

PLANNED DEVELOPMENT OVERLAY LITTLETON MIXED USE - 2679 WEST MAIN STREET

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO
CASE # PSP16-0002

ZONING INFORMATION

TYPE	EXISTING 'B2' ZONING REQUIREMENTS	PROPOSED PDO REQUIREMENTS
PRIMARY USES ALLOWED	CITY OF LITTLETON, TITLE 10 ZONING ORDINANCE, 10-3-2, LAND USE TABLE FOR 'B2' (COMMUNITY BUSINESS DISTRICT) ZONE	RETAIL, OFFICE, MULTI-FAMILY RESIDENTIAL
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 2. 50 PERCENT OF UN-OBSTRUCTED OPEN SPACE SHALL BE EVENLY DISTRIBUTED ALONG ADJACENT PUBLIC RIGHT OF WAY	1. 12 PERCENT / 3,710 S.F. OF SITE AREA PROVIDED AS UN-OBSTRUCTED OPEN SPACE 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: 61' - 0" AT STAIR RUN
MAXIMUM FLOOR AREA RATIO (FAR)	2:1 FAR MAXIMUM	1.3 : 1 FAR
BUILDING SETBACKS	NONE	NONE
PARKING REQUIREMENTS	RETAIL STORES: 1 SPACE PER 200 S.F. GFA OFFICE / BANK: 1 SPACE PER 300 S.F. GFA RESIDENTIAL (MULTI-FAMILY): 1.5 SPACE PER UNIT BICYCLE PARKING: PER CITY OF LITTLETON, 10-4-9, SECT. 9 ACCESSIBLE PARKING REQUIRED: 4% OF TOTAL REQ. SPACES 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 FOR ALL USES EXCEPT RESIDENTIAL; RETAIL SPACE: 1,675 GSF = 4 SPACES REQUIRED OFFICE/BANK: 29,763 GSF = 50 SPACES REQUIRED MULTIFAMILY RESIDENTIAL: 5 UNITS = 8 SPACES REQUIRED BICYCLE PARKING: 4 SPACES = 1 REQUIRED VEHICULAR SPACE TOTAL PARKING: 61 SPACES REQUIRED / 84 SPACES PROVIDED ACCESSIBLE PARKING: 2 SPACES (REQUIRED/PROVIDED) COMPACT PARKING: 15 SPACES PROVIDED (15 SPACES ALLOWED) LOADING AREA: 1 SPACE PROVIDED (31,438 COMMERCIAL GFA)
PARKING STALL AND LOT DIMENSIONAL REQUIREMENTS	1. PARKING STALL - 9 FEET WIDE BY 20 FEET DEEP 2. PARKING AISLE - 23 FEET WIDE	1. PARKING STALL: REGULAR 9 FT X 18 FT / COMPACT 8 FT X 18 FT. 2. PARKING AISLE: 24 FEET WIDE
PARKING LOT LANDSCAPING	5 PERCENT MINIMUM	5 PERCENT MINIMUM
MAXIMUM RESIDENTIAL USE AREA	50 PERCENT MAXIMUM OF GROSS FLOOR AREA DEVELOPED AS RESIDENTIAL USES	1. RESIDENTIAL USES: UP TO 24 PERCENT OF GROSS FLOOR AREA 2. COMMERCIAL USES: UP TO 76 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	1. STAIR AND ELEVATOR CORRIDORS AND ASSOCIATED LOBBY AREAS MAY BE LOCATED WITHIN 12' OF THE MAIN STREET RIGHT-OF-WAY, 25 FOOT MAXIMUM WIDTH ALONG R.O.W. 2. EXTERIOR BALCONY CANOPIES THAT FRONT THE MAIN STREET R.O.W. MAY ENCROACH INTO THE 25 PERCENT ALLOWED VISIBLE AREA OF THE FLOOR ABOVE.
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.

