

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
2679 WEST MAIN STREET  
LITTLETON, COLORADO 80120

CASE # COA17-0001

OWNERSHIP CERTIFICATION

Jonathan David Bernalillo OWNER, OR DESIGNATED AGENT THEREOF, DO HEREBY AGREE THAT THE ABOVE DESCRIBED PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE DESIGN, MATERIALS, RESTRICTIONS AND CONDITIONS CONTAINED WITHIN THIS COA. FURTHER, THE CITY OF LITTLETON IS HEREBY GRANTED PERMISSION TO ENTER ONTO SAID PROPERTY FOR THE PURPOSES OF CONDUCTING INSPECTIONS TO ESTABLISH COMPLIANCE OF THE DEVELOPMENT OF THE PROPERTY WITH ON-SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, EXTERIOR FACADE MODIFICATIONS AND NEW CONSTRUCTION RELATED TO THE EXTERIOR OF ANY STRUCTURE. IF, UPON INSPECTION, THE CITY FINDS DEFICIENCIES IN THE ON-SITE IMPROVEMENTS, AND AFTER PROPER NOTICE, THE DEVELOPER SHALL TAKE APPROPRIATE CORRECTIVE ACTION. FAILURE TO TAKE SUCH CORRECTIVE ACTION SPECIFIED BY THE CITY SHALL BE GROUNDS FOR THE CITY TO PENALTIES AS SPECIFIED IN SECTION 4-6-19 OF THE HISTORIC PRESERVATION CODE.

Jonathan David Bernalillo SIGNATURE OF OWNER)

SUBSCRIBED AND SWORN TO BEFORE ME BY Jonathan David Bernalillo

ON THIS 11th DAY OF October, 20 17

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES July 2, 2021

Lucy M. Lucero  
NOTARY PUBLIC

LUCY M. LUCERO  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #19834009727  
MY COMMISSION EXPIRES JULY 2, 2021

APPROVED BY THE HISTORICAL PRESERVATION BOARD THIS 22nd DAY OF February, 20 17

Samela Grose  
CHAIR, HISTORICAL PRESERVATION BOARD

COA STANDARD NOTE:

UTILITY APPURTENANCES SHALL BE LOCATED BEHIND THE SIDEWALK AND OUT OF THE SIDEWALK AMENITY ZONE (THE ZONE BETWEEN THE CURB AND THE CLEAR WALKING AREA OF THE SIDEWALK WHERE STREET TREES, STREET AND PEDESTRIAN LIGHTS AND STREET FURNITURE ARE LOCATED) WHEREVER POSSIBLE. WHERE THEY MUST BE IN THE AMENITY ZONE, SUCH EQUIPMENT SHALL BE CENTERED ON THE TREE LINE AND ALIGNED WITH BUT NO CLOSER THAN 42 INCHES FROM THE FACE OF CURB. THIS INCLUDES SWITCH BOXES, TELEPHONE PEDESTALS, TRANSFORMERS, METERS, IRRIGATION AND SIMILAR EQUIPMENT.

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ZONING CHART

| TYPE                                           | UNDERLAYING B-2 ZONING DISTRICT                                                                                                                                                                                                                                                                                                                                                                | APPROVED LITTLETON MIXED USE PLANNED DEVELOPMENT OVERLAY / PROPOSED COA                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PRIMARY USES ALLOWED                           | CITY OF LITTLETON, TITLE 10 ZONING ORDINANCE, 10-3-2, LAND USE TABLE FOR 'B2' (COMMUNITY BUSINESS DISTRICT) ZONE                                                                                                                                                                                                                                                                               | RETAIL AND OFFICE (COMMERCIAL)                                                                                                                                                                                                                                                                                                                                                                                                                 |
| MINIMUM LOT AREA                               | NO MINIMUM                                                                                                                                                                                                                                                                                                                                                                                     | LOT SIZE - 31,255 S.F. / 0.728 ACRES                                                                                                                                                                                                                                                                                                                                                                                                           |
| MINIMUM UN-OBSTRUCTED / USABLE OPEN SPACE      | 1. 20 PERCENT OF SITE AREA AS UN-OBSTRUCTED OPEN SPACE<br>2. 50 PERCENT OF UN-OBSTRUCTED OPEN SPACE SHALL BE EVENLY DISTRIBUTED ALONG ADJACENT PUBLIC RIGHT OF WAY                                                                                                                                                                                                                             | 1. 12 PERCENT / 3,599 S.F. OF SITE AREA PROVIDED AS UN-OBSTRUCTED OPEN SPACE<br>2. 20 PERCENT / 765 S.F. OF THE 12 PERCENT PROVIDED OF OPEN SPACE IS LOCATED ALONG R.O.W.                                                                                                                                                                                                                                                                      |
| MAXIMUM HEIGHT OF STRUCTURES                   | NO MAXIMUM                                                                                                                                                                                                                                                                                                                                                                                     | PROPOSED BUILDING HEIGHT: 43' - 6" NOT INCLUDING ELEVATOR OVER RUN / 44'-4" INCLUDING ELEVATOR RUN                                                                                                                                                                                                                                                                                                                                             |
| MAXIMUM FLOOR AREA RATIO (FAR)                 | 2:1 FAR MAXIMUM                                                                                                                                                                                                                                                                                                                                                                                | 1 : 1 FAR                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| BUILDING SETBACKS                              | NONE                                                                                                                                                                                                                                                                                                                                                                                           | NONE                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| PARKING REQUIREMENTS                           | RETAIL STORES: 1 SPACE PER 200 S.F. GFA<br>OFFICE / BANK: 1 SPACE PER 300 S.F. GFA<br>RESIDENTIAL (MULTI-FAMILY): 1.5 SPACE PER UNIT<br>BICYCLE PARKING: PER CITY OF LITTLETON, 10-4-9, SECT. 9<br>ACCESSIBLE PARKING REQUIRED: 4% OF TOTAL REQ. SPACES<br>COMPACT PARKING ALLOWED: 25% OF REQUIRED SPACES LOADING AREA: 1 SPACE PER 25,000 - 40,000 S.F. OF COMMERCIAL GROSS FLOOR AREA (GFA) | 50% PARKING REDUCTION TO THE PARKING REQUIREMENT;<br>RETAIL SPACE: 2,426 GSF = 6 SPACES REQUIRED<br>OFFICE/BANK: 30,200 GSF = 50 SPACES REQUIRED<br>BICYCLE PARKING: 4 SPACES = -1 REQUIRED VEHICULAR SPACE<br>TOTAL PARKING: 55 SPACES REQUIRED / 58 SPACES PROVIDED<br>ACCESSIBLE PARKING: 2 SPACES (REQUIRED/PROVIDED)<br>COMPACT PARKING: 16 SPACES PROVIDED (16 SPACES ALLOWED)<br>LOADING AREA: 1 SPACE PROVIDED (30,200 COMMERCIAL GFA) |
| BUILDING SIZE                                  | NA                                                                                                                                                                                                                                                                                                                                                                                             | GROUND FLOOR = 4,763 SF<br>GFA 2ND FLOOR = 15,710 SF<br>GFA THIRD FLOOR = 12,550 SF<br>GFA TOTAL = 33,023 SF GFA                                                                                                                                                                                                                                                                                                                               |
| PARKING STALL AND LOT DIMENSIONAL REQUIREMENTS | 1. PARKING STALL - 9 FEET WIDE BY 20 FEET DEEP<br>2. PARKING AISLE - 23 FEET WIDE                                                                                                                                                                                                                                                                                                              | 1. PARKING STALL: REGULAR 9 FT X 18 FT / COMPACT 8 FT X 18 FT.<br>2. PARKING AISLE: 24 FEET WIDE                                                                                                                                                                                                                                                                                                                                               |
| PARKING LOT LANDSCAPING                        | 5 PERCENT MINIMUM                                                                                                                                                                                                                                                                                                                                                                              | 13 PERCENT                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| MAXIMUM RESIDENTIAL USE AREA                   | 50 PERCENT MAXIMUM OF GROSS FLOOR AREA DEVELOPED AS RESIDENTIAL USES                                                                                                                                                                                                                                                                                                                           | 1. COMMERCIAL USES: 100 PERCENT OF GROSS FLOOR AREA                                                                                                                                                                                                                                                                                                                                                                                            |
| BUILDING STEPPED HEIGHT ALLOWANCE              | PER LITTLETON DOWNTOWN DESIGN GUIDELINES SECTION 5.3.1.s2: NO MORE THAN 25 PERCENT VISIBLE OF FLOORS ABOVE THE SECOND FLOOR FROM PEDESTRIAN VIEWING LEVEL ON THE SIDEWALK ACROSS THE STREET                                                                                                                                                                                                    | NA                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| DESIGN GUIDELINES                              | PER LITTLETON DOWNTOWN DESIGN GUIDELINES SUBAREA 5.                                                                                                                                                                                                                                                                                                                                            | PER LITTLETON DOWNTOWN DESIGN GUIDELINES SUBAREA 5.                                                                                                                                                                                                                                                                                                                                                                                            |

