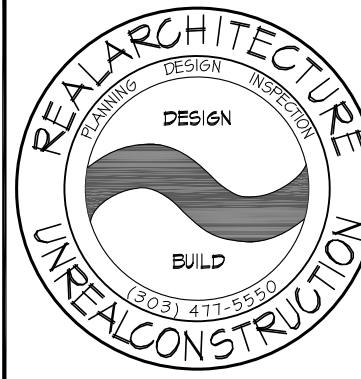


THE CHEROKEE HOTEL  
CONCEPT PLAN  
LOTS 11, 12, 13 AND 14, BLOCK 3, BROADWAY TERRACE PEABODYS SUBDIVISION,  
CITY AND COUNTY OF DENVER STATE OF COLORADO  
520 AND 536 N. CHEROKEE ST. DENVER, CO 80204



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LEGAL DESCRIPTION

LOTS 11, 12, 13 AND 14, BLOCK 3, BROADWAY TERRACE PEABODYS SUBDIVISION,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SITE AREA CONTAINS APPROXIMATELY +/-14,062 SF; 0.322 ACRES

ADDRESS: 520 & 536 N. CHEROKEE ST DENVER CO, 80204

BASIS OF BEARING

BASIS OF BEARINGs: TBD

BENCHMARK

CITY OF DENVER BENCHMARK: SEE SURVEY FOR BENCHMARK DETERMINATION

SITE DATA TABLE

ZONE DISTRICT	C-MX-8	
GENERAL ZONE LOT INFORMATION	SQ. FT.	ACRES
ZONE LOT SIZE(GROSS PROJECT AREA)	14,062 SF	0.323
AREA TO BE DEEDED FOR ADDITIONAL RIGHT OF WAY	436.6	.01
NET PROJECT AREA (AFTER DEEDING OF ANY PUBLIC RIGHT-OF-WAY)	13,625.4	0.313
PRIMARY STREET DESIGNATIONS	NORTH CHEROKEE ST	
PROPOSED USE	LODGING ACCOMMODATIONS ACCESSORY TO THE LODGING USE INCLUDES: FITNESS, EMPLOYEE OFFICE, LAUNDRY, HOUSEKEEPING, EMPLOYEE BREAKROOM, STORAGE	
NUMBER OF HOTEL ROOMS	96 ROOMS	
GROSS FLOOR AREA ABOVE GRADE (NOT INCLUDING PARKING)	55,809 GFA	
BUILDING FORM USED	GENERAL	
DESIGN ELEMENT	ALLOWED	PROVIDED
BUILDING HEIGHT, STORIES	8 (MAX)	7 STORIES
BUILDING HEIGHT, FEET	75' (MAX)	75'
BUILD-TO (SEE ELEVATIONS)	REQUIRED	PROVIDED
PRIMARY STREET TOTAL BUILD-TO 70% = 100.00 X 0.70 = 70 LF	70 LF	90.5 LF (90.5%)
BUILDING SETBACKS	MINIMUM	PROVIDED
PRIMARY SETBACK - CHEROKEE AVE (WEST)	0'	6"
REAR - ALLEY (EAST)	0'	6"
SIDE INTERIOR - ALLEY (SOUTH)	0'	0'-0"
ADJACENT TO PROTECTED DISTRICT	10'	0'-0" *
25' SETBACK AT 27' AFF	25'	30'-2"
40' SETBACK AT 51' AFF	40'	30'-2" *
SIDE INTERIOR SETBACK (NORTH)	0'	6"
*ALLOWED ENCROACHMENT IN SETBACKS PER BOA CASE #12-2024		

PARKING (0.5 SPACE/ROOM) PER TABLE 5.4.4.	MINIMUM	PROVIDED
TOTAL	48 - 11* = 37	37
STANDARD SPACES	N/A	32
COMPACT SPACES	N/A	3
ACCESSIBLE SPACES	2	2
EVSE INSTALLED / READY / CAPABLE	15% / 5% / 40%	6 / 2 / 15
ADA EVSE INSTALLED	5% EVSE INSTALLED	1
UNIVERSAL EVSE INSTALLED	95% EVSE INSTALLED	6
LOADING SPACE	1	1
BICYCLE (1 PER 1500 GFA (60/40) 55,809 SF/1500 SF	8 SPACES (5 ENCLOSED/3 FIXED)	8 SPACES (6 ENCLOSED/4 FIXED)
*BIKE SHARE SPACES 1 REQ. SPACE REDUCED FOR EACH 5 BIKE SHARE SPACES PROVIDED PER DZC 10.4.5.3.B		55 ENCLOSED SPACES (11 REQ. PARKING SPACES REDUCED)
GROUND STORY ACTIVATION (TRANSPARENCY)	REQUIRED	PROVIDED
TOTAL TRANSPARENCY PRIMARY ST 40% = 99'-6" X .40 = 39.8 LF	39.8 LF	56.33 LF
GREEN BUILDING ORDINANCE COMPLIANCE OPTION	TBD	

VICINITY MAP: nts



SHEET INDEX

- 1 OF 7 COVER SHEET
- 2 OF 7 SITE PLAN
- 3 OF 7 CONCEPTUAL FLOOR PLANS - BASEMENT AND LEVEL 1
- 4 OF 7 CONCEPTUAL FLOOR PLANS - LEVELS 2, 3-5
- 5 OF 7 CONCEPTUAL FLOOR PLANS - LEVELS 6-7
- 6 OF 7 CONCEPTUAL BUILDING ELEVATIONS
- 7 OF 7 CONCEPTUAL BUILDING ELEVATIONS

