

#22250
INTRO DATE
SEPT 13, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
7901-11 South Exchange Avenue/2933-41 East 79th Street; 7850-72 South Exchange Ave./2908-30 East 79th Street;
7839-45 South Escanaba Avenue

2. Ward Number that property is located in: 7

3. APPLICANT Thrive Exchange, LLC

ADDRESS 77 West Washington Street Suite 405 CITY Chicago

STATE IL ZIP CODE 60602 PHONE 773-643-2793

EMAIL lwalker@dl3realty.com CONTACT PERSON Leon Walker

4. Is the applicant the owner of the property? YES (Except city-owned property Lot 4) NO

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER See Exhibit A for list of property owners

ADDRESS CITY

STATE ZIP CODE PHONE

EMAIL CONTACT PERSON

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Graham C. Grady c/o Taft, Stettinius & Hollister LLP

ADDRESS 111 East Wacker Drive, Suite 2600

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-836-4036 FAX 312-966-8541 EMAIL ggrady@taftlaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

DL3 Thrive Exchange LIHTC South, LLC, DL3 Realty Advisors, LLC; DL3 Realty L.P.,

Diane Walker Trust; DL3 Capital Development, LLC, Walker Family Trust; Leon Walker Jr. Trust.

7. On what date did the owner acquire legal title to the subject property? December 27, 2022 (Thrive Exchange 7901-11 S. Exchange Ave./2933-41 E. 79th St.)

8. Has the present owner previously rezoned this property? If yes, when? (Refer to Exhibit A for additional property ownership information.)

No

9. Present Zoning District RT4 Residential Two-Flat, Townhouse and Multi-Unit District, B3-2 Community Shopping District & C1-2 Neighborhood Proposed Zoning District Residential-Business Planned Development (with underlying C1-3 Neighborhood Commercial District)

10. Lot size in square feet (or dimensions) 74,762 SF (1.7162 acres)

11. Current Use of the property The subject property is partially improved with vacant 1-story and 2-story buildings and small surface parking lot (northern portion) and the remainder is unimproved.

12. Reason for rezoning the property The reason for the rezoning is to permit the two-phased development of the subject property. Phase I will include the construction of a new 6-story mixed-use, affordable housing building within the southwest parcel of the subject property (Thrive Exchange South). Phase II will include the future construction of a mixed-use, affordable housing building within the northwest corner of the subject property (Thrive Exchange North). (Please refer to Exhibit B for detailed project description).

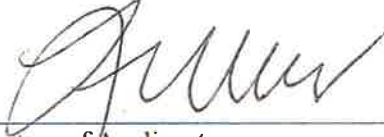
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
The Applicant plans to develop Thrive Exchange South (refer to #12), with a new 6-story mixed use, 43-unit affordable housing building as part of initial phase of development. Thrive Exchange North (refer to #12) will be developed with a similar type mixed-use affordable housing building at a future date. (Please refer to Exhibit B for a detailed project description).

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?


YES X NO _____

COUNTY OF COOK
STATE OF ILLINOIS

Leon I. Walker, Manager of Thrive Exchange, LLC, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant

Subscribed and Sworn to before me this
27 day of June, 2023.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

EXHIBIT A

1. **7901-11 South Exchange Avenue/2933-41 East 79th Street**
Owner: Thrive Exchange, LLC
77 West Washington Street, Suite 405
Chicago, IL 60602
Telephone : 773-643-2793
Email: lwalker@dl3realty.com
Contact person: Leon Walker
Date purchased: December 27, 2022

2. **7909 South Exchange Avenue and 7845 South Escanaba Avenue**
Owner: City of Chicago
121 North LaSalle Street
Chicago, IL 60602
Telephone: 312-744-5756
Email: Nelson.Chueng@cityofchicago.org
Contact person: Nelson Cheung

3. **2920-2930 E. 79th Street/7854-72 S. Exchange Avenue**
Owner: American Food Exchange LLC
6946 North Keystone Avenue
Lincolnwood, IL 60712
Telephone: 773-997-4222
Email: sameli800@gmail.com
Contact person: Siraj Elahi
Date purchased: October 9, 2014

