



Applications are accepted at 201 W. Colfax, 2nd floor permit counter from 8am – noon (M-F) or save a trip and submit online.

A complete list of permit types, applications, and instructions can be found at www.denvergov.org/commercialzoning.

Complete applications can be emailed to zoning.review@denvergov.org.

If you have any questions, please leave a detailed message at (720) 865-3000.

Incomplete applications, including missing required plans, may be returned without processing.

Zoning approval does not necessarily mean city approval of your project.

SUBJECT PROPERTY / ZONE LOT

Property Address: 3015 E Colfax Ave Zone District (denvergov.org/zoning): G-MS-5, G-MS-3

Legal Description (www.denvergov.org/property):
COLFAX AVE PARK SUB B15 L20 TO27 & VAC ALY ADJ & L28 & 29 & L19 EXC PT TO ALY

Property Owner as defined by DZC 13.3 or FC 59-2 (189)	Owner Name (Last, First): Toerber, Brian (Inspire Colfax, LLC)	Phone: 303-990-1577
	Address: 10940 S PARKER RD #442	Email: brian@toerber.com
	City: PARKER State: CO	Zip: 80134-7440

GENERAL ZONING PERMIT TYPE (CHECK ALL THAT APPLY / SEE PROJECT GUIDES FOR DETAILS)

Zoning Use Permits <input checked="" type="checkbox"/> UP-01 New Use/Change of Use (including expanding an existing use) <input type="checkbox"/> UP-02 Marijuana Businesses	Zoning Temporary Use Permits <input type="checkbox"/> TP-01 Special Event Parking <input type="checkbox"/> TP-02 Temporary Uses	Zoning Construction Permits <input type="checkbox"/> CP-01 New Commercial Structures / Commercial Structure Expansions or Additions / Detached Accessory Structures / Exterior Modifications / Site Improvements (e.g., new or expanded surface parking lot, new outdoor lighting, new parking lot landscaping) <input type="checkbox"/> Floor Plan Modifications (no exterior work, for business license renewal)
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CHANGE OF OWNER OR BUSINESS NAME

Do you have a current use permit on file? (If so, the business name on file must match the current business name.)

Yes Permit Number: _____ Business Name on File: _____

No (Please fill out the business name information below to apply for a new use permit.)

A separate use permit application is not required for change of owner or for change of business name only.

New Business Name: All Inn Hotel

Current Use(s): Hotel

Number of Bicycle and Vehicle Parking Spaces Provided: 56 parking spaces; 6 bicycle

Gross Floor Area of Current Use: 29,057 sf

APPLICANT (BUSINESS OWNER OR BUSINESS REPRESENTATIVE)

Applicant as described in DZC 12.3.3.1 or FC 59-2 (189)	Business Name: Inspire Colfax, LLC	
	Name (Last, First): Toerber, Brian	Phone: 303-990-1577
	Address: 10940 S PARKER RD #442	Email: brian@toerber.com
	City: PARKER State: CO	Zip: 80134-7440

Agent (if different from applicant)	Business Name: All Inn Hotel	
	Name (Last, First): Toerber, Brian	Phone: 303-990-1577
	Address:	Email: brian@toerber.com
	City: State:	Zip: 80134-7440



PROPOSAL INFORMATION (USE, ZONING, AND SUPPLY/DEMAND)

Provide a detailed description of the full scope, including use(s), and gross floor areas of your project in a narrative below or attached. Will a ZPIN or ZPSE be required, refer to the *Use and Required Minimum Parking* table found in articles 3-9? (typically related to care facilities, industrial uses, unlisted home occupations, and outdoor eating/serving areas)

Renovation of an existing 54 unit hotel and ground floor restaurant, and the construction of a new 27 hotel room building to the east. The new building will also contain space for a future retail tenant. The renovation includes 25,875 sf of lodging and 3,182 sf of eating & drinking establishment; the new building contains 14,657sf of lodging and 986 sf of eating & drinking establishment. Overall site and landscape improvements included in the project. A car share program is proposed to reduce required parking spaces due to existing site constraints. See site plan for proposed location of the dedicated car share spot.

