



DENVER
THE MILE HIGH CITY

Development Services

201 W. Colfax Avenue, Dept. 205
Denver, CO 80202
P: 720-865-2705
www.denvergov.org

October 22, 2021

Project Address: 3015 and 3085 E. Colfax Avenue
Project/Zoning Number: 2021-ZONE-0000789
Staff Review Prepared By: Tiffany Holcomb

Dear Sir/Madam:

The Development Services office has **Approved** a request from **Inspire Colfax, LLC – Brian Toerber** for a **30.9% reduction in parking per DZC Section 10.4.5.3.B.** in the **G-MS-5, G-MS-3 and G-MU-3** zone districts.

According to Denver Zoning Code, Section 12.4.2, Zoning Permit Review with Informational Notice, the Zoning Administrator finds:

1. That the applicant(s) submitted and Development Services received a complete application on **2/22/2021**;
2. That the subject property was properly posted on **March 24, 2021**;
3. That registered neighborhood organizations and city councilpersons were properly notified;
4. That the applicant(s) are the property owner(s);
5. That responses from registered neighborhood organizations and city councilpersons were received and reviewed within the allowable timeframes.
6. The approval is based on promoting parking reductions in support of proximity to transit (Colfax Avenue) and utilizing alternative transit methods (car share for commercial uses) as outlined in DZC Section 10.4.5.3.B. and Policy M11 in the East Central Area Plan and as supported by Denver City Council).

Based on the forgoing findings and community input, the applicant has met all Denver Zoning Code requirements for a **Deviation from the parking requirements for the proposed use per Section 6.4.4. per reductions allowed in Section 10.4.5.3.B.** and is **Approved** with the following conditions intended to mitigate the potential for off-site impacts on surrounding, conforming land uses:

1. Active and continued use of a car share agreement to provide one car-share space on site for use by hotel employees and guests.

In the event your organization submits a written objection to the proposal and the Zoning Administration's approval, a notice will be posted on the property explaining the Administration's decision and giving instructions for appealing that decision to the Board of Adjustment-Zoning.

If you have any questions regarding this application or this review decision, please call **Tiffany Holcomb** at **720-865-3018** or email **Tiffany.Holcomb@denvergov.org**
Please refer all questions and written comments referencing Project/Zoning Permit #2021-ZONE-0000789





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For the Zoning Administrator,

Tiffany Holcomb
Senior Development Project Administrator / Project Coordinator

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