



Application For Zone Map Amendment

City and County of Denver
Department of Zoning Administration

200 W. 14th Avenue, Room 201
Phone: 720-865-2975 Fax: 720-865-3057

1. Application Number
4637

2. Date Submitted
01-17-03

3. Fee
\$3,900.00

4. Applicant (attach completed ownership information sheet)
The Salvation Army, a California Corporation

5. Address
180 East Ocean Blvd.
Long Beach, CA 90802-4713

6. Phone Number
(562) 436-7000

7. Interest
Owner

8. Contact Person
John Hellgren
Zeiler-Pennock, Inc./OHA

9. Contact Person's Address
2727 Bryant Street, Suite 600
Denver, CO 80211

10. Contact's Phone Number
(303) 455-3322
Fax (303) 455-3708

11. Location of proposed change
4505-4595 West Alameda Avenue, Denver, CO

12. Legal Description of property: (If Legal Description is lengthy, Please attach additional Sheet. If your text does not fit in the lot, block and addition form fields use the form field under the asterisk)

Lots: Block: Addition:

* See Attached

13. Area of subject property.

188,232 sq. ft. 4.32 acres

14. Present Zone.
PUD 291

15. Proposed Zone.
PUD

16. Describe the nature and effect of the proposed amendment.

The Salvation Army intends to construct two additions to the existing chapel building. These office/classroom additions will provide the necessary space in order to expand community services.

17. Explain in detail the legal basis for the proposal: either (a) the error in the map as approved by City Council, or (b) the changed or changing conditions that make the map amendment necessary.

The building area established in the existing PUD does not permit addition of any new construction.

18. State the land use and development proposed for the property to be rezoned. Include the time schedule (if any) for development.

The uses permitted in this PUD are R-1 permitted uses, an existing residence for the elderly and an existing chapel. Construction will be scheduled to commence upon approval of this amendment.

19. List all the attached exhibits
Legal Description
Written Statement, item 3, p.10
Existing Conditions Map, item 4, p.10
District Plan, item 5, p.10
Exterior Elevations, item 5, p.10

20. Applicant's signature

Robert Reardon, Captain
For The Salvation Army

1. SCHEDULE

- a. Date of pre-application conference 6-26-02.
 City representative(s) present Doug Wheeler, Doug Jones,
Doug Hendrickson.
- b. Submittal date of preliminary application 9-16-02.
- c. Submittal date of completed application _____.
- d. Application is scheduled for a:
 Planning Board Hearing on _____.
 Planning Office Hearing on _____.
 Planning Staff Review.

2. DESCRIPTION OF PLANNED UNIT DEVELOPMENT (PUD)

The use of terms “Article” or “Section” refer to portions of the Revised Municipal Code of the City and County of Denver. It is required that the current terms and uses already defined in Section 59-2 of the Zoning Ordinance be used in describing this proposal. Terms like “retail” or “light industrial” require further definition. Gross floor area shall include interior balconies and mezzanines, but shall not include parking garages, any story of a building where at least seventy-five percent (75%) of that floor is occupied by mechanical equipment or any story where the ceiling is less than four (4) feet above grade. Attach additional sheets if necessary.

a. MAXIMUM GROSS FLOOR AREA FOR EACH PROPOSED USE

	Use	Maximum Square Feet
A.	Residence for the Elderly	51,466
B.	Chapel & Community Space (exist)	7,650
C.	Chapel & Community Space (new addition)	5,900
D.		
	Total Square Feet	65,016

MAXIMUM FLOOR AREA RATIO (F.A.R.) .35:1.

The floor area ratio is the ratio between the gross floor area of a building to the area of the zone lot on which the building is constructed. **NOTE:** Land area dedicated for public streets is not included in the area of the zone lot.

MAXIMUM NUMBER OF DWELLING UNITS: 65.

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE: 15.04 D.U./AC.

