

**ZONE LOT 2 LEGAL DESCRIPTION:**

BEING ALL OF LOTS 7-12 AND 37-48, BLOCK 1, EAST BERKELEY, EXCEPTING THE WESTERLY 60.00 FEET OF LOTS 43-48, BLOCK 1, EAST BERKELEY AND EXCEPTING A PORTION OF LOTS 11 AND 12, BLOCK 1, EAST BERKELEY, AND EXCEPTING A PORTION OF LOTS 7-11, BLOCK 1, EAST BERKELEY AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AUGUST 14, 2023 AT RECEPTION NO. 2023077642 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 1, EAST BERKELEY, BEING THE NORTHWEST CORNER OF PARCEL 1 AND BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF FEDERAL BOULEVARD, A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES AND THE SOUTHERLY RIGHT-OF-WAY OF WEST 49TH AVENUE, A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1, NORTH 89°56'33" EAST, A DISTANCE OF 193.08 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EASTERLY PROLONGATION OF SAID NORTHERLY LINE, NORTH 89°56'33" EAST, A DISTANCE OF 72.99 FEET TO THE NORTHEAST CORNER OF PARCEL 2, BEING THE NORTHEAST CORNER OF LOT 48 AND BEING THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY OF WEST 49TH AVENUE AND THE WESTERLY RIGHT-OF-WAY OF ELIOT STREET, A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 2, BEING THE WESTERLY RIGHT-OF-WAY OF SAID ELIOT STREET, SOUTH 00°02'27" EAST, A DISTANCE OF 299.82 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2, BEING THE SOUTHEAST CORNER OF LOT 37; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, BEING THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY 70, A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES, AS DESCRIBED IN THE INSTRUMENT RECORDED NOVEMBER 5, 1964 IN BOOK 9332, PAGE 526 IN SAID OFFICE OF THE CLERK AND RECORDER, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 89°56'33" WEST, A DISTANCE OF 216.18 FEET TO THE SOUTH CORNER OF SAID PARCEL 2;
- 2) NORTH 45°00'00" WEST, A DISTANCE OF 55.28 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AUGUST 14, 2023 AT RECEPTION NO. 2023077642;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 09°42'24" WEST, A DISTANCE OF 16.69 FEET;
- 2) NORTH 04°22'06" WEST, A DISTANCE OF 70.63 FEET;
- 3) NORTH 06°28'23" WEST, A DISTANCE OF 24.05 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1, BEING THE SOUTHWEST CORNER OF LOT 6;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, NORTH 89°56'33" EAST, A DISTANCE OF 193.08 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1, NORTH 00°02'27" WEST, A DISTANCE OF 149.91 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1 AND THE POINT OF BEGINNING.

CONTAINS 49,076 SQUARE FEET OR 1.127 ACRES, MORE OR LESS.

**BASIS OF BEARING:**

BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED UPON THE 20' RANGE LINE OF WEST 49TH AVENUE, CITY AND COUNTY OF DENVER, STATE OF COLORADO WHICH BEARS S89°56'33"W BETWEEN THE MONUMENTS SHOWN HEREON.

**BENCHMARK:**

DENVER COUNTY BENCH MARK "155A" LOCATED AT 48TH AVENUE AND FEDERAL BOULEVARD, SOUTHEAST CORNER OF EAST BOUND ON RAMP. ELEVATION = 5379.97 FEET (NAVD 1988)

**FLOODPLAIN:**

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 0800460067G AND DATED NOVEMBER 17, 2005 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**GENERAL NOTES:**