Uses to Remain (include gross floor area and indicate if they are enclosed or unenclosed):

Lodging & Accommodations
Eating & Drinking Establishments

Business Name: All Inn Hotel

Zone Lot Size: 33,880SF + 3,116SF	# Existing Structures: 1	# Structures To Remain: 1	# Proposed Structures: 1
Proposed Building Height (Stories): 4 (EXISTING 4 STORIES; NEW 4 STORIES)		Proposed Building Height (Feet): EXISTING: 49.3'; NEW: 54.3'	
Transparency Provided (Primary Street): EXISTING: 23%; NEW: 77%		Transparency Provided (Side Street): EXISTING: 0%; 35%	
Standard Parking Spaces Required: 81		Standard Parking Spaces Provided: 46	
Compact Parking Spaces Required: 0		Compact Parking Spaces Provided: 6	
Accessible Parking Spaces Required: 3		Accessible Parking Spaces Provided: 3	
Total Parking Spaces Required: 78		Total Parking Spaces Provided: 55 + 1 CAR SHARE = 56 TOTAL (30.9% REDUCTION)	
Bicycle Parking Spaces Required: 6		Bicycle Parking Spaces Provided: 6	

SIGNATURES REQUIRED

This project or the applicant accepts full responsibility for compliance with all Denver zoning codes and all other city regulations as applicable. A zoning permit for use or construction will automatically expire 180 days from issue date unless a building permit is issued or the permitted use is legally established. Zoning inspections may be required before occupancy is permitted.

By my signature, I attest to the best of my knowledge and belief that the information stated in this application and in all supporting plans and documents is true and consistent with the standards and limitations of the City and County of Denver.

Signature (Owner or Authorized Agent): 
Full Name (Print): Brian Toerber Date: 2/16/21

Visit www.denvergov.org/ds for permit counter hours and information on special zoning processes.

The applicant is responsible for submitting accurate plans that document compliance with all zoning code regulations. Plans must meet the minimum requirements as outlined in the individual guides. The zoning reviewer may request additional information when it is necessary to evaluate an application for compliance with code regulations. It is recommended that plan submittals be completed by a qualified design professional. Visit www.denvergov.org/commercialzoning to view illustrations of sample plans.

