

Map indicating property to be rezoned must be attached to each application form.

City and County of Denver  
DEPARTMENT OF ZONING ADMINISTRATION  
APPLICATION FOR ZONE MAP AMENDMENT

1. Date Submitted 12/5/79 Fee \$100.00  
2. Application Number 3149

3. Applicant Roark Associates	4. Address 321 Detroit St., Denver, Co.	5. Phone No. 388-3658	6. Interest <input type="checkbox"/> Owner(s) <input checked="" type="checkbox"/> Agent
7. Other Persons, Firms or Corporations represented by Applicant Mr. and Mrs. Mier Chazen	8. Address 210 Ash Street, Denver, Co.	9. Phone No. 388-2043	10. Interest <input checked="" type="checkbox"/> Owner(s) <input type="checkbox"/> Agent

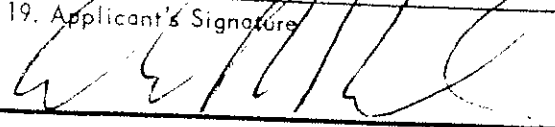
11. Location of Proposed Change  
#5 Cook Street

12. Legal Description of Property: Lots Block Addition  
or Lots 21 and 22 Block 16 Burlington Capitol Hill Addition  
City and County of Denver, State of Colorado

13. Area of Subject Property, Sq. Ft. or Acres 6,250 Sq.Ft.  
14. Present Zone R-1  
15. Proposed Zone P.U.D.

16. Describe briefly the nature and expected effect of the proposed amendment. Be sure to include an explanation of 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 making the proposed amendment necessary.  
During 1977, the property to the north of the subject site was re-zoned B-A-1. At that time, the owners of the property to the north included the subject property in their B-A-1 zoning application. The Chazen's requested that they be removed from the B-A-1 zoning application because they would have been left with a 50' wide parcel of property that could only be utilized for single-family residential use because of the B-A-1 zoning regulations. The property to the west is a high-rise apartment/condominium project. The property to the northwest is a parking garage. The property to the north at 1st Avenue is a multi-story office building, and the property directly adjacent to the north is a parking garage. Across the street to the east is a parking lot. Single-family residences are across Ellsworth Avenue to the south. The changing conditions, including re-zoning and subsequent construction, have rendered the existing single-family residence obsolete and no longer suitable for residential purpose. Therefore, a business P.U.D. is proposed.

17. Use and development proposed for the property to be rezoned, including time schedule for such development.  
It is contemplated that the existing residence will be maintained but modified for business use and the additional business structure will be constructed at the west end of the site. The modifications to the existing residence and the addition to the east would commence immediately upon the approval of this application for re-zoning.

18. Exhibits Submitted, Number and Kind  
Site Plan, P.U.D. Stipulations, District Map, Photographs  
19. Applicant's Signature 

#5 Cook Street

GROSS LAND AREA 6,250 Sq.Ft.

PARKING PROVISIONS Parking for 10 automobiles is provided

HEIGHT OF STRUCTURES No structure shall exceed 35' in height

UTILITIES Sanitary sewer is provided in the alley. Water is provided in Cook Street.

Electrical power is provided by overhead service from Ellsworth Avenue and the alley. Storm drainage system exists on Cook Street and Ellsworth Avenue.

SURFACE DRAINAGE Drainage from the site will be taken on the surface to either Cook Street, Ellsworth Avenue or the alley.

INTERIOR STREETS AND DRIVES There are no interior streets or drives.

SEPARATION PROVISIONS Provisions for separation between buildings, streets and other features are as shown in the enclosed drawings.

EASEMENTS No specific easements are required.

BUFFER AREA Buffer area is provided as indicated between the existing residence and the adjacent parking garage. New construction will be built up to the property line. Landscaping will be provided on Cook Street and on Ellsworth avenue.

RECREATION VEHICLE STORAGE No recreation vehicle storage is incorporated because of the proposed business use.

DEDICATIONS AND PUBLIC IMPROVEMENTS Not applicable

SCHOOL SITES Not applicable

OPEN SPACE RECREATION AREAS An open courtyard between existing and new construction is indicated on the attached drawings. In addition, open landscaped space is provided on Cook Street and Ellsworth Avenue.

SOUND, VIBRATION, HEAT, GLARE, ETC. The existing residential structure, its addition, and the new construction are located in such a manner as to properly handle sound, vibration and emission of heat, glare, radiation and fumes by the effective use of landscaping, fences and natural barriers.

RESTORATION OF NATURAL TERRAIN The natural terrain of the site is to be maintained.

