

Area Map indicating property to be rezoned
will be prepared by the Department of
Zoning Administration

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

Application Number

4169

Date Submitted | Fee

1/6/95

1600.00-

1. Applicant Bed & Breakfast Inn Development, Inc Thomas E King, President		2. Address 2147 Tremont Place Denver, CO 80205		3. Phone No. 303-296 6666		4. Interest <input checked="" type="checkbox"/> Owner(s) <input type="checkbox"/> Agent <input type="checkbox"/> Other	
5. Owners of Property or Properties (If not the Applicant)		6. Address				7. Phone No.	
8. Location of Proposed Change 2151 Tremont Place, Denver, CO 80205							
9. Legal Description of Property: (If Legal Description is lengthy, please attach additional sheet.) Lots: Block: Addition: 29 and Southwesterly 190 Clements Addition to the one half of 30 City of Denver							
10. Area of Subject Property, Sq. Ft. or Acres 4375 Sq. Ft.				11. Present Zone FUD # 307		12. Proposed Zone FUD #369	
13. 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. See page 1a							
14. Use and development proposed for the property to be rezoned. See pages 1a and 1b							
15. LETTER FROM PROPERTY OWNERS ASSOCIATION PETITIONS ON 2 FORMS BY NEIGHBORS WITHIN 200 FEET PLUS ADDRESSES OF SAME LETTER FROM PROPERTY OWNER AT 2135 (ADJACENT) TO 2137 TREMONT PLACE							
15. Exhibits Submitted, Number and Kind PUD application, Existing Conditions Map District Plan				16. Applicant's Signature T. E. King			

LEGAL DESCRIPTION OF PROPERTY (ANSWER TO QUESTION 9)
AT 2151 TREMONT PLACE

LOT 29 AND SOUTHWESTERLY ONE-HALF OF LOT 30, BLOCK 190, CLEMENTS ADDITION TO THE CITY OF DENVER EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTERLINE OF LOT 30, WHERE THE SAME INTERSECTS THE REAR LINE THEREOF, THENCE SOUTHWESTERLY ALONG SAID REAR LINE, A DISTANCE OF 14 FEET 6 INCHES; THENCE AT RIGHT ANGLES SOUTHEASTERLY, A DISTANCE OF 25 FEET; THENCE AT RIGHT ANGLES NORTHEASTERLY, A DISTANCE OF 14 FEET 6 INCHES TO THE CENTERLINE OF LOT 30; THENCE AT RIGHT ANGLES NORTHWESTERLY A DISTANCE OF 25 FEET TO POINT OF BEGINNING.

Answer to Question 13:

The change requested is necessary because of changed or changing conditions in the neighborhood. This particular house is no longer saleable as a residence to recover investment of purchase and restoration because of changed market conditions. In the Five Points area and nearby areas, the conversion of residential to parking lots instead of office buildings and apartment properties as originally contemplated, the location of a large portion of transient shelter bed facilities and transient services within a six block radius of the site, the move of St. Lukes Hospital, the failure of retail services along 20th Avenue between Park and Glenarm Place, all have had a severe impact on the once viable market for this and other area single family homes, despite the major investment local owners have put into restoration and preservation.

Furthermore, because of the historic significance and location within the historic district created 10 years ago, this and other residences cannot be torn down or modified significantly. A use must be found for what essentially, in this case, is a 5-bedroom house. Unfortunately, there are few possible uses given those restrictions except a hotel, bed and breakfast inn or office building, which are not permitted in an R-3 zone.

The foregoing is entirely due to changes in conditions since the property was purchased and renovated in 1977 and is not due at all to deliberate actions of the Applicant. Since the change appears to be permanent, that will result in unnecessary hardship.

Answer to Question 14:

The intended use is as a "bed and breakfast" inn defined below, but Applicant also wants the right to any uses permitted in 59-177(1) R-3, 59-207(1)(r) R-4 hotel and

(y) office of the City Zoning Code (subject to the restrictions set forth therein regarding those sections). That is essentially the same as the adjacent PUD of which this is an extension.

The "bed and breakfast" use shall allow the Applicant to provide residential accommodations using the existing structure on the site with up to five overnight bedrooms or suites for guests (the adjacent PUD permits ten overnight bedrooms). A kitchen of up to 1,000 sq.ft. shall be permitted. Food, beverage and wine service (subject to obtaining appropriate licenses) shall be permitted in the entry areas and guestrooms or on the patio and garden areas shown on the District Plan. A business office and laundry shall be permitted in conjunction with the bed and breakfast operations not to exceed 1,000 sq.ft. Any of the rental rooms may be used for long term rental or permanent occupancy. The following requirements shall apply if the property is used for overnight accommodations for the public:

1. Any office use, storage use, retail use, shall be solely in connection with and ancillary to the bed and breakfast use, if any.

2. The property shall not be physically joined to adjacent properties.

3. An owner with more than a nominal ownership interest (see below) shall reside at either the property (2151 Tremont Place) or the adjacent property (2147 Tremont Place) or the next adjacent property (2137 Tremont Place). That owner shall also be actively involved in the management of the overnight accommodation operations. Residency of the owner shall not affect the maximum permitted number of guest rooms or suites.

In the event of death, disability or dissolution of marriage, there shall be a grace period of six months to meet the requirement that an owner of more than a nominal interest as defined below be resident on the property.

An owner with more than a nominal ownership interest is defined as a legally competent, natural person or persons owning or controlling (if control as opposed to ownership is used, it should be by proxy, voting trust or other legal mechanism) at least one third (33-1/3%) of the Property or, if the ownership of the Property is other than a natural person or persons, at least one third of the voting rights of the entity legally owning the Property.

