

**NARRATIVE AND PLANS
FOR THE PROPOSED ZONING MAP AMENDMENT
AT 3354 SOUTH WALLACE STREET**

The Application on behalf of the current property Owners, Mr. Hongjun Chen, and Ms. Jiajia He, is for a Zoning Map Amendment to RT-4 Residential Two-Flat, Townhome and Multi-Unit District for purposes of constructing a two-dwelling unit building on this currently vacant lot.

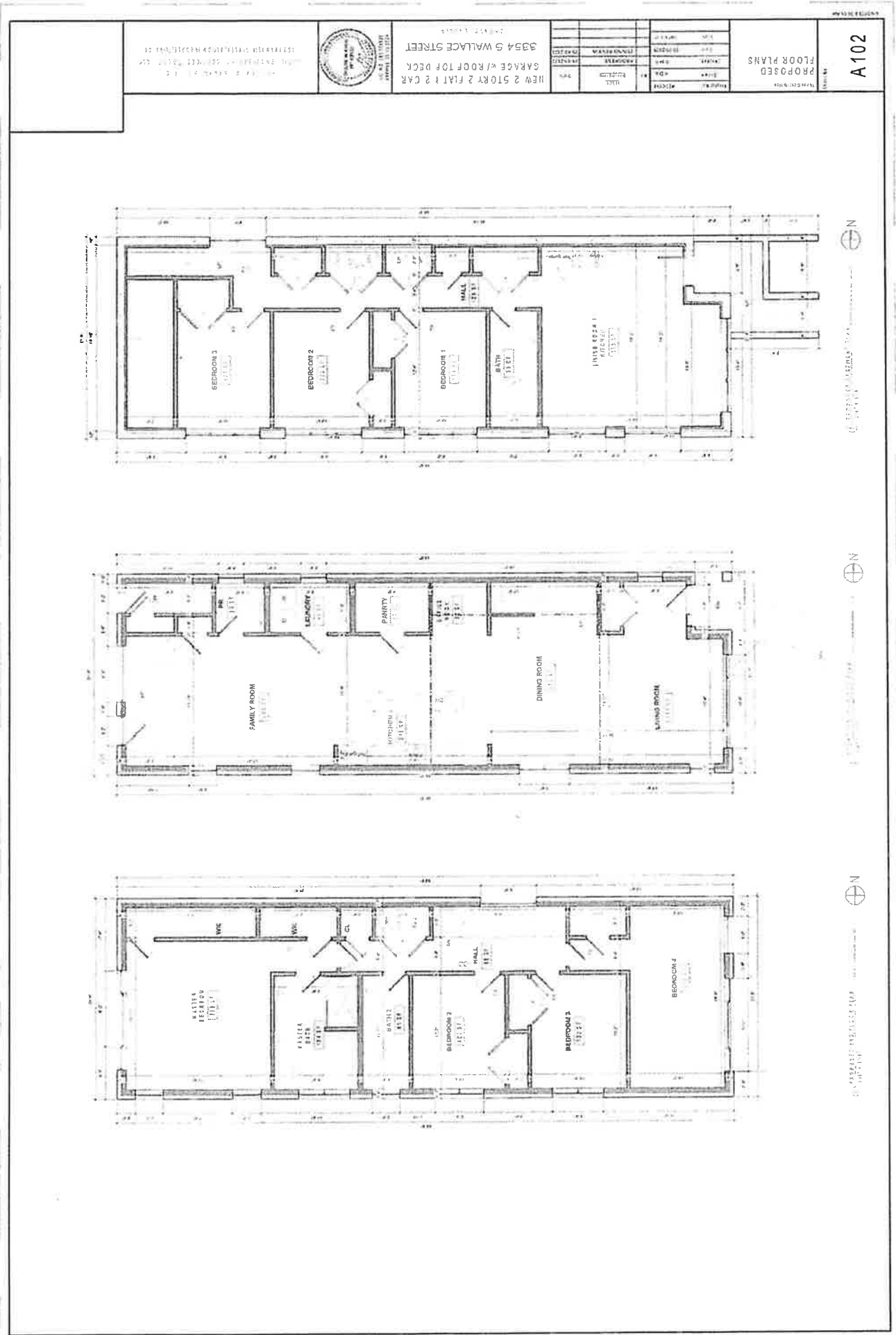
The proposed Building will be two (2) stories in height plus partial lower level. The Owners' unit on 1st and 2nd floor will contain four (4) bedrooms in duplex up layout and separate lower level (Garden) unit with three (3) bedrooms.

