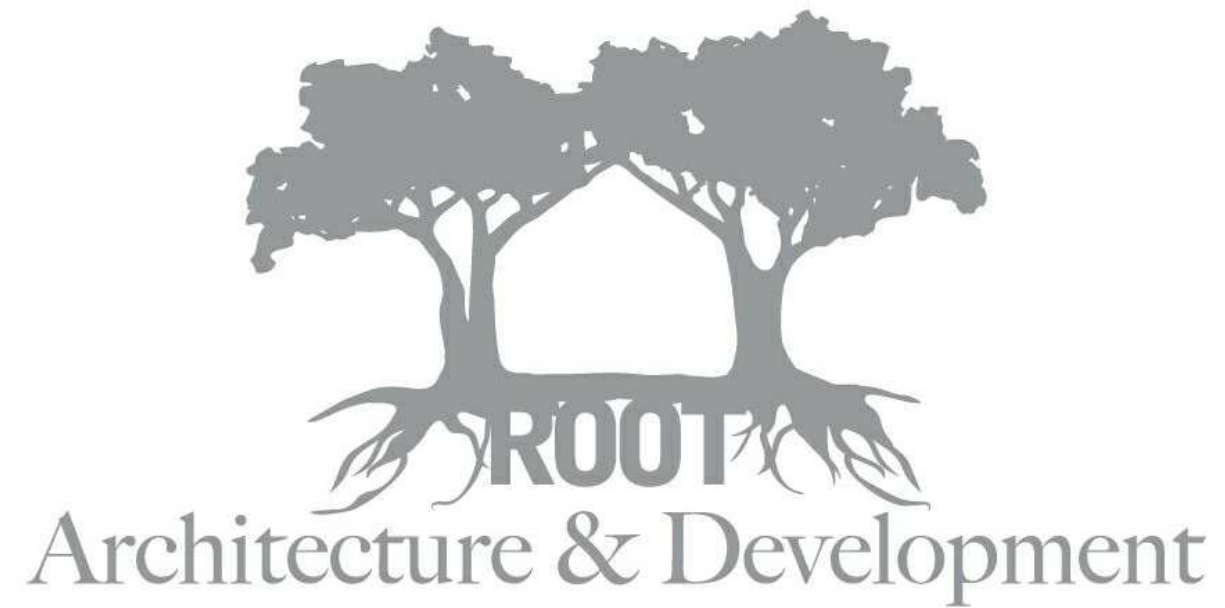
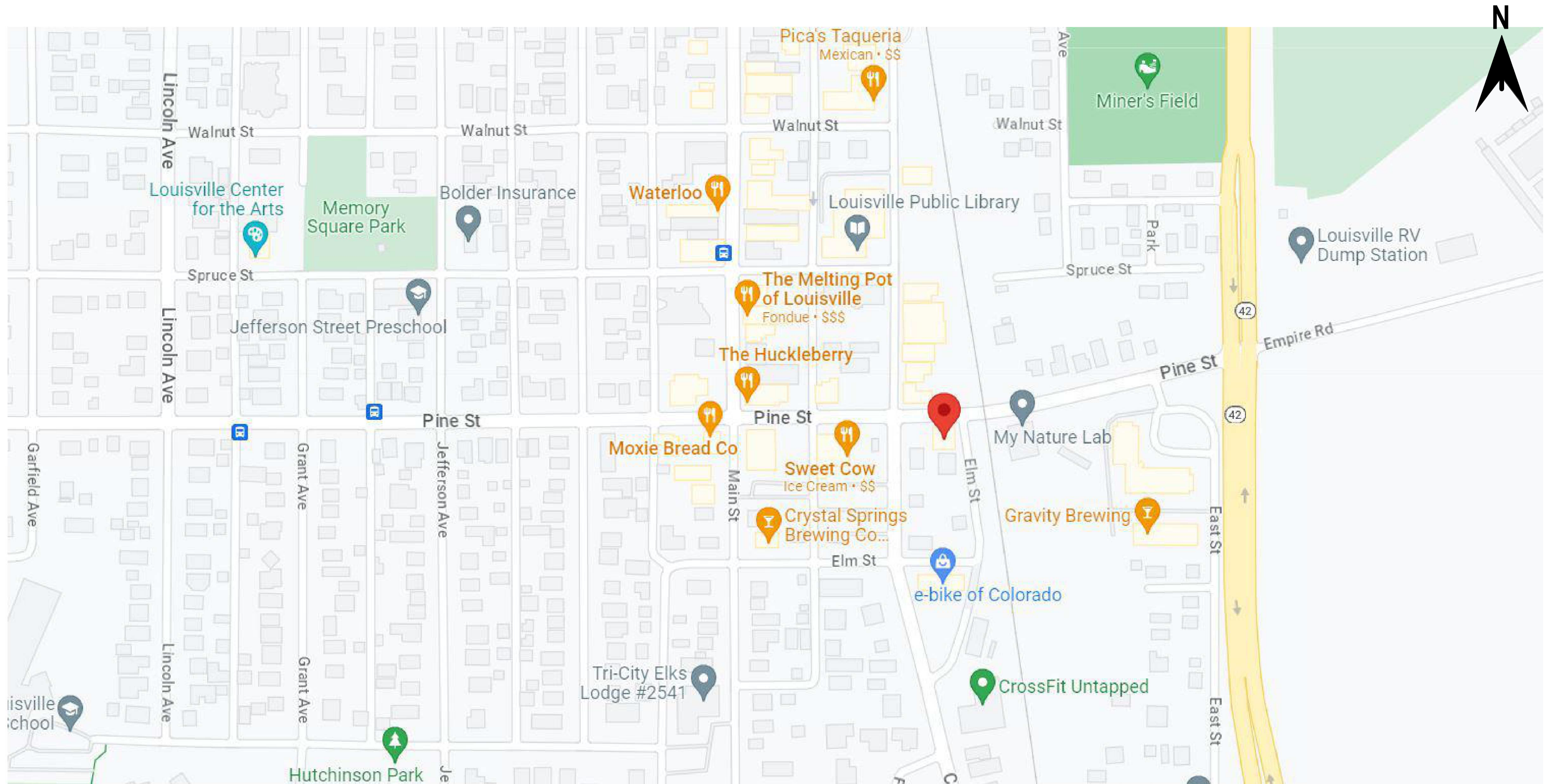
