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

PREMISES AFFECTED: 621 West Wesley Avenue
LEGAL DESCRIPTION: Lengthy Legal

APPELLANT(S):

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<tr>
<th>Filed By</th>
<th>Name</th>
<th>Address</th>
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<tbody>
<tr>
<td></td>
<td>Craig Arfsten</td>
<td>1462 South Clarkson Street, Denver, CO 80210</td>
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LANDOWNERS:

<table>
<thead>
<tr>
<th>Owner</th>
<th>State of Colorado Department of Transportation</th>
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<tbody>
<tr>
<td>Address</td>
<td>621 West Wesley Avenue, Denver, CO 80223</td>
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APPEARANCES:

APPELLANT:

Craig Arfsten, 1462 South Clarkson Street, Denver, CO 80210
Jack Unruh, 2343 South Galapago Street, Denver, CO 80223
Liz Peterson, 1900 South Huron Street, Denver, CO 80223
Daniel Reiling, 2456 South Galapago Street, Denver, CO 80223
Douglas Danger, 1903 South Huron Street, Denver, CO 80223

OPPOSITION:

Rebecca Greek, 2476 South Bannock Street, Denver, CO 80223
Dede de Percin, 1530 West 13th Avenue, Denver, CO 80204

INFORMATION:

Flor Alvidrez, 655 South Decatur Street, Denver, CO 80219

FOR THE CITY:

Tina Axelrad, Zoning Administrator
Adam Hernandez, Senior Assistant City Attorney
Joshua Posner, Director of Strategic Initiatives, Mayor's Office

SUBJECT:

Appeal for Review of an Administrative Decision to approve a Zoning Permit for a Temporary Managed Community, in an E-MU-2.5 UO-1, UO-2 zone (AS AMENDED AT 1/30/24 HEARING)

ACTION OF THE BOARD:

The request for the Review of an Administrative Decision to approve a Zoning Permit for a Temporary Managed Community (TMC) is GRANTED upon a finding by the Board that the Zoning Administrator's action was in error. Section 11.11.17.3.C DZC states that a Pre-Application Meeting is required and a Community Information Meeting (CIM) is required. Section 12.3.4.6.C DZC states that the applicant shall schedule a CIM following a pre-application meeting. In this instance, the CIM was scheduled and noticed on September 7, 2023, and the first Pre-Application Meeting with CPD staff was held on September 13, 2023. The Board thus finds that the Zoning Administrator’s decision to approve the Zoning Permit for a TMC Use did not comply with Section 12.3.4.6 DZC. The action of the Zoning Administrator is thus overturned and the Zoning Permit is revoked.

BOARD OF ADJUSTMENT FOR ZONING APPEALS
Ignacio Correa-Ortiz, Chair

Austin Keithler, Director

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 ADDITIONAL LAWS OR REGULATIONS APPLY TO YOUR PROJECT AND TO OBTAIN THE NECESSARY PERMITS.