

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)

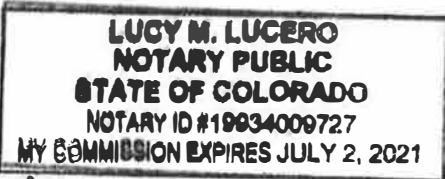
SUBSCRIBED AND SWORN TO BEFORE ME BY Jonathan David Bernalillo

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



APPROVED BY THE HISTORICAL PRESERVATION BOARD THIS 22nd DAY OF February, 20 17  
Gamela Grove  
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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MANUFACTURER CUT SHEET / DETAILS -> PLEASE SEE SUPPLEMENTAL PACKAGE

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 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 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 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; RETAIL SPACE: 2,426 GSF = 6 SPACES REQUIRED OFFICE/BANK: 30,200 GSF = 50 SPACES REQUIRED BICYCLE PARKING: 4 SPACES = -1 REQUIRED VEHICULAR SPACE TOTAL PARKING: 55 SPACES REQUIRED / 58 SPACES PROVIDED ACCESSIBLE PARKING: 2 SPACES (REQUIRED/PROVIDED) COMPACT PARKING: 16 SPACES PROVIDED (16 SPACES ALLOWED) LOADING AREA: 1 SPACE PROVIDED (30,200 COMMERCIAL GFA)
BUILDING SIZE	NA	GROUND FLOOR = 4,763 SF GFA 2ND FLOOR = 15,710 SF GFA THIRD FLOOR = 12,550 SF GFA TOTAL = 33,023 SF 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	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  
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  
ATTN: Jon Bernalillo  
1660 17th Street, Ste 300  
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

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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



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

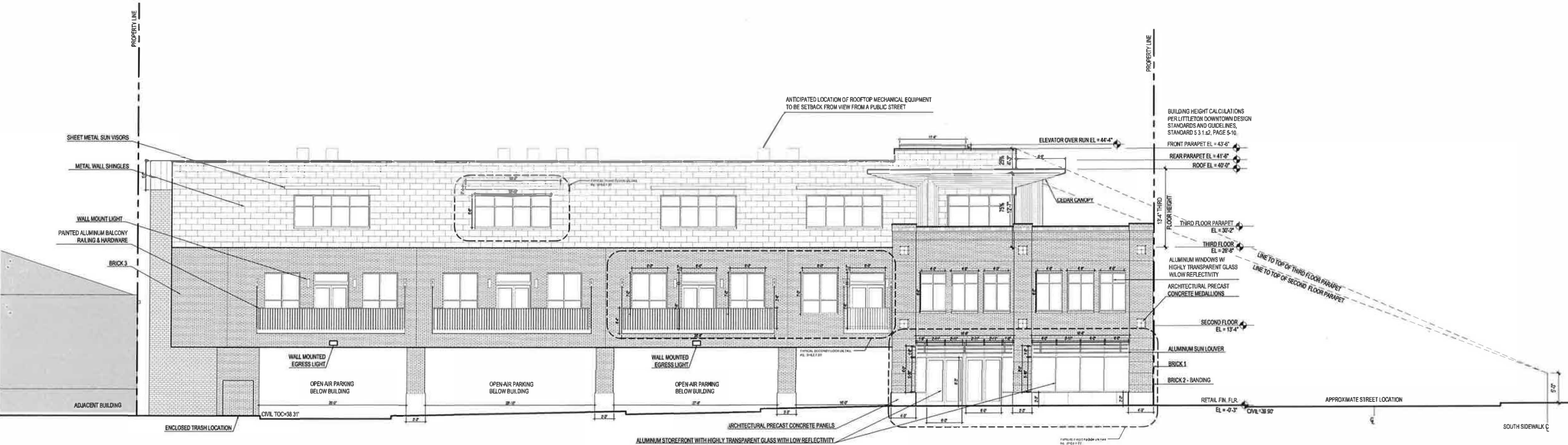


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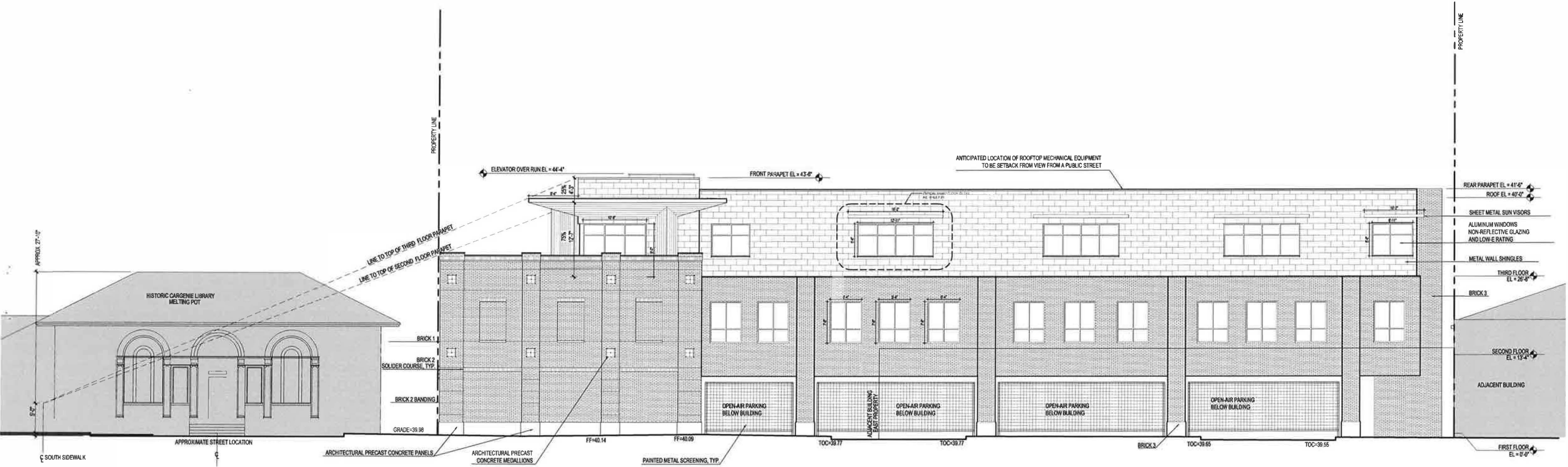
WEST ELEVATION (1/16" = 1'-0")



