

2340 E. 88TH AVENUE, THORNTON, COLORADO

VARIANCE REQUEST

The following request for variance is made in order to redevelop the existing property known as 2340 E. 88th Ave., in Thornton, Colorado.

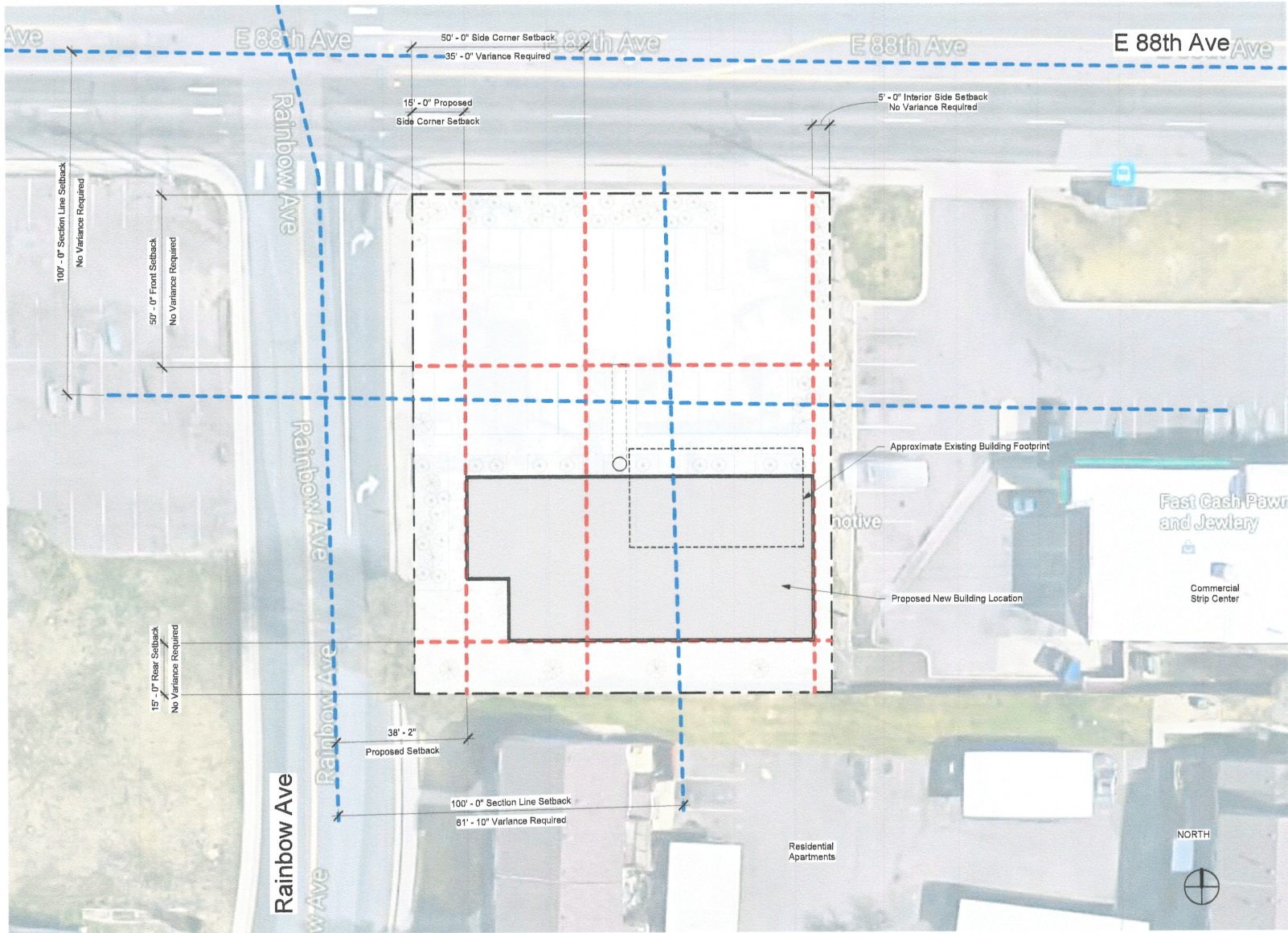
CURRENT USE The property has been used as an automotive repair facility for many decades. The property owner, DAGS, LLC, would like to improve the site to reflect the current aesthetics in the surrounding area, and also to maximize land use by increasing the size of the structure. The current structure is only 1,202 square feet, and the site can reasonably accommodate approximately 4,632 square feet.