\*TUCK-IN PARKING AT GROUND LEVEL IS NOT CONSIDERED PART OF THE GROSS SQUARE FOOTAGE IN THE FAR RATIO.

ARCHITECT / PLANNER  
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Denver, Colorado 80022  
303-606-7841

CERTIFICATE OF APPROPRIATENESS FOR:  
LITTLETON MIXED USE  
2679 WEST MAIN STREET  
LITTLETON, COLORADO 80120

PROJECT #: 15081  
DRAWN BY: JC  
CHECKED BY: JR

ISSUE RECORD

COA SUBMITTAL 02/13/2017

SHEET NUMBER

1 of 22  
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COVER SHEET

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
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*ADJACENT PROPERTIES: EAST*



*ADJACENT PROPERTIES: WEST*



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CONTEXT PHOTOGRAPHS:  
DIPPING GRILL RESTAURANT / HISTORIC LIBRARY AND MAIN STREET (LOOKING EAST)



ADJACENT PROPERTIES: NORTH



CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
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SOUTH ELEVATION (3/32" = 1'-0")



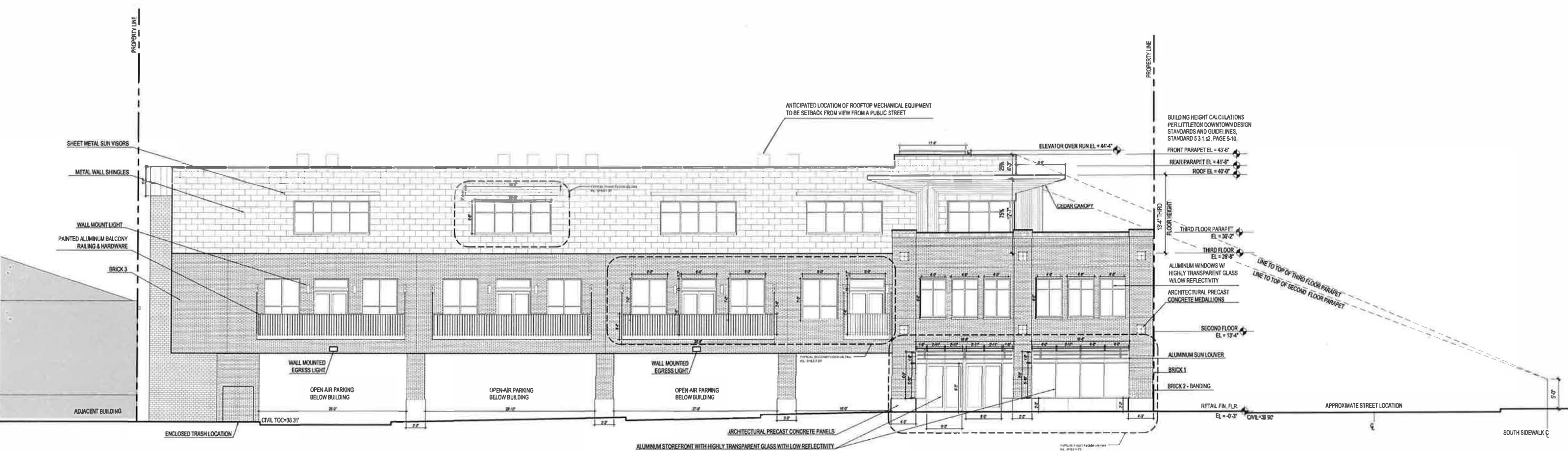
SHEET NUMBER

ELEVATIONS

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CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
2679 WEST MAIN STREET  
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WEST ELEVATION (1/16" = 1'-0")



SHEET NUMBER

CASE # COA17-0001

Architectural elevation drawing of a proposed building facade. The drawing includes the following annotations and details:

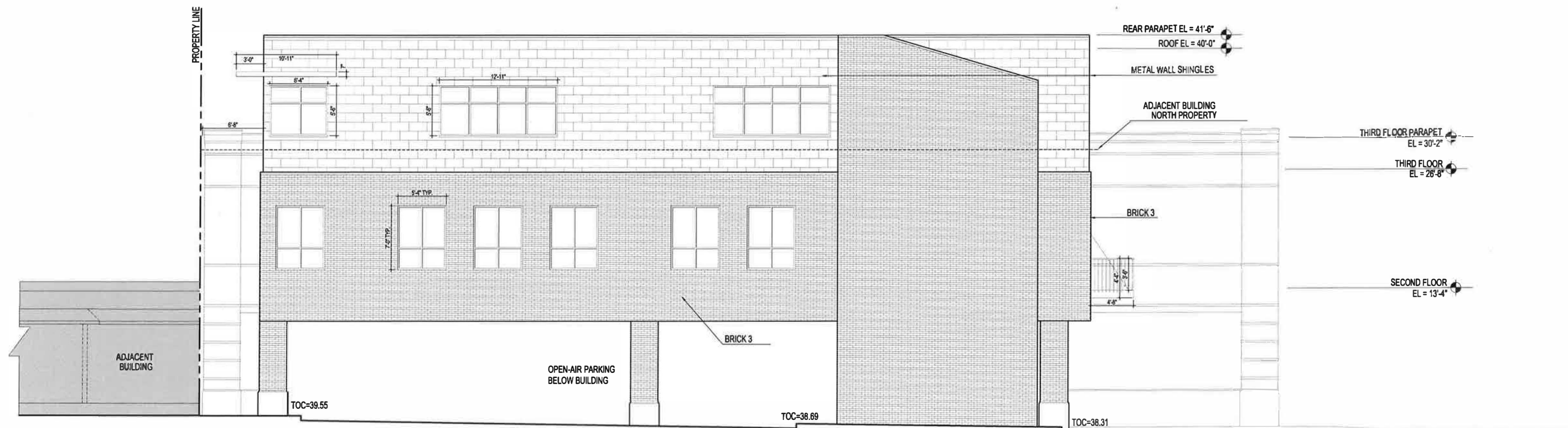
- Historic Reference:** HISTORIC CARNEGIE LIBRARY MELTING POT (shown as a reference building on the left).
- Orientation:** SOUTH SIDEWALK (indicated at the bottom left).
- Property Line:** PROPERTY LINE (indicated by a dashed line on the left and right).
- Building Materials and Details:**
  - BRICK 1
  - BRICK 2 SOLDIER COURSE, TYP.
  - BRICK 2 BANDING
  - ARCHITECTURAL PRECAST CONCRETE PANELS
  - ARCHITECTURAL PRECAST CONCRETE MEDALLIONS
  - PAINTED METAL SCREENING, TYP.
  - BRICK 3
- Dimensions and Elevations:**
  - APPROX. 27'-0"
  - 5'-0"
  - LINE TO TOP OF THIRD FLOOR PARAPET
  - LINE TO TOP OF SECOND FLOOR PARAPET
  - ELEVATOR OVER RUN EL. = 44'-4"
  - FRONT PARAPET EL. = 43'-6"
  - ANTICIPATED LOCATION OF ROOFTOP MECHANICAL EQUIPMENT TO BE SETBACK FROM VIEW FROM A PUBLIC STREET
  - REAR PARAPET EL. = 41'-6"
  - ROOF EL. = 40'-0"
  - THIRD FLOOR EL. = 26'-4"
  - SECOND FLOOR EL. = 15'-4"
  - FIRST FLOOR EL. = 0'-0"
  - GRADE = 39.98
  - FF = 40.14
  - FF = 40.09
  - T.O.C. = 39.77
  - T.O.C. = 39.77
  - T.O.C. = 39.65
  - T.O.C. = 39.55
- Window and Door Details:**
  - OPEN AIR PARKING BELOW BUILDING
  - OPEN AIR PARKING BELOW BUILDING
  - OPEN AIR PARKING BELOW BUILDING
  - OPEN AIR PARKING BELOW BUILDING
  - ADJACENT BUILDING EAST PROPERTY
  - ADJACENT BUILDING
- Roof and Wall Details:**
  - SHEET METAL SUN VISORS
  - ALUMINUM WINDOWS NON-REFLECTIVE GLAZING AND LOW-E RATING
  - METAL WALL SHINGLES

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*NORTH ELEVATION (3/32" = 1'-0")*



SHEET NUMBER

### ELEVATIONS

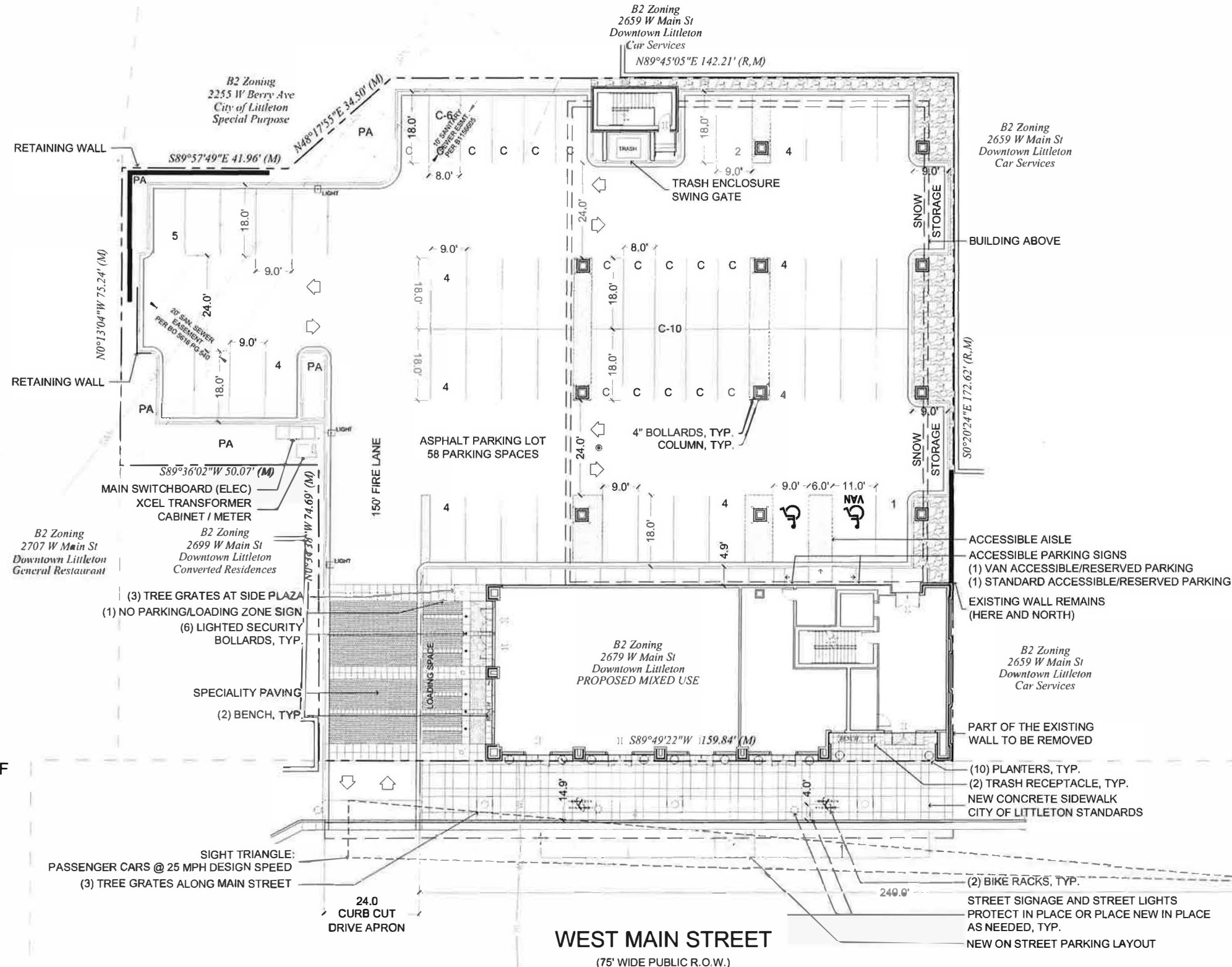
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# CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE

## 2679 WEST MAIN STREET

### LITTLETON, COLORADO 80120

CASE # COA17-0001



**NOTE:**  
THE DRIVEWAY LOCATED ACROSS THE MAIN STREET SIDEWALK SHALL MAINTAIN AT LEAST A SIX FEET WIDE PORTION OF THE SIDEWALK AT A MAXIMUM SLOPE OF 3 PERCENT.



NORTH



SCALE: 1" = 60'-0"

**LIGHTING NOTE 5.4.7.g4:**  
THE COLOR OF THE LIGHT EMITTED BY PARKING LOT AND OFF-STREET PEDESTRIAN LIGHTING SHOULD MATCH THE COLOR OF LIGHT EMITTED BY ON-STREET LIGHTING. IF BOTH WHITE LIGHT (FLUORESCENT OR METAL HALIDE) AND WARM YELLOW (HIGH PRESSURE SODIUM) ARE USED IN ON-STREET LIGHTING, PARKING LOT LIGHTING SHALL MATCH ON-STREET LIGHTING; AND OFF-STREET PEDESTRIAN LIGHTING SHALL MATCH ON-STREET PEDESTRIAN LIGHTING.

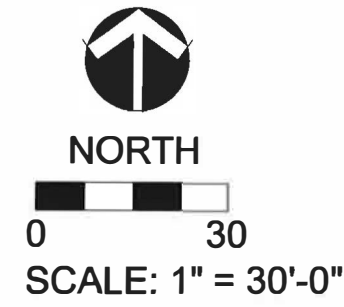
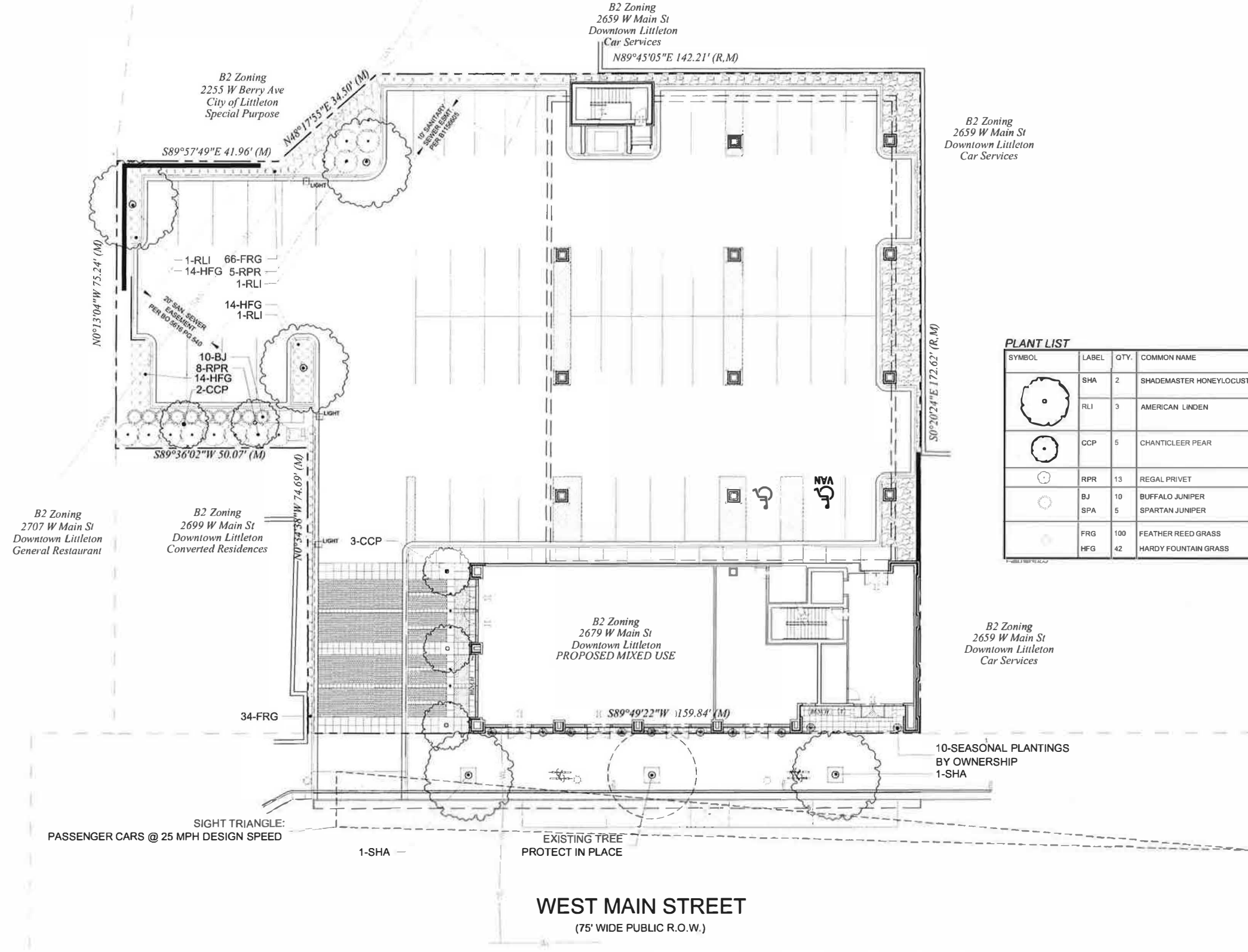
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SITE PLAN