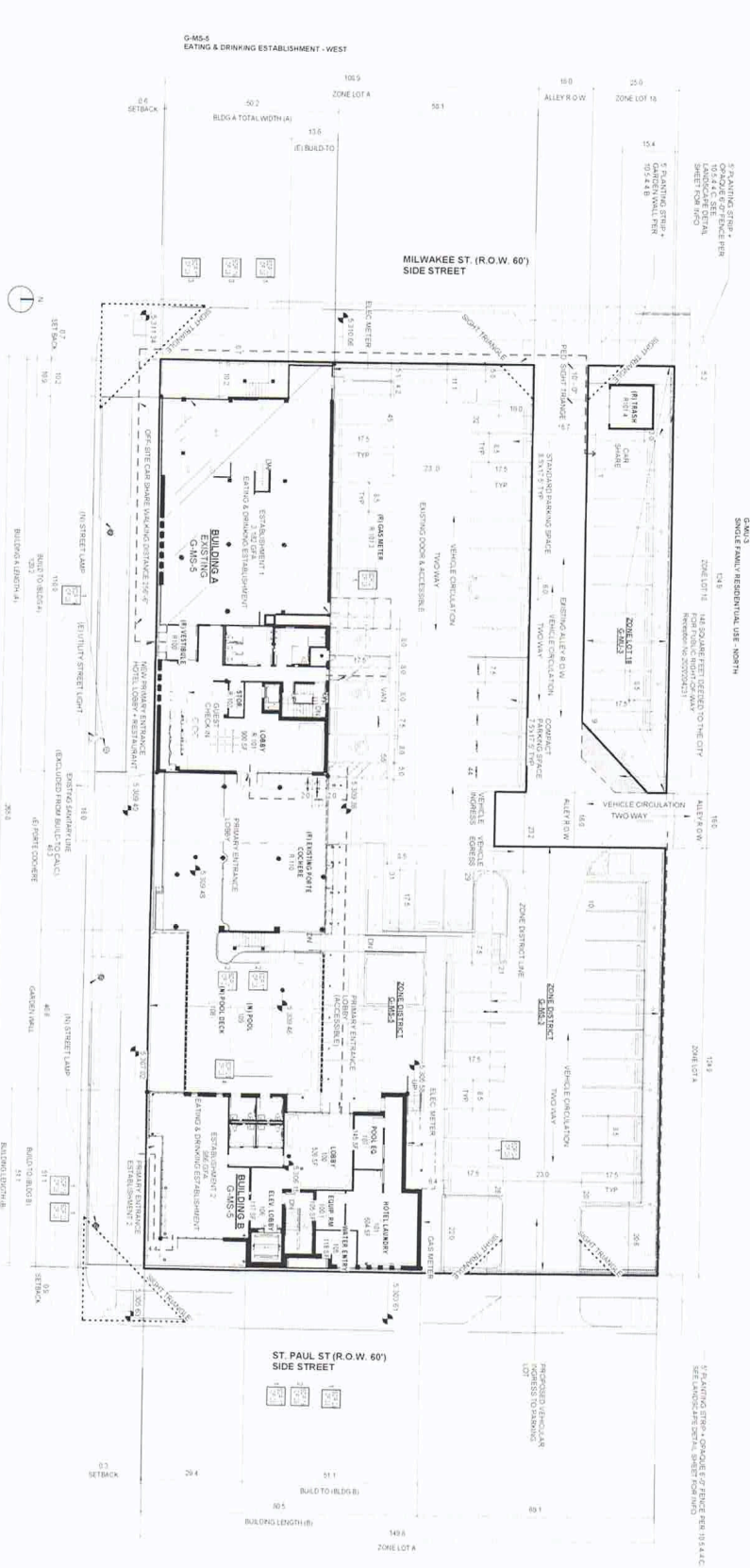
COLFAX HOTEL

ZONING USE PERMIT

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 + 3085 E COLFAX AVE

- SITE PLAN LEGEND**
- ZONE LOT LINE
 - - - - ZONE DISTRICT LINE
 - SHORT LINE
 - G-M-3 ZONE DISTRICT MATCH
 - G-M-3 ZONE DISTRICT MATCH
 - ALL C-CLASS ZONE DISTRICT MATCH
 - ALL C-CLASS ZONE DISTRICT MATCH
