

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

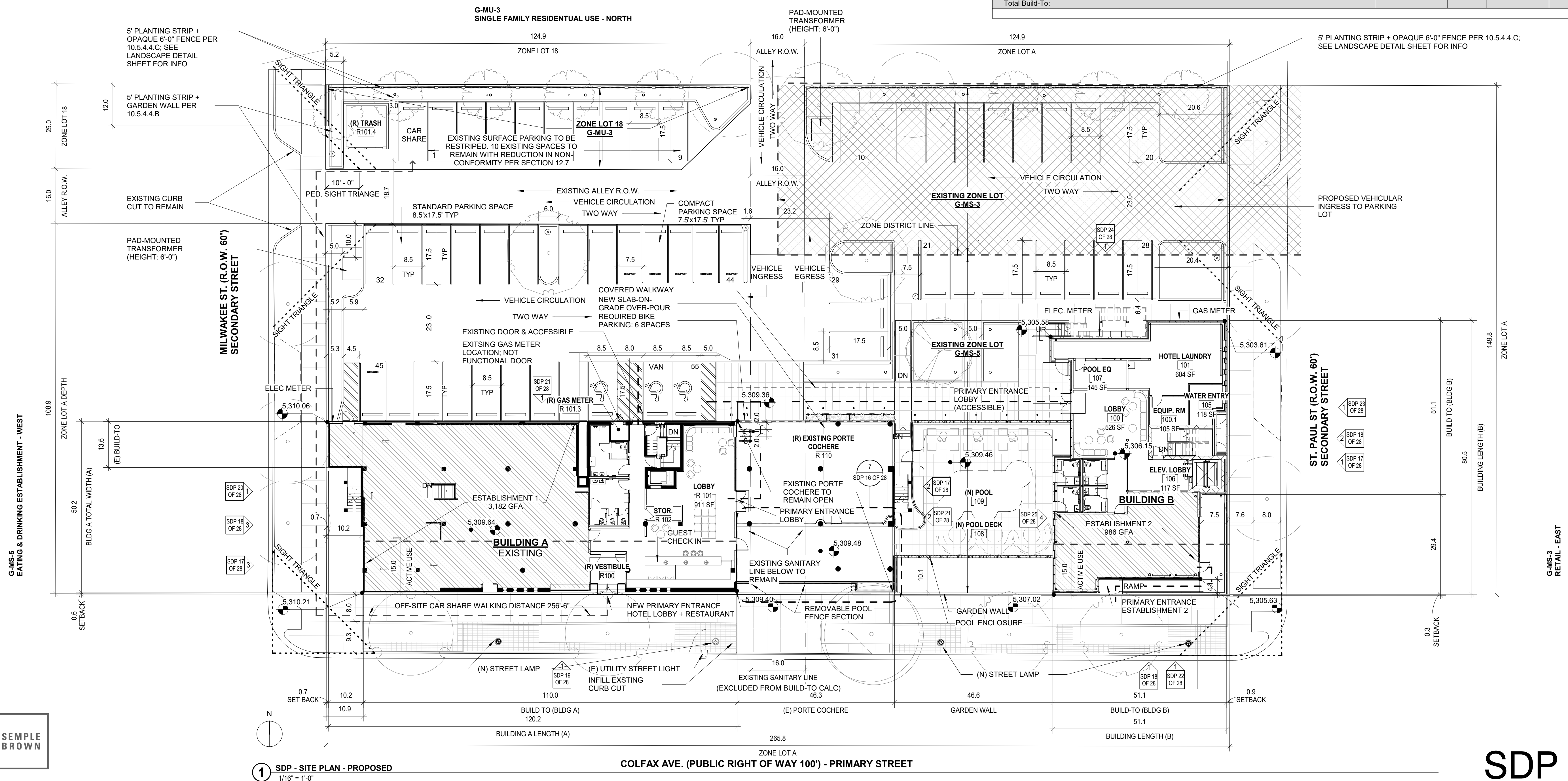
LOCATED AT: 3015 + 3085 E COLFAX AVE

SDP - BASE PLANE CALCULATION		
BUILDING A (EXISTING)	ACTUAL	ROUNDED
NW	5310.06'	
NE	5309.36'	
SE	5309.40'	
SW	5310.21'	
BASE PLANE:	21,239.03' / 4 = 5310'	
BUILDING B (NEW)		
NW	5305.58'	
NE	5303.61'	
SE	5305.63'	
SW	5307.02'	
BASE PLANE:	21,221.84' / 4 = 5306'	

100'-00" = 5309.69' (FFE OF EXISTING BLDG)
 BUILDING-SPECIFIC BASE PLANE CALC. ARE BASED ON ORIGINAL GRADE PER SECTION 13.1.2.2.B

SDP - OFF-SITE CAR SHARE DISTANCE	
Path ID	Travel Distance
CAR SHARE	85' - 7 3/16"
CAR SHARE	130' - 6 3/8"
CAR SHARE	9' - 0 9/16"
CAR SHARE	28' - 4"
CAR SHARE	3' - 0"
Grand total	256' - 6 1/8"

SDP - BUILD-TO ANALYSIS		REQUIRED	PROVIDED		
Primary Street - E Colfax Ave			Lot A	Lot 18:	TOTAL
			Bldg B:	Bldg A (EXISTING):	NO BLDG ON THIS LOT
Total Build-To (75% within 5')					
Zone Lot Width	265.8' - 16' SANITARY SEWER EASEMENT WIDTH = 249.8'	187.4'	51.1'	110.0'	161.1'
Required Build-To	249.8' x .75 = 187.35'				46.6'
Building Length					
Total Building Length					161.1'
Alternatives provided (max. 25%):	Garden Wall (187.4' x .25 = Max 46.9' Allowed)	26.3' to meet build-to	46.6'		207.7' / 249.9' = 83.1%
Total Build-To:			207.7'		
Side Street - St Paul					
Total Build-To (25% within 5')					
Zone Lot Width	149.8'	37.5'	51.1'	N/A	
Required Build-To	149.8' x .25 = 37.5'				
Building Length	80.5'				
Alternatives provided:	N/A				
Total Build-To:					51.1' / 150.0' = 34.1%
Side Street - Milwaukee St					
Total Build-To (25% within 5')					
Zone Lot Width	108.9'	27.23'	N/A	13.6'	12.8.3.1.B
Required Build-To	108.9' x .25 = 27.23'	EXISTING BUILD TO: 13.6'			
Existing Build-To	13.6'				
Building Length	50.2'				
Alternatives provided (max. 25%):	N/A - Existing Building to remain; no addition to existing structure (12.8.3.1.B)				
Total Build-To:					13.6'
Side Street - Milwaukee St - Lot 18					
Total Build-To (25% within 5')					
Zone Lot Width	24.5'	6.2'	N/A		
Required Build-To	6.2'				
Building Length	N/A				
Alternatives provided (max. 25%):	N/A - existing surface parking to remain. Non-conformance reduced per Divisio...				
Total Build-To:					0'



1 SDP - SITE PLAN - PROPOSED
 1/16" = 1'-0"

COLFAX AVE. (PUBLIC RIGHT OF WAY 100') - PRIMARY STREET

SITE PLAN
SDP 4 OF 28