GENERAL NOTES

- THIS SDP WAS REVIEWED UNDER THE DENVER ZONING CODE EFFECTIVE DATE JUNE 25TH, 2010, RESTATED IN ITS ENTIRETY ON JULY 1, 2021, AS AMENDED THROUGH JULY 5, 2023.
- FENCES, WALLS, SIGNS, AND ACCESSORY STRUCTURES MAY BE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- WHERE PRIVATE ROADWAYS SERVE AS REQUIRED FIRE LANES OF FIRE APPARATUS ACCESS ROADS, "FIRE LANE" SIGNAGE NEEDS TO BE POSTED AS REQUIRED BY DENVER FIRE CODE SECTION 503.3. FIRE LANE DESIGNATIONS AND SIGNAGE LOCATIONS NEEDS TO BE SHOWN ON THE SITE PLAN. PRIVATE ROADWAYS SERVING AS FIRE LANES NEEDS TO BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED DOT1 ROADWAY SECTION PER DENVER FIRE CODE SECTION 503.2.1. ACCESSIBLE PARKING SPACES MUST BE IDENTIFIED BY SIGNS AND ON PAVEMENT SURFACES WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA).
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
- SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST. ALL OTHER TIMES THE INDIVIDUAL SITES SHALL BE LANDSCAPED WITHIN 45 DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
- ALL LANDSCAPE AREAS NEED TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES, SHRUBS, AND DECORATIVE GRASSES WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED.
- PRIVATE ROADWAYS ARE NON-DEDICATED STREETS AND WILL NOT BE MAINTAINED BY THE CITY AND COUNTY OF DENVER.
- DEVELOPMENT RESULTING FROM THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THE TRANSPORTATION DEMAND MANAGEMENT (TDM) ORDINANCE NO. 20210342 AND ADOPTED RULES AND REGULATIONS. THE APPROVED TDM PLAN, AND ANY MODIFICATIONS TO THE PLAN, ARE ON FILE WITH THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE, TRAN FILE #2024-TRAN-0000000.
- AN ACCESS EASEMENT FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
- ANY FUTURE SDP AMENDMENT SUBMITTED FOR 2024PM0000000 AFTER THE EFFECTIVE DATE WILL REQUIRE SDP AMENDMENT REVIEW IN COMPLIANCE WITH ALL CURRENT RULES AND REGULATIONS EVEN IF THE PREVIOUSLY APPROVED AND RECORDED SDP HAS BEEN APPROVE UNDER PREVIOUS GRACE PERIOD REGULATIONS AND ALLOWANCES.

APPROVAL CERTIFICATES

OWNER'S CERTIFICATION

I (WE), THE UNDERSIGNED, SHALL COMPLY WITH ALL REGULATIONS CONTAINED IN DENVER ZONING CODE. THE FOLLOWING SIGNATURES CONSTITUTE ALL OWNERS AND HOLDERS OF DEEDS OF TRUST FOR LAND AND STRUCTURES INCLUDED IN THIS PLAN:

VENKATA GUDDANTI AND MALLI KARJUNA

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PRINT OWNER NAME

STATE OF COLORADO  
CITY AND COUNTY OF DENVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_DAY OF

\_\_\_\_\_, \_\_\_\_\_ BY \_\_\_\_\_  
OWNER NAME

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
ADDRESS

SURVEYOR'S CERTIFICATION

I, \_\_\_\_\_, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR THE CHEROKEE HOTEL, WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN PROPERLY SHOWS SAID SURVEY.

\_\_\_\_\_  
SURVEYOR NAME, P.L.S. #

APPROVALS

APPROVED BY \_\_\_\_\_  
FOR THE ZONING ADMINISTRATOR DATE

APPROVED BY \_\_\_\_\_  
FOR THE MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT DATE

AN APPROVED SITE DEVELOPMENT PLAN SHALL EXPIRE AFTER 18 MONTHS FROM THE DATE OF APPROVAL IF AN APPROVED ZONING PERMIT AND BUILDING PERMIT (AS APPLICABLE) HAVE NOT BEEN OBTAINED AND IF CONSTRUCTION, (AS APPLICABLE) HAS NOT STARTED.

CLERK AND RECORDERS CERTIFICATION

STATE OF COLORADO

ISS.

CITY AND COUNTY OF DENVER

I HEREBY, CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_O'CLOCK, M., \_\_\_\_\_, 20\_\_\_\_ AND DULY RECORDED UNDER RECEPTION # \_\_\_\_\_.

\_\_\_\_\_  
CLERK AND RECORDER; EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY \_\_\_\_\_DEPUTY