LAND COVERAGE

Existing Residence	1314 Sq.Ft.
Addition to Existing Residence	687 Sq.Ft.
New Office Construction	2317 Sq.Ft.
Courtyard	350 Sq.Ft.
Paved Parking	3000 Sq.Ft.
Parking	10 cars

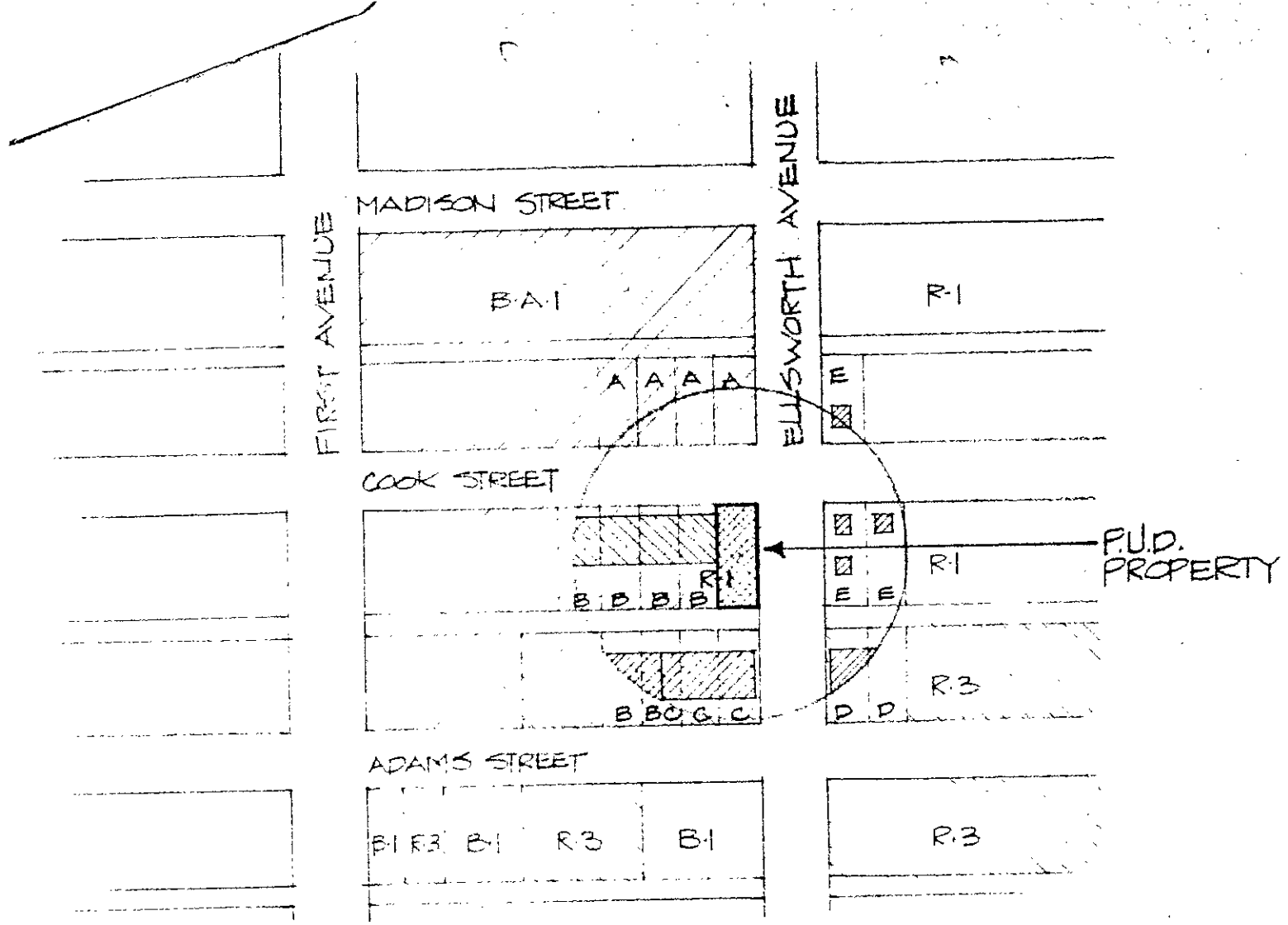
SIGN TREATMENT Signs will be simple raised letters applied directly to the building surface for address and business identification. Any signs constructed will be within the limitations set forth for B-1 zoning in the Zoning Ordinance, City and County of Denver.

OUTDOOR STORAGE Outdoor storage will be provided for on the north side of the existing residence.

GROSS FLOOR AREA

Existing Residence/Ground Floor Level	1314 Sq.Ft.
Addition to Existing Residence	687 Sq.Ft.
New Office Construction (on stilts over parking)	2317 Sq.Ft.

BUSINESS USE Business use limited to those allowable under current B-1 district regulations of the revised Municipal Code of the City and County of Denver.



⊙ DISTRICT MAP SCALE 1" = 200'

5 COOK ST. P.U.D.

LEGEND

- A Parking Lot
- B 2-Story Parking Garage
- C 15-Story Apartments/Condominiums
- D 9-Story Apartments/Condominiums
- E Single-Family Residence