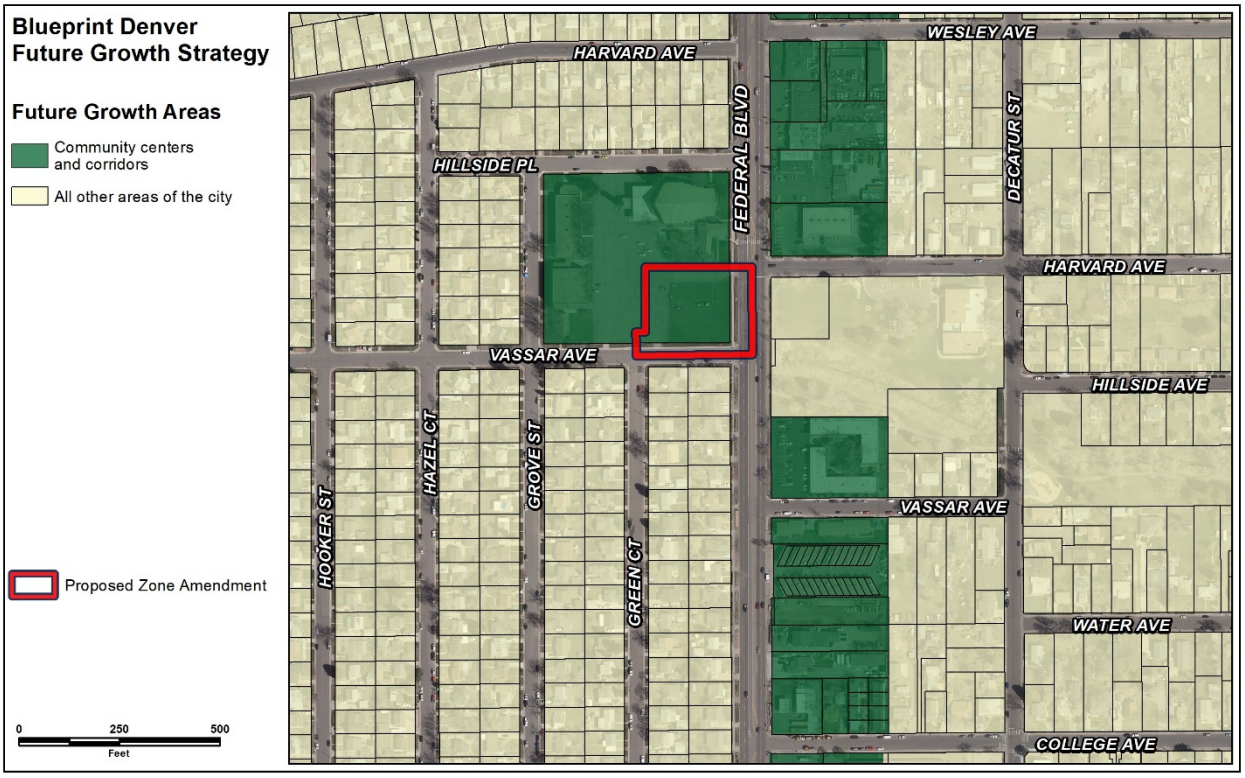
The Future Places map designates the subject property as a Community Corridor future place type. *Blueprint Denver* describes the aspirational characteristics of Community Corridor in the Suburban context as "typically provid{ing} some mix of office, commercial and residential uses" (p. 228). These areas 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* ☐ CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Archdiocese of Denver
Address	1300 S Steele St
City, State, Zip	Denver, CO 80210
Telephone	303 715 3254
Email	Jarrett.Laraway@archden.org
*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(S) REPRESENTATIVE** ☑ CHECK IF POINT OF CONTACT FOR APPLICATION	
Representative Name	Nora Bland
Address	303 E 17th Ave Suite 205
City, State, Zip	Denver, CO 80203
Telephone	720-598-9269
Email	norabland@cushingterrell.com
**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	

SUBJECT PROPERTY INFORMATION	
Location (address):	2569 S Federal Blvd, Denver CO 80219
Assessor's Parcel Numbers:	05293-00-038-000
Area in Acres or Square Feet:	0.927 acres
Current Zone District(s):	S-SU-D
PROPOSAL	
Proposed Zone District:	S-MU-5
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?	☑ **Yes - State the contact name & meeting date** Edson Ibanez, 2/23/21 ☐ **No - Describe why not (in outreach attachment, see bottom of p. 3)**
Did you contact the City Council District Office regarding this application ?	☑ **Yes - if yes, state date and method** Virtual meeting, 1/11/21 ☐ **No - if no, describe why not (in outreach attachment, see bottom of p. 3)**

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REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

General Review Criteria DZC Sec. 12.4.10.7.A Check box to affirm **and** include sections in the review criteria narrative attachment	☑ **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.** Please provide a review criteria narrative attachment describing **how** the requested zone district is consistent with the policies and recommendations found in **each** of the adopted plans below. Each plan should have its' own subsection. 1. ***Denver Comprehensive Plan 2040*** In this section of the attachment, describe **how** the proposed map amendment is consistent with *Denver Comprehensive Plan 2040*'s a) equity goals, b) climate goals, and c) any other applicable goals/strategies. **2. *Blueprint Denver*** In this section of the attachment, describe **how** the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in *Blueprint Denver*. 3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):
General Review Criteria: DZC Sec. 12.4.10.7. B & C Check boxes to the right to affirm **and** include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.	☑ **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.** ☑ **Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.** In the review criteria narrative attachment, please provide an additional section describing **how** the requested rezoning furthers the public health, safety and general welfare of the City.
Review Criteria for Non-Legislative Rezonings: DZC Sec. 12.4.10.8 For Justifying Circumstances, check box and include a section in the review criteria narrative attachment. For Neighborhood Context, Purpose and Intent, check box **and** include a section in the review criteria narrative attachment.	**Justifying Circumstances - One of the following circumstances exists:** ☐ The existing zoning of the land was the result of an error; ☐ The existing zoning of the land was based on a mistake of fact; ☐ 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; ☑ 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: a. Changed or changing conditions in a particular area, or in the city generally; or, b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. ☐ 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. 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. ☑ **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.** In the review criteria narrative attachment, please provide a separate section describing **how** the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.

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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 is document is required.)

☐ **Other Attachments.** Please describe below.

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	*John Alan Smith* *Josie Q. Smith*	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%	[signature]	1-26-2021	(A)	YES
						YES
						YES
						YES

2569 S. Federal Blvd Rezoning Application Attachments

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Date:	May 10, 2021
Attn:	Community Planning & Development City and County of Denver Attn: Jason Morrison, AICP, Senior City Planner 201 W. Colfax Avenue, Dept. 205 Denver, CO 80202
From:	Nora Bland 303 E 17th 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

<u>Comprehensive Plan 2040</u>

- 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.

<u>Blueprint Denver 2019</u>

- 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

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

1300 South Steele Street • Denver, CO 80210-2599
Phone: 303.722.4687 • www.archden.org

2021I-00023

May 19, 2021 $1000 fee pd CC

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 party 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 party 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 ft 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 party of the second part, his heirs and assigns forever. And the said parties of the first part, for themselves their heirs, executors, and administrators, do covenant, grant, bargain, and agree to and with the said party 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 party 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 hand s and seal the day and year first above written.

Franklin L. Burns
Daniel Foster Burns (SEAL)
T. Mitchell Burns (SEAL)
Joan Burns Le Fant (SEAL)
By Franklin L. Burns
Her attorney in fact

STATE OF COLORADO
City & County of Denver } ss.

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~~
My commission expires November 19, 1951.

Betty M. Eby
Notary Public.

No. 932. WARRANTY DEED.—For Photographic Record.
—The Bradford-Robinson Ptg. Co., Mfrs. Robinson's Legal Blanks, 1846 Stout St., Denver, Colo.

2021I-00023 May 19, 2021 $1000 fee pd CC

SEP 15 1967

WARRANTY DEED

06970

RECORDER'S STAMP 1.50

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

THE ARCHDIOCESE OF DENVER

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, 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.

Urban J. Vehr (SEAL)

(SEAL)

(SEAL)

STATE OF COLORADO)
) ss.
County of Denver)

The foregoing instrument was acknowledged before me this 13th 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 Commission expires Sept 22, 1970

Edna Womack
Notary Public

NOTARY PUBLIC STATE OF COLORADO

9785 152

2021I-00023 May 19, 2021 $1000 fee pd CC

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Page: 1 of 3

09/10/2019 04:15 PM R $23.00 D $0.00
City & County of Denver POA
Electronically Recorded

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.

2021I-00023 May 19, 2021 $1000 fee pd CC

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 29th day of August, 2019, to become **effective as of the 30th 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 29th 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
State of Colorado
Notary ID # 19874179043
My Commission Expires 06-14-2021

Nicki A. Scheurwater
Notary Public

2021I-00023 May 19, 2021 $1000 fee pd CC

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 }
} ss
CITY AND COUNTY OF DENVER }

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

Witness my hand and official seal.