1. Schedule
 - a. Date of pre-application conference October 28, 1994
 - b. Submittal date of preliminary application November 28, 1994
 - c. Submittal date of completed application December 15, 1994
 - 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.

Five overnight guest rooms or suites	<u>2740</u>	sq ft maximum
use _____		
For more _____		sq ft maximum
use detailed breakdown, see page 1a. _____		
_____		sq ft maximum
use _____		

TOTAL F.A.R. 0.63 : 1 TOTAL 2740 SQ FT MAXIMUM
(Floor Area Ratio, gross See also answer to Question 14
floor area divided by
site area) **

* Owner may use one or more of the suites as a residence.

For residential uses

Maximum number of dwelling units: _____ *

Density (ratio of dwelling units per
acre): _____

For non-residential uses F.A.R. = 0.63 : 1

*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.

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

The space below may be used to provide additional information.

P.U.D. at 2151 Tremont Place
Address

- b. Land coverage by building and impervious surfaces: ^{shall remain as}
Maximum building coverage ^{existing}
1,614 main bldg, inc. porch sq. ft. = 47.5 % of site area.
440 existing garage
Maximum area of drives & parking
N/A sq. ft. = 0 % of site area.
- Approximate area of walks, patio and
paved recreation areas
1,125 sq. ft. = 26 % of site area.
- Approximate area of other impervious surfaces:
N/A sq. ft. = 0 % of site area.
- Total impervious area
3,179 sq. ft. = 73.5 % of site area.
- c. Landscaped area and/or permeable areas shall remain as existing.
- Lawn, planting beds and other landscaped
areas with permeable surface (this
area consists of organic materials)
minimum 1147 sq. ft. = 26.5 % of site area.
- Others (Gravelled or other areas with
permeable surface
approximate N/A sq. ft. = 0 % of site area.
- Total area sq. ft. = 26.5 % of site area.
(minimum)
- d. Project area totals: (totals of "b" and "c" above)
- | | | |
|---------------------------------------|--------------|---------|
| Landscaped areas (permeable surfaces) | <u>1,147</u> | sq. ft. |
| Building and impervious surfaces | <u>3,179</u> | sq. ft. |
| Total site area | <u>4,326</u> | 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. 59-209(b)(4) (R-4 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
for signs.
- f. The maximum height of structures shall be two stories ^{plus attic} / stories
which shall not exceed a total of 41 * feet. * Rooftop
features (solar collectors, antennas, chimneys, flues, vents,
air conditioning equipment) may exceed this height limit by
10 feet. Flag poles may exceed these limits. The
height of a building shall be determined by the vertical
* to top of turret roof.

P.U.D. at 2151 Trem : Place
Address

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 restrictions shall conform to those of the R-4 zone district.

- g. Off-Street Parking: This project shall contain 2 parking spaces at the ratios shown in paragraph (4) below. The applicant shall abide by the requirements of Article V, Off-Street parking requirements: ☐ yes ☒ no.

See page 4a.

If not, the following information must be provided.

- (1) parking space dimensions: _____
compact space _____
standard space _____
- (2) Driving aisle minimum widths: _____
Angle of stalls: _____
- (3) Ratio of compact spaces to standard spaces: _____
- (4) Ratio of parking spaces to building floor areas by use:
 - (a) Use: _____ Ratio: _____
 - (b) Use: _____ Ratio: _____
 - (c) Use: _____ Ratio: _____
 - (d) Spaces per dwelling unit _____
- (5) Parking provisions for disabled persons: _____

- h. Off-Street Loading Spaces. The project will contain 0 off-street loading spaces. Applicant will provide such spaces in conformance with Article VI, Off-Street Loading Requirements: ☐ yes ☒ no. If not, list the dimensions of the spaces provided.

- i. Surface Drainage: The owner understands that the rules and regulations of the Wastewater Management Division will require certain design considerations and construction features to control surface water runoff. The site contains ☐ does not contain ☒ a flood hazard area as identified by the Flood Insurance Rate maps as published by the Federal Emergency Management Agency. (For assistance, contact Wastewater Management at ~~295-3451~~ 964-0500)

- j. 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: N/A

The existing two car garage on the property shall remain as a garage and be available for off street parking of guests and/or any residents.

The Queen Anne Inn next door has a year-round occupancy rate of approximately 65%. That is expected to be the same for the five very high priced rooms to be on the subject property. In other words, on the average, only four rooms of the five planned for 2151 will be occupied on any given day. Of those, on the average, one-third do not bring cars. That means the P.U.D. would likely increase parking in the area by only three cars a night.

There may be as many as 1,000 parking spaces within four blocks. The 2100 block of Tremont Street has never been full even when a movie company parked 10 huge vans on the street.

There are about 34 on-street parking spaces in the 2100 block. Since there are no houses on half the street (i.e., the property faces a public park), there are seldom more than six cars parked on the street from residents meaning that instead of 28 excess on street parking spaces there will be a mere 24 when this PUD extension passes. Those residents parking on the street, by the way, all have off street parking. That doesn't even include the ten cars that could be accommodated off street at the Queen Anne Inn. Not once in the 4½ year history of the Queen Anne has its off street parking been close to full.

