

Policy name: PARKWAYS BUILDING LINE RESTRICTIONS	Effective: Supersedes: December, 1981 Application:
Number:	
Approved by Deputy Manager or Division Head: Approved by Manager: Other approvals:	

Contents.

Policy

1.0 Purpose

2.0 Authority

3.0 Definitions

4.0 Established Setbacks for Designated Parkways

5.0 Architectural Features

6.0 Compliance Review and Submittal Requirements

7.0 Existing and Exceptional Circumstances

8.0 Appeals

POLICY. It is the policy of Denver Parks and Recreation that structures located on private property along Denver designated parkways comply with building line restrictions, or setbacks, in accordance with and subject to the standards, requirements, and procedures of this Policy.

1.0 PURPOSE.

This Policy is adopted to amend and restate the Rules and Regulations Governing Building Line Restrictions Around Parkways, as amended in December, 1981. This Policy is both an expression of the policy of the Department of Parks and Recreation with respect to administration and application of the established setbacks along designated parkways as well as an embodiment of the rules and regulations for the implementation and enforcement of the established setbacks along designated parkways of the City and County of Denver.

2.0 AUTHORITY.

Under section 2.4.4(B) of the City Charter, the Department of Parks and Recreation has the duty and power "[t]o establish a building line or lines, determining the distance at which all structures may be erected upon any private premises fronting any park or parkway and, in the name of the City and County, to prevent the erection and require the removal of all structures outside said lines. No permit shall be issued authorizing the erection of any structure outside the building line so established."

3.0 DEFINITION OF TERMS.

Denver Parks and Recreation Policies and Procedures

Policy name: Parkways Building Line Restrictions

Number:

3.1 "Building Line Restrictions" shall mean the setbacks established by this Policy for the location of structures on private property adjoining designated parkways.

3.2 "Designated Parkway" shall mean any parkway or boulevard designated as such under section 49-16 of the Denver Revised Municipal Code.

3.3 "Structure" shall mean any edifice or building of any kind or any part or piece of an edifice or building, including but not limited to the items identified in Section 5.0 as "Architectural Features". Structures do not include any utilities and appurtenances subject to the Utility Policy, any public improvements owned by a governmental entity, or irrigation systems typical for watering parkway landscaping.

4.0 ESTABLISHED SETBACKS FOR DESIGNATED PARKWAYS.

Attachment A to the Policy sets forth the established setbacks for specified segments for all of the designated parkways.

5.0 ARCHITECTURAL FEATURES.

5.1 **Architectural Features** for which limited encroachments into the established setbacks for designated parkways are allowed, subject to limitations specified below:

Architectural Feature (See Note 5)	Maximum Encroachment Allowed	Limitations
Bay Windows (Bay Window = industry standard. 10' wide by 18" deep)	18 inches	
Belt courses, sills, lintels, and pilasters	18 inches	
Cornices	3 feet	
Eaves	3 feet	
Gutters and downspouts	6 inches	
Access ramps for Handicapped	No more than is necessary to provide functional access	
Service sidewalks (defined as a sidewalk from a front door to the street, or from front door to street if no ROW sidewalk exists) and stairs	No more than is necessary to provide functional access	Not more than 5 feet wide; Stairs limited to 1 st floor access

Denver Parks and Recreation Policies and Procedures

Policy name: Parkways Building Line Restrictions

Number:

Fence		See Note 1
Retaining wall		See Note 2
Fence and wall		See Note 3
Curb Cuts for Driveways		See Note 4

Note 1: No fences of any height are allowed in the right-of-way. Fences are only allowed at or behind the property line on private property. Fences 4 feet or less in height are allowed, provided that no less than 75% of the fence area is open with the openings spaced over the entire distance of the fence, and the fence materials are limited to masonry, wood, wrought iron, and/or metal bars not exceeding 1.5 inches in diameter. Fence "columns" are only allowed at corners of yards and at points of entry. Columns may not exceed 12" in width. ("Column" = any pier or post exceeding 6" in width).

Note 2: Retaining walls 4 feet or less in height are allowed, provided that the pre-existing grade of the yard behind the retaining wall is not raised (no backfilling) and the exterior wall materials are limited to masonry units or products.