_____
Notary Public

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

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

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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 **JUR: 016**
NBHD: 0540 **ROLL:**
ARCHDIOCESE OF DENVER **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	ARCHDIOCESE OF DENVER

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	

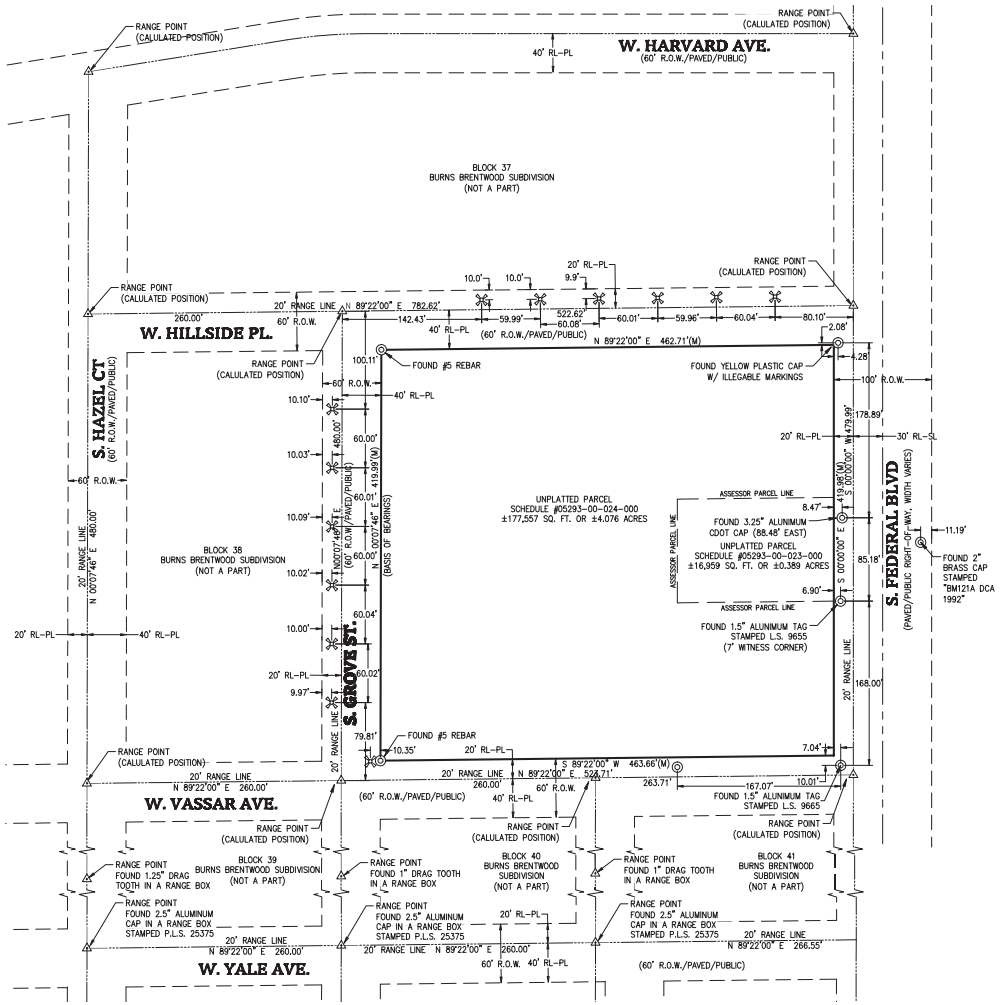
2021I-00023

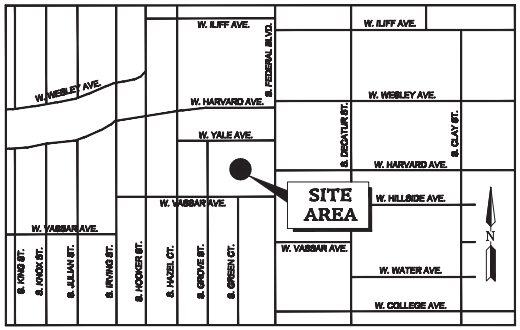
ZONE LOT AMENDMENT

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

LEGEND

◉	SET 1.25" YELLOW PLASTIC CAP OR 1" BRASS TAG STAMPED "P.L.S. 37929)
◎	FOUND MONUMENT AS NOTED
✕	CHISELED "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
———	PROPERTY BOUNDARY
– – – –	ADJACENT PROPERTY LINES
——·——	RANGE LINE
———	SECTION LINE





VICINITY MAP
NOT TO SCALE

EXISTING ZONE LOT LEGAL DESCRIPTION

(THE FOLLOWING LEGAL DESCRIPTION WAS TAKEN FROM DEED RECORDED UNDER RECEPTION NO. 848295 AT THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER DATED DECEMBER 15, 1950, AT 11:50 A.M.)

A PARCEL OF LAND IN THE SOUTHWEST ONE–QUARTER (SW1/4) 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 SW1/4 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 SW1/4, 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.

CONTAINING: ±194,516 SQ. FT. OR ±4.465 ACRES.

FOR INFORMATIONAL PURPOSES ONLY: 2559 SOUTH FEDERAL BLVD., DENVER, COLORADO

BASIS OF BEARINGS

NORTH 00°07'46" 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 WERE LOCATED FROM SURFACE EVIDENCE OBSERVED ON FEBRUARY 10, 2021. SAID UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE IN NATURE. FOR EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES, POT–HOLING IS RECOMMENDED. THIS SURVEYOR HAS NOT PHYSICALLY OR ACTUALLY LOCATED ANY UNDERGROUND UTILITIES SHOWN HEREON. THE SURVEYOR MAKES NO 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 UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. CALL THE UNDERGROUND UTILITY NOTIFICATION CENTER OF COLORADO. DIAL 811 OR 800.922.1987 FOR ALL LOCATE REQUESTS AT LEAST THREE BUSINESS DAYS PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

SURVEYOR'S NOTES

1. DATE OF FIELD WORK COMPLETION: FEBRUARY 10, 2021.
2. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE 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 CERTIFICATION SHOWN HEREON.
3. THIS IMPROVEMENT SURVEY PLAT, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT 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 POWER SURVEYING COMPANY INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHTS–OF–WAY, AND TITLE OF RECORD. POWER SURVEYING COMPANY INC. RELIED ON THE FOLLOWING COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY:

   ORDER No. N0031009–010–T02–LP, 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 BENCHMARK: CITY AND COUNTY OF DENVER BENCHMARK 121A: A BRASS 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 NAVD 88 ELEVATION = 5405.09' U.S. SURVEY FEET

SURVEYOR'S CERTIFICATE

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, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES EXCEPT AS INDICATED, AS THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

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

COLORADO REGISTERED RICHARD B. GABRIEL 37929 5-11-2021 PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF DEPOSITING