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2679 WEST MAIN STREET  
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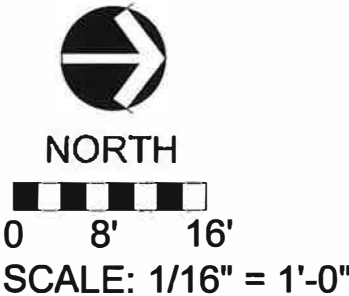
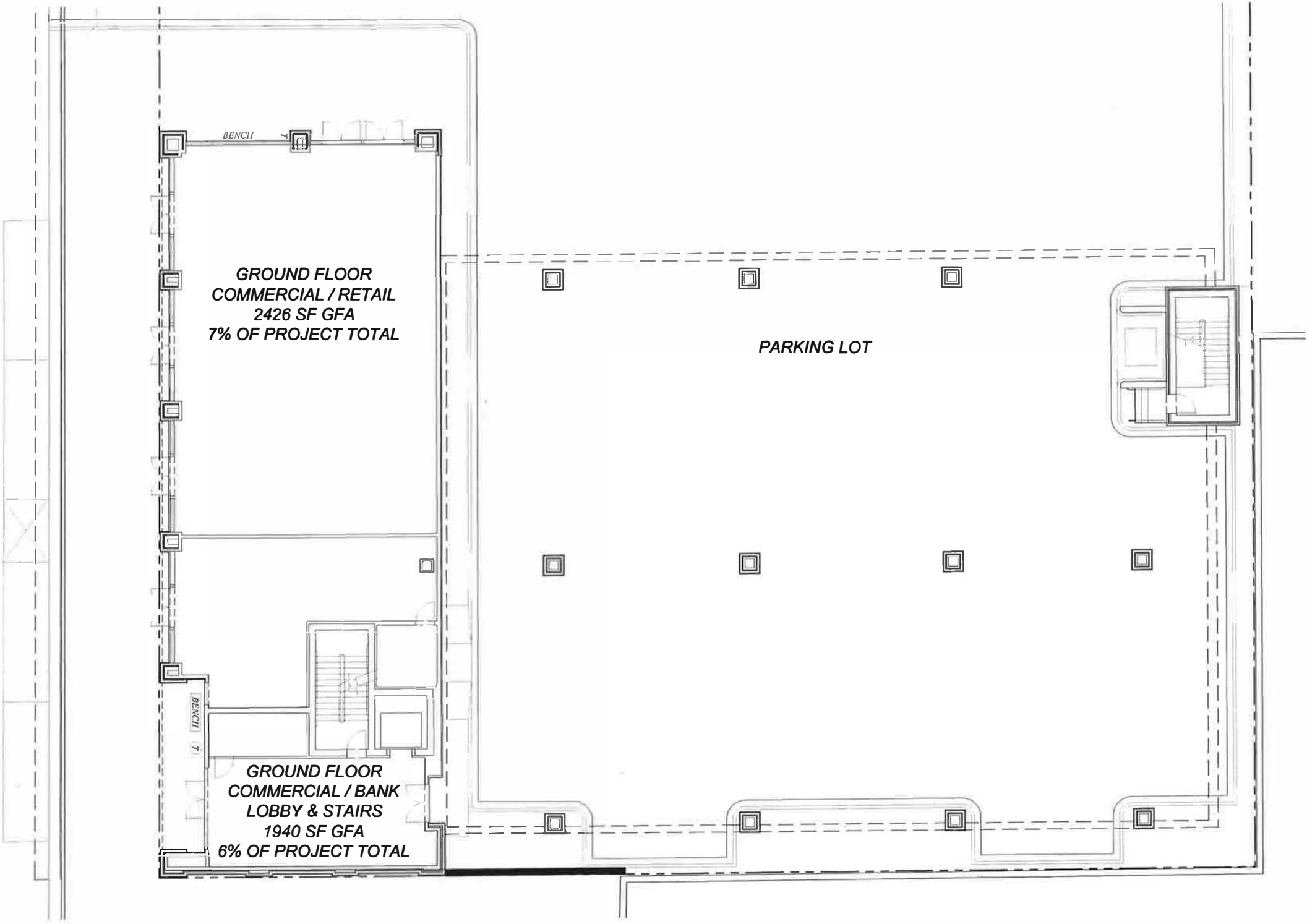
CASE # COA17-0001



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GROUND FLOOR PLAN



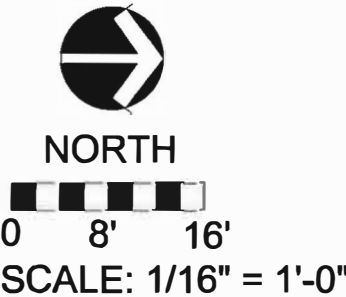
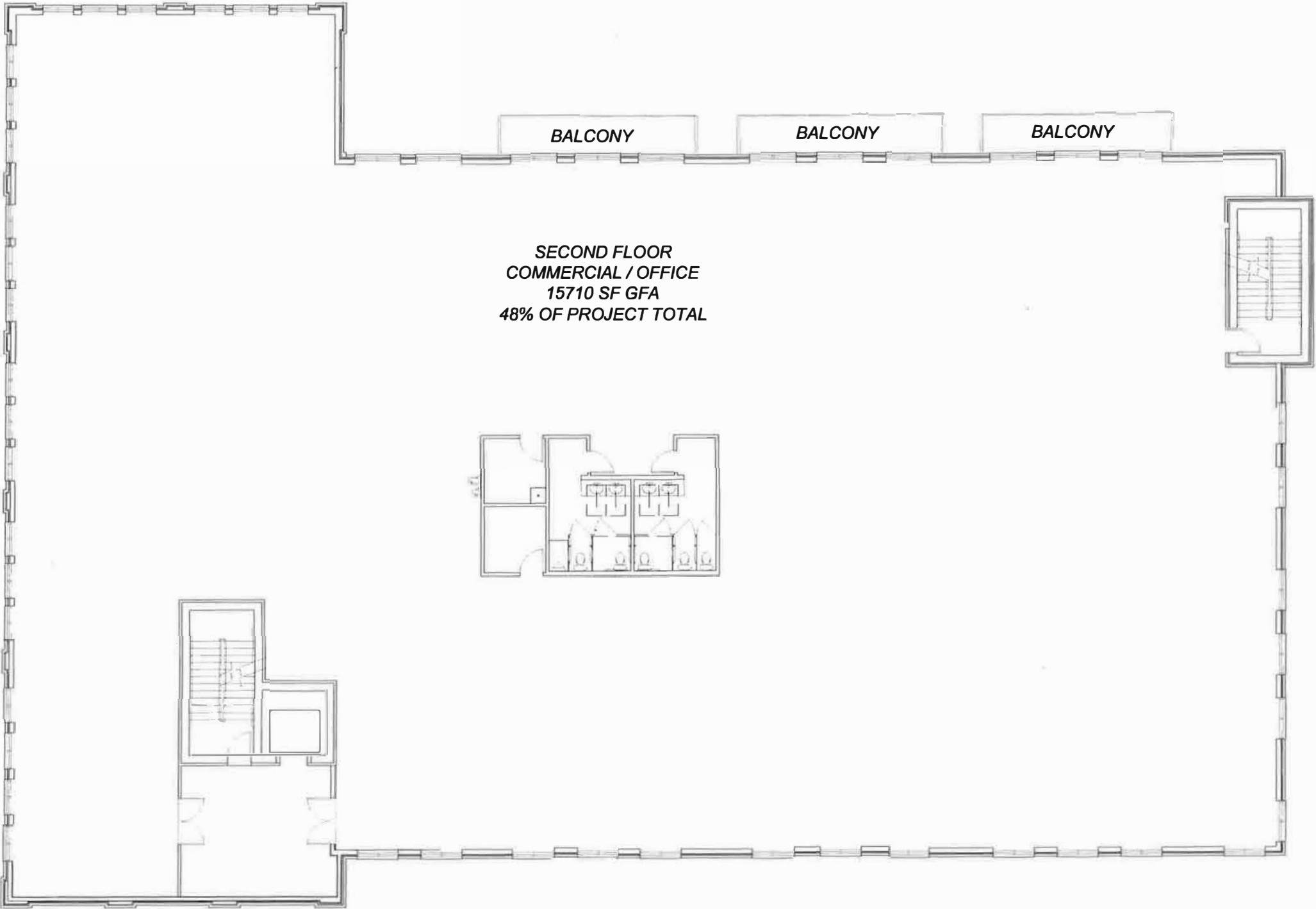
SHEET NUMBER