Note 3: Combinations of fences and retaining walls will not be allowed unless at least 60% of the properties on block face have lawfully existing fences on or near a retaining wall, of which both the walls and fences are within the setback area. Even where such condition does exist, the proposed combination must satisfy the requirements of Notes 1 and 2.

Note 4: Curb Cuts for Driveways: No curb cuts for driveway access will be allowed from the parkway unless there is no alley or side street access available. If there is no alley or side street access available, and access must be taken from the parkway, no more than 1 curb cut per property is allowed, unless required by the City Engineer.

Note 5: Any Architectural Features allowed in this Section 5.1 are still subject to any permits or approvals under the City's Zoning Code, Building Code, and/or Landmark ordinances. Likewise, permits or approvals issued under the City's Zoning Code, Building Code, and/or Landmark ordinances shall not constitute approval by the Department of Parks and Recreation under this Policy.

5.2 **Architectural Features** for which no encroachments are allowed into the established setbacks for designated parkways: balconies, garages, carports, sheds, parking lots, parking spaces and basketball playing areas (not part of the driveway), outside stairways not otherwise allowed in Sub-section 5.1, gazebos, porches, patios, terraces, decks, awnings, canopies, shade structures, trellises, archways, pergolas, chimneys, window wells, swimming pools, ornamental fountains, ponds (detention ponds may be allowed if it can be demonstrated that there is no other location for the detention and the detention is required by Public Works), utility pedestals, air conditioning units, solar panels, and similar permanent structures or hard surfaces which occupy the open space in the setback area or restrict the planting and maintenance of landscaping in the setback area (except for those Architectural Features specified in Sub-section 5.1).

5.3 **Parkway:** Privately owned structures, other than service sidewalks, are not allowed to be located within the public right-of-way of the designated parkway, including fences or other obstructions to view lines or to pedestrian passage in the parkway.

6.0 COMPLIANCE REVIEW AND SUBMITTAL REQUIREMENTS.

6.1 **Review:** The proposed construction or installation of structures on private property adjoining designated parkways is subject to review and approval by the Department of Parks and Recreation. Proposals requiring approvals by Community Planning and Development or Public Works for development, redevelopment, and construction on private property adjoining parkways or private improvements in parkways will be reviewed for compliance with this Policy.

6.2 **Submittals:** Provide a scaled site plan showing the following:

- * Property line adjoining parkway as determined by existing survey monuments, pinned survey, or location by means acceptable to Public Works
- * Parkway setback line measured from property line
- * Proposed type, location, and dimensions of new structure(s) in setback
- * Location of existing structures on the property
- * Photographs of the property showing the primary structure from the ROW, and the locations of the proposed encroachment (if any) as viewed from the ROW and the immediately adjacent properties.
- * Street names labeled
- * For fences and/or retaining walls, a general depiction of the proposed fence and/or retaining wall showing elevations, sections and details, and materials and finishes to be used in construction and showing how the fence will be 75% open, and showing that the proposed materials reflect the architecture of the adjacent property of the proposed fence/wall.

7.0 EXISTING AND EXCEPTIONAL CIRCUMSTANCES.

7.1 **Definitions.** For the purposes of this Section 7.0 only, the following terms and phrases shall be defined:

1. Building: A structure that is approved for commercial or residential occupancy under the City's Building Code. No other structure, as defined or described in Sub-section 2.3, shall be regarded as a "building" under this Section 7.0.

2. Non-Conforming Building: a) Any building lawfully existing on or before December 16, 1981 (the effective date of the former Parkway Rules & Regulations), which already encroached into the established setback for a designated Parkway under the Parkway Rules & Regulations; or b) Any building which encroaches into the established setback for a designated parkway under the Parkway Rules & Regulations resulting from an adjustment of the property line adjoining the parkway caused by the governmental acquisition or expansion of public right of way.

7.2 Additions: Any addition to a non-conforming building will be allowed to the extent that the addition is being located above and along the existing footprint of the non-conforming building where said footprint encroaches into an established setback. The addition above the existing footprint may not be cantilevered or otherwise extended horizontally further into the established setback.

7.3 Modifications: A modification to a non-conforming building will be allowed to the extent 1) the modification does not involve the total demolition of the non-conforming building, 2) the foundation of the non-conforming building is retained or a basement is constructed with its wall(s) set on the prior footprint within the encroachment area, and 3) the walls of the non-conforming building above grade are reconstructed on the existing foundation or on the location of the prior footprint within the encroachment area. The modified building may not extend further into established setback than the non-conforming building did prior to modification.