*

b. LAND COVERAGE BY BUILDINGS AND IMPERVIOUS SURFACES

	SQUARE FT	% OF SITE AREA
Maximum area of building coverage (including garage(s) and all other accessory structures):	20,147	10.7
Maximum area of drives and parking:	47,251	25.1
Maximum area of other impervious surfaces:	5668	3.0
MAXIMUM TOTAL OF BUILDING AND IMPERVIOUS SURFACES	73,066	38.8

*

c. LANDSCAPED AND/OR PERMEABLE AREAS

	SQUARE FEET	% OF SITE AREA.
Minimum area of live or organic landscaped lot coverage:	109,657	58.3
Approximate area of non-live material coverage (graveled or other areas with permeable surfaces):	5509	2.9
MINIMUM TOTAL OF LANDSCAPED AND/OR PERMEABLE AREAS:	115,166	61.2

*

d. PROJECT AREA TOTALS (totals of "b" and "c" above)

	SQUARE FEET
Building and impervious surfaces:	73,066
Landscaped and/or permeable areas:	115,166
TOTAL SITE AREA: (This area must equal the site area listed on page 1)	188,232

*

e. SETBACKS

The minimum setbacks for buildings are shown on the District Plan. A building envelope may be used to graphically depict the minimum setbacks required.

North:	<u>240</u> feet	OR	Front:	_____ feet
South:	<u>50</u> feet		Rear:	_____ feet
East:	<u>40</u> feet		Side:	_____ feet
West:	<u>50</u> feet			

The minimum spacing between buildings shall be 75 feet

Permitted encroachments into the minimum setbacks for buildings shall conform to Section 59 – 119(2) d of the R-1 zone district.

Official Parkway Setback requirements for this P.U.D. are: -0- feet for buildings and -0- feet for signs.

*

f. MAXIMUM HEIGHTS OF STRUCTURES

The maximum height of structures shall be 5 stories which shall not exceed a total of 70 feet NOTE: The height of a building shall be determined by the vertical distance from the highest point of a pitched roof or the top of parapet around a flat roof to the average elevation of the corners of the proposed building at the finished grade.

Rooftop features (such as solar collectors, antennas, chimneys, flues, vents and air conditioning equipment) may exceed the maximum height of structures by 10 feet.

Bulk plane restrictions shall shall not be required. If required, bulk plane restrictions shall conform to Section 59 - N/A of the _____ zone district. NOTE: Solar collectors and mechanical equipment are not exempted from bulk plane regulations!!

*

g. OFF-STREET PARKING

This project shall contain off-street parking spaces at the ratios shown in the following chart. If completed to the maximum floor area, the project shall contain a minimum of 86 off-street parking spaces. Parking for residential uses should be expressed in number of spaces per dwelling unit. NOTE: Any floor area utilized by a permitted use listed under 2.a. in a story where the ceiling is less than four (4) feet above grade shall be calculated into the off-street parking requirement.

<u>Residence for the Elderly</u>	<u>65 units</u>
Use A	Parking Ratio 1 per 2 units
<u>Chapel & Community Space</u>	13550 square feet
Use B and C	Parking Ratio 1:256 sf

NUMBER OF OFF-STREET PARKING SPACES PER DWELLING UNIT: .5

MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR PERSONS WITH DISABILITIES: 8.

Does this P.U.D. comply with the use and maintenance requirements of Section 59-585(2)-(9)? Yes No

Do the parking spaces and/or aisles in this P.U.D. comply with the requirements of Section 59-586, Chart No. 1? Yes No. If **no** complete the following section:

PARKING SPACE

Universal space dimensions	8.5' X 17.5'
Compact space dimensions	_____
Large space dimensions	_____
Ratio of compact spaces to large spaces	_____

DRIVING AISLES

Aisle widths	23'
Angle of stalls	90°

Will this project contain parking for bicycles? Yes No If yes, bicycle parking requirements shall be _____. Will this (these) bicycle parking area(s) comply with the rules and regulations for dimensional and equipment standards of Section 59-582(e)? Yes No . If not, bicycle parking fixtures and locations shall be approved by the City Bicycle Planner (720-865-2453).

*

h. OFF-STREET LOADING

This project contains 0 off-street loading space(s). N/A Will this (these) space(s) conform with dimensions required in Section 59-599? Yes No If not, off-street loading space dimension requirements shall be: _____.