FLOOR PLAN

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
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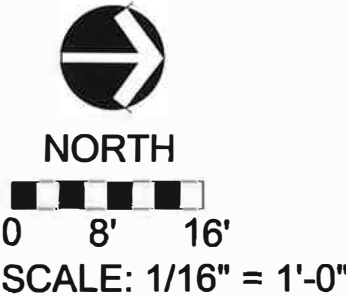
SECOND FLOOR PLAN



CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
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THIRD FLOOR PLAN



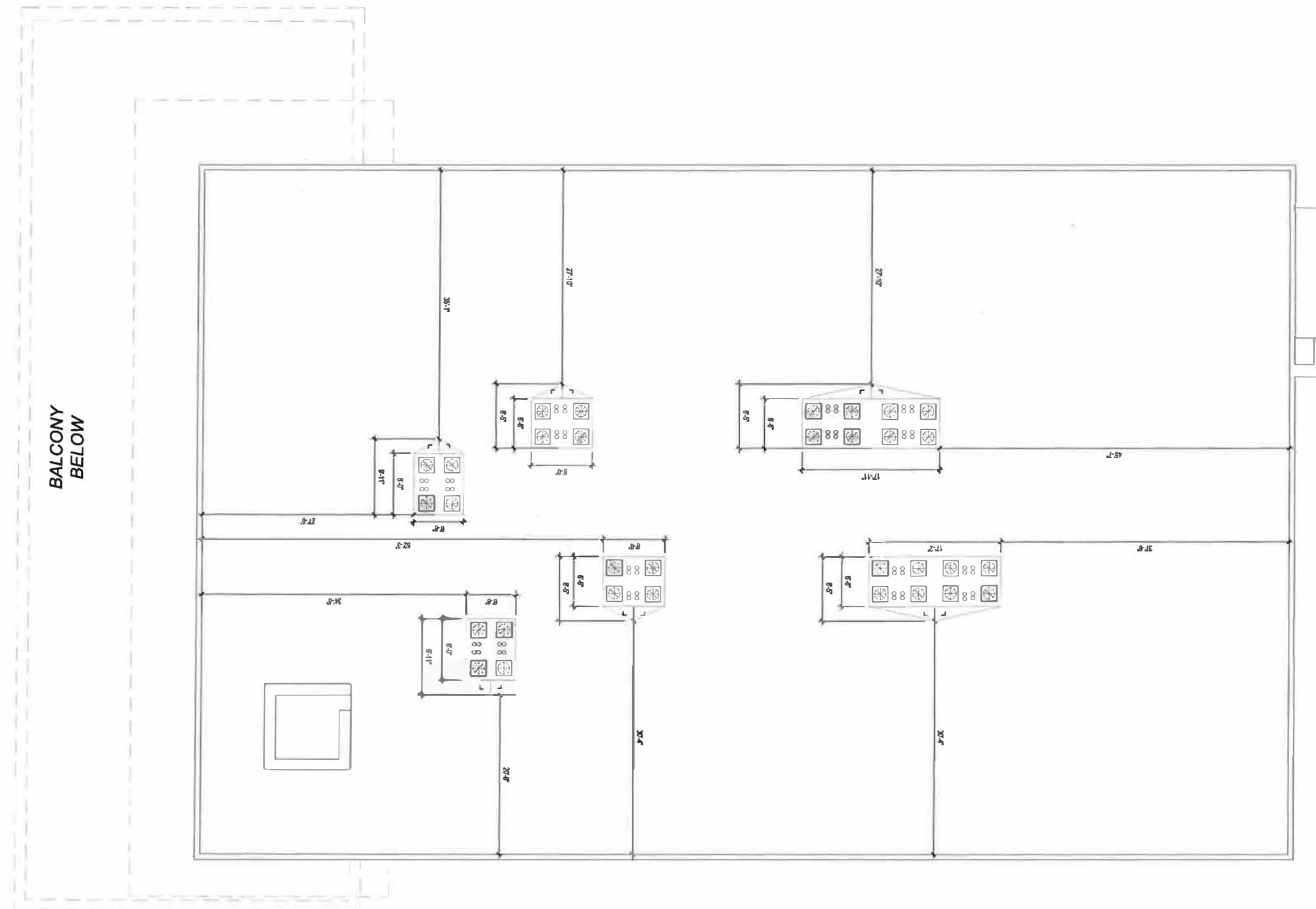
SHEET NUMBER

FLOOR PLAN

2679 WEST MAIN STREET  
LITTLETON, COLORADO 80120

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**ROOF PLAN**



**NORTH**



**SCALE: 1/16" = 1'-0"**

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ROOF PLAN

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CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
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*SOUTH FACADE - WEST MAIN STREET*



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3D COLOR RENDERING

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*SOUTH AND WEST FACADES*



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3D COLOR RENDERING

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*EAST FACADE LOOKING WEST DOWN MAIN STREET*



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3D COLOR RENDERING

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*SOUTH AND EAST FACADES*



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3D COLOR RENDERING

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
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*FUTURE DEVELOPMENT ALONG MAIN STREET*