 - ALL C-CLASS ZONE DISTRICT MATCH



① SSP - SITE PLAN - CAR SHARE

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CAR SHARE EXHIBIT
EX 02

#250199000100 COLFAX HOTEL

COLFAX HOTEL ZONING USE PERMIT

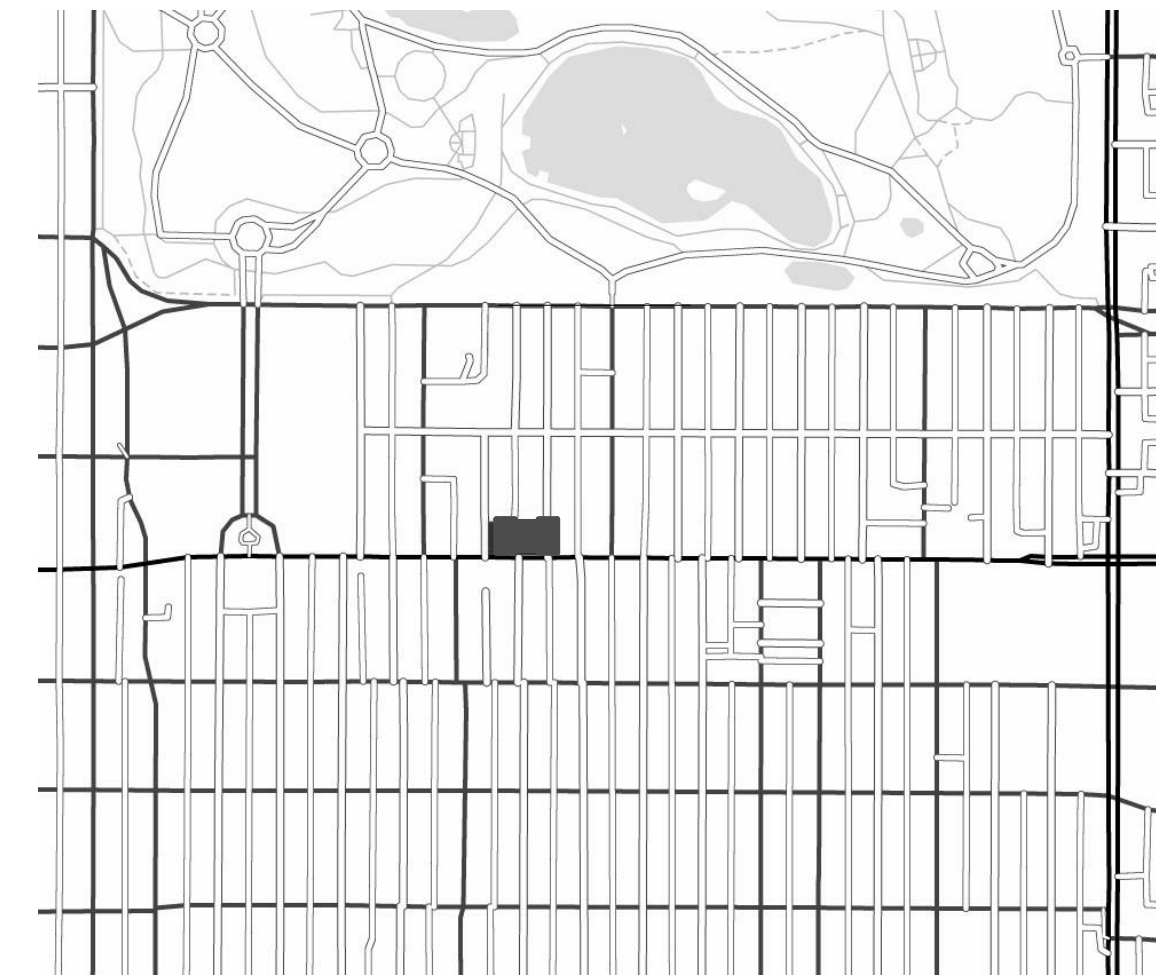
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SITE STATISTICAL TABLE