PARKING SURVEY

Almost every evening, late in the evening when all guests and residents were likely to be back, a count was made of all cars parking in the 2100 block of Tremont Place. The count was made in the busiest months of the year. The results are as follows:

<u>Date</u>	<u>Time</u>	<u>Total Cars</u>	<u># of Total Belonging to Inn</u>	<u>Inn Occupancy</u>
Wed., 6/26	9:53 p.m.	4	3	10 rooms
Thu., 6/27	8:23 p.m.	8	6	9 rooms
Fri., 6/28	10:08 p.m.	9	7	10 rooms
Sat., 6/29	10:21 p.m.	6	3	10 rooms
Thu., 7/04	12:16 a.m.	9	4	8 rooms
Sat., 7/06	12:15 a.m.	8	5	10 rooms
Sun., 7/07	9:29 p.m.	5	2	6 rooms
Sat., 7/13	8:00 a.m.	10	8	10 rooms
Sat., 7/13	5:00 p.m.	9	3	10 rooms
Sat., 7/13	10:00 p.m.	8	6	10 rooms
Mon., 7/15	11:01 p.m.	1	0	7 rooms
Tue., 7/16	10:35 p.m.	1	0	5 rooms
Wed., 7/17	10:19 p.m.	4	2	9 rooms
Thu., 7/18	3:15 a.m.	5	3	9 rooms
Fri., 7/19	12:30 a.m.	4	3	7 rooms
Sun., 7/21	8:48 p.m.	4	3	5 rooms
Mon., 7/22	10:15 p.m.	6	4	6 rooms

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: as indicated on the Plan
- (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: _____

See Landscaping Plan.

Please indicate if this information applies to the entire site including the parking area [x], or if it applies to the site without the parking area []. 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 [] 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.

(698-4918, or ~~826-8234~~). Number of street trees proposed: 0. 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 [], or open, view-permitting [X]. 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.

Earthen berms or mounds for screening or decorative purposes shall be installed (where?) N/A None proposed
Such features will [], will not [] be landscaped. The maximum height of such features shall be _____ feet. The minimum height shall be _____ feet.

- m. Boat, camper, trailer and recreation vehicle storage will [] will not [X], be permitted on the property. If permitted,

* Fences and walls shall be subject to Section 59-38(11) Overheight Fences and Walls

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 N/A feet and the minimum height shall be N/A 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. 59-178(2), (3) (R-3 zone). Reflective glass will ☐, will not ☒ be used.
- p. The natural terrain of the site will ☐, will not ☒ be restored.
- q. Utilities (public and private) serving the property are located (where?) Electricity, telephone and cable are from the alley. Gas and water service are from the street.

For information contact the following:

Denver Water Department	628-6100
Mountain West U S West	896-6422
Public Service Company	571-3526
Wastewater Management	295-1051 964-0500

- 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. 59-549, regulations for the R-4 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 ☐, will not ☒, be provided. If so, such screening will consist of a solid wall or fence N/A feet high. Most waste is recycled. Any storage is at 2147 Tremont.
- t. Current traffic volumes on streets in the project area should be shown on the "Existing Conditions Map". these volumes are

P.U.D. at 2151 Tremont Place
Address

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)~~
640-3958

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 ~~289-5000~~
640-3958 for further guidance.

Public Transportation. The nearest bus stop is located about 500 feet from the property on 20th Avenue and Logan.
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 [X], will not [], be permitted. If so permitted, they will be regulated by Sec. 59-177(4) (R-3 zone).
- w. Temporary Uses: Uses by temporary permit will be regulated by Sec. 59-177(2) (R-3 zone).
- x. Accessory Uses: Will be permitted and regulated by Sec. 59-177(3) (R-3 zone).
- y. Interim Uses: Prior to the development of this project, the property will be used on an interim basis for single family home

(describe in detail the following: size, height and location of all interim buildings, provision for parking, term of interim use, etc.)
- z. Phasing: Is the project expected to be developed in phases? [] yes. [X] no. If yes, specify the phasing and the improvements to be constructed in each phase. _____

Anticipated starting date immediately. Anticipated completion date 12/31/91.

3. 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. Its relationship to the Comprehensive Plan; where the applicant's objectives are not in substantial conformance with the changing conditions that justify approval of the proposed P.U.D. District. (For help on this please contact Denver Planning Office).
 - c. How the proposed P.U.D. District is to relate to the character of the surrounding neighborhood.
4. The "Existing Conditions Map" is attached following the written statement described above.
5. 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.
6. **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.



Applicant

Answer to Question 3:

3a. The market for the "bed and breakfast" inn to be permitted as a use by right in this "extension" P.U.D. is the adult traveler who prefers to avoid the uniformity of hotels and motels. This includes tourists, those interested in historic structures, parents visiting students, honeymooners and, occasionally, traveling salesmen or executives in town for business.

The location inside an historic district adjacent to a park and the downtown area with close access to a freeway and the airport, train and bus stations makes the location ideal for such customers.

3b. As to the changed or changing conditions necessitating this P.U.D. application, they are set forth in the answer to Question 14 on the first page of the Application.

As to the relationship of the proposal to the Comprehensive Plan, considering that City Wide Maps 1, 2 and 10 of the City's Comprehensive Plan show the area surrounding the P.U.D. site as mixed residential/commercial of medium density, the change will not make the property inconsistent with those Maps. A bed and breakfast can be described as a cross between traditional residential and commercial uses. City Wide Map 4 shows the area as scheduled for similar uses to those in the downtown area but less intensely developed. Nothing proposed in the P.U.D. Application is inconsistent with that concept.

If the City's Comprehensive Plan Policy H18 is taken into consideration, this bed and breakfast use should be granted. Plan Policy H18 encourages provision for greater housing choices, different types of housing in a variety of locations. (There are, by the way, 31 such bed and breakfast establishments to house visitors in the greater Denver metropolitan area.)