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: _____

POWER™ Surveying Company, Inc. Established 1949

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

SHEET 1 OF 5

EXISTING CONDITIONS

May 19, 2021 $1000 fee pd CC

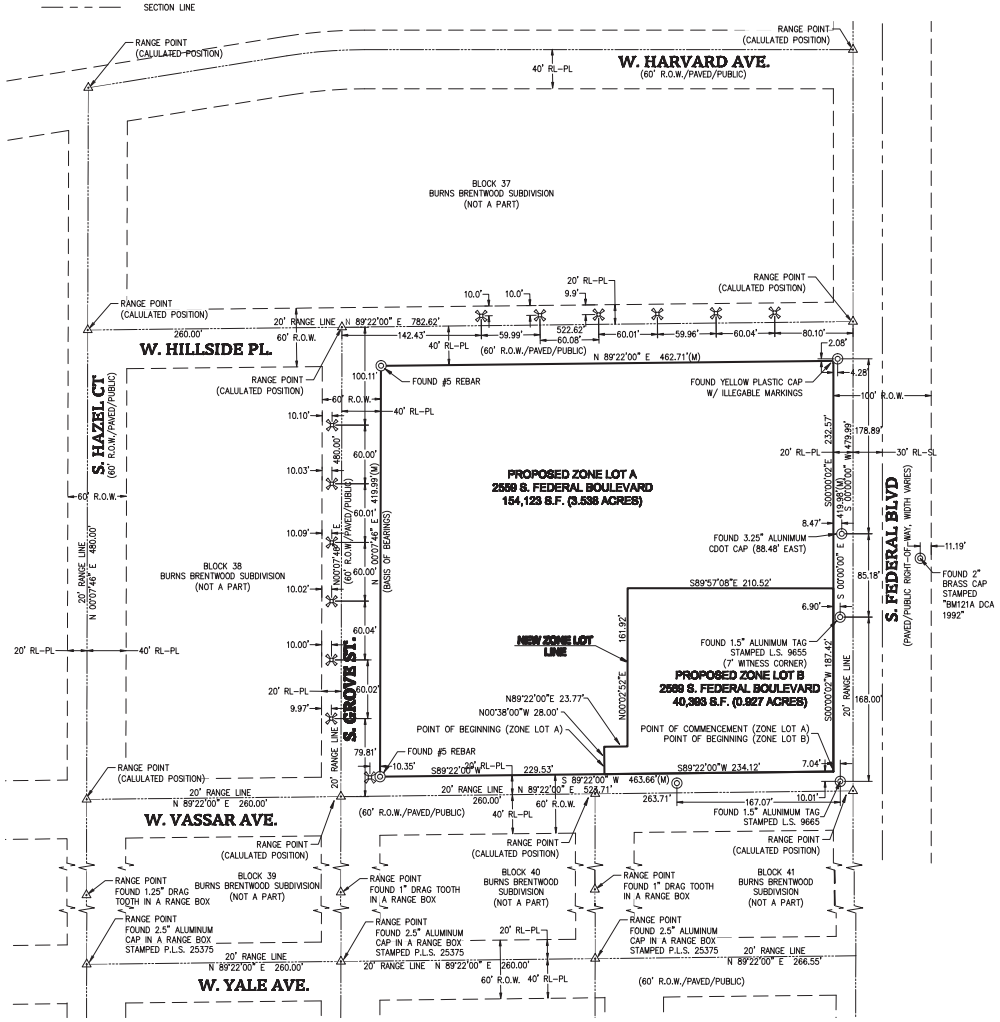
2021I-00023

ZONE LOT AMENDMENT

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

LEGEND

◉	SET 1.25" YELLOW PLASTIC CAP OR 1" BRASS TAG STAMPED "P.L.S. 37929)
◎	FOUND MONUMENT AS NOTED
✕	CHISELED "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
———	PROPERTY BOUNDARY
– – – –	ADJACENT PROPERTY LINES
——·——	RANGE LINE



PROPOSED ZONE LOT A DESCRIPTION (2559 S. FEDERAL BLVD.)

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED DECEMBER 15, 1950 IN BOOK 6846 AT PAGE 213, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 1289.96 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST ONE–QUARTER OF SECTION 29, T. 4 S., R. 68 W.;

THENCE ALONG SAID NORTH LINE OF SAID WEST VASSAR AVE. AND ALONG THE EXTERIOR BOUNDARY OF SAID PARCEL, SOUTH 89°22'00" WEST, 234.12 FEET TO THE POINT OF BEGINNING;

THENCE ALONG SAID EXTERIOR BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. CONTINUING SOUTH 89°22'00" WEST, 229.53 FEET TO THE EAST LINE OF SOUTH GROVE STREET;
2. ALONG SAID EAST LINE, NORTH 00°07'46" EAST, 419.99 FEET TO THE SOUTH LINE OF WEST HILLSIDE PLACE;
3. ALONG SAID SOUTH LINE, NORTH 89°22'00" EAST, 462.71 FEET TO THE WEST LINE OF SOUTH FEDERAL BLVD.;
4. ALONG SAID WEST LINE, SOUTH 00°00'02" EAST, 232.57 FEET TO A POINT;

THENCE LEAVING SAID WEST LINE AND SAID EXTERIOR BOUNDARY, NORTH 89°57'08" WEST, 210.52 FEET TO A POINT;
THENCE SOUTH 00°02'52" WEST, 161.92 FEET TO A POINT;
THENCE SOUTH 89°22'00" WEST, 23.77 FEET TO A POINT;
THENCE SOUTH 00°38'00" EAST, 28.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: ±154,123 SQ. FT. OR ±3.538 ACRES OF LAND.

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

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED DECEMBER 15, 1950 IN BOOK 6846 AT PAGE 213, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, 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., 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 ALONG SAID NORTH LINE OF SAID WEST VASSAR AVE. AND ALONG THE EXTERIOR BOUNDARY OF SAID PARCEL, SOUTH 89°22'00" WEST, 234.12 TO A POINT;
THENCE LEAVING SAID NORTH LINE AND SAID EXTERIOR BOUNDARY, NORTH 00°38'00" WEST, 28.00 FEET TO A POINT;
THENCE NORTH 89°22'00" EAST, 23.77 FEET TO A POINT;
THENCE NORTH 00°02'52" EAST, 161.92 FEET TO A POINT;
THENCE SOUTH 89°57'08" EAST, 210.52 FEET TO A POINT ON SAID WEST LINE OF SOUTH FEDERAL BLVD. AND SAID EXTERIOR BOUNDARY;
THENCE ALONG SAID WEST LINE AND SAID EXTERIOR BOUNDARY, SOUTH 00°00'02" WEST, 187.42 FEET TO THE POINT OF BEGINNING.

CONTAINING: ±40,393 SQ. FT. OR ±0.927 ACRES OF LAND.

BASIS OF BEARINGS

NORTH 00°07'46" 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.