VARIANCE REQUEST #1 – PARKING: The current Code calls for a parking ratio of 1 stall per 200 square feet of building (1:200). For a proposed building of approximately 4,632 square feet, this would equate to twenty three (23) parking stalls. Based on landscaping requirements and fire safety codes, we can fit up to nineteen (19) parking stalls. This equals 1 stall per 250 square feet (1:250). We believe that this still provides enough parking based on industry standards and tenant expectations to insure adequate parking.

Thus, our variance request is to go from 1:200 (23 stalls) to 1:250 (19 stalls).

VARIANCE REQUEST #2 – SECTION LINE SETBACK: Since Rainbow Dr. falls on a Section Line, it appears the setback requirement is 100 feet from the center of the road to the edge of the structure. In order to fully maximize the land use, the building should run east to west as drawn. This would be at thirty eight feet, two inches (38' 2") from the center of the road. Thus, the variance request is for sixty one feet, ten inches (61' 10"). This represents the difference between the code requirement of 100' and the desired location of the west edge of the building.

VARIANCE REQUEST #3 – SIDE CORNER SETBACK: In order to accommodate a rectangular structure that runs from east to west (again to meet parking, fire, landscaping, and access requirements), we are requesting a variance from the current code of fifty feet (50') to fifteen feet (15'). This makes our variance request for thirty five feet (35'). Again, the difference between the fifty foot (50') code and our desired location of the west edge of the building.



Note: Site Dimensions are approximated off of satellite imagery and best known conditions. A survey will be required to verify exact dimensions, property lines, street locations and section lines.

--- Property Setback Lines
 --- Section Line Setbacks

① Variance Plan
 1" = 20'-0"

Site Variance



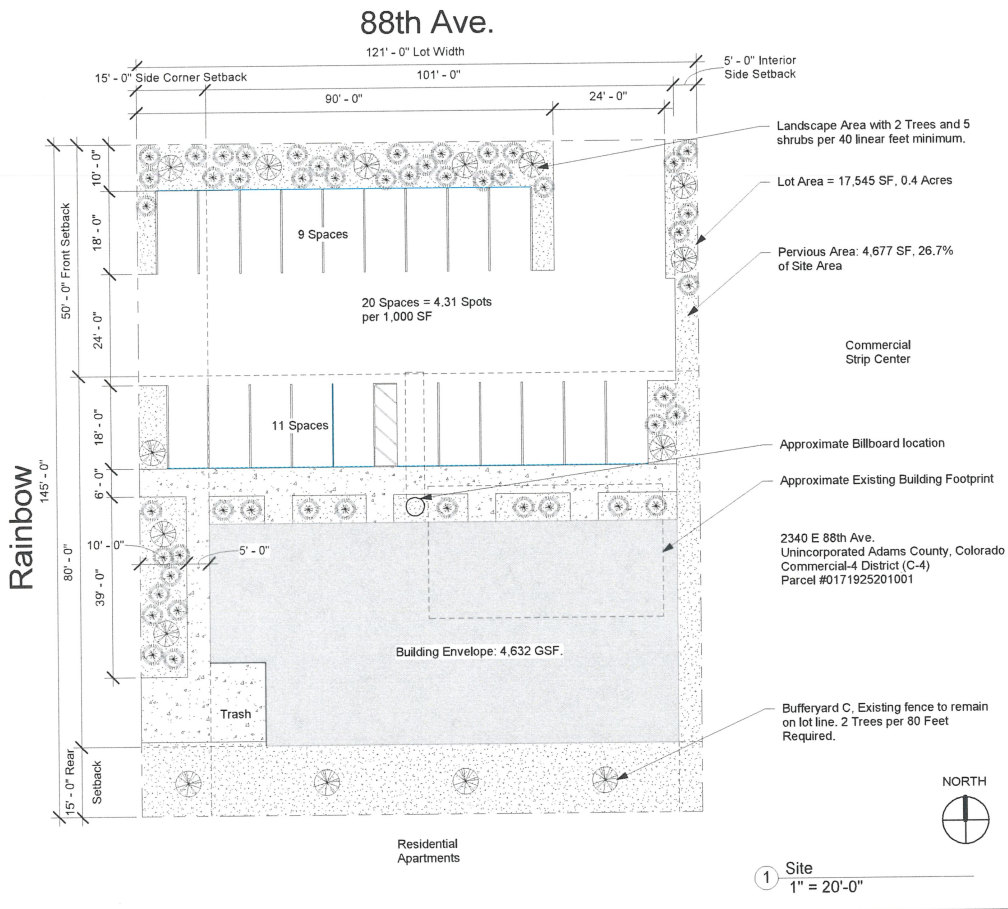
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88th & Rainbow Retail



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2340 East 88th Ave

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