The proposed use would be very close to the rooming/boarding house and multiple unit dwelling already permitted in R-3 zones and therefore in "substantial conformance with the City's Comprehensive Plan for the area and . . . compatible with adjacent land uses."

There is no objection to the proposed change by the building owners on any side of 2151. They have already been contacted. A list of who have signed petitions is enclosed. There is no known objection from any of the registered neighborhood organizations, such as CHUN, who have been contacted to date.

3c. The existing uses in the neighborhood are shown on the attached Existing Conditions Map. The immediate block has primarily single and multifamily residential units. Except for any signage, the structure here will appear by its exterior

construction to still be a single family dwelling as it was originally designed. Its proposed interior use as a "bed and breakfast" is relatively close to a rooming/boarding house multiple unit dwelling except that no permanent residence is established for the guests and the stay is typically for a shorter duration. As such, both its exterior facade and its internal use should fit into the character of the neighborhood which is largely, but not entirely, residential.

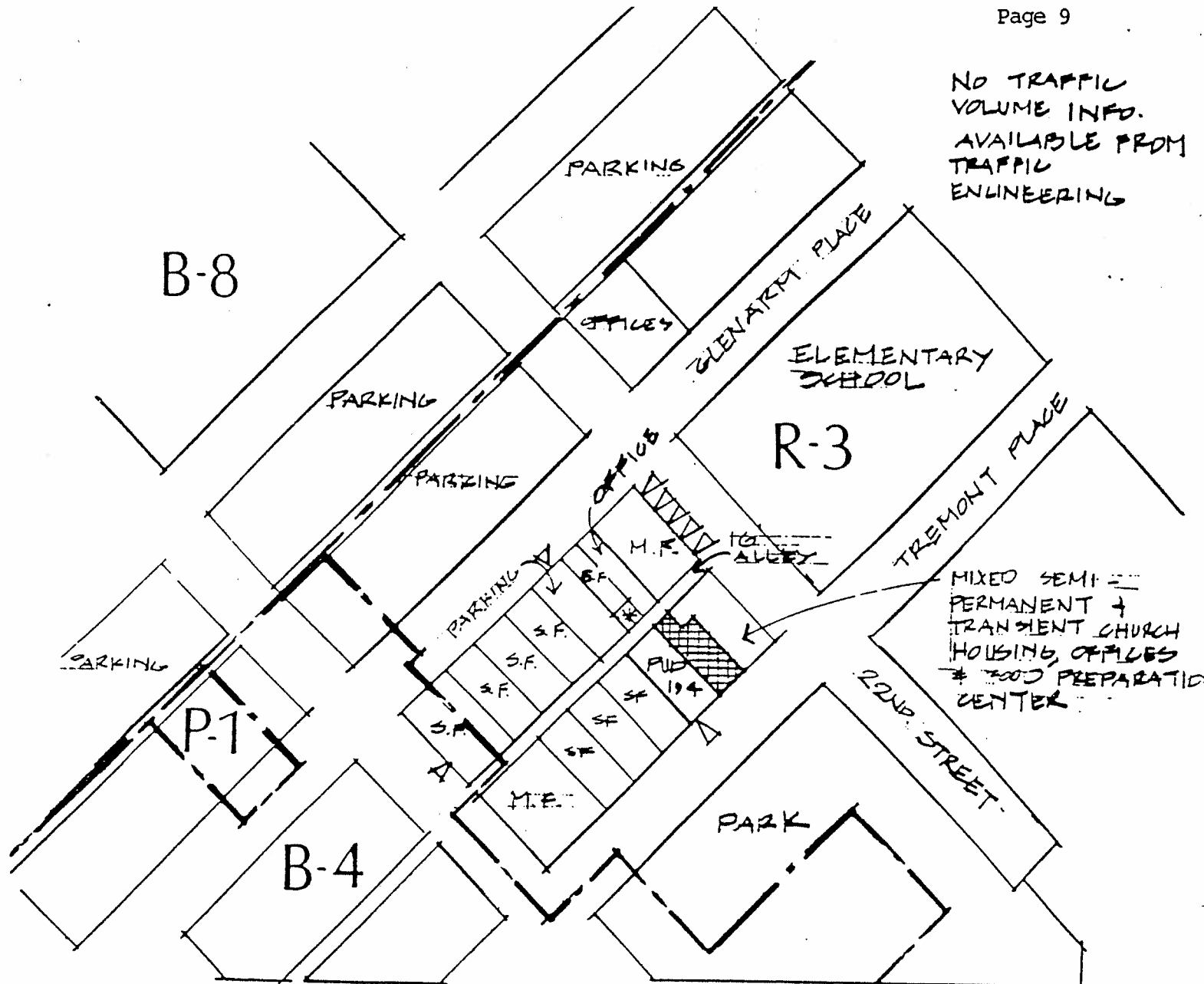
Most, but not all, of the other houses on the block are Victorian structures that have had their exteriors restored, regardless of interior use, so that the facades are compatible with each other and the historic district designation. The structure on the P.U.D. site in question will also have its exterior remodelled to be even more compatible with the other pre-1900 structures and the lawn is already landscaped to blend in with the other lawns on the block.

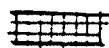




The only exterior remodelling would probably be new wooden porch supports and maybe installing double hung windows. Policy E18 of the City's Comprehensive Plan indicates the City "should encourage and support the preservation of structures and districts having unique historic, architectural or geographic significance." This would be consistent with that.

