



City of Arvada

Design Review Advisory Committee

Agenda

JUNE 26, 2025

Info: 720-898-7435

Members:

Debbie Pearson, Olde Town Residents Representative
Scott Spears, Business Owner Representative
William Cheever, At-Large Representative
Danielle Vorthmann, At-Large Representative
Fong Lee, At-Large Representative
Peter Kazura, Olde Town BID Representative
Steve Byers, Arvada Historical Society Representative

Staff Members Usually Present:

Jessica Garner, Dir. of Community and Econ Development
Kelsy Sargent, Senior Assistant City Attorney
Rob Smetana, Planning Manager
Claudia Vaughan, Manager of Development Engineering
Josie Suk, Systems and Administrative Manager
Heidi Van Gieson, Administrative Specialist
Dixielee Rodriguez, Administrative Specialist

CITY COUNCIL CONFERENCE ROOM

9:00 AM

1. CALL TO ORDER
2. ROLL CALL OF MEMBERS
3. APPROVAL OF MEETING MINUTES
 - A. Approval of FEBRUARY 15, 2024 Meeting Minutes
4. APPLICATIONS
 - A. Certificate of Compliance with Design Guidelines for Post Oak Barbecue located at 7611 Grandview Ave
5. OTHER ITEMS
 - A. Yukon Street Streetscape (Olde Town) is located approximately 5603 Yukon St B
6. ADJOURN



**DESIGN REVIEW COMMITTEE
SUMMARY OF MEETING MINUTES
February 15, 2024
AT 9:00 A.M.**

Design Review Committee minutes are not an exact transcript and represent key points and the basis of discussion.

1. **CALL TO ORDER** – 9:04 A.M.
2. **ROLL CALL OF MEMBERS** –William Cheever, Fong Lee, Peter Kazura, Steve Byers, Danielle Vortmann, Scott Spears

THOSE ABSENT: Debbie Pearson, Scott Spears and Steve Byers

3. **MOTION - To excuse absent members**

It was moved by Mr. Kazura to excuse the absence of Debbie Pearson, Scott Spears and Steve Byers.

The following votes were cast on the motion:
Those voting Yes: Cheever, Kazura, Lee, Vorthmann
Those voting No: None
Those absent: Pearson, Spears and Byers
The motion carried 4-0

ALSO PRESENT: Jessica Garner, Director of Community and Economic Development; Rob Smetana, Manager of City Planning and Development; Emily Grogg, Sr. Ass't. City Attorney; Jeremiah Bebo, Senior Planner; Josie Suk, Systems and Administrative Manager; Dixielee Rodriguez, Administrative Specialist/Recording Secretary; Heidi Van Gieson, Administrative Specialist; Kevin Nguyen Applicants Architect and April Lambatos, Applicant- Footers Catering & events.

4. **APPROVAL OF MINUTES FOR** – October 19, 2023 - Minutes are approved as printed.
5. **PUBLIC COMMENT**
None
6. **APPLICATIONS**

DA2023-0092- 7611 Grandview Ave - Certificate of Compliance with Design Guidelines to add a new detached canopy.

Jeremiah Bebo, Senior Planner, stated that the applicant will present the case.

April Lambatos is the owner and operator of Footers Catering & Events. A local Arvada family committed to improving the community they live, work and play in. Owners of a second-generation family business. With this project it will create more opportunities for the company. The event center is Social Capital where it is her home office, commissary and event center. This commissary will cater to "Arvada Garage". No cooking onsite, size of building limits kitchen options, so the commissary being less than 1.5 miles away this allows more options for food choices.

Kevin Nguyen is representing Footers Catering & Events to construct a new detached canopy. Footer is a catering and events company that wishes to own and operate a new restaurant on the subject property. The business plans to make minimal changes to the exterior of the existing building aside from the painting of the existing doors and window frames. The Canopy will be supported by painted steel columns and will be used to provide shade and protection for an outdoor seating area for the restaurant. There are two existing curb cuts that would be removed. Additionally a semi-permanent food truck would be placed on the west-side of the building. The truck would remain on the site and is where food preparation would take place and would be served to wait staff and customers via the west-side/face the truck. Streetscape improvements to both the Grandview and Yukon rights-of-way will be included as well during the Site Plan Phase. Will be requesting 6 partial or full waivers as listed in the staff report.

COMMITTEE DISCUSSION

Mr. Lee appreciates the 4 columns that they are trying to mimic the street lights, post being really slim. Great concept to this area.

Mr. Kazura questioned staff and the applicant about the colors the applicant chose. Is this in compliance?

Jeremiah Bebo stated yes the city has brought this to the attention of the applicant about the color palette they had chosen. That the city supports them but wanted to bring the color palette that has been chosen to the committee for their input.

Mr. Kazura asked about the canopy and if the teal is paint or a material color?

Mr. Nguyen stated the building itself will be painted, the canopy is a teal, an aluminum composite material integrally colored.

Mrs. Lambatos stated she walked old town Arvada to see the other businesses using a teal color, and found it in multiple examples of full doors that have the exact color of a vintage teal. But they do want to find something that is really aligning with Olde Town's 20 year vision.

Mr. Kazura asked about the walkability and curb appeal of the fencing. Is it permanent or movable?

Mr. Nguyen stated it is intended to be permanent to provide their liquor boundary.

Mr. Kazura asked if this will cause problems to get the food truck in and out? or is the food truck permanent? How does this affect ADA for this area?

Mr. Nguyen stated that removed curb cuts for vehicle access, and will update the corner as needed to provide accessibility for ADA access directly at that corner. As for the truck maybe in and out 2 or 3 times a year. Which part of the fencing will be removed and drive down the 90 degree curb to get out.

Jessica Garner, Director of CED, stated that with the curb cut removal this will create more parking spots and it also helps with pedestrian safety.

Mr. Kazura states another concern is the flat roof on the canopy. Does this pose any issues for neighbors with drainage or guttering etc? Are there any examples of a pitch roof in Olde town?

Mrs. Lambatos stated the canopy was originally much larger. There was a slope and they discussed that they need to put a gutter, and it is a stand alone.

Ms. Vorthmann had no comments. She feels it is going to be exciting for Olde Town. She appreciates Mr Lee's comments and Mr. Kazura's comments.

Mr. Cheever stated that he has a few comments he understands it is a trade color for footer catering, but he walked around historic Olde Town and found multiple examples of full doors of a vintage teal. Why the composite material, it is a modern material?

Mr. Nguyen stated he has a background in working on fuel centers for the past 15 years, most durable ways to build this product that is long term and look good. They can look at other materials but with age this will end up with a negative impact on the ground level. Their goal is to create a space that is really durable and activate the space below.

Mr. Cheever stated, is it going to be a seal joint or open joint? He is concerned about the joints and how they are done.

Mr. Nguyen stated a shallow canopy and minimal amount of joints.

Mr. Cheever is not a fan of the composite material and suggests using brick metal for the canopy. He is also interested in the fabrication of detail and would like to see them. Has some large corners, curious if these are a design choice? The thickness is also a concern. Drainage is a concern. He is curious about the underside of the canopy?

Mr. Nguyen stated the thickness is the minimum for internal drainage on the canopy. The underside is fairly close to the button side of it. The underside proposed to create a smooth simple finish so they don't have to worry about birds getting in there.

Mr. Cheever agrees with most of the waivers except for the contemporary material and contemporary shape he does not agree with and he was not part of the conversation on these. He does like what Mr. Kazura mentioned putting a slope on it as more of a shed design, which could be interesting. He is also concerned with the material on the underside. Gave suggestions of other material they may want to use. Asked if heating is going to be provided under the canopy?

Mr. Nguyen stated no there is no heating provided under the canopy at this time.

Mr. Lee stated about the shed shape of the roof that was earlier stated that there is not enough room. A flat roof is the way to go. Possibly minimize the height of it. Also if they are not changing the current color of the building the teal is a more suitable color.

Mr. Kazura has one more comment to bring up he would like to echo about the corners as well, thinks some of the historic designs did get put up but feels that from their side it is important to make sure that any modification keeps the Olde Town kind of facade. He agrees that the weight and covering of the front of the building pay into each other pretty heavily. Possible consider the right angle corner then the rounded corners. The material being used is for longevity that staff are cognizant of the palette. The weight of the canopy does have an impact on the facade of the building.

Maureen Phair, Executive Director of AURA (Arvada Urban Authority) owns the building and chose Footers as the developer of this property. The board was very excited about their concept more than the other ones presented. One of the things the committee liked was the canopy. They liked it and brought it back to that service station original intent. Also the building is tiny, 900 square feet and how do you actually get people to sit out, they need cover. Umbrellas are fine until it's windy then they are not fine. We like the fact that they had the canopy so that you could sit under a protected area. They also will be required to install the City of Arvada approved streetscape.

Mr. Cheever reiterated that he does not like the composite material that is being used and feels the canopy is too big. Feels the applicant needs to look at other materials. Room to work with different options for the canopy.

Mr. Fong asked if the rounded corners may help light up the thickness of the canopy. Made the statement that he likes the teal color. More complementary to the building's darker color.

Mr. Kazura also reiterated the rounded corners that would soften with the teal and silver colors and the thickness of the canopy.

Mr. Nguyen stated that the direction they were given through this process of meeting the criteria for Olde Town of the design guidelines was that, "we should not mimic historical products but to modernize change". This is the path they followed to make the building look new but not take away from the Olde Town look.

Mr. Fong stated that with the canopy it makes this a unique location and to be contextual with Olde town and not really concerned with thickness of the canopy. I want it to fit in Olde Town.

Mr Cheever cited the Design Guideline section 5.1 and 5.2, stating that it speaks to modern construction with respect to the feature and the context. Would like to see this plan with a little more of a balance point with something that is new and fixed into the context of the area.

Mr. Bebo stated it is something that we struggle with. This situation in our opinion is that this detached canopy may not be permanent. Especially if the use changes in 10 years or 20 years or whatever. But we kind of looked at it from the angle of it. It is a brand new structure. It's not attached to the historic building so it's really not going to impact the physicality of the building. If the board wants to condition one of the waiver requests to allow staff the ability to explore or suggest something different the board would be more comfortable with. Also leave open the opportunity for the board to review any changes that staff and applicant explore or may be made

to the canopy.

Mr. Cheever appreciates the work the applicant has given working with the City on this project. This is new and there is room to play with some of the elements. He would be more concerned about having a little more of the balance between old and new.

Mr. Cheever asked Mr. Nguyen to share his screen showing the waivers the applicant is requesting. There are 6 items to comment on.

Mr. Kazura is asking if the canopy waivers can be voted on separately. Yes 5.2, 5.6 and 5.8 apply to the canopy only.

Ms. Lambatos wanted to get clarification with changes to the canopy from staff, would it be an administrative approval or would they have to go back to the DRC Board for approval? She is open to compromises. The most important part of this is to activate the outdoor space. Where are we at with this. What can they answer to keep this moving forward?

Mr. Cheever clarified that they are an advisory committee to the planning department. We make recommendations. We try to avoid someone having to come back.

MOTION

It was moved by Mr. Cheever that no. 4.4, 4.22, and 4.27 I recommend a full waiver approved with full waivers for Design Guidelines based on the determination that criteria on page(s) 4 through 15 of the staff report apply and that to all other applicable design guidelines, the application be found in compliance there within.

Mr. Cheever amended the motion to clarify that Criterion No. 2 is the criterion used to approve the partial waiver for no's 5.2, 5.6 and 5.8.

DISCUSSION ON MOTION

None

The following votes were cast on the motion:

Those voting Yes: Cheever, Kazura, Lee, Vorthmann

Those voting No: None

Those absent: Pearson, Spears, Byers

The motion carried 4-0

It was moved by Mr. Kazura a motion to approve a conditional approval for 5.2, 5.6, and 5.8 with staff recommendations in light of stopping the edges rounding edges and minimizing the impact of the canopy be considered.

DISCUSSION ON MOTION

Mr. Cheever asked that staff would pay closer attention to the underside of the canopy because

that is what people are going to experience.

The following votes were cast on the motion:
Those voting Yes: Cheever, Kazura, Lee, Vorthmann
Those voting No: None
Those absent: Pearson, Spears, Byers
The motion carried 4-0

Mr. Lee wanted to clarify to the applicant that they will not need to come back to DRC for approval regarding the changes submitted .

7. **OTHER ITEMS**

No items to discuss

8. **ADJOURN – 10:25 A.M.**

William Cheever, Vice Chair

Scott Spears, Secretary

Dixielee Rodriguez, Recording Secretary



REPORT TO DESIGN REVIEW ADVISORY COMMITTEE

AGENDA ITEM
4.A.

TO: PLANNING COMMISSION

DATE: June 26, 2025

SUBJECT: Certificate of Compliance with Design Guidelines for Post Oak Barbecue located at 7611 Grandview Ave

Motion

That as to Certificate of Compliance with Design Guidelines for Post Oak Barbecue improvements for the exterior patio space on the corner and new open-air canopy at 7611 Grandview Ave., and the following recommendations be adopted and transmitted to the Community & Economic Development Director:

OPTIONS:

(1) That the application be found in compliance with all applicable Design Guidelines set forth in the Design Guidelines for Olde Town Arvada.

(2) That a partial waiver be granted from Design Guidelines 3.1, 3.23, 3.24, 3.25, 3.26, 3.32, 4.4, 4.22, 4.27, 5.2, 5.6, and 5.8 based on a determination that criteria No(s) on Page(s) 15 of the staff report apply.

AND that, as to all other applicable Design Guidelines, the application be found in compliance therewith.

(3) That a full waiver be granted from the Design Guidelines because: (cite the applicable subparagraphs from of the LDC)

(4) That the application be denied as failing to comply with the following specific Design Guideline(s), with no waiver being appropriate (cite guideline).

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Nathaniel Gonzales, Planner I	6/17/2025
Josie Suk, Development Systems and Administrative Manager	6/17/2025
Rob Smetana, Planning Manager	6/17/2025
Kelsy Sargent, Assistant City Attorney	6/17/2025
Jessica Garner, Director of Community and Economic Development	6/17/2025

Enclosure, exhibits & attachments required to support the report

SUBJECT: Certificate of Compliance with Design Guidelines for Post Oak Barbecue located at 7611 Grandview Ave

PAGE: 2
ITEM: 4.A.

Post Oak Barbecue
7611 Grandview Avenue
DA2025-0008

NATURE OF REQUEST

The applicant, M-A Architects representing Post Oak Barbecue, has requested a Certificate of Compliance with the Design Guidelines in order to renovate the existing building and site. Post Oak Barbecue wishes to own and operate a new restaurant on the subject property. Various alterations to the front and rear window & door openings are proposed.

Two new structural steel canopy structures are proposed, one in front of the building to provide shade and protection for an outdoor seating area for the restaurant, and the other located at the rear of the building to provide screening/protection of a new smoker and trash area. A brick screen wall is also proposed in conjunction with the rear canopy structure. There are two existing curb cuts (one onto Grandview Avenue and one onto Yukon Street) that would both be removed. Additionally, a free-standing metal accessory bar structure will be provided at the Southeast corner of the site. Streetscape improvements to both the Grandview and Yukon rights-of-way will be included as well during the Site Plan phase.



Existing Condition (south elevation) 2024



Existing Condition West Elevation 2024



Proposed South Elevation



Proposed West Elevation

HISTORY OF THE SITE

The site is located on the northeast corner of Grandview Avenue and Yukon Street. The building was originally constructed in (estimated) 1936 as a fueling service station. According to the Colorado Cultural Resources Survey, between 1938 and 1962 the service station housed eight different businesses with eight different business names. All operating as service stations. The last documented service station being the Arvada Dixie Service Station in 1962. In 2008 the building was purchased from Crystal Equities Corporation and at the time of the 2013 update to the survey, the building housed a restaurant. Today the building is owned by the Arvada Urban Renewal Authority and is currently occupied by the Burd's Nest Art Gallery.

The building is one-story, flat roofed with unpainted brick with an office area on the west and taller, former garage area on the east. The building contains a paneled and glazed entrance to the office on the west end of the façade and a panelized and glazed overhead garage door on the east end of the façade with a vertical window adjacent. There are multi-light factory style windows next to the door and on the west elevation with brick sills. Two small multi-light windows are also present on the west elevation. The site includes a concrete parking area in front of the building on the south and on the west. There is also a former free-standing service station pole sign at the southwest corner of the lot.

The 1998 survey indicates, "the building is associated with the development of automobile-related businesses during the early twentieth century in Olde Town Arvada, having been erected as a service station in the late 1930s. The building reflects vernacular service station architecture of the 1930s through its rather plain design with flat roof, office with large factory style windows facing what was the gas pump area and attached service garage."

The 2013 historic survey update indicates that the building is significant for its association with events that have made a significant contribution to the broad pattern of Arvada's history (criteria A) and embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (criteria C). However, it is not individually eligible for listing on the National Register of Historic Places but is contributing to the Arvada Downtown Historic District.

LAND USE ACTIVITY SUMMARY

The applicant is proposing to:

- 1) Construct a 12-foot and 4 inch-tall, detached structural steel canopy;
- 2) Paint the existing door and all window frames;
- 3) Lock the existing front door in place.
- 4) Remove brick and window to accommodate a new entrance door.
- 5) Replace the garage door with new glass storefront door.
- 6) Fill in existing windows and doors with the addition of two new exterior doors at the rear of the building.
- 7) Add outdoor patio seating, fire pit, planters, turf bag toss area, and fencing;
- 8) Add a new corrugated metal bar structure on the south east side of the site.
- 9) Add a new cooler structure at the rear of the building.
- 10) Construct a new 6ft brick screenwall and 9ft tall metal roof structure to screen a new smoker on the North side of the site; and
- 11) Remove two existing curb cuts onto Grandview Avenue and Yukon Streets.

COMPLIANCE ANALYSIS

The design guidelines applicable to this project are evaluated in the following discussion.

Treatment of Historic Resources

Architectural Details

3.1 Preserve significant stylistic and architectural features.

- Storefronts, cornices, porches, turned columns, brackets, exposed rafter tails and jigsaw ornaments are examples of architectural features that should be preserved.

Windows and doors on the North/rear elevation will be filled in with wood framing and covered in siding in a manner that could allow future restoration. A portion of brick and a window will be removed from the South/front elevation to accommodate a new door. The City team does not support this proposed building modification, as it may be irreversible.

3.2 Repair deteriorated features.

- Patch, piece-in, splice, consolidate or otherwise upgrade existing materials, using recognized preservation methods.
- Isolated areas of damage may be stabilized or fixed using consolidants. Epoxies and resins may be considered for wood repair.
- Removing a damaged feature that can be repaired is not appropriate.
- Protect significant features that are adjacent to the area being worked on.

Existing uncovered windows will be repaired, existing brick will be repaired as needed, and brick on the North side will be repainted.

3.3 When disassembly of a historic element is necessary for its repair, use methods that minimize damage to it.

- When removing a historic feature, document its location so it may be repositioned accurately.

Windows and doors will be repaired or re-conditioned in place, and will be repainted to match the existing color.

3.4 Use technical procedures for cleaning, refinishing and repairing an architectural detail that will maintain the original finish.

- Use the gentlest means possible that will achieve the desired results.
- Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint or stain where appropriate.

Caulking and reapplication of exterior paint will be done with the gentlest means to achieve desired results. Minimal repairs are anticipated.

Materials and Finishes

3.21 Plan repainting carefully.

- Always prepare a good substrate. Prior to painting, remove damaged or deteriorated paint only to the next intact layer, using the gentlest means possible.
- Use compatible paints. Some latex paints will not bond well to earlier oil-based paints without a primer coat.

Painting will be limited to the door and window frames and will follow the guidelines with the gentlest means possible.

3.22 Using the historic color scheme is encouraged.

- If the historic scheme is not known, then an interpretation of schemes on similar historic buildings is appropriate.
- Generally, one muted color is used as a background, which unifies the composition.
- One or two other colors are usually used for accent to highlight details and trim. These should be applied consistently, for example, do not paint windows a different color.
- Brilliant luminescent and day-glow colors are inappropriate.
- High gloss paints and finishes are inappropriate.

The existing color scheme will be matched as close as possible.

Windows

3.23 Preserve the functional and decorative features of a historic window.

- Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows.
- Repair frames and sashes rather than replacing them, whenever possible.

Windows on the North/rear elevation will be filled in with wood framing and covered in siding in a manner that could allow future restoration. One window will be removed on the South/front elevation to accommodate a new door. The City team does not support this proposed building modification, as it may be irreversible.

3.24 Preserve the position, number and arrangement of historic windows in a building wall.

- On primary facades, enclosing a historic window opening is inappropriate, as is adding a new window opening.

One window will be removed on the South/front elevation to accommodate a new door. The existing garage door will be replaced with a glass storefront entry/windows. The City team does not support this proposed building modification, as it may be irreversible.