FEE \_\_\_\_\_

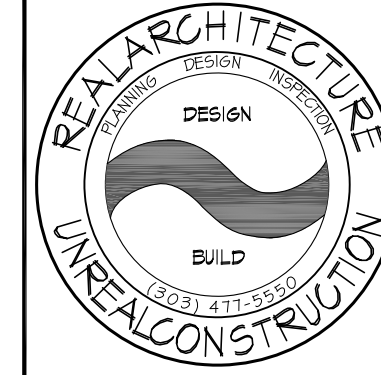
COVER

1 OF 7

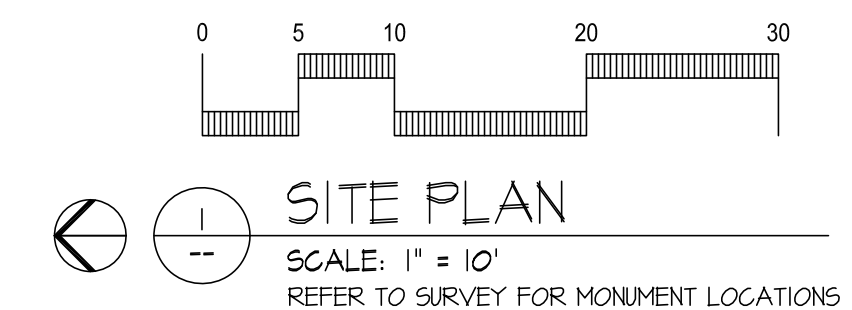
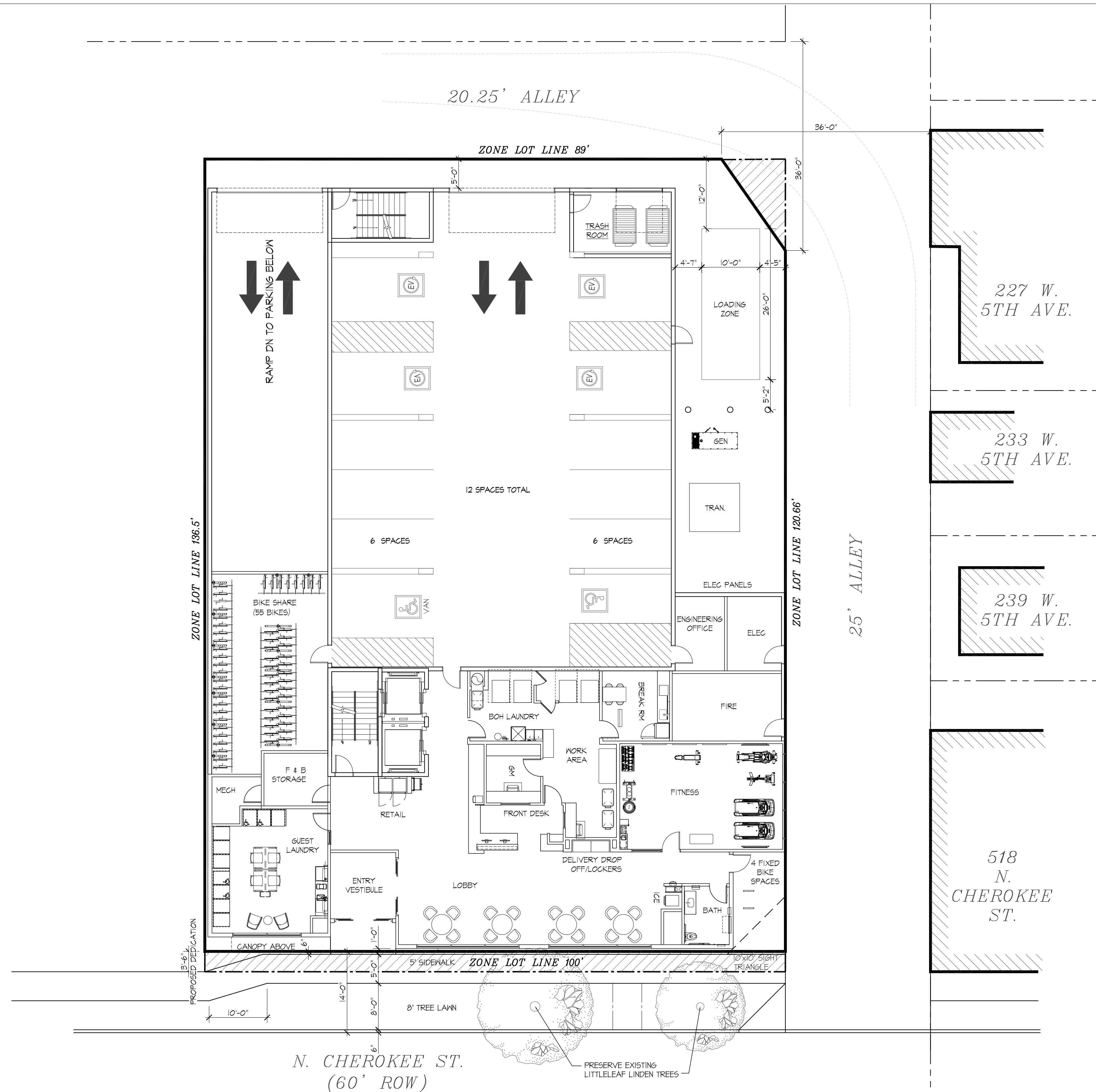
# THE CHEROKEE HOTEL

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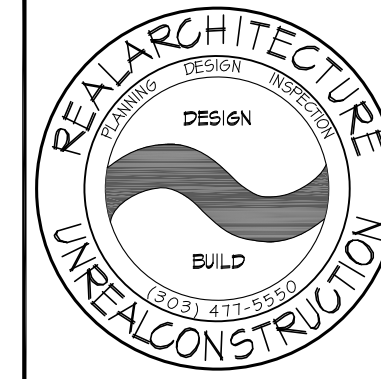
SITE PLAN