PROPOSED CONDITIONS

POWER Surveying Company, Inc. Established 1999

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

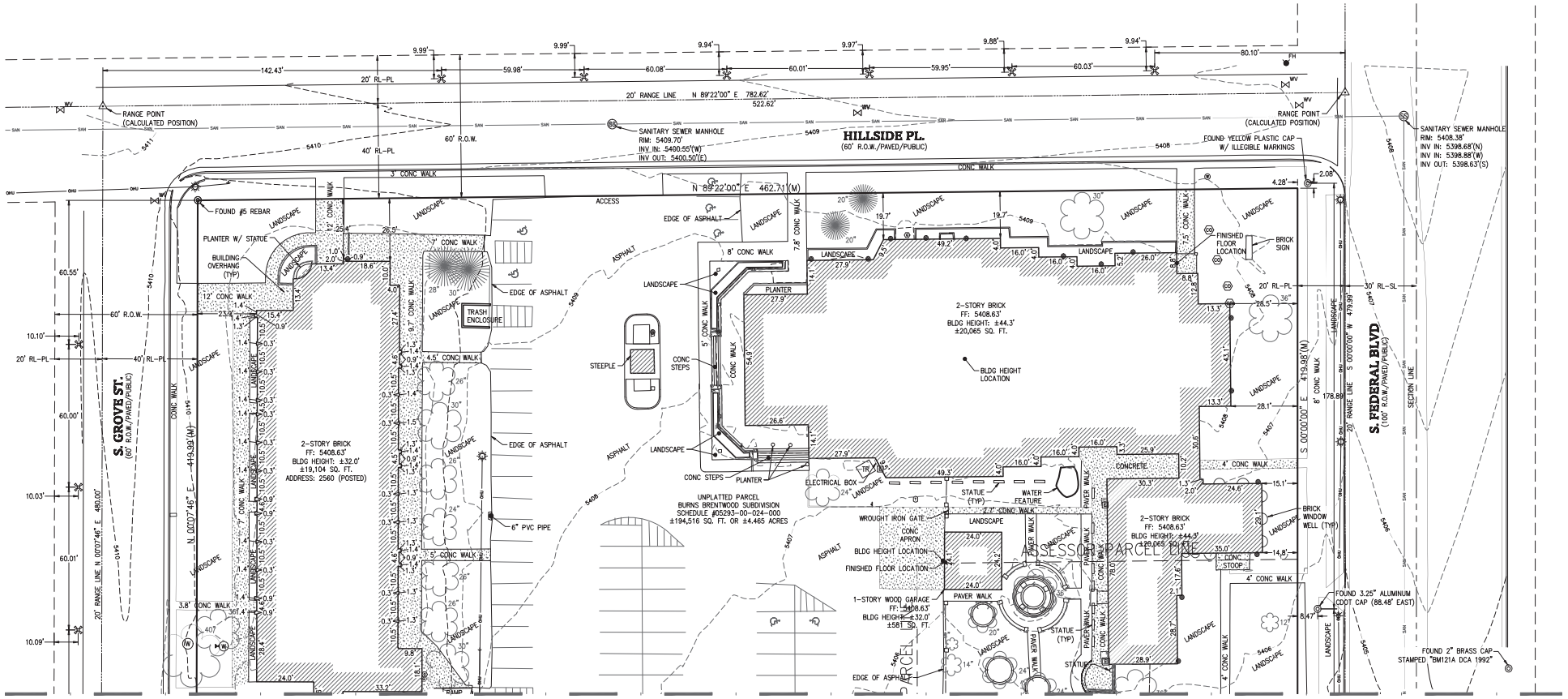
SHEET 2(A) OF 5

May 19, 2021 $1000 fee pd CC

2021I-00023

ZONE LOT AMENDMENT

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



LEGEND

◉	SET 1.25" YELLOW PLASTIC CAP OR 1" BRASS TAG STAMPED "P.L.S. 37929)	UTILITY POLE	SANITARY SEWER LINE
◎	FOUND MONUMENT AS NOTED	GUY WIRE ANCHOR	CHAIN LINK FENCE
✕	CHISELED "X" IN CONCRETE	LIGHT POLE	WROUGHT IRON FENCE
△	RANGE POINT AS NOTED	TRAFFIC LIGHT POLE	MINOR CONTOUR
RL–PL	RANGE LINE TO PROPERTY LINE	ELECTRIC METER	MAJOR CONTOUR
FL–FL	FLOWLINE TO FLOWLINE	ELECTRIC BOX	CONCRETE
PL–BOW	PROPERTY LINE TO BACK–OF–WALK	TELEPHONE PEDESTAL	
FL–FL	FLOWLINE TO FLOWLINE	FIBER OPTIC BOX	
(M)	MEASURED DIMENSION	GAS METER	
(R)	RECORD DIMENSION	CLEANOUT	
(C)	CALCULATED DIMENSION	BOLLARD	
VCP	VITRIFIED CLAY PIPE	SIGN	
♿	HANDICAPPED PARKING SPACE	TREE W/ CALIPER SIZE	
WV	WATER VALVE	PROPERTY BOUNDARY	
FH	FIRE HYDRANT	ADJACENT PROPERTY LINES	
⋈	IRRIGATION VALVE	RANGE LINE	
Ⓦ	WATER METER OR MANHOLE	SECTION LINE	
Ⓢ	SANITARY SEWER MANHOLE	BUILDING OVERHANG	
Ⓓ	STORM SEWER MANHOLE	OVERHEAD UTILITY LINE	
●	ROOF DRAIN	STORM SEWER LINE	

N

SCALE: 1" = 20'

20' 0 10' 20'

EXISTING CONDITIONS (NORTH PORTION)

POWER Surveying Company, Inc. Established 1993

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

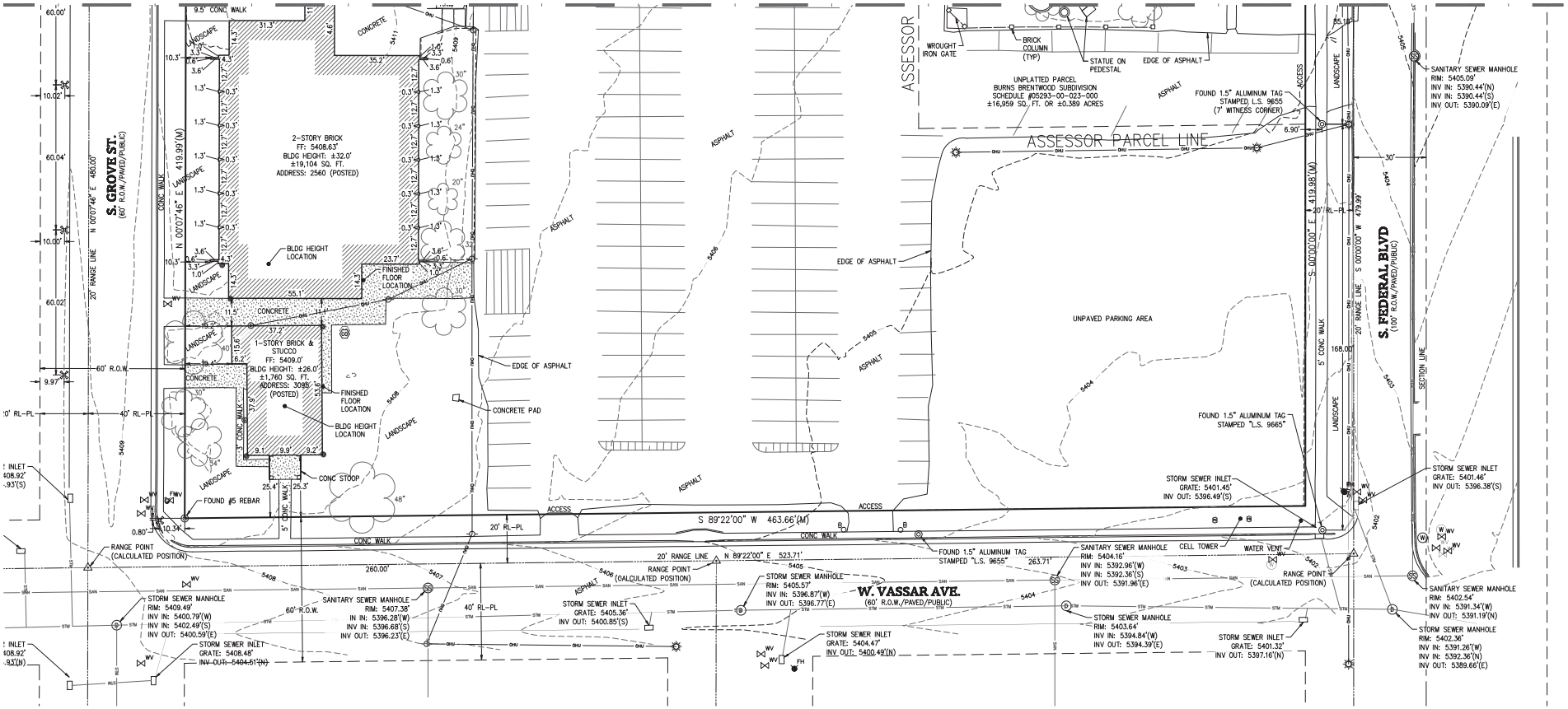
SHEET 2 OF 5

May 19, 2021 $1000 fee pd CC

2021I-00023

ZONE LOT AMENDMENT

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



LEGEND

◉	SET 1.25" YELLOW PLASTIC CAP OR 1" BRASS TAG STAMPED "P.L.S. 37929)	UTILITY POLE	SANITARY SEWER LINE
◎	FOUND MONUMENT AS NOTED	GUY WIRE ANCHOR	CHAIN LINK FENCE
✕	CHISELED "X" IN CONCRETE	LIGHT POLE	WROUGHT IRON FENCE
△	RANGE POINT AS NOTED	TRAFFIC LIGHT POLE	MINOR CONTOUR
RL–PL	RANGE LINE TO PROPERTY LINE	ELECTRIC METER	MAJOR CONTOUR
FL–FL	FLOWLINE TO FLOWLINE	ELECTRIC BOX	CONCRETE
PL–BOW	PROPERTY LINE TO BACK–OF–WALK	TELEPHONE PEDESTAL	
FL–FL	FLOWLINE TO FLOWLINE	FIBER OPTIC BOX	
(M)	MEASURED DIMENSION	GAS METER	
(R)	RECORD DIMENSION	CLEANOUT	
(C)	CALCULATED DIMENSION	BOLLARD	
VCP	VITRIFIED CLAY PIPE	SIGN	
♿	HANDICAPPED PARKING SPACE	TREE W/ CALIPER SIZE	
WV	WATER VALVE	PROPERTY BOUNDARY	
FH	FIRE HYDRANT	ADJACENT PROPERTY LINES	
⋈	IRRIGATION VALVE	RANGE LINE	
Ⓦ	WATER METER OR MANHOLE	SECTION LINE	
Ⓢ	SANITARY SEWER MANHOLE	BUILDING OVERHANG	
Ⓓ	STORM SEWER MANHOLE	OVERHEAD UTILITY LINE	
●	ROOF DRAIN	STORM SEWER LINE	

N

SCALE: 1" = 20'

20' 0 10' 20'

EXISTING CONDITIONS (SOUTH PORTION)