3.25 Preserve the historic ratio of window openings to solid wall on a primary facade.

- Significantly increasing the amount of glass on a character-defining facade will negatively affect the integrity of the structure.

One window will be removed on the South/front elevation to accommodate a new door. The existing garage door will be replaced with a glass storefront entry/windows. The City team does not support this proposed building modification, as it may be irreversible.

3.26 Preserve the size and proportion of a historic window opening.

- Reducing an original opening to accommodate a smaller window or increasing it to receive a larger window is inappropriate.

Size and proportion of window openings is altered.

3.32 Preserve the decorative and functional features of a primary facade.

- These include the door, the door frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights.
- Avoid changing the position of an original front door.

The existing primary entrance door will be locked in place to accommodate floor plan changes.

Treatment of Specific Building Types

Preservation of Commercial Facade with a Storefront

3.48 Preserve these character-defining elements on a commercial facade with traditional storefront:

- **Cornice:** A decorative band at the top of the building
- **Upper-story windows:** Windows located above the street level often have a vertical orientation.
- **Lintel or mid-belt cornice:** A decorative band at the top of the first floor
- **Sign band:** A flat band running above the transoms to allow for the placement of signs

- **Transom:** The upper portion of the display window, separated by a frame
- **Display windows:** The main portion of glass on the storefront where goods and services are displayed
- **Entry:** Usually set back from the sidewalk in a protected recess
- **Kickplate:** Found beneath the display window

Changes proposed to the front facade window.

Special Considerations

Adaptive Reuse

3.73 Seek uses that are compatible with the historic character of the building.

The use should not adversely affect the historic integrity of the building.

The use should not alter character-defining features of the structure.

The use may help to interpret how the building was used historically.

The applicant has stated that the intent of the design is to bring the property back to a vibrant use within the community and feeding off the building's history as a service station. Without actually being used as a service station. The use as a restaurant will not adversely affect the integrity of the building nor its history. And the canopy might help interpret how the building was used historically. Even if a canopy never existed in the site.

3.74 A new use that requires minimal change to the existing structure is preferred.

When a more significant change in use is necessary to keep the building in active service, those uses that require the least alteration to significant elements are preferred.

It may be that in order to adapt a building to the proposed new use, such radical alteration to its significant elements would be required that the entire concept is inappropriate. In most cases, however, designs can be developed that respect the historic integrity of the building while also accommodating new functions.

The proposed use as a restaurant with the majority of its seating being outdoors will allow the new owner to make minimal changes to the exterior of the building and provides the least amount of alternation needed. The construction of the canopy will allow the business to seat enough people to accommodate the operation while preserving the existing building with no need for major alterations.

Design Guidelines For All Projects

Connectivity

4.3 Retain the historic network of streets and alleys.

- The network of streets and alleys should be retained as public circulation space and for maximum public access.
- Streets and alleys should not be enclosed or closed to public access.
- Link to existing public rights-of-way, when feasible.

Two existing curb-cuts to the site from the public right-of-way will be removed with this project which will add a safer length of sidewalk to the existing public sidewalk network on Grandview and Yukon. Additionally, this will allow more room for on-street parking.

Outdoor Amenity Space

4.4 Outdoor amenity space should meet all of the following requirements:

- Be open to the sky
- Be paved or otherwise landscaped
- Remain subordinate to the line of building fronts

The proposal includes a large outdoor dining area which will be partially covered with the proposed canopy but open on all four sides. The dining area will be at grade level and will also include various planters and an open fence between the property and the public sidewalk. The outdoor dining area will be placed in front of the building (some of it covered by the canopy) and could appear more than subordinate to the building given the existing small size of the original building.

Terraces, Patios and Deck Space

4.7 Locate an at-grade dining area to minimize impacts on the streetscape.

- Consider locating an at-grade dining area to the side or rear of a property.
- It may be appropriate to locate an at-grade dining area in the public ROW in a street wall context, subject to any necessary permits or encroachment agreements which may be required. The dining area should be defined in this setting. It should allow for unobstructed circulation along the sidewalk.
- It is also appropriate to locate an at-grade dining area in the front yard in a residential setting. However, plantings (i.e. mature trees, shrubs) should remain a dominant feature.

The outdoor dining area will be located at grade and accessible to the public right-of-way but will not impact or encroach into the right-of-way.

Service Areas

4.21 Minimize the visual impacts of service areas.

- Orient the entrance toward service lanes and away from major streets.
- Screen a service area with a wall, fence or planting, in a manner that is in character with the building and site.

This property is not serviced by an alley. The service area for trash will be located to the north of the building and behind an opaque fence and gate.

4.22 Position a service area to minimize conflicts with other abutting uses.

- Minimize noise impacts by locating sources of offensive sounds away from other uses.
- Use an alley when feasible.

This property is not serviced by an alley and because of that, trash pickup will occur from the street. The service area will be located on the north-side of the property and behind an opaque fence and gate.

A partial waiver is required in order to allow the service area to be placed adjacent to another use. The use to the north is another commercial use and is the best practical spot for the service area to be located. This location is best for screening

purposes and to be able to locate it as far away from the street and sidewalk as possible.

Building Lighting

4.18. Use lighting to accent:

- Building entrances
- Signs

The building entrance will have accent lighting and the existing sign light will remain.

4.19. Minimize the visual impacts of architectural lighting.

- Use exterior light sources with a low level of luminescence.
- Use white lights that cast similar color to daylight.
- Do not wash an entire building façade in light.
- Use lighting fixtures that are appropriate to the building and its surroundings in terms of style, scale and intensity of illumination.

The existing fixture replacements along with the new fixtures chosen will take these items into consideration.

4.20 Use shielded and focused light sources to prevent glare.

- Provide shielded and focused light sources that direct downward.
- Do not use high intensity light sources or cast light directly upward.
- Shield lighting associated with service areas, parking lots and parking structures.

The existing building light fixtures will be replaced with new cut-off type fixtures. New lighting will be downcast and full cut-off.

Service Areas

4.21. Minimize the visual impacts of service areas.

- Orient the entrance toward service lanes and away from major streets.
- Screen a service area with a wall, fence or planting, in a manner that is in character with the building and site.

This property is not serviced by an alley. The service area for trash will be located to the north of the building in a gated area.

4.22. Position a service area to minimize conflicts with other abutting uses.

- Minimize noise impacts by locating sources of offensive sounds away from other uses.
- Use an alley when feasible.

There will be a tall firewall located near the adjacent building that will help mitigate the noise.

Awnings and Canopies

4.27 An awning or canopy should be in character with the building and streetscape.

- Mount an awning or canopy to accentuate character-defining features. In most cases, the awning or canopy should fit in the opening of the building.
- Use colors that are compatible with the overall color scheme of the facade. Solid colors are encouraged.
- Simple shed shapes are appropriate for rectangular openings. Odd shapes, bullnose awnings and bubble awnings are inappropriate.
- Internal illumination of an awning is inappropriate.
- Awnings should remain a subordinate feature on the facade, where they are used.
- Generally, post supported canopies are inappropriate on Olde Town commercial buildings.

The south canopy and the north canopy will be post-supported and detached from the building so as not to alter the historic building. The south canopy will be one foot shorter than the building in height and will feature seven wide flange steel columns and a 16" articulated steel fascia, and will be located between the building and Grandview Avenue.

Color

4.28 The facade should "read" as a single composition.

- Employ color schemes that are simple in character.
- Using one base color for the building walls and another for the roof is preferred.
- Using one to three accent colors for trim elements is also preferred.

The unpainted red brick of the building will remain unpainted. The window frames and doors are proposed to be re-painted with one accent color to match existing. Although the large canopy is not technically part of the façade, we have chosen a more simple color scheme, as opposed to matching brighter color options from an earlier time period.

4.29 Base or background colors should be muted.

- Building features should be muted, while trim accents can be either a contrasting color or a harmonizing color.
- An accent color should not contrast so strongly as to not read as part of the composition.
- Bright high-intensity colors are not permitted.
- Use matte or low luster finishes instead of glossy ones.
- Generally, non-reflective, muted finishes on all features is preferred.

Proposed colors are muted and will be applied as with a low luster finish.

4.30 Building elements should be finished in a manner similar to that seen traditionally. The following are recommended treatments:

- Brick and stone: unpainted, natural color
- Window frames and sash, doors and frame and storefronts: wood - painted; metal - anodized or baked color
- Wood siding: painted

- In most cases, highly reflective materials, weathered wood and clear finishes are inappropriate on large surfaces. A clear finish is appropriate on a wood entry door.

All brick will remain unpainted except for the north side and portions of the east side. Unfinished, wooden window frames will be painted and metal surfaces will be refinished to match existing.

Landscape

4.31 Provide landscaped front yards.

- Consider the context when designing a landscaped front yard. A combination of hardscape and plantings may be appropriate.
- Driveways located in the front yards are generally inappropriate.

The applicant intends to keep as much of the existing site paving as possible. Some portions of the existing pavement may need to be replaced. The existing on-site parking will go away and an outdoor patio will take its place. The adjacent sidewalk will be improved and brought up to current City standards as part of the planned ROW improvements with AURA / City of Arvada. The overall landscape design will be a blend of hardscape and plantings.

4.32 Retain significant landscape features.

- Avoid removing mature character-defining trees unless they are severely damaged, aged or diseased.

A mature elm tree is located in the northwest corner of the site. The applicant intends to remove this tree as it would be considered a non-essential tree (elm).

4.33 Use landscape designs that are appropriate to the character and climate of the district.

- Consider plant materials used traditionally, such as native and established species.
- Select plant and tree species according to their mature size to allow for the long-term impact of mature growth.
- Do not cover a front yard with gravel or rock.
- Use plant species that require low levels of water.

New landscaping for the project will include various native and established species of the area. The mature planting size has been considered. Plantings will occur in thoughtfully placed planting areas and in above-ground planting boxes.

Streetscape

4.34. The use of a coordinated set of streetscape and planting improvements is encouraged.

- Consider the design context when determining sidewalk improvements.
- Consider the area's development density context when determining sidewalk widths.

Streetscape improvements will be installed with this project during the Site Plan phase. The Arvada Urban Renewal Authority and the City are currently developing updated streetscape specifications and plans for this corner and the east side of Yukon Street between Grandview Avenue and Ralston Road.

Site Furnishings

4.41 The use of site furnishings is encouraged.

- Incorporate site furnishings to complement the context and character of the building, site and/or streetscape.
- All materials should be durable, and have high quality finishes.

Site furnishings will include multiple dining tables and chairs in order to provide outdoor dining for the restaurant.

New Construction

Architectural Details

5.1 Design a new building to reflect its time, while respecting key features of its context.

- See guidelines for the design of new commercial, civic and residential building types.
- In the Arvada Downtown Historic District, relating to the context is especially important.
- In the overall Olde Town area, respecting broader traditional development patterns is important.

The new canopy is designed to relate to the context of the use for which the site was originally developed for (service station) but includes an updated interpretation of the current era in which it is being built.

5.2 Contemporary interpretations of traditional designs and details may be considered.

- New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new.
- Contemporary details for new storefronts also can be used to create interest while expressing a new, compatible style.

The modern design of the south canopy , north canopy and accessory bar structure reflect the time in which they are being built without negatively impacting or altering the existing building or its storefront construction.

5.3 The exact imitation of older historic styles is discouraged for newer structures.

- This blurs the distinction between old and new buildings and makes it more difficult to visually interpret the architectural evolution of the district.
- An interpretation of a historic style that is authentic to the district may be considered if it is subtly distinguishable as being new.

The proposed design takes on an updated look compared with the historical fuel station designs. The canopy design should be considered authentic to the district and subtly distinguished as being new.

Building Orientation

5.4 Maintain the traditional orientation of a building to the street.

- Locate the primary entrance to face the street.
- In some cases, the front door itself may be positioned perpendicular to the street. In this case, the entry should still be clearly defined with a walkway, porch, stoop or canopy for residential building types, and with a recessed entry or canopy for commercial building types.

Currently the existing building is set back more than 37 feet from Grandview and 18 feet from Yukon Street. The canopy will be set back 16.0 feet from Grandview and 12.2 feet from Yukon street. The canopy will be used to cover the outdoor dining area which will help the site to better interact with the street frontage providing more human activity along the street edge.

5.5 Buildings oriented to a plaza should invite pedestrian activity.

- Orient a building entrance to face the plaza.
- Provide a storefront or pedestrian-friendly facade.
- Consider providing an outdoor dining area.

An outdoor dining area will be provided.

Materials

5.6 Building materials shall be similar in scale, color, texture and finish to those seen historically in the context.

- Traditional materials, including wood and brick, are preferred.
- All wood siding should have a weather-protective finish.
- Stucco may be considered for smaller residential building types or as an accent on larger buildings.
- Imitation or synthetic materials, such as aluminum or vinyl siding, imitation brick or imitation stone and plastic, are inappropriate.
- The use of highly reflective materials is discouraged.

The north and south canopies will be built of structural steel and metal, similar to those found in a historic context. The south canopy will fit in next to the existing sign post made of structural steel. The materials of the outdoor accessory bar structure will consist of structural steel posts and corrugated siding panels.

5.8 New materials that are similar in character to traditional ones may be acceptable with appropriate detailing.

- Alternative materials should appear similar in scale, proportion, texture and finish to those used traditionally.
- It is appropriate to use changes in materials as an accent in building design. This can help to express individual modules or units.

The north and south canopies will be built of structural steel and metal, similar to those found in a historic context. The south canopy will fit in next to the existing sign post made of structural steel. The materials of the outdoor accessory bar structure will consist of structural steel posts and corrugated siding panels.

5.9 Establish a sense of human scale in the building design.

- Use vertical and horizontal articulation design techniques to reduce the apparent scale of a larger building mass.
- Incorporate changes in color, texture and materials to help define human scale.
- Use architectural details to create visual interest.
- Use materials that help to convey scale in their proportion, detail and form.
- Avoid long, featureless walls not broken up by architectural elements such as windows and doors.

The outdoor seating that will be added to the site along with the planter boxes will create a human scale to the property and will help active the street. Additionally, the canopy will be slightly shorter than the existing building and will still allow the building to be visible from both street frontages. The vinyl enclosure system will further establish a sense of human scale and will incorporate a two-tone color design.

Commercial Buildings

Building and Roof Form

5.25 A roof form should be similar to those used traditionally.

- Flat roofs are appropriate.
- “Exotic” roof forms, such as A-frames and steep shed roofs, are inappropriate.

The canopies and accessory bar structure will have a flat roof to fit in with the flat roof of the building. The canopy will have a flat roof. Mimicking what the primary building was built with.

Guidelines for the OT-OW Subdistrict

6.31 Limit the number of curb cuts from the street.

- Provide auto access from the alley, where feasible.

Two existing curb cuts will be removed. No auto access will be provided to the site.

6.33 Provide and enhance pedestrian connections.

- Provide wider sidewalks along Ralston Road while maintaining a building wall at the new sidewalk edge.
- Provide pedestrian-friendly sidewalks.

The removal of the two curb-cuts will enhance the pedestrian realm on both street frontages. Improvements to the streetscape will be built with the AURA/City street scape project.

6.34 Minimize the visual impacts of surface parking lots as seen from the street; provide one of the following for non-contributing buildings:

- Locate at grade, and screen with other uses.
- Locate at grade, and screen with architectural elements or landscaping.
- Locate underground.

All existing surface parking on-site will be removed and replaced with an at-grade outdoor dining area.

6.35 Building setbacks should correspond to the specific building type.

- Locate the facade of a Mixed-Use Building at the sidewalk edge.

The existing building is non-conforming and is set back very far from both front property lines. The new canopy will be built much closer to the sidewalk edge and will help to better relate to the existing street wall along Grandview Avenue.

6.36 Provide a “pedestrian-friendly” street and plaza level/ground floor.

- Storefront on mixed-use building types
- Architectural detailing
- Primary entrance
- Porch entry/stoop with landscaping for individual units on multifamily building types
- Additional features that are encouraged: Recessed entry, Canopy, Plaza/Courtyard accent

The proposed outdoor dining area/patio will be pedestrian friendly, will help to “pull” human activity closer to both Grandview Avenue and Yukon Streets, and will help to tie in the corner to the rest of the Grandview Avenue corridor.

CERTIFICATE OF COMPLIANCE SUMMARY

Section 8-3-5-4 of the Land Development Code establishes that the Design Review Advisory Committee considers the applications and makes recommendations to the Community Development Director. Such action could include approval, approval with conditions, waiver or partial waiver from the requirements, or denial.

A waiver may be granted based upon a determination of any one of the following criteria:

1. The proposed land-use activity is of a nature that will not substantially alter, or erode the authenticity of, any historically significant exterior feature of an existing structure and is compatible with both the distinctive characteristics of the Arvada Downtown Historic District or Olde Town Zoning District, or the Reno Park Design Guidelines Project Area, as applicable, and with the intent and purpose of the applicable Design Guidelines;
2. The proposed land-use activity is of a nature that will not undermine, impair, or conflict with the intent of the applicable Zoning District, and is compatible with both the distinctive characteristics of the Arvada Downtown Historic District, Olde Town Zoning Districts, or Reno Park Design Guidelines Project

Area, as applicable, and the intent and purpose of the applicable Design Guidelines;

3. Strict compliance with the Design Guidelines would create an economic hardship, such that the cost to strictly comply would result in an inability to obtain any reasonable economic return on the property; or
4. The proposed land-use activity is of comparable architectural and historical value and authenticity to that required by the applicable Design Guidelines and is consistent with the intent and purpose of the applicable Design Guidelines.

The attached guideline matrix provides a summary of Staff's position as to where the application lies, with respect to individual guidelines, on a spectrum. Staff is of the opinion that the majority of the guidelines and criteria have been met, and that waivers for eleven guidelines would be required. The DRC is not bound by these suggestions and Staff's position may change depending on additional information provided. The matrix is intended as a tool to help fashion and organize a motion.

POST OAK BARBEQUE DA2025-0008 Guidelines Matrix

The following represents Staff's position as to where the application lies, with respect to individual guidelines, on a spectrum. The guidelines are noted as being clearly met (●), as not being met, however a waiver is justified (●), or as not being met, and a waiver has not been justified (●). Where two selections are made, a determination as to whether or not the guideline has been met is necessary. The suggested motion which references waivers on the coversheet assumes waivers are necessary if not clearly indicated as being met (●) in the matrix.

The DRC is not bound by these suggestions and Staff's position may change depending on additional information provided. The matrix is intended as a tool to help fashion and organize a motion.

No.	Guideline	Guideline Met	Guideline Not Met Waiver Justified	Guideline Not Met Waiver Not Justified
TREATMENT OF HISTORIC RESOURCES				
GENERAL HISTORIC DESIGN GUIDELINES				
3.1	Preserve significant features.			●
3.2	Repair deteriorated features	●		
3.3	Disassembly of a historic element	●		
3.4	Maintain original finish	●		
3.21	Repainting	●		
3.22	Historic color scheme	●		
3.23	Preserve window function		●	
3.24	Preserve window arrangement			●
3.25	Preserve widow opening ratio		●	
3.26	Preserve window opening size		●	
TREATMENT OF SPECIFIC BUILDING TYPES				
3.48	Preserve a commercial façade	●		
SPECIAL CONSIDERATIONS				
3.73	Compatible uses	●		
3.74	Minimal changes	●		
GUIDELINES FOR ALL PROJECTS				
VIEWS				
CONNECTIVITY				
4.3	Historic street network	●		
OUTDOOR AMENITY SPACE				
4.4	Outdoor amenity space		●	
4.7	At-grade dining area	●		
SERVICE AREAS				
4.21	Service areas – location	●		
4.22	Service area – conflicts		●	
AWNINGS AND CANOPIES				
4.27	Awning/canopy design elements		●	
COLOR				
4.28	Façade composition	●		
4.29	Muted base colors	●		
4.30	Building finishes		●	

LANDSCAPE				
4.31	Landscaped front yards	●		
4.32	Significant landscape features	●		
4.33	Plant species and materials	●		
STREETSCAPE				
4.36	Streetscape improvements	●		
SITE FURNISHINGS				
4.41	Furnishing materials	●		
GUIDELINES FOR NEW AND INFILL CONSTRUCTION				
GENERAL PRINCIPLES FOR NEW CONSTRUCTION				
5.1	Building context	●		
5.2	Contemporary interpretations		●	
5.3	Imitation of historic styles	●		
5.4	Building orientation - street	●		
5.5	Building orientation - plaza	●		
5.6	Building materials		●	
5.8	Alternative materials		●	
5.9	Human scaling	●		
COMMERCIAL BUILDINGS				
5.25	Roof form	●		
OLDE TOWN ARVADA CHARACTER AREAS				
OLDE WADSWORTH AREA (OT-OW SUBDISTRICT)				
6.31	Curb cuts	●		
6.33	Enhance pedestrian connections	●		
6.34	Surface parking	●		
6.35	Building setbacks	●		
6.36	Pedestrian-friendly street	●		

COMPLIANCE ANALYSIS 7611 GRANDVIEW AVENUE, DA2025-0008

The design guidelines applicable to this project are evaluated in the following discussion. For all waivers and partial waivers requested, see the accompanying document "PROPOSED WAIVERS AND PARTIAL WAIVERS" for added narrative and justification.