7.4 Setback Exceptions: Under exceptional and unusual circumstances, the Manager of Parks and Recreation may undertake an administrative review that may result in the adjustment of the established setback for a parcel or lot. The owner of said parcel or lot shall provide compelling evidence that the following criteria are applicable or can be satisfied with respect to proposed development or redevelopment of the lot or parcel located along a parkway:

1. The owner's lot or parcel does not have a building envelope of sufficient size to be reasonably developed under the applicable zoning;

OR

2. Special problems with the configuration, layout, grade, or access of the lot or parcel prevent the reasonable design or placement of a building on site;

OR

3. Location of existing and desirable trees or other important geological or historic features on or near the site warrant adjusting the location of the proposed building on the parcel or lot;

AND

4. Both of the following:

a) The setback proposed by the owner is reasonably consistent with the setback of other buildings along the parkway; and

b) The setback proposed by the owner will not have an unacceptable negative impact on adjoining private property or the parkway.

NOTE: The mere desire of the owner to maximize the size of the building on the lot or parcel or to have a specific design or layout of a building on the lot or parcel shall not be sufficient to satisfy the criteria above.

7.5 Process for Setback Exception

Documentation: The owner shall complete an application provided by Parks and Recreation and shall submit the evidence which the owner believes is compelling. Said evidence shall include property surveys and design plans for the building.

Notification: If the Manager or the Manager's designated representative determines the application and evidence has a reasonable probability of satisfying the criteria in Sub-section 7.4 above, the owner will be required to send notice, in the form and manner approved by the Manager or the Manager's designated representative, to the following:

- a) Property owners within 200 feet of the subject parcel boundaries and properties directly opposite the subject parcel across the parkway (regardless of distance);
- b) Registered neighborhood organization(s) ("RNO's") in which the lot or parcel is located and any RNO's whose boundaries are within 1000 feet of the parcel or lot; and
- c) The City Council member in whose district the parcel or lot is located and any City Council members whose district boundaries are located within 1000 feet of the parcel or lot.

Posting. The owner will also be required to post the property, in the manner and location approved by the Manager or the Manager's designated representative, for a period of no less than 30 calendar days. The owner will be required to demonstrate, to the satisfaction of the Manager or the Manager's designated representative that the proposed project has been approved or is approvable by Community Planning and Development (Zoning, Building, and Landmark, if applicable).

Denver Parks and Recreation Policies and Procedures

Policy name: Parkways Building Line Restrictions

Number:

Public Review. All evidence submitted by the owner shall be available for review by interested parties in the office of the Manager or the Manager's designated representative.

Staff Review. Thirty calendar days after the notices are sent and the posting was made, the Manager or the Manager's designated representative will consider any comments received from the RNO's, City Council members, and the public at large.

Public Meeting. At the Manager's discretion, a public meeting may be held, with notice of said meeting being provided by the owner to anyone who responded to the prior notice or posting and with the meeting date, time, place, and purpose being posted, as approved by the Manager or the Manager's designated representative, on the lot or parcel at least 15 calendar days prior to the meeting. The Manager may require the owner to attend the meeting and to provide any additional information that the Manager deems necessary or appropriate for the meeting or to otherwise reach an informed decision.

Decision: Upon the Manager being satisfied that sufficient information has been received from the owner and that all reasonably anticipated comments from RNO's, City Council members, and the public have been received, the Manager will make a decision. To the extent that the Manager determines that a reduced setback would be appropriate under the circumstances, the setbacks will be reduced no more than necessary to accommodate the exceptional or unusual condition of the parcel or lot and to assure that impacts on neighboring property and the parkway are minimized. The Manager may require that the owner submit for approval revised design plans that satisfy the conditions and restrictions of the Manager's decision.

8.0 APPEALS.

Any appeal of a decision under this Policy must be made to the Manager. Appeals are strictly limited to assertions that an error(s) was made by the Manager or the Manager's designated representative in interpreting or applying the Parkway Rules & Regulations or the Directive. Upon the appellant submitting a letter explaining the error made, all plans and other documentation will be gathered. The Manager shall review the appeal letter, the plans and other documentation and reach a decision on the appeal. The decision of the Manager shall be final.

