



245 COLUMBINE

COLUMBINE DEVELOPMENT, Inc.
Land Use, Transportation and Infrastructure Committee

27 November 2012

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PROJECT ADJACENCIES



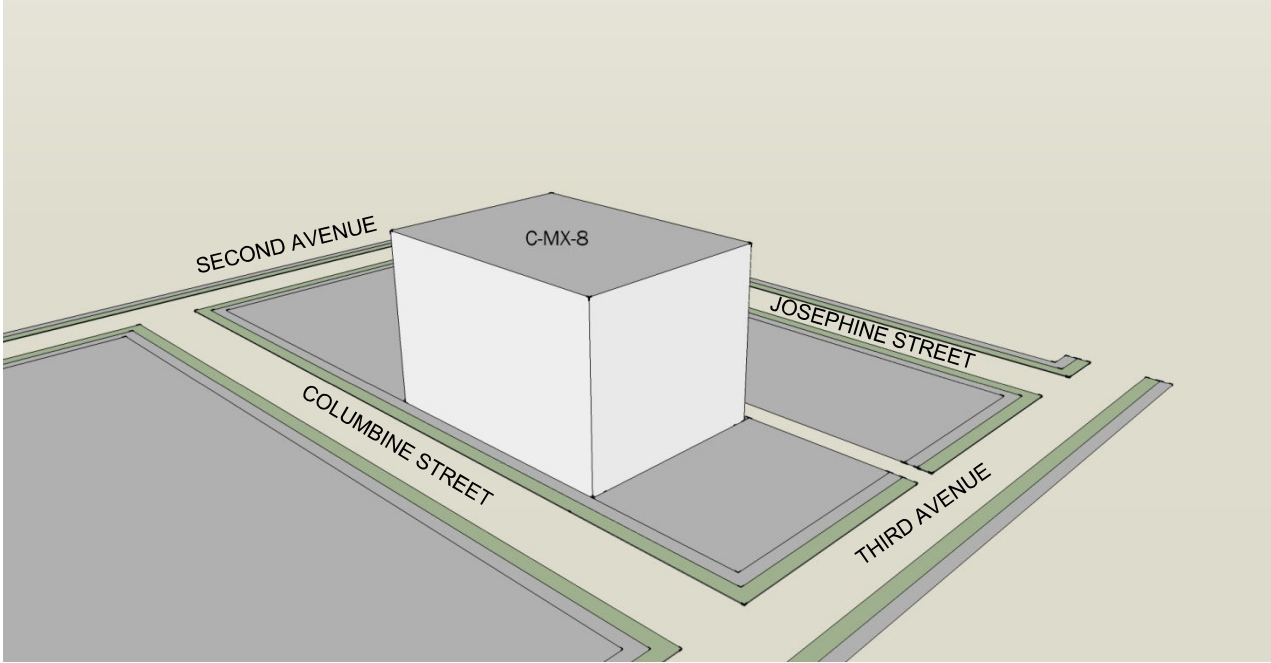
COLUMBINE DEVELOPMENT, INC
100 JACKSON STREET, SUITE 102
DENVER, COLORADO 80215

245 COLUMBINE – DENVER, COLORADO

LAND USE, TRANSPORTATION AND INFRASTRUCTURE COMMITTEE

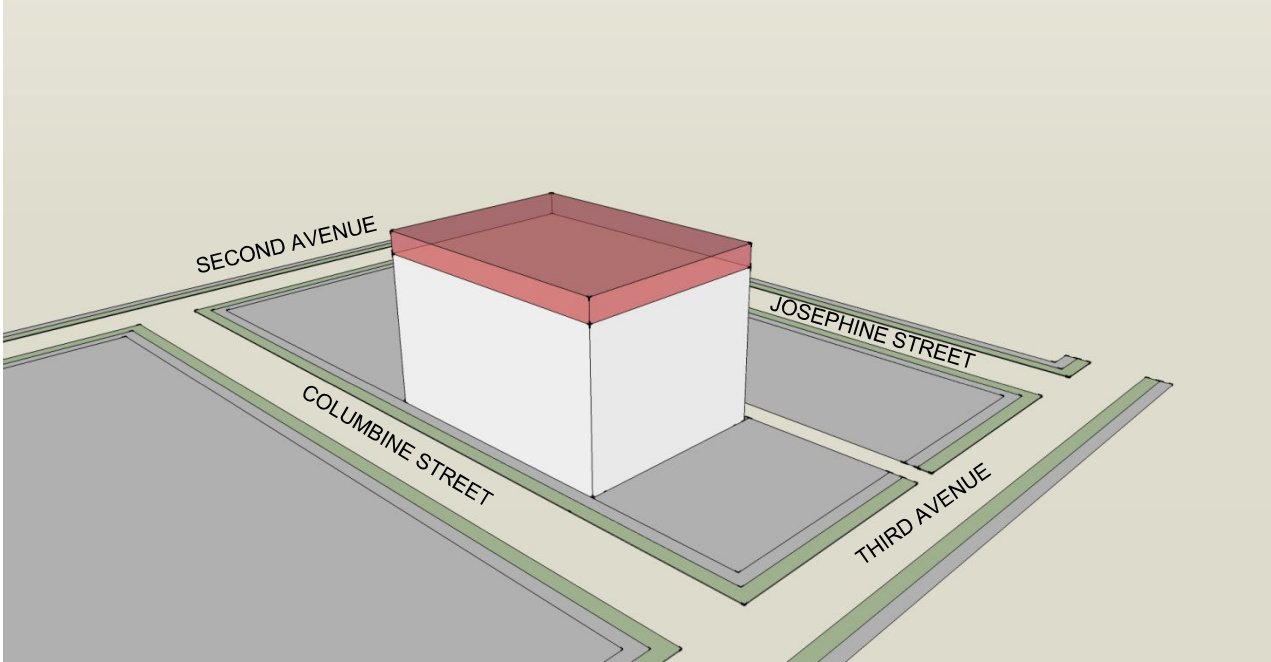
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REGULATING PLAN



