7001 COLORADO BOULEVARD

LOCATED IN THE NE $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

PURPOSE STATEMENT:

THE PURPOSE OF THIS CONCEPT PLAN IS TO CREATE A GUIDE FOR THE DEVELOPMENT OF THIS 3.98 AC PROPERTY AND FOR THE ANNEXATION INTO COMMERCE CITY WITH THE APPLICATION OF R3 ZONING.

DEVELOPER:

PROSPECT
E. SCOTT MCFADDEN
4100 EAST ILIFF AVE. #20
Denver, co 80250
303.484.8815

ARCHITECT:

GODDEN|SUDIK ARCHITECTS PAUL BRADY 5975 S. QUEBEC ST. STE 250 CENTENNIAL, CO 80111 303.455.4437

CIVIL ENGINEER:

KIMLEY-HORN
JAMES DESMOND
4582 S. ULSTER ST. #1500
DENVER, CO 80237
303.228.2300

SITE DATA:

ZONING DESIGNATION = R-3
LOT SIZE (GROSS) = 173,914 SF (3.992 AC)
PROPOSED USE = MULTI-FAMILY RESIDENTIAL WITH
LEASING, CLUBHOUSE AND COMMUNITY ROOM
ANCILLARY/UNCLASSIFIED USES.
MAX. DENSITY = 95 UNITS
MIN. OPEN SPACE = 26,021 SF (0.60 AC)

SUMMARY DEVELOPMENT STANDARDS: R-3 ZONING

THE FOLLOWING IS A SUMMARY OF DEVELOPMENT STANDARDS PER COMMERCE CITY LAND DEVELOPMENT CODE. NO MODIFICATIONS UNLESS LISTED BELOW.

R-3 PER SEC. 21-4310

MIN. DENSITY = 6 DU/AC MAX. DENSITY = 24 DU/AC

MIN. FRONT YARD SETBACK = 20 FEET MIN. SIDE YARD SETBACK = 20 FEET MIN. REAR YARD SETBACK = 20 FEET MAX. BUILDING HEIGHT = 50 FEET

MIN. OPEN SPACE = 15% GROSS LOT AREA

ACCESSORY STRUCTURES PER 21-5400

FRONT AND SIDE ON STREET SETBACK = NO FARTHER FORWARD THAN THE PRIMARY BUILDING FACADE MIN. 5-FOOT SIDE AND REAR SETBACKS

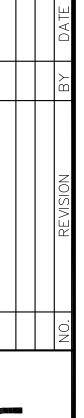
PARKING PER 21-7233 & 21-7238

MINIMUM PARKING SHALL BE 50% THE AMOUNTS LISTED IN TABLE VIII-3 AND BEING WITHIN A QUARTER MILE OF A TRANSPORTATION STATION PER 21-7238 (2) (iii)

MINOR MODIFICATIONS PER 21-3215

MODIFICATION 1: 21-5440 (2) THERE SHALL BE NO MAXIMUM AMOUNT OF ACCESSORY STRUCTURES PERMITTED ON A SINGLE LOT

MODIFICATION 2: WHERE USED AS A WALL/FENCE TO THE ADJACENT DITCH, AN ACCESSORY STRUCTURE MAY HAVE A MIN. 0-FOOT SETBACK AND LANDSCAPE BUFFER



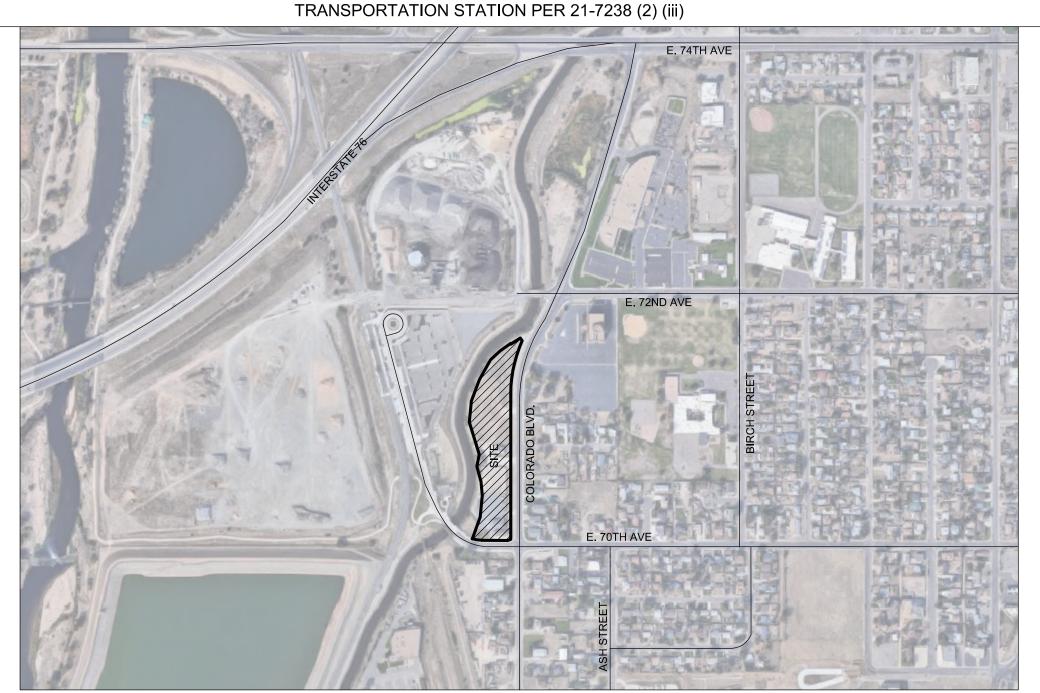


7001 COLORADO BOULEVARD CITY OF COMMERCE CITY, COUNTY OF ADAMS CONCEPT SITE PLAN

SIGNED BY: PMB RAWN BY: PMB HECKED BY: PMB

FILE NO. 2022.01.25 BRASECTNO. 996216004

SHEET NO



VICINITY / CONTEXT MAP

SCALE: 1":500'