4. **7839-43 S. Escanaba Avenue/7850-52 S. Exchange Avenue, and 2908-2918 E. 79th Street**
Owner: Chicago Title Land Trust Company
Trust Number MDL002-051
10 South LaSalle Street, Suite 2750
Chicago, IL 60602
Telephone: 312-223-2433
Contact person: Carolyn Pampenella
Date purchased: August 30, 2002



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 21, 2023

Chairman Carlos Ramirez-Rosa
Committee on Zoning, Landmarks and Building Standards
121 N. LaSalle St, Room 304
Chicago, IL 60602

Re: Owner's Consent to file Planned Development application
Thrive Exchange, LLC ("Applicant")
7901-11 S. Exchange Avenue/2933-41 E. 79th Street;
7850-72 S. Exchange Avenue/2908-30 E. 79th Street;
7839-45 S. Escanaba Avenue
PIN 21-31-203-003-0000 & 21-30-409-011-0000

Dear Chairman Ramirez-Rosa,

This letter serves to inform you that the City of Chicago ("City"), owner of the property located at 7909 S. Exchange Avenue (PIN 21-31-203-003-0000) and 7845 S. Escanaba Avenue (PIN 21-30-409-011-0000) ("City-owned Properties"), authorizes Thrive Exchange, LLC ("Applicant") to file a Planned Development application to allow for development of the City-owned Property, who is seeking an amendment of the zoning for the property located at 7901-11 S. Exchange Avenue/2933-41 E. 79th Street; 7850-72 S. Exchange Avenue/2908-30 E. 79th Street; 7839-45 S. Escanaba Avenue ("PD Property") to be changed from the existing RT4 Residential Two-Flat, Townhouse & Multi-Unit District, B3-2 Community Shopping District & C1-2 Neighborhood Commercial District to a Residential-Business Planned Development (wt. an underlying C1-3 Neighborhood Commercial District) in order to allow for the development of the PD Property with two (2) mixed-use, affordable housing buildings, which will be constructed in two phases.

The Applicant has provided the plans, which will be submitted as part of its proposed Planned Development application. Based on such, the City, as owner of the City-owned Property, consents to Applicant's proposed Planned Development application.

This consent letter does not constitute the City's endorsement or approval of any exhibit documents associated with the Planned Development application.

Sincerely,

Maurice D. Cox
Commissioner

Copy: DL3 Realty Advisors, LLC c/o Taft Stettinius & Hollister, LLP



June 22, 2023

Chairman Carlos Ramirez-Rosa
Committee on Zoning, Landmarks and Building Standards
Department of Planning & Development
Chicago City Council
City Hall
121 N. LaSalle St, Room 304
Chicago, IL 60602

To Whom It May Concern,

I, Leon I. Walker, Manager of Thrive Exchange LLC, owner of the properties located at 7901-07 S. Exchange Avenue & 7911 S. Exchange Avenue (PINs 21-31-203-001-0000 and 21-31-203-004-0000) (“Subject Properties”), understands that Graham C. Grady of Taft, Stettinius & Hollister LLP has filed a sworn affidavit identifying Thrive Exchange, LLC (“Applicant”) as the Applicant who is seeking an amendment of the zoning for the property located at 7901-11 S. Exchange Avenue/2933-41 E. 79th Street; 7850-72 S. Exchange Avenue/2908-30 E. 79th Street; 7839-45 S. Escanaba Avenue (“PD Property”) to be changed from the existing RT4 Residential Two-Flat, Townhouse & Multi-Unit District, B3-2 Community Shopping District & C1-2 Neighborhood Commercial District to a Residential-Business Planned Development (wt. an underlying C1-3 Neighborhood Commercial District) in order to allow for the development of the PD Property with two (2) mixed-use, affordable housing buildings, which will be constructed in two phases.

I acknowledge that Graham C. Grady and the law firm of Taft, Stettinius & Hollister LLP shall file the Zoning Amendment application, on behalf of the Thrive Exchange LLC and consent to such filing.

I, Leon I. Walker, on behalf of Thrive Exchange, LLC, first duly being sworn on oath, depose and say that Thrive Exchange, LLC holds interest in the Subject Properties as property owner on behalf of itself and no other person, association, or member.

