

COLFAX HOTEL
SITE DEVELOPMENT PLAN

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

LOCATED AT: 3015 E COLFAX AVE

LEGAL DESCRIPTION
COLFAX AVE PARK SUB B15 L20 TO27 & VAC ALY ADJ & L28 & 29 & L19 EXC PT TO ALY

COLFAX AVE PARK SUB B15 L18 EXC PT TO ALY

BASIS OF BEARING
THE 20.0' RANGE LINE IN COLFAX AVENUE ASSUMED TO BEAR NORTH 89°46'46" WEST, 326.30 FEET. MONUMENTED BY A YELLOW PLASTIC CAP STAMPED PLS 38060 IN A RANGE BOX AT THE INTERSECTION OF E. COLFAX AVENUE AND ST. PAUL STREET. AND A YELLOW PLASTIC CAP STAMPED PLS 38060 IN A RANGE BOX AT INTERSECTION OF E. COLFAX AVENUE AND MILWAUKEE STREET.

PROPOSED ZONING INFORMATION				
	ZONE LOT A		ZONE LOT - LOT 18 ONLY	
ZONE DISTRICT	G-MS-5	G-MS-3	G-MU-3	
GROSS AREA (SF)	33,880 SF		3,116 SF	
GROSS AREA (ACRES)	0.778 ACRES		0.072 ACRES	
PRIMARY USES	HOTEL, EATING + DRINKING ESTABLISHMENT		HOTEL, HISTORIC PARKING USE	
BUILDING FORMS USED	SHOPFRONT	SHOPFRONT NO BUILDING IN THIS AREA	SHOPFRONT NO BUILDING IN THIS ZONE LOT	
GROSS FLOOR AREA BY USE AND FLOOR AREA (EXISTING)				
(E) HOTEL:	FLOORS 1-4: 28,941 SF			
(E) RESTAURANT:	3,242 SF			
(E) LOBBY:	2,065 SF			
GROSS FLOOR AREA BY USE AND FLOOR AREA (PROPOSED)				
(N) HOTEL:	11,400 SF			
(N) RESTAURANT:	1,180 SF			
(N) LOBBY:	2,277 SF			
(N) EATING & DRINKING ESTABLISHMENT	860 SF			
PARKING AREA (STALLS EXCLUDING CIRCULATION + LANDSCAPE AREA)	7,633 SF		1,879 SF	
LANDSCAPE AREA REQUIRED (5%) 10.5.4.5.C 21-100 SPACES	382 SF		94 SF	
LANDSCAPE AREA (GROSS)	2,164 SF MINUS 5' PLANTING STRIP 1,382 SF		922 SF MINUS 5' PLANTING STRIP 549 SF	
BUILDING HEIGHT STORIES (MAX)	G-MS-5: 5 STORIES	G-MS-3: 3 STORIES	3 STORIES	
BUILDING HEIGHT FEET (MIN / MAX)	G-MS-5: 24' / 70'	G-MS-3: NA / 45'	45'	
STANDARD PARKING SPACES	42		11	EXISTING USE
COMPACT PARKING SPACES	5		0	
ACCESSIBLE PARKING SPACES	3		0	
TOTAL PARKING SPACES	50		11	
TOTAL PARKING SPACES (BOTH LOTS)	61		61	
BICYCLE PARKING (ENCLOSED / FIXED)	6		0	
LOADING SPACES	0 EXEMPT PER SECTION xxxx		0	
PRIMARY STREET	E COLFAX AVE			
SIDE STREET	N. ST PAUL ST + N. MILWAUKEE...		N. MILWAUKEE ST.	
PRIMARY STREET BUILD-TO (MIN % WITHIN MIN/MAX RANGE)	75% WITHIN 5'			
SIDE STREET BUILD-TO (MIN % WITHIN MIN/MAX RANGE)	25% WITHIN 5'			
PRIMARY STREET TRANSPARENCY	60%			
SIDE STREET TRANSPARENCY	25%			
PEDESTRIAN ACCESS, PRIMARY STREET	ENTRANCE			
PRIMARY STREET SETBACK (MIN.)	0'			
SIDE STREET SETBACK (MIN.)	0'			
SIDE INTERIOR SETBACK (MIN.)	0'			
REAR SETBACK (MIN.)	0'	0'	0'	0'

VICINITY MAP