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EAST ELEVATION (1/16" = 1'-0")

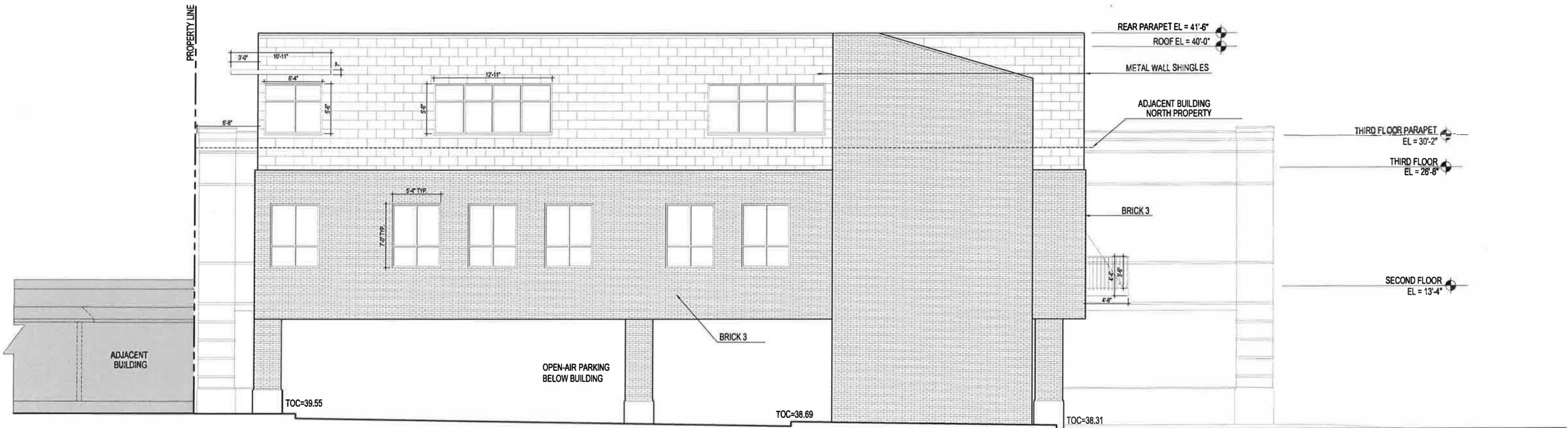


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NORTH ELEVATION (3/32" = 1'-0")

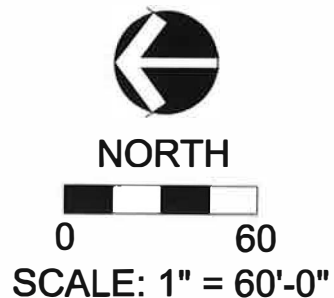
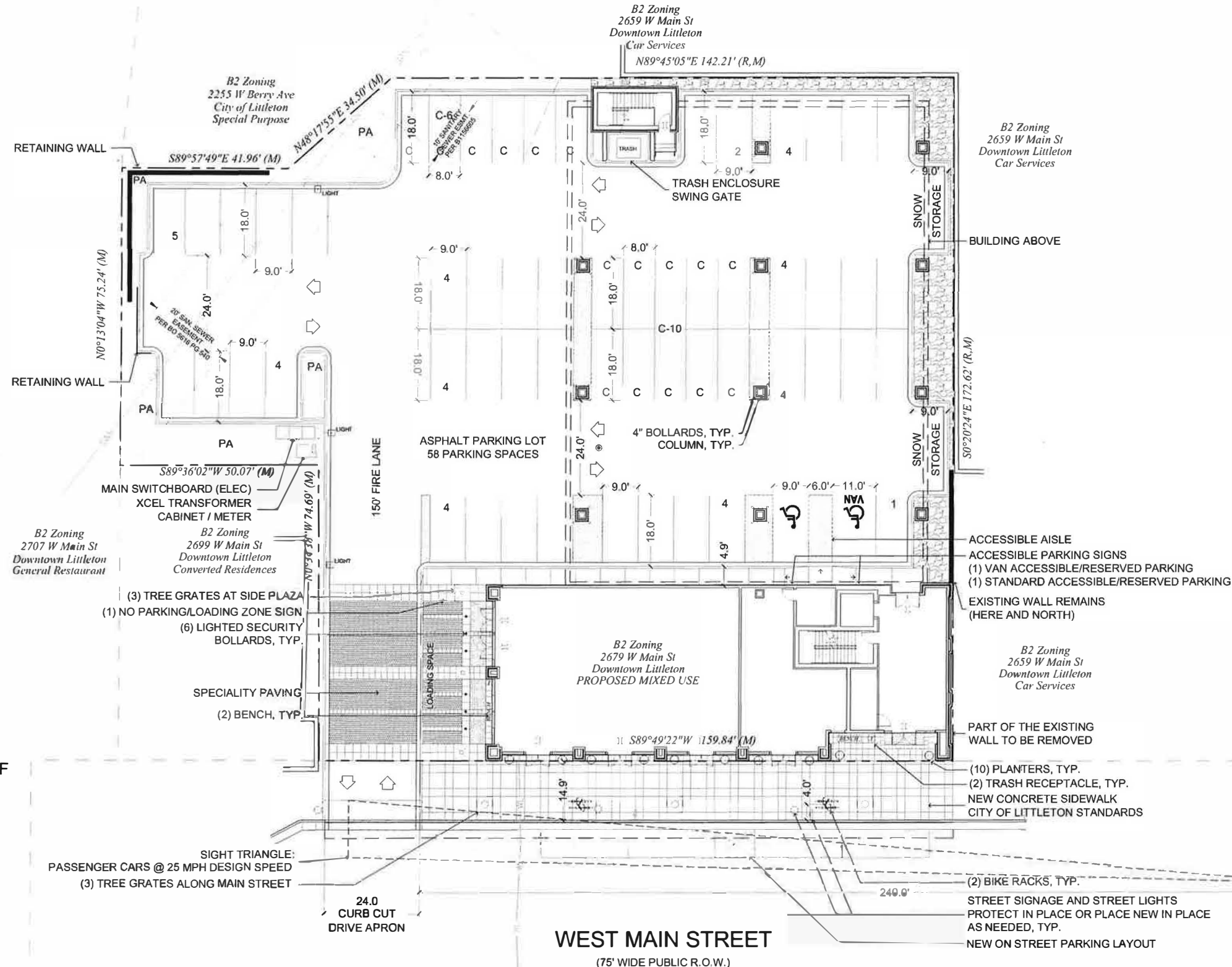


# CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE

## 2679 WEST MAIN STREET

### LITTLETON, COLORADO 80120

CASE # COA17-0001



SHEET NUMBER

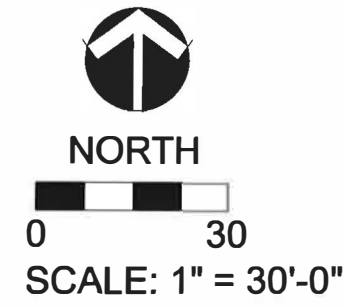
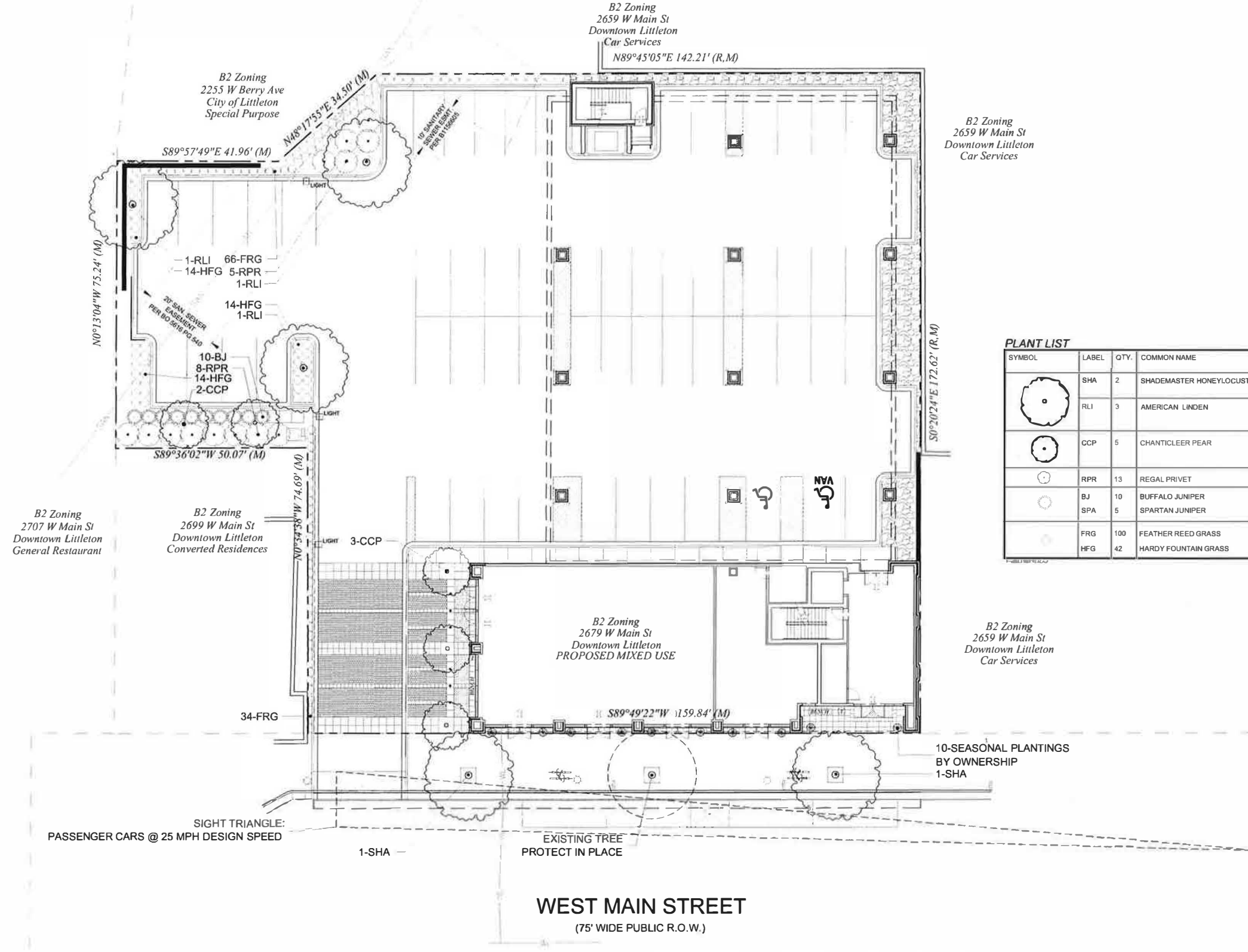
SITE PLAN