1. THIS SDP WAS REVIEWED UNDER THE DENVER ZONING CODE EFFECTIVE DATE JUNE 25, 2010, RESTATED IN ITS ENTIRETY ON JULY 1, 2021, AS AMENDED THROUGH FEBRUARY 25, 2022..
2. FENCES, WALLS, SIGNS, AND ACCESSORY STRUCTURES MAY BE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
3. WHERE PRIVATE ROADWAYS SERVE AS REQUIRED FIRE LANES OR 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 NEED TO BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED DOTI ROADWAY SECTION PER DENVER FIRE CODE SECTION 503.2.1.
4. ACCESSIBLE PARKING SPACES MUST BE IDENTIFIED BY SIGNS AND ON PAVEMENT SURFACES WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA).
5. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
6. SITE 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.
7. 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.
8. PRIVATE ROADWAYS ARE NON-DEDICATED STREETS AND WILL NOT BE MAINTAINED BY THE CITY AND COUNTY OF DENVER.
9. RESPONSIBILITY FOR THE MAINTENANCE OF THE COMMONLY OWNED LAND AND/ OR STORM WATER DETENTION FACILITY CONSTRUCTED AS PART OF THIS DEVELOPMENTAL BE THAT OF OWNER.
10. TRASH REMOVAL SHALL BE FORWARD LOADING AND NOT IMPEDE TRAFFIC FLOW PER ARTICLE II, SEC 48 OF THE DENVER MUNICIPAL CODE. TRASH RECEPTACLES NEED TO BE PROVIDED BY A PRIVATE TRASH REMOVAL SERVICE IF THE RESIDENTIAL MULTI-UNIT DWELLING EXCEEDS 8-UNITS.
11. APPROVAL OF THIS SITE DEVELOPMENT PLAN CONSTITUTES A ZONE LOT AMENDMENT TO SPLIT ONE ZONE LOT INTO TWO ZONE LOTS AS DETAILED ON THE ZONE LOT AMENDMENT EXHIBIT SHEET. REFERENCE ZLAM NUMBER 2022-ZLAM-0000175.
12. THE RAISING CANE'S RESTAURANT ON THE SITE SHALL RESTRICT ITS DAILY HOURS OF OPERATION BY CLOSING FOR BUSINESS AT NIGHT NO LATER THAN 12:00 A.M. ON SUNDAYS THROUGH THURSDAYS AND 1:00 A.M. ON FRIDAYS AND SATURDAYS. THIS RESTRICTION APPLIES ONLY TO RAISING CANE'S AND SHALL NOT BE INTERPRETED TO RESTRICT THE HOURS OF ANY OTHER BUSINESS WHICH MAY LOCATE ON THE SITE.

**GREEN BUILDING ORDINANCE:**

DUE TO BUILDING SIZE OF 3,752 SF, THIS PROJECT IS CLAIMING EXCEPTION FROM THE GREEN BUILDING ORDINANCE.

**TRANSPORTATION DEMAND MANAGEMENT COMPLIANCE:**

AT THE TIME OF APPROVAL, THE SITE DEVELOPMENT PLAN FALLS WITHIN TIER 0 OF THE TRANSPORTATION DEMAND MANAGEMENT (TDM) ORDINANCE NO. 20210342 AND ADOPTED RULES AND REGULATIONS, AND THEREFORE HAS NO TDM REQUIREMENTS. THE APPROVED TIER 0 TDM PLAN IS ON FILE WITH THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE, TRAN FILE #2022-TRAN-0000033

**PBG WITHDRAWAL:**

A WITHDRAWAL OF THE EXISTING PBG HAS BEEN REQUESTED AND APPROVED IN PURSUANCE OF A ZONE LOT AMENDMENT. APPROVED ON 03/23/2022

**REZONING:**

A REZONING OF EXISTING B-3 AND P1 ZONE HAS BEEN REQUESTED AND APPROVED THROUGH CITY AND COUNTY OF DENVER (2021-PM-0000166) AND GRANTED BY DENVER CITY COUNCIL ON JANUARY 8, 2024.



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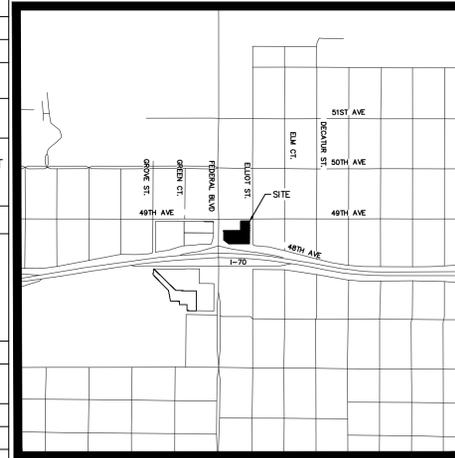
# DENVER I-70 & FEDERAL SITE DEVELOPMENT PLAN A PORTION OF THE SE 1/4 OF SEC.17