* Drop off areas are provided at both residential building entrances and 1 at the Chapel.

i. SURFACE DRAINAGE

The rules and regulations of the Wastewater Management Division will require certain design and construction considerations to control surface water runoff. Does the site contain a flood hazard area as identified by the Federal Emergency Management Agency? Yes No Does the site contain wetland areas? Yes No For assistance in answering these questions, contact the Wastewater Management Division at 303-446-3400.

*

j. INTERIOR STREETS, DRIVES, PARKING AREAS AND PEDESTRIAN WALKWAYS

Interior streets, drives, parking areas and pedestrian walkways within the P.U.D. district, if any, are shown on the District Plan.

*

k. EASEMENTS

Existing and/or proposed utility and/or access easements are shown on the District Plan or are located as follows: see district plan.

*

l. LANDSCAPING AND BUFFERING

Areas to be landscaped must be shown on the District Plan. However, a more detailed landscaping plan may be required by the Planning Office as a part of this application. All foliage shall be maintained in a healthy, growing and safe condition. NOTE: A detailed landscaped plan is required as a part of the site plan review phase after the rezoning is approved.

NUMBER OF EXISTING TREES: 33+.

MINIMUM NUMBER OF TREES TO BE PLANTED:

On private property: 0.

On public right of way or in tree lawns: 3.

If street trees are proposed or required in the public right-of-way, such trees shall be installed in accordance with the requirements of the City Forester (303-964-2480). If street tree plantings are required within the right-of-way of a state highway, contact the Colorado Department of Transportation for approval (303-757-9930).

MINIMUM SIZE OF TREES AT TIME OF PLANTING:

Evergreens/Coniferous (height): 6'.

Deciduous (caliper): 2".

Ornamental (caliper): 1.5".

MINIMUM % OF EVERGREEN OR CONIFEROUS TREES: 40%.

MINIMUM NUMBER OF SHRUBS TO BE PLANTED ON PRIVATE PROPERTY: 3' on center 50.

MINIMUM SIZE OF CONTAINER AND HEIGHT AND/OR SPREAD REQUIREMENTS FOR PLANTED SHRUBS: 4' spread 5 gal.

Does the proposed P.U.D. comply with parking lot parking lot landscaping requirements of Section 59-585(10) Yes No

All foliage shall be maintained in a healthy, growing and safe condition.

FENCES AND/OR WALLS

The height of fences and/or walls which may be built in the P.U.D. district, except for the front setback space, shall be a minimum of 3 feet and a maximum of 6 feet

The height of fences and/or walls which may be built within the P.U.D. district front setback space shall be a minimum of 2 1/2 feet and a maximum of 2 1/2 feet

Size and types of materials permitted for such fences and/or walls are shown on the District Plan. Fences and/or walls shall be either solid and view obscuring or open and view permitting as required by the District Plan. NOTE: Any fence heights exceeding the preceding requirements shall be subject to Section 59-38(11), Overheight Fences and Walls.

Will earthen berms or mounds be installed? Yes No Such earthen berms or mounds shall be landscaped and shown on the District Plan. The height of earthen berms or mounds shall be a minimum of 0 feet and a maximum of 4 feet.
*

m. BOAT, CAMPER, TRAILER AND RECREATIONAL VEHICLE STORAGE

Boat, camper, trailer and recreation vehicle storage is is not permitted on the property. All such storage facilities shall be shown on the District Plan. If boat, camper, trailer and recreation vehicle storage areas are permitted, screening fences **are required**. Such fences shall be **solid and view obstructing**. Fences shall be a minimum of NA feet and a maximum of NA feet in height.

MAXIMUM LENGTH OF BOAT, CAMPER, TRAILER AND/OR RECREATION VEHICLE PERMITTED: NA.

*

n. DEDICATIONS AND IMPROVEMENTS

The owner understands that City ordinances and agency rules and regulations may require the dedication of additional street right-of-way and the construction of certain public improvements. **VACATIONS AND/OR DEDICATIONS MUST BE APPROVED PRIOR TO OR AT THE PUBLIC HEARING ON THIS PROPOSAL.** If this proposal involves the vacation of certain public rights-of-way for incorporation into the project area, contact the Public Works Department at 720-865-3124.

*

o. EXTERNAL EFFECTS

Vibration, heat, glare, radiation and fumes shall be regulated by Section 59-81 of the R-3 zone district.

Reflective glass **may not** be used.