By: 
Thrive Exchange, LLC

Leon I. Walker, Esq., its Manager

SUBSCRIBED AND SWORN to before me this
26 day of June, 2023

NOTARY PUBLIC






DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 21, 2023

Chairman Carlos Ramirez-Rosa
Committee on Zoning, Landmarks and Building Standards
121 N. LaSalle St, Room 304
Chicago, IL 60602

Re: Owner's Consent to file Planned Development application
Thrive Exchange, LLC ("Applicant")
7901-11 S. Exchange Avenue/2933-41 E. 79th Street;
7850-72 S. Exchange Avenue/2908-30 E. 79th Street;
7839-45 S. Escanaba Avenue
PIN 21-31-203-003-0000 & 21-30-409-011-0000

Dear Chairman Ramirez-Rosa,

This letter serves to inform you that the City of Chicago ("City"), owner of the property located at 7909 S. Exchange Avenue (PIN 21-31-203-003-0000) and 7845 S. Escanaba Avenue (PIN 21-30-409-011-0000) ("City-owned Properties"), authorizes Thrive Exchange, LLC ("Applicant") to file a Planned Development application to allow for development of the City-owned Property, who is seeking an amendment of the zoning for the property located at 7901-11 S. Exchange Avenue/2933-41 E. 79th Street; 7850-72 S. Exchange Avenue/2908-30 E. 79th Street; 7839-45 S. Escanaba Avenue ("PD Property") to be changed from the existing RT4 Residential Two-Flat, Townhouse & Multi-Unit District, B3-2 Community Shopping District & C1-2 Neighborhood Commercial District to a Residential-Business Planned Development (wt. an underlying C1-3 Neighborhood Commercial District) in order to allow for the development of the PD Property with two (2) mixed-use, affordable housing buildings, which will be constructed in two phases.

The Applicant has provided the plans, which will be submitted as part of its proposed Planned Development application. Based on such, the City, as owner of the City-owned Property, consents to Applicant's proposed Planned Development application.

This consent letter does not constitute the City's endorsement or approval of any exhibit documents associated with the Planned Development application.

Sincerely,

Maurice D. Cox
Commissioner

Copy: DL3 Realty Advisors, LLC c/o Taft Stettinius & Hollister, LLP

July 21, 2023

Chairman Carlos Ramirez-Rosa
Committee on Zoning, Landmarks and Building Standards
Department of Planning & Development
Chicago City Council
City Hall
121 N. LaSalle St, Room 304
Chicago, IL 60602

To Whom It May Concern,

I, Carolyn Pampenella, Vice President of Chicago Title Land Trust Company, Trust Number MDL002-051, an Illinois Land Trust, owner of the property located at 7839-45 S. Escanaba Avenue/7850-52 S. Exchange Avenue, and 2908-2918 E. 79th Street (PINs 21-30-409-005-0000, 21-30-409-006-0000, 21-30-409-008-0000, and 21-30-409-009-0000) ("Subject Properties"), understands that Graham C. Grady of Taft, Stettinius & Hollister LLP has filed a sworn affidavit identifying Thrive Exchange, LLC ("Applicant") as the Applicant who is seeking an amendment of the zoning for the property located at 7901-11 S. Exchange Avenue/2933-41 E. 79th Street; 7850-72 S. Exchange Avenue/2908-30 E. 79th Street; 7839-45 S. Escanaba Avenue ("PD Property") to be changed from the existing RT4 Residential Two-Flat, Townhouse & Multi-Unit District, B3-2 Community Shopping District & C1-2 Neighborhood Commercial District to a Residential-Business Planned Development (wt. an underlying C1-3 Neighborhood Commercial District) in order to allow for the development of the PD Property with two (2) mixed-use, affordable housing buildings, which will be constructed in two phases.

I acknowledge that Graham C. Grady and the law firm of Taft, Stettinius & Hollister LLP shall file the Zoning Amendment application, on behalf of the Applicant, and consent to such filing.

I, Carolyn Pampenella, on behalf of the Chicago Title Land Trust Company, Trust Number MDL002-051, first duly being sworn on oath, depose and say that Chicago Title Land Trust Company, Trust Number MDL002-051 holds interest in the Subject Properties as property owner as directed by its power of direction holder.