POWER Surveying Company, Inc. Established 1949

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

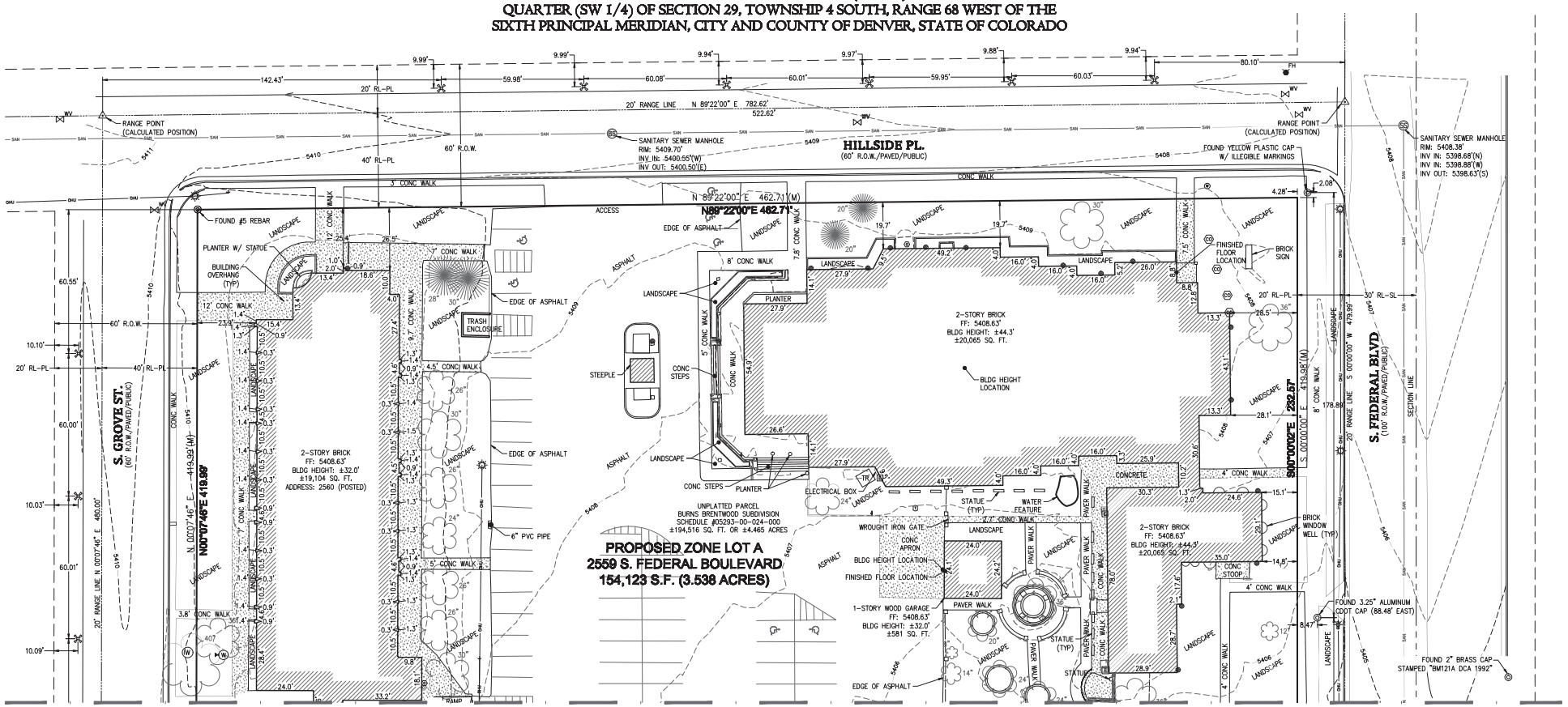
SHEET 3 OF 5

May 19, 2021 $1000 fee pd CC

2021I-00023

ZONE LOT AMENDMENT

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



SEE SHEET 3 FOR CONTINUATION

LEGEND

◉	SET 1.25" YELLOW PLASTIC CAP OR 1" BRASS TAG STAMPED "P.L.S. 37929)	UTILITY POLE	SANITARY SEWER LINE
◎	FOUND MONUMENT AS NOTED	GUY WIRE ANCHOR	CHAIN LINK FENCE
⊗	CHISELED "X" IN CONCRETE	LIGHT POLE	WROUGHT IRON FENCE
△	RANGE POINT AS NOTED	TRAFFIC LIGHT POLE	MINOR CONTOUR
RL–PL	RANGE LINE TO PROPERTY LINE	ELECTRIC METER	MAJOR CONTOUR
FL–FL	FLOWLINE TO FLOWLINE	ELECTRIC BOX	CONCRETE
PL–BOW	PROPERTY LINE TO BACK–OF–WALK	TELEPHONE PEDESTAL	
FL–FL	FLOWLINE TO FLOWLINE	FIBER OPTIC BOX	
(M)	MEASURED DIMENSION	GAS METER	
(R)	RECORD DIMENSION	CLEANOUT	
(C)	CALCULATED DIMENSION	BOLLARD	
VCP	VITRIFIED CLAY PIPE	SIGN	
♿	HANDICAPPED PARKING SPACE	TREE W/ CALIPER SIZE	
WV	WATER VALVE	PROPERTY BOUNDARY	
FH	FIRE HYDRANT	ADJACENT PROPERTY LINES	
IV	IRRIGATION VALVE	RANGE LINE	
W	WATER METER OR MANHOLE	SECTION LINE	
S	SANITARY SEWER MANHOLE	BUILDING OVERHANG	
D	STORM SEWER MANHOLE	OVERHEAD UTILITY LINE	
●	ROOF DRAIN	STORM SEWER LINE	

SCALE: 1" = 20'

PROPOSED ZONE LOT A LEGAL DESCRIPTION (2559 S. FEDERAL BLVD.)

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED DECEMBER 15, 1950 IN BOOK 6846 AT PAGE 213, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 1289.96 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST ONE–QUARTER OF SECTION 29, T. 4 S., R. 68 W.;

THENCE ALONG SAID NORTH LINE OF SAID WEST VASSAR AVE. AND ALONG THE EXTERIOR BOUNDARY OF SAID PARCEL, SOUTH 89°22'00" WEST, 234.12 FEET TO THE POINT OF BEGINNING;

THENCE ALONG SAID EXTERIOR BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. CONTINUING SOUTH 89°22'00" WEST, 229.53 FEET TO THE EAST LINE OF SOUTH GROVE STREET;
2. ALONG SAID EAST LINE, NORTH 00°07'46" EAST, 419.99 FEET TO THE SOUTH LINE OF WEST HILLSIDE PLACE;
3. ALONG SAID SOUTH LINE, NORTH 89°22'00" EAST, 462.71 FEET TO THE WEST LINE OF SOUTH FEDERAL BLVD.;
4. ALONG SAID WEST LINE, SOUTH 00°00'02" EAST, 232.57 FEET TO A POINT;

THENCE LEAVING SAID WEST LINE AND SAID EXTERIOR BOUNDARY, NORTH 89°57'08" WEST, 210.52 FEET TO A POINT;
THENCE SOUTH 00°02'52" WEST, 161.92 FEET TO A POINT;
THENCE SOUTH 89°22'00" WEST, 23.77 FEET TO A POINT;
THENCE SOUTH 00°38'00" EAST, 28.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: ±154,123 SQ. FT. OR ±3.538 ACRES OF LAND.

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

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED DECEMBER 15, 1950 IN BOOK 6846 AT PAGE 213, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, 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., 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 ALONG SAID NORTH LINE OF SAID WEST VASSAR AVE. AND ALONG THE EXTERIOR BOUNDARY OF SAID PARCEL, SOUTH 89°22'00" WEST, 234.12 TO A POINT;
THENCE LEAVING SAID NORTH LINE AND SAID EXTERIOR BOUNDARY, NORTH 00°38'00" WEST, 28.00 FEET TO A POINT;
THENCE NORTH 89°22'00" EAST, 23.77 FEET TO A POINT;
THENCE NORTH 00°02'52" EAST, 161.92 FEET TO A POINT;
THENCE SOUTH 89°57'08" EAST, 210.52 FEET TO A POINT ON SAID WEST LINE OF SOUTH FEDERAL BLVD. AND SAID EXTERIOR BOUNDARY;
THENCE ALONG SAID WEST LINE AND SAID EXTERIOR BOUNDARY, SOUTH 00°00'02" WEST, 187.42 FEET TO THE POINT OF BEGINNING.

CONTAINING: ±40,393 SQ. FT. OR ±0.927 ACRES OF LAND.

PROPOSED CONDITIONS (NORTH PORTION)

POWER™ Surveying Company, Inc.
Established 1998
5291 Broadway
Denver, CO 80249
PH: 303-703-4787
FAX: 303-703-4789
www.powersurveying.com