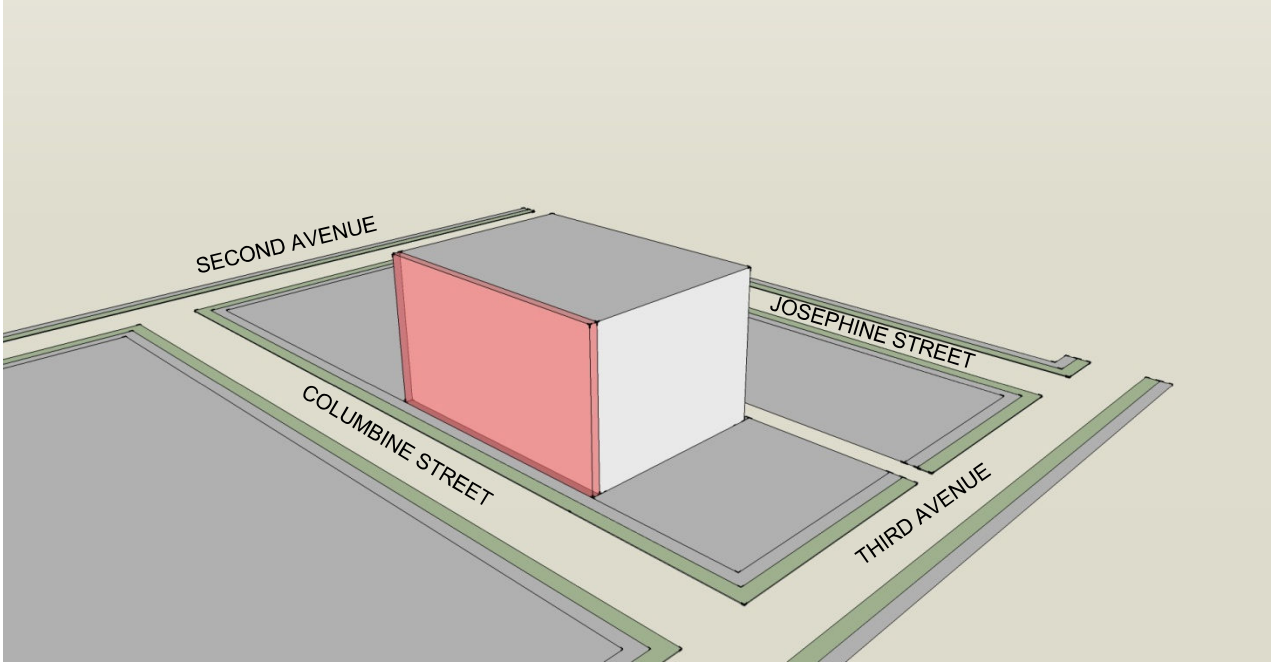
ALLOWED BUILD-TO ZONE BY C-MX-8

REGULATING PLAN



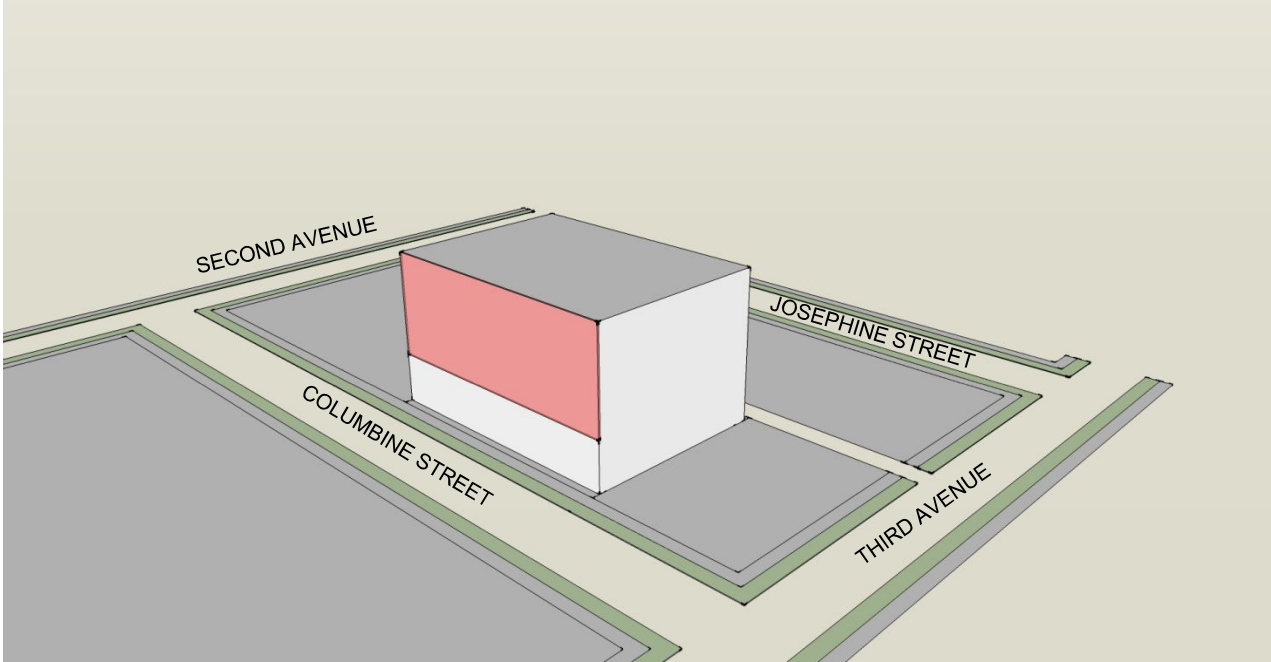
REDUCE HEIGHT TO SEVEN STORIES
(96'-0")

REGULATING PLAN



5' SETBACK FROM COLUMBINE STREET

REGULATING PLAN