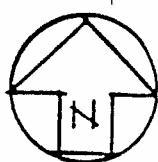
Other than the signage next door consisting of letters designating the "Queen Anne Inn" which is located on the front elevation just below the second floor window plus a small sign affixed to the flagstone wall next door repeating the name, and possibly in the future a small sign in the yard to direct guests to the office entrance, nothing else is planned on the site.

Therefore, applicant believes both the use and appearance of the proposed P.U.D. site and the structures thereon should relate well to the neighborhood.

NO TRAFFIC
VOLUME INFO.
AVAILABLE FROM
TRAFFIC
ENGINEERING



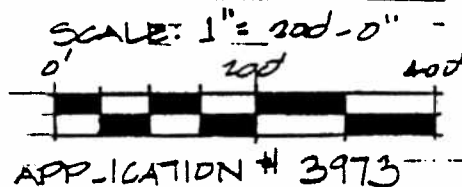
-  PROPOSED P.U.D. SITE
-  SINGLE FAMILY RESIDENCE
-  MULTI-FAMILY
-  COMMERCIAL RENTED GARAGES
-  EXISTING CURB CUT

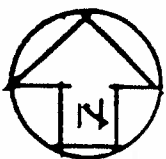
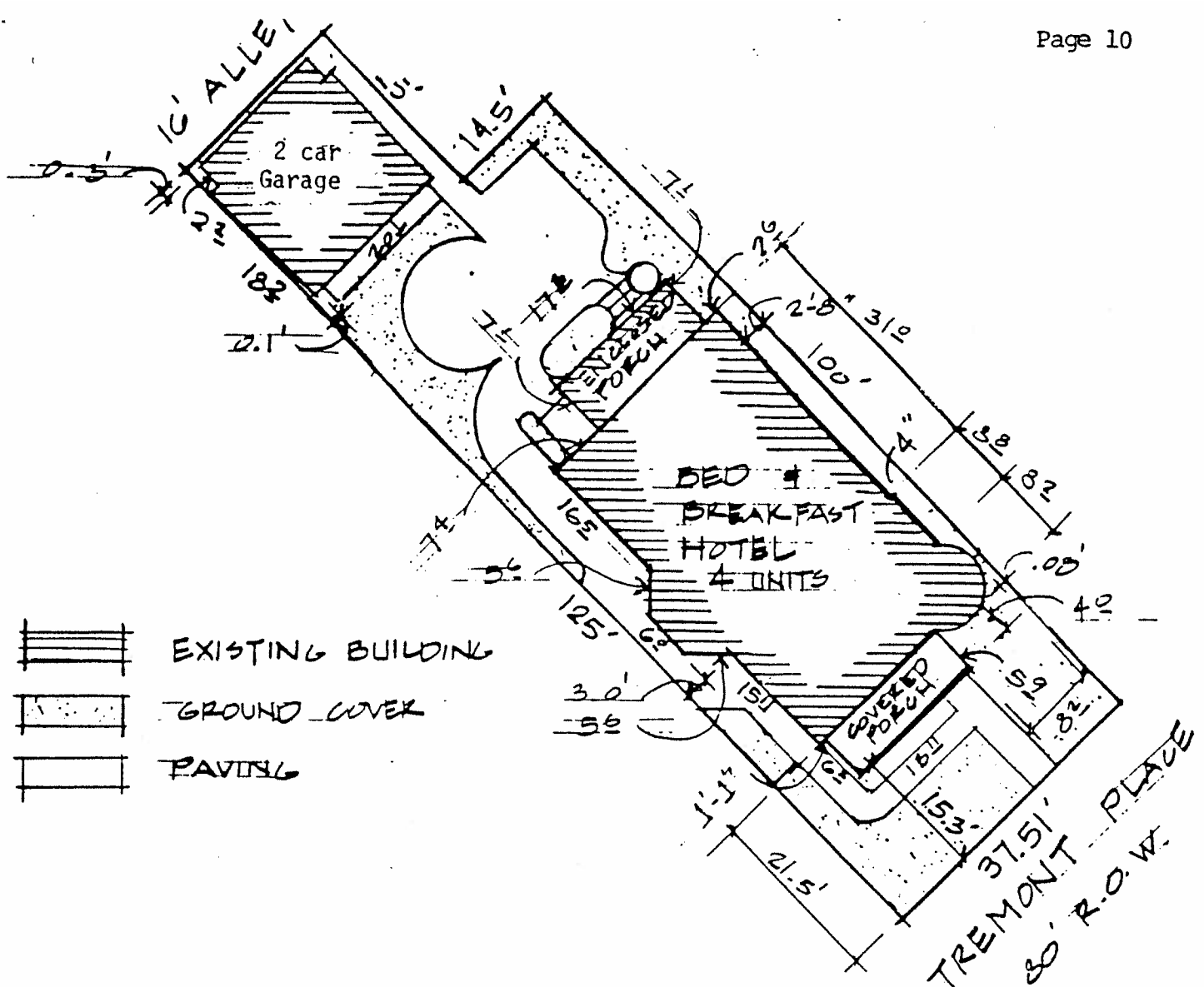