2  
2 OF 7

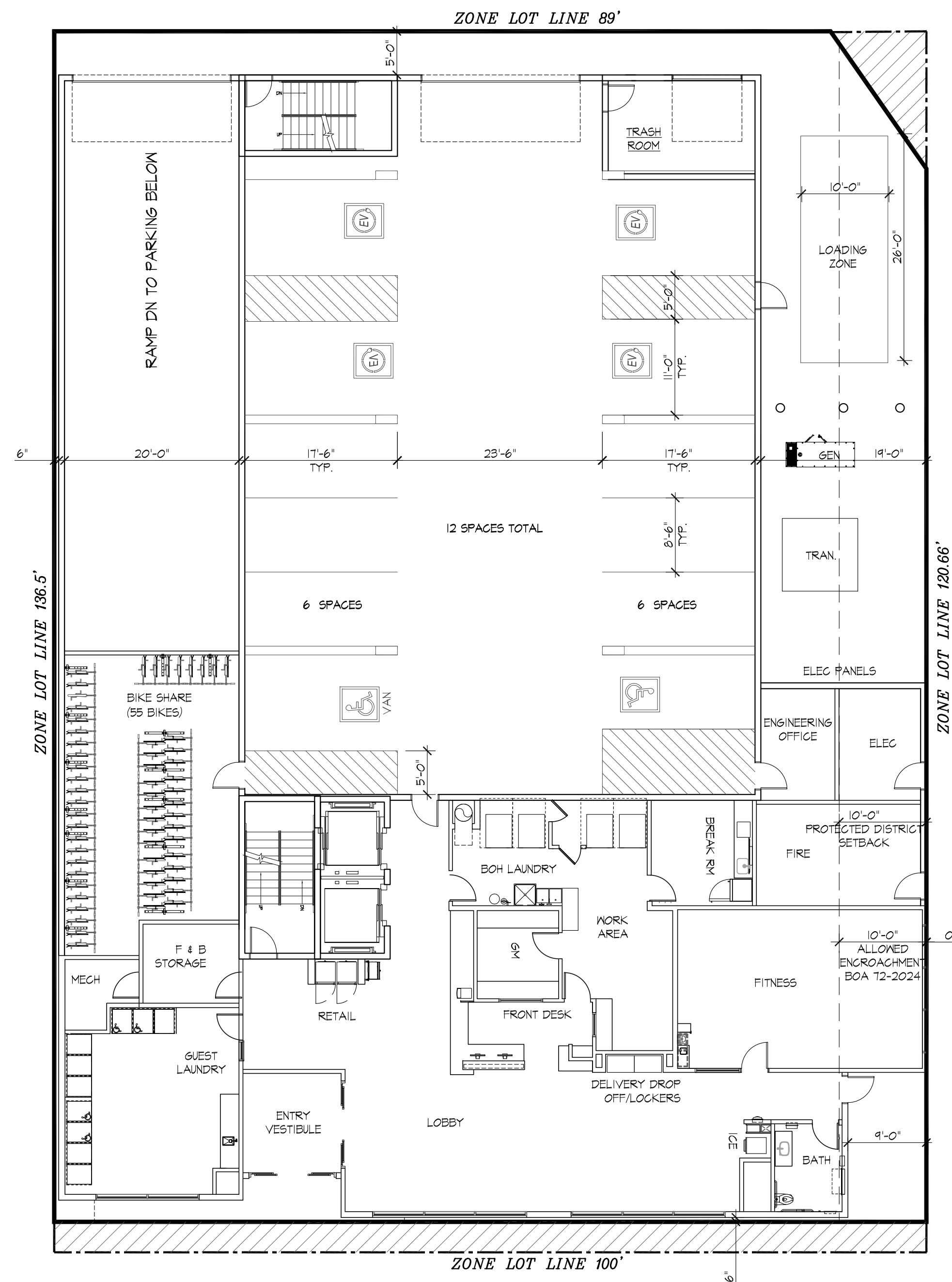
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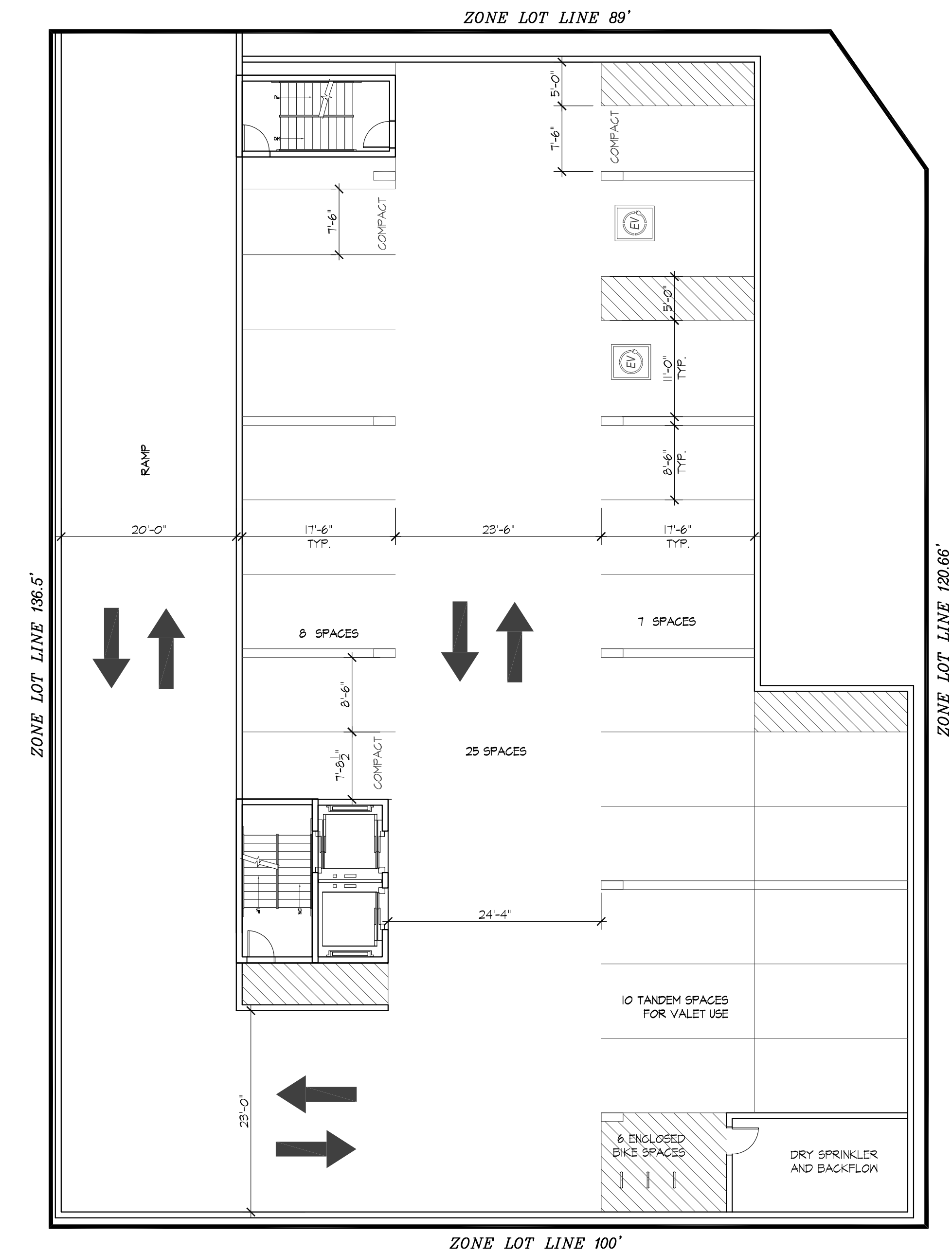
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2 LEVEL 1  
SCALE: 3/32"=1'-0"