1'-0" STEPBACK ABOVE SECOND STORY (31'-0" MAXIMUM)

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100 JACKSON STREET, SUITE 102
DENVER, COLORADO 80215

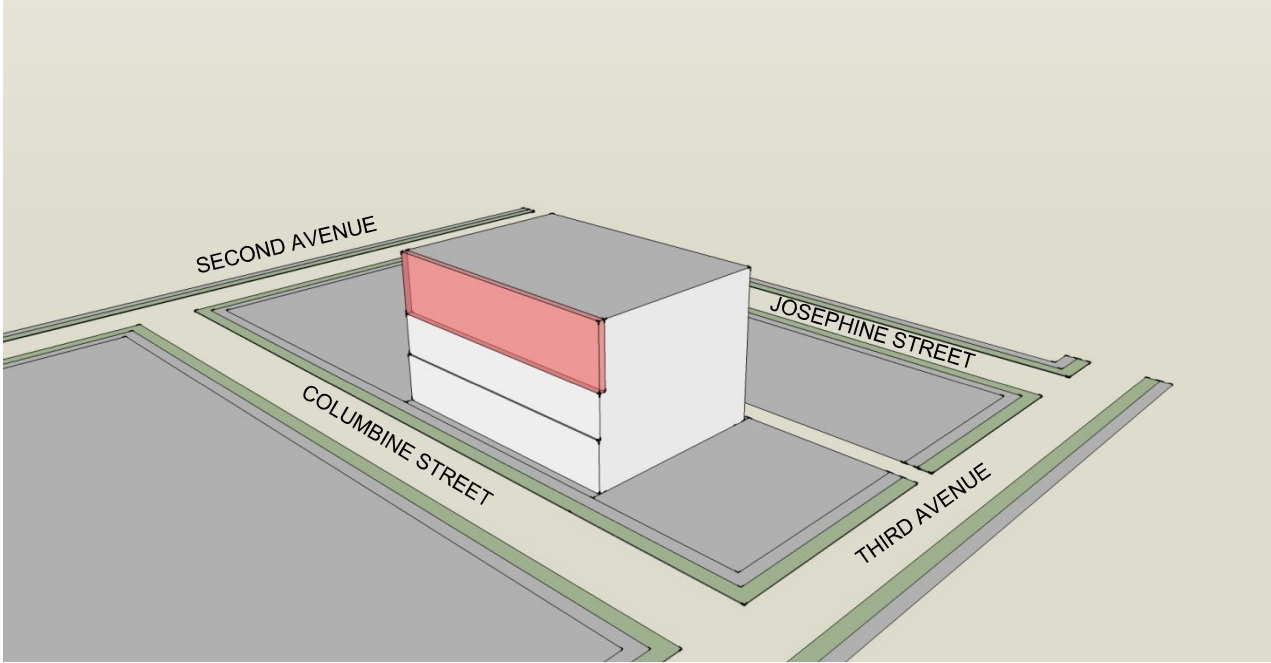
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REGULATING PLAN