Every use, unless expressly exempted, shall be operated within a completely enclosed structure. Yes No

*

p. NATURAL TERRAIN

The existing grade of the site **will** be altered.

*

q. UTILITIES

Describe where the utilities (public and private) serving the property are located see plan. Water: West Alameda, Sewer: South Winona Court.

For information contact the following:

- Denver Water Board 303-628-6100
- Qwest 303-451-2706
- Excel Energy 303-571-7502
- Wastewater Management 303-446-3590

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r. SIGNS

The project is regulated by the following:

- Section 59-537, Signs permitted in all districts
- Section 59-538, Sign area measurement
- Section 59- 548, Sign regulations for the R-3 zone district.

If no specific regulations are referenced above, please indicate the following:

- MAXIMUM NUMBER OF SIGNS: _____
- MAXIMUM SIGN AREA: _____
- TOTAL MAXIMUM SIGN AREA: _____
- NUMBER OF GROUND SIGNS ALLOWED: _____
- NUMBER OF JOINT ID SIGNS ALLOWED: _____
- MAXIMUM SIGN AREA PER JOINT ID SIGN: _____
- TOTAL MAXIMUM JOINT ID SIGN AREA: _____
- TEMPORARY SIGNS ALLOWED: allowed by ordinance _____
- NUMBER OF CANOPIES AND AWNINGS: _____
- CANOPIES AND AWNINGS WILL BE BACKLIT? Yes No

NOTE: All ground, monument, and joint ID sign locations and setbacks must be shown on the District Plan.

* see signs on plan.

s. OUTDOOR STORAGE OF PRODUCTS, MATERIALS OR SOLID WASTE

Outdoor storage of products and/or materials is is not permitted. If permitted, what products and/or materials are allowed? Trash dumpster.

Fences for outdoor storage areas shall be provided. Said fences are solid and shall be a minimum of 6 feet and a maximum of 6 feet in height.

Outdoor storage of solid waste is permitted. If permitted, fences for such outdoor storage areas shall be provided. Said fences shall be solid and shall be a minimum of 6 feet and a maximum of 6 feet in height.

NOTE: All outdoor storage areas must be shown on the District Plan.

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t. **TRANSPORTATION**

The current traffic volumes on streets in or adjacent to the project must be shown on the Existing Conditions Map. These volumes are available for major streets from the Transportation Engineering Division (720-865-3150), the Community Planning & Development Agency Office (720-865-2915) or may be estimated by the applicant based on a professional traffic study. Streets for which no estimate is available should be so noted on the Existing Conditions Map.

The projected traffic volumes (current traffic volumes on streets in or adjacent to the project + site generated traffic) must be shown on the District Plan. Site generated traffic should be estimated based on the proposed project type, size, and other relevant factors. Ratios for estimating traffic are available in the Institute of Transportation Engineers reference books at the library.

For projects with total daily site generated traffic of more than 200 vehicle trips, or for projects in areas with special problems, a more detailed analysis may be required, and the applicant should contact the Transportation Engineering Division for further guidance.

PUBLIC TRANSPORTATION

The nearest bus stop is located (where?): on-site at West Alameda Avenue and South Winona Court.

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u. **SCHOOLS**

Future school sites **will not** be dedicated as a part of this project.

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v. **HOME OCCUPATIONS**

Home occupations **are** permitted. If so permitted, home occupations shall conform to Section 59-80(7) of the R-3 zone district.

*

w. **USES BY TEMPORARY PERMIT**

Uses by temporary permit are regulated by Section 59-80(5)(6) of the R-3 zone district.

*

x. **ACCESSORY USES**

Accessory uses are regulated by Section 59-80(6)(a) of the R-3 zone district.

*

y. INTERIM USES

Prior to the development of this project, the property will be used on an interim basis for the following uses within the existing buildings: chapel and community services.

*

z. PHASING

Will the project be developed in phases? Yes No If yes, specify the phasing and the improvements to be constructed in each phase. _____.

Anticipated starting date

Spring '03.

Anticipated completion date

Summer '03.

NOTE: A separate site plan review is required for all P.U.D.'s prior to obtaining zoning or building permits for construction. Contact the Zoning Administration (720-865-3000) for more details. This process may be started after the Planning Board hearing has been completed.