Treatment of Historic Resources

Architectural Details

3.1. Preserve significant stylistic and architectural features.

- Storefronts, cornices, porches, turned columns, brackets, exposed rafter tails and jigsaw ornaments are examples of architectural features that should be preserved.

Most architectural details and ornaments described above will be preserved. Two windows and one door on the north side will be filled in with siding in such a way that the original openings could be restored back to their original condition in the future. The large overhead door at the southeast corner will be replaced with a new storefront. Note that only the bottom of the existing opening should be considered historic. The existing door at the southwest corner will be retained but will be fixed in place due to it not being used as a door. The existing window in the middle of the south wall will be modified to accommodate a new door.

A partial waiver is requested.

3.2. Repair deteriorated features.

- Patch, piece-in, splice, consolidate or otherwise upgrade existing materials, using recognized preservation methods.
- Isolated areas of damage may be stabilized or fixed using consolidants. Epoxies and resins may be considered for wood repair.
- Removing a damaged feature that can be repaired is not appropriate.
- Protect significant features that are adjacent to the area being worked on.

Existing windows and doors (the ones not covered up) will be repaired. Existing brick will be repaired as needed and will be re-painted on the north side.

3.3. When disassembly of a historic element is necessary for its repair, use methods that minimize damage to it.

- When removing a historic feature, document its location so it may be repositioned accurately.

Windows and doors will be repaired or re-conditioned in place. These items will be repainted to match the existing color.

3.4. Use technical procedures for cleaning, refinishing and repairing an architectural detail that will maintain the original finish.

- Use the gentlest means possible that will achieve the desired results.
- Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint or stain where appropriate.

Caulking and reapplication of exterior paint will be done with the gentlest means to achieve desired results. Minimal repairs are anticipated.

Materials and Finishes

3.21. Plan repainting carefully.

- Always prepare a good substrate. Prior to painting, remove damaged or deteriorated paint only to the next intact layer, using the gentlest means possible.
- Use compatible paints. Some latex paints will not bond well to earlier oil-based paints without a primer coat.

Painting will be limited to the door and window frames and will follow the guidelines with the gentlest means possible.

3.22. Using the historic color scheme is encouraged.

- If the historic scheme is not known, then an interpretation of schemes on similar historic buildings is appropriate.
- Generally, one muted color is used as a background, which unifies the composition.
- One or two other colors are usually used for accent to highlight details and trim. These should be applied consistently, for example, do not paint windows a different color.
- Brilliant luminescent and day-glow colors are inappropriate.
- High gloss paints and finishes are inappropriate.

The historic color scheme will be matched as close as possible.

Building Components

Windows

3.23. Preserve the functional and decorative features of a historic window.

- Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows.
- Repair frames and sashes rather than replacing them, whenever possible.
-

See related comments for item 3.1 above.

A partial waiver is requested for this requirement.

3.24. Preserve the position, number and arrangement of historic windows in a building wall.

- On primary facades, enclosing a historic window opening is inappropriate, as is adding a new window opening.

See related comments for item 3.1 above for a description of the items for the primary façade.

A partial waiver is requested for this requirement.

3.25. Preserve the historic ratio of window openings to solid wall on a primary facade.

- Significantly increasing the amount of glass on a character-defining facade will negatively affect the integrity of the structure.

See related comments for item 3.1 above for a description of the window modifications.

A partial waiver is requested for this requirement.

3.26. Preserve the size and proportion of a historic window opening.

- Reducing an original opening to accommodate a smaller window or increasing it to receive a larger window is inappropriate.

See related comments for item 3.1 above for a description of the window modifications.

A partial waiver is requested for this requirement.

Doors

3.32. Preserve the decorative and functional features of a primary entrance.

-These include the door, the door frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights.
-Avoid changing the position of an original front door.

Most features that would be considered decorative and functional are remaining.

A full waiver is requested for this requirement.

Treatment of Specific Building Types

Preservation of Commercial Facade with a Storefront

3.48. Preserve these character-defining elements on a commercial facade with traditional storefront:

- Cornice: A decorative band at the top of the building
- Upper-story windows: Windows located above the street level often have a vertical orientation.

- Lintel or mid-belt cornice: A decorative band at the top of the first floor
- Sign band: A flat band running above the transoms to allow for the placement of signs
- Transom: The upper portion of the display window, separated by a frame
- Display windows: The main portion of glass on the storefront where goods and services are displayed
- Entry: Usually set back from the sidewalk in a protected recess
- Kickplate: Found beneath the display window

Most of these character-defining elements will remain in place, except for portions of the south façade. See response for item #3.1.

Special Considerations, Adaptive Reuse

- 3.73. Seek uses that are compatible with the historic character of the building.
- The use should not adversely affect the historic integrity of the building.
 - The use should not alter character-defining features of the structure.
 - The use may help to interpret how the building was used historically.

The applicant has stated that the intent of the design is to bring the property back to a vibrant use within the community and relating to the building's history as a service station. The use as a restaurant will not adversely affect the integrity of the building nor its history. The canopy will help interpret how the building was used historically, even if a canopy never existed in the site.

- 3.74. A new use that requires minimal change to the existing structure is preferred.
- When a more significant change in use is necessary to keep the building in active service, those uses that require the least alteration to significant elements are preferred.
 - It may be in order to adapt a building to the proposed new use such radical alteration to its significant elements would be required that the entire concept is inappropriate. In most cases, however, designs can be developed that respect the historic integrity of the building while also accommodating new functions.

The proposed use as a restaurant with the majority of its seating being outdoors will allow the new owner to make minimal changes to the exterior of the building and provide the least amount of alternation needed. The construction of the canopy will allow the business to seat enough people to accommodate the operation while preserving the existing building with no need for major alterations.

Design Guidelines for All Projects

Connectivity

- 4.3. Retain the historic network of streets and alleys.
- The network of streets and alleys should be retained as public
 - circulation space and for maximum public access.
 - Streets and alleys should not be enclosed or closed to public access.

- Link to existing public rights-of-way, when feasible.

Two existing curb-cuts to the site from the public right-of-way will be removed with this project (as part of the planned AURA/City ROW improvements) which will add a safer length of sidewalk to the existing public sidewalk network on Grandview and Yukon. Additionally, this will allow more room for on-street parking.

Outdoor Amenity Space

4.4. Outdoor amenity space should meet all of the following requirements:

- Be open to the sky
- Be paved or otherwise landscaped
- Remain subordinate to the line of building fronts

The proposal includes a large outdoor dining area with will be partially covered with the proposed canopy but open on all four sides. The dining area will be at grade level and will also include various planters and an open fence between the property and the public sidewalk. The outdoor dining area will be placed in front of the building (some of it covered by the canopy) and could appear more than subordinate to the building given the existing small size of the original building.

A partial waiver is requested for this requirement.

Terraces, Patios and Deck Space

4.7. Locate an at-grade dining area to minimize impacts on the streetscape.

- Consider locating an at-grade dining area to the side or rear of a property.
- It may be appropriate to locate an at-grade dining area in the public ROW in a street wall context, subject to any necessary permits or encroachment agreements which may be required. The dining area should be defined in this setting. It should allow for unobstructed circulation along the sidewalk.
- It is also appropriate to locate an at-grade dining area in the front yard in a residential setting. However, plantings (i.e. mature trees, shrubs) should remain a dominant feature.

The outdoor dining area will be located at grade and accessible to the public right-of-way but will not impact or encroach into the right-of-way.

Building Lighting

4.18. Use lighting to accent:

- Building entrances
- Signs

The building entrance will have accent lighting and the existing sign light will remain.

4.19. Minimize the visual impacts of architectural lighting.

- Use exterior light sources with a low level of luminescence.

- Use white lights that cast similar color to daylight.
- Do not wash an entire building façade in light.
- Use lighting fixtures that are appropriate to the building and its surroundings in terms of style, scale and intensity of illumination.

The existing fixture replacements along with the new fixtures chosen will take these items into consideration.

4.20 Use shielded and focused light sources to prevent glare.

- Provide shielded and focused light sources that direct downward.
- Do not use high intensity light sources or cast light directly upward.
- Shield lighting associated with service areas, parking lots and parking structures.

The existing building light fixtures will be replaced with new cut-off type fixtures. New lighting will be downcast and full cut-off.

Service Areas

4.21. Minimize the visual impacts of service areas.

- Orient the entrance toward service lanes and away from major streets.
- Screen a service area with a wall, fence or planting, in a manner that is in character with the building and site.

This property is not serviced by an alley. The service area for trash will be located to the north of the building in a gated area.

4.22. Position a service area to minimize conflicts with other abutting uses.

- Minimize noise impacts by locating sources of offensive sounds away from other uses.
- Use an alley when feasible.

There will be a tall firewall located near the adjacent building that will help mitigate the noise.

A partial waiver is requested for this requirement.

Awnings and Canopies

4.27. An awning or canopy should be in character with the building and streetscape.

- Mount an awning or canopy to accentuate character -defining features. In most cases, the awning or canopy should fit in the opening of the building.
- Use colors that are compatible with the overall color scheme of the facade. Solid colors are encouraged.
- Simple shed shapes are appropriate for rectangular openings. Odd shapes, bullnose awnings and bubble awnings are inappropriate.

- Internal illumination of an awning is inappropriate.
- Awnings should remain a subordinate feature on the facade, where they are used.
- Generally, post supported canopies are inappropriate on Olde Town commercial buildings.

The south canopy (canopy #1) and the north canopy (canopy #2) will be post supported and detached from the building so as not to alter the historic building. Canopy #1 will be one foot shorter than the building in height and will feature seven wide flange steel columns and a 16” articulated steel fascia. Canopy #1 will be located between the building and Grandview Avenue.

A partial waiver is requested for this requirement.

Color

4.28. The facade should “read” as a single composition.

- Employ color schemes that are simple in character.
- Using one base color for the building walls and another for the roof is preferred.
- Using one to three accent colors for trim elements is also preferred.

The unpainted red brick of the building will remain unpainted. The window frames and doors are proposed to be re-painted with one accent color to match existing. Although the large canopy is not technically part of the façade, we have chosen a more simple color scheme, as opposed to matching brighter color options from an earlier time period.

4.29. Base or background colors should be muted.

- Building features should be muted, while trim accents can be either a contrasting color or a harmonizing color.
- An accent color should not contrast so strongly as to not read as part of the composition.
- Bright high-intensity colors are not permitted.
- Use matte or low luster finishes instead of glossy ones.
- Generally, non-reflective, muted finishes on all features is preferred.

Proposed colors are muted and will be applied with a low luster finish.

4.30. Building elements should be finished in a manner similar to that seen traditionally. The following are recommended treatments:

- Brick and stone: unpainted, natural color
- Window frames and sash, doors and frame and storefronts: wood - painted; metal anodized or baked color
- Wood siding: painted
- In most cases, highly reflective materials, weathered wood and clear finishes are inappropriate on large surfaces. A clear finish is appropriate on a wood entry door.

All brick will remain unpainted except for the north side and portions of the east side. Unfinished, wooden window frames will be painted and metal surfaces will be refinished to match existing.

A partial waiver is requested for this requirement for the portions of the building described above.

Landscape

4.31. Provide landscaped front yards.

- Consider the context when designing a landscaped front yard. A combination of hardscape and plantings may be appropriate.
- Driveways located in the front yards are generally inappropriate.

The applicant intends to keep as much of the existing site paving as possible. Some portions of the existing pavement may need to be replaced. The existing on-site parking will be go away and an outdoor patio will take it's place. The adjacent sidewalk will be improved and brought up to current City standards as part of the planned ROW improvements with AURA / City of Arvada. The overall landscape design will be a blend of hardscape and plantings.

4.32. Retain significant landscape features.

- Avoid removing mature character-defining trees unless they are severely damaged, aged or diseased.

A mature elm tree is located in the northwest corner of the site. The applicant intends to remove this tree as it would be considered a non-essential tree (elm).

4.33. Use landscape designs that are appropriate to the character and climate of the district.

- Consider plant materials used traditionally, such as native and established species.
- Select plant and tree species according to their mature size to allow for the long-term impact of mature growth.
- Do not cover a front yard with gravel or rock.
- Use plant species that require low levels of water.

New landscaping for the project will include various native and established species of the area. The mature planting size has been considered. Plantings will occur in thoughtfully placed planting areas and in above-ground planting boxes.

Streetscape

4.34. The use of a coordinated set of streetscape and planting improvements is encouraged.

- Consider the design context when determining sidewalk improvements.
- Consider the area's development density context when determining sidewalk widths.

Streetscape improvements will be installed with this project during the Site Plan phase. The Arvada Urban Renewal Authority and the City are currently developing updated streetscape specifications

and plans for this corner and the east side of Yukon Street between Grandview Avenue and Ralston Road.

Site Furnishings

4.41. The use of site furnishings is encouraged.

- Incorporate site furnishings to complement the context and character of the building, site and/or streetscape.
- All materials should be durable and have high quality finishes.

Site furnishings will include multiple dining tables and chairs in order to provide outdoor dining for the restaurant.

New Construction

Architectural Character

5.1. Design a new building to reflect its time, while respecting key features of its context.

- See guidelines for the design of new commercial, civic and residential building types.
- In the Arvada Downtown Historic District, relating to the context is especially important.
- In the overall Olde Town area, respecting broader traditional development patterns is important.

The new canopy is designed to relate to the context of the use for which the site was originally developed for (service station) but includes an updated interpretation of the current era in which it is being built.

5.2. Contemporary interpretations of traditional designs and details may be considered.

- New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new.
- Contemporary details for new storefronts also can be used to create interest while expressing a new, compatible style.
-

The modern design of the south canopy (canopy #1), north canopy (canopy #2) and accessory bar structure reflect the time in which they are being built without negatively impacting or altering the existing building or its storefront construction.

A partial waiver is requested for the south canopy, north canopy and accessory bar structure.

5.3. The exact imitation of older historic styles is discouraged for newer structures.

- This blurs the distinction between old and new buildings and makes it more difficult to visually interpret the architectural evolution of the district.
- An interpretation of a historic style that is authentic to the district may be considered if it is subtly distinguishable as being new.

The proposed design takes on an updated look compared with the historical fuel station designs. The canopy design should be considered authentic to the district and subtly distinguished as being new.

Building Orientation

5.4. Maintain the traditional orientation of a building to the street.

- Locate the primary entrance to face the street.
- In some cases, the front door itself may be positioned perpendicular to the street. In this case, the entry should still be clearly defined with a walkway, porch, stoop or canopy for residential building types, and with a recessed entry or canopy for commercial building types.

Currently the existing building is set back more than 37 feet from Grandview and 18 feet from Yukon Street. The canopy will be set back 16.0 feet from Grandview and 12.2 feet from Yukon street. The canopy will be used to cover the outdoor dining area which will help the site to better interact with the street frontage providing more human activity along the street edge.

5.5. Buildings oriented to a plaza should invite pedestrian activity.

- Orient a building entrance to face the plaza.
- Provide a storefront or pedestrian-friendly facade.
- Consider providing an outdoor dining area.

An outdoor dining area will be provided.

Materials

5.6. Building materials shall be similar in scale, color, texture and finish to those seen historically in the context.

- Traditional materials, including wood and brick, are preferred.
- All wood siding should have a weather-protective finish.
- Stucco may be considered for smaller residential building types or as an accent on larger buildings.
- Imitation or synthetic materials, such as aluminum or vinyl siding, imitation brick or imitation stone and plastic, are inappropriate.
- The use of highly reflective materials is discouraged.

The north and south canopies will be built of structural steel and metal, similar to those found in a historic context. The south canopy will fit in next to the existing sign post made of structural steel. The materials of the outdoor accessory bar structure will consist of structural steel posts and corrugated siding panels.

A partial waiver is requested for this requirement.

- 5.8. New materials that are similar in character to traditional ones may be acceptable with appropriate detailing.
- Alternative materials should appear similar in scale, proportion, texture and finish to those used traditionally.
 - It is appropriate to use changes in materials as an accent in building design. This can help to express individual modules or units.

This section is similar to section 5.6. See response above.

A partial waiver is requested for this requirement.

- 5.9. Establish a sense of human scale in the building design.
- Use vertical and horizontal articulation design techniques to reduce the apparent scale of a larger building mass.
 - Incorporate changes in color, texture and materials to help define human scale.
 - Use architectural details to create visual interest.
 - Use materials that help to convey scale in their proportion, detail and form.
 - Avoid long, featureless walls not broken up by architectural elements such as windows and doors.

The outdoor seating that will be added to the site along with the planter boxes will create a human scale to the property and will help active the street. Additionally, the canopy will be slightly shorter than the existing building and will still allow the building to be visible from both street frontages. The vinyl enclosure system will further establish a sense of human scale and will incorporate a two-tone color design.

Commercial Buildings - Building and Roof Form

- 5.25. A roof form should be similar to those used traditionally.
- Flat roofs are appropriate.
 - “Exotic” roof forms, such as A-frames and steep shed roofs, are inappropriate.

The canopies and accessory bar structure will have a flat roofs to fit in with the flat roof of the building.

Guidelines for the OT -OW Subdistrict

- 6.31. Limit the number of curb cuts from the street.
- Provide auto access from the alley, where feasible.

Two existing curb cuts will be removed. No auto access will be provided to the site.

- 6.33. Provide and enhance pedestrian connections.
- Provide wider sidewalks along Ralston Road while maintaining a

- building wall at the new sidewalk edge.

The removal of the two curb-cuts will enhance the pedestrian realm on both street frontages. Improvements to the streetscape will be built with the AURA/City street scape project.

- 6.34. Minimize the visual impacts of surface parking lots as seen from the street; provide one of the following for non-contributing buildings:
- Locate at grade, and screen with other uses.
 - Locate at grade, and screen with architectural elements or landscaping.
 - Locate underground.

All existing surface parking on-site will be removed and replaced with an at-grade outdoor dining area.

- 6.35. Building setbacks should correspond to the specific building type.
- Locate the facade of a Mixed-Use Building at the sidewalk edge.

The existing building is non-conforming and is set back very far from both front property lines. The new canopy will be built much closer to the sidewalk edge and will help to better relate to the existing street wall along Grandview Avenue.

- 6.36. Provide a “pedestrian-friendly” street and plaza level/ground floor. Use the following features:
- Storefront on mixed-use building types
 - Architectural detailing
 - Primary entrance
 - Porch entry/stoop with landscaping for individual units on multifamily building types
 - Additional features that are encouraged: Recessed entry, Canopy, Plaza/Courtyard accent

The proposed outdoor dining area/patio will be pedestrian friendly, will help to “pull” human activity closer to both Grandview Avenue and Yukon Streets, and will help to tie in the corner to the rest of the Grandview Avenue corridor.

PROPOSED WAIVERS
AND PARTIAL WAIVERS
5-14-2025

7611 Grandview Avenue
Post Oak Barbecue
DA2025-0008

Waivers and/or partial waivers are requested for the following Olde Town Arvada Design Guidelines. **Justification is shown in bold italics text** below each requirement. See “Compliance Analysis Document” for associated information relating to the design guidelines.

- 3.1 Preserve significant stylistic and architectural features.
(Partial Waiver Request)
Considering the site constraints and small building footprint, a certain amount of deviation from this requirement needs to occur in order to provide a workable plan for the operator. As mentioned in the compliance document, the intent is for the modifications to be constructed in a way that future restoration could occur, if desired. The covering of the north windows along with the small amount of brick being removed from the south façade should be considered minor in this regard.
- 3.23 Preserve the functional and decorative features of a historic window.
(Partial Waiver Request)
As mentioned above, the modifications to the north windows should be considered minor, as they are not seen from the public; however, the modifications are critical to the operation of the facility.
- 3.24 Preserve the position, number and arrangement of historic windows in a building wall.
(Partial Waiver Request)
The position and number of windows will be essentially the same. The arrangement of the south window openings is critical to the function of the new facility with how the customers will flow in and through the facility.
- 3.25 Preserve the historic ratio of window openings to solid wall on a primary façade.
(Partial Waiver Request)
The historic ratio of window openings to solid wall is essentially the same as the current conditions. The slight modifications to the south window openings, in our opinion, do not hinder the recalling of the historic context.
- 3.26 Preserve the size and proportion of a historic window opening.
(Partial Waiver Request)
This item is related to 3.25; please see response to 3.25 above.
- 3.32. Preserve the decorative and functional features of a primary entrance.
(Full Waiver Request)
Although a wall is being built directly opposite on the interior side, the primary entry door is being preserved and will remain, fixed in place.
- 4.4 Outdoor amenity space should meet all requirements.
(Partial Waiver Request)

The proposed land-use activity is of comparable architectural and historical value and authenticity to that required by the Guidelines and is consistent with the intent and purpose of the Guidelines. A partial waiver is required to allow the outdoor dining area at the scale that is being proposed. The existing building is very small (960 sq. ft.), covering only 21 percent of the site and is set back more than 30 feet from Grandview Avenue. The outdoor dining area will all be placed in front of the building (some of it covered by the canopy) and could appear more than subordinate to the building given the size of the existing building. The existing building will remain visible through the canopy.