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

FLOOR PLANS

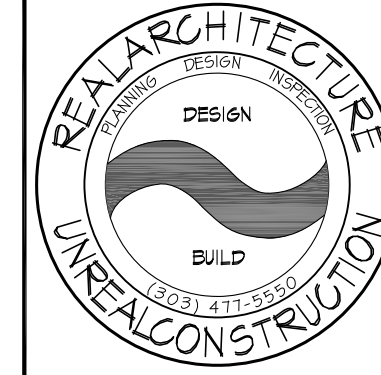
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3 OF 7



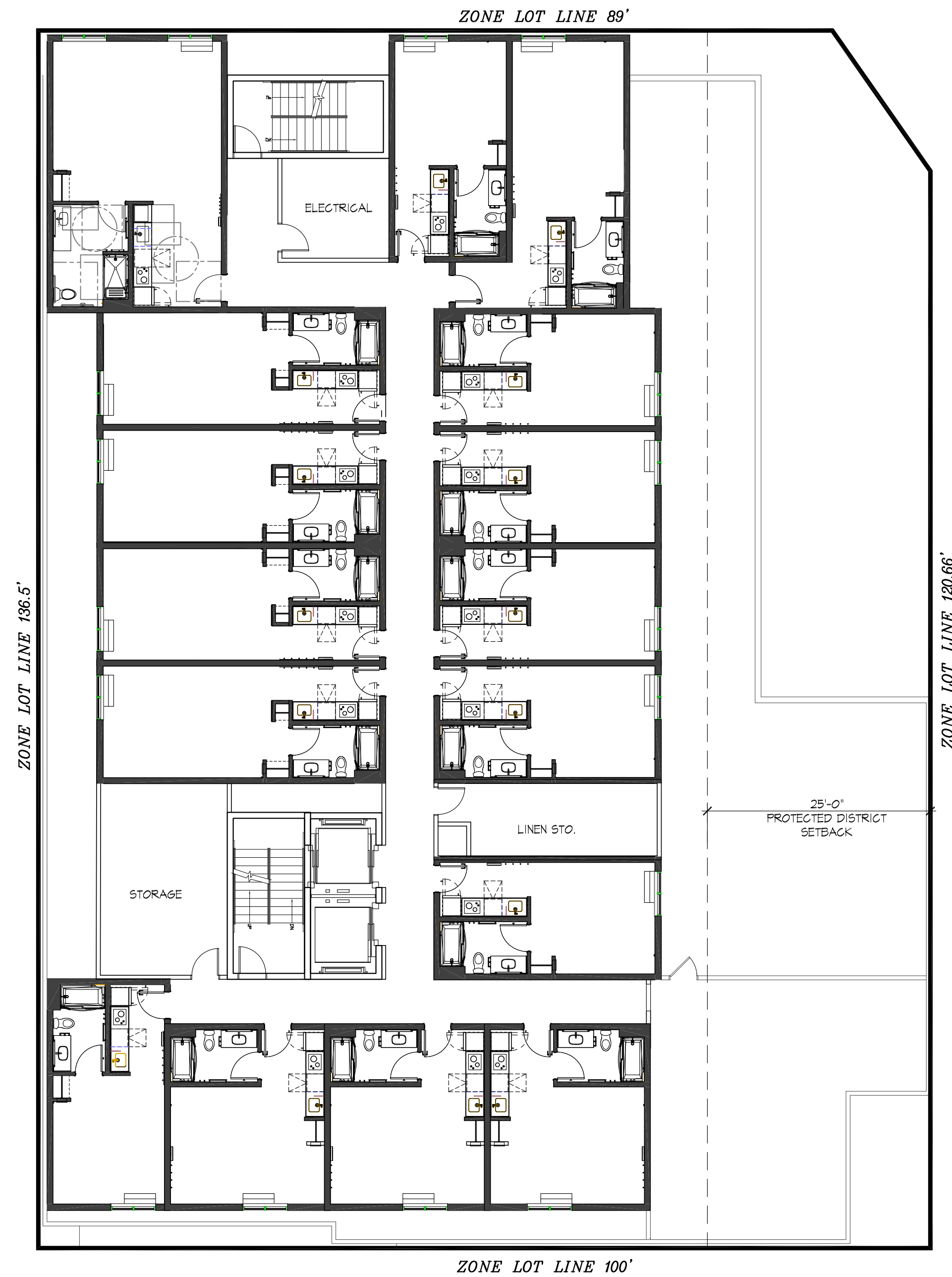
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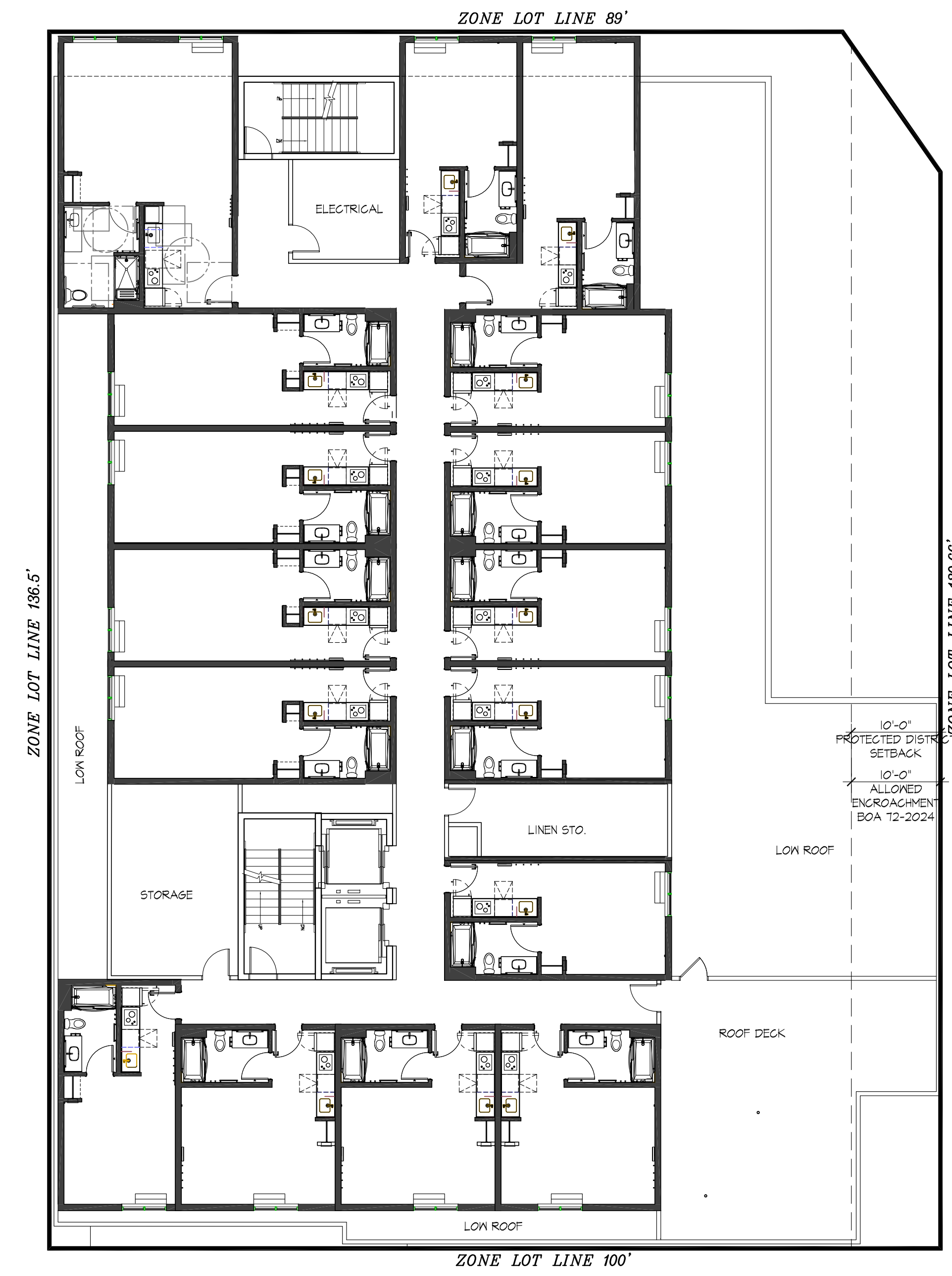
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2 TYPICAL LEVELS 3-5  
SCALE: 3/32"=1'-0"