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3. WRITTEN STATEMENT

On an attached page a written statement is given generally describing:

- a. The proposed P.U.D. and the market which it is intended to serve.
- b. The proposed P.U.D. and its relationship to the Denver Comprehensive Plan. Where the applicant's objectives are not in substantial conformance with the Denver Comprehensive Plan, the applicant should discuss the changing conditions that justify approval of the proposed P.U.D. District. For help on this contact the Community Planning & Development Agency Office (720-865-2915).
- c. How, the proposed P.U.D. District is to relate to the character of the surrounding neighborhood.

4. EXISTING CONDITIONS MAP

The Existing Conditions Map is attached following the written statement described above.

5. DISTRICT PLAN

The District Plan is attached following the Existing Conditions Map.

This application includes the following listed and attached drawings or renderings:

architectural concepts

P.U.D at 4405 – 4595 West Alameda Avenue
(Address)

- building elevations
- facade treatments
- exterior building materials
- and/or other important features (list): _____.

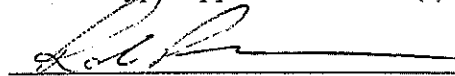
6. ACKNOWLEDGMENT

The applicant for this P.U.D. is the owner or owners of all the property contained within the proposed P.U.D. District or is the agent for the owner of owners of all the property contained within the proposed P.U.D. District. NOTE: Agents must supply proof of agency from the owner or owners of the property at the time of application.

The applicant understands that vested property rights shall be created ninety (90) days after the approval of this District Plan by the Denver City Council. These vested property rights shall remain vested for a period of three (3) years in accordance with Section 59-29.

Robert Reardon, Captain

Print or type Applicant's Name(s)



Applicant's Signature(s)

P.U.D at 4405 – 4595 West Alameda Avenue
 (Address)

PUD SUMMARY SHEET

Application # 4637
Address/Location 4505 – 4595 West Alameda Avenue
Total Land Area 188,232 square feet, 4.3212 Acres

Permitted Uses	
Use A	Residence for the Elderly - Existing
Use B and C	Chapel and Community Space – Existing and New

	Proposed Uses			
	Use A	Use B	Use C	Total
Maximum Gross Floor Area (sq. ft.)	51,466	7650	5900	65,016
Floor Area Ratio (nonresidential uses)		.041	.031	.072
Maximum Number of Dwelling Units	65			65
Density (dwelling units per acre)	15			15
Land Coverage				
Buildings:	9866	7650	5900	20,147
Drives and Parking:	9866	7650	5900	47,251
Other				5668
Parking				
Number of Spaces	33	53	INCL	86
Ratios (spaces:gross floor area):	.5 / dwelling	1:256 sf	INCL	
Landscaping				
Area of Live Landscaping (sq. ft.):				109,657
Area of Non-Live Landscaping (sq.ft.):				5509

Building Setbacks					
North	242	Feet	Front		feet
South	65	Feet	Rear		feet
East	43	Feet	Side		feet
West	50	Feet			

Parkway Setbacks					
Buildings		Feet	Signs		feet
Required Separation Between Buildings:					
					feet
Maximum Building Height					
Stories	5		Feet	70	

NOTE: FOR COMPLETE PUD REQUIREMENTS, REFER TO APPLICATION # 4637



OWNERSHIP INFORMATION SHEET

City and County of Denver

Department of Zoning Administration

200 W. 14th Avenue Room 201

Phone: 720-865-3000 Fax: 720-865-3057

The Zoning Ordinance requires that applicants for rezoning provide current and complete ownership information to fulfill consent and notification requirements. If the property has multiple owners, a separate sheet must be completed for each individual owner or entity. Documentation of ownership interest, including but not limited to: copies of deeds, powers of attorney, and or corporate and partnership registrations with the Secretary of State may be required to verify ownership.

Application Number 4637 Property Address 4405 - 4495 West Alameda

Owner's Name The Salvation Army

Owner's Address 180 East Ocean Blvd., Long Beach, CA 90802-4713

Note: If the application is for rezoning to B-2, B-3, R-X or PUD and the applicant is not the property owner, this form must be accompanied by a power of attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "owner" above.