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

SHEET 4 OF 5

May 19, 2021 $1000 fee pd CC

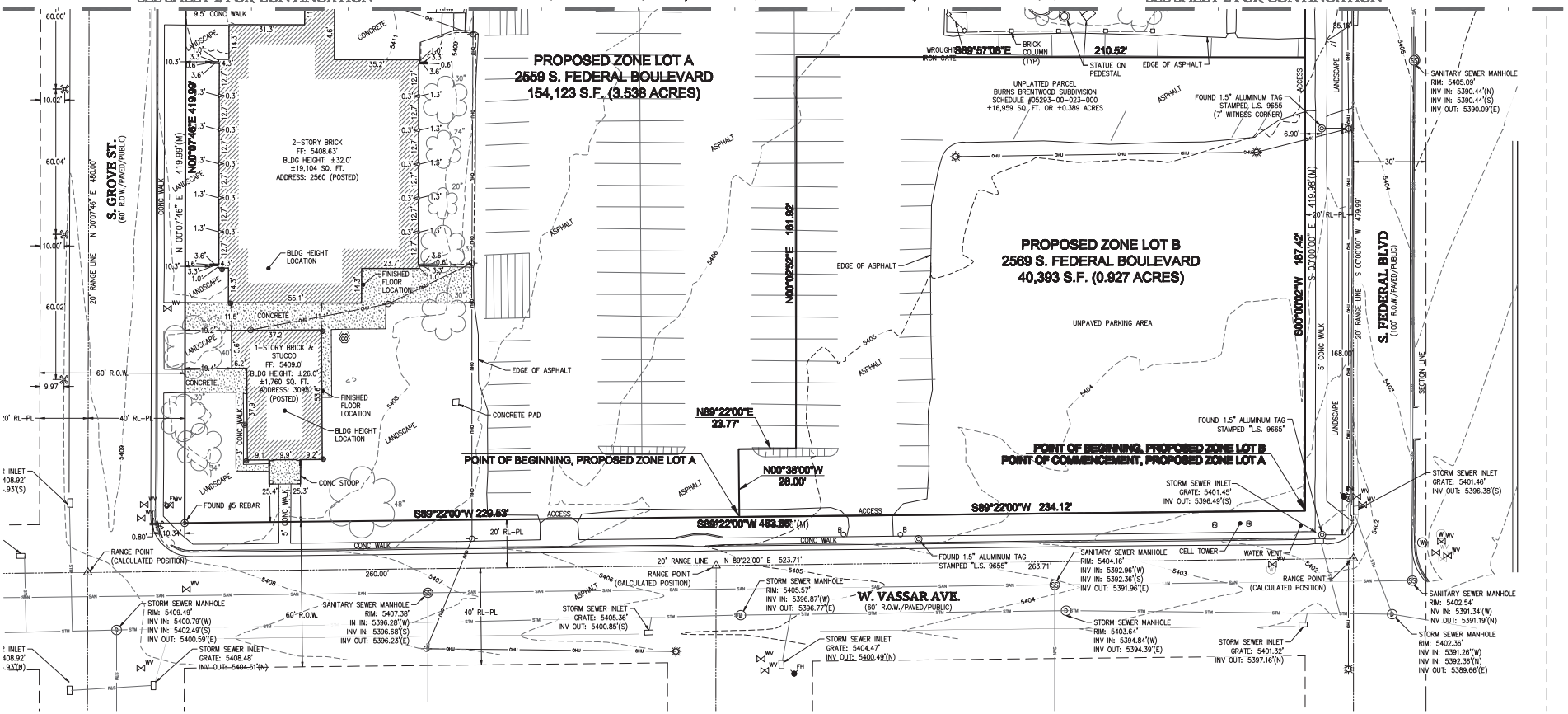
2021I-00023

ZONE LOT AMENDMENT

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

SEE SHEET 2 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION



LEGEND

◉	SET 1.25" YELLOW PLASTIC CAP OR 1" BRASS TAG STAMPED "P.L.S. 37929)	UTILITY POLE	SANITARY SEWER LINE
◎	FOUND MONUMENT AS NOTED	GUY WIRE ANCHOR	CHAIN LINK FENCE
✕	CHISELED "X" IN CONCRETE	LIGHT POLE	WROUGHT IRON FENCE
△	RANGE POINT AS NOTED	TRAFFIC LIGHT POLE	MINOR CONTOUR
RL–PL	RANGE LINE TO PROPERTY LINE	ELECTRIC METER	MAJOR CONTOUR
FL–FL	FLOWLINE TO FLOWLINE	ELECTRIC BOX	CONCRETE
PL–BOW	PROPERTY LINE TO BACK–OF–WALK	TELEPHONE PEDESTAL	
FL–FL	FLOWLINE TO FLOWLINE	FIBER OPTIC BOX	
(M)	MEASURED DIMENSION	GAS METER	
(R)	RECORD DIMENSION	CLEANOUT	
(C)	CALCULATED DIMENSION	BOLLARD	
VCP	VITRIFIED CLAY PIPE	SIGN	
♿	HANDICAPPED PARKING SPACE	TREE W/ CALIPER SIZE	
WV	WATER VALVE	PROPERTY BOUNDARY	
FH	FIRE HYDRANT	ADJACENT PROPERTY LINES	
IV	IRRIGATION VALVE	RANGE LINE	
WM	WATER METER OR MANHOLE	SECTION LINE	
SMH	SANITARY SEWER MANHOLE	BUILDING OVERHANG	
SD	STORM SEWER MANHOLE	OVERHEAD UTILITY LINE	
●	ROOF DRAIN	STORM SEWER LINE	

N

SCALE: 1" = 20'

20' 0 10' 20'

PROPOSED ZONE LOT A LEGAL DESCRIPTION (2559 S. FEDERAL BLVD.)

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED DECEMBER 15, 1950 IN BOOK 6846 AT PAGE 213, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 1289.96 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 29, T. 4 S., R. 68 W.;

THENCE ALONG SAID NORTH LINE OF SAID WEST VASSAR AVE. AND ALONG THE EXTERIOR BOUNDARY OF SAID PARCEL, SOUTH 89°22'00" WEST, 234.12 FEET TO THE POINT OF BEGINNING;

THENCE ALONG SAID EXTERIOR BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. CONTINUING SOUTH 89°22'00" WEST, 229.53 FEET TO THE EAST LINE OF SOUTH GROVE STREET;
2. ALONG SAID EAST LINE, NORTH 00°07'46" EAST, 419.99 FEET TO THE SOUTH LINE OF WEST HILLSIDE PLACE;
3. ALONG SAID SOUTH LINE, NORTH 89°22'00" EAST, 462.71 FEET TO THE WEST LINE OF SOUTH FEDERAL BLVD.;
4. ALONG SAID WEST LINE, SOUTH 00°00'02" EAST, 232.57 FEET TO A POINT;

THENCE LEAVING SAID WEST LINE AND SAID EXTERIOR BOUNDARY, NORTH 89°57'08" WEST, 210.52 FEET TO A POINT;
THENCE SOUTH 00°02'52" WEST, 161.92 FEET TO A POINT;
THENCE SOUTH 89°22'00" WEST, 23.77 FEET TO A POINT;
THENCE SOUTH 00°38'00" EAST, 28.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: ±154,123 SQ. FT. OR ±3.538 ACRES OF LAND.

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

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED DECEMBER 15, 1950 IN BOOK 6846 AT PAGE 213, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, 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., 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 ALONG SAID NORTH LINE OF SAID WEST VASSAR AVE. AND ALONG THE EXTERIOR BOUNDARY OF SAID PARCEL, SOUTH 89°22'00" WEST, 234.12 TO A POINT;
THENCE LEAVING SAID NORTH LINE AND SAID EXTERIOR BOUNDARY, NORTH 00°38'00" WEST, 28.00 FEET TO A POINT;
THENCE NORTH 89°22'00" EAST, 23.77 FEET TO A POINT;
THENCE NORTH 00°02'52" EAST, 161.92 FEET TO A POINT;
THENCE SOUTH 89°57'08" EAST, 210.52 FEET TO A POINT ON SAID WEST LINE OF SOUTH FEDERAL BLVD. AND SAID EXTERIOR BOUNDARY;
THENCE ALONG SAID WEST LINE AND SAID EXTERIOR BOUNDARY, SOUTH 00°00'02" WEST, 187.42 FEET TO THE POINT OF BEGINNING.

CONTAINING: ±40,393 SQ. FT. OR ±0.927 ACRES OF LAND.

PROPOSED CONDITIONS (SOUTH PORTION)

POWER™ Surveying Company, Inc.
Established 1993
5594 Broadway, Denver, CO 80216
PH: 303-623-4887
FAX: 303-623-4782
www.powersurveying.com