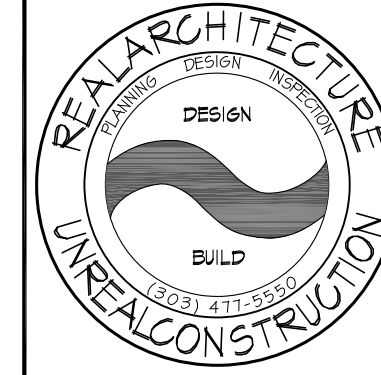


1 LEVEL 2  
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# THE CHEROKEE HOTEL

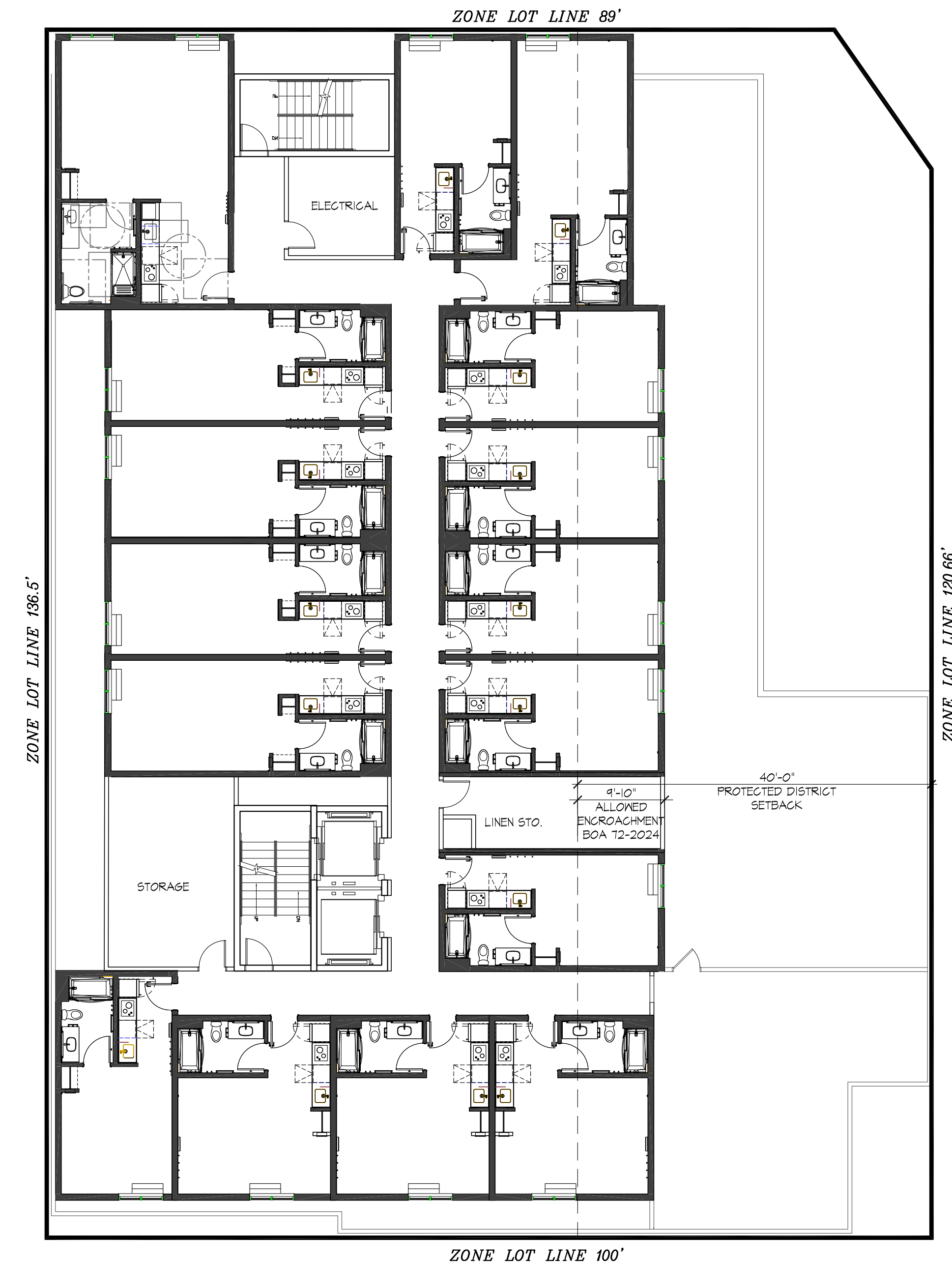
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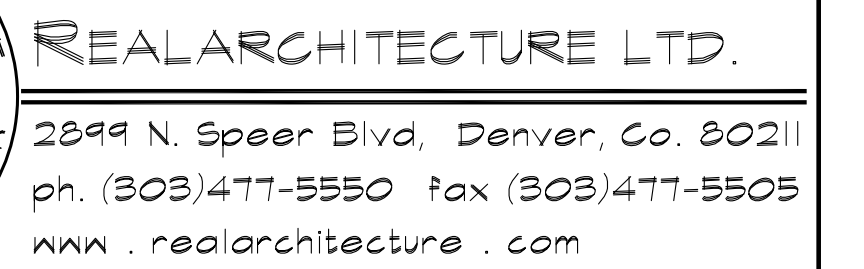
TYPICAL LEVELS 6-7  
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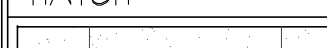
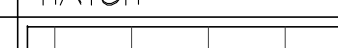