PDO NOTES

- ILLUMINATED SIGNS ARE ONLY ALLOWED ON THE FIRST FLOOR ELEVATIONS
- EXTERIOR WALLS OF COMMON AREA SPACES SHALL BE ALLOWED TO ADVERTISE MULTIPLE BUILDING TENANTS AND OVERALL BUILDING I.D. INFORMATION.
- PRIOR TO RECORDING THE FINAL SITE PLAN, THE PROPERTY OWNER SHALL SIGN THE CITY'S STANDARD AGREEMENT FOR PLACING UTILITIES UNDERGROUND. IT IS ALSO AGREED THAT ALL PROPOSED UTILITIES RELATED TO THIS SITE PLAN SHALL BE INSTALLED UNDERGROUND

MINERAL ESTATE CERTIFICATION

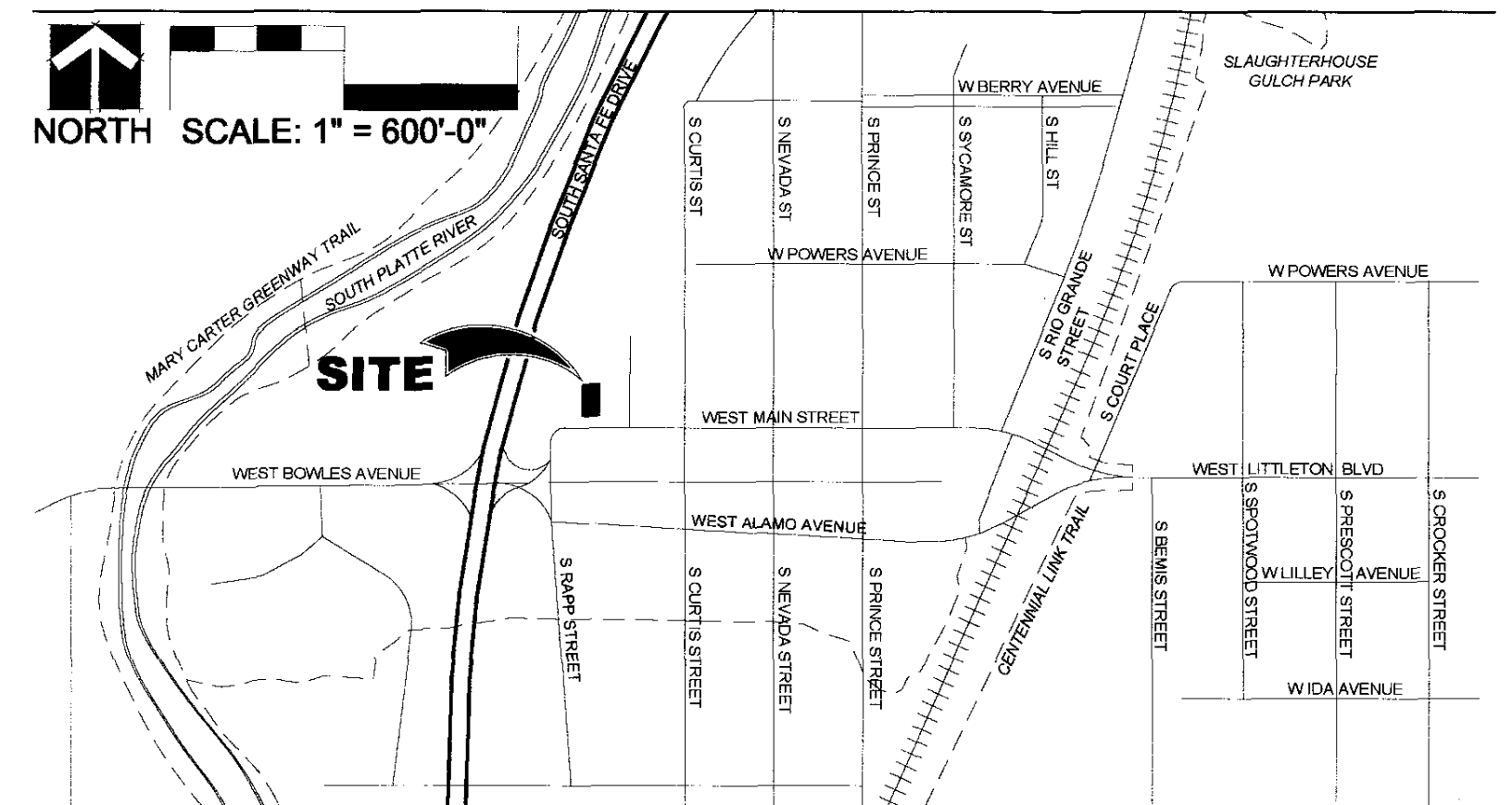
I HAVE SEARCHED THE RECORDS OF THE ARAPAHOE COUNTY TAX ASSESSOR AND THE ARAPAHOE COUNTY COUNTY CLERK AND RECORDER FOR THE LAND THAT IS SUBJECT OF THIS APPLICATION AND FOUND THAT NO MINERAL ESTATE OWNER IS IDENTIFIED THEREIN PURSUANT TO C.R.S. 24-65.5-103