10'-0" SET BACK FROM COLUMBINE STREET ABOVE FOURTH STORY (58'-0")

COLUMBINE DEVELOPMENT, INC
100 JACKSON STREET, SUITE 102
DENVER, COLORADO 80215

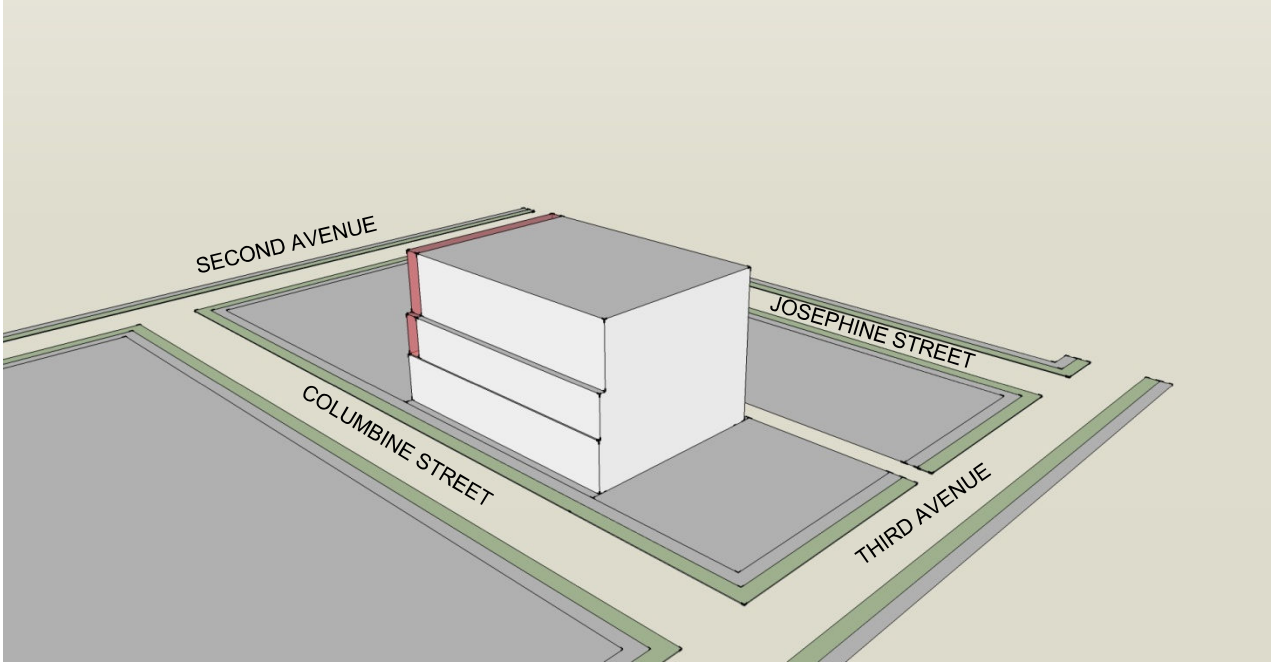
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REGULATING PLAN



10'-0" SETBACK FROM SOUTHERN PROPERTY LINE ABOVE SECOND STORY (31'-0" MAXIMUM)

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100 JACKSON STREET, SUITE 102
DENVER, COLORADO 80215