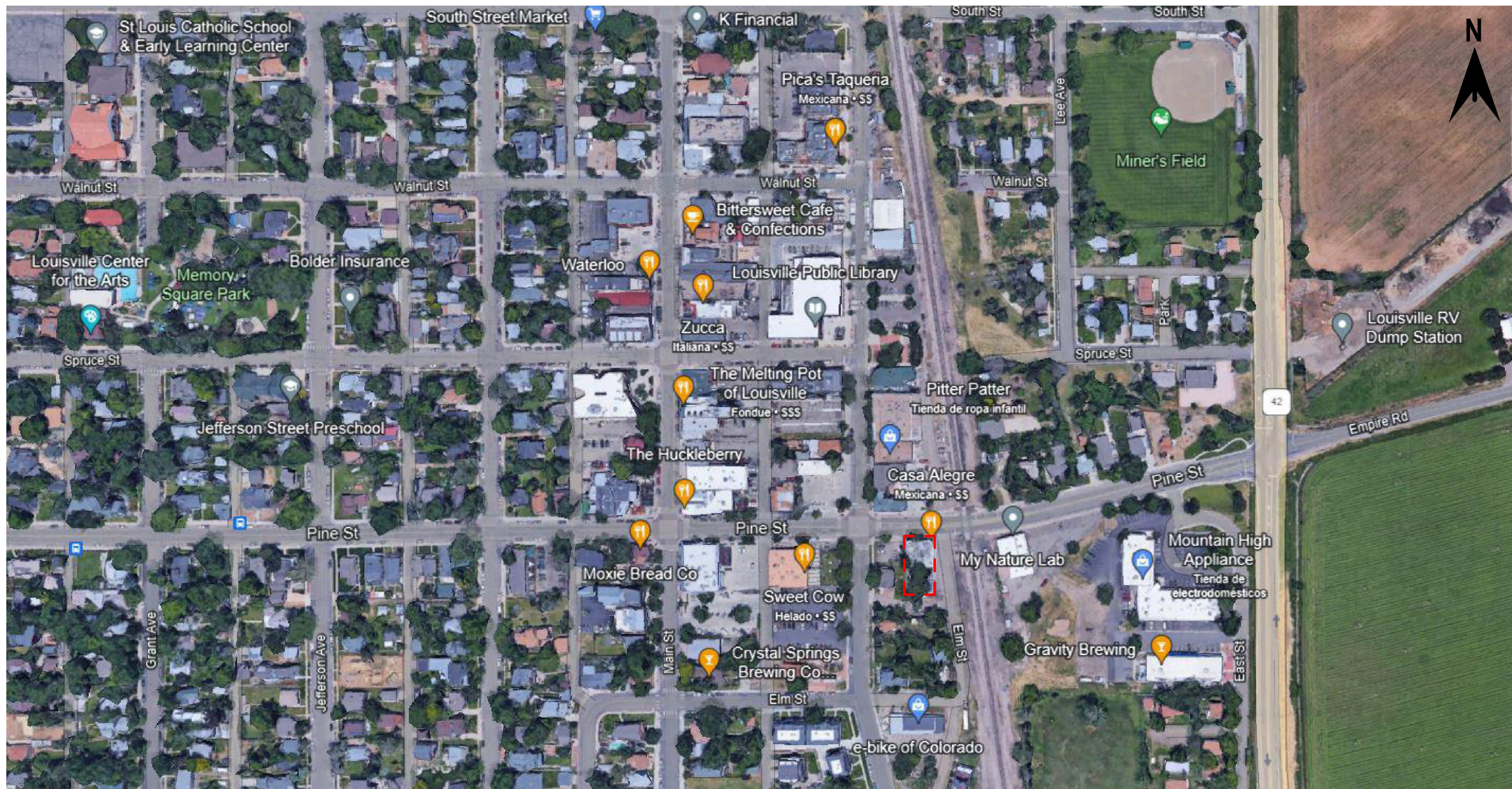