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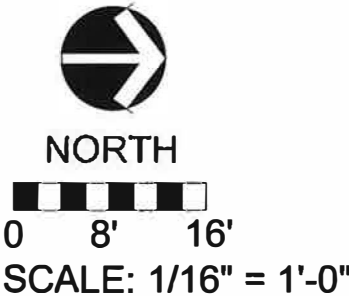
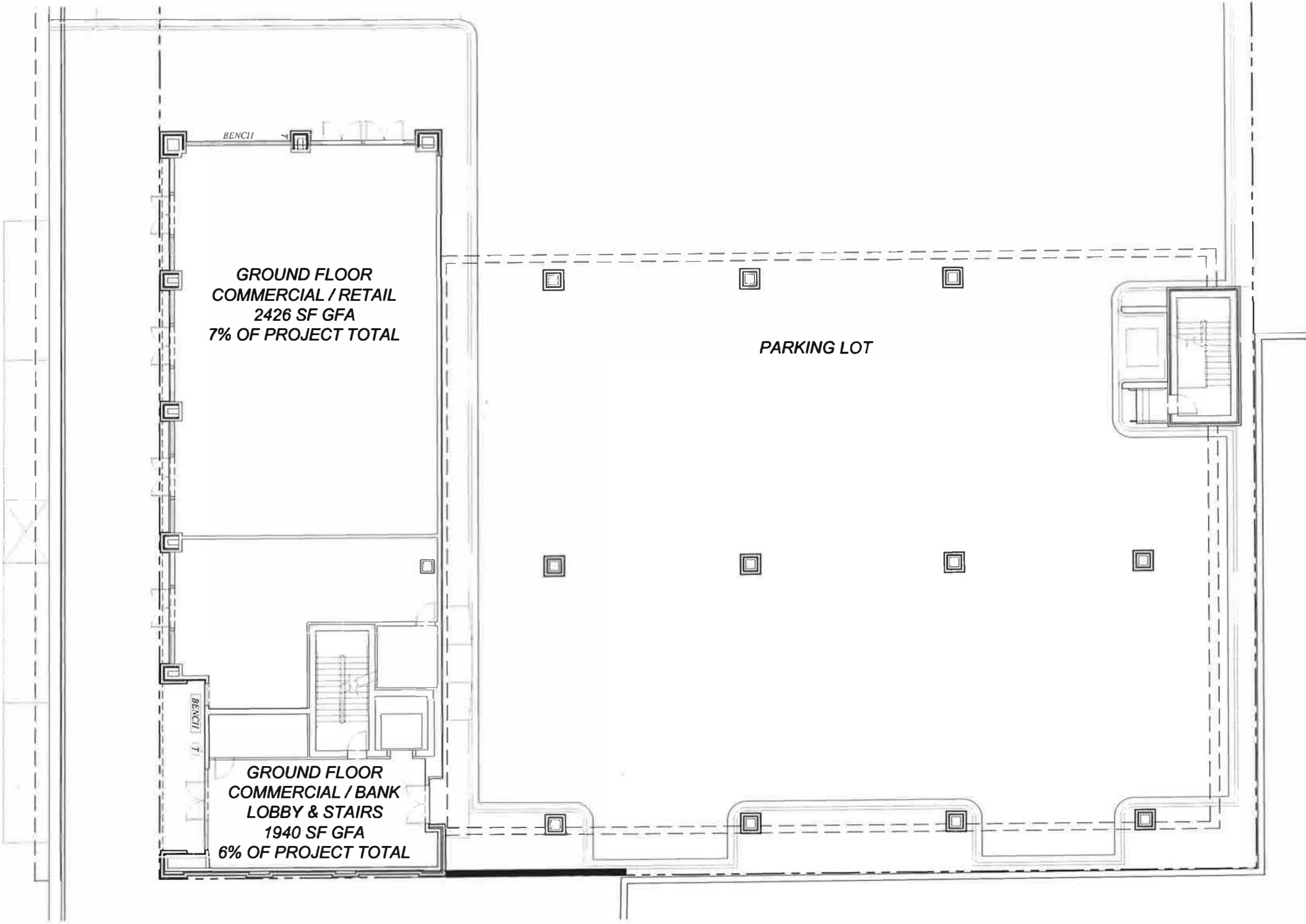
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GROUND FLOOR PLAN