Fee title owner (has a deed of ownership)

all

a portion 100 %

Contract holder

all

a portion _____ %

Holder of a security interest

all

a portion _____ %

List the names and addresses of all holders of deeds of trusts for the property, if any, and indicate which holders of deeds of trust are represented by the applicant in the space below.

This is to certify that the owner or owners shown above in fact own all or a portion of the land and/or structures affected by this application.

Signature of applicant

1/23/03

Date

APPLICATION FORM
ITEM 12

THE SALVATION ARMY, DENVER SILVERCREST, PART OF THE SOUTHWEST 1/4 SECTION 7 T 4S R 68 WEST, 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

LEGAL DESCRIPTION - PARCEL "A"

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE N 01°11'04" W ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE FOR WEST ALAMEDA AVENUE; THENCE SOUTH 89°58'54" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 633.00 FEET TO THE POINT OF BEGINNING; THENCE S 89°58'54" W CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 247.53 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE FOR SOUTH WINONA COURT; THENCE N 01°02'39" W ALONG SAID EASTERLY RIGHT-OF-WAY AND A PROLONGATION OF SAID LINE A DISTANCE OF 445.58 FEET TO A POINT ON THE SOUTH LINE OF ALAMEDA HILLS FILING NO. 1 SAID POINT ALSO BEING THE NORTHEAST CORNER OF ALAMEDA GARDENS; THENCE N 89°57'49" E ALONG THE SOUTH LINE OF SAID ALAMEDA HILLS FILING NO. 1 A DISTANCE OF 247.00 FEET; THENCE S 01°06'43" E A DISTANCE OF 445.67 FEET; TO THE POINT OF BEGINNING. EXCEPT THAT PORTION GRANTED TO THE STATE DEPARTMENT OF HIGHWAYS BY RECEPTION NO. 88-0288804, BEING A PARALLELOGRAM 18.00 FEET ADJACENT TO THE NORTH RIGHT-OF-WAY LINE OF WEST ALAMEDA AVENUE AND 7.00 FEET ADJACENT TO THE EAST RIGHT-OF-WAY LINE OF SOUTH WINONA COURT. SAID PARCEL CONTAINING 110,041 SQUARE FEET OR 2.5262 ACRES MORE OR LESS.

LEGAL DESCRIPTION INFORMATION FOR PARCEL "A" WAS OBTAINED FROM AN ARCHITECTURAL SURVEY PREPARED BY R & R ENGINEERS-SURVEYORS, INC., RELYING UPON TRANSAMERICA TITLE INSURANCE COMPANY, POLICY NO. 2918726, DATED APRIL 5, 1990 FOR ALL EASEMENT INFORMATION.

LEGAL DESCRIPTION - PARCEL "B"

PART OF THE EAST 9 ACRES OF THE SOUTH 15 ACRES OF THE SOUTHEAST QUARTER SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER, SECTION 7, TOWNSHIP 4 SOUTH, RANGE 68 WEST; THENCE N 90°00'00" W (ASSUMED BEARING), ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 351.94 FEET TO THE SOUTHEAST CORNER OF THE WEST 5 ACRES OF THE EAST 9 ACRES OF THE SOUTH 15 ACRES OF SAID SOUTHEAST QUARTER SOUTHWEST QUARTER; THENCE N 01°10'00" W ALONG THE EAST LINE OF SAID 5 ACRES, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING, WHICH POINT IS 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND ON THE NORTH RIGHT-OF-WAY LINE OF WEST ALAMEDA AVENUE; THENCE N 90°00'00" W PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 351.94 FEET TO THE EAST LINE OF THE WEST 1 ACRE OF THE EAST 9 ACRES OF SAID SOUTH 15 ACRES; THENCE N 01°10'00" W ALONG SAID EAST LINE A DISTANCE OF 445.64 FEET TO THE SOUTH LINE OF BLOCK 5 OF ALAMEDA HILLS, FILING NO.1 ; THENCE N 89°58'49" E ALONG THE SOUTH LINE OF SAID BLOCK 5, A DISTANCE OF 176.07 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN BOOK 7904 AT PAGE 210 OF THE CITY AND COUNTY OF DENVER RECORDS, WHICH POINT IS 97.00 FEET WESTERLY (AS MEASURED ALONG THE SOUTH LINE OF SAID BLOCK 5) FROM THE SOUTHEAST CORNER OF LOT 13 OF SAID BLOCK 5; THENCE ALONG THE WEST LINE OF THE PARCEL DESCRIBED IN SAID BOOK 7904 AT PAGE 210, THE FOLLOWING COURSES AND DISTANCES: S 00°00'49" W A DISTANCE OF 55.00 FEET; THENCE N 89°58'49" E A DISTANCE OF 38.00 FEET; THENCE S 00°00'49" W A DISTANCE OF 58.92 FEET ; THENCE N 89°58'49" E A DISTANCE OF 5.23 FEET; THENCE S 00°00'49" W A DISTANCE OF 211.68 FEET; THENCE N 90°00'00" E ALONG THE SOUTH LINE OF SAID PARCEL AND ALONG THE NORTH LINE OF THE SOUTH 170 FEET OF SAID SOUTH 15 ACRES, A DISTANCE OF 139.35 FEET TO THE EAST LINE OF THE WEST 5 ACRES OF THE EAST 9 ACRES OF SAID SOUTH 15 ACRES; THENCE S 01°10'00" E ALONG THE EAST LINE OF SAID 5 ACRES, A DISTANCE OF 120.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 2.522 ACRES MORE OR LESS.