[Signature]
SIGNATURE OF OWNER AND/OR AGENT
1660 17th Street, Suite 300
ADDRESS
Denver, CO 80202

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 27, BLOCK 1, "MAP OF LITTLETON, COLORADO"; THENCE ALONG THE WEST LINE THEREOF, N00°34'38"W, 74.69 FEET; THENCE DEPARTING SAID WEST LINE, S89°36'02"W, 50.07 FEET; THENCE N00°13'04"W, 75.24 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 19, BLOCK 1 OF SAID MAP; THENCE ALONG SAID LINE, S89°57'49"E, 41.96 FEET; THENCE DEPARTING SAID LINE AND ALONG THE SOUTHWESTERLY EXTENSION OF THE WEST LINE OF LANDS CONVEYED TO B.A.B LLC IN DOCUMENT RECORDED AS RECEPTION NO. B1142375, N48°17'55"E, 34.50 FEET TO A POINT OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LANDS CONVEYED TO VALLEY FEED AND LAWN CENTER CORP. IN DOCUMENT RECORDED AS RECEPTION NO. B1142374; THENCE ALONG SAID LINE, N89°45'05"E, 142.21 FEET TO THE NORTHEAST CORNER OF SAID LANDS THENCE ALONG THE EAST LINE OF SAID LANDS AND ALONG A LINE BEING THE EAST LINE OF THE WEST 10 FEET OF LOT 24, BLOCK 1 OF SAID MAP, S00°20'24"E, 172.62 FEET TO THE SOUTHEAST CORNER OF SAID WEST 10 FEET OF LOT 24; THENCE ALONG THE SOUTH LINE OF SAID WEST 10 FEET OF LOT 24 AND THE SOUTH LINE OF LOTS 25, 26 AND 27, BLOCK 1 OF SAID MAP, S89°49'22"W, 159.84 FEET TO THE POINT OF BEGINNING.; CONTAINING 31,255 SQUARE FEET OR 0.728 ACRE OF LAND.

VICINITY MAP



PROJECT TEAM

OWNER/DEVELOPER

2679 MAIN STREET PARTNERS
1660 17TH STREET, SUITE 300
DENVER, COLORADO 80022
T 303-606-7841
CONTACT: JON BENALLO

PLANNER/ ARCHITECT:

LAI DESIGN GROUP
88 INVERNESS CIRCLE EAST
BUILDING J, SUITE 101
ENGLEWOOD, COLORADO 80112
T 303-734-1777
CONTACT: GREG LEMON
CONTACT: JOSH ROWLAND

CIVIL ENGINEER/ SURVEYOR:

CWC CONSULTING GROUP
210 FRONT STREET
CASTLE ROCK, COLORADO 80104
T 303-395-2700
CONTACT: BRETT WOOLARD

SHEET INDEX

1 COVER SHEET	3 LANDSCAPE PLAN	6 BUILDING CROSS-SECTIONS / MATERIAL BOARD
2 SITE PLAN	4-5 ELEVATIONS	

STRUCTURAL:

MARTINO & LUTH, INC.
820 16TH STREET SUITE 835
DENVER, COLORADO 80202
T 303.260.7118
F 303.260.7119
CONTACT: RUSSEL MARTINO

ELECTRICAL ENGINEER:

MV CONSULTING, INC
2828 N SPEER BLVD
DENVER, COLORADO 80211
T 303.325.3271
CONTACT: MARCUS VAHLING

MECHANICAL ENGINEER:

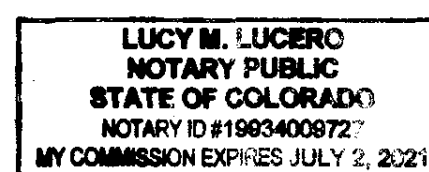
BA CONSULTANTS, INC
240 SAINT PAUL STREET, SUITE 205
DENVER, COLORADO 80206
T 303.322.1212
F 303.322.1313
CONTACT: ALEX VALDEZ