Staff supported this partial waiver on the former application and should grant a partial waiver to this application based on:

LDC Section 8-3-5-4.D Approval Criteria:

2. The Director may grant a waiver from one or more of the Design Guidelines upon a determination of any one of the following:

- a. The proposed land-use activity is of a nature that will not substantially alter, or erode the authenticity of, any historically significant exterior feature of an existing structure and is compatible with both the distinctive characteristics of the Arvada Downtown Historic District or Olde Town Zoning District, or the Reno Park Design Guidelines Project Area, as applicable, and with the intent and purpose of the applicable Design Guidelines;
Although some of the exterior historical features will be altered, we view these modifications as not being significant, especially considering the constraints of the existing building as they relate to the necessary, functional design of the new operation.
- b. The proposed land-use activity is of a nature that will not undermine, impair, or conflict with the intent of the applicable Zoning District, and is compatible with both the distinctive characteristics of the Arvada Downtown Historic District, Olde Town Zoning Districts, or Reno Park Design Guidelines Project Area, as applicable, and the intent and purpose of the applicable Design Guidelines;
Although this project introduces a new use on this corner, it will not undermine, impair or conflict with intent of the Zone District. This project will respect the historical character of the property, and be compatible with the historic character of the property, as called for in the "Overarching Preservation Guidelines" on page 38 of the design guidelines.
- c. Strict compliance with the Design Guidelines would create an economic hardship, such that the cost to strictly comply would result in an inability to obtain any reasonable economic return on the property; or
As previously mentioned, considering the site constraints and small building footprint, a certain amount of deviation from this requirement needs to occur in order to provide a workable plan for the operator. The proposed plan is such that strict compliance with the guidelines would result in the inability to obtain reasonable economic returns.
- d. The proposed land-use activity is of comparable architectural and historical value and authenticity to that required by the applicable Design Guidelines and is consistent with the intent and purpose of the applicable Design Guidelines.
The proposed land use activity is not unlike the former approved application, showing that it is of comparable architectural and historical value and authenticity to the intent and purpose of the applicable Design Guidelines.

4.22

Positioning a service area to minimize conflicts with other abutting uses.
(Partial Waiver Request)

This property is not serviced by an alley and because of that, trash pickup will occur from the street. The service area will be located on the north-side of the property, behind a gate and brick screen wall. The north yard area is the best practical location for the service area.

Staff supported this partial waiver on the former application and should grant a partial waiver to this application based on:

LDC Section 8-3-5-4.D Approval Criteria:

2. The Director may grant a waiver from one or more of the Design Guidelines upon a determination of any one of the following:

- a. The proposed land-use activity is of a nature that will not substantially alter, or erode the authenticity of, any historically significant exterior feature of an existing structure and is compatible with both the distinctive characteristics of the Arvada Downtown Historic District or Olde Town Zoning District, or the Reno Park Design Guidelines Project Area, as applicable, and with the intent and purpose of the applicable Design Guidelines;
Although some of the exterior historical features will be altered, we view these modifications as not being significant, especially considering the constraints of the existing building as they relate to the necessary, functional design of the new operation.
- b. The proposed land-use activity is of a nature that will not undermine, impair, or conflict with the intent of the applicable Zoning District, and is compatible with both the distinctive characteristics of the Arvada Downtown Historic District, Olde Town Zoning Districts, or Reno Park Design Guidelines Project Area, as applicable, and the intent and purpose of the applicable Design Guidelines;
Although this project introduces a new use on this corner, it will not undermine, impair or conflict with intent of the Zone District. This project will respect the historical character of the property, and be compatible with the historic character of the property, as called for in the “Overarching Preservation Guidelines” on page 38 of the design guidelines.
- c. Strict compliance with the Design Guidelines would create an economic hardship, such that the cost to strictly comply would result in an inability to obtain any reasonable economic return on the property; or
As previously mentioned, considering the site constraints and small building footprint, a certain amount of deviation from this requirement needs to occur in order to provide a workable plan for the operator. The proposed plan is such that strict compliance with the guidelines would result in the inability to obtain reasonable economic returns.
- d. The proposed land-use activity is of comparable architectural and historical value and authenticity to that required by the applicable Design Guidelines and is consistent with the intent and purpose of the applicable Design Guidelines.
The proposed land use activity is not unlike the former approved application, showing that it is of comparable architectural and historical value and authenticity to the intent and purpose of the applicable Design Guidelines.

4.27

An awning or canopy should be in character with the building and streetscape.
(Partial Waiver Request)

Regarding the south canopy, staff supported this partial waiver on the former application and should grant a waiver to this application based on the criteria of LDC section 8-3-5-4.D.2d:

The proposed land-use activity is of comparable architectural and historical value and authenticity to that required by the applicable Design Guidelines and is consistent with the intent and purpose of the applicable Design Guidelines.

Regarding the north canopy, it is not uncommon for a minor structure like this to occur along the streetscape in Olde Town Arvada. A partial waiver should be granted for the same reason as outlined in section 4.22 above.

The canopies are structures that will be detached from the primary building that could be removed at some point in the future without harming the primary building.

Staff supported this partial waiver on the former application (south canopy) and should grant a partial waiver to this application based on the same criteria.

- 5.2 Contemporary interpretations of traditional designs and details may be considered.
(Partial Waiver Request)

The modern design of the south canopies and accessory bar structure reflect the time in which they are being built without negatively impacting or altering the existing building.

This partial waiver to allow for the south canopy, north canopy and accessory bar structure should be granted based upon the same criteria outlined in sections 4.4 and 4.22 above.

Staff supported this partial waiver on the former application (south canopy) and should grant a partial waiver to this application based on the same criteria.

- 5.6 Building materials shall be similar in scale, color, texture and finish to those seen historically in the context.
(Partial Waiver Request)

Although the canopies and outdoor bar structure will reflect the era in which they are built, the articulated structural steel design will be consistent to materials seen a historical context.

A partial waiver should be granted for the same reasons outlined in sections 4.4 and 4.22 above.

Staff supported this partial waiver on the former application (south canopy) and should grant a partial waiver to this application based on the same criteria.

- 5.8 New materials that are similar in character to traditional ones may be acceptable with appropriate detailing.
(Partial Waiver Request)

This item is similar to item 5.6. The new materials will be of articulated steel posts and beams for the canopy structures, Metal canopies are typical in this type of construction and will help to recall the effect and feel of the “period” service station and, at the same time, provide for a more updated look and feel for this corner of Olde Town.

A waiver should be granted for the same reasons outlined in sections 4.4 and 4.22 above.

Staff supported this partial waiver on the former application (south canopy) and should grant a partial waiver to this application based on the same criteria.

February 24, 2025

POST OAK - ARVADA
7611 GRANDVIEW AVE.
DEVELOPMENT PROPOSAL PACKAGE

PROJECT NARRATIVE

Post Oak BBQ and M-A Architects PC are pleased to present this Development Proposal Package for a new restaurant and outdoor patio area, on the corner site at 7611 Grandview Ave. in downtown Arvada.

The Proposal includes preservation / renovation of the existing historic brick building, and site & landscape improvements for the exterior patio space on the corner, to promote pedestrian activation and renewed excitement in this area of Olde Town Arvada.

The inside of the brick building will be renovated to enclose the Kitchen, Food Preparation, Restrooms, and Service areas for Post Oak BBQ. In addition, access will be provided to the rear of the lot for the BBQ smoker, cooler, and trash area. The exterior integrity of the building will be maintained, with the addition of new glazing and canopy enhancements.

The site design will feature a new open air canopy structure, to provide shade and covered seating, as well as providing a nod back to the historic gas station, that previously occupied the site.

In addition, a free-standing metal accessory structure will be incorporated as an outside Bar, and will anchor the site along the East property line.

The proposed site design will feature numerous amenities to include outdoor dining, a firepit, the new open-air metal canopy structure, an outside live music area, and a games / turf area along Yukon Street to the West.

The corner of Yukon and Grandview will feature new right of way improvements as proposed by the City of Arvada, new brick paving, and enhanced streetscape landscaping and pedestrian access.

The site and building design will meet or exceed the Olde Town Arvada Design Guidelines for this area, and a Certificate of Compliance and Site Development Plan will be completed for this project.

M•A ARCHITECTS



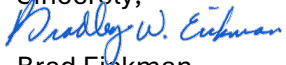
ARCHITECTURE & PLANNING

LITTLETON PROFESSIONAL BUILDING
709 W. LITTLETON
BOULEVARD SUITE 106
LITTLETON, CO 80120

Please refer to the Design Guideline Compliance Analysis for conformance to the Olde Town Arvada Design Guidelines.

In summary, this exciting new location for Post Oak BBQ will be a tremendous addition to the area, and will be a catalyst for pedestrian activation and new development for this downtown district.

Sincerely,



Brad Eickman
M-A Architects

POST OAK BARBECUE - CERTIFICATE OF COMPLIANCE

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER, OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PM., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
 LOCATED AT 7611 W. GRANDVIEW AVENUE
 DA # 2025-0008

revision		
no.	date	by

SITE DATA TABLE		
SITE DEVELOPMENT INFORMATION		
ZONE DISTRICT	OLDE TOWN – OLDE WADSWORTH (OT–OW)	
USE	MIXED USE	
TOTAL PROJECT AREA	4,571 S.F.	
ROW DEDICATION	0 S.F.	
DEVELOPMENT STANDARDS		
LOT STANDARDS		
LOT AREA (MIN.)	4,571 S.F.	–
LOT WIDTH (MIN.)	77.54 FT.	–
LOT WIDTH, CORNER (MIN.)	63.11 FT.	–
LOT COVERAGE, BUILDING (MAX)	964 S.F. / 21%	–
BUILDING AND PARKING SITING STANDARDS (not required for single family or duplex units in RA, RN or R districts)		
FRONTAGE ZONE (MIN / MAX) only in MX and OT zones.	0 FT. / 37.3'	0 FT. / 15 FT.
FACADE IN FRONTAGE ZONE (MIN) only in MX and OT zones.	57.8%	75%
FRONT SETBACK (MIN)	14 FT. (CANOPY)	0 FT.
FRONT PARKING SETBACK (MIN)	N/A	5 FT.
SIDE SETBACK, STREET (MIN)	18.6 FT. (EXISTING)	0 FT.
SIDE SETBACK, INTERIOR (MIN)	4.3 FT. (EXISTING)	0 FT.
REAR SETBACK (MIN)	5.7 FT. (EXISTING)	0 FT.
BUILDING STANDARDS		
HEIGHT [FT. (MAX)]/ STORIES]	13.17 FT. / ONE STORY	1 STORY
SITE STANDARDS		
LANDSCAPE SURFACE AREA (MIN)	8.8% (406 S.F.)	20%
IMPERMEABLE SURFACE AREA	N/A	N/A
SMALL URBAN PARK (only in MX zones)	N/A	N/A
PARKING STANDARDS (max require additional parking zone and parking credit information)		
STANDARD SPACES	0	N/A
ACCESSIBLE SPACES	0	N/A
TOTAL	0	N/A
BICYCLE SPACES	4	N/A
PROPOSED USE(S) WITH GROSS FLOOR AREA (only in non-residential zones)		
EATING AND DRINKING	964	N/A
BUILDING GFA	964	N/A

NARRATIVE SUMMARY:

PROJECT NARRATIVE

POST OAK BBQ AND M-A ARCHITECTS PC ARE PLEASED TO PRESENT THIS DEVELOPMENT PROPOSAL PACKAGE FOR A NEW RESTAURANT AND OUTDOOR PATIO AREA, ON THE CORNER SITE AT 7611 GRANDVIEW AVE. IN DOWNTOWN ARVADA.

THE PROPOSAL INCLUDES PRESERVATION / RENOVATION OF THE EXISTING HISTORIC BRICK BUILDING, AND SITE & LANDSCAPE IMPROVEMENTS FOR THE EXTERIOR PATIO SPACE ON THE CORNER, TO PROMOTE PEDESTRIAN ACTIVATION AND RENEVED EXCITEMENT IN THIS AREA OF OLDE TOWN ARVADA.

THE INSIDE OF THE BRICK BUILDING WILL BE RENOVATED TO ENCLOSE THE KITCHEN, FOOD PREPARATION, REST-ROOMS, AND SERVICE AREAS FOR POST OAK BBQ. IN ADDITION, ACCESS WILL BE PROVIDED TO THE REAR OF THE LOT FOR THE BBQ SMOKER, STORAGE, AND THE TRASH AREA. THE EXTERIOR INTEGRITY OF THE BUILDING WILL BE MAINTAINED, WITH THE ADDITION OF NEW GLAZING AND CANOPY ENHANCEMENTS.

THE SITE DESIGN WILL FEATURE A NEW OPEN AIR CANOPY STRUCTURE PROVIDING SHADE AND COVERED SEATING AS WELL AS PROVIDING A NOD BACK TO THE HISTORIC GAS STATION THAT PREVIOUSLY OCCUPIED THE SITE. THE PROPOSED SITE DESIGN WILL FEATURE NUMEROUS AMENITIES TO INCLUDE OUTDOOR DINING, A CIRCULAR FIRE-PIT ON THE CORNER, THE NEW OPEN-AIR METAL CANOPY STRUCTURE, AN OUTSIDE LIVE MUSIC AREA, AND A GAMES / TURF AREA ALONG YUKON STREET TO THE WEST.

IN ADDITION, A FREE-STANDING METAL CONTAINER / STRUCTURE, WILL BE INCORPORATED AS AN OUTSIDE BAR, AND WILL ANCHOR THE SITE ALONG THE EAST PROPERTY LINE.

LEGAL DESCRIPTION:

THE WEST ONE-HALF OF LOTS 15 AND 16, BLOCK 1, RENO PARK, AND THAT PORTION OF LOT 14 IN SAID BLOCK 1, RENO PARK, DESCRIBED AS FOLLOW: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 14; THENCE EAST ALONG NORTH BOUNDARY OF SAID LOT 62.5 FEET; THENCE SOUTH AT RIGHT ANGLES TO SOUTHERLY BOUNDARY OF SAID LOT; THENCE SOUTHWESTERLY TO SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 28. 6 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION CONVEYED TO THE CITY OF ARVADA IN DEED RECORDED AUGUST 25, 1982 AT RECEPTION NO. 82059189, COUNTY OF JEFFERSON, STATE OF COLORADO



VICINITY MAP
 1" = 200'

REVIEW STAFF CITY OF ARVADA COMMUNITY AND ECONOMIC DEVELOPMENT DEVELOPMENT APPLICATION REVIEW

PROJECT NUMBER: DA2025-0008
 7611 W. GRANDVIEW AVE.

ARVADA FIRE PROTECTION DISTRICT

AGENCY CONTACT: CHRIS WARREN
 PHONE/EMAIL: 720-898-7435 / CHRIS.WARREN@ARVADAFIRE.COM

DEVELOPMENT ENGINEERING/TRAFFIC

CONTACT: JAKE SAWAYA
 PHONE: 720-898-7747
 EMAIL: JSAWAYA@ARVADA.ORG

PLANNING

NATHANIEL GONZALES
 NGONZALES@ARVADA.ORG
 PH: 720 898 7464

LANDSCAPE

KORTNEY HARRIS
 KOHARRIS@ARVADA.ORG
 PH: 720 898 7441

OWNER / APPLICANT:

NICK PRINCE
 POST OAK BARBEQUE
 4000 TENNYSON STREET
 DENVER, CO. 80212
 PH: 303-458-1555
 nick@postoakdenver.com

ARCHITECTS:

M-A ARCHITECTS
 709 WEST LITTLETON BLVD, # 106
 LITTLETON, COLORADO 80120
 PH: 303-730-7300
 CONTACT: JOHN MATTHEWS
 jtm@maarchitects.us
 BRAD EICKMAN bwe@maarchitects.us

LANDSCAPE ARCHITECT:

OUTDOOR DESIGN GROUP, INC.
 5690 WEBSTER AVE.
 ARVADA, CO 80002
 MATT CORRION
 mcorrion@odgdesign.com
 303-250-1254 DIRECT

ELECTRICAL ENGINEER (SITE PHOTOMETRIC)

DAVID M. KAZIN, P.E.
 DKAZIN@DMKA.COM
 KAZIN & ASSOCIATES, INC.
 9364 TEDDY LANE, SUITE 101
 LONE TREE, CO 80124
 PH: 720-489-1609
 FX: 720-489-1611
 C: 303-905-5300

SURVEYOR:

AAA SURVEYING LAND CONSULTANTS, LLC
 3825 IRIS AVE.
 BOULDER, CO. 80301
 ZACH SLOVEN
 303-940-4927

UTILITIES

PHONE
 CENTURY LINK
 DEVELOPER CONTACT GROUP
 PO BOX 1720
 DENVER, CO 80201
 (303) 451-2703

CABLE TV
 COMCAST
 ARVADA, CO
 (877) 395-5388

GAS & ELECTRIC
 XCEL ENERGY OF COLORADO
 1123 WEST 3RD AVENUE
 DENVER, CO 80223
 (800) 628-2121

WATER SERVICE:
 CITY OF ARVADA
 8101 RALSTON ROAD
 DENVER, CO 80001
 (720) 898-7800

SANITARY SEWER SERVICE:
 CLEAR CREEK WATER &
 SANITATION DISTRICT
 5240 HARLAN STREET
 ARVADA, CO 80002
 (303) 424-4194

SHEET INDEX:

- 1 COVER SHEET / SITE DATA
- 2 SITE PLAN / FLOOR PLAN
- 3 ELEVATIONS
- 4 SITE DETAILS
- 5 CANOPY DETAILS
- 6 ROOF PLAN
- 7 CONCEPTUAL LANDSCAPE PLAN
- 8 CONCEPTUAL PHOTOMETRIC PLAN
- 9 RENDERINGS

STANDARD NOTES:

1. ANY PROPOSED FENCES, WALLS, SIGNS AND ACCESSORY STRUCTURES SHOWN ON THIS PLAN ARE ILLUSTRATIVE ONLY AND SUBJECT TO SEPARATE REVIEWS AND PERMITS.
2. FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED WITH AN APPROVED ALL-WEATHER SURFACE (CONCRETE OR ASPHALT) AND SHALL BE CAPABLE OF SUPPORTING AN IMPOSED LOAD OF 85,000 POUNDS.
3. THE APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE AFPD. THE FIRE APPARATUS ACCESS ROADS SHALL CONSIST OF THE FIRST LIFT OF ASPHALT OR CONCRETE AND SHALL BE PROVIDED PRIOR TO COMMENCING VERTICAL CONSTRUCTION. ALTERNATIVE TEMPORARY FIRE APPARATUS ACCESS ROAD MATERIALS AND/OR DESIGNS SHALL BE APPROVED AND PERMITTED BY THE AFPD. THE PRIVATE ROADS THROUGH THE SITE SHALL BE DEDICATED ON THE FINAL PLAT AS "FIRE APPARATUS ACCESS ROADS" OR OTHER SIMILAR LANGUAGE AS REQUIRED BY THE CITY OF ARVADA.
4. A 3'-0" CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS AND NOT OBSTRUCTED.
5. FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL TO PROVIDE THE MINIMUM REQUIRED FIRE FLOW PRIOR TO COMMENCING VERTICAL CONSTRUCTION.
6. DURING CONSTRUCTION AND UPON COMPLETION THERE SHALL BE BUILDING SIGNAGE PROVIDED, A MINIMUM OF 0'-4" INCHES HIGH WITH 0.5" STROKE AND VISIBLE FROM THE STREET OR ROAD FRONTING THAT BUILDING.
7. THE CITY OF ARVADA IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE SURVEY DATA SHOWN HEREIN. THE CITY OF ARVADA'S REVIEW IS FOR GENERAL COMPLIANCE WITH ARVADA'S LAND DEVELOPMENT CODE. THE CITY OF ARVADA, THROUGH THE ACCEPTANCE OF THE PLAT/SITE PLAN, ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF SURVEY INFORMATION INCLUDING BOUNDARY INFORMATION, MONUMENTATION, LOT LINES, ETC. IS THE SOLE RESPONSIBILITY OF THE LICENSED SURVEYOR NAMED HEREIN.