Denver Parks and Recreation Policies and Procedures

Policy name: Parkways Building Line Restrictions


Number:

This Parkways Building Line Restrictions Policy has been duly adopted in accordance with the rule-making requirements of section 39-2 of the Denver Revised Municipal Code and is in accordance with the authority of the Manager of the Denver Department of Parks and Recreation under section 2.4.4 of the Denver City Charter.

This Parkways Building Line Restrictions Policy is effective this 18th day of July, 2007.

In accordance with section 39-2(e), D.R.M.C., copies of this Parkways Building Line Restrictions Policy were filed with the Denver Clerk and Recorder and the Denver City Attorney within seven (7) days of the effective date set out above, and a notice of the adoption of this Policy was published in The Daily Journal on the 20th day of July, 2007. The notice included a statement that a copy of the Parkways Building Line Restrictions Policy is on file with the Manager of Parks and Recreation and is available for public inspection.

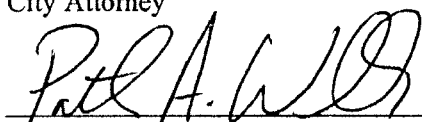
APPROVED AND ADOPTED:



Kim Bailey
Manager of Parks and Recreation

APPROVED FOR LEGALITY:

Arlene V. Dykstra
City Attorney



Assistant City Attorney

Denver Parks and Recreation Policies and Procedures
 Policy name: Parkways Building Line Restrictions

Number:

ATTACHMENT A

Parks Designated Parkways and Setbacks			
Street Name	Designated Section	Building Line Setbacks	Sign Setbacks
East Alameda Avenue	Steele St. to Quebec St. (building line setbacks apply between Quebec St. & Havana St.)	Steele St.(3200) to Colorado Blvd. (4000): 20 ft. both sides (fences expected)	Steele St. (3200) to Colorado Blvd. (4000): 20 ft. both sides
		Colorado Blvd. (4000) to Monaco St. Pkwy. (6500): 12 ft. both sides (fences or walls excepted)	Colorado Blvd. (4000) to Quebec St. (7300): 12ft. both sides
		Monaco St. Pkwy (6500) to Havana St. (10500): 12ft. Both sides (fences or walls excepted)	
Bonnie Brae Blvd.	University Blvd. at Exposition Ave. to Mississippi Ave. at Steele St.	20 ft. both sides	20 ft. both sides
Buchtel Blvd.	Clarkson St. to Colorado Blvd.	NONE	Logan St. (400) to Colorado Blvd. (4000): 20ft. both sides
City Park Esplanade	Colfax Ave. (1500) to 17th Ave. (1700)	35 ft. both sides	35 ft. both sides
Cherry Creek Drive	University Blvd. to Quebec St.	University Blvd. (2400) to Holly St.	University Blvd. (2400) to Quebec St. (7300): 20 ft. both

Denver Parks and Recreation Policies and Procedures
 Policy name: Parkways Building Line Restrictions

Number:

(North and South)	(5600): 20 ft. both sides	sides
	Holly St. (5600) to Quebec St. (7300): 20ft. both sides (fences excepted)	
Clermont St. Pkwy	3rd Ave. (300) to 6th Ave. (600)	30 ft. both sides
Colorado Blvd.	South City Limits (Hampden Ave. 3500 S) to Dartmouth Ave. (3100 S): Valley Hwy (1800 S; I-25) to 44th Ave.	South City Limits (Hampden Ave. 3500 S) to 44th Ave.: 20 ft. both sides
	Except - Dartmouth Ave. (3100 S) to Florida Ave. (1500 S): both sides exempt	Except - Dartmouth Ave. (3100 S) to Asbury Ave. (2000 S): both sides exempt
	Exceptions continued - Florida Ave. (1500 S) to Cedar Ave. (200 S): 10 ft. both sides (fences and walls excepted) 7th Ave. (700) to 9th (900) 10 ft. both sides 14th Ave. (1400) to 16th Ave. (1600): both sides exempt 28th Ave. (2800) to 29th Ave. (2900): 10 ft. both sides	Exceptions continued - Asbury Ave. (2000 S) to Alameda Ave. (300 S): 5 ft. both sides Alameda Ave. (300 S) to 7th Ave. (700): 10 ft. both sides 7th to 8th Ave.: 5 ft. east side 7th to 9th Ave.: 5 ft. west side 14th to 16th Ave.: both sides exempt 28th to 29th Ave.: 5 ft. both sides
Country Club Parkways See: Williams St. Gilpin St East 3rd Ave. Downing St. Pkwy		