By: Carolyn Pampenella

Chicago Title Land Trust Company, Trust Number MDL002-051, an Illinois Land Trust

Carolyn Pampenella, its Vice President and Trustee

SUBSCRIBED AND SWORN to before me this
21st day of July, 2023

NOTARY PUBLIC

Courtney L. Carlin

The information contained in this certification has been furnished to the undersigned by the Beneficiaries of Trust No. L002-051 and the certification is made solely in reliance thereon and no responsibility is assumed by the trustee in its individual capacity, for the truth or accuracy of the facts therein stated.



July 21, 2023

Chairman Carlos Ramirez-Rosa
Committee on Zoning, Landmarks and Building Standards
Department of Planning & Development
Chicago City Council
City Hall
121 N. LaSalle St, Room 304
Chicago, IL 60602

To Whom It May Concern,

I, Siraj Elahi, Manager of American Food Exchange LLC, owner of the property located at 2920-2930 E. 79th Street/7854-72 S. Exchange Avenue (PIN 21-30-409-010-0000) ("Subject Property"), understands that Graham C. Grady of Taft, Stettinius & Hollister LLP has filed a sworn affidavit identifying Thrive Exchange, LLC ("Applicant") as the Applicant who is seeking an amendment of the zoning for the property located at 7901-11 S. Exchange Avenue/2933-41 E. 79th Street; 7850-72 S. Exchange Avenue/2908-30 E. 79th Street; 7839-45 S. Escanaba Avenue ("PD Property") to be changed from the existing RT4 Residential Two-Flat, Townhouse & Multi-Unit District, B3-2 Community Shopping District & C1-2 Neighborhood Commercial District to a Residential-Business Planned Development (wt. an underlying C1-3 Neighborhood Commercial District) in order to allow for the development of the PD Property with two (2) mixed-use, affordable housing buildings, which will be constructed in two phases.

I acknowledge that Graham C. Grady and the law firm of Taft, Stettinius & Hollister LLP shall file the Zoning Amendment application, on behalf of the Applicant, and consent to such filing.

I, Siraj Elahi, on behalf of American Food Exchange LLC, first duly being sworn on oath, depose and say that American Food Exchange LLC holds interest in the Subject Property as property owner on behalf of itself and no other person, association, or member.

By: 

American Food Exchange LLC

Siraj Elahi, its Manager

SUBSCRIBED AND SWORN to before me this

30 day of July, 2023

NOTARY PUBLIC



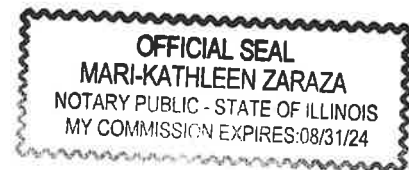


Exhibit B

12. Reason for rezoning the property:

The reason for the rezoning is to permit the two-phased development of the subject property. Phase I will include the construction of a new 6-story mixed use, affordable housing building within the southwest parcel of the subject property (“Thrive Exchange South”). Due to the subject property’s transit-served location, proposed 100% affordable housing building, and proposed C1-3 zoning district, the Applicant will seek i.) reduction in minimum lot area (MLA), ii.) increase in floor area ratio, iii.) building height increase and iv. parking reduction to zero. Phase II will include the construction of a mixed-use, affordable housing building within the northwest corner of the subject property (“Thrive Exchange North”). The proposed building will be of similar size and will contain similar uses and unit mixes as Thrive Exchange South.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building.

The Applicant plans to develop Thrive Exchange South (*refer to #12 above*), in its initial phase of development. Thrive Exchange South will be developed with a new, 6-story mixed use, 43-unit affordable housing building which will consist of i. retail space (2,910 SF), office space (734 SF) in which Neighborhood Housing Services of Chicago will operate, a 43-space bike room and a lobby, within the first floor; ii. residential lounge, fitness center, roof deck and seven (7) dwelling units, within the second floor and iii. thirty-six (36) dwelling units within the third-sixth floors. The proposed height of the building is 74 feet, 4 inches.