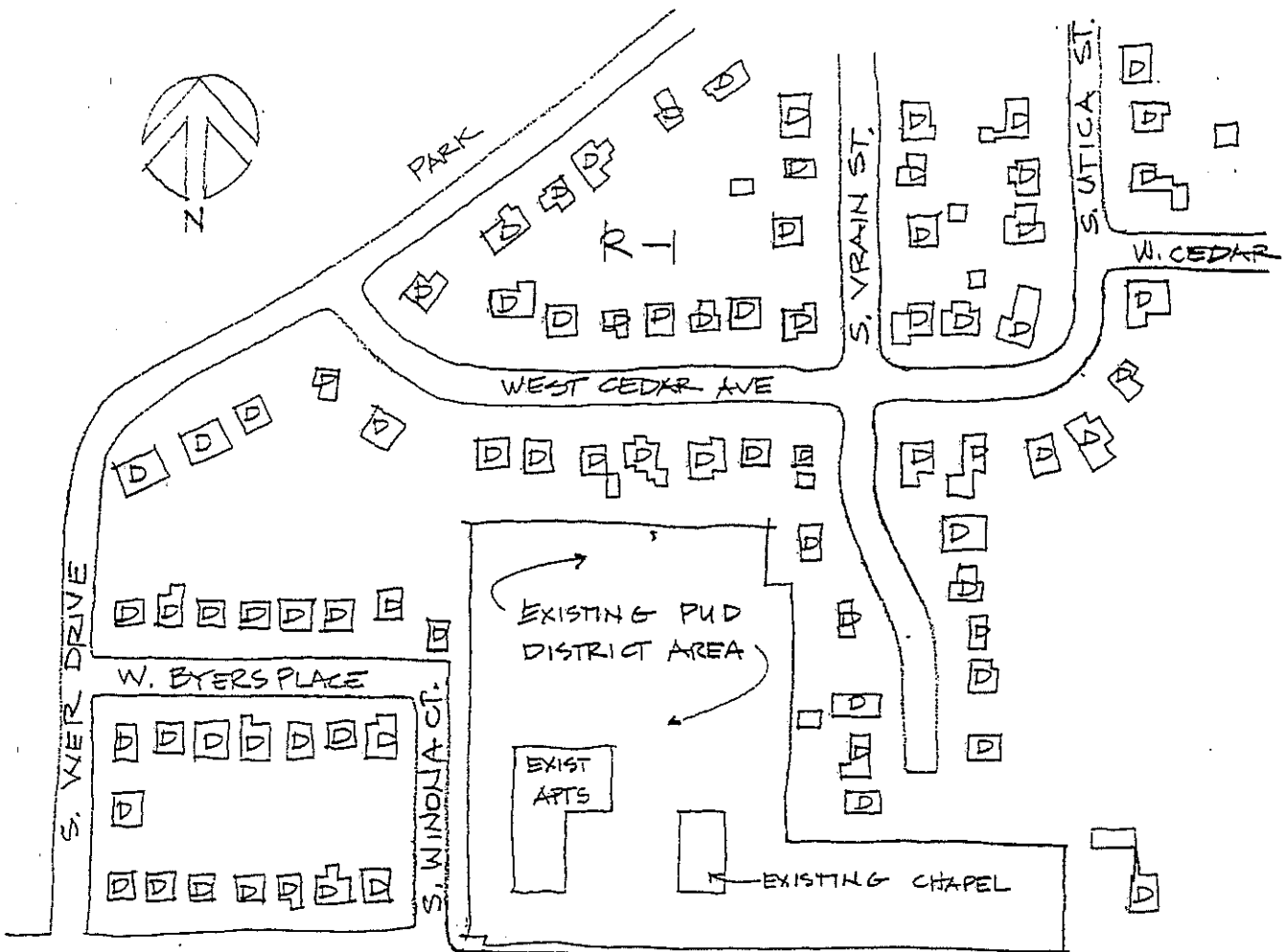
LEGAL DESCRIPTION INFORMATION FOR PARCEL "B" WAS OBTAINED FROM AN ARCHITECTURAL SURVEY PREPARED BY ROBINSON SURVEYING AND ENGINEERING CO. 2950 SOUTH FOX STREET, ENGLEWOOD, CO 80110 JOB NO. 80209-00-90 DATED 6-11-75.

