EIGHTH STREET COURT
807 Arapahoe Street, Golden, Colorado

Special Permit and Site Plan Review Application

ZOING DATA AND EXPLANATION
FOR THE SPECIAL PERMIT APPLICATION:
The current C.U. zoning of the property requires at least 3% of the
total floor area to be nonresidential use. This proposal suggests a use
of 1% nonresidential floor area and 9% residential floor area. The
proposed includes five residential units within a nonresidential building. The total amount of nonresidential floor area is approximately
5,959 sf. The current code use (120 sf. of floor area) will be
preserved as follow: one, three bedrooms up to 314 square
including the existing structure.

SITE DATA:
Total area of the property: 15,340 sf
(including the existing structure)
Building coverage: 4,409 sf
(55 %)
Total landscape area coverage
(excluding situs): 5,580 sf
(35 %)
Total parking lot coverage: 3,828 sf
(21 %)

RESIDENTIAL UNITS:
Unit A: Duplex
2 bedrooms, 1-1/2 baths, rooftop deck, basement
1,176 sf total floor area (including basement)

Unit B: Duplex
2 bedrooms, 1-1/2 baths, rooftop deck, basement
1,012 sf total floor area (including basement)

Unit C: Duplex
3 bedrooms, 1-1/2 baths, rooftop deck, basement
1,186 sf total floor area (including basement)
Attached two car garage

Unit D: Duplex
3 bedrooms, 1-1/2 baths, rooftop deck, basement
1,186 sf total floor area (including basement)
Attached two car garage

FLOOR AREA SUMMARY:
Unit A: 1,176 sf
Unit B: 1,012 sf
Unit C: 1,186 sf
Unit D: 1,186 sf
Subtotal (7,550 sf, 49 % residential)
Basement: 1,020 sf (14 % nonresidential)
Total: 8,570 sf

REQUIRED PARKING:
Unit A: 1 space
Unit B: 1 space
Unit C: 1 space
Unit D: 1 space
Total: 4 spaces

PROVIDED PARKING:
Two-car garage: 4 spaces
Single-car garage: 2 spaces
Before parking: 1 space
Total: 7 spaces

NOTARIAL
APPROVED BY THE CITY OF GOLDEN PLANNING COMMISSION
THIS DAY OF 2016.

BY,

CITY CLERK

OWNERSHIP CERTIFICATE
APPROVED BY THE CITY OF GOLDEN PLANNING COMMISSION
THIS DAY OF 2016.

VICINITY MAP (NOT TO SCALE)

SHEET INDEX:
1. COVER SHEET AND GENERAL INFORMATION
2. SITE PLAN
3. SITE UTILITIES PLAN
4. SITE GRADE PLAN
5. LANDSCAPE PLAN
6. PRELIMINARY ARCHITECTURE
SITE AREA: 13539 sf

EXISTING SITE
IMPERVIOUS AREA:
ROOF: 1430 sf
CONC. & ASPH.: 6043 sf
TOTAL IMPV. AREA: 9473 sf (70.0%)

PERVIOUS AREA:
LANDSCAPING: 4066 sf
TOTAL PERV. AREA: 4066 sf (30.0%)

PROPOSED SITE
IMPERVIOUS AREA:
ROOF: 5495 sf
CONC. & ASPH.: 3699 sf
TOTAL IMPV. AREA: 9194 sf (79.9%)

PERVIOUS AREA:
LANDSCAPING: 4347 sf
TOTAL PERV. AREA: 4347 sf (32.1%)

GRADING NOTES:
1. Contours are shown at 0.5 intervals.
2. Water quality is provided via landscaping.