**Application for Zone Map Amendment**

<table>
<thead>
<tr>
<th><strong>Applicant</strong></th>
<th><strong>Address</strong></th>
<th><strong>Phone No.</strong></th>
<th><strong>Interest</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Michael G. Pharo</td>
<td>475 17th St., Suite 544 Denver, CO 80202</td>
<td>292-2331</td>
<td>☑ Owner(s)</td>
</tr>
<tr>
<td>M. Jeffrey Levy</td>
<td>1545 W. Bayaud Ave. Denver, CO 80223</td>
<td>744-3333</td>
<td>☑ Agent</td>
</tr>
</tbody>
</table>

**Location of Proposed Change**

1598 W. Bayaud

**Legal Description of Property:**

Lots: 18 through 24 inclusive, Block 1, Valverde

**Area of Subject Property, Sq. Ft. or Acres**

21,875 sq. ft.

**Present Zone**

R-2

**Proposed Zone**

P.U.D. 275

**Use and Development proposed for the property to be zoned:**

Office Uses; the warehousing and/or storage of any commodity except those prohibited by Sec. 59-408 (1) w; light, industrial uses that would permit the assembly, manufacturing, processing, or packaging of products from previously prepared material, such as cloth, plastic, metal, paper, leather, precious or semi-precious stones, to include the manufacture or assembly of electric or electronic instruments and devices such as computers, telecommunications equipment, radios, televisions, but not to include the manufacture, processing, or fabrication of any use prohibited by Sec. 59-408 (1) L; the sale at retail of any commodity manufactured, processed, assembled, or fabricated only on the premises; laboratories; parking of vehicles. No deliveries shall be allowed between the hours of 11:00 p.m. and 5:00 a.m.

**Exhibits Submitted, Number and Kind**

Existing Conditions

Zoning Map

District Plan 1 & 2 (illustrative)
1. Schedule
   a. Date of pre-application conference
      7/12/89
   b. Submittal date of preliminary application
      9/14/89
   c. Submittal date of completed application
   d. Planning Board or Planning Office hearing date

   Applicant requests a Planning Office hearing instead of the standard Planning Board hearing yes [x] no [ ].

   Applicant has met with and discussed PUD proposal with neighborhood association(s) yes [x] no [ ] and affected adjacent residents yes [x] no [ ].

2. a. Maximum gross floor area* for each proposed use. Explain or define the uses. Terms like "retail" or "light industrial" must be defined in detail. To do this the applicant should refer to the various uses listed under specific zone districts in the Zoning Code, and should choose a title which accurately describes the proposed use.

   office, warehousing, manufacturing - will occupy all or part of the total 10,938 sq ft maximum use gross floor area

   retail - will occupy no more than 20% of 2,188 sq ft maximum use

   TOTAL F.A.R. .50
   TOTAL 10,938 SQ FT MAXIMUM

   (Floor Area Ratio, gross floor area divided by site area)**

   For residential uses
   Maximum number of dwelling units: NA
   Density (ratio of dwelling units per acre): NA

   For non-residential uses F.A.R. = .50

   *Note: Gross floor area does not include the floor area of parking garages or basement areas used for storage or utilities. The Zoning Code definition of gross floor area shall be used in determining floor areas in this project.

   **Note: Land area to be dedicated for public streets should not be included in the site area.

   ***See 2a below

Note: The use of the terms "Article" or "Section" refer to portions of the Revised Municipal Code of the City and County of Denver.

d space below may be used to provide additional information.

***2a (continued) All work activities on this site shall take place inside the structure.

Form 8-2.8 ZA(Rev. 4/88)
b. Land coverage by building and impervious surfaces:
   Maximum building coverage
   8,750 sq. ft. = 40 % of site area.
   Maximum area of drives & parking
   10,938 sq. ft. = 50 % of site area.
   Approximate area of walks, patio and
   paved recreation areas*
   NA sq. ft. = NA % of site area.
*area is a part of drives & parking; exact proportion to be determined at time
Approach area of other impervious surfaces: of final site plan
   NA sq. ft. = NA % of site area.
Total impervious area
   19,688 sq. ft. = 90 % of site area.