The proposed transit-oriented development is located directly adjacent to the Cheltenham Metra Station and will not have any on-site parking, providing increased ridership for Metra and the CTA. As the Proposed Building is a 100% affordable housing building, the Applicant seeks to waive its residential parking requirement in accordance with Sec. 17-10-0102-B(5)(a) of the Chicago Zoning Ordinance.

The Applicant plans to develop Thrive Exchange North (*refer to #12 above*), in its second phase of development. Thrive Exchange North will be developed with a mixed-use building. Affordable residential building consisting of similar uses and unit mix as those of Thrive Exchange South. The Applicant will file in accordance with the City’s required Site Plan review, at the time in which Applicant commences the second phase of the Thrive Exchange development.

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

September 5, 2023

Honorable Carlos Ramirez-Rosa
Chairman, Committee on Zoning, Landmarks and Building Standards
City of Chicago
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Graham C. Grady, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicants, and to the owners of all property within 250 feet in each direction of the lot line of the subject property located at **7901-11 South Exchange Avenue/2933-41 East 79th Street; 7850-72 South Exchange Avenue/2908-30 East 79th Street; 7839-45 South Escanaba Avenue**, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the addresses of the property sought to be rezoned; a statement of the intended uses of the property; the name and address of the applicants; the name and addresses of the owners; and a statement that the applicants intend to file the application for a change in zoning on approximately **September 13, 2023**.

The undersigned certifies that the applicants have made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.



Graham C. Grady

Subscribed and Sworn to before me this

5th day of September, 2023



Notary Public

USPS First Class Mail

September 5, 2023

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about September 13, 2023, the undersigned will file an application for a change in zoning from an RT4 Residential Two-Flat, Townhouse and Multi-Unit District, B3-2 Community Shopping District and C1-2 Neighborhood Commercial District to a Residential-Business Planned Development (with an underlying C1-3 Neighborhood Commercial District) on behalf of Thrive Exchange, LLC (“Applicant”) for the property located at 7901-11 South Exchange Avenue/2933-41 East 79th Street; 7850-72 South Exchange Ave./2908-30 East 79th Street; 7839-45 South Escanaba Avenue. The Subject Property is owned by the legal entities identified in Exhibit A (attached).

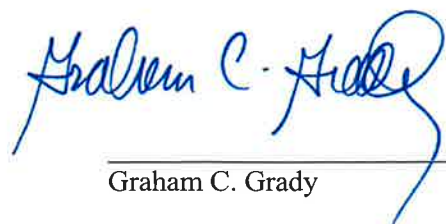
The Subject Property is currently partially developed with a 1-story and 2 story brick buildings and small surface parking lot (northern portion), with the remainder of the property vacant and unimproved.. The Applicant proposes to develop the Subject Property with a two-phased development. Phase I will include the construction of a new 6-story mixed use, 43-unit affordable housing building within the southwest portion of the subject property (“Thrive Exchange South”). Thrive Exchange South will consist of i. retail space (2,910 sf), office space (734 sf), 43-space bike room and lobby within the first floor; ii. residential lounge, fitness center, roof deck and seven (7) dwelling units within the second floor; and iii. thirty-six (36) dwelling units within the third-sixth floors. The proposed height of the building is 74 feet, 4 inches. As the proposed transit-oriented development is located directly adjacent to the Cheltenham Metra Station, the Applicant will seek to waive is residential parking requirement, thus providing increased ridership for Metra and the CTA.

Phase II of the proposed development will include the construction of a mixed-use, affordable housing building within the northwest corner of the subject property (“Thrive Exchange North”). Thrive Exchange North will be developed at a future date, and will be of similar size and contain similar uses and unit mixes as Thrive Exchange South.