The Application is filed under 17-17-0100-A as a Type 1 filing. The footprint of the building is 21' 8" x 66.0 feet and shall be approximately 1,436 square feet. The building height shall be 28 feet and 1½ inches, as defined by City Code.

SITE DETAIL

- a. **Lot Area:** 3513.125 square feet
- b. **Floor Area Ratio:** 0.82
- c. **Building Area:** 2,871 square feet
- d. **Minimum Lot Area per Dwelling Unit:** 1,756.56 square feet
- e. **Off-Street Parking:** Two (2) off-street(garage) spaces
- f. **Front Setback:** 17.78 feet
- g. **Rear Setback:** 43 feet and 9 inches
- h. **Side Setback:** 3 feet
3 feet
- i. **Building Height:** 28 feet and 1½ inches

Final for Publication



PROJECT NO. 100-100-100-100 PROPOSED FLOOR PLANS		A102	
DATE	NO.	DESCRIPTION	BY
10/10/10	1	ISSUE FOR PERMIT	J.M.
10/10/10	2	REVISIONS	J.M.
10/10/10	3	REVISIONS	J.M.
10/10/10	4	REVISIONS	J.M.
10/10/10	5	REVISIONS	J.M.
10/10/10	6	REVISIONS	J.M.
10/10/10	7	REVISIONS	J.M.
10/10/10	8	REVISIONS	J.M.
10/10/10	9	REVISIONS	J.M.
10/10/10	10	REVISIONS	J.M.