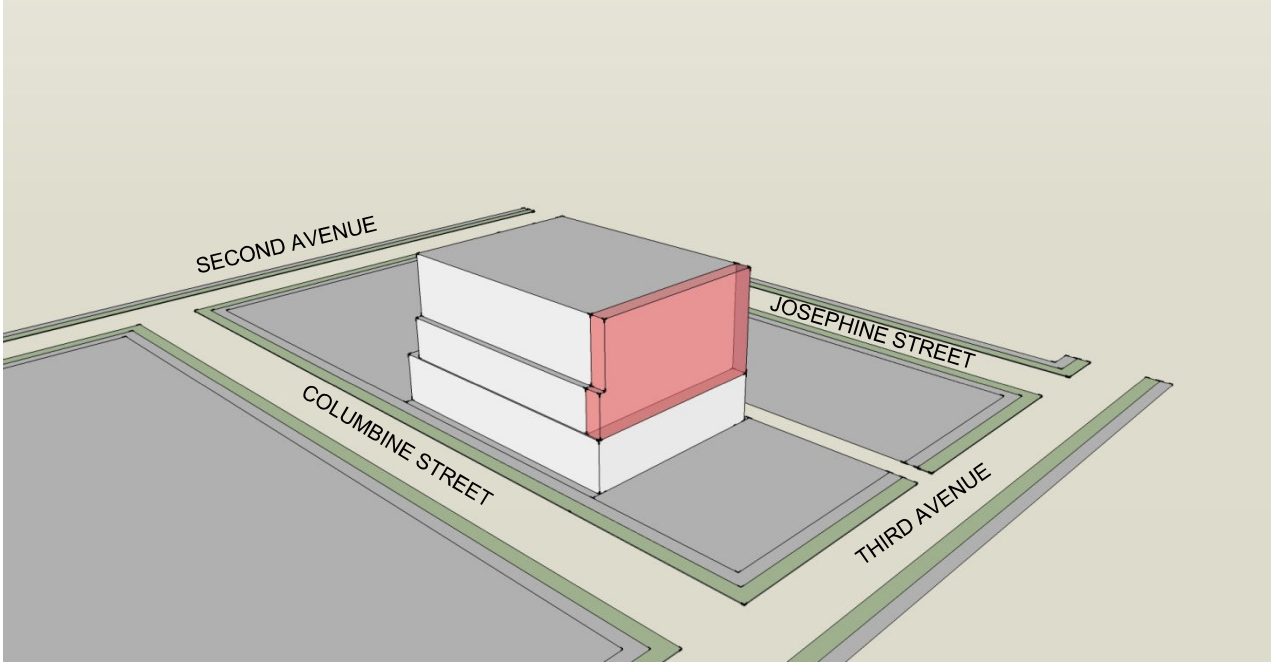
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REGULATING PLAN



10'-0" SETBACK FROM NORTHERN PROPERTY LINE ABOVE SECOND STORY (31'-0" MAXIMUM)

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100 JACKSON STREET, SUITE 102
DENVER, COLORADO 80215

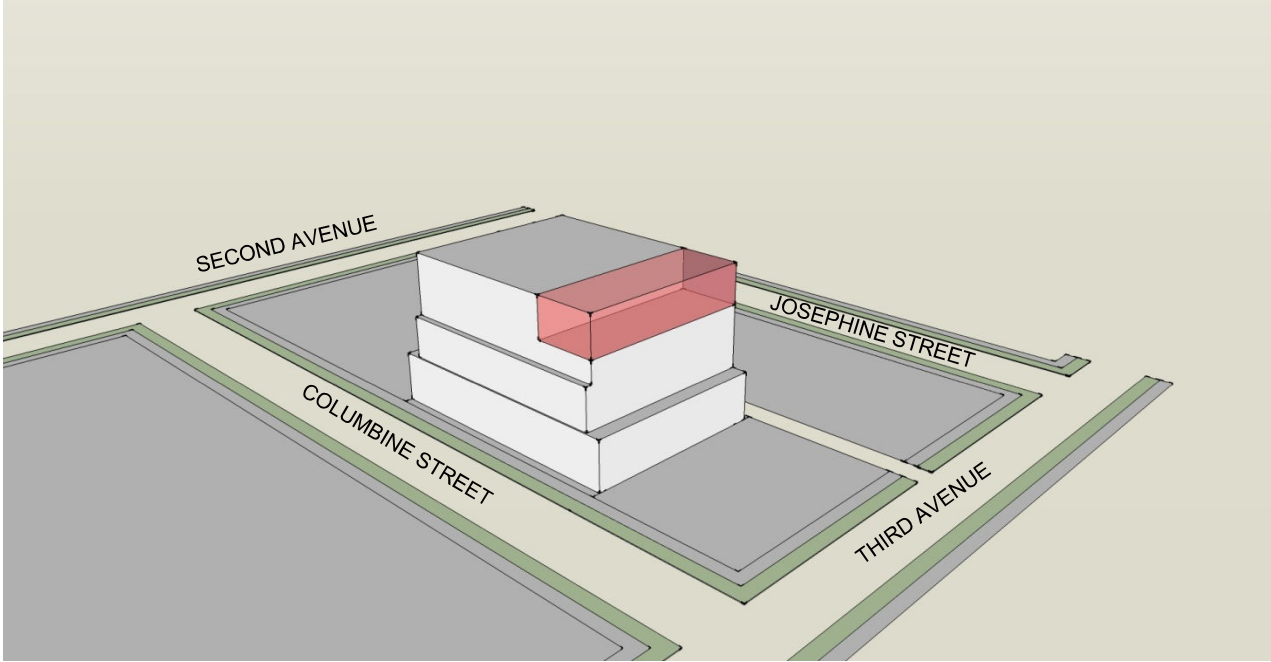
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REGULATING PLAN