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

SHEET 5 OF 5

May 19, 2021 $1000 fee pd CC

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

COLLEGE VIEW
NEIGHBORHOOD ASSOCIATION

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 Pailet
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 t. Verslais	Diedre t. Verslais	1/20/2021
Betsy Schultz	Betsy 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		Jan-10-21
Barbara Mejo	430 So Sheridan	Barbara Mejo	1-10-21
Julie Bateman	2288 S. Laredo St	Julie Bateman	1-10-2021
PETE WALSH	2345 W. Mississippi Ave		1/10/2021
DAVID CASSIDY	2907 S. QUAY WY.		1/10/21
Jim LESBIANSKA	4550 W. ILIFF Ave		1-10-21
Joseph Sallo	9431 W Mexico Ave		1-10-21
Chris Chevarria	525 W Iliff	Lakewood	1-11-21
Mimi Nguyen	4777 S. Webster	Littleton	1-13-21
Vince Hoang	4777 S. Webster	Littleton	1-13-21
Jacky Pitrat	901 Englewood Pkwy	Englewood	1-16-21
JESS + JUDY	1398 W. HOYE PL	DENVER, CO	1-16-21
NANCY WALSH	8961 W LAYTON AVE		1-16-21
[illegible]	2306 S. Bannock	Lakewood	1-15/2021
Peter Hatfield	2980 W. HAMPDEN		1/16/21
Jacob Nobbe	9808 W Vanderbilt		1/16/21
GERRI LOPEZ	6155 W 68th Ave	WESTMINSTER	1-16-21
Dang Doan	8983 W Sewell Ave		1-17-21
Nammy Teuong	3504 W. Hamilton Pl		1-16-21
ANDY TRAN	3665 W. Hamilton	Ave	01-16-21
NGA VO	3665 W. Hamilton	Ave	01-16-21
CHUC NGUYEN	2755 S. Pierce st		01/16/21
Kim [illegible] NGUYEN	593 BLUE JAY DR		01/16/21
Phuong Nguyen	3417 W IOA Ave		1/16/21
Diem Pham	3844 W. Hamilton Ave		1/16/21
KIM PHAM	6574 W. IOWA		1/16/21
TRANG TRAN	7094 S. Garrison St.		1/16/21
Diedre Versluis	11145 E Alameda Ave #707		1/17/21
NGATIA P. PHAM	1188 S. DECATUR ST. DENVER, CO. 80219		1/17/21
TRA BUI	2396 W BYERS DR DENVER CO 80223		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
Maricela Carrillo	1011 S. Knox Ct Denver CO		1-10-2021
Kathy Clark	5058 S. Nelson Cir Littleton	Kathy Clark	1-10-2021
Dale Clark	" " " "	Dale Clark	1-10-2021
Susie Backer	6220 S Lewis St Littleton 80127		1/10/21
[illegible]	2759 S. Quitman St		1/10/21
LAM NGUYEN	" " "		1/16/21
Cuc Pham	2125 S. NEWTON ST		1/18/21
Tinh Cao	1212 S Federal		1/14/21
Nguyen thi Vine	Colorado Shreveland		1/14/21
Nguyen T M Vui	Littleton CO 80123		1/14/21
Nguyễn Thụy Viễn	1660 S Allison St 80232		1/14/21
Am Cai	1212 S Federal 80219		1/15-21
Rag m Padilla	3071 S. Yates St 80236 80128		1-16-21
THIEN DAM	7064 S. GARRISON ST.		1-16-21
Manuel Sais	3193 S. Kay Way		1-16-21
Charles Parker	7792 w Florida Dr		1-17-21
Loan Nguyen	1037 S. Lowell Blvd		1/17/21
Pete	2636 Jay Ct		1/17/21
Vanessa Tran	1212 S. Federal		1-16-20
Diem Tham	2778 S Meade St		1/16/20
Khiem Vien	" "		1/16/20
Quynh Mai	3300 S. Steele, Denver		1/16/20
Tan Nguyen	9218 Decatur Ct		1/18/20
An Nguyen	Denver		1/18/2021
Tam Nguyen	598 Blue Jay Dr Golden CO 80401		1/16/2021
NGOC NGUYEN	18403 Dale Ct		1/16/2021
TIEN DUONG	18403 S Dale Ct		1/16/2021
Nam Tran	3844 W. Hamilton Ave		1/16/2021
Nhu Nguyen	735 S. Eliot St 80219		1/16/2021
Louis Tran	7094 S. Garrison St. Littleton		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.		1/11/21
Esta Romero	4385 S. Bldg ST		1-11-21
Adrianne Molina	3620 S. Univale pl		1/11/21
Dale Saiz	2779 W 14th Place		1-11-21
Frank Rocha	1122 S. Julian		1-11-21
BENNY CARRILLO	1611 SOUTH KALAMATH		1-11-21
Barbara Alcorn	10467 W. Hampden # 101		1-10-21
	Lakewood, CO 80227 4071 Yarrow Ct		1-10-21
	6280 W Canyon Ave		1-10-21
	Littleton 6280 W Canyon Ave 80128		1-10-21
Margo Stavros Simon	9430 W. Nevada		1-10-21
Minh Thuy Nguyen	2759 S. Quitman St		1-10-21
Thao Nguyen	2759 S. Quitman		1-10-21
Luz Montelongo	2944 S Pitkin CT		1.16.21
PHILIP ADARGO Philip Adargo	2850 S. yates st.		1.12.21
LUCY TAFOYA	2525 W. WATER AVE		1/12/21
THAON. VU	1595 S. Harlan ST		1/10/21.
Van Vu	1595 S. Harlan ST		1/14/21
LaAnn Moody	2351 S Quitman St		1-16-21
JEANNETTE ARBUCKLE	8961 W Layton Ave		1-16-21
Don ARBUCKLE	8961 W. LAYTON AVE		1-16-21
Robert Nieto	2336 W Byers Pl		1.16.21
Regina Carrington	4241 W El Dorado Pl		1.16.21
Vicky Nguyen	9808 W Vandeventer Dr. Littleton		1/16/21
TIEN NGUYEN	#545 Colorado.		1.16.21
GIAN NGUYEN	7483 W Layton Ave		1/16/2021
Anh Phan	7482 W Layton Ave		1/16/2021
Trien Vu	469 N. Irving St.		1/16/2021
Joseph Tran	3901 W Kenyon Ave Denver		1/16/2021
Jane Tran	3901 W KENYON AVE DENVER CO		1/16/2021
Melissa Gray	3101 S. Federal Blvd		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		1/18/2021
[illegible]	83333 06 Apt 206		1-17-2021
[illegible]	5901 W. Lehigh Ave		1/16/2021
Michelle Haro	2655 S. Patton Ct		1/17/2021
Jon Marie Belle	3043 So Vrain St.		1-14-2021
Robt Archibald	15 Wesley Way	Robt Archibald	1/17/2021
Eddie Mendez	1714 S. Bryant St		1/17/2021
Scott Popper	125 So. Hoyt St.		1/17/2021
James P. Bisso	3295 W Iowa Ave	James P. Bisso	1/17/21
Michelle Lynd	2911 S Reed St	Michelle Lynd	1-17-21
CARLOS GOMEZ	2320 W. Arkansas		1-17-21
Raul Chavez	3161 S. Pecos St		1-17-21
Barbara deHaan	1665 So. Lowell	Barbara deHaan	1-17-21
[illegible]	1645 S. Zuni		1-17-21
Mike Montoya	3952 W Greenwood Pl,	Mike Montoya	1-17-21
Tiffany Montoya	759 S. Reed Ct. Apt. B37	Tiffany	1-17-21
Christopher Montoya	3952 W. Greenwood Pl	Christopher Montoya	1-17-21
[illegible]	2370 S. Owens St		1-19-21
Glenn Spackman	1590 S. Pierce St	Glenn Spackman	1-19-21
Keith Spackman	1590 S Pierce St	KS	19 Jan 2020
[illegible]	3504 W Hayden Pl		19-2021
DAVID Hong	1070 W. 90th Ave		1-19-2021
Quyen Nguyen	2048 W. Wesley	Quyen	1-19-2021
Mary Truong	6104 S. Kalispell St	Mary	1-19-2021
Anh-Hong		Anh	1-19-2021
Kiem Do	2121 S. Gray		1/19/21
Thu Tran	1880 E Dickerson		1/19/21
NHUNG Nguyen	7681 W DUNKIRK		1-19-20
Hien Nguyen	2048 W Wesley		1/19/20
VAN THI NGUYEN	2048 W Wesley		1/19/20
Lan Nguyen	2048 W Wesley Ave		1/19/21

Ho thi Kim Cuc 3504 Wheeling Hanpl

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 CHEYENNE AVE		1-17-21
TOMAS NGUYEN	3830 W. Union Ave		1/17/21
Virginia Mejia	2708 W College Ave		1/17/21
[illegible]	[illegible]		1/17/21
[illegible]	[illegible]		1/17/21
THUY LINH PHAM	6201 W NEVADA PL. #101		01/17/2021
Frances Gomez	1580 So Tejon		1-17-21
Mike Bui	6574 W. Iowa PL		1-17-21
Quang Huy Bui	6574 W. Iowa Pl		1-17-21
Shuchelle Simone	3160 W. Florida Pl		1/17/21
LINH PHAM	11445 W. ATLANTIC		1/17/21
THOA PHAM	11445 W. ATLANTIC		1/17/21
TRI T. Phan	1030 Highland Bluff		1/17/21
Cuong Nguyen	4111 W Kenyon Ave		1/17/21
Nguyen Le	6705 S Field St #821		1/17/21
Ken MAESTAS	11101 W. 15th Pl #207		1/17/21
Kaity Tran	6056 S. Biscay St		1/17/21
Nhi Nguyen	8983 W Jewell Ave		1/17/21
Mary Thoi	2078 W. Wesley Ave		1/19/21
Oanh Nguyen	2078 W. Wesley Ave		1/19/21
Nuh Nguyen	9202 W. Alice Ave		1/19/21
Tinh Nguyen	2048 W Wesley Ave		1/19/21
Anh Nguyen	2048 W Wesley Ave		1/19/21
P.T Tran	-		
Duong Quang Dao	12225 Federal Blvd		1/17/21
Nguyen Thi Anh	1222 S Federal Blvd		1/17/21
NGHIA DAO	5590 W. Princeton		1/17/21
AN NGUYEN	5590 W. Princeton		1/17/21
Khanh Nguyen	770 949 7876 W Mexico		1/17/21
Huy Nguyen	7876 W Mexico Lakewood		
NGUYET NGUYEN	5380 W Florida		1/17/21
Total Estrada	2752 S. Irving St.		1-18-21