NEW 2 STORY 2 FLAT 2 CAR
 GARAGE W/ ROOF TOP DECK
 3334 S WALLACE STREET
 100-100-100-100



JAMES M. JOHNSON
 ARCHITECT
 1511 WEST WASHINGTON STREET, SUITE 200
 CHICAGO, ILLINOIS 60604

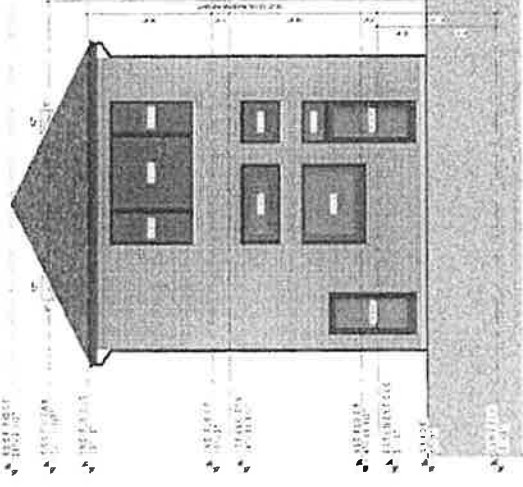
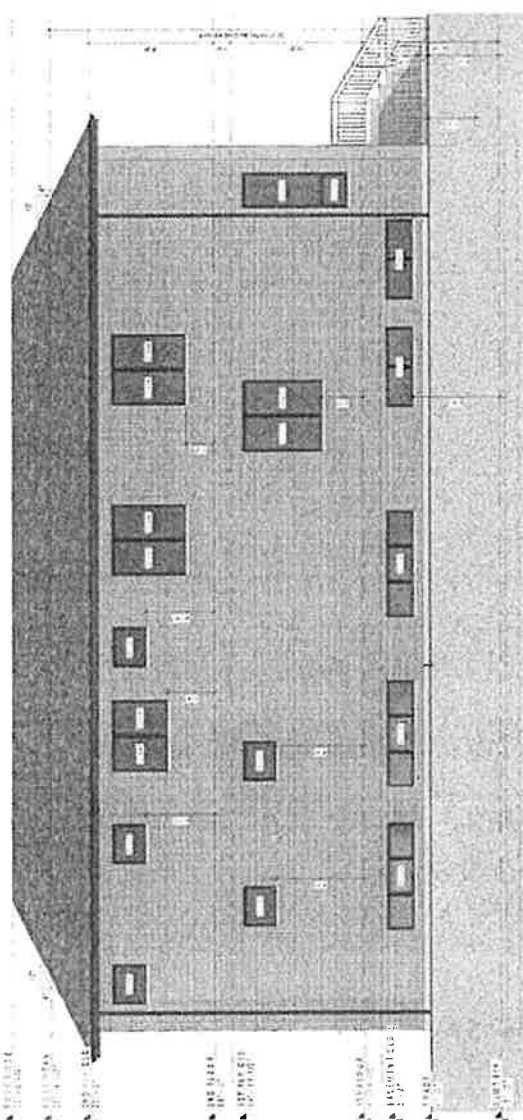
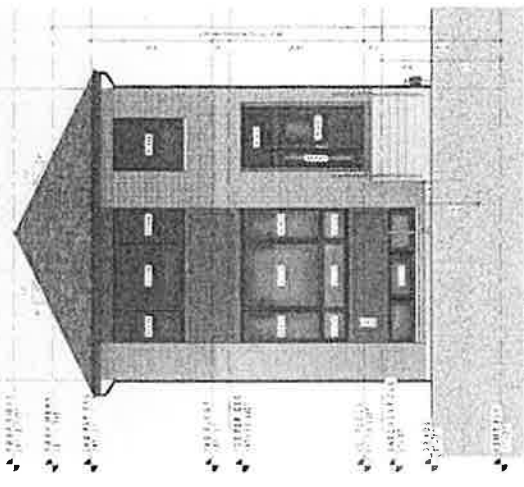
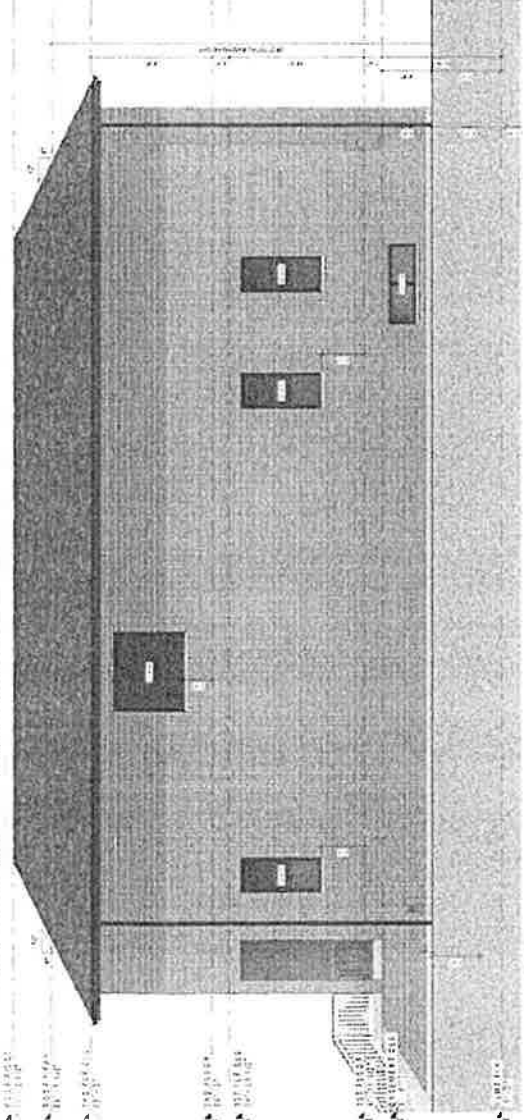
Final for Publication

EMIT HOTEL

1. PROJECT NAME: EMIT HOTEL
 2. PROJECT ADDRESS: 3254 S WALLACE STREET
 3. PROJECT CITY: DENVER, CO
 4. PROJECT COUNTY: DENVER COUNTY
 5. PROJECT STATE: COLORADO
 6. PROJECT ZIP: 80222
 7. PROJECT OWNER: EMIT HOTEL LLC
 8. PROJECT ARCHITECT: [Firm Name]
 9. PROJECT DATE: [Date]

10. PROJECT PERMIT NUMBER: [Number]
 11. PROJECT PERMIT EXPIRES: [Date]
 12. PROJECT STATUS: [Status]

13. PROJECT CONTACT: [Name]
 14. PROJECT PHONE: [Number]
 15. PROJECT EMAIL: [Email]



DENVER COUNTY PLANNING AND ZONING DEPARTMENT 1400 CHERRY STREET, SUITE 200 DENVER, COLORADO 80202		PROJECT NO.: 2024-0001 SHEET NO.: A201	
PROJECT NAME: 3254 S WALLACE STREET EMIT HOTEL PROJECT		SCALE: 1/4" = 1'-0"	
DRAWN BY: DATE:		CHECKED BY: DATE:	

A201