c. Landscaped area and/or permeable areas
   Lawn, planting beds and other landscaped
   areas with permeable surface (this
   area consists of organic materials)
   minimum 1,094 sq. ft. = 5 % of site area.
   Others (Gravelled or other areas with
   permeable surface
   approximate 1,094 sq. ft. = 5 % of site area.
Total area
   2,187 sq. ft. = 10 % of site area.
   (minimum)
d. Project area totals: (totals of "b" and "c" above)
   Landscaped areas (permeable surfaces)  2,187 sq. ft.
   Building and impervious surfaces  19,688 sq. ft.
Total site area
   21,875 sq. ft.
   (this total must equal the site area listed on page 1)
e. Setbacks: The minimum setbacks for buildings (excluding
   fences and walls) are shown on the District Plan. Encroach-
   ments are permitted in these setback areas as regulated by
   Sec. 59-410 (I-0 zone). The minimum spacing between
   buildings and other important spacing requirements are shown
   on the District Plan. Official Parkway setback requirements
   for this street are NA feet for structures and NA feet
   for signs.
f. The maximum height of structures shall be stories
   which shall not exceed a total of feet. Rooftop
   features (solar collectors, antennas, chimneys, flues, vents,
   air conditioning equipment) may exceed this height limit by
   feet. Flag poles may exceed these limits. The
   height of a building shall be determined by the vertical
distance from the highest point of a pitched roof or to the
highest parapet around a flat roof to the average elevation
of the corners of the proposed building at the finished
grade.

If bulk plane restrictions are to be utilized, such restric-
tions shall conform to those of the _____ zone district.

g. **Off-Street Parking:** This project shall contain __22__
parking spaces at the ratios shown in paragraph (4) below.
The applicant shall abide by the requirements of Article V,
Off-Street parking requirements: [X] yes [ ] no.
*except as indicated below
If not, the following information must be provided.

(1) parking space dimensions:
    compact space    standard space
    7 1/2' x 15' 9' x 17'
(2) Driving aisle minimum widths:
    Angle of stalls: 23 ft/12 ft
        0° & 90° 40°
(3) Ratio of compact spaces to
    standard spaces:
(4) Ratio of parking spaces to
    building floor areas by use:
    (a) Use: Office Ratio: 1 space/500 sq.ft.
    (b) Use: Retail Ratio: 1 space/200 sq.ft.
    (c) Use: Manufacturing
    (d) Spaces per dwelling unit NA
    (5) Parking provisions for disabled persons: 1

h. **Off-Street Loading Spaces.** The project will contain _____
off-street loading spaces. Applicant will provide such
spaces in conformance with Article VI, Off-Street Loading
Requirements: [X] yes [ ] no. If not, list the
dimensions of the spaces provided. Off-street loading requirements
will be determined at the time of site plan submission.

i. **Surface Drainage:** The owner understands that the rules and
regulations of the Wastewater Management Division will re-
quire certain design considerations and construction features
to control surface water runoff. The site contains [ ],"does
not contain [X] a flood hazard area as identified by the
Flood Insurance Rate maps as published by the Federal Emer-
gency Management Agency. (For assistance, contact Wastewater
Management at 295-1451)

j. **Interior streets, drives, parking areas and pedestrian walk-
ways 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: Utility and access easements to be determined at the
time of site plan submission.
1. Landscaping and buffering: Areas to be landscaped are shown on the District Plan. However, a more detailed landscaping plan may be required by the Planning Office as a part of this application. (A detailed landscape plan is required as a part of the site plan review phase after the rezone is approved.) If no plan is required with this application the following information must be provided:

(1) Minimum number of trees to be planted: 
(2) Minimum size of trees at time of planting: 
(3) Minimum percent of evergreen or coniferous trees: 
(4) Minimum number of shrubs to be planted: 
(5) Minimum size of container for planted shrubs:

Please indicate if this information applies to the entire site including the parking area [ ], or if it applies to the site without the parking area [X]. If the answer to the 2nd part of the preceding question is affirmative, will the applicant comply with the parking lot landscaping requirements of Sec. 59-585(10) yes [X] no [ ].

All foliage shall be maintained in a healthy and growing condition. where street trees are proposed or required on the public right-of-way, such trees shall be installed in accordance with the requirements of the City Forester. (575-3053 or 575-2571). Number of street trees proposed: 12. If street tree plantings are required along a state highway contact the Highway Department for approval. (Phone no. 757-9514)

Fences and/or walls: The maximum height of fences and/or walls which may be built on the P.U.D. district boundaries and within the building setback areas shall be 6 feet. Such fences and/or walls shall be solid, view-obscuring [X], or open, view-permitting [ ]. To provide the minimum screening such fences and/or walls shall be installed as shown on the District Plan. If certain fences and walls are required by the City to protect adjoining residents, and such fences and walls are deemed undesirable by adjoining residents, such requirement may be waived by the Director of Planning. The maximum height of fences and/or walls within the interior area of the P.U.D. district shall be 6 feet. Fences and walls shall be subject to Sec. 59-38 (11) overhead fences and walls. Earthen berms or mounds for screening or decorative purposes shall be installed (where?) along street. Such features will [X], will not [ ] be landscaped. The maximum height of such features shall be 2½ feet. The minimum height shall be 0 feet.