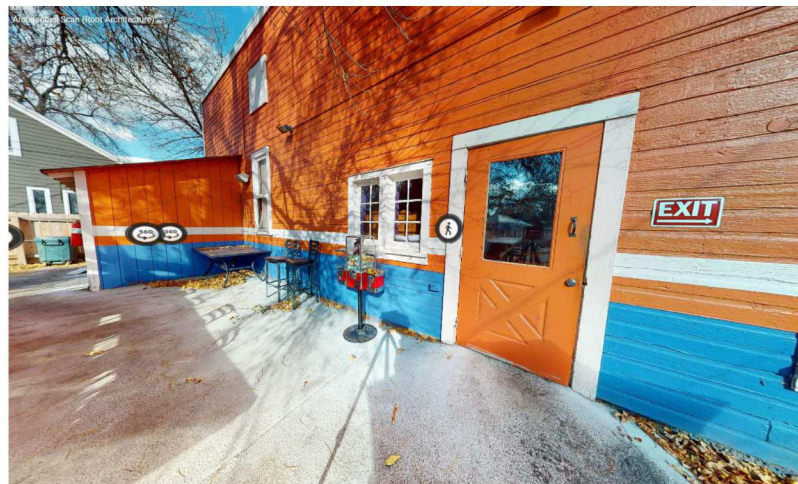
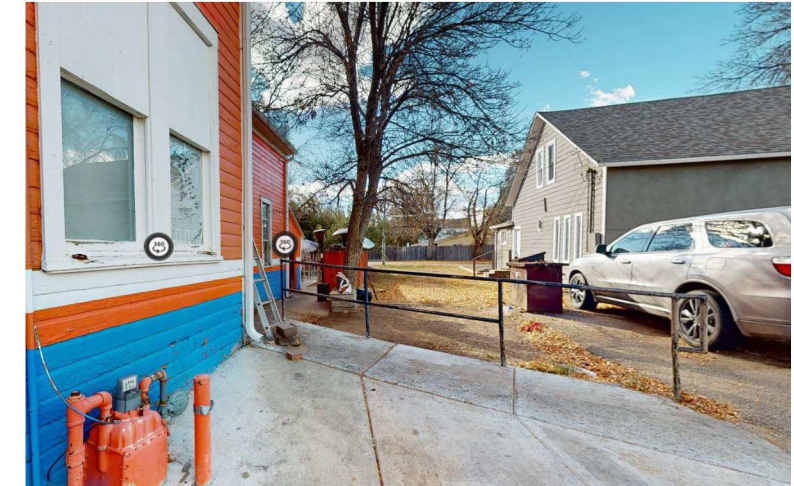