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		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		LODGING & ACCOMMODATIONS, EATING + DRINKING ESTABLISHMENTS				SURFACE PARKING, HISTORIC PARKING USE
BUILDING FORMS USED		SHOPFRONT		SHOPFRONT NO BUILDING IN THIS ZONE DISTRICT		N/A
GROSS FLOOR AREA BY USE AND FLOOR AREA (BLDG A - EXISTING)						
(E) LODGING & ACCOMMODATIONS 54 GUEST ROOMS + LOBBY:		FLOORS 1-4 + BASEMENT: 25,875 GSF		0		0
(E) EATING & DRINKING ESTABLISHMENT:		3,182 GSF		0		0
GROSS FLOOR AREA BY USE AND FLOOR AREA (BLDG B)						
(N) LODGING & ACCOMMODATIONS 27 GUEST ROOMS:		FLOORS 1-4: 14,657 GSF		0		0
(N) EATING & DRINKING ESTABLISHMENT:		986 GSF		0		0
GROSS FLOOR AREA TOTAL (BLDG A + B)						
TOTAL LODGING & ACCOMMODATIONS		40,532 GSF		0		0
TOTAL EATING & DRINKING ESTABLISHMENT:		4,168 GSF		0		0
TOTAL NUMBER OF GUEST ROOMS		81 GUEST ROOMS		0		0
LANDSCAPE						
		REQUIRED		PROVIDED		REQUIRED
PARKING AREA (STALLS EXCLUDING CIRCULATION + LANDSCAPE AREA)		N/A		7,002 SF		N/A
LANDSCAPE AREA REQUIRED (5%) 10.5.4.5.C 21-100 SPACES		350 SF		1,099 SF		N/A
PARKING SUMMARY						
PARKING BEFORE REDUCTIONS & EXEMPTIONS:		LODGING & ACCOMMODATION, ALL OTHER: 1/GUEST ROOM OR UNIT = 81 SPACES REQUIRED EATING & DRINKING ESTABLISHMENT: 2/1,000 GSF = 9 SPACES REQUIRED TOTAL REQUIRED BEFORE REDUCTIONS & EXEMPTIONS = 90				
PARKING REDUCTION:		PROXIMITY TO MULTI-MODAL TRANSIT TRANSIT CORRIDOR REDUCTION -25% (-20 SPACES) PER SECTION 10.4.5.3.B				
PARKING EXEMPTION:		FIRST FLOOR MIXED USE EXEMPTION; MAX 5,000 SF PER SECTION 10.4.5.1B (90 - 9 SPACES) 81 REQUIRED - 20 (PER SECTION 10.4.5.3.B) = 61 NONE REQUIRED FOR FIRST FLOOR MIXED USE (PER SECTION 10.4.5.1.B) = 61 SPACES REQUIRED				
CAR SHARE REDUCTION (OFF-SITE SECTION 10.4.5.3.B)		1 OFF-SITE CAR SHARE PROVIDED (AT ZONE LOT 18) FOR A NET 5 SPACE REDUCTION PER ZONING ADMINISTRATOR DETERMINATION = 56 SPACES REQUIRED				
TOTAL PARKING SPACES (BOTH LOTS)		= 56 TOTAL 55 SPACES PROVIDED + 1 CAR SHARE PROVIDED (30.9% REDUCTION APPROVED VIA 2021-ZONE-000xxxxx)				
		REQUIRED (ZONE LOT A)		PROVIDED (ZONE LOT A)		REQUIRED
STANDARD PARKING SPACES		78		37		0
COMPACT PARKING SPACES		0		6		0
ACCESSIBLE PARKING SPACES		3		3		0
TOTAL PARKING SPACES		81		46		0
BICYCLE PARKING (ENCLOSED / FIXED)		6		6		N/A
LOADING SPACES		0 EXEMPT PER SECTION 10.4.8.2.A		0 EXEMPT PER SECTION 10.4.8.2.A		0
DESIGN ELEMENTS						
		ALLOWED		PROVIDED		ALLOWED
BUILDING HEIGHT STORIES (MAX)		G-MS-5: 5 STORIES		4 STORIES		G-MS-3: 3 STORIES
BUILDING HEIGHT FEET (MIN / MAX)		G-MS-5: 24' / 70'		49.3' BLDG A + 54.3' BLDG B		G-MS-3: NA / 45'
PRIMARY STREET		E COLFAX AVE		N/A		N/A
SIDE STREET		N. ST. PAUL ST + N. MILWAUKEE ST		N. ST. PAUL ST		N. MILWAUKEE ST.
PRIMARY STREET BUILD-TO (MIN % WITHIN MIN/MAX RANGE)		75% WITHIN 5' = 187.4' REQ'D		207.7' PROVIDED = 83.1%		75% WITHIN 5' = N/A
SIDE STREET BUILD-TO (MIN % WITHIN MIN/MAX RANGE) ST. PAUL		25% WITHIN 5' = 37.5' REQ'D		51.1' PROVIDED = 34.1%		25% WITHIN 5' = N/A
SIDE STREET BUILD-TO (MIN % WITHIN MIN/MAX RANGE) MILWAUKEE ST		25% WITHIN 5' = 27.25' REQ'D		13.6' EXISTING = 12.5% SECTION 12.6.3.D1.		25% WITHIN 5' = N/A
GROUND STORY ACTIVATION (TRANSPARENCY)						
		REQUIRED		PROVIDED		REQUIRED
PRIMARY STREET TRANSPARENCY		60%		25.6' BLDG A (23%) + 39.4' BLDG B (77%)		60%
SIDE STREET TRANSPARENCY - ST PAUL		25%		29.3' BLDG B PROVIDED = 36%		25%
SIDE STREET TRANSPARENCY - MILWAUKEE ST		25%		0' = 0%		25%
PEDESTRIAN ACCESS, PRIMARY STREET		ENTRANCE				
PRIMARY STREET SETBACK (MIN.)		0'		0.6' (A) + 0.3' (B)		0'
SIDE STREET SETBACK (MIN.)		0'		0.7' (A) + 0.9' (B)		0'
SIDE INTERIOR SETBACK (MIN.)		0'		N/A		0'
REAR SETBACK (MIN.)		0'		58.1' (A) + 69.1' (B)		0'
STREET LEVEL ACTIVATION		100% OF PRIMARY STREET FRONTAGE MEETING REQUIRED BUILD-TO		100% OF PRIMARY STREET FRONTAGE MEETING REQUIRED BUILD-TO		N/A
GREEN BUILDING ORDINANCE						
		BLDG A (EXISTING) TO BE RE-ROOFED		ON-SITE GREEN SPACE TO BE PROVIDED; SEE SITE PLAN FOR LOCATION AND AREA		
		BLDG B IS LESS THAN THE 25,000 SF THRESHOLD		BUILDING IS EXEMPT		