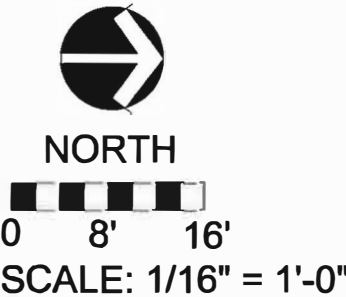
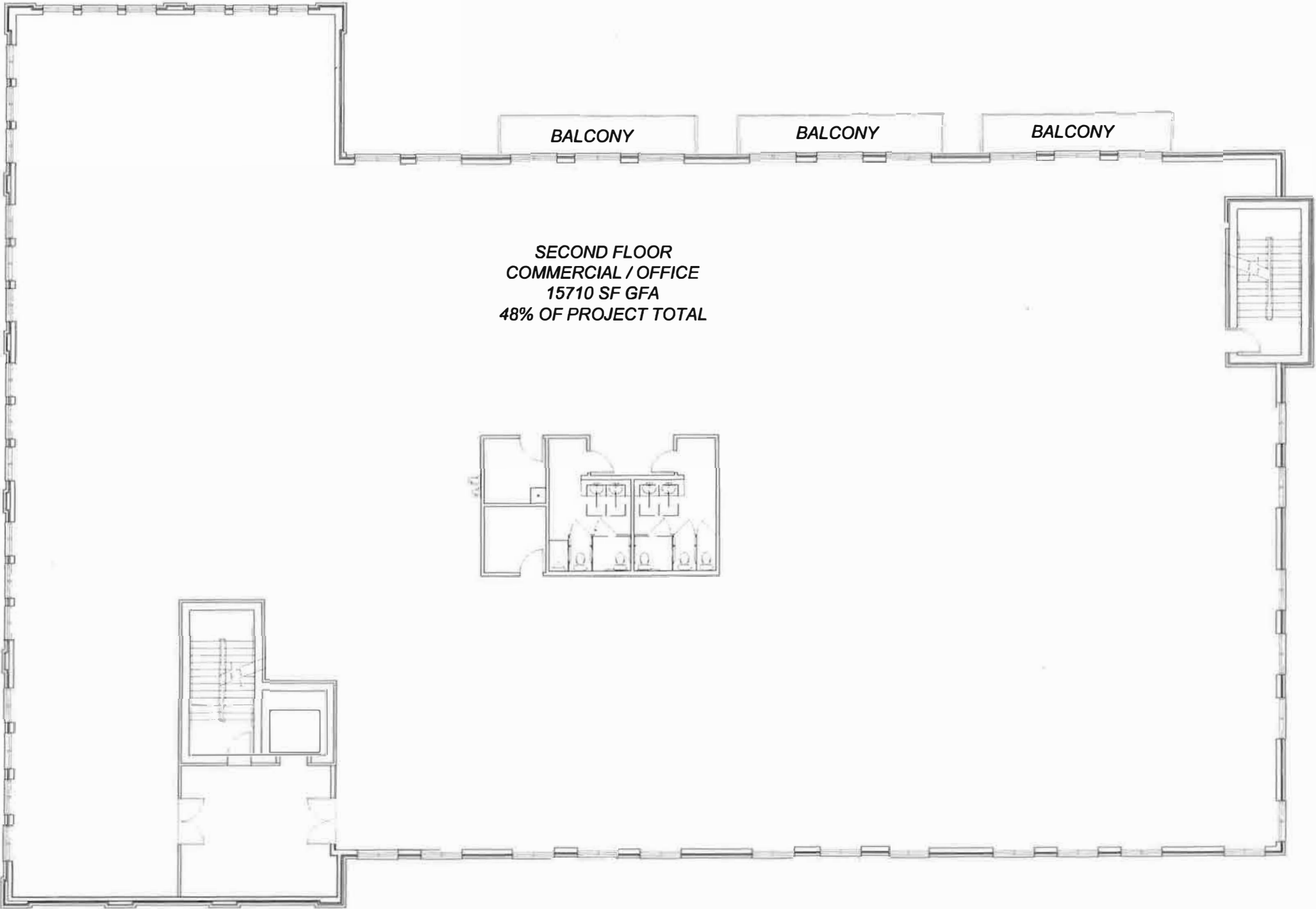
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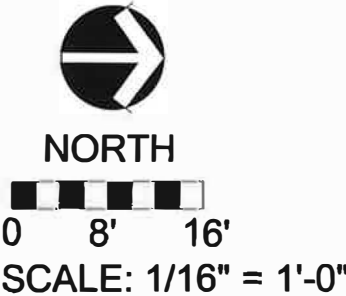
SECOND FLOOR PLAN