OWNERSHIP CERTIFICATION

I, Jonathan David Bernallo OWNER, OR DESIGNATED AGENT THEREOF, DO HEREBY AGREE THAT THE ABOVE DESCRIBED PROPERTY WILL BE DEVELOPED AS A FINAL SITE DEVELOPMENT PLAN (SDP) AND A PLANNED DEVELOPMENT OVERLAY (PDO) IN ACCORDANCE WITH THE USES, RESTRICTIONS, AND CONDITIONS CONTAINED IN THIS PLAN. 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, LANDSCAPING, DRAINAGE FACILITIES, PARKING AREAS, AND TRASH ENCLOSURES. 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 APPLY ANY OR ALL OF ANY REQUIRED FINANCIAL ASSURANCE TO CAUSE THE DEFICIENCIES TO BE BROUGHT INTO COMPLIANCE WITH THIS SDP AND PDO PLAN, OR WITH ANY SUBSEQUENT AMENDMENTS HERETO.

[Signature] (SIGNATURE OF OWNER)
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF October, 2017
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES July 2, 2021

Lucy M. Lucero
NOTARY PUBLIC



CITY APPROVALS

PLANNING BOARD APPROVAL
APPROVED THIS 22nd DAY OF August, 2016
BY THE CITY OF LITTLETON PLANNING BOARD

PLANNING BOARD CHAIR
[Signature]
ATTEST:
Denise Cimino
PLANNING BOARD SECRETARY

CITY ATTORNEY APPROVAL
APPROVED AS TO FORM
[Signature]
CITY ATTORNEY

RECORDING CERTIFICATION
THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF COUNTY AT 2:00 PM, ON THE DAY OF A.D. 2017, IN BOOK 514, PAGE 2-3, MAP ---, RECEPTION NUMBER D7119088.
Matt Crane
COUNTY CLERK AND RECORDER

[Signature]
DEPUTY

ARCHITECT / PLANNER

LAI DESIGN GROUP
88 Inverness Circle East
Bldg J Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778

OWNER/CLIENT

2679 MAIN STREET PARTNERS
ATT: JON BENALLO
1660 17TH STREET, STE 300
DENVER, CO 80022
303-606-7841

PLANNED DEVELOPMENT OVERLAY
LITTLETON MIXED USE - 2679 WEST MAIN STREET

COVER SHEET

PROFESSIONAL STAMP

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

ISSUE RECORD

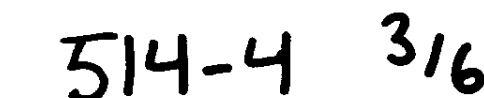
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SDP/PDO SUBMITTAL --- 05/11/2016
SDP/PDO SUBMITTAL #2 --- 07/15/2016
PDO SUBMITTAL #3 --- 08/11/2016

SHEET NUMBER

1

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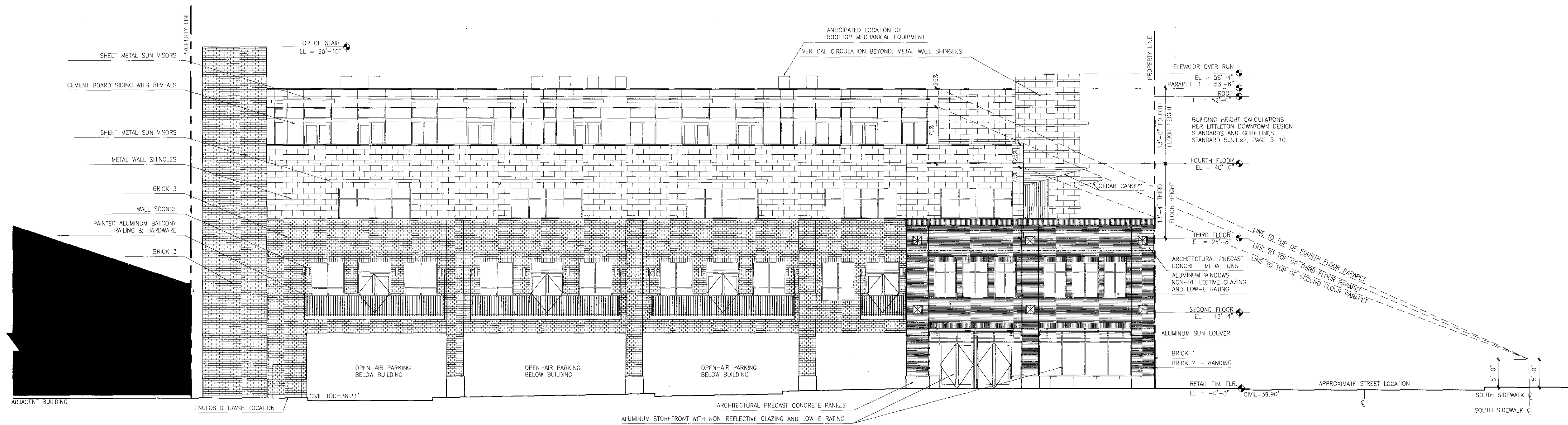