DAVID M. KAZIN, P.E.
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 9364 TEDDY LANE, SUITE 101
 LONE TREE, CO 80124
 PH: 720-489-1609
 FX: 720-489-1611
 C: 303-905-5300

POST OAK BARBECUE
 7611 Grandview Ave.
 Arvada, Colorado 80002

COVER	
date	
5-14-2025	
drawn	FG
checked	BE
sheet	

NO REPRODUCTIONS OR OTHER USE OF THESE PLANS MAY BE USED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

POST OAK BARBECUE - CERTIFICATE OF COMPLIANCE

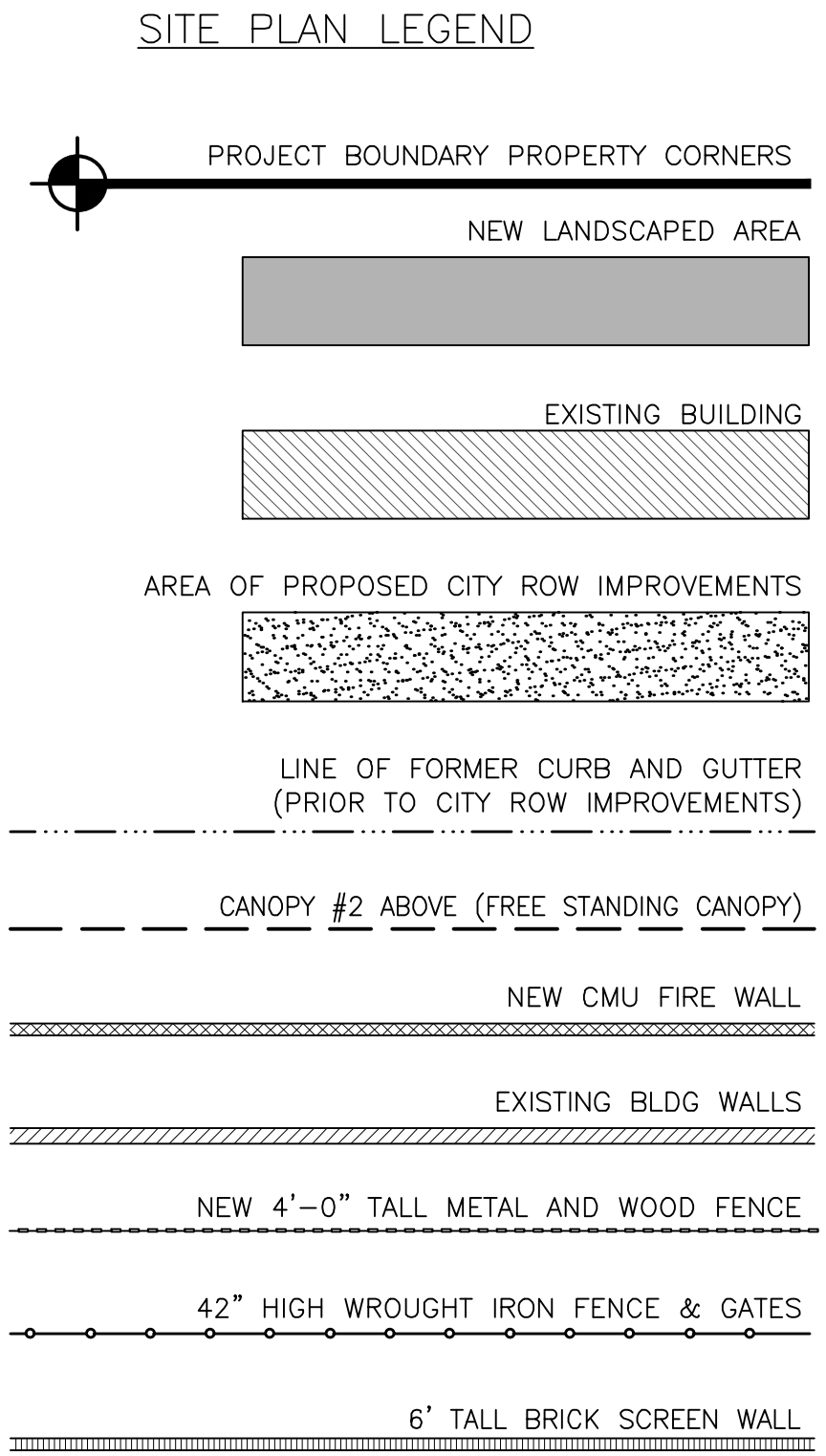
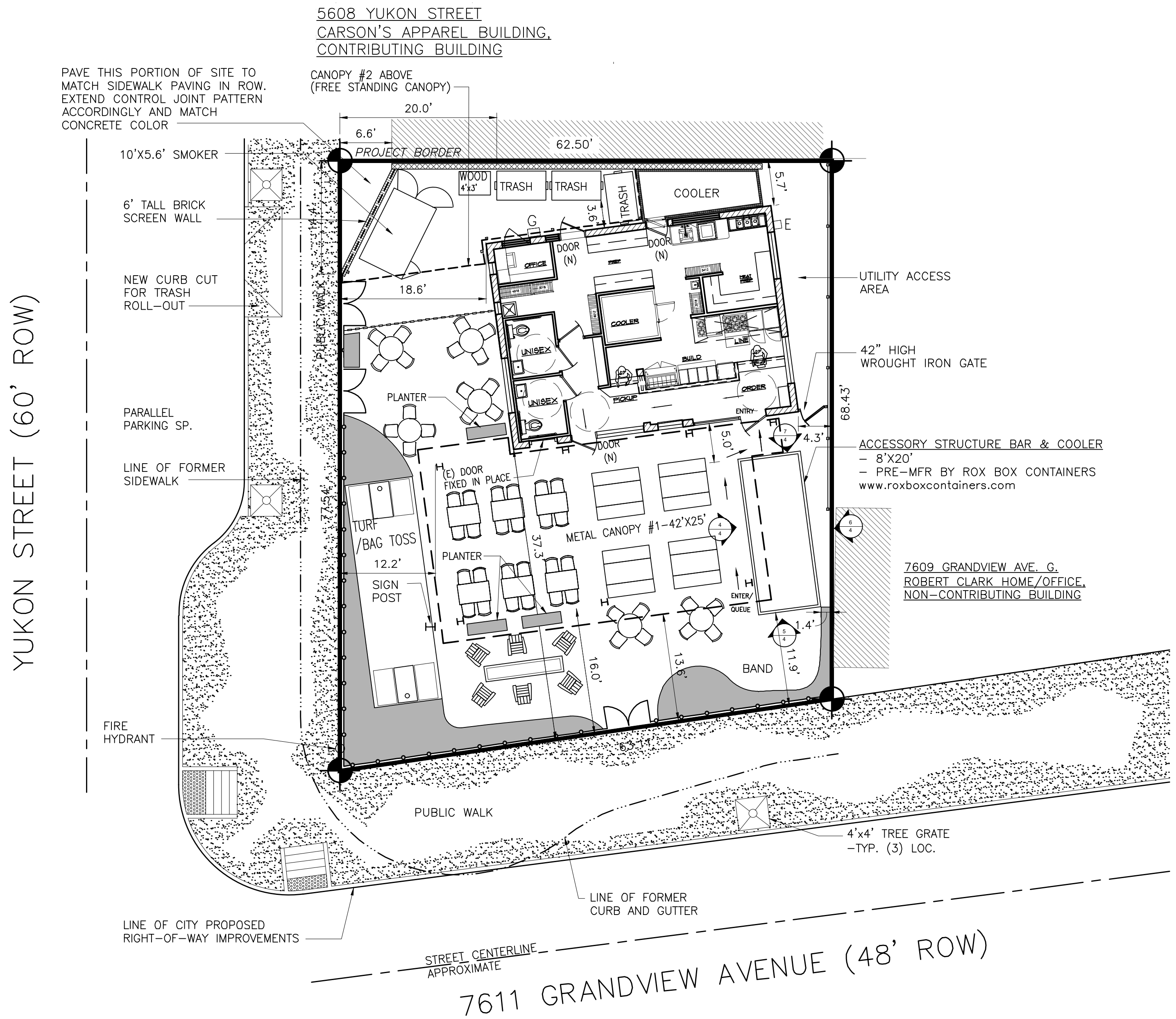
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER, OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PM., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
 LOCATED AT 7611 W. GRANDVIEW AVENUE
 DA # 2025-0008

revision		
no.	date	by

M-A ARCHITECTS
 ARCHITECTURE & PLANNING
 LITTLETON PROFESSIONAL BUILDING
 709 M. LITTLETON BLVD.
 SUITE 104
 LITTLETON, CO 80120
 TEL 303 730 7300

POST OAK BARBECUE
 7611 Grandview Ave.
 Arvada, Colorado 80002

SITE PLAN	
date	5-14-2025
drawn	FG
checked	BE
sheet	2 of 9



ARCHITECTURAL SITE PLAN
 1" = 10'-0"
 0 10' 20'
 NORTH

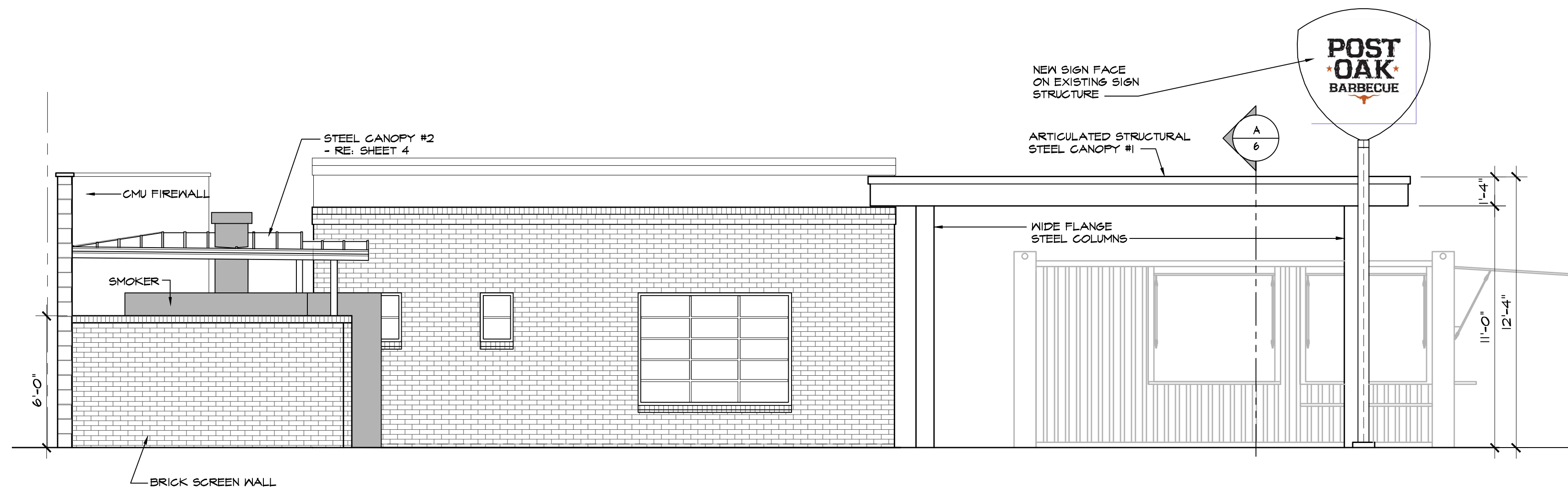
NOTES:
 1. CANOPIES WILL BE FREE STANDING AND WILL NOT ATTACH TO THE BUILDING AT ANY POINT.
 2. (N) = NEW, (E) = EXISTING, TYP. TROUGHOUT SET.

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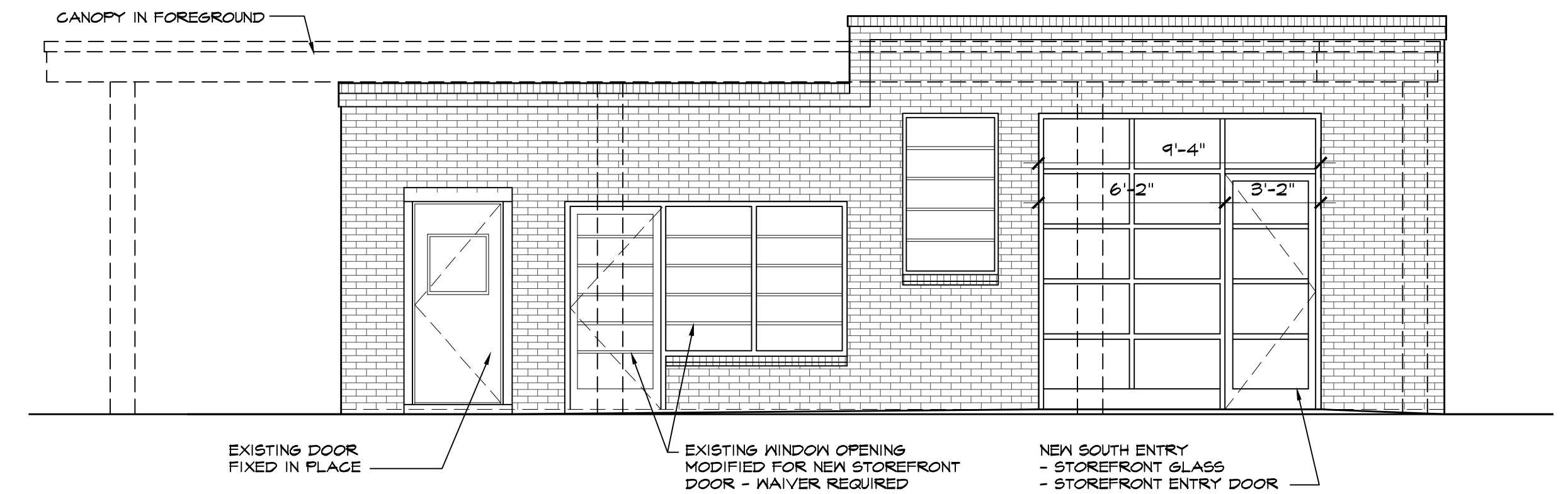
POST OAK BARBECUE - CERTIFICATE OF COMPLIANCE

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER, OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PM., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
 LOCATED AT 7611 W. GRANDVIEW AVENUE
 DA # 2025-0008

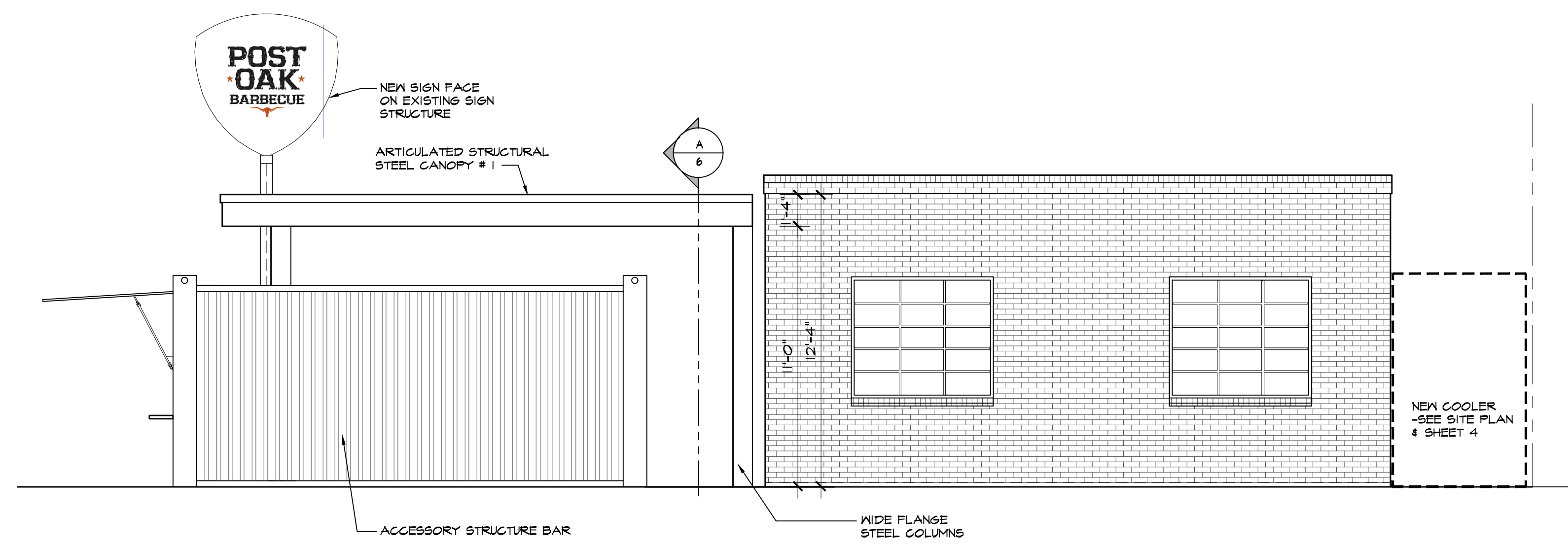
revision		
no.	date	by



WEST ELEVATION
 $\frac{1}{4}'' = 1'-0''$



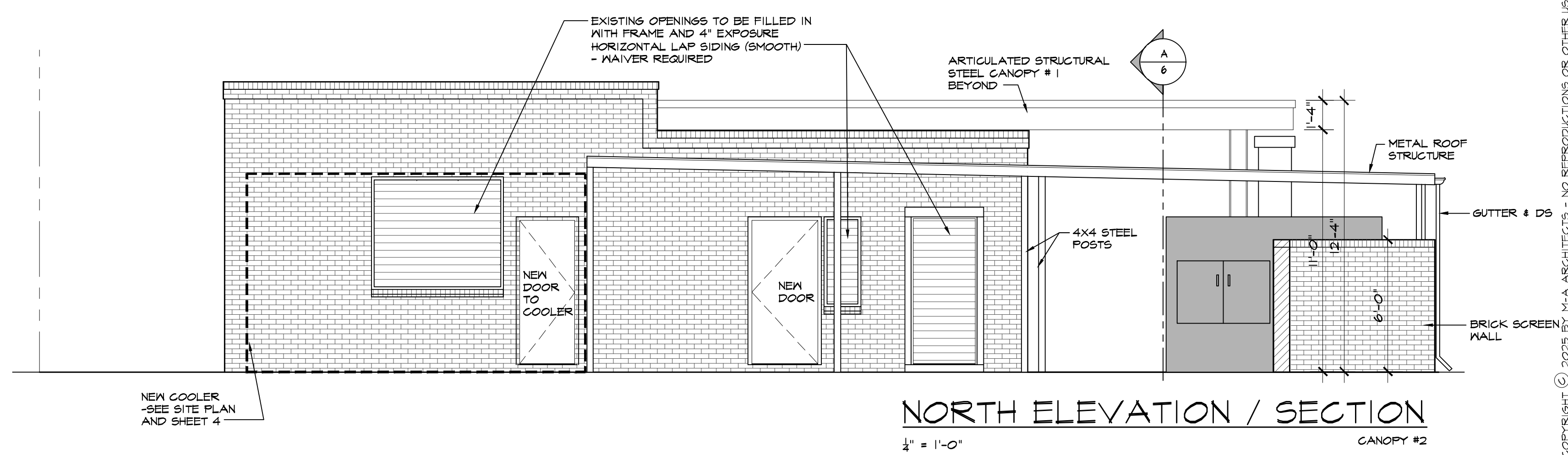
SOUTH ENTRY - BEHIND CANOPY
 $\frac{1}{4}'' = 1'-0''$



EAST ELEVATION
 $\frac{1}{4}'' = 1'-0''$



SOUTH ELEVATION
 $\frac{1}{4}'' = 1'-0''$



NORTH ELEVATION / SECTION
 $\frac{1}{4}'' = 1'-0''$

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ELEVATIONS

date	5-14-2025
drawn	FG
checked	BE
sheet	3 of 9

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POST OAK BARBECUE - CERTIFICATE OF COMPLIANCE

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER, OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PM., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
 LOCATED AT 7611 W. GRANDVIEW AVENUE
 DA # 2025-0008

PRE-MFR. CUSTOM WALK-IN COOLER BY KOLPAK W/ EXTERIOR FACE OF TEXTURED, INSULATED METAL WALL PANELS PAINTED TO MATCH COLOR SCHEME OF BUILDING