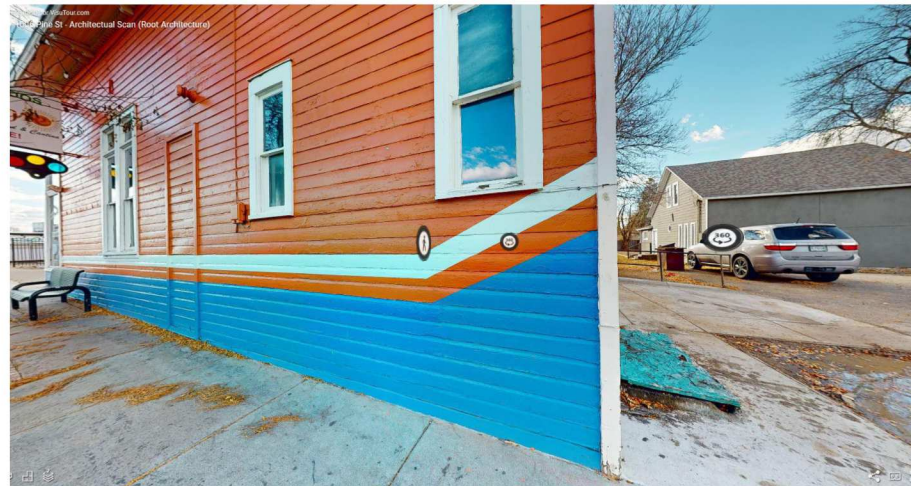
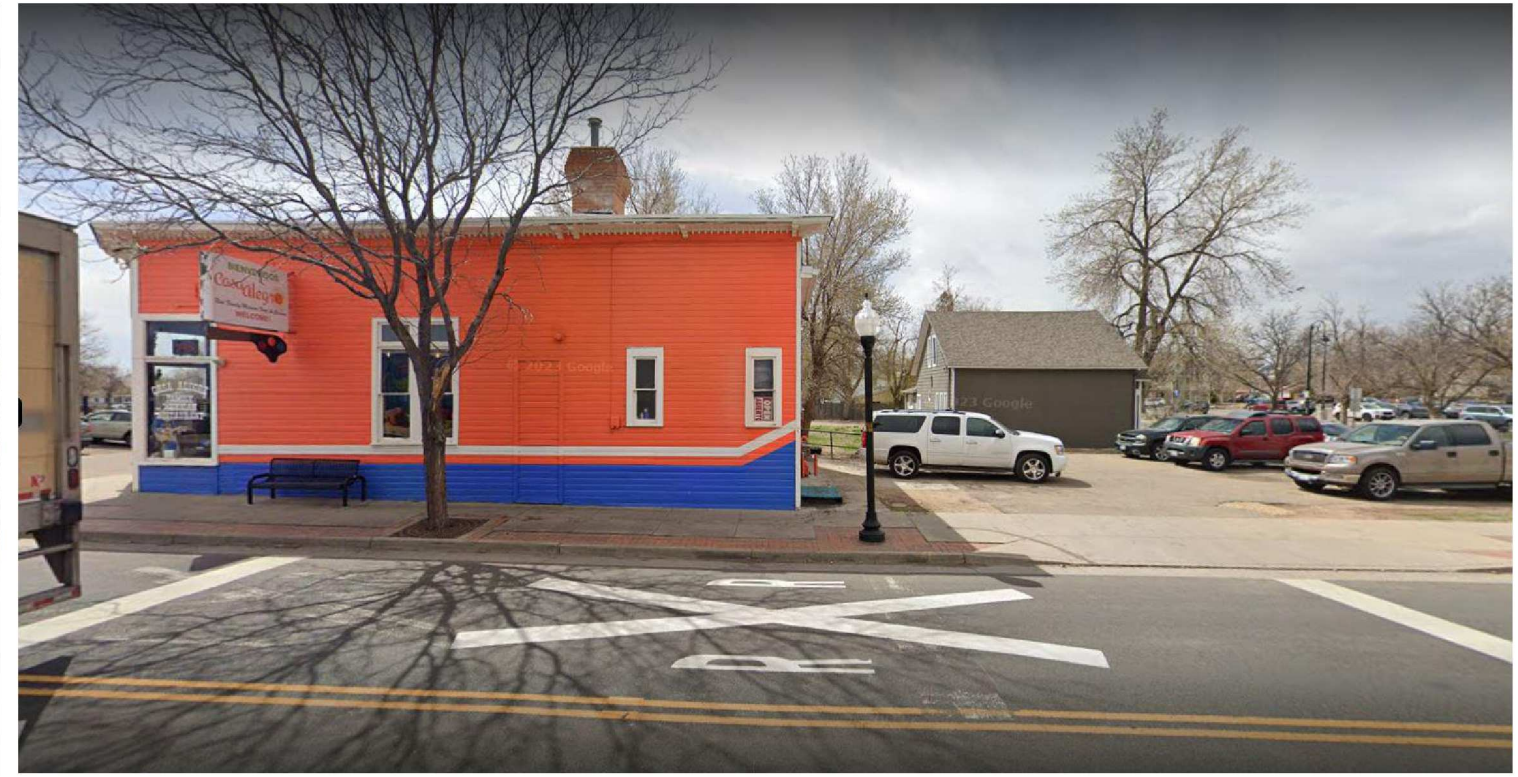