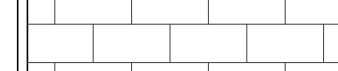
FLOOR PLANS

5  
5 OF 7



CONCEPT PLAN  
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ELEVATION NOTES:						MATERIAL NOTES:			
BUILD-TO ANALYSES	REQUIRED (MIN)	PROVIDED	GROUND STORY ACTIVATION	REQUIRED (MIN)	PROVIDED	BUILDING MATERIAL LEGEND			
PRIMARY STREET - CHEROKEE ST			PRIMARY STREET - CHEROKEE ST			HATCH	DESCRIPTION	HATCH	DESCRIPTION
TOTAL BUILD-TO (0'/10')	10%	90.5%	TOTAL TRANSPARENCY %	40%	62.24%		HARDCOAT STUCCO / STUCATTO VENEER, COLOR & FINISH TEXTURE BY OWNER		CMU, COLOR & FINISH TEXTURE BY OWNER
ZONE LOT STREET FRONTAGE	N/A	100 LF	STREET FACING FACADE LENGTH	10 LF	90.5 LF		HORIZONTAL WOOD SIDING, COLOR & FINISH BY OWNER		BRICK VENEER, COLOR & FINISH TEXTURE BY OWNER
BUILDING LENGTH	10 LF	90.5 LF	CLEAR GLAZING	36.2 LF	56.33 LF				
ALTERNATIVES	N/A	N/A							
ADJUSTED BUILDING LENGTH	N/A	N/A							

THE CHEROKEE HOTEL

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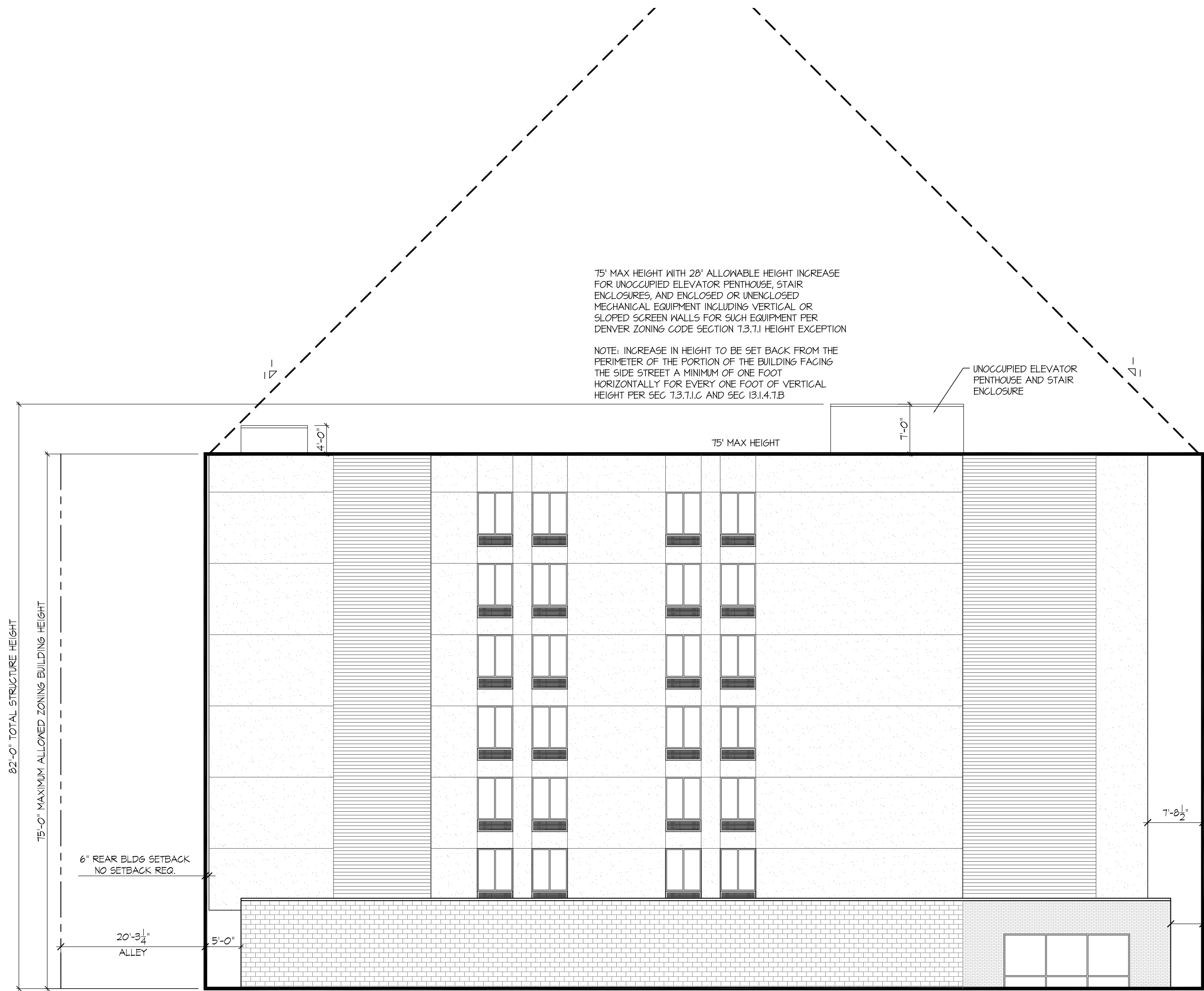
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DESIGN