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3D COLOR RENDERING

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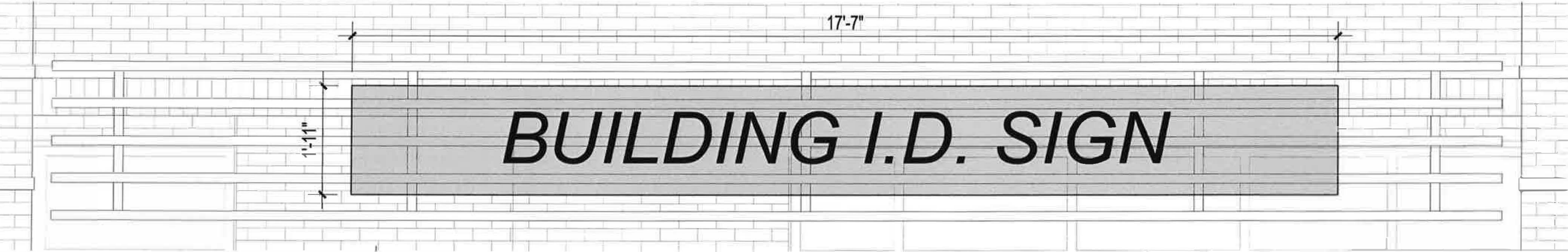
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NOTE: 5.3.2.o2 TO USE  
HIGHLY TRANSPARENT  
GLASS WITH LOW  
REFLECTIVITY FOR ALL  
WINDOWS IN  
BUILDINGS ALONG  
MAIN STREET.

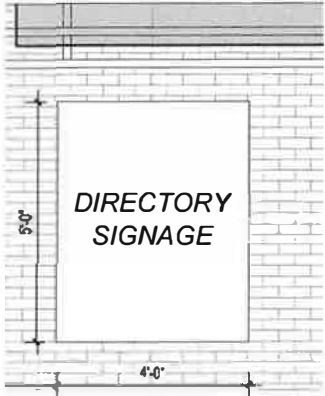
MAIN STREET STOREFRONT (1/8" = 1'-0")



SIGNAGE ENLARGEMENT (1/4" = 1'-0")



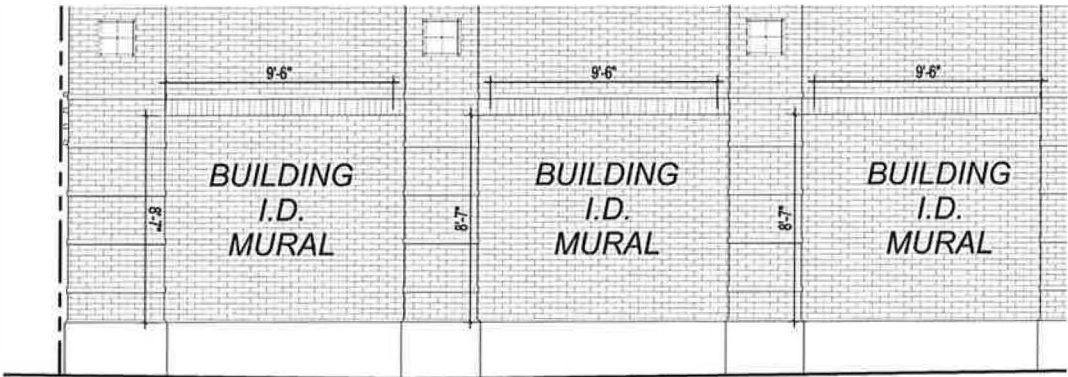
DIRECTORY  
SIGNAGE  
(1/4" = 1'-0")



SIGNAGE ENLARGEMENT (1/4" = 1'-0")



BUILDING ID MURAL (1/8" = 1'-0")



NOTE:  
A SEPARATE STAFF-LEVEL COA MUST BE SOUGHT FOR SPECIFIC SIGNS

SHEET NUMBER

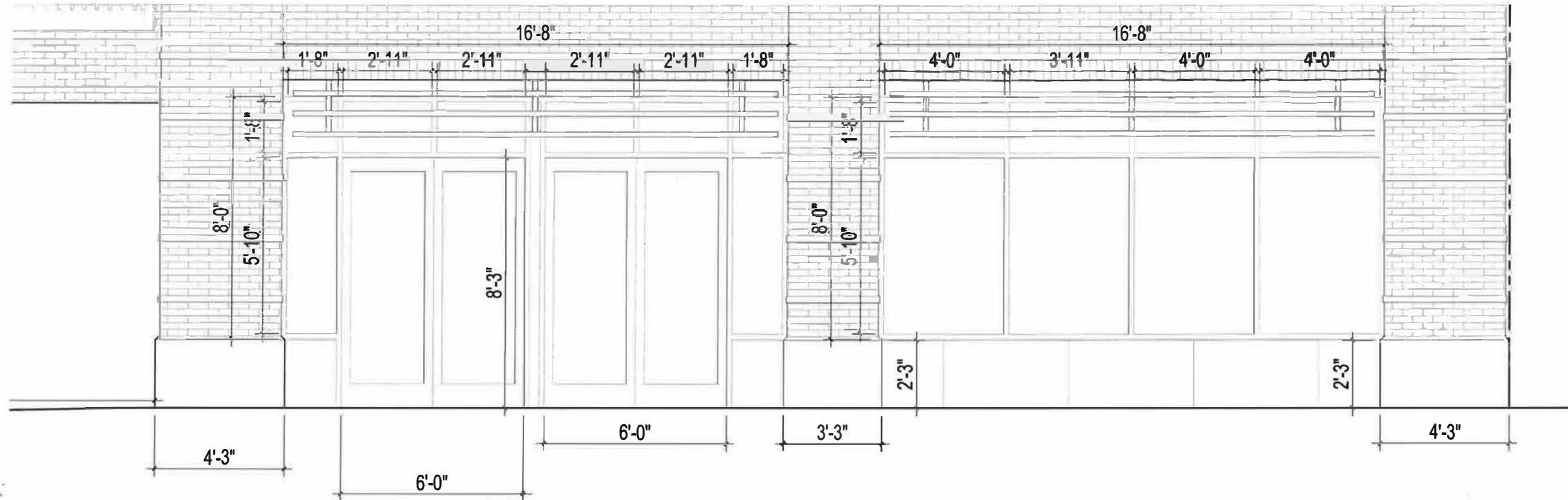
# CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE

## 2679 WEST MAIN STREET

### LITTLETON, COLORADO 80120

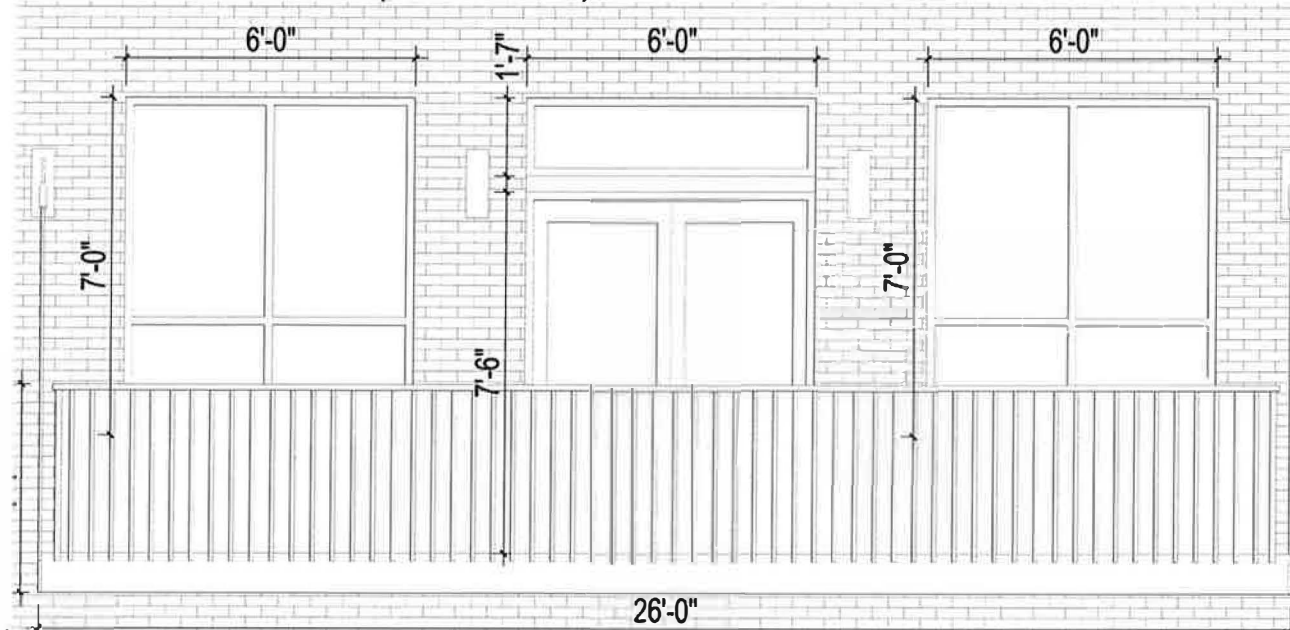
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*FIRST FLOOR STOREFRONT  
WEST ELEVATION (1/4" = 1'-0")*

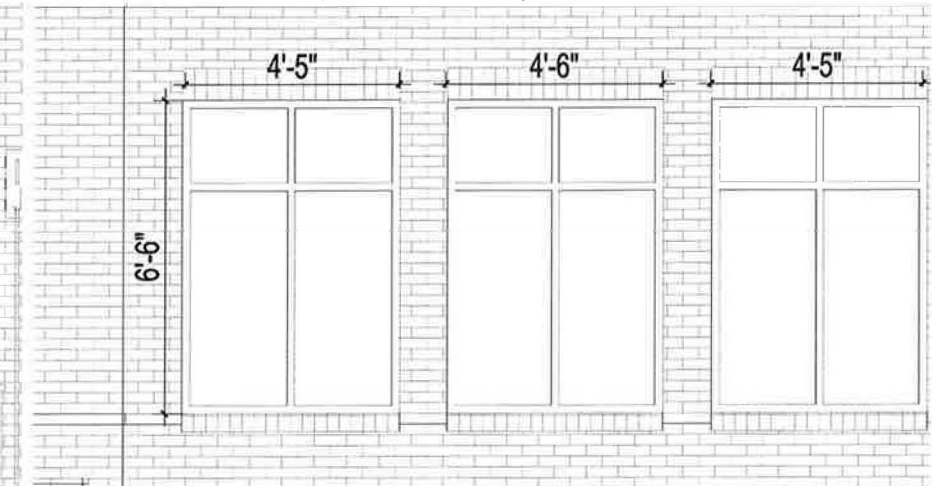


**NOTE: 5.3.2.o2 TO USE  
HIGHLY TRANSPARENT  
GLASS WITH LOW  
REFLECTIVITY FOR ALL  
WINDOWS IN  
BUILDINGS ALONG  
MAIN STREET.**

*TYPICAL SECOND FLOOR DOORS, WINDOWS, RAILINGS  
WEST ELEVATION (1/4" = 1'-0")*



*TYPICAL SECOND FLOOR WINDOWS  
MAIN STREET (1/4" = 1'-0")*

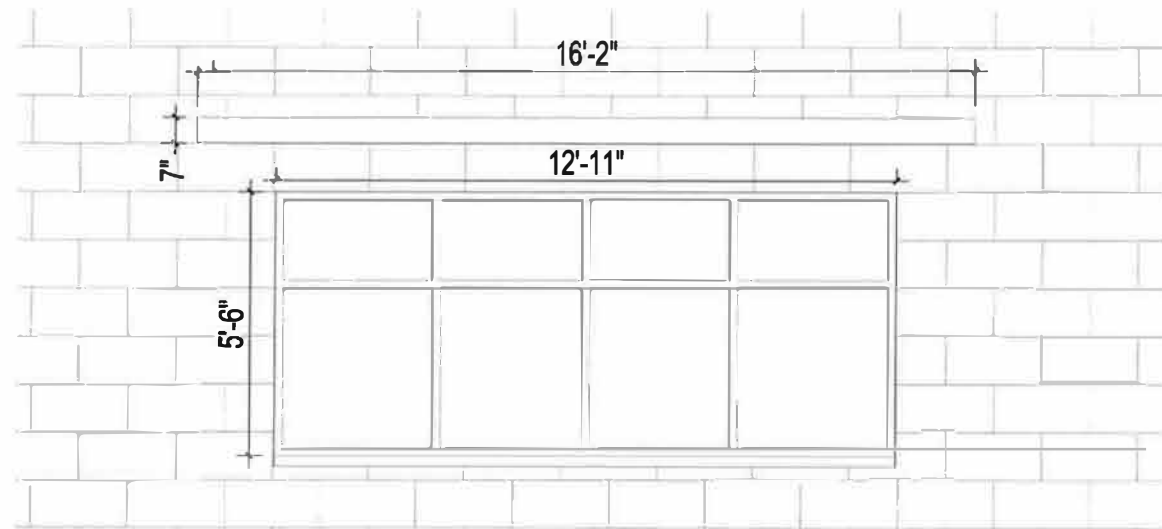


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*TYPICAL THIRD FLOOR WINDOWS / SUN VISORS  
WEST ELEVATION (1/4" = 1'-0")*



*THIRD FLOOR DOORS, WINDOWS, BALCONY  
AND VISORS ALONG MAIN STREET (1/8" = 1'-0")*



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*PAINTED METAL SCREENING*  
(1/4" = 1'-0")