T3S, R68W, OF THE 6TH P.M.  
CITY & COUNTY OF DENVER

LOCATED AT: 4850 NORTH FEDERAL BOULEVARD

SITE STATISTICAL TABLE		
ZONE DISTRICT	E-CC-3X	
GENERAL ZONE LOT INFORMATION	SQ. FT.	ACRES
ZONE LOT SIZE (GROSS PROJECT AREA)	49,573	1.14
AREA TO BE DEDICATED FOR ADDITIONAL RIGHT-OF-WAY	497	0.01
NET PROJECT AREA (AFTER DEEDING OF ANY NEEDED PUBLIC RIGHT-OF-WAY)	49,076	1.127
PRIMARY AND SIDE STREET DESIGNATIONS	PRIMARY STREET: FEDERAL BLVD SIDE STREET: ELIOT STREET & W 49TH SIDE INTERIOR ZONE LOT: I-70 RAMP	
PROPOSED USE	EATING AND DRINKING ESTABLISHMENT	
ACCESSORY USE	OUTDOOR EATING AND SERVING AREA ACCESSORY TO AN EATING AND DRINKING ESTABLISHMENT AND DRIVE THROUGH FACILITY ACCESSORY TO EATING/DRINKING ESTABLISHMENTS AND TO RETAIL SALES, SERVICE, AND REPAIR USES	
NUMBER OF DWELLING UNITS	N/A	
GROSS FLOOR AREA (DRIVE-THRU RESTAURANT) 3,752 GFA	3,752 GFA	
BUILDING FORM USED	DRIVE THRU RESTAURANT	
DESIGN ELEMENTS	ALLOWED	PROVIDED
BUILDING HEIGHT, STORIES (MIN/MAX)	3 MAX	1
BUILDING HEIGHT, FEET (MIN/MAX)	ALLOWED	PROVIDED
PRIMARY STRUCTURE HEIGHT	45 FT MAX	22'-6"
ACCESSORY STRUCTURE HEIGHT	17 FT MAX	6'-0"
BUILD-TO	ALLOWED	PROVIDED
PRIMARY STREET TOTAL BUILD-TO (MIN% WITHIN MIN/MAX) (REFER TO SHEET 4 OF 22 FOR DETAILS)	50% WITHIN 0FT/80FT	75% WITHIN 80FT (SEE TABLE BELOW)
PEDESTRIAN ACCESS	PRIMARY STREET W/ ACCESS PROVIDED: FEDERAL BLVD.	
SIDE STREET TOTAL BUILD-TO	N/A	
OVERALL BUILDINGS OR STRUCTURE LENGTH (MAX)	84.74FT	47FT
SETBACKS	ALLOWED	PROVIDED
PRIMARY STRUCTURE-SIDE INTERIOR (N)	0 FT	36.6 FT
PRIMARY STRUCTURE-SIDE STREET (E)*	0 FT	144.3 FT
PRIMARY STRUCTURE-SIDE INTERIOR (S)*	0 FT	13.9 FT
PRIMARY STRUCTURE-PRIMARY (W)	0 FT	24.1 FT
ACCESSORY STRUCTURE-SIDE INTERIOR (N)	5 FT	99.6 FT
ACCESSORY STRUCTURE-SIDE STREET (E)	5 FT	74.5 FT
ACCESSORY STRUCTURE-SIDE INTERIOR (S)	5 FT	19.3 FT
ACCESSORY STRUCTURE-PRIMARY (W) *	5 FT	138.7 FT
ACCESSORY STRUCTURE PATIO-PRIMARY (W)	5 FT	20 FT
ACCESSORY STRUCTURE PATIO-PRIMARY (S)	5 FT	13 FT
PARKING	REQUIRED	PROVIDED
STANDARD SPACES	16	15
EATING & DRINKING ESTABLISHMENT (4.5/1,000 SF GFA) TOTAL GFA = 3,752 SF		
COMPACT SPACES	N/A	0
ACCESSIBLE	1	2
TOTAL	17	17
BICYCLE (ENCLOSED/FIXED)		
EATING & DRINKING ESTABLISHMENT (1/5,000 SF GFA - PER SECTION 10.4.3.2.A)	1 RACK, 2 FIXED SPACES	1 RACK, 2 FIXED SPACES
LOADING SPACES	0	0
GROUND STORY ACTIVATION (TRANSPARENCY)	REQUIRED	PROVIDED
TOTAL ELEVATION LENGTH	95.0'	
TOTAL TRANSPARENCY PRIMARY STREET (%) (FEDERAL - NORTHWEST ELEVATION)	40%, 18.8 FT	53% 25.0 FT
TOTAL TRANSPARENCY PRIMARY STREET (%) (FEDERAL - SOUTHWEST ELEVATION)	40%, 32.75 FT	40%, 33.0 FT
TOTAL TRANSPARENCY SIDE STREET (%) (ELIOT ST - SOUTHEAST & SOUTHWEST ELEVATION)	25%, 33.92 FT	27% 37.0 FT
BUILD-TO ANALYSIS	REQUIRED	PROVIDED
PRIMARY STREET - FEDERAL	50%/80'	80.0'
TOTAL BUILD-TO	REQUIRED	PROVIDED
ZONE LOT FRONTAGE LENGTH (FT)	167'	167'
BUILDING LENGTH (FT)	84.74'	97.50'
		TOTAL = 97.50'

