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

<u>LEGAL DESCRIPTION</u> 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

PROPOS	SED ZONIN	G INFORM	ATION	
	ZONE	LOT A	ZONE LOT - LO	OT 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		HOTEL, HISTORIC PARKING USE	
	ESTABLISHMEBT	SHOPFRONT	SHOPFRONT NO	
BUILDING FORMS USED	SHOPFRONT	NO BUILDING IN THIS AREA	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 EXLCUDING 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: 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) BICYCLE PARKING (ENCLOSED /	61		61	
FIXED)	6 0 EXEMPT PER		0	
LOADING SPACES	SECTION XXXX		0	
PRIMARY STREET	E COLFAX AVE			
SIDE STREET	N. ST PAUL ST + N. MILWAUKEE		N. MILKWAUKEE 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



	SDP SHEET LIST
Sheet Number	Sheet Name
SDP 1 OF 25	COVER PAGE
SDP 2 OF 25	SURVEY
SDP 3 OF 25	SURVEY
SDP 4 OF 25	SITE PLAN
SDP 5 OF 25	UTILITY PLAN
SDP 6 OF 25	GRADING PLAN
SDP 7 OF 25	FIRST FLOOR PLAN
SDP 8 OF 25	LEVEL 02 + LEVEL 03 PLANS
SDP 9 OF 25	LEVEL 04 + ROOF PLAN
SDP 10 OF 25	LANDSCAPE SCHEDULE & NOTES
SDP 11 OF 25	LANDSCAPE PLAN
SDP 12 OF 25	TREE REMOVAL PLAN
SDP 13 OF 25	LANDSCAPE DETAILS
SDP 14 OF 25	ELEVATIONS - FULL STREET
SDP 15 OF 25	ROOF TOP SCREENING
SDP 16 OF 25	ELEVATION - NEW BUILDING - E COLFAX
SDP 17 OF 25	ELEVATION - NEW BUILDING - ST PAUL ST
SDP 18 OF 25	ELEVATION - NEW BUILDING - NORTH
SDP 19 OF 25	ELEVATION - NEW BUILDING - WEST
SDP 20 OF 25	ELEVATIONS - EXISTING BUILDING - E COLFAX
SDP 21 OF 25	ELEVATIONS - EXISTING BUILDING - MILWAUKEE ST
SDP 22 OF 25	ELEVATIONS - EXISTING BUILDING
SDP 23 OF 25	PHOTOMETRIC 1
SDP 24 OF 25	PHOTOMETRIC CUT SHEETS
SDP 25 OF 25	PHOTOMETRIC CUT SHEETS

GENERAL NOTES:

- A. FENCES, WALLS, SIGNS AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- B. ANGLES NOT SHOWN ARE EITHER 90 DEGREES OR A SUPPLEMENT OF
- THE ANGLE INDICATED.

 C. PRIVATE ROADWAYS WILL BE POSTED WITH "FIRE LANE" SIGNS AS
- REQUIRED BY THE DENVER FIRE DEPARTMENT.

 D. PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY
- DELINEATED WITH UPRIGHT SIGNS.

 E. APPROVAL FOR THIS PLAN DOES NOT CONSTITUTE OR IMPLY

START OF THE FOLLOWING GROWING SEASON.

- COMPLIANCE WITH ADA REQUIREMENTS.

 F. SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST, AT ALL OTHER TIMES THE INDIVIDUAL SITES SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE
- G. AN ACCESS EASEMENT FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
- H. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES, SHRUBS, AND DECORATIVE GRASSES WILL BE IRRIGATED BY A ASEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED.

OWNE	R'S SIGNATURE
Zoning The Fo	the undersigned, shall comply with all regulations contained in Denver Code. Solution of the Code Code Code Code Code Code Code Cod
1500.2	INSPIRE INVESTMENT, LLC
	BY DATE Brian Toerber
	State of Colorado City and County of Denver
	The foregoing instrument was acknowledged before me this day of AD 2019 by XXX
	Witness my hand and official seal
	My commission expires:
	Notary Public
	Address

SURVEYOR'S CERTIFICATION	
I, Richard B. Gabriel, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey for the Colfax Hotel was made under my supervision and the accompanying plan accurately and properly shows said survey.	
Richard B. Gabriel, P.L.S., #37929	

<u>APPROVALS</u>	
Approved by For the Zoning Administrator	Date
Approved by For the Manager of Community Planning and Development	Date

CLERK AND RECORDER'S CERTIFICATION
State of Colorado
}SS.
City and County of Denver
I hereby, certify that this instrument was filed for record in my office ato'clockm., 2019 and duly recorded under Reception #

SUBMITTAL DATE: 2019.11.08

SDP 1 OF 25

COLEAX HOTEL