BOARD OF ADJUSTMENT ZONING APPEALS
CITY AND COUNTY OF DENVER
201 West Colfax Avenue, Department 201
Denver CO, 80202

PREMISES AFFECTED: 4455 West Colfax Avenue
LEGAL DESCRIPTION: Lengthy Legal
APPELLANT(S): Paul Tamborello, 4455 West Colfax LLC., by Pete Turner, Illegal Petes, 3222 Tejon Street, Unit A, Denver, CO, 80211, Filed By: Michael Koch, Koch Covotsos Architects, 3457 Ringsby Court, Unit 223, Denver, CO, 80216

APPEARANCES:
APPELLANT:
- Pete Turner, 8715 Gilpin Street, Denver, CO, 80209
- Paul Tamborello, 4455 West Colfax Avenue, Denver, CO, 80204
- Michael Koch, Koch Covotsos Architects, 3457 Ringsby Court, Unit 223, Denver, CO, 80216
- Dan Shah, West Colfax Business Improvement District, 3275 West 14th Avenue, Denver, CO, 80204
- Six (6) Letters of Support

INFORMATION: Mr. Rosen, 3921 West Colfax Avenue, Denver, CO, 80204
FOR THE CITY:
- Nathan Lucero, Assistant City Attorney
- Ron Jones, Zoning Representative
- Tiffany Holcomb, Community Planning and Development

SUBJECT:
Appeal of a denial of a permit to erect three additions to the existing structure which will be less than 24 feet in height (24 foot minimum height required for shopfront building form), in a U-MS-5 zone

ACTION OF THE BOARD:
The denial is found to be proper. However, THE VARIANCE IS GRANTED according to the plans submitted to the Board (Exhibit 6), and the testimony at the hearing. NOTE: The Board-approved plans may be picked up at the Board of Adjustment’s office, 201 West Colfax Avenue, Dept. 201, Denver, CO 80202, 720-913-3050. These approved plans MUST be submitted to the Development Services Log-In counter when applying for final construction permits for this project.

THIS ACTION BY THE BOARD OF ADJUSTMENT IS NOT A ZONING OR BUILDING PERMIT. YOU SHOULD CONTACT/RECONTACT THE ZONING AND BUILDING DEPARTMENTS BEFORE BEGINNING CONSTRUCTION, TO DETERMINE WHETHER ADDITIONAL LAWS OR REGULATIONS APPLY TO YOUR PROJECT AND TO OBTAIN THE NECESSARY PERMITS.

NOTE!! THIS VARIANCE WILL EXPIRE: UNLESS PERMITS ARE OBTAINED AND CONSTRUCTION IS STARTED WITHIN THREE (3) YEARS, AND COMPLETED WITHIN FIVE (5) YEARS. (FOR EXTENSIONS, SEE SECTION 12.4.7.7.A.1)