EXISTING CONDITIONS MAP

2151 TREMONT PLACE
DENVER, COLORADO

4 JUNE, 1991
REV. 16 AUG 1991



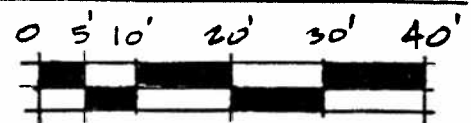


DISTRICT PLAN

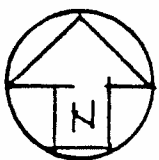
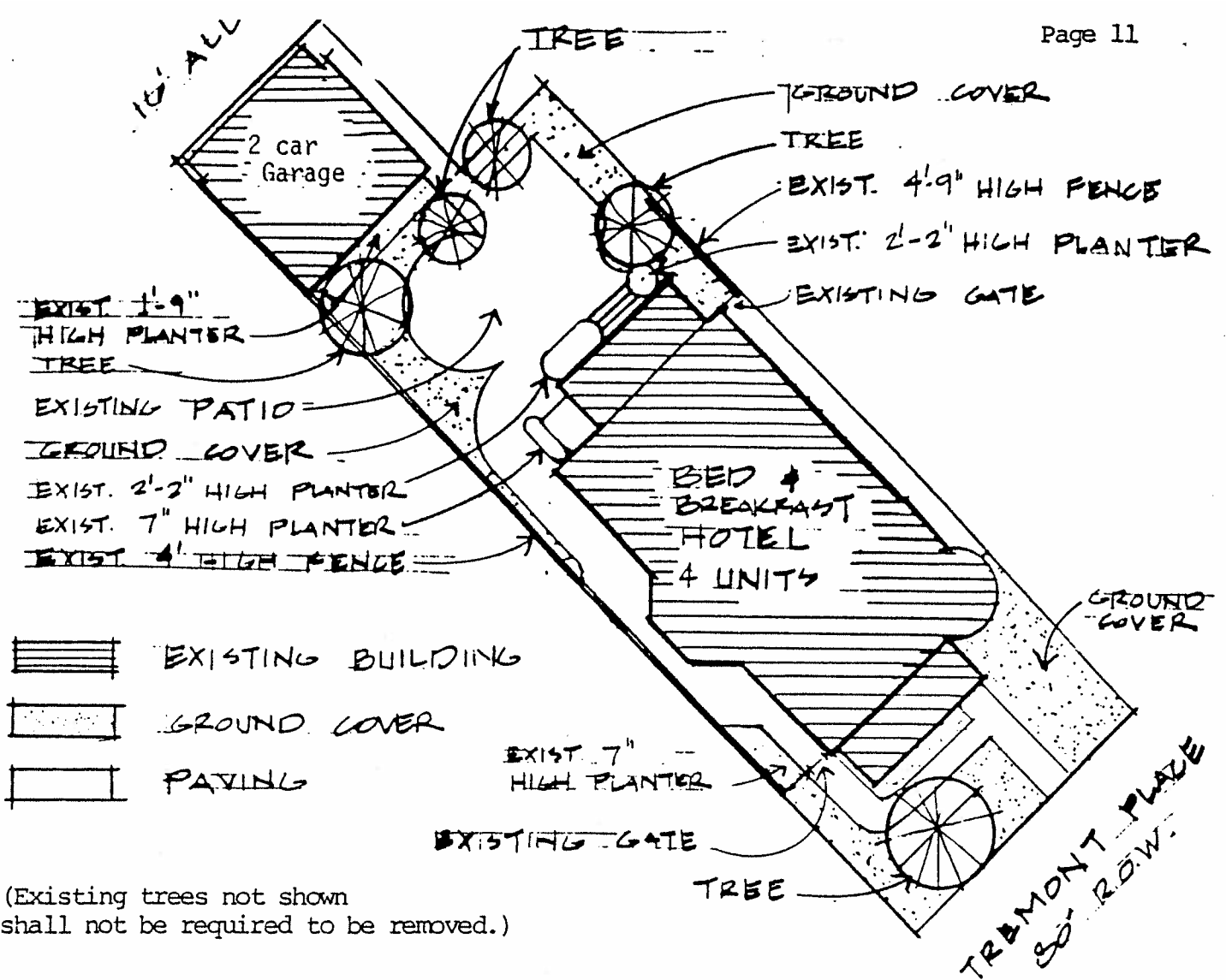
SCALE: 1" = 20' - 0"

2151 TREMONT PLACE
DENVER, COLORADO

4 JUNE, 1991
~~REV. 16 AUGUST 1991~~



APPLICATION # 3973



LANDSCAPE PLAN

SCALE: 1" = 20'-0"



2151 TREMONT PLACE
DENVER, COLORADO

APPLICATION # 3973

ENTERPRISE HILL
HOMEOWNERS ASSOCIATION
2121 TREMONT PLACE
DENVER, COLORADO 80205
TELEPHONE (303) 297-1433

August 23, 1994

Mr. Tom King
Queen Anne Inn
2147 Tremont Place
Denver, Colorado 80205

Re: Proposed modification of Queen Anne Inn P.U.D. to
allow the owner to reside at 2137 Tremont Place

Dear Tom:

Please be advised that on August 17, 1994, the following
resolution was unanimously adopted at a meeting of the Enterprise
Hill Homeowners Association (the "Association"):

WHEREAS, the current P.U.D. for the Queen Anne Inn (the "Inn")
requires that if the subject property is used for overnight
accommodations, an owner with more than a nominal ownership
interest must reside at either the Property located at 2151
Tremont Place, or the adjacent property located at 2147
Tremont Place; and

WHEREAS, Tom King (the current majority owner of the Queen
Anne Inn) has requested that the Association support a
modification to the aforesaid P.U.D. in order to allow the
owner to live at 2137 Tremont Place; and

WHEREAS, Mr. King has assured the Association that he intends
to personally purchase the property located at 2137 Tremont
Place, that he currently intends to permanently reside in the
existing house located on the subject property and that he has
no intention of allowing the property located at 2137 Tremont
Place to be utilized for any commercial purposes (including,
but not limited to, any expansion of the Inn);

NOW, THEREFORE, BE IT RESOLVED that the Association hereby
unanimously supports the following modification to the
language of paragraph 13 of the current P.U.D. for the Queen
Anne Inn:

If the Property is used for overnight accommodations, an
owner with more than a nominal ownership interest shall

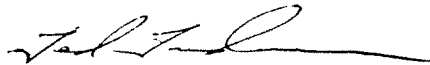
Tom King
August 23, 1994
Page 2

reside at either the Property (2151 Tremont Place), the adjacent property (2147 Tremont Place) or the next adjacent property (2137 Tremont Place).