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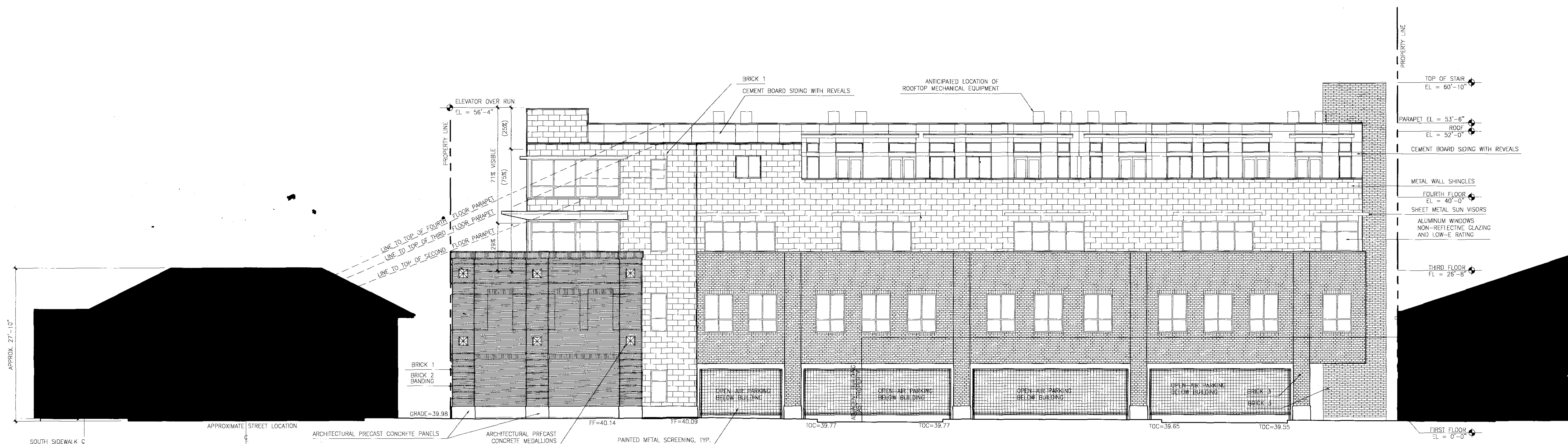
CASE # PSP16-0002

BUILDING ELEVATIONS



WEST ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"