50'-0" SETBACK FROM NORTHERN PROPERTY LINE ABOVE FIFTH STORY (71'-6" MAXIMUM)
150'-0" FROM THIRD AVENUE RIGHT OF WAY

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100 JACKSON STREET, SUITE 102
DENVER, COLORADO 80215

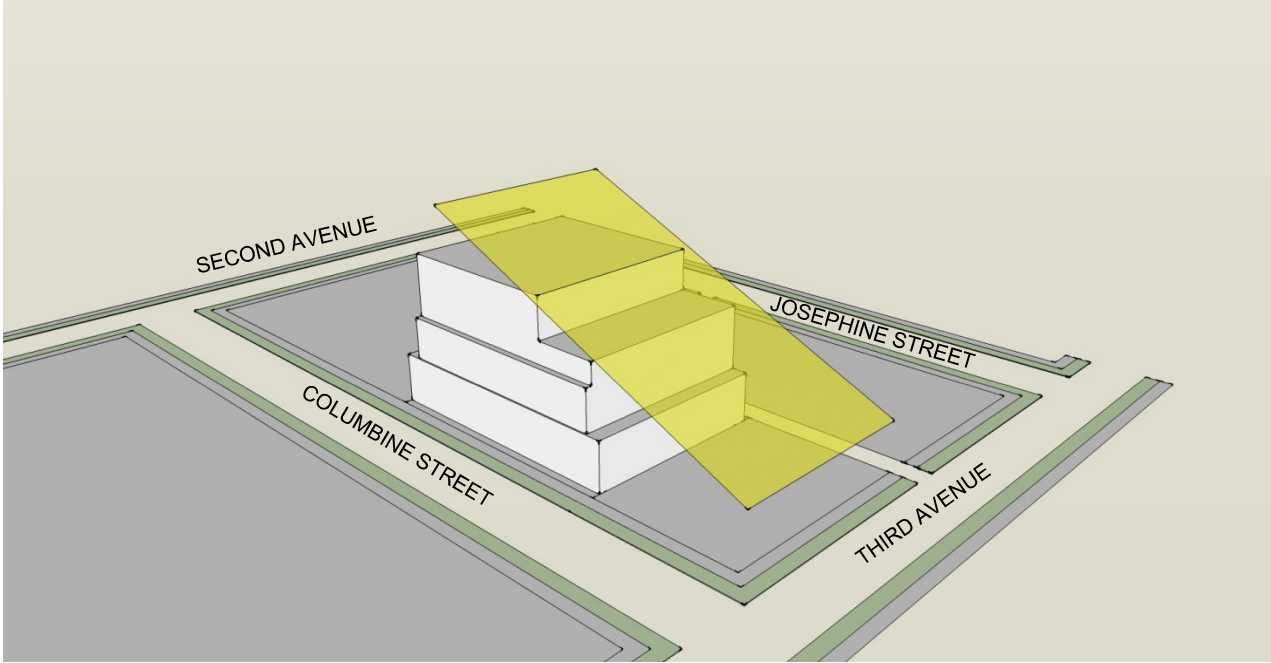
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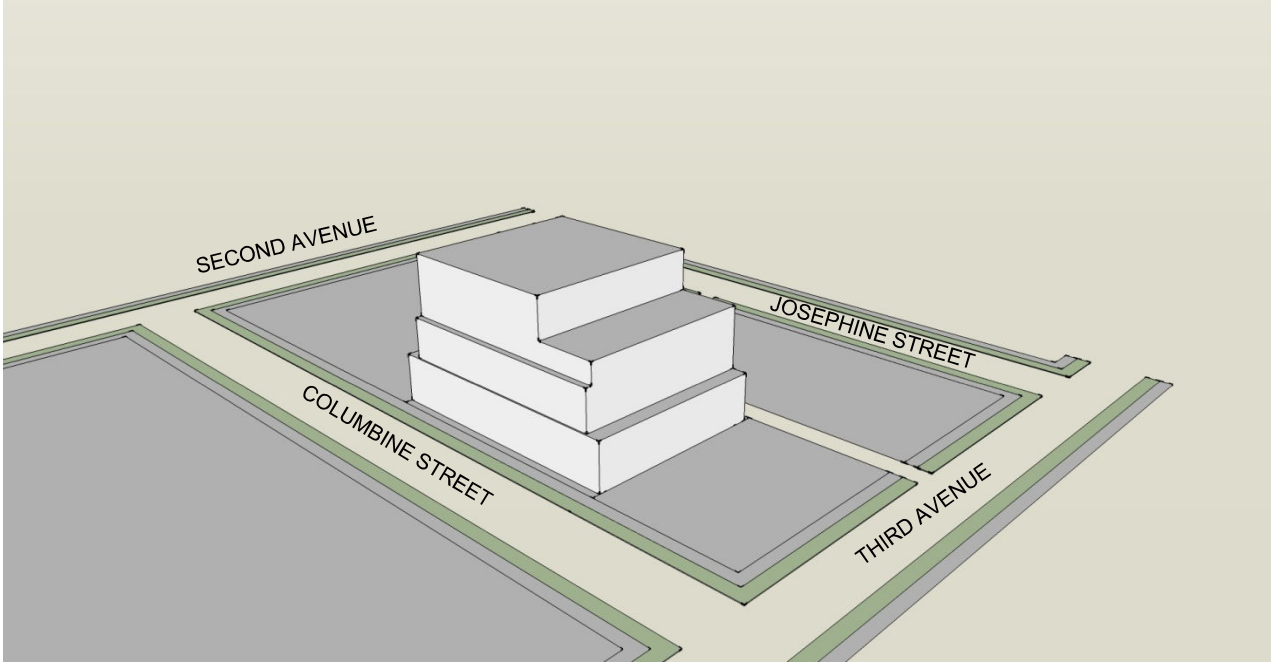
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REGULATING PLAN