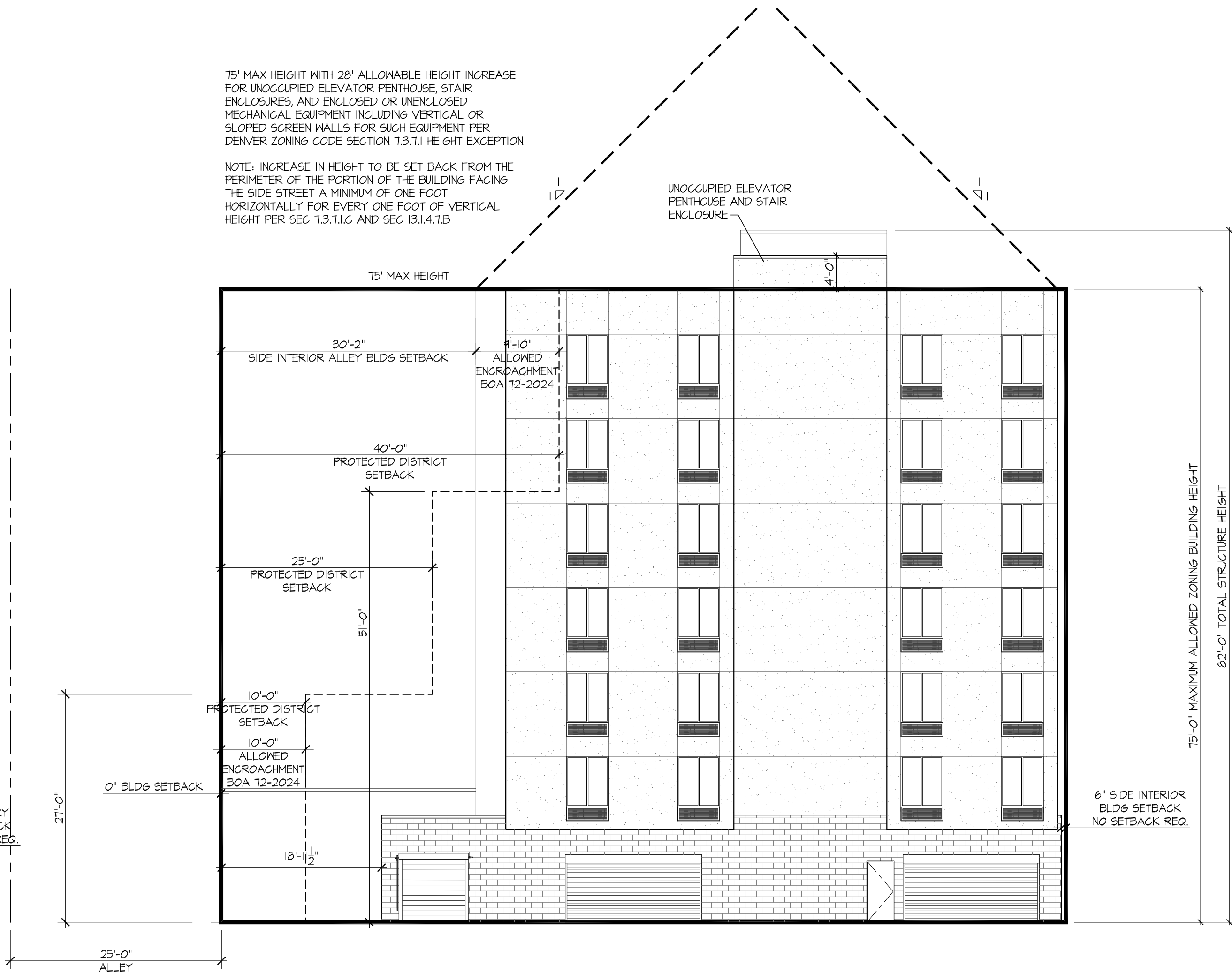
BUILD

UNREALCONSTRUCTION

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2 SIDE INTERIOR ELEVATION  
SCALE: 3/32"=1'-0"



1 REAR ELEVATION (ALLEY)  
SCALE: 3/32"=1'-0"

ELEVATION NOTES:						MATERIAL NOTES:	
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ALTERNATIVES	N/A	N/A					
ADJUSTED BUILDING LENGTH	N/A	N/A					