Written Statement, item 3, p. 10

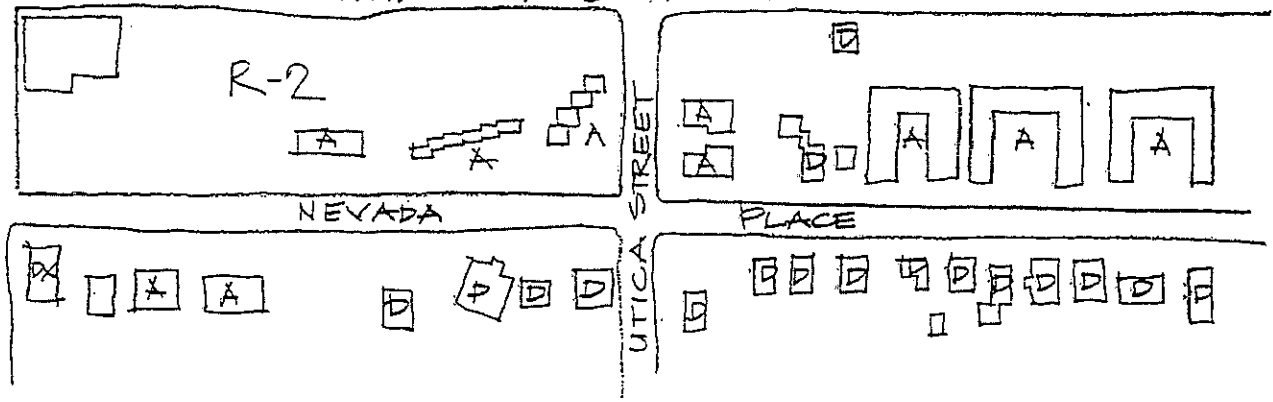
This amendment to the existing PUD is being requested so that the Salvation Army can construct two classroom/office additions to the existing Chapel at 4505 West Alameda Avenue. These new facilities will be used to better fulfil the Salvation Army's mission to provide community services to the neighborhood and to the greater Colorado community.

The existing facility has an established an on-going relationship and commitment to the surrounding neighborhood to continue to provide community services and support.

This PUD site is also occupied by an existing Residence for the Elderly which will not be altered. Additionally, the existing driveways, parking lots, and sidewalks will not be altered.



WEST ALAMEDA AVE
 A.D.T. EB 10,828 → ← A.D.T. WB 10,514



EXISTING CONDITIONS MAP

4505 - 4535 WEST ALAMEDA AVE. SCALE 1" = 200'

- D SINGLE FAMILY DWELLING
- A APARTMENT
- DX DUPLEX

AVERAGE DAILY TRAFFIC AMOUNTS PER WEBSITE: DENVERGOV.ORG
 6-21-95 DATA