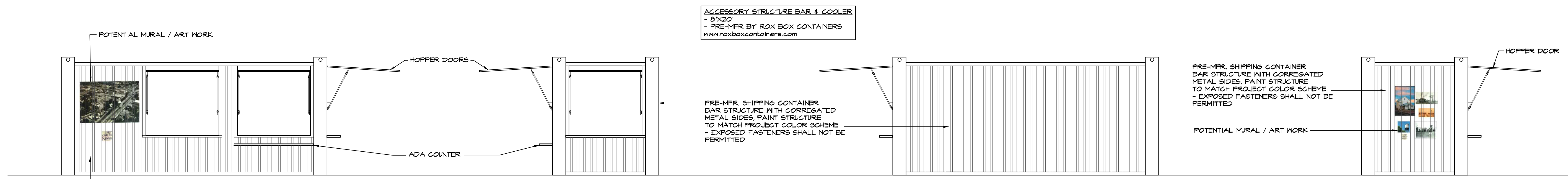


8 ILLUSTRATIVE PHOTO - OUTDOOR WALK-IN COOLER
 SCALE: NOT TO SCALE

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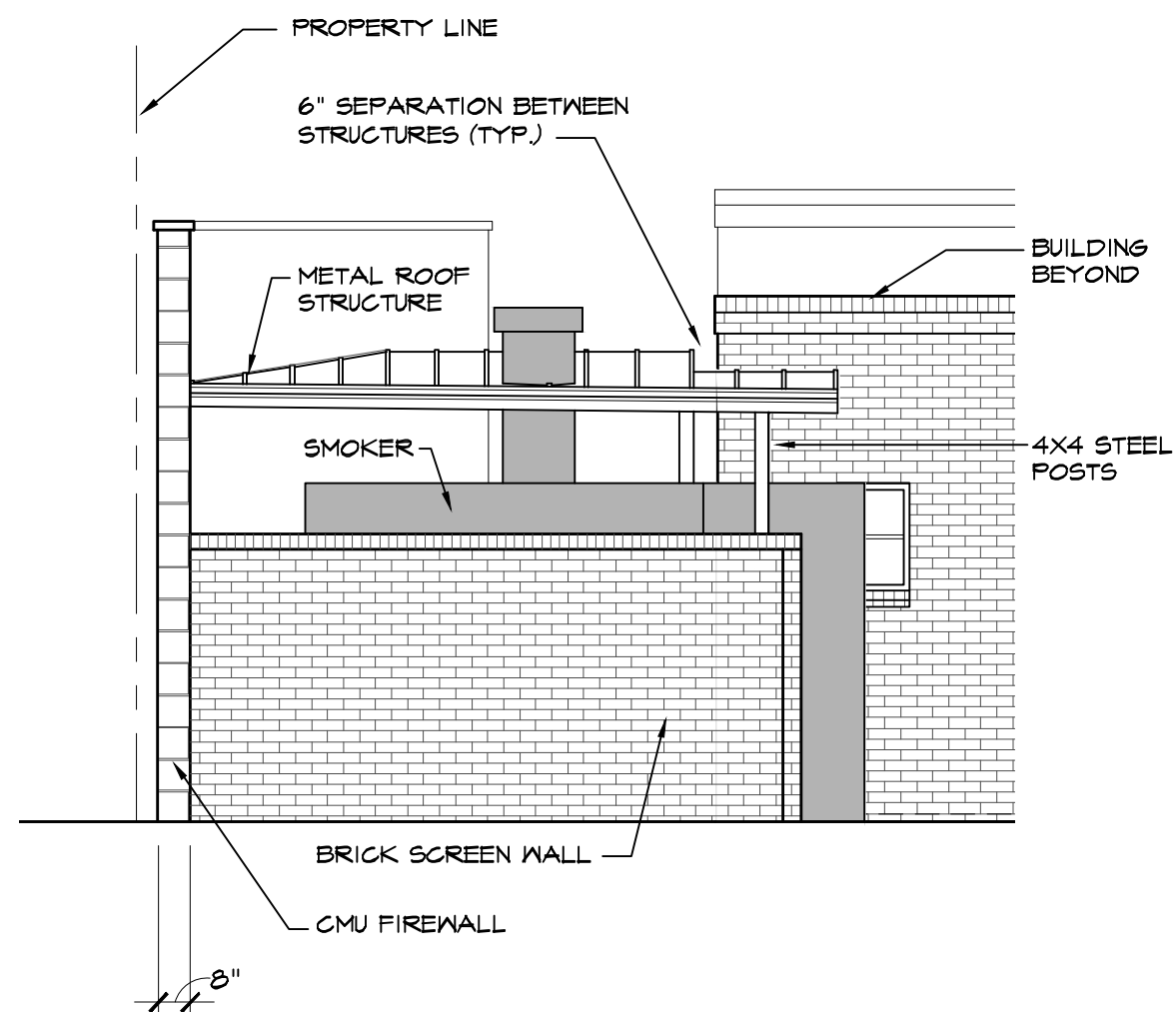


4 WEST ELEVATION - ACCESSORY BAR
 SCALE: 1/4" = 1'-0"

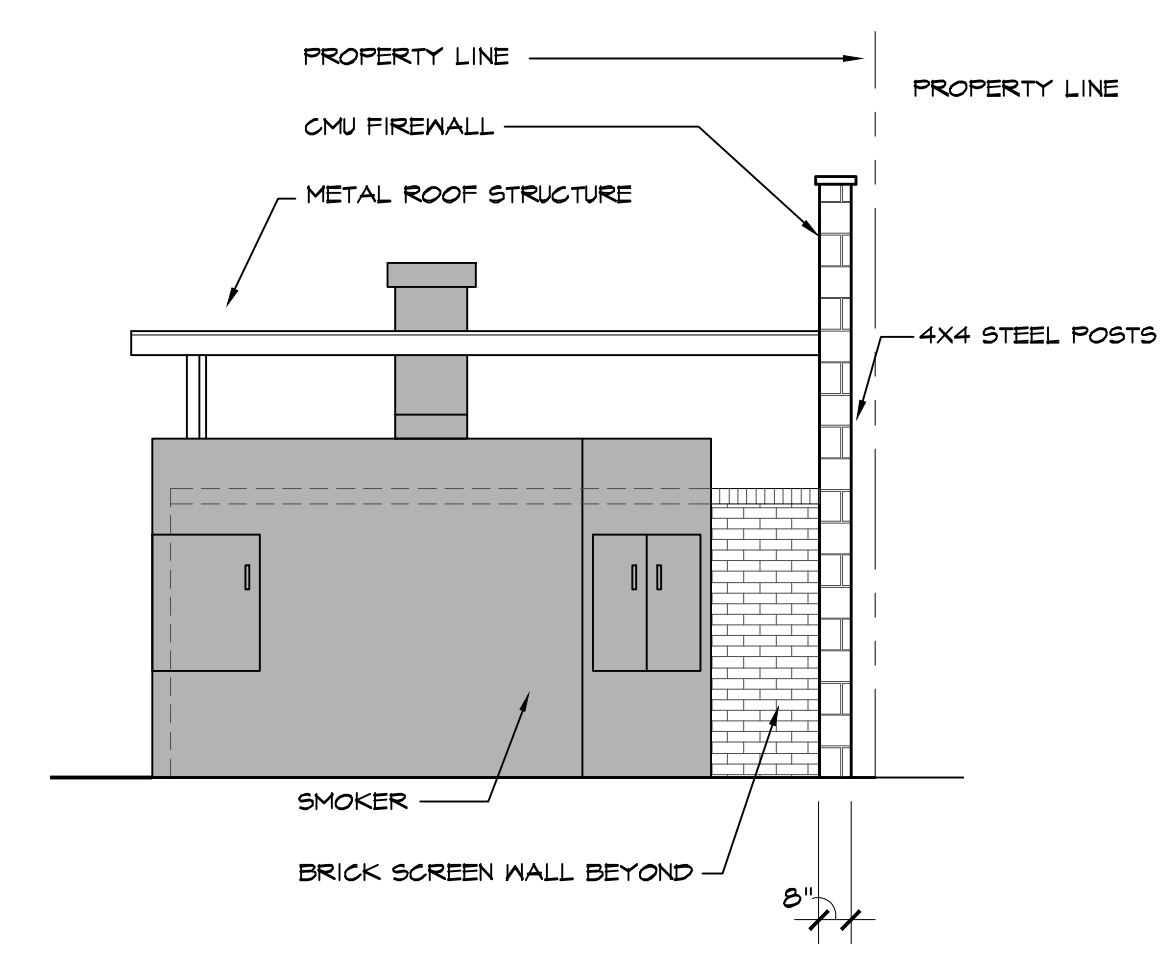
5 SOUTH ELEVATION - ACCESSORY BAR
 SCALE: 1/4" = 1'-0"

6 EAST ELEVATION - ACCESSORY BAR
 SCALE: 1/4" = 1'-0"

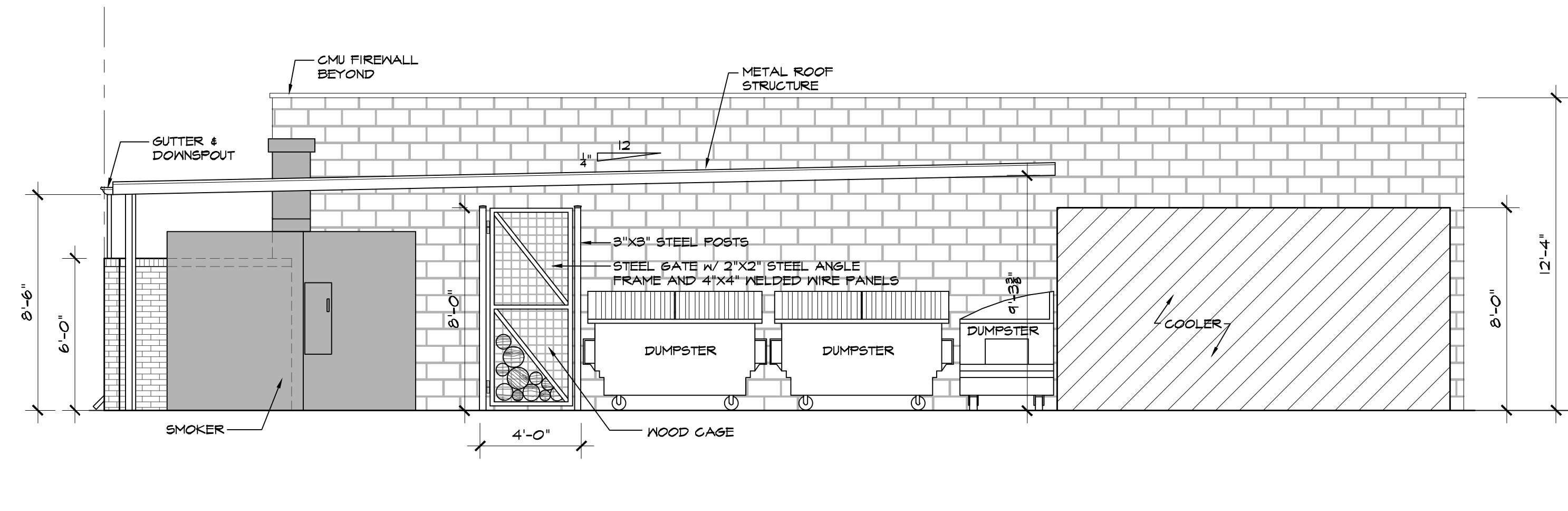
7 NORTH ELEVATION - ACCESSORY BAR
 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION - BRICK SCREEN WALL
 SCALE: 1/4" = 1'-0" CANOPY #2



2 EAST ELEVATION / SECTION - SMOKER / WOOD STORAGE
 SCALE: 1/4" = 1'-0" CANOPY #2



1 SOUTH ELEVATION / SECTION - SMOKER / WOOD STORAGE / TRASH
 SCALE: 1/4" = 1'-0" CANOPY #2

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POST OAK BARBECUE
 7611 Grandview Ave.
 Arvada, Colorado 80002

ELEVATIONS

date	5-14-2025
drawn	FG
checked	BE
sheet	

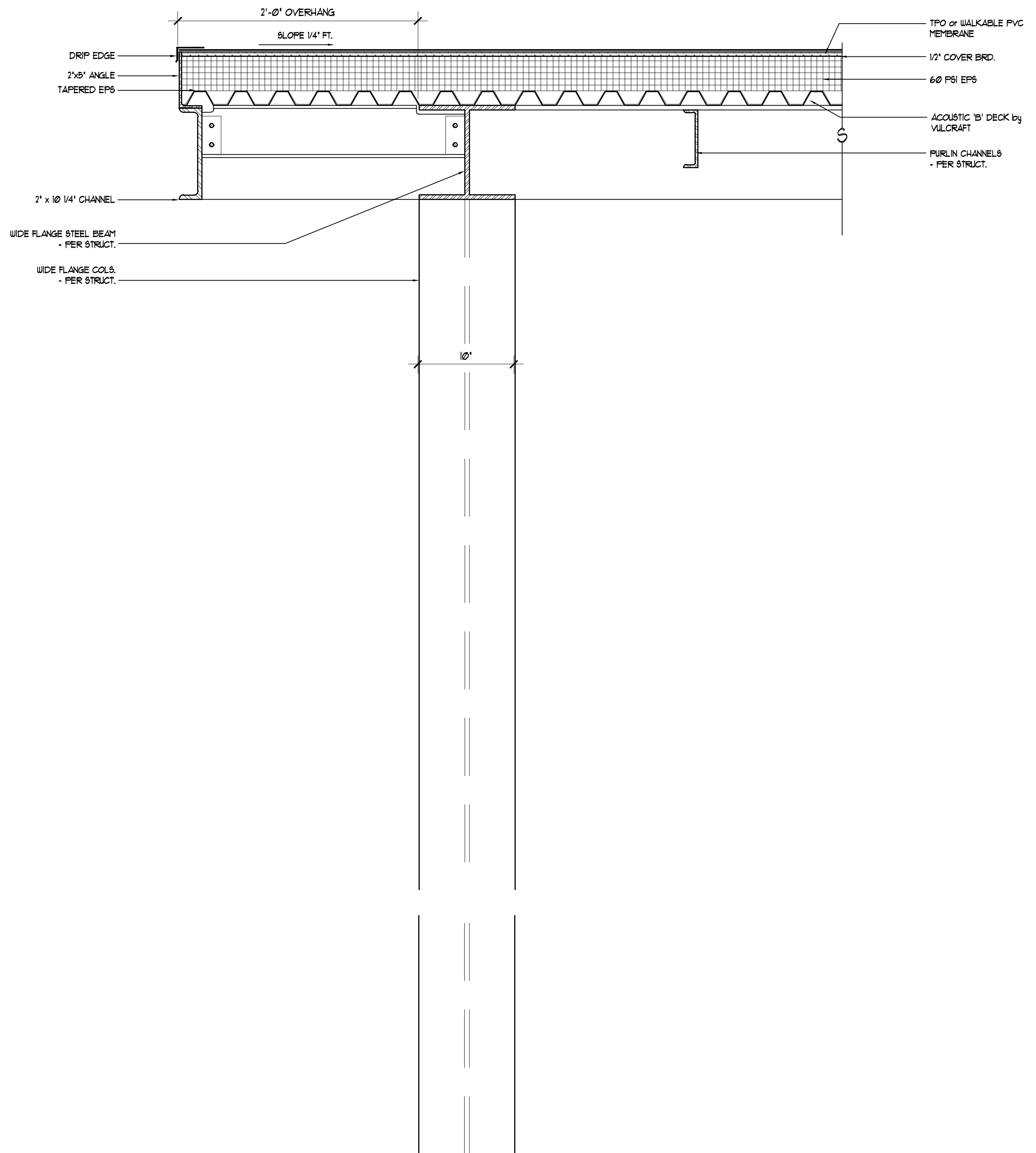
POST OAK BARBECUE - CERTIFICATE OF COMPLIANCE

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER, OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PM., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
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(A) SECTION AT CANOPY OVERHANG
 1/4" = 1'-0"

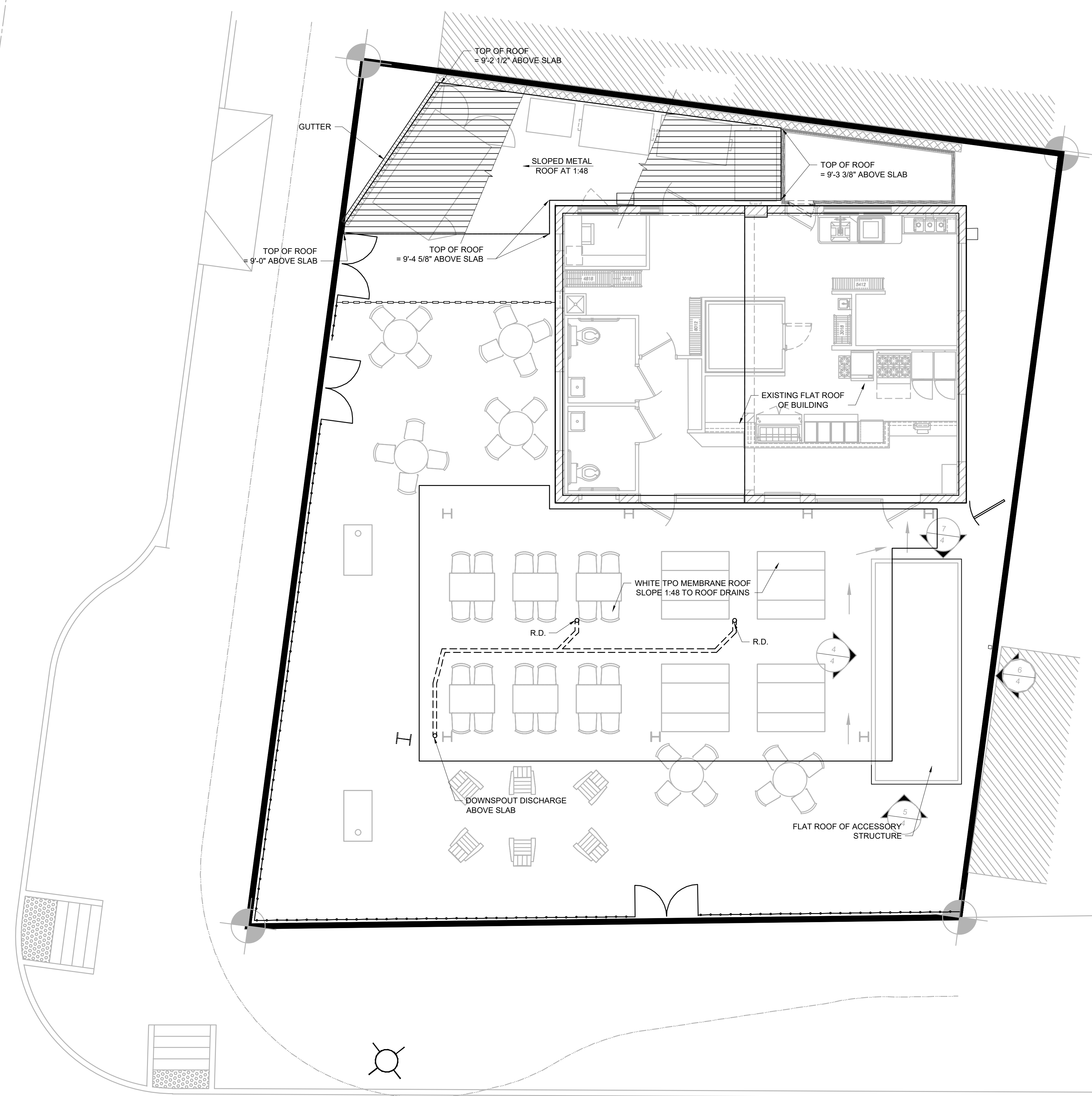
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ELEVATIONS	
date	5-14-2025
drawn	FG
checked	BE
sheet	

POST OAK BARBECUE - CERTIFICATE OF COMPLIANCE

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER, OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PM., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
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POST OAK BARBECUE
 7611 Grandview Ave.
 Arvada, Colorado 80002

ROOF PLAN
 date 5-14-2025
 drawn FG
 checked BE
 sheet 6 of 9

NOTE:
 1. CANOPIES WILL BE FREE STANDING AND WILL NOT ATTACH TO THE BUILDING AT ANY POINT.