SOLAR ACCESS PLANE

REGULATING PLAN



ALLOWED BUILD-TO ZONE BY C-MX-8 WITH REGULATING PLAN



VIEW FROM 3RD AND COLUMBINE LOOKING SOUTH

COLUMBINE DEVELOPMENT, INC
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VIEW FROM 2ND AND COLUMBINE LOOKING NORTH

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100 JACKSON STREET, SUITE 102
DENVER, COLORADO 80215

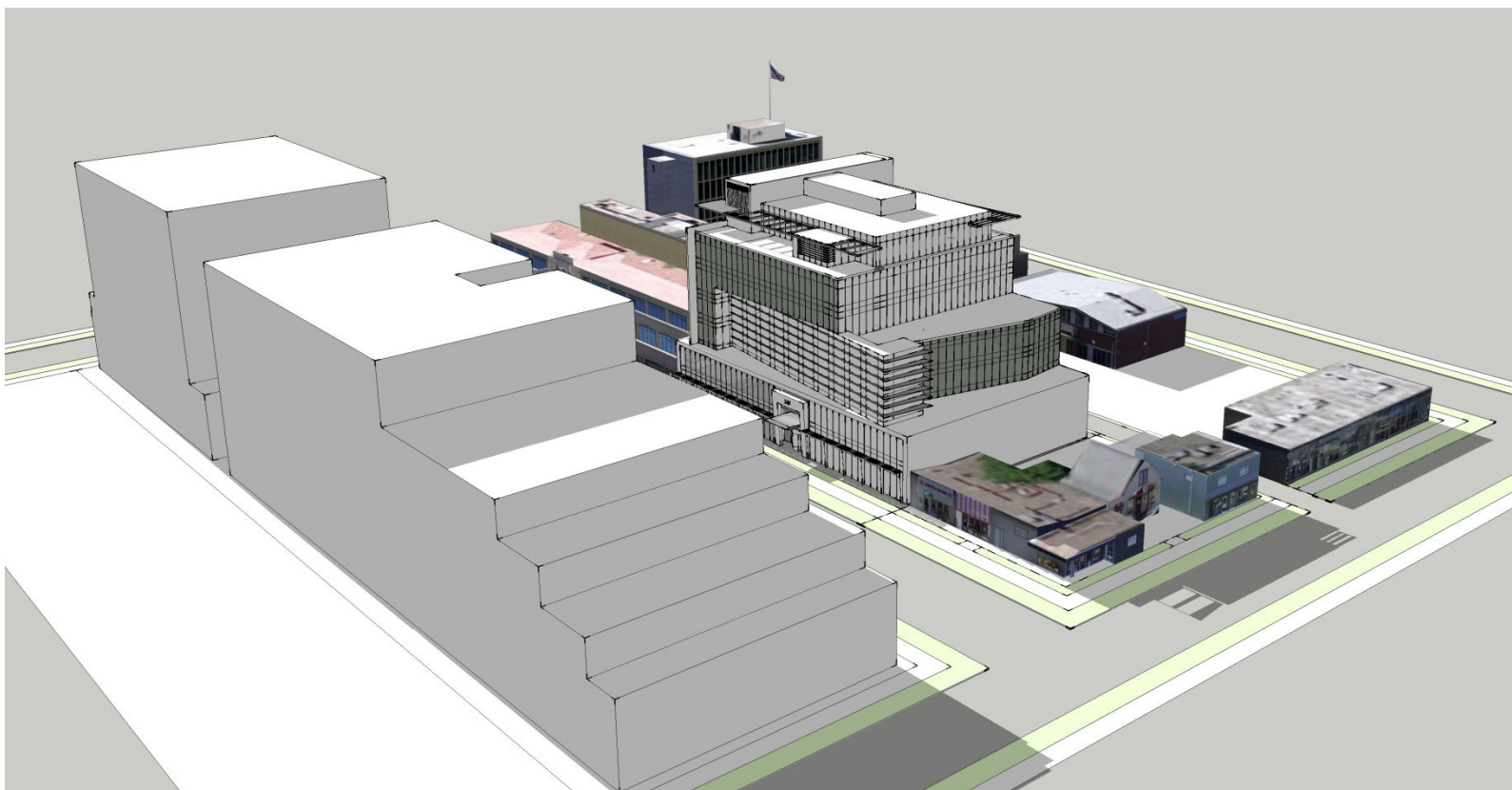
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AERIAL VIEW OF PROPOSED MASSING