\*ZONE LOT LINES ARE ALSO LABELED ON THE SITE PLAN



VICINITY MAP  
SCALE: 1"=1000'

NO.	SHEET TITLE
1	COVER SHEET
2	SURVEY SHEET
3	SURVEY SHEET
4	SITE PLAN
5	GRADING & UTILITY PLAN
6	EV DETAILS
7	LANDSCAPE PLAN
8	LANDSCAPE NOTES
9	LANDSCAPE DETAILS
10	PATIO FLOOR PLAN
11	PATIO FLOOR FINISH PLAN
12	PATIO PLANS
13	PATIO DETAILS
14	SITE DETAILS
15	FENCE DETAILS
16	CANOPY DETAILS
17	DRIVE-THRU EXPO CANOPY
18	EXTERIOR ELEVATIONS
19	EXTERIOR ELEVATIONS
20	PHOTOMETRIC SITE PLAN
21	FIXTURE SCHEDULE
22	PHOTOMETRIC DETAILS

**CONTACTS:**

**DEVELOPER:**  
RAISING CANE'S RESTAURANTS, LLC  
6800 BISHOP RD  
PLANO, TX 75024  
PHONE: (972) 769-3364  
CONTACT: LUARON FOSTER

**ARCHITECT:**  
FM DESIGN GROUP  
7200 SOUTH ALTON WAY  
CENTENNIAL, CO 80112  
PHONE: (303) 223-4864  
CONTACT: MAURISSA MAHU

**LANDSCAPE ARCHITECT:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER ST, SUITE 1500  
DENVER, CO 80237  
PHONE: (303) 228-2319  
CONTACT: CHRIS HEPLER, P.L.A.

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
3801 AUTOMATION WAY, SUITE 210  
FORT COLLINS, CO 80525  
TEL: (970) 658-8084  
CONTACT: EMILY FELTON, P.E.

**SURVEYOR:**  
ALTURA, LLC  
6950 S. TUCSON WAY, UNIT C  
CENTENNIAL, CO 80112  
TEL: (720) 488-1303  
CONTACT: JESUS A. LUGO, P.L.S.

**OWNER:**  
KASADA, LLC.  
910 S ACADIAN THRUWAY  
BATON ROUGE, LA 70806-6919

**OWNER'S SIGNATURE**

I, 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.

KASADA, LLC. A LOUISIANA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

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

NOTARY PUBLIC

ADDRESS

**SURVEYOR'S CERTIFICATION**

I, JESUS A. LUGO, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR THE RAISING CANE'S DENVER I-70 & FEDERAL SITE DEVELOPMENT PLANS, CONTAINED HEREIN, WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

JESUS A. LUGO, PLS 38081

**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 RECORDER'S CERTIFICATION**

STATE OF COLORADO

JSS

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 #DEPUTY

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY: \_\_\_\_\_

FEE: \_\_\_\_\_

TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE  
THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANTS INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE  
CODE USED FOR ANALYSIS: 2018 IFC WITH 2019 AMENDMENTS  
OCCUPANCY GROUP(S): A-2  
CONSTRUCTION TYPE(S): V-B  
FIRE FLOW CALCULATION AREA: 3,752 SF  
THIS BUILDING IS FULLY SPRINKLERED: NFPA 13

COVER SHEET  
SHEET 1 OF 22