VICINITY MAP



N
NORTH SCALE: 1" = 1000'



COLFAX HOTEL

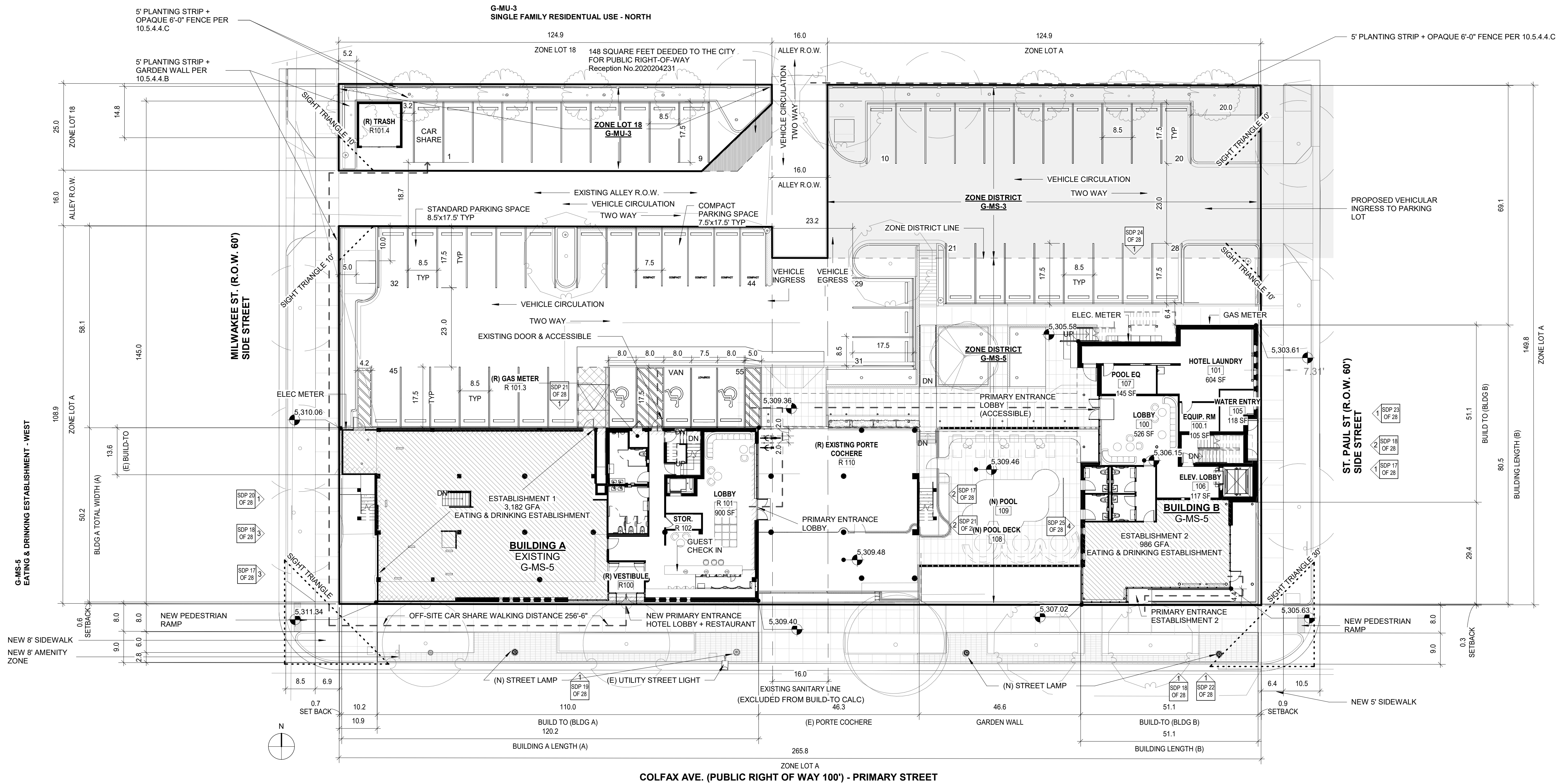
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SITE PLAN LEGEND

- ZONE LOT LINE
- ZONE DISTRICT LINE
- SIGHT LINE
- G-MS-3 ZONE DISTRICT HATCH
- N.I.C. EATING & DRINKING ESTABLISHMENT HATCH
- 148 SQUARE FEET DEEDED TO THE CITY FOR PUBLIC RIGHT-OF-WAY Reception No.2020204231



1 SDP - SITE PLAN - CAR SHARE
1/16" = 1'-0"