COLUMBINE DEVELOPMENT, INC
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DENVER, COLORADO 80215

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VIEW FROM 2ND AND COLUMBINE LOOKING NORTH

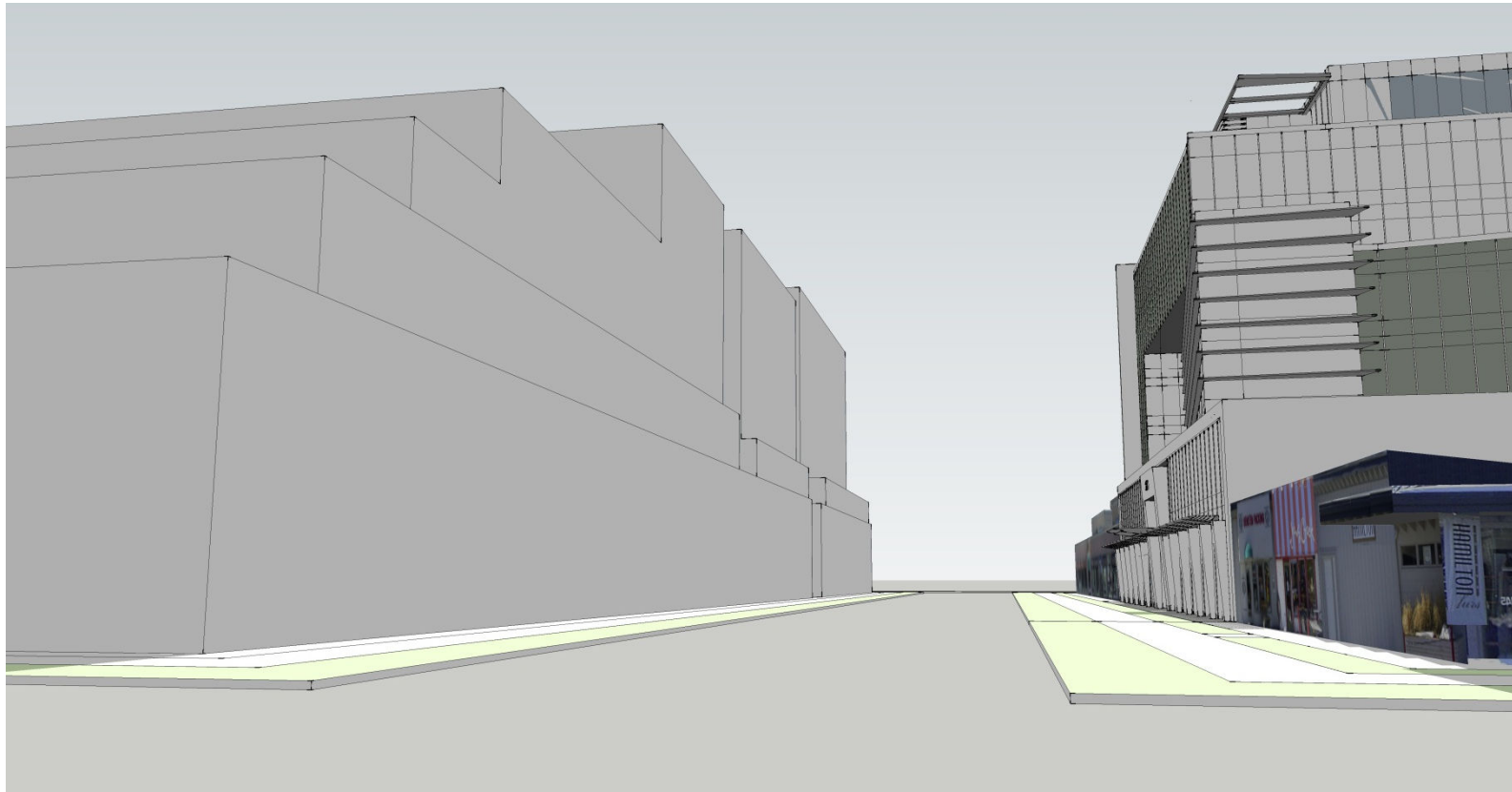
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