*(2L cont. below)*

Boat, camper, trailer and recreation vehicle storage will [ ] will not [X], be permitted on the property. If permitted, *2L cont.) Fencing shall be constructed prior to the utilization of this site for parking purposes (Phase I). Landscaping shall be installed as soon as the parking lot is in operation.
the location of these storage areas will be shown on the District Plan. Solid fences or walls will [ ], will not [ ], be installed around such areas. The maximum height of such walls and fences shall be ________ feet and the minimum height shall be ________ feet.

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. If this proposal involves the vacation of certain public rights-of-ways for incorporation into the project area, such vacation must be approved prior to or at the public hearing on this proposal.

o. External effects: (vibration, heat, glare, radiation, and fumes) These effects will be regulated by Sec. 59-409 (I-0 zone). Reflective glass will [X], will not [ ] be used. No exterior lights shall be utilized that cannot be directed away from the home on the west.

p. The natural terrain of the site will [X], will not [ ] be restored.

q. Utilities (public and private) serving the property are located (where?) adjacent r.o.w.'s

For information contact the following:
Denver Water Department 628-6100
Mountain Bell 896-6422
Public Service Company 571-3526
Wastewater Management 295-1451

r. Sign controls. The project will be regulated by the following:
   Sec. 59-537, Signs permitted in all districts
   Sec. 59-538, Sign area measurement
   Sec. 59-550, regulations for the ________ district. If no specific regulations are referenced here, please indicate the following:
   sign dimensions:
   number of signs:
   maximum sign area:
   Show ground sign locations on the District Plan Map.

s. Outdoor Storage of products, materials or Solid Waste will [ ], will not [ ], be permitted on the property. If permitted, such storage is shown on the District Plan. Screening will [X], will not [ ], be provided. If so, such screening will consist of a solid wall or fence ________ feet high. No outdoor storage other than solid waste in a properly screened container shall be shown on the "Existing Conditions Map". these volumes are
available for major streets from the Traffic Engineering Division, or the Planning Office or may be estimated by the applicant based on a professional study. Streets for which no estimate is available should be noted.

Site generated traffic should be estimated and noted by applicant based on proposed project type, size, and other relevant factors. Ratios for estimating traffic are available from the Traffic Engineering (575-5781).

For projects with total daily site generated traffic of more than 200 vehicle trips, or for projects in areas with special problems, more detailed analysis may be required and the applicant should contact the Traffic Engineering Division at 289-5440 for further guidance.

Public Transportation. The nearest bus stop is located about 1,070 feet from the property on Alameda Ave. & Tejon St. Avenue or Street

u. Future school sites will [ ], or will not [X] be dedicated as a part of this project.

v. Home Occupations: If residential dwelling units are contained within the project, home occupations will [ ], will not [ ], be permitted. If so permitted, they will be regulated by Sec. ________ (zone). NA

w. Temporary Uses: Uses by temporary permit will be regulated by Sec. 59-408(2) (I-0 zone).

x. Accessory Uses: Will be permitted and regulated by Sec. 59-408(3) (I-0 zone).

y. Interim Uses: Prior to the development of this project, the property will be used on an interim basis for parking of vehicles and single family residential uses in structures existing at the time of approval of this P.U.D.

(z. Phasing: Is the project expected to be developed in phases? [X] yes. [ ] no. If yes, specify the phasing and the improvements to be constructed in each phase. Phase 1 parking as shown on District Plan : sheet 1 of 2; phase 2 site development as illustrated on District Plan : sheet 2 of 2.

Anticipated starting date Phase 1, 1990 Anticipated completion date Phase 1, 1990; Phase 2 - NA.
a. See #14 for uses; heavily landscaped; will provide market expansion for owner/user's business and related businesses.

b. B2. Expansion of business uses into or within residential areas should be permitted only if such expansion maintains or improves the residential desirability of the affected neighborhoods.

B10. Some offices and similar facilities should be clustered with residential uses and located outside of the downtown area.

I8. Industrial land uses should be properly related to adjacent residential uses.

c. Will solidify the appropriate boundary of area uses—residential and industrial in proper alley location; will pave that portion of alley adjacent to the subject property and landscape; will orient industrial uses to take proper advantage of industrial exposure and truck traffic along W. Bayaud Ave.

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

The "District Plan" is attached following the "Existing Conditions Map". This plan includes the following listed and attached drawings or renderings which show the architectural concepts, building elevations, facade treatment, exterior building materials, and/or other elements.

ACKNOWLEDGEMENT: 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.

\[signature\]  
Applicant
District Plan-Illustrative Site Design - Phase 1

M. Jeffrey Levy Property

Denver, Colorado

Michael G. Pharo Associates Inc.
475 Seventeenth Street, Suite 544
Denver, Colorado 80202
(303) 292-2331
District Plan - Illustrative Site Design - Phase 2

M. Jeffrey Levy Property

Denver, Colorado

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