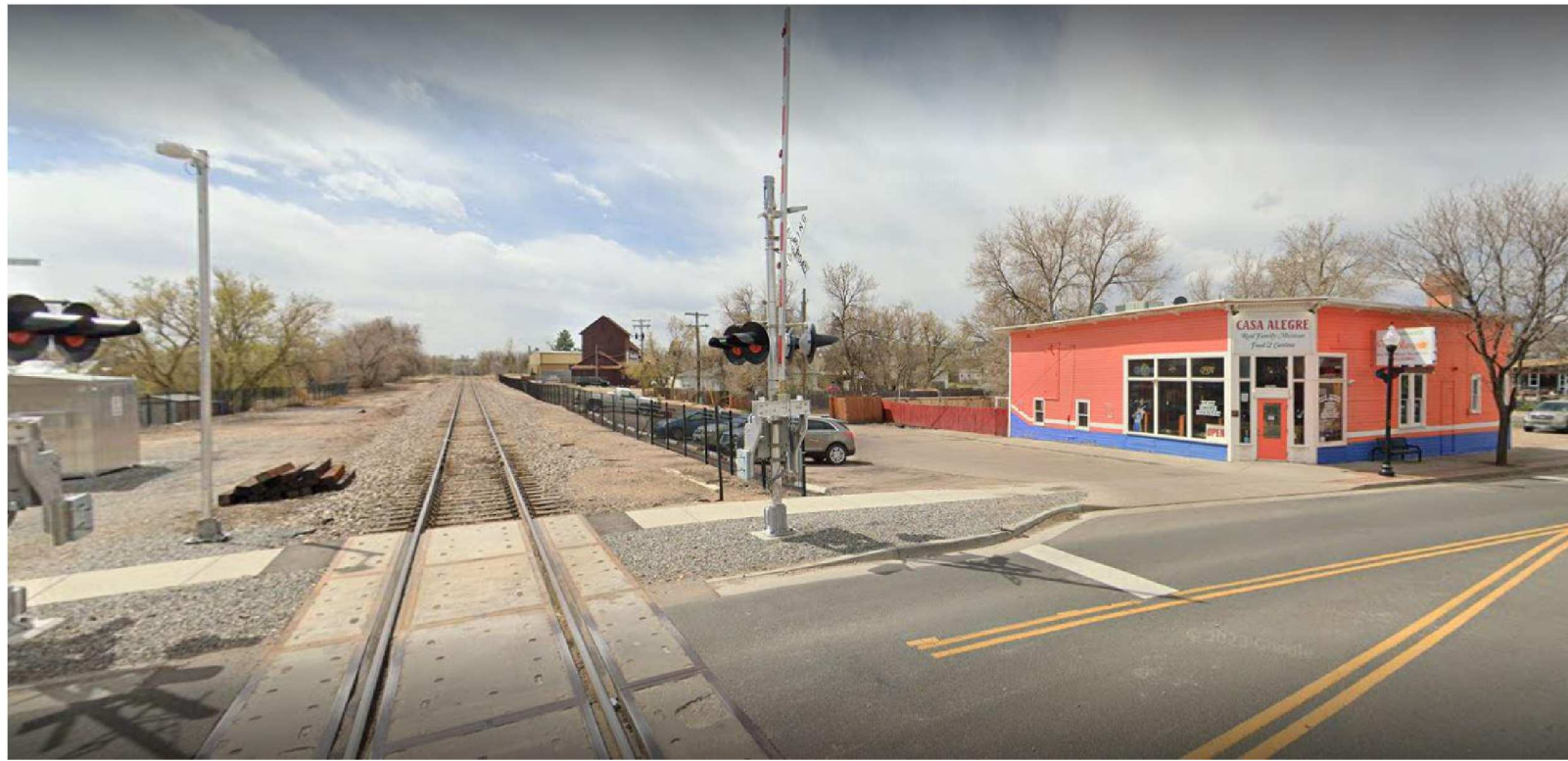
FEASIBILITY STUDY