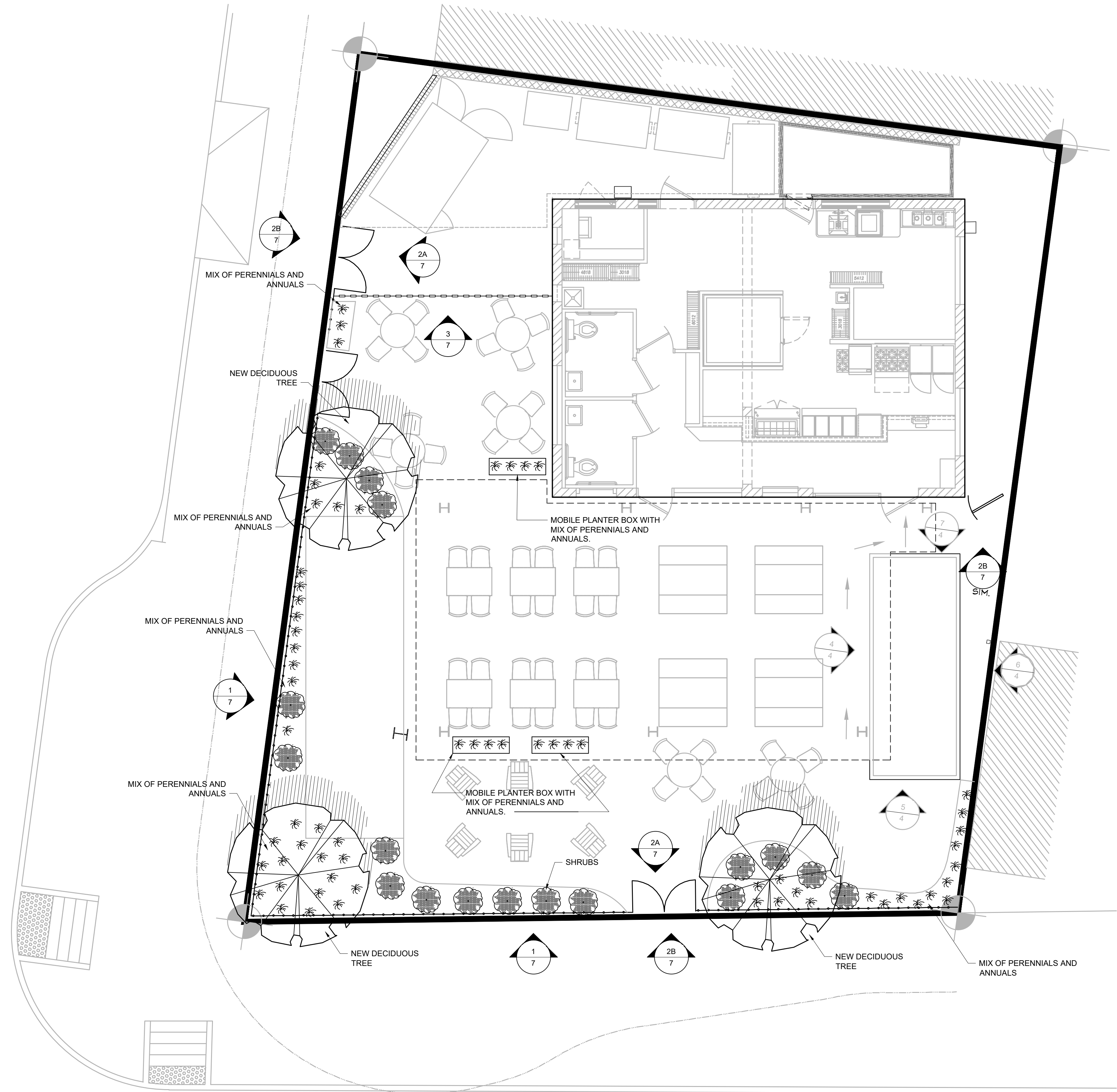
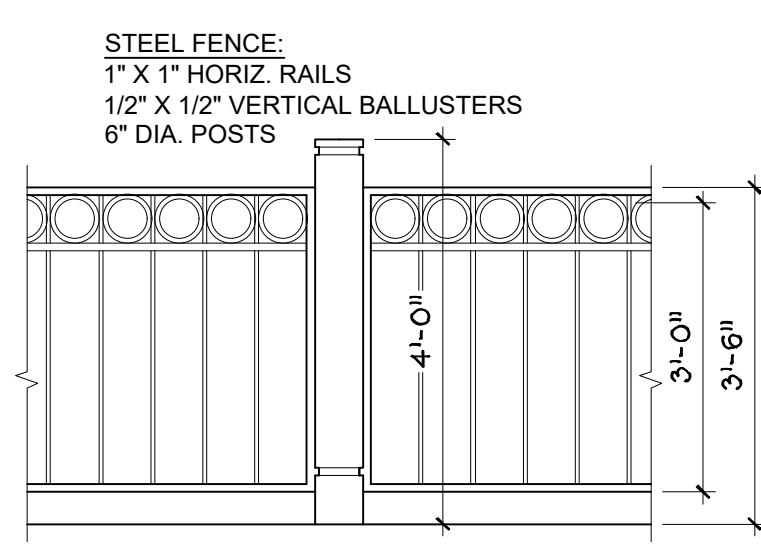
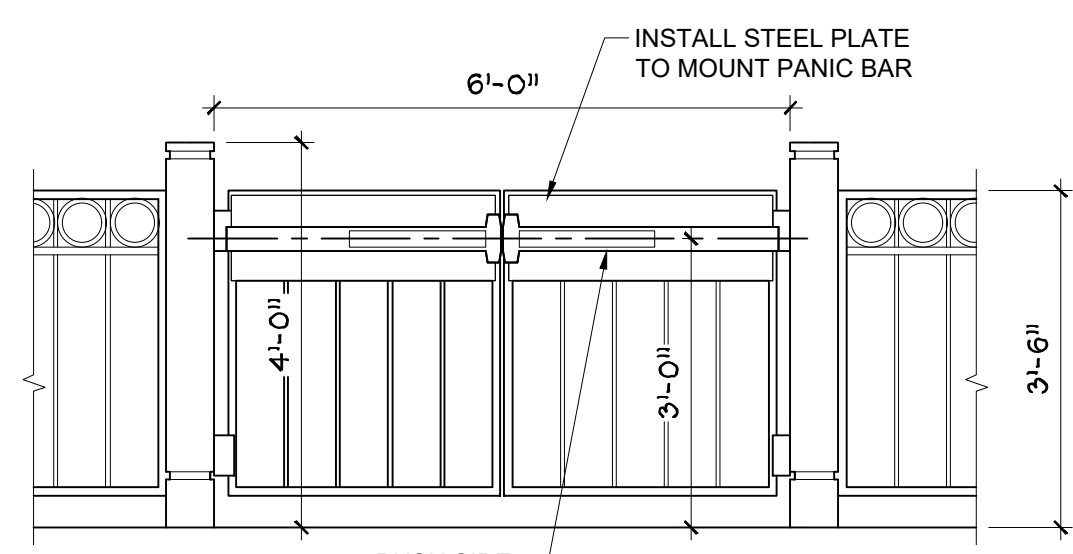
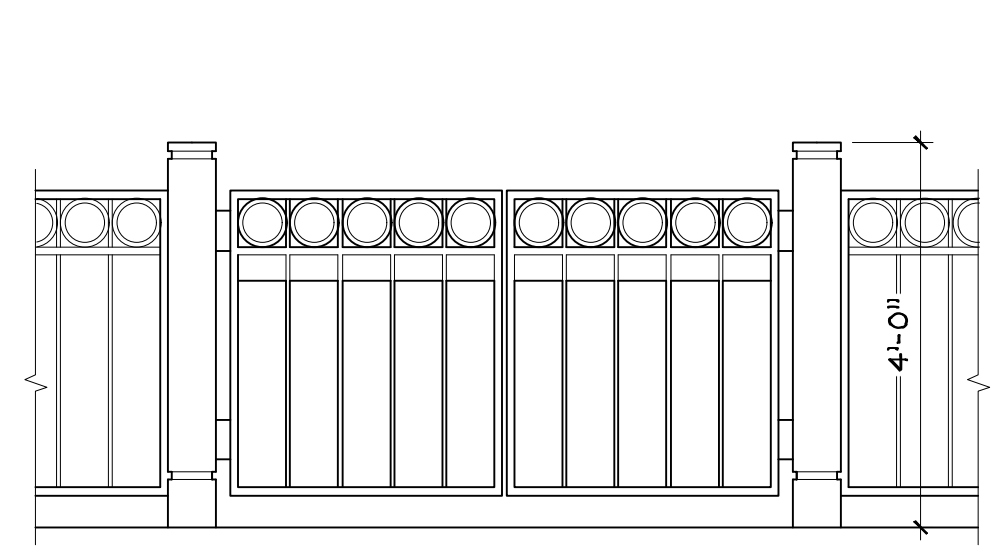
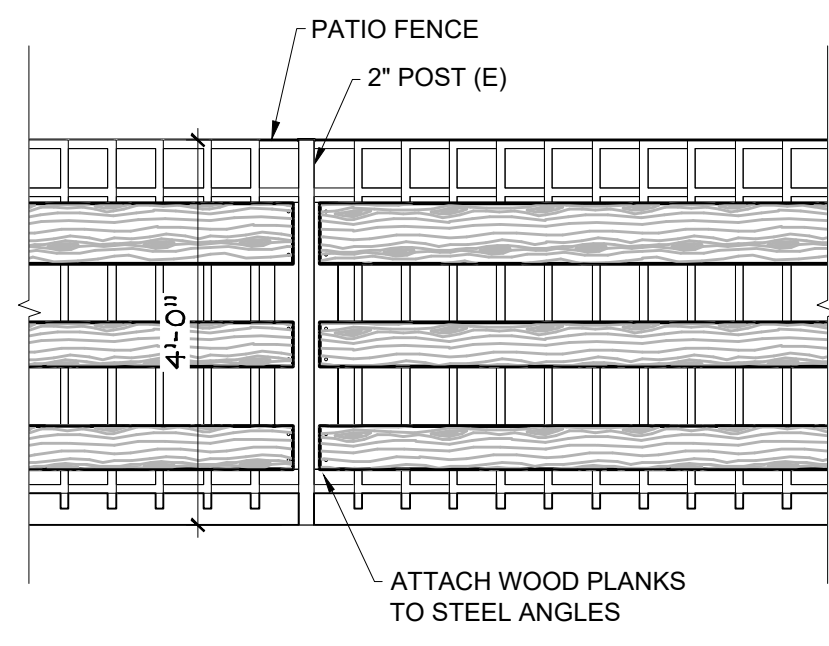
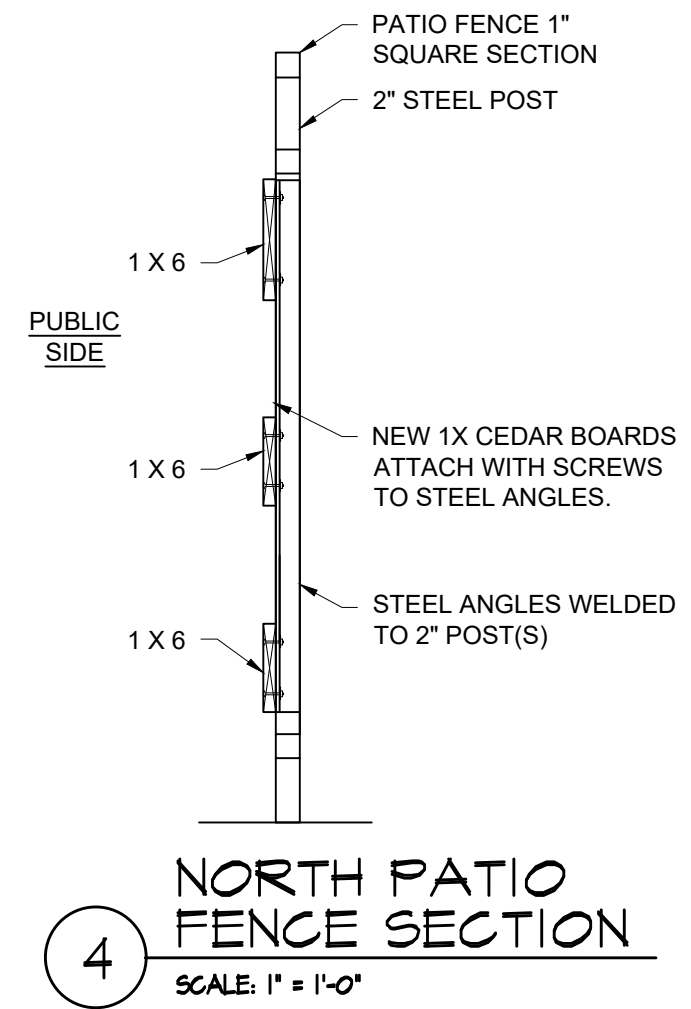
ROOF PLAN
 3/16" = 1'-0"

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 LOCATED AT 7611 W. GRANDVIEW AVENUE
 DA # 2025-0008

revision		
no.	date	by



CONCEPTUAL LANDSCAPE PLAN
 3/16" = 1'-0"

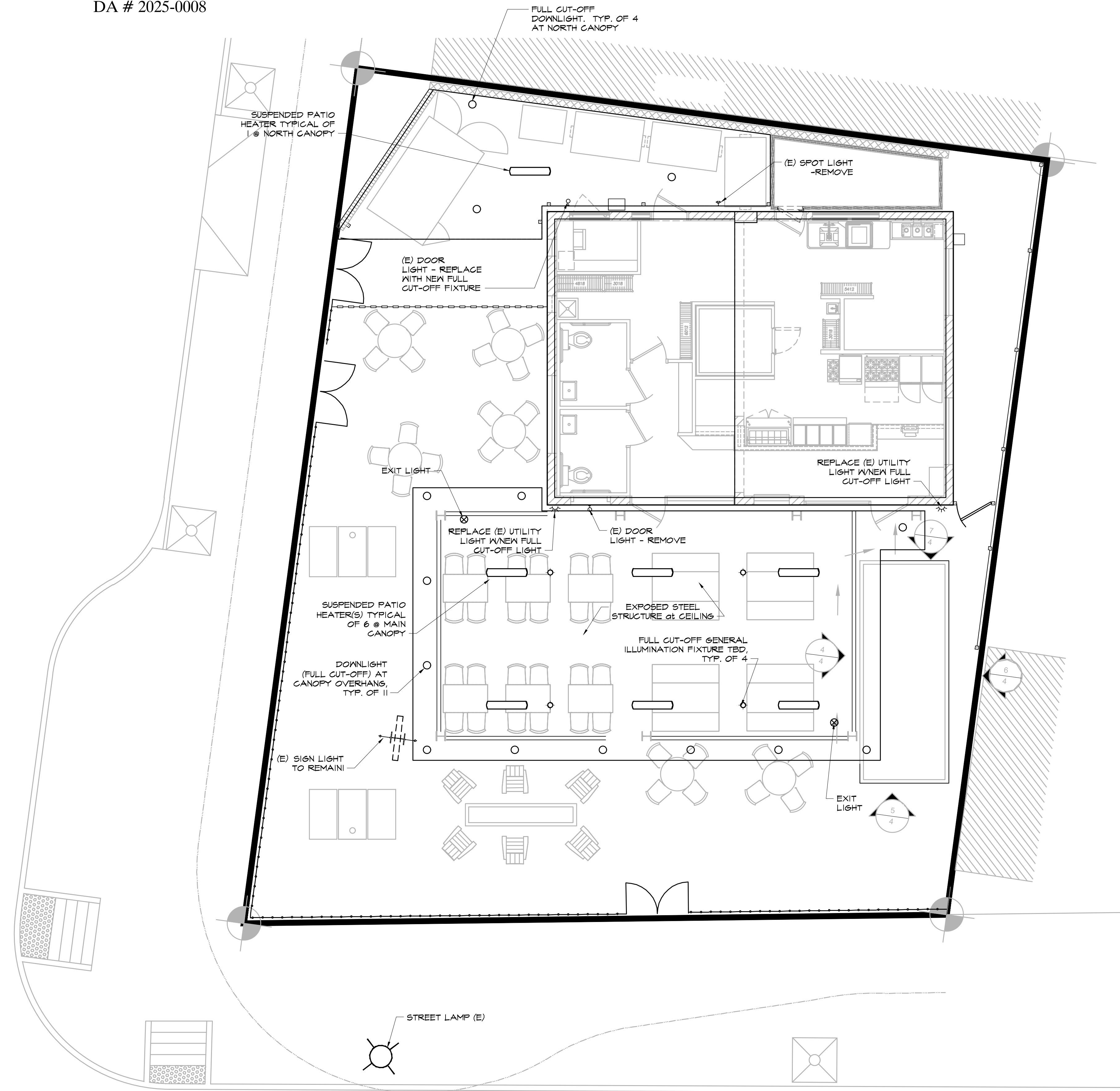
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 SUITE 106
 LITTLETON, CO 80120
 TEL 303 730 7300

POST OAK BARBECUE
 7611 Grandview Ave.
 Arvada, Colorado 80002

CONCEPTUAL LANDSCAPE PLAN
 date: 5-14-2025
 drawn: FG
 checked: BE
 sheet: 7 of 9

POST OAK BARBECUE - CERTIFICATE OF COMPLIANCE

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER, OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PM., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
 LOCATED AT 7611 W. GRANDVIEW AVENUE
 DA # 2025-0008



CONCEPTUAL REFLECTED CEILING PLAN AND SITE LIGHTING PLAN

3/16" = 1'-0"

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CONCEPTUAL RCP AND SITE LIGHTING PLAN
date
5-14-2025
drawn
FG
checked
BE
sheet
8 of 9

POST OAK BARBECUE - CERTIFICATE OF COMPLIANCE

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 LOCATED AT 7611 W. GRANDVIEW AVENUE
 DA # 2025-0008

revision		
no.	date	by



1

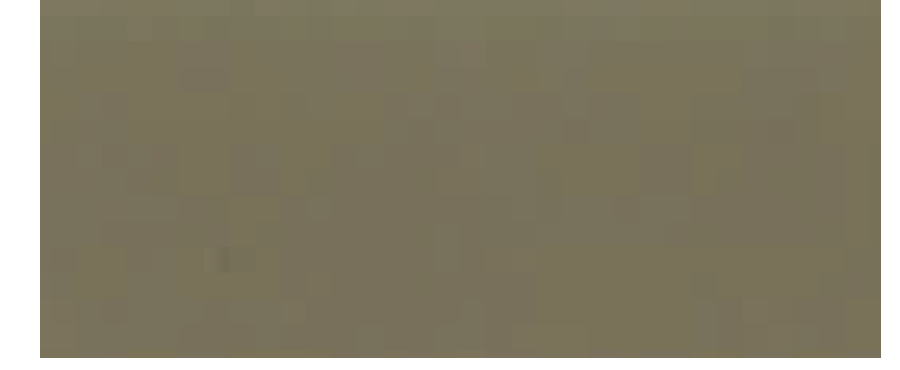


2



BRICK AT WEST SITE WALL

GENERAL SHALE, COOPERSTOWN:
 WEST SITE WALL 3-5/8" W X 2-1/4" H. X 7-5/8" L
 ACCESSORY BAR STRUCTURE 1/2" W X 2-1/4" X 7-5/8" L



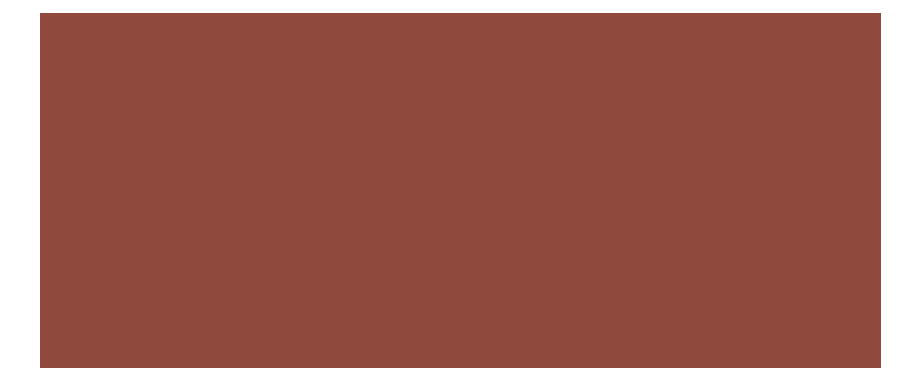
CANOPY COLUMNS, SIGN COLUMN

PAINT, SHERWIN WILLIAMS ALL SURFACE ENAMEL
 BRONZETONE CUSTOM COLORS MESA BROWN



CANOPY FASCIA, MISC. STEEL ITEMS,
 PERIMETER FENCE

PAINT, SHERWIN WILLIAMS ALL SURFACE ENAMEL
 BRONZETONE CUSTOM COLORS CHESTNUT BROWN



WINDOW FRAMES, DOORS AND FRAMES,
 NEW STOREFRONT

PAINT, PPG FFLW68 WRIGHT CHEROKEE RED TALIESIN WEST



3



4



5



6

M-A ARCHITECTS

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 LITTLETON PROFESSIONAL BUILDING
 709 W. LITTLETON BLVD.
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COLORS
 date 5-14-2025
 drawn FG
 checked BE
 sheet 9 of 9



Customer Distribution



Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **ABZ70858864**

Date: **01/17/2025**

Property Address: **7611 GRANDVIEW AVE, ARVADA, CO 80002**

For Closing Assistance

Taylor Nelson
3033 EAST FIRST AVENUE,
SUITE 600
DENVER, CO 80206
(303) 331-6228 (Work)
(303) 393-3877 (Work Fax)
tnelson@ltgc.com
Contact License: CO496541
Company License: CO44565

Closer's Assistant

Grace Cruz
3033 EAST FIRST AVENUE,
SUITE 600
DENVER, CO 80206
(303) 331-6261 (Work)
(303) 393-3907 (Work Fax)
gcruz@ltgc.com
Company License: CO44565

For Title Assistance

Kim Zimmerman
5975 GREENWOOD PLAZA
BLVD
GREENWOOD VILLAGE, CO
80111
(720) 406-2083 (Work)
kzimmerman@ltgc.com

ROYAL SMOKE LLC DBA POST OAK BBQ
Attention: NICHOLAS PRINCE
nick@postoakdenver.com
Delivered via: Electronic Mail

ARVADA URBAN RENEWAL AUTHORITY
Attention: CARRIE BRISCOE
5601 OLDE WADSWORTH BLVD #210
ARVADA, CO 80002
(720) 898-7065 (Work)
cbriscoe@arvada.org
Delivered via: Electronic Mail

ARVADA URBAN RENEWAL AUTHORITY
Attention: PAUL BUNYARD
7611 GRANDVIEW AVE
ARVADA, CO 80002
pbunyard@arvada.org
Delivered via: Electronic Mail

MARCUM COMMERCIAL
Attention: SCOTT A MARCUM
12420 W 54TH DR UNIT 1
ARVADA, CO 80002
(303) 437-5590 (Cell)
(303) 403-1333 (Work)
scott@marcumcommercial.com
Delivered via: Electronic Mail

ARVADA URBAN RENEWAL AUTHORITY
Attention: MAUREEN PHAIR
5601 OLDE WADSWORTH BLVD #210
ARVADA, CO 80002
(720) 898-7062 (Work)
mphaire@arvada.org
Delivered via: Electronic Mail

LAND TITLE GUARANTEE COMPANY
Attention: ABBY KOCHEVAR
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
(720) 441-7379 (Cell)
akochevar@ltgc.com
Delivered via: Electronic Mail



Estimate of Title Fees

Order Number: ABZ70858864

Date: 01/17/2025

Property Address: 7611 GRANDVIEW AVE, ARVADA, CO 80002

Seller(s): ARVADA URBAN RENEWAL AUTHORITY, A COLORADO URBAN RENEWAL AUTHORITY AND BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO

Buyer(s): ROYAL SMOKE LLC, A COLORADO LIMITED LIABILITY COMPANY DBA POST OAK BBQ

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit ltgc.com to learn more about Land Title.