The Association passed the subject resolution in reliance upon your assurances that you personally (as opposed to the Inn) intend to purchase the property located at 2137 Tremont Place for your personal residence, and that you have no intention of allowing such property to be utilized for any commercial purposes. The Association intends to continue in its attempts to preserve the residential integrity of the Clements Historic District, and to resist any encroachment by commercial uses.

If you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ted Freedman', with a long horizontal flourish extending to the right.

Ted Freedman, President

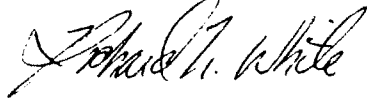
October 17, 1994

Richard White
2135 Tremont Place
Denver, CO 80205

Zoning Board Review Committee,

I wish to make known that the purchase and future residence of Tom King to 2137 Tremont Place has my full approval. I view the Queen Ann Inn as a great asset for the Clements Historic block. By having the owner live next to his business should continue to provide the governing control to protect peace and provide stabilization that the neighborhood requires. I join my fellow neighbors in welcoming Tom King to his new home.

Sincerely,

A handwritten signature in cursive script, appearing to read "Richard N. White".

Richard N. White

NEIGHBORHOOD ORGANIZATION CONTACT CONFIRMATION
(For PUD Rezoning Applicants)

Neighborhood Organization Name: ENTERPRISE HILL HOMEOWNERS
ASSOCIATION

To Whom It May Concern:

A PUD rezoning application has been filed with the City & County of Denver for the property located at 2151 TREMONT PLACE for the purpose of ALLOWING RESIDENT OWNER TO RESIDE AT 2137, 2147, OR 2151 TREMONT PLACE

Because this PUD rezoning is located within your neighborhood organization's boundaries, the Denver Planning & Community Development Office and the Denver Planning Board encourages the rezoning applicant to discuss the plans with you and take into consideration neighborhood issues in the continued development of the proposal. If there is evidence that this has been or is being accomplished, please indicate by signing below and establishing what, if any, initial position your organization is taking on this matter. The PUD applicant is responsible for returning this letter to the Planning & Community Development Office.

If there is evidence that the applicant is affirmatively addressing neighborhood concerns, the Planning Office may make a determination that the PUD rezoning application may be eligible for an abbreviated review process wherein a public hearing by the Denver Planning Board may be waived. Final approval on this matter by the Denver City Council will not be affected.

It is understood by all parties involved that the position taken by the organization is preliminary, based on the information available at this time, and shall not be considered as a final recommendation from your organization on this matter.

Please indicate position of organization below:

- ☒ - At this time the organization does not oppose the PUD application
- ☐ - At this time the organization opposes the PUD application
- ☐ - At this time the organization takes no position on this application or there is not enough information available to establish an organization position

Authorized Neighborhood Organization

Representative (Please Print Name)

Address

Signature

Ted Friedman

2121 Tremont Place

[Signature]

Date: 10/27/74

(To be signed by tenants*/property owners**
within 200 feet of the proposed PUD land parcel)

Date(s) of Petition:

Signature

Ted Freedman	2121 TREMONT	OWN	Ted Freedman
Mary Strandburg	2126 Glenarm Pl	OWN	Mary Strandburg
Johnny P. Wares	2146 GLENARM PLACE	RENT	Johnny P. Wares
Katherine Adolph	2120 Glenarm Place	OWN	Katherine & Hans Adolph
Edward White	2135 TREMONT	OWN	Edward White
SISTER MARY RATHLEEN RICE	2161 TREMONT PL	OWN	Sister Mary Kathleen Rice
Esther Richards	2127 Tremont Pl	OWN	Esther Richards
MICHAEL N. SCHWARTZ	470 22 ST.	OWN	Michael N. Schwartz
JEFF Williams	450 22ND	RENT	Jeff Williams
Les Hasselck	490 22nd St	OWN	Les Hasselck

- * Apartment buildings/condominium buildings may be represented by a single signature of a duly appointed apartment association/condominium association officer.
- ** Applicant shall make a "good faith" effort to obtain signatures of all affected property owners. The applicant shall provide a list of names and addresses of these property owners, even if they could not be contacted or would not sign this petition.

NEIGHBORHOOD ORGANIZATION CONTACT CONFIRMATION
(For PUD Rezoning Applicants)

Neighborhood Organization Name: ENTERPRISE HILL HOMEOWNERS
ASSOCIATION

To Whom It May Concern:

A PUD rezoning application has been filed with the City & County of Denver for the property located at 2151 TREMONT PLACE for the purpose of ALLOWING RESIDENT OWNER TO RESIDE AT 2137, 2147, or 2151 TREMONT PLACE.

Because this PUD rezoning is located within your neighborhood organization's boundaries, the Denver Planning & Community Development Office and the Denver Planning Board encourages the rezoning applicant to discuss the plans with you and take into consideration neighborhood issues in the continued development of the proposal. If there is evidence that this has been or is being accomplished, please indicate by signing below and establishing what, if any, initial position your organization is taking on this matter. The PUD applicant is responsible for returning this letter to the Planning & Community Development Office.