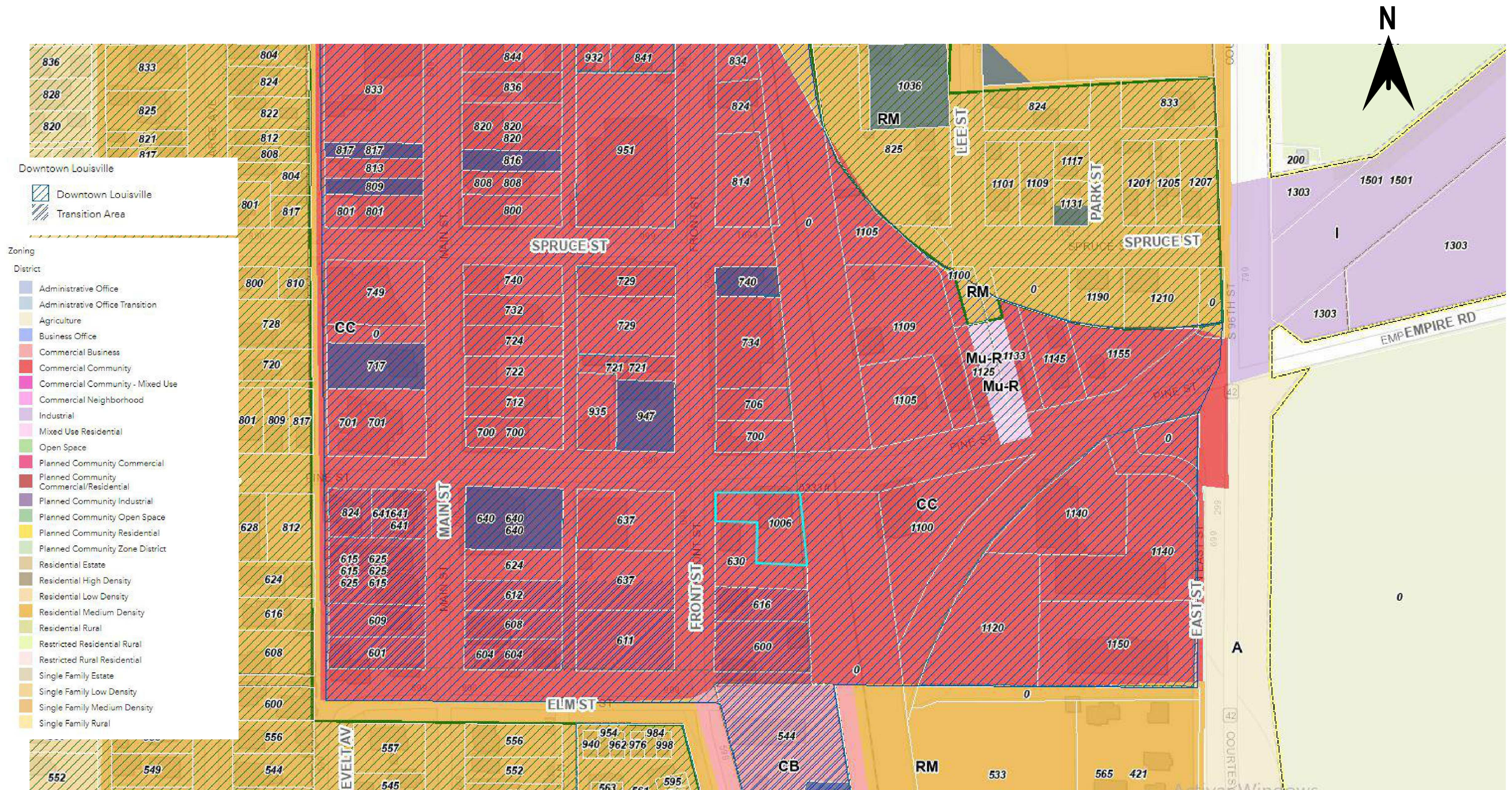
**AZUL FUEGO RESTAURANT- 1006 PINE ST, LOUSVILLE CO
DECEMBER 18, 2023**











		Zoning Districts and Requirements																	
	Yard and Bulk Item	A	A-O	B-O	R-RR	SF-R	SF-E	R-R	R-E	R-L	SF-LD	SF-MD	SF-HD	R-M	R-H	C-N	C-C	C-B	I
1.	Minimum lot area (sq. ft.) ¹	5 acres	7,000	7,000	1 acre ⁸	1 acre ⁸	1 acre	20,000	12,000	7,000	21,780	12,000	7,000	7,000	7,000	7,000	7,000 ²	7,000	7,000
2.	Minimum lot width (ft.)	165	60	60	150	150	150	120	100	70	120	100	70	60	60	60	50 ²	50	60
3.	Minimum lot area per dwelling unit (sq. ft.)	5 acres	—	1,750	20,000 ⁸	1 acre ⁸	1 acre	20,000	12,000	7,000	21,780	12,000	7,000	3,500	2,500	1,750	1,750	1,750	—
4.	Maximum lot coverage (% of lot area)	20	30	40	10	10	15	20	See Foot-note 11	30	20	20	25	35	40	40	40 ²	40	50
5.	Minimum front yard setback for principal use (ft.) ^{3, 9}	40	25	25	40	40	40	40	30	25	40	30	25	25	25	25	25 ²	20	20
	For accessory uses (ft.)	40	35	35	50	50	50	50	40	35	50	40	35	35	35	35	35 ²	30	30
6.	Minimum side yard setback from a street for all uses (ft.) ³	30	20	20	40	40	40	40	30	25	40	30	25	25	25	20	20 ²	20	20
7.	Minimum side yard setback from interior lot line for principal uses (ft.) ⁴	20	10	10	20	20	20	15	10	7	20	15	10	7	10	10	10 (if any side ⁵ yard provided)		
	For accessory uses (ft.)	20	5	5	20	20	15	15	5	5	15	10	5	5	5	5	5 (if any side ⁵ yard provided)		
	Minimum total combined side yard setback from interior lot lines for principal uses (ft.)	—	—	—	—	60	50	—	—	—	40	35	25	—	—	—	—	—	—
8.	Minimum rear yard setback for principal uses (ft.) ³	25	20	20	30	30	30	25	25	25	25	25	25	25	25	20	20	20	20
9.	Maximum height principal uses (ft.)	27	25	40	27	27	27	35	35	35	27	27	27	35	50	35 (see footnote 10)			50
	Accessory use (ft.)	45	20	20	25	27	27	25	20	20	16	16	16	20	20	20	20	20	25