Please note that the Applicant are not seeking to rezone or purchase your property. The Applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

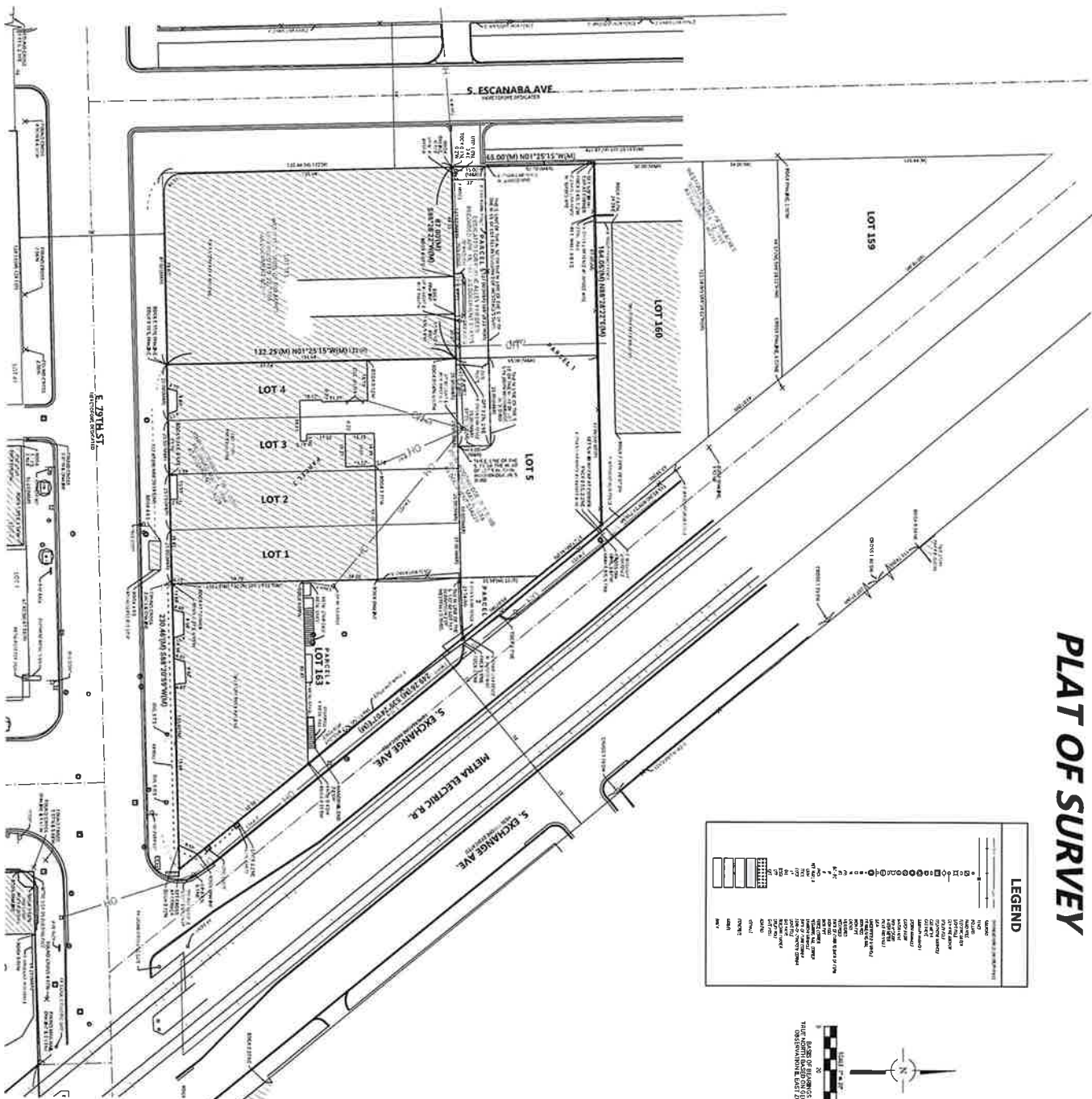
Any questions regarding this notice may be directed to the undersigned, Applicant’s attorney, at Taft, Stettinius & Hollister, 111 East Wacker Drive, Suite 2800, Chicago, IL 60601, ggrady@taftlaw.com (312) 836-4036.

Very truly yours,



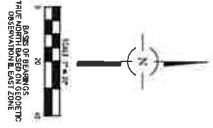
Graham C. Grady

PLAT OF SURVEY



LEGEND

	Survey Boundary
	Property Boundary
	Easement
	Right-of-Way
	Utility Line
	Road
	Building Footprint
	Enclosed Area
	Fenced Area
	Shaded Area
	Water
	Other



NOTICE TO CONTRACTORS: This plat shows the location of all utility lines and easements within the surveyed area. Contractors are advised to verify the exact location and depth of these utilities before commencing any excavation or construction work. The plat is based on a survey conducted on [Date].