Denver Parks and Recreation Policies and Procedures
 Policy name: Parkways Building Line Restrictions

Number:

Franklin St High St.				
Downing St. Parkway	3rd Ave. (300) to Bayaud Ave. (100 S)		25 ft. both sides	25 ft. both sides
Federal Blvd.	South City Limits (Floyd 3300 S) to 25th Ave; 26th Ave. to North City Limits (Columbine Rd. 5350)	South City Limits to Colfax Ave. (1500): 10 ft. both sides		South City Limits to 25th Ave: 5 ft. both sides
		Colfax Ave. (1500) to North City Limits: 20 ft. both sides		26th Ave. to North City Limits: 5 ft. both sides
		Except: 25th to 26th Ave: both sides exempt 50th Ave. to 52nd Ave: 10 ft. both sides		
Forest St. Pkwy	17th Ave. (1700) to Montview Blvd. (2000)		25 ft. both sides	25 ft. both sides
Franklin St.	1st Ave. (100) to 4th Ave. (400)		25 ft. both sides	25 ft. both sides
Gilpin St.	1st Ave. (100) to 4th Ave. (400)		1st to 3rd Ave: 25 ft. both sides	1st to 3rd Ave: 25 ft. both sides
			3rd to 4th Ave: 35 ft. both sides	3rd to 4th Ave: 35 ft. both sides
Hale Parkway	12th Ave. at Colorado Blvd. to 8th Ave. at Grape St.		15 ft. both sides	15 ft. both sides
High Street	1st Ave. (100) to 4th Ave. (400)		25 ft. both sides	25 ft. both sides
S. Irving St. Pkwy.	W. Evans Ave. (1900 S) to W.		20 ft. both sides	20 ft. both sides

Denver Parks and Recreation Policies and Procedures
 Policy name: Parkways Building Line Restrictions

Number:

	Jewell Ave. (2000 S)			
Josephine St.	1st Ave. (100) to 2nd Ave (200) only (rest of designated section was vacated)	20 ft. both sides	20 ft. both sides	
Martin Luther King Blvd.	Elizabeth St. (2600) to Quebec St. (7300)	Elizabeth St. (2600) to Dahlia St. (4800): 25 ft. both sides	Elizabeth St. (2600) to Dahlia St. (4800): 25 ft. both sides	
		Dahlia St. (4800) to Quebec St. (7300): 20 ft. both sides	Dahlia St. (4800) to Quebec St. (7300): 20 ft. both sides	
S. Marion St. Pkwy	Bayaud Ave. (100 S) at Downing St. to Virginia Ave. (400 S) at Marion St.	25 ft. both sides	25 ft. both sides	
Monaco St. Pkwy	Quincy Ave. (4300 S) to 40th Ave./Smith Rd (4000)	Quincy Ave. (4200 S) to Hampden Ave. (3500 S): 20ft. both sides	Quincy (4300 S) to Alameda Ave. (300 S): 25 ft. both sides	
	Except - That portion of the west side of Monaco St. Pkwy between the Highline Canal and Hampden Ave. in Arapahoe County	(Monaco St. Pkwy now officially stops at Narcissus Way (4200 S) although the Pkwy designation by Ordinance goes to Quincy Ave. (4300 S))		
		Hampden Ave. (3500 S) to Monaco Circle N. (3100 S): 25 ft. both sides (fences excepted)	Alameda Ave. (300 S) to Sixth Ave. (600): 35 ft. west side	
		Monaco Circle N. (3100 S) to LaSalle Place (2550 S): 25 ft. both sides (except fences exceeding 48" in height shall set back 10 feet)	Alameda (300 S) to Sixth Ave. (600): 25 ft. east side	

Denver Parks and Recreation Policies and Procedures
 Policy name: Parkways Building Line Restrictions

Number:

		LaSalle Place (2550 S) to Dickenson Place (2450 S): 5 ft. east side, 25 ft. west side	Sixth Ave. to Montview (2000): 35 ft. west side
		Dickenson Place (2450 S) to Florida Ave. (1500 S): 20 ft. both sides (fences or walls excepted between Iliff and Evans Ave.)	Sixth Ave. to Montview (2000): 20 ft. east side
		Florida Ave. (1500 S) to Exposition Ave. (700 S): 25 ft. both sides	Montview (2000) to 40th Ave. (4000): 20 ft. both sides
		Exposition Ave. (700 S) to Dakota Ave. (400 S): 20 ft. both sides (fences excepted)	
		Dakota Ave. (400 S) to Alameda Ave. (300 S): 25 ft. west side, 10 ft. east side	
		Alameda Ave. (300 S) to 1st Ave. (100): 25 ft. both sides	
		1st Ave. (100) to 6th Ave. (600): 35 ft. west side, 25 ft. east side	
		6th Ave. (600) to Montview Blvd. (2000): 35 ft. west side, 20 ft. east side	
		Montview Blvd. (2000) to 38th Ave. (3800): 20 ft. both sides (fences excepted)	
		38th Ave. (3800) to 40th Ave. (Smith Rd. 4000): no setback	

Denver Parks and Recreation Policies and Procedures
 Policy name: Parkways Building Line Restrictions

Number:

Montview Blvd.	Colorado Blvd. to Syracuse St.	Colorado Blvd. (4000) to Fairfax St. (5100): 50 ft. north side	Colorado Blvd. (4000) to Fairfax St. (5100): 50 ft. north side
		Fairfax St. (5100) to Quebec St. (7300): 35 ft. both sides	Fairfax St. (5100) to Quebec St. (7300): 35 ft. north side
		Quebec St. (7300) to Syracuse St. (7700): 25 ft. both sides	Colorado Blvd. (4000) to Quebec St. (7300): 35 ft. south side
			Quebec St. (7300) to Syracuse St. (7700): 25 ft. both sides
Park Ave.	Colfax Ave. at Franklin St. to 20th Ave. at Washington St.	10 ft. both sides	10 ft. both sides
Richthofen Place Pkwy	Monaco Pkwy (6500) to Oneida St. (6900)	25 ft. both sides	25 ft. both sides
Speer Blvd.	Federal Blvd. (3000 W) to Downing St. (1200)	Federal Blvd. (3000 W) to Elati St. (500 W): no setback either side	Elati (500 W) to Logan (400): 10 ft. south side
		Elati St. (500 W) to Broadway (0): 10 ft. SW side; no setback NE side	Broadway (0) to Logan (400): 10 ft. north side
		Broadway (0) to Logan St. (400): 10 ft. both sides	Logan St. (400) to Downing (1200): 20 ft. both sides
		Logan St. (400) to Downing St. (1200): 20 ft. both sides	
University Blvd.	South City Limits/Floyd Ave. (3300 S) to Yale Ave. (2700 S); Iowa Ave. (1600 S)/Valley Hwy	South City Limits/Floyd Ave. (3300 S) to 6th Ave. (600): 20 ft. both sides	South City Limits/Floyd Ave. (3300 S) to 6th Ave. (600): 20 ft. both sides

Denver Parks and Recreation Policies and Procedures
 Policy name: Parkways Building Line Restrictions

Number:

	(1-25) to 6th Ave. (600)		Except: Yale Ave. (2700 S) to Valley Hwy (1700 S): both sides exempt Valley Hwy (1700 S) to Iowa Ave. (1600 S): east side exempt Ohio Ave. (800 S) to Exposition Ave. (700 S): 10 ft. both sides 3rd Ave. (300) to 6th Ave. (600): 20 ft. both sides (fences excepted)	Except: East Yale Ave. (2700 S) to East Mexico Ave. (1700 S): both sides exempt Ohio Ave. (800 S) to Exposition (700 S): 5 ft. both sides
Williams St.	8th Ave. (800) to 4th Ave. (400)		25 ft. both sides	25 ft. both sides
East 1st Ave.	Downing St. (1200) to University Blvd. (2400)		25 ft. both sides	25 ft. both sides
East 3rd Ave. Pkwy	Colorado Blvd. (4000) to Clermont St. Pkwy (4500)		25 ft. both sides	25 ft. both sides
	Gilpin St. (1700) to Downing St. (1200)		35 ft. both sides	35 ft. both sides
East 4th Ave.	Williams St. (1800) to Gilpin St. (1700)		20 ft. north side	20 ft. north side
			south side exempt	
East 6th Ave. Pkwy	Colorado Blvd. (4000) to Quebec St. (7300)		35 ft. both sides	35 ft. both sides
East 7th Ave. Pkwy	Williams St. (1800) to Colorado Blvd. (4000)		20 ft. both sides	20 ft. both sides