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Authorized Neighborhood Organization

Representative (Please Print Name)

Address

Signature

Date: _____

(To be signed by tenants*/property owners**
within 200 feet of the proposed PUD land parcel)

Date(s) of Petition: NOVEMBER 12, 1994

JOHN R. COFFEY 2148 GLENARM PL. OWN ~~John R. Coffey~~

- * Apartment buildings/condominium buildings may be represented by a single signature of a duly appointed apartment association/condominium association officer.
- ** Applicant shall make a "good faith" effort to obtain signatures of all affected property owners. The applicant shall provide a list of names and addresses of these property owners, even if they could not be contacted or would not sign this petition.

Re

Local Residents Within 200 Feet of 2151 Tremont Place & 2137 Tremont Place

Address	Name	Phone	Signature
2121 Tremont Pl.	- Freedman	297-1433	✓
2127 " "	Figueroa	296-6986	✓
2135 " "	White	863-1326	✓
2161 " "	Victory Noll Order (Sister Katherine Rice)	297-3555	✓
2120 Glenarm Pl.	Adolph	297-1299	✓
2126 " "	Stranburg	297-1408	✓
2148 " "	Coffey (owner)	293-8759	✓
450 22nd St.	Williams	297-2559	✓
460 " "	Vanbeelaere	295-0515	no response
470 " "	Schwartz	297-1226	✓
480 " "	Waring (renter)		
	Coffey (owner)		✓ See above
490	Hasselt		✓

B-8



R-3

Proposed Rezoning
From PUD #307 To PUD

B-4

B-4

R-4-X

R-4-X

Lincoln St

OD-3/B-4

19th Ave

Sherman St

20th Ave

Grant St

20th Ave

Logan St

20th Ave

20th Ave

20th Ave

20th Ave

20th Ave

20th Ave

20th Ave

20th Ave

20th Ave

**NOTICE OF PUBLIC HEARING
RELATING TO ZONING**

COUNCIL BILL NO. 202, SERIES OF 1994

Notice is hereby given that on Monday, April 17, 1995, at 7:00 o'clock in the evening, or as soon thereafter as the calendar permits, in Room 450, City and County Building, Denver, Colorado, the Council of the City and County of Denver will hold a public hearing at which all interested persons and citizens will be given an opportunity to be heard concerning the following bill for an ordinance. All protests to the following bill and any withdrawals from said protests shall be filed with the City Council on or before and not later than twelve o'clock noon of the day which is seven days prior to said date set for the public hearing on the following bill for an ordinance:

COUNCIL BILL NO. 202, SERIES OF 1995

A bill for an ordinance relating to zoning, changing the zoning classification for a specifically described area, generally described as 2151 Tremont Place, to a Planned Unit Development District (PUD), adopting and approving the District Plan for said Planned Unit Development District (PUD), and providing for a recordation of this ordinance and said District Plan. (ZONING, PLANNING, & LAND USE)
App. 4169. From PUD #307 to PUD. District plan provides for development of a bed and breakfast inn. The full text of this bill is available in pamphlet form in the City Clerk's Office, Room 281, City and County Building.
Published in the Daily Journal March 24, 1995.

ORDINANCE NO. 281, SERIES of 1995

COUNCIL BILL NO. 202, SERIES of 1995

A bill for an ordinance relating to zoning, changing the zoning classification for a specifically described area, generally described as 2151 Tremont Place, to a Planned Unit Development District (PUD), adopting and approving the District Plan for said Planned Unit Development District (PUD), and providing for a recordation of this ordinance and said District Plan. (ZONING, PLANNING, & LAND USE)
App. 4169. From PUD #307 to PUD. District plan provides for development of a bed and breakfast inn. The full text of this ordinance is available in pamphlet form in the City Clerk's Office, Room 281, City and County Building.

Passed by the City Council April 17, 1995.
Published in the Daily Journal April 21, 1995.

----- PUBLIC INFORMATION -----

JURISDICTION= DC YR= 2005 RL= RE PARCEL= 02341-24-018-000

----- NAME AND ADDRESS INFORMATION -----

BED & BREAKFAST INN

DEVELOPMENT INC

2147 TREMONT

PL

DENVER

CO 80205

SITUS ADDRESS

2151 TREMONT

PL

DENVER

STAT/COMP: A COMPLETE

| L 29 & SWLY 1/2 OF L 30 EXC

| PLOT OF GROUND 14 FT 6 IN X

| 25 FT IN REAR BLK 190

| CLEMENTS ADD

|

|

| PC: MULTI USE-COMM/RESID

----- ASSESSMENT INFORMATION -----

----- PRIOR YEAR ASSESSMENT -----

TOTAL	LAND	IMPS			TOTAL	LAND	IMPS
415,600	56,300	359,300	ACTUAL		390,100	56,300	333,800
72,300	9,680	62,620	ASSESSED		67,980	9,680	58,300
0			EXEMPT		0		
72,300			TAXABLE		67,980		

BOOK/PAGE: 00000 07567 SALE DATE: 19930119

INSTRUMENT: WD

TAX DIST: DENVER

PROP CLASS: 2140

ZONING: R4

SREX: N

RES SQ FT:

YEAR BUILT:

COMM SQ FT:

0

RES BSMT:

BEDROOMS:

COMM BSMT:

0

FIN BSMT:

BATHS F/H:

LAND SQ FT:

4,331