NOTICE TO ADJOINING OWNERS: This plat shows the boundaries of the surveyed property and any easements or encroachments. Adjacent owners are advised to review this plat for any potential issues and to contact the surveyor if necessary.

GENERAL NOTES:

- All measurements are in feet and inches, rounded to the nearest 1/16 inch.
- The area of each lot is shown in square feet.
- The plat is based on a survey conducted on [Date].
- The surveyor has no knowledge of any other surveys or encroachments that may exist.
- This plat is subject to the provisions of the Survey Act of [Year].

STATE OF MICHIGAN
COUNTY OF COCK
PLAT OF SURVEY

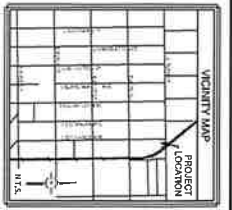
Capinda, Jasiska
 Surveyor
 Michigan State Board of Surveyors
 License No. [Number]

SPENCER INC.

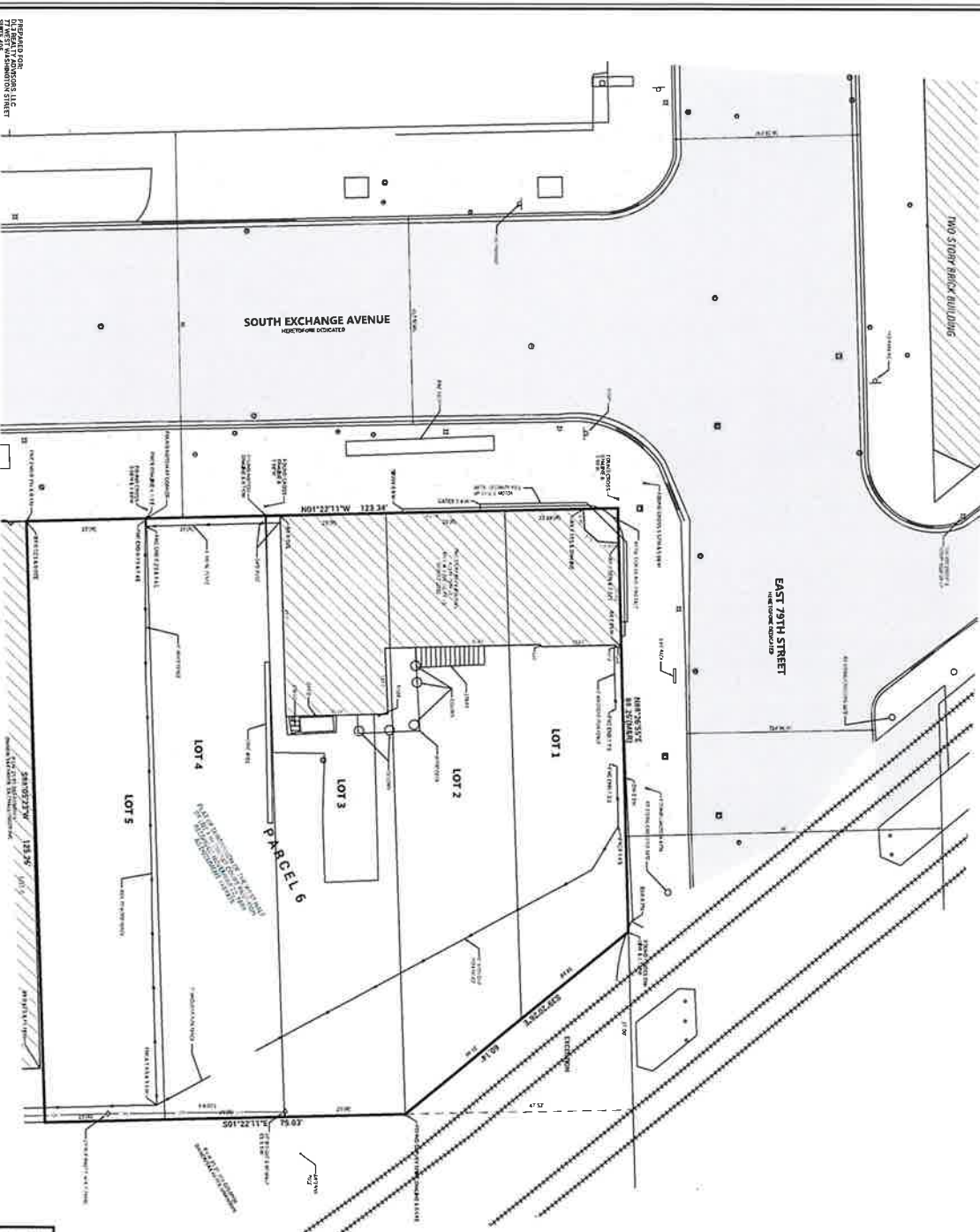
CONVEYING INSTRUMENTS
INSURANCE
 WITH: **Maple Road, 28450**
STERLING