Estimate of Title Insurance Fees	
"ALTA" Owner's Policy 07-30-21 Reissue Rate	\$1,068.00
Deletion of Standard Exception(s)	\$100.00
"ALTA" Loan Policy 07-30-21 Purchase Loan Rate	TBD
Tax Certificate	\$27.00
TOTAL	TBD

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

[Jefferson county recorded 01/05/2023 under reception no. 2023001011](#)

[Jefferson county recorded 01/23/2023 under reception no. 2023003906](#)

Plat Map(s):

[Jefferson county recorded 10/04/1889 at book 1 page 32B](#)

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: ABZ70858864

Property Address:

7611 GRANDVIEW AVE, ARVADA, CO 80002

1. Commitment Date:

01/13/2025 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 07-30-21 Reissue Rate \$600,000.00

Proposed Insured:
ROYAL SMOKE LLC, A COLORADO LIMITED LIABILITY
COMPANY DBA POST OAK BBQ

"ALTA" Loan Policy 07-30-21 Purchase Loan Rate TBD

Proposed Insured:
A LENDER TO BE DETERMINED

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. The Title is, at the Commitment Date, vested in:

ARVADA URBAN RENEWAL AUTHORITY, A COLORADO URBAN RENEWAL AUTHORITY AND BODY
CORPORATE AND POLITIC OF THE STATE OF COLORADO

5. The Land is described as follows:

THE WEST ONE-HALF OF LOTS 15 AND 16, BLOCK 1, RENO PARK, AND THAT PORTION OF LOT 14 IN
SAID BLOCK 1, RENO PARK, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 14;
THENCE EAST ALONG NORTH BOUNDARY OF SAID LOT, 62.5 FEET;
THENCE SOUTH AT RIGHT ANGLES TO SOUTHERLY BOUNDARY OF SAID LOT;
THENCE SOUTHWESTERLY TO SOUTHWEST CORNER OF SAID LOT;
THENCE NORTH 28.6 FEET TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION CONVEYED TO THE CITY OF ARVADA IN DEED RECORDED AUGUST 25, 1982
UNDER RECEPTION NO. [82059189](#),

COUNTY OF JEFFERSON, STATE OF COLORADO.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: ABZ70858864

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. A FULL COPY OF THE FULLY EXECUTED OPERATING AGREEMENT AND ANY AND ALL AMENDMENTS THERETO FOR ROYAL SMOKE LLC, A COLORADO LIMITED LIABILITY COMPANY DBA POST OAK BBQ MUST BE FURNISHED TO LAND TITLE GUARANTEE COMPANY. SAID AGREEMENT MUST DISCLOSE WHO MAY CONVEY, ACQUIRE, ENCUMBER, LEASE OR OTHERWISE DEAL WITH INTERESTS IN REAL PROPERTY FOR SAID ENTITY.

NOTE: ADDITIONAL REQUIREMENTS MAY BE NECESSARY UPON REVIEW OF THIS DOCUMENTATION.

2. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF ROYAL SMOKE LLC, A COLORADO LIMITED LIABILITY COMPANY DBA POST OAK BBQ AS A LIMITED LIABILITY COMPANY. THE STATEMENT OF AUTHORITY MUST STATE UNDER WHICH LAWS THE ENTITY WAS CREATED, THE MAILING ADDRESS OF THE ENTITY, AND THE NAME AND POSITION OF THE PERSON(S) AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING, OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF THE ENTITY AND OTHERWISE COMPLYING WITH THE PROVISIONS OF SECTION 38-30-172, CRS.

NOTE: THE STATEMENT OF AUTHORITY MUST BE RECORDED WITH THE CLERK AND RECORDER.

3. CERTIFIED COPY OF RESOLUTION OF THE GOVERNING BOARD OF THE ARVADA URBAN RENEWAL AUTHORITY, A COLORADO URBAN RENEWAL AUTHORITY AND BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO (AUTHORIZING THE SALE OF THE SUBJECT PROPERTY AND THE EXECUTION OF NECESSARY DOCUMENTS) AND RECITING THAT THE BOARD HAS BEEN DULY AUTHORIZED IN THE PREMISES BY THE CORPORATION. SAID RESOLUTION MUST BE PROPERLY CERTIFIED BY AN OFFICER OF THE CORPORATION. SAID RESOLUTION MUST BE SUBMITTED TO AND APPROVED BY LAND TITLE GUARANTEE COMPANY BUT NEED NOT BE RECORDED.
4. WARRANTY DEED FROM ARVADA URBAN RENEWAL AUTHORITY, A COLORADO URBAN RENEWAL AUTHORITY AND BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO TO ROYAL SMOKE LLC, A COLORADO LIMITED LIABILITY COMPANY DBA POST OAK BBQ CONVEYING SUBJECT PROPERTY.
5. DEED OF TRUST FROM ROYAL SMOKE LLC, A COLORADO LIMITED LIABILITY COMPANY DBA POST OAK BBQ TO THE PUBLIC TRUSTEE OF JEFFERSON COUNTY FOR THE USE OF A LENDER TO BE DETERMINED TO SECURE THE SUM OF .

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: ABZ70858864

All of the following Requirements must be met:

REQUIREMENTS TO DELETE THE PRE-PRINTED EXCEPTIONS IN THE OWNER'S POLICY TO BE ISSUED

A. ITEMS 1-3 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED

B. UPON THE APPROVAL OF THE COMPANY AND THE RECEIPT OF A NOTARIZED FINAL LIEN AFFIDAVIT, ITEM 4 OF THE PRE-PRINTED EXCEPTIONS, WILL BE AMENDED TO READ:

ITEM 4 OF THE PRE-PRINTED EXCEPTIONS IS DELETED AS TO ANY LIENS OR FUTURE LIENS RESULTING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF ARVADA URBAN RENEWAL AUTHORITY, A COLORADO URBAN RENEWAL AUTHORITY AND BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SHALL HAVE NO LIABILITY FOR ANY LIENS ARISING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF ROYAL SMOKE LLC, A COLORADO LIMITED LIABILITY COMPANY DBA POST OAK BBQ.

C. ITEM 5 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTION(S) AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH.

D. UPON PROOF OF PAYMENT OF 2024 TAXES AND ASSESSMENTS, ITEM 6 OF THE PRE-PRINTED EXCEPTIONS WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABZ70858864

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT-OF-WAY DEED RECORDED JULY 28, 1926 IN BOOK 285 AT PAGE [449](#).
10. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTH JEFFCO METROPOLITAN RECREATION AND PARK DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 13, 1956, IN BOOK 1029 AT PAGE [504](#).
NOTE: SAID DISTRICT WAS RENAMED AS THE APEX PARK AND RECREATION DISTRICT BY COURT ORDER RECORDED OCTOBER 25, 2007 UNDER RECEPTION NO. [2007120785](#).
11. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE OLDE TOWN ARVADA BUSINESS IMPROVEMENT DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 19, 2014, UNDER RECEPTION NO. [2014048574](#).
12. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON THE ALTA/NSPS LAND TITLE SURVEY RECORDED MAY 7, 2024 UNDER RECEPTION NO. [2024025122](#).

- A. FENCES ARE NOT COINCIDENT WITH LOT LINES
- B. ADJACENT BUILDING ON EASTERLY LOT LINE IS ON THE PARCEL LINE
- C. ADJACENT BUILDING ON THE NORTHERLY LOT LINE ENCROACHS INTO SUBJECT PROPERTY

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABZ70858864

13. RESERVATION OF A RIGHT OF FIRST REFUSAL CONTAINED IN WARRANTY DEED FROM ARVADA URBAN RENEWAL AUTHORITY, A COLORADO URBAN RENEWAL AUTHORITY AND BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO RECORDED _____, UNDER RECEPTION NO. _____.
14. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED _____, UNDER RECEPTION NO. _____.



ALTA Commitment For Title Insurance

issued by Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of insurance and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- (b) "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- (c) "Land": The land described in item 5 of Schedule A and affixed improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (d) "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- (e) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (f) "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- (g) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (h) "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- (i) "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- (j) "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company is not liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5(a) or the Proposed Amount of Insurance.
- (e) The Company is not liable for the content of the Transaction Identification Data, if any.
- (f) The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

(g) The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT. CHOICE OF LAW AND CHOICE OF FORUM

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction
- (c) This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880



Craig B. Rants, Senior Vice President



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 www.oldrepublictitle.com

By  President

Attest  Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Land Title Guarantee Company Disclosure Statements

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 24-21-514.5, Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.



Joint Notice of Privacy Policy of Land Title Guarantee Company Land Title Insurance Corporation and Old Republic National Title Insurance Company

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
 - your transactions with, or from the services being performed by us, our affiliates, or others;
 - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration

Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



Treasurer
 100 Jefferson County Pkwy, Suite 2520
 Golden, CO 80419-2520
 TEL 303-271-8330
 TDD

CERTIFICATE OF TAXES DUE

THIS IS TO CERTIFY THAT ON THIS DATE THERE WERE THE FOLLOWING TAXES DUE AGAINST THE PROPERTY DESCRIBED HEREIN

PROPERTY ADDRESS 7611 GRANDVIEW AVE	PARCEL ID 300109682	DATE 01 14 2025
LEGAL DESCRIPTION Section 11 Township 03 Range 69 Qtr SW SubdivisionCd 635800 SubdivisionName RENO PARK Block 001 Lot 0014 Size: 1500 Tract 00A Value: .034	REQUESTOR TC-CM	ORDER NO. 590263/592756
	ISSUED TO CONSOLIDATED COUNTY RECORD SYSTEMS GENERAL DELIVERY GOLDEN CO 80419	
<p>NOTE: Interest on taxes is computed on a monthly basis. Please request up to date figures if you do not pay by the end of the current month. This certificate does not include special assessments which may be due, but which on the above date have not been certified to this office for collection.</p> <p>Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.</p>	ASSESSED VALUE	158,947
	FOR OFFICE USE ONLY	
	2024-0000252	

TAXES DUE	CURRENT TAX DISTRIBUTION		
	MILL LEVY	TAX AMOUNT	DESCRIPTION
Current Year Tax Roll	5.9060	0.00	R1 SCHOOL BOND REDEMPTION FUND
	0.0000	0.00	R1 SCHOOL CAPITAL RESERVE FUND
	38.5820	0.00	R1 SCHOOL GENERAL FUND
	0.0000	0.00	R1 SCHOOL LIABILITY SELF INSUR
Tax.....\$ 0.00	0.0000	0.00	CAPITAL EXPENDITURES
Fees.....\$ 0.00	0.0000	0.00	CONTINGENT FUND
Interest.....\$ 0.00	18.8890	0.00	COUNTY GENERAL FUND
Special Assessments.....\$ 0.00	1.4460	0.00	DEPT OF SOCIAL SERVICES
Amortized Special Assessments.....\$ 0.00	1.0000	0.00	DEVELOPMENTAL DISABLITY FUND
	4.5000	0.00	LIBRARY FUND
	0.0000	0.00	RETIREMENT FUND
	1.1430	0.00	ROAD & BRIDGE FUND
	4.3100	0.00	ARVADA
	4.4240	0.00	APEX PARK & REC DIST
Delinquent Years	15.6690	0.00	ARVADA FIRE DIST
	0.0000	0.00	MOFFAT TUNNEL IMPROVEMENT DIST
Tax.....\$ 0.00	8.5000	0.00	OLDE TOWN ARVADA BUS IMP DIST
Fees.....\$ 0.00	0.0000	0.00	OLDE TWN STATION URB RENW 2034
Interest.....\$ 0.00	0.0000	0.00	REGIONAL TRANSPORTATION DIST
Special Assessments.....\$ 0.00	0.1000	0.00	URBAN DRAINAGE&FLOOD C SO PLAT
Amortized Special Assessments.....\$ 0.00	0.9000	0.00	URBAN DRAINAGE&FLOOD CONT DIST
	105.3690	0.00	TOTAL
Unredeemed Liens.....\$ 0.00			

MESSAGES
 Online payments <https://treasurerpropertysearch.jeffco.us>

Pay off of Amortized Special Assessment...\$.. 0.00

[Signature]
 COUNTY TREASURER

Total Amount Due..... \$ 0.00

JE
 PREPARED BY

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, THIS MATERIAL MAY BE MADE AVAILABLE IN ALTERNATIVE FORM UPON REQUEST. PLEASE CONTACT THE TREASURER'S OFFICE AS STATED AT THE TOP OF THIS NOTICE.

AAA SURVEYING LAND CONSULTANTS, LLC

P.O. BOX 2016, CO 80107
303-519-7015/FAX 303-940-4927

IMPROVEMENT LOCATION CERTIFICATE

ATTEN: ZACH SLOVEN



JOB NO. 17-0279
DATE: 06/23/2017
FEE: \$ 450.00
CLIENT: GENERATOR REAL ESTATE
ADDRESS: 7611 GRANDVIEW AVENUE

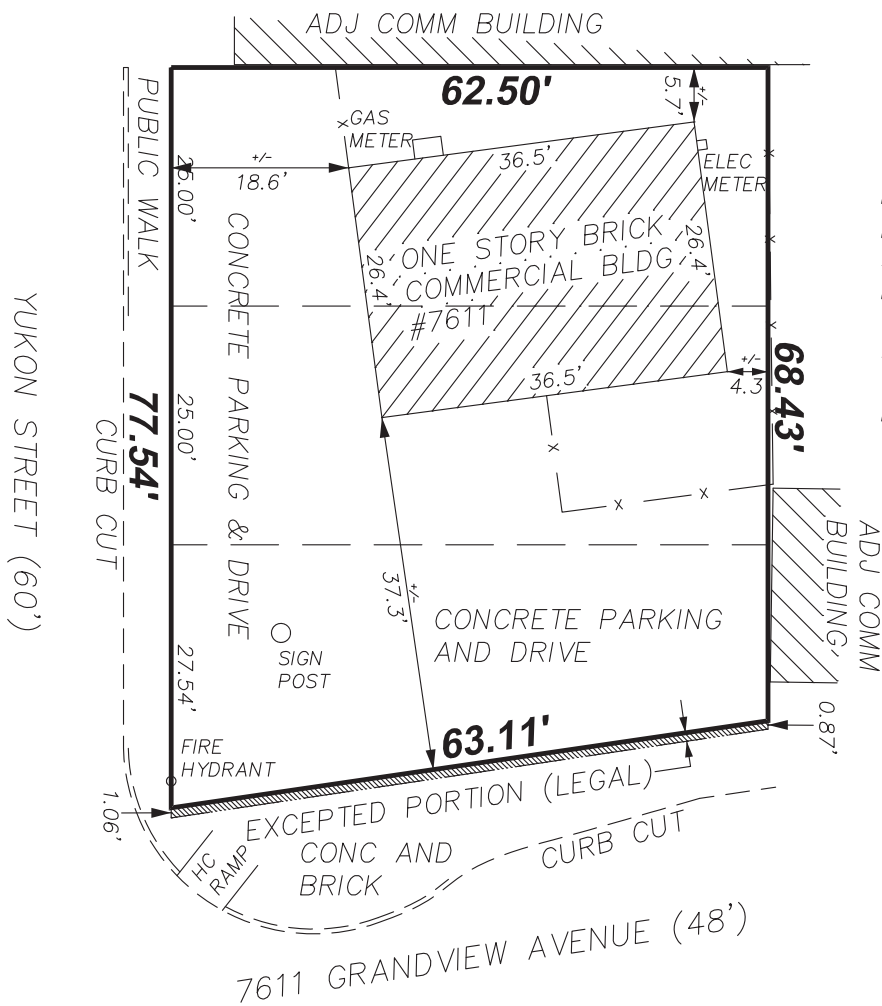
LEGEND:

- *-x-x-x* EXISTING FENCES
- FOUND PIN/CAP
- FOUND #4 REBAR
- + FOUND CROSS

SCALE 1"=20'

LEGAL DESCRIPTION (PER CLIENT)

The West One-half of Lots 15 and 16, Block 1, Reno Park, and that portion of Lot 14 in said Block 1, Reno Park, described as follow:
Commencing at the Northwest corner of said Lot 14; thence East along North boundary of said Lot 62.5 feet; thence South at right angles to Southerly boundary of said Lot; thence Southwesterly to Southwest corner of said Lot; thence North 28.6 feet to the Point of Beginning,
Except that portion conveyed to the City of Arvada in Deed recorded August 25, 1982 at Reception No. 82059189, County of Jefferson, State of Colorado



ILC IS BASED ON LINES OF POSSESSION AND R.O.W.'s AS SHOWN. ACCORDING TO MY INTERPRETATION OF COLORADO LAW A BOUNDARY SURVEY IS RECOMMENDED, WHICH MAY PRODUCE DIFFERENT RESULTS.

On the basis of my knowledge, information, and belief, I hereby certify that this improvement location certificate was prepared for Chicago Title Insurance Company and Chicago Title of Colorado. that it is not a Land Survey Plat or Improvement Survey Plat and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. I further certify that the improvements on the above described parcel on this date, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening of any part of said parcel except as noted.

"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."



RICHARD E. HEINZ, P.L.S.#16116

NOTE:
ILC IS DRAWN USING
PLATTED ANGLES OR
BEARINGS AND DIMENSIONS.
ALL TIES SHOWN TO
PROPERTY LINES ARE
MORE OR LESS (+/-)



REPORT TO DESIGN REVIEW ADVISORY COMMITTEE	AGENDA ITEM 5.A.
---	-----------------------------

TO: PLANNING COMMISSION

DATE: June 26, 2025

SUBJECT: Yukon Street Streetscape (Olde Town) is located approximately 5603 Yukon St B

Motion

INFORMATIONAL ONLY - CITY PROJECT

Prepared by:

Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Josie Suk, Development Systems and Administrative Manager

Rob Smetana, Planning Manager

Jessica Garner, Director of Community and Economic Development

Gail Walker, Legal Specialist-Contracts

Emily Grogg, Senior Assistant City Attorney

Rachel Morris, City Attorney

Linda Haley, Deputy City Manager

Don Wick, City Manager

Enclosure, exhibits & attachments required to support the report