ARCHITECT / PLANNER

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PDO SUBMITTAL #3 08/11/2016

SHEET NUMBER

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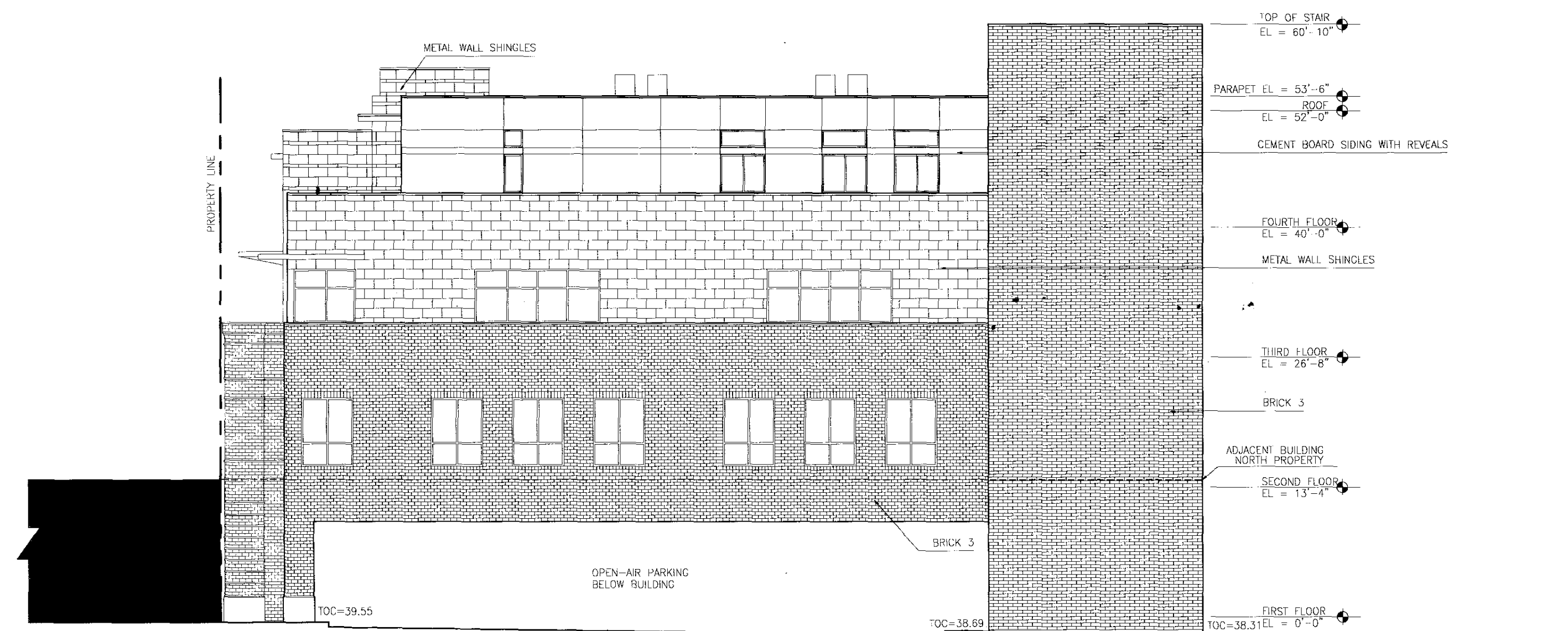
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BUILDING ELEVATIONS



SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"



NORTH ELEVATION
 SCALE: 3/32" = 1'-0"

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LITTLETON MIXED USE - 2679 WEST MAIN STREET

BUILDING ELEVATIONS

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CASE # PSP16-0002

BUILDING CROSS SECTIONS AND MATERIAL BOARD

BRICK 1:
CHEROKEE ROMAN SMOOTH
CLOUD CERAMICS

Cherokee Roman Smooth
Cloud Ceramics
Features: Cherokee Roman Smooth
Cloud Ceramics
Status: Cherokee Roman Smooth
Cloud Ceramics
Notes: Cherokee Roman Smooth
Cloud Ceramics

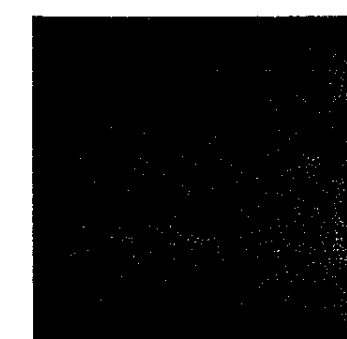


BRICK 2:
CRIMSON IRONSPOT ROMAN SMOOTH
CLOUD CERAMICS

Crimson Ironspot Roman Smooth
Cloud Ceramics
Features: Crimson Ironspot Roman Smooth
Cloud Ceramics
Status: Crimson Ironspot Roman Smooth
Cloud Ceramics
Notes: Crimson Ironspot Roman Smooth
Cloud Ceramics



ARCHITECTURAL PRECAST
CONCRETE PANELS
1814 EGG SHELL 1816
CHAMFER / SMOOTH FINISH
HERITAGE CAST STONE



PAINTED ALUMINUM WINDOWS,
DOORS, BALCONY RAILINGS AND
HARDWARE (STORERONT)
(MEDIUM BRONZE)



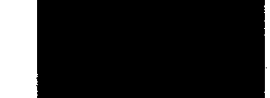
SHEET METAL SUN VISORS, EYE BROWS
AND METAL WALL SHINGLES
(DIRTY PENNY)



CEMENT BOARD SIDING
WITH REVEALS
SHERWIN WILLIAMS
SOFT FAWN #0907

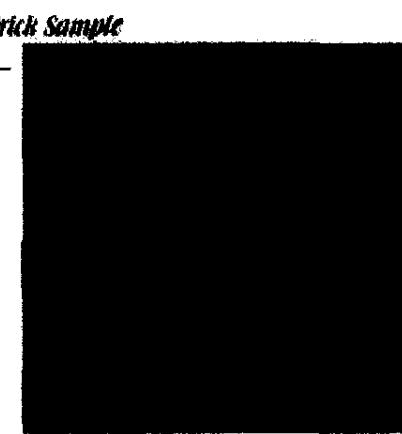


CEDAR CANOPY
(CLEAR SEALED)

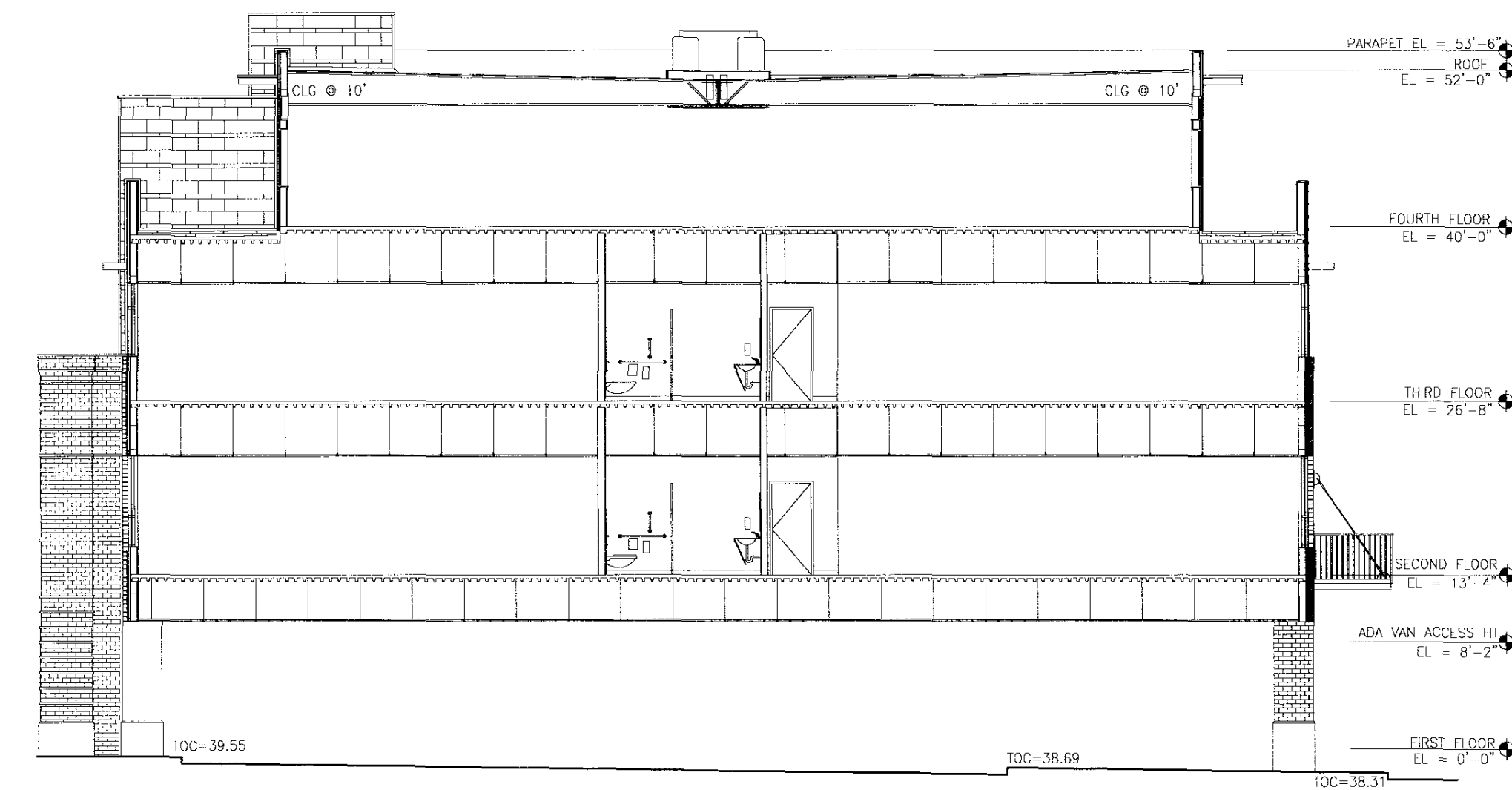


BRICK 3:
KANSA GOLD IRONSPOT UTILITY VELOUR
CLOUD CERAMICS

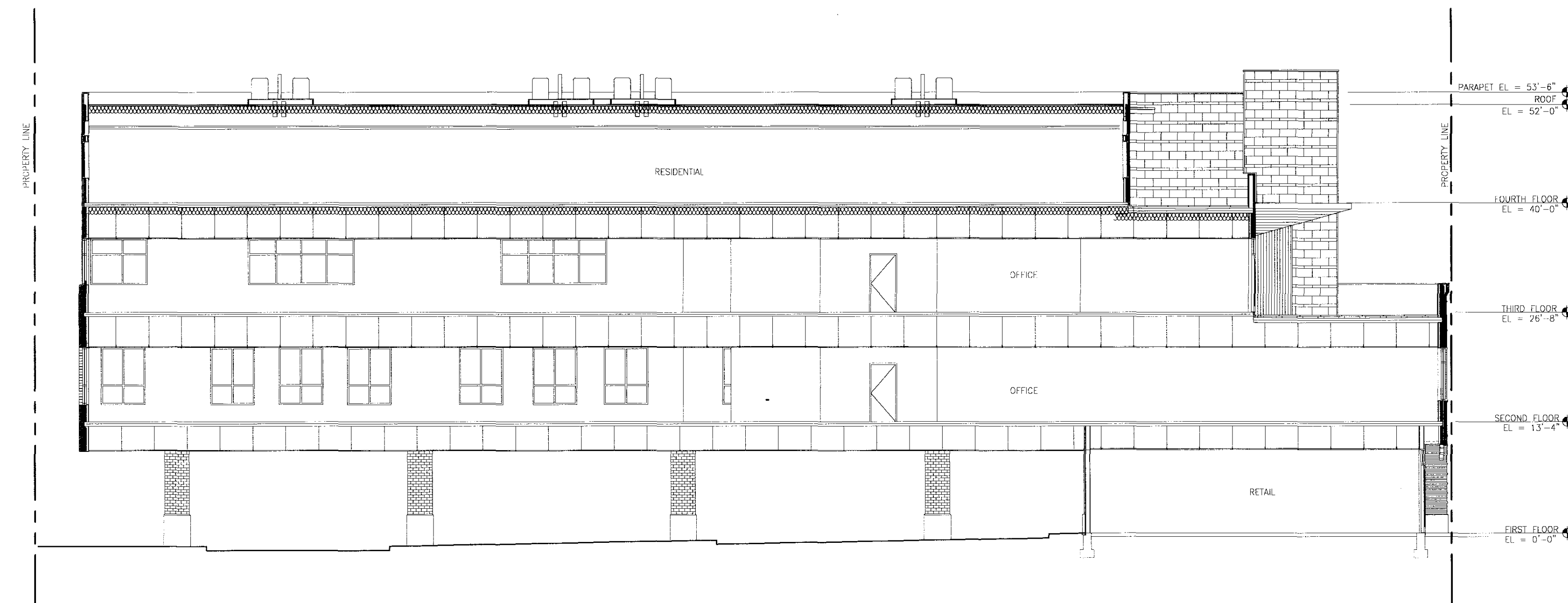
Kansa Gold Ironspot Utility Velour
Cloud Ceramics
Features: Kansa Gold Ironspot Utility Velour
Cloud Ceramics
Status: Kansa Gold Ironspot Utility Velour
Cloud Ceramics
Notes: Kansa Gold Ironspot Utility Velour
Cloud Ceramics



LITTLETON MIXED USE
LITTLETON, COLORADO
2679 Main Street Partners



CROSS SECTION - FACING SOUTH
SCALE: 3/32" = 1'-0"



CROSS SECTION - LONGITUDINAL FACING EAST
SCALE: 3/32" = 1'-0"

ARCHITECT / PLANNER

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BUILDING CROSS SECTIONS / MATERIAL BOARD

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