DATE: 07/11/2023
 SHEET: 1 OF 2

PLAT OF SURVEY



SCALE 1" = 40'
NORTH ARROW INDICATES TRUE AND MAGNETIC NORTH AS OF DATE OF SURVEY. THE DIFFERENCE BETWEEN TRUE AND MAGNETIC NORTH AT THE TIME OF SURVEY IS 10.5'.



LEGEND

[Symbol]	ADJACENT PARCELS
[Symbol]	PROPERTY LINE
[Symbol]	CONCRETE
[Symbol]	ASPHALT
[Symbol]	PAVEMENT
[Symbol]	CURB
[Symbol]	DRAINAGE DITCH
[Symbol]	ELECTRICITY
[Symbol]	GAS
[Symbol]	SEWER
[Symbol]	WATER
[Symbol]	MAIL
[Symbol]	PHONE
[Symbol]	TELEVISION
[Symbol]	CABLE TELEVISION
[Symbol]	INDUSTRIAL
[Symbol]	AGRICULTURAL
[Symbol]	RESIDENTIAL
[Symbol]	COMMERCIAL
[Symbol]	UTILITY EASEMENT
[Symbol]	UNSATURATED GROUND
[Symbol]	SATURATED GROUND
[Symbol]	WATER TABLE
[Symbol]	WATER FLOW DIRECTION
[Symbol]	WATER TOWER
[Symbol]	WATER MAIN
[Symbol]	WATER SERVICE LINE
[Symbol]	WATER VALVE
[Symbol]	WATER METER
[Symbol]	WATER METER BOX
[Symbol]	WATER METER SHUT OFF
[Symbol]	WATER METER CHANGING POINT
[Symbol]	WATER METER PUMP
[Symbol]	WATER METER PUMP BOX
[Symbol]	WATER METER PUMP VALVE
[Symbol]	WATER METER PUMP ELECTRICAL
[Symbol]	WATER METER PUMP CONTROL
[Symbol]	WATER METER PUMP ELECTRICAL CONTROL
[Symbol]	WATER METER PUMP ELECTRICAL CONTROL BOX
[Symbol]	WATER METER PUMP ELECTRICAL CONTROL VALVE
[Symbol]	WATER METER PUMP ELECTRICAL CONTROL VALVE BOX
[Symbol]	WATER METER PUMP ELECTRICAL CONTROL VALVE ELECTRICAL
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[Symbol]	WATER METER PUMP ELECTRICAL CONTROL VALVE ELECTRICAL CONTROL
[Symbol]	WATER METER PUMP ELECTRICAL CONTROL VALVE ELECTRICAL CONTROL BOX

SPACCO INC.	
CONSULTING ENGINEERS	
SITE DEVELOPMENT ENGINEERS	
LAND SURVEYORS	
5419 W. Magnolia Blvd. Suite 100 Denver, CO 80231 Phone: (303) 733-3333 Fax: (303) 733-3333	
DATE:	01/12/2023
DRAWN BY:	ADAM GARDNER
CHECKED BY:	JOHN W. JONES

PROPOSED FOR THE DEVELOPMENT OF A RESIDENTIAL TRACT BY SPACCO INC. (SPACCO TRACT) UNDER THE COLORADO SUBDIVISION ACT.

**Thrive Exchange South
Project Org. Chart**
Updated Jun. 13, 2023