Denver Parks and Recreation Policies and Procedures
 Policy name: Parkways Building Line Restrictions

Number:

West 14th Ave. Pkwy	Bannock (200 W) to Broadway (0)	10 ft. both sides	10 ft. both sides
East 17th Ave. Pkwy	Colorado Blvd. to Monaco St. Pkwy	Colorado Blvd. (4000) to Monaco St. Pkwy. (6500): 35 ft. north side	Colorado Blvd. (4000) to Dahlia St. (4800): 35 ft. north side
		Colorado Blvd. (4000) to Dahlia St. (4800): 20 ft. south side	Colorado Blvd. (4000) to Dahlia St. (4800): 20 ft. south side
		Dahlia St. (4800) to Monaco St. Pkwy (6500): 25 ft. south side	Dahlia St. (4800) to Monaco St. (6500): 15 ft. both sides
East 26th Ave. Pkwy	York St. to Colorado Blvd.	York St. (2300) to Steele St. (3200): 15 ft. both sides	York St. (2300) to Steele St. (3200): 15 ft. both sides
		Steele St.(3200) to Colorado Blvd. (4000): 25 ft. both sides	Steele St.(3200) to Colorado Blvd. (4000): 25 ft. both sides
West 46th Ave.	Federal Blvd. (3000 W) to Sheridan Blvd. (5200)	20 ft. both sides	20 ft. both sides

Amendment to Parkway Building Line Restrictions Policy
Adopted July 18, 2007

In accordance with the memo to the Manager of Parks and Recreation dated January 12, 2010, entitled "**Federal Boulevard Study and Recommended Regulatory Change**," the Parkway Building Line Restrictions Policy is hereby amended to modify the building line setbacks and the sign setbacks for Federal Boulevard on page 9 of the Policy to read as follows:

<u>Street Name</u>	<u>Designated Section</u>	<u>Building Line Setbacks</u>	<u>Sign Setbacks</u>
Federal Blvd.	South City Limits (Floyd 3300S) to 25 th Ave; 26 th Ave to North City Limits (Columbine Rd 5350)	South City Limits to 20 th Ave: zero ft. both sides 20 th Ave to North City Limits: 20 ft. both sides	South City Limits to 20 th Ave: zero ft. both sides 20 th Ave to North City Limits: 5 ft. both sides
		Except: 25 th to 26 th Ave: both sides exempt 50 th Ave to 52 nd Ave: 10 ft both sides	

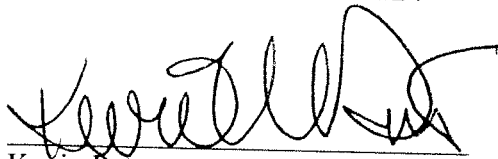


This Amendment to the Parkways Building Line Restrictions Policy has been duly adopted in accordance with the rule-making requirements of section 39-2 of the Denver Revised Municipal Code and is in accordance with the authority of the Manager of the Denver Department of Parks and Recreation under section 2.4.4 of the Denver City Charter.

This Amendment to the Parkways Building Line Restrictions Policy is effective this 6th day of April, 2010.

In accordance with section 39-2(e), D.R.M.C., copies of this Parkways Building Line Restrictions Policy were filed with the Denver Clerk and Recorder and the Denver City Attorney within seven (7) days of the effective date set out above, and a notice of the adoption of this Policy was published in Denver Daily Journal on the 6 day of April, 2010. The notice included a statement that a copy of the Parkways Building Line Restrictions Policy, as amended, is on file with the Manager of Parks and Recreation and is available for public inspection.

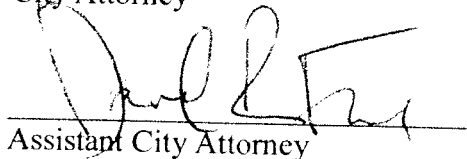
APPROVED AND ADOPTED:



Kevin Patterson
Manager of Parks and Recreation

APPROVED FOR LEGALITY:

David R. Fine
City Attorney



Assistant City Attorney