10. The maximum building height for principal uses in the C-N, C-C and C-B zone districts is 35 feet, and 42 feet to the top of the rooftop mechanical screen, except that (a) for the commercial Core Area of Downtown Louisville, as designated in the Design Handbook for Downtown Louisville, the maximum building height for principal uses shall be 45 feet with no more than three stories (inclusive of habitable attic space), and inclusive of any parapet or rooftop mechanical screen or any other architectural element, and subject to further reduction as provided in the following sentence; and (b) for the Transition Area of Downtown Louisville, as designated in the Design Handbook for Downtown Louisville, the maximum building height for principal uses shall be 35 feet with no more than two stories (inclusive of habitable attic space), and inclusive of any parapet or rooftop mechanical screen or any other architectural element, and subject to further reduction as provided in the following sentence. As part of any subdivision or development plan approval, the city council may require a lower maximum building height within such commercial Core Area or Transition Area of Downtown Louisville based on application of criteria set forth in titles 16 and 17 and the Design Handbook for Downtown Louisville, and in order to ensure varied building heights and the appearance of a two-story building mass from the street pedestrian scale. For any building governed by this note 10, architectural elements such as domes, dormers, spires, towers, etc. may exceed the applicable height limit when authorized through the PUC process.

Sec. 15.04.180. - Design Handbook for Downtown Louisville to apply.

Any addition, remodeling, relocation, construction, or other improvement within Downtown Louisville and requiring a building permit or any other permit from the city shall comply with all requirements of the Design Handbook for Downtown Louisville, as adopted and amended from time to time.

(Ord. No. 1764-2018, § 1, 9-4-2018; Ord. No. 1779-2019, § 11, 10-15-2019)

Sec. 15.04.190. - Industrial and Commercial Development Design Standards and Guidelines to apply.

Any addition, remodeling, relocation, construction, or other improvement to an industrial property or project within the city and requiring a building permit or any other permit from the city shall comply with the requirements of City of Louisville Industrial Development Design Standards and Guidelines (IDDSG) and the Commercial Development Design Standards and Guidelines (CDDSG) as adopted and amended from time to time.

Sec. 17.08.113. - Downtown Louisville.

Downtown Louisville means and includes (1) that certain Commercial Community (C-C) zone district set forth on the official zoning district map of the city and bounded on the north by South Street; on the south by the south line of the Town of Louisville Subdivision and south line of the Pine Street Plaza Subdivision; on the west by the alley between Main Street and LaFarge Avenue; and on the east by the south and west boundary of East Louisville Subdivision and the east line of Colorado State Highway 42; and (2) that certain Commercial Business (C-B) zone district set forth on the official zoning district map of the City and bounded on the north by the south line of the Town of Louisville Subdivision; on the south by the north line of the Mansour-Engel Subdivision; on the west by the right-of-way for County Road/Front Street; and on the east by the Burlington Northern Santa Fe Railroad Tracks.

(Ord. No. 1287-1998, § 1; Ord. No. 1293-1999, § 3, 4-6-1999)

Sec. 15.32.020. - Construction standards; minimum.

All solid fences must be constructed to meet the following minimum design standards:

- A. All solid fences four feet to six feet in height shall have one four by four wood post, or equivalent, every 30 square feet of fence area.
- B. For fences four feet to five feet in height, two horizontal stiffeners are required. The lower stiffeners shall be within 12 inches to ground level and the upper stiffeners shall be 12 inches to the top of the posts.
- C. For fences over five feet in height, three horizontal stiffeners shall be required, equally spaced from ground level to the top of the fence.
- D. All posts for fences of four feet to six feet in height shall be set in concrete at a depth of not less than one and one-half feet into the ground. Diameter of the concrete required under this section shall not be less than eight inches.
- E. All fences constructed under this standard must be kept in good repair.

(Ord. No. 1427-2003, § 9, 10-7-2003; Ord. No. 1652-2013, § 9, 2-18-2014)

Sec. 17.08.057. - CDDSG.

CDDSG means the City of Louisville Commercial Development Design Standards and Guidelines, adopted June 17, 1997 and as may be amended from time to time. The CDDSG include city-wide design standards that apply to office and retail commercial development.

(Ord. No. 1264-1997, § 3, 8-19-1997)

FUEGO AZUL
1006 PINE ST, LOUISVILLE, CO 80

LEGAL DESCRIPTION
LOTS 1-2-3 LESS W 1/2 LOT 2 & LESS