Hoang Hau Nguyen 4785 S. Upham Ct. Littleton [signature] 1/17/21
Huy Tran 4785 S. Upham Ct. Littleton CO 80123 [signature] 1/17/21
Mai Vu 3965 W Dartmouth CO Denver [signature] 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	9674 S Raleigh ST		1/8/21
	14223 W Baltic Ave		1/8/21
Tuyet Lieu	9674 S RALEIGH st		
Hung Vu	5236 Lilac Ln		
Nguyet Luong	Denver CO 80221		
Huynh N. LE	2487 W Evans Pl Den. Co 80219		1/9/21
Roetsy Schu He	2014 S Corona St		1/9/21
Joseph Nguyen	2306 S Benton Ct Denver 80227		1/9/21
Alexa Nguyen	10463 Bluffmont Dr.		1/9/21
James Nguyen			1/9/21
Michael Myers	2949 S. Patton Ct.		1-9-21
Amy Lebon	12991 Brantwood		1-9/21
JIM HAMBLIN	7009 W Jewell		1/9/21
Arnold Salazar	3497 S Otis Ct		1/9/21
Mamuel Mabon	3200 W Floyd Ave		1/9/21
Rebecca Hastings	3780 S Chesterfield	Rebecca Hastings	1/9/2021
Miguel Garza Wicker	1639 S Raleigh st		1/9/2021
Elizabeth Garza Wicker	1639 S Raleigh St		1/9/2021
Thie Thao	8932 W Stanford Ave		1/9/2021
Thu Ralbarow	8932 W Stanford		1/09/2021
Ronald Cooper	7175 E. Arkansas Ave		01/09/2021
John Harrower	1964 S Utica ST		01/09/2021
Kathryn Harrower	1964 So. Utica St		01/09/21
L'Rae Myers	2949 S. Patton Ct		1/9/2021
Denise Salazar	3497 S. Otis Ct		1/9/2021
Laura Salazar	3497 So Otis Ct		1-9-2021
Teresa Hegyi	10629 W. Exposition Lkwd Dr.		1-9-2021
MIKE TURNOCK	1505 E YALE Ave		1-10-2021
Elizabeth Verchere	11. 6969 W Yale Ave 80210 A 47		1/10/21
	2668 S. Kline Ct		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 Arnold	7088 W. Jewell Dr	Margaret Arnold	1/9/21
Heather Trump	2772 S Wadsworth Blvd	Heather Trump	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		1/9/21
L. Cardenas	4740 W. Stanford Ave	L. Cardenas	1-9-21
RONALD SARRICCHIO	5775 W. DARTMOUTH, DEN. CO.	Ronald J Sarricchio	1-9-21
Phyllis Sarricchio	5775 W. Dartmouth Ave	Phyllis Sarricchio	1-9-2021
Patricia Cooper	7175 W Arkansas Ave	Patricia Cooper	1-9-2021
maria jaramillo	2635 N. Ellsworth	aire. MARIA JARAMILLO	1-9-2021
Mujahida Padilla	3071 S. Yates 80236	Mujahida Padilla	1-9-2021
Lillian Rotello	532 S Vance Ct,	Lillian Rotello	1-9-2021
TED martin	2540 W College Ave		1-10-21
OSCAR Alvarez	1693 S Santa Fe St		1-10-21
Kevin Dolhenty	6021 W Baltic Pl DENVER CO		1-10-21
AMY TRUJILLO	265 newton st	Amy Trujillo	1-10-21
DENNIS JECCHINELLI	6969 W. YALE #407		1-10-21
Jon Sandy	1310 S. Clay St.	Jon Sandy	1-10-21
Terry Boyd	2783 S. Vrain St, DENVER 80236	T Boyd	1/10/2021
Rey Mireles	2045 S. Hazel Ct.	Rey Mireles Jr.	1-10-21
LOC NGUYEN	1225 S. FENTON CT		1-10-21
Julie Mingo	4471 S. Utica St	Julie Mingo	1-10-21
Don Ronyak	2950 Tennyson St		1-10-21
Mary Vil	303 W. Colfax		1-10-21
Rachelle Chacon	1905 S Tejon St	Rachelle Chacon	1-10-21
Martha Zamora	1905 S. Tejon st.	Martha V. Zamora	1-10-21
Jacob Arellano	3620 W Linvale pl		1-10-21
Sandra Saiz	2774 W. Hillside Ave	Sandra L Saiz	1-10-21
Keenan Glesar	4525 W Yale Ave		1/10/21
Dave Yeuth	3058 W Tennessee Pl		1/10/21
Jennifer Li	1611 S Knox Ct	Jennifer Li	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 80227		1-10-21
Patricia D Castro	2772 S. Webster Den		1-10-21
[illegible]	3442 W. Dartmouth		1-10-21
CONG V THAN	3442 W. Dartmouth		1-10-2021
NGA HUYNH	1550 S FENTON ST		1-10-2021
Brock West	6560 W. Mansfield Ave		1-10-2021
	Denver CO 8023		
Helen West	" " "		1-10-2021
John Altman	2565 S. Meade St.		1-10-2021
Jesse Calderon	1765 So. Umatilla		1-10-2021
Juliana Calderon	1765 So. Umatilla St		1-10-21
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	4473 S. Dover Ct		1/10/21
Claire Le	4473 S Dover Ct		1/10/21
Gloria Valenzuela	281 Stemerson St. Denver CO 80219		1/10/21
Lena Rodriguez	3600 So. Delaware St.		1/10/21
Barbara Thompson	2510 S. Osceola St		1/10/21
[illegible]	2620 S. Hancock		1/10/21
Norman Doyle	2620 S. Sheridan		1/10/21
MICHAEL VITCO	2785 S. RALEIGH ST.		1/10/2021
[illegible]	4556 W. Iliff Ave		1/10/2021
HUNG THAN	6034 W. IDA DR		1/10/21
Krystal Than	6034 W Ida Dr		1/10/21
Tyler Than	6034 W Ida Dr		1/10/21
JOANN Glaser	4525 W Yale Ave		1/10/21
Colleen Carroll	4071 W Rutgers pl 80236		1-10-21
Maricela Nevarez	8040 Meade St. 80231		1-10-21
Crystal Macias	2309 S. Zurich ct. 80219		1-10-21

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Name	Address	Signature	Date
Denise Smith	1910 W. Baltic Pl.	Denise Smith	1/15/21
Alfonso M Pacheco	3420 W Louisiana Ave	Alfonso M. Pacheco	1-19-21
Jennie Pacheco	3420 W Louisiana ave	Jennie Pacheco	1-19-21
Nhan D. Ngo	19254 Pierces		1/19/21
Vy T. Nguyen	Ken Co 80021		1/19/21
Marcy Distaccia	14754 E. Bellewood Place	Marcy Distaccia	1/21/21
SR. J. Nancy Martinez	2075 S. Irving	Sr. J. Nancy Martinez	1-24-21
Sr. Mary Clarita Stemitzke		Sr. Mary Clarita	1-24-21
Gloria Subia	2152 So. HARLAN ST	Gloria Subia	1/25/2021

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Name	Address	Signature	Date
Rosalie Chavez	4971 W. Colo. Ave	Rosalie B. Chavez	01-23-21
Loc			
Linh			
Linh Nguyen	3830 W. Union Ave Denver, CO 80236	Linhnguyen	01-24-21
Trang Vu	9466 MARKET LANE PARKER, CO 80134		01-24-21
JORDAN Tim	1149 S Dahlia St		1/24/21
Kim KETTE	6090 S. Quebec Way		1/24/21
Anthony Smith	3080 W Third Ave		1/24/21
Nam Nguyen	1510 Meade St		1/24/2021
Jennifer Duplantier	7865 W Mansfield Pkwy		1/24/21
Dan E Sisneros	3160 W Florida Ave		1/24/21
	2658 S. Kline Cir		1/24/21

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Name	Address	Signature	Date
DAMIEN JOSEPH	3320 W. WARREN AVE.	Damien M. Joseph	1/23/21
Elizabeth Schaefer	2733 S. Otis St	Elizabeth Schaefer	01/23/21
Helene V. Gil	2811 S Harlan Way	Helene V. Gil	1/23/2021
Angela Hernandez	1510 Meade St	Angela Hernandez	1/23/2021
Constance Aguilar	5444 W. Canyon Unit C4, Littleton, CO 80123	Constance A. Aguilar	1/24/21
Rosanne Harris	1217 S. Newland Ct	Rosanne Harris	1/24/21
SEAN HERNON	3008 So Patton Ct	Sean Hernon	1/24/21
JAILINE HERNON	3008 So Patton Ct	Jaline Hernon	1-24-21

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 your 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.