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THIRD FLOOR PLAN

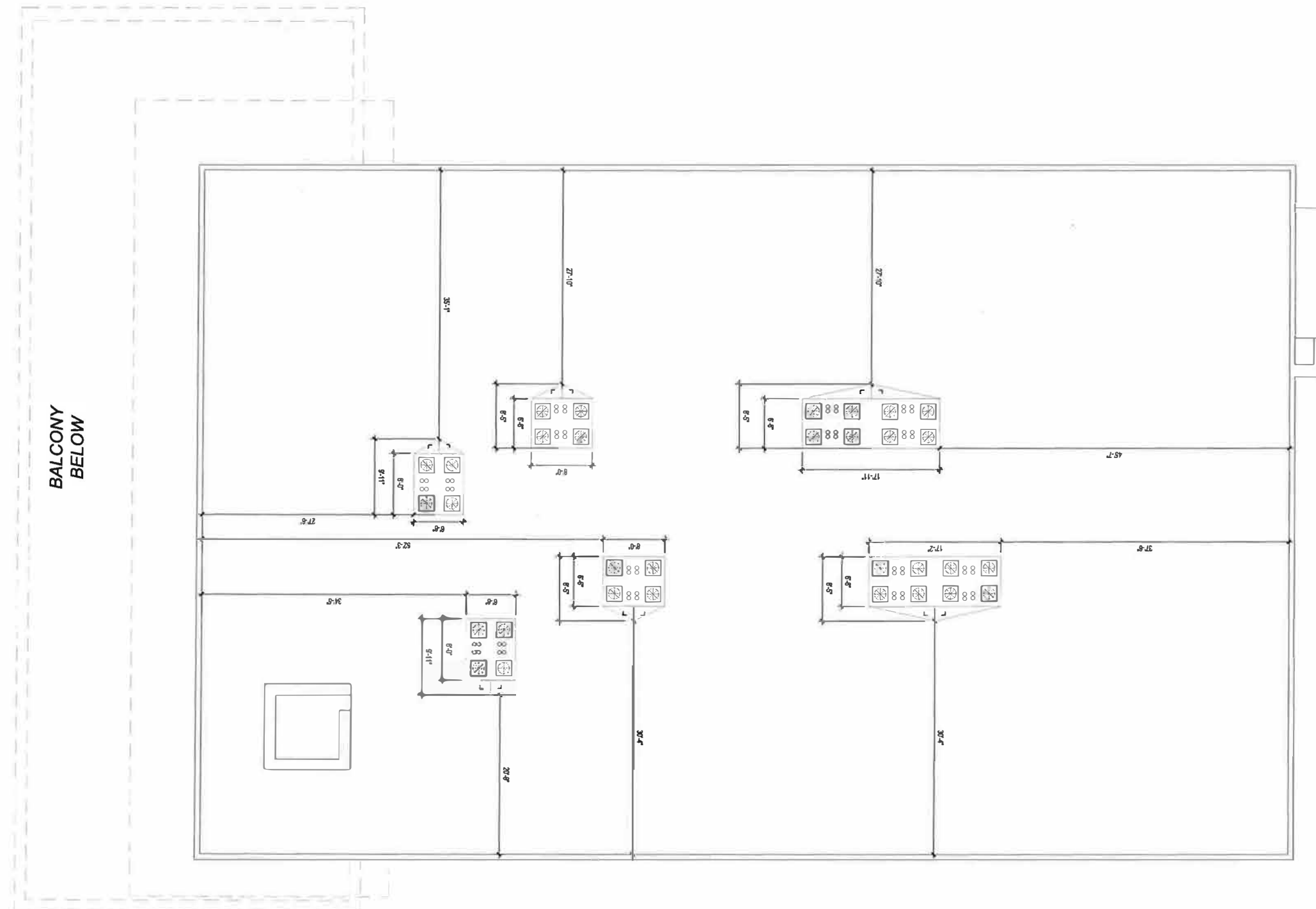




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## ROOF PLAN



NORTH



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

SHEET NUMBER

ROOF PLAN

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*SOUTH FACADE - WEST MAIN STREET*



SHEET NUMBER

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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*



SHEET NUMBER

3D COLOR RENDERING

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*SOUTH AND EAST FACADES*



SHEET NUMBER

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3D COLOR RENDERING



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*FUTURE DEVELOPMENT ALONG MAIN STREET*



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3D COLOR RENDERING

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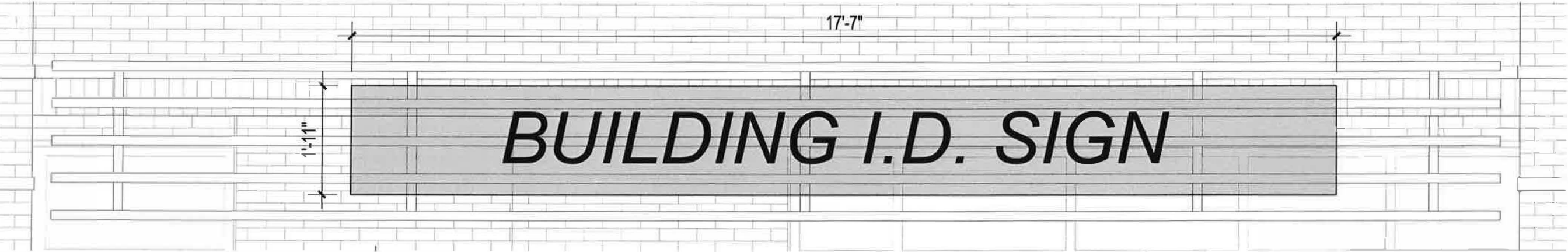
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NOTE: 5.3.2.o2 TO USE  
HIGHLY TRANSPARENT  
GLASS WITH LOW  
REFLECTIVITY FOR ALL  
WINDOWS IN  
BUILDINGS ALONG  
MAIN STREET.

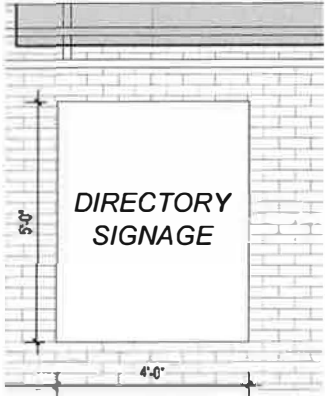
MAIN STREET STOREFRONT (1/8" = 1'-0")



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



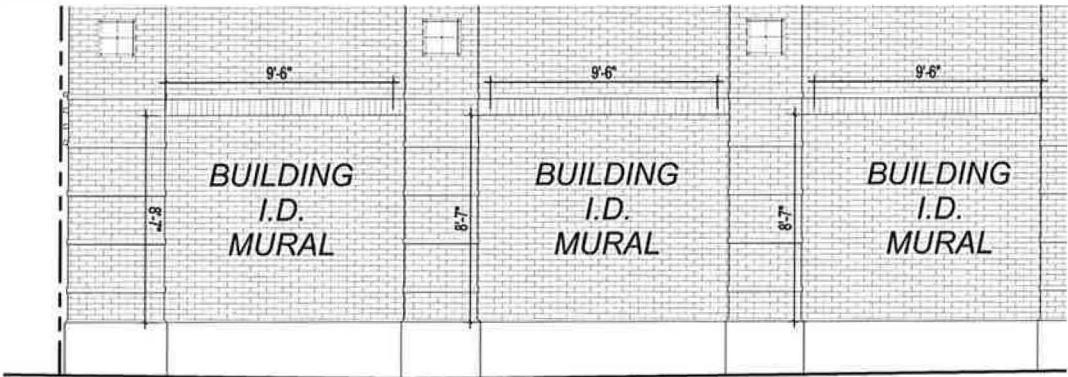
DIRECTORY  
SIGNAGE  
(1/4" = 1'-0")



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

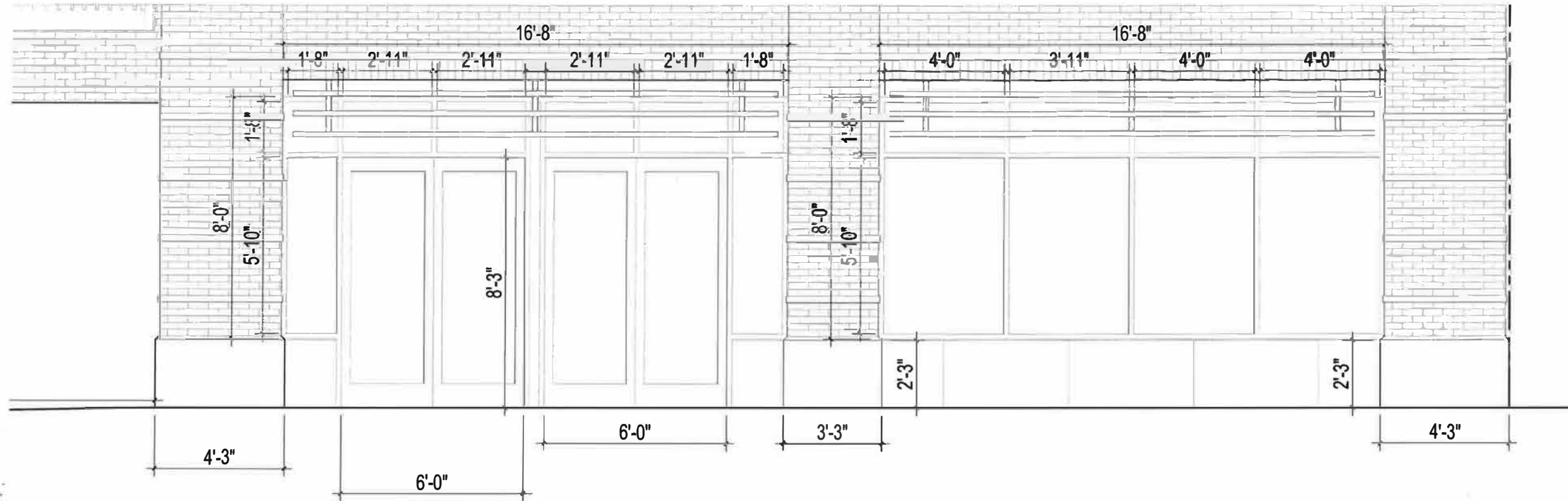
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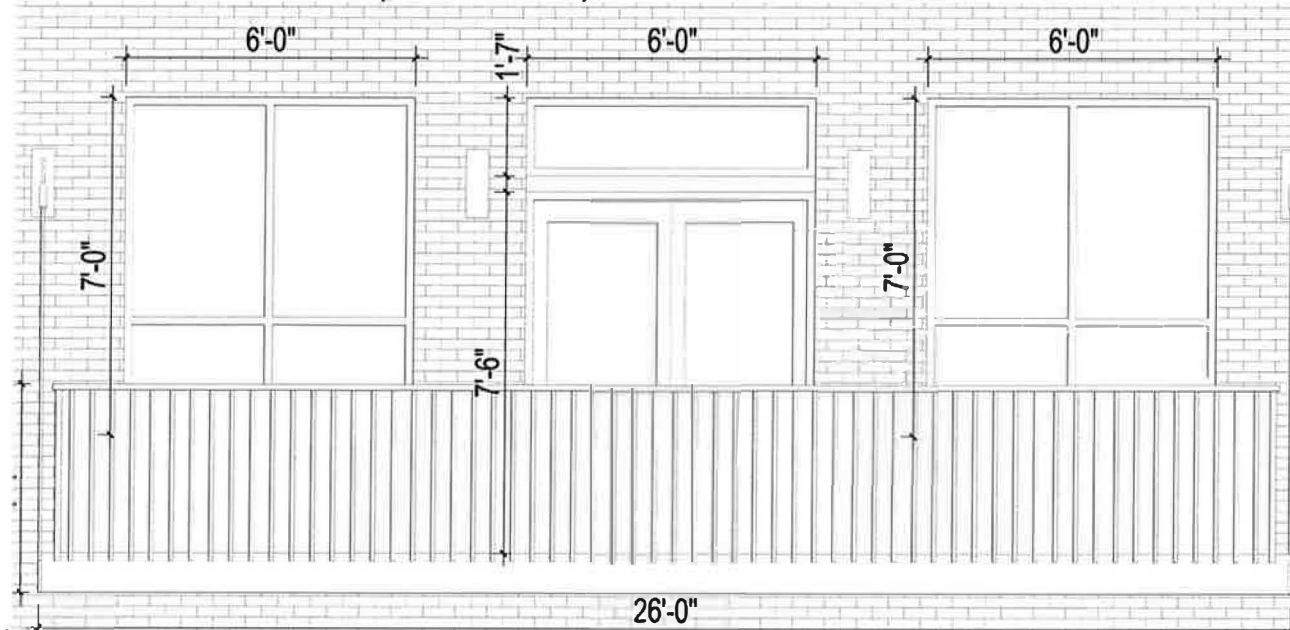
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*FIRST FLOOR STOREFRONT  
WEST ELEVATION (1/4" = 1'-0")*

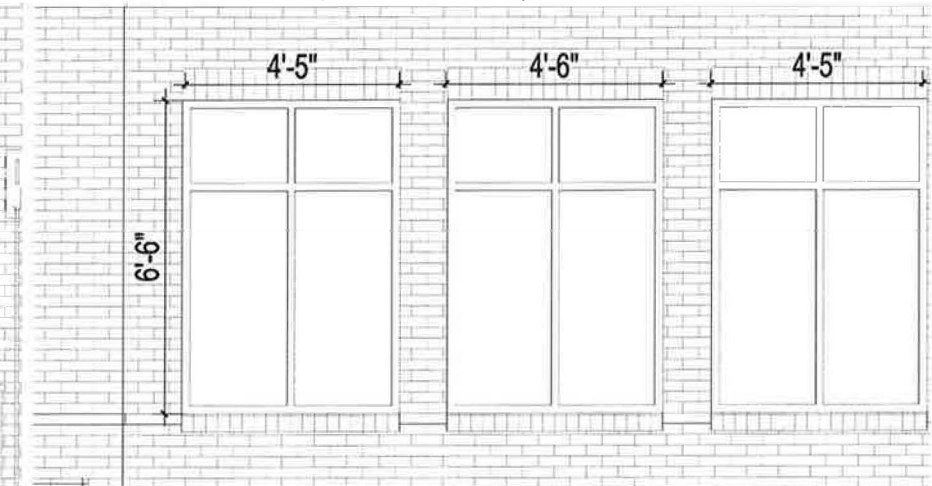


**NOTE: 5.3.2.o2 TO USE  
HIGHLY TRANSPARENT  
GLASS WITH LOW  
REFLECTIVITY FOR ALL  
WINDOWS IN  
BUILDINGS ALONG  
MAIN STREET.**

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



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

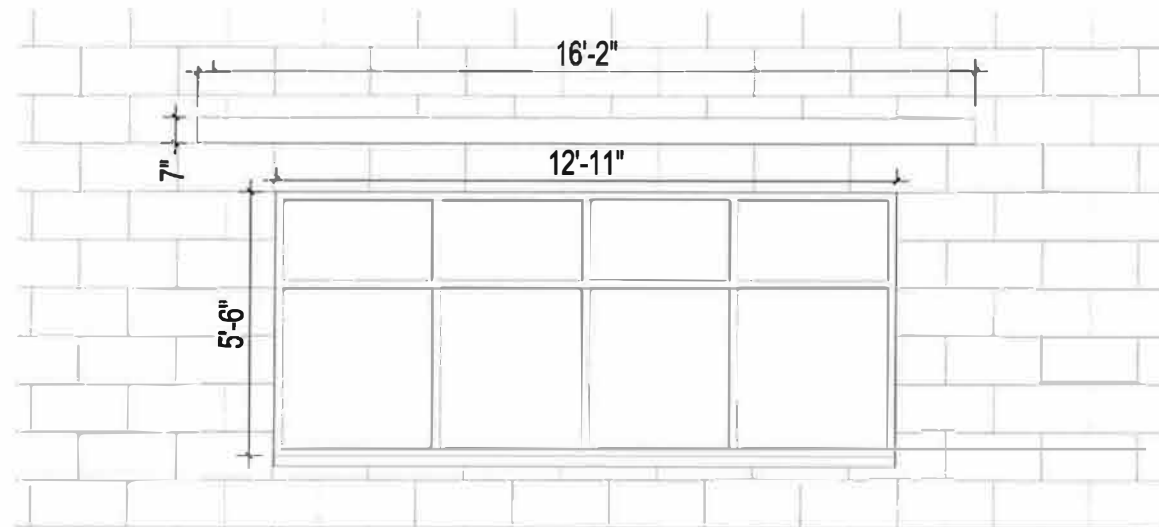


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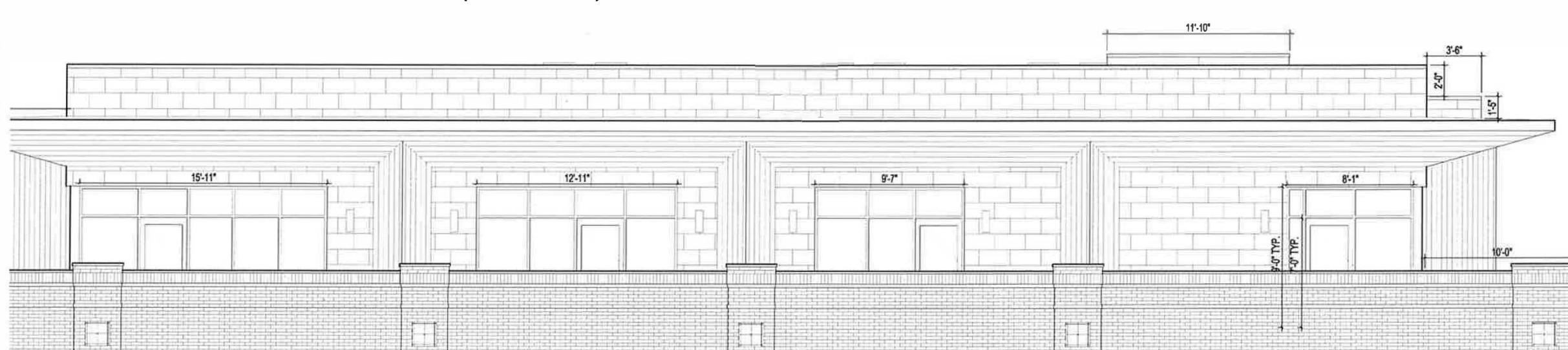
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*TYPICAL THIRD FLOOR WINDOWS / SUN VISORS  
WEST ELEVATION (1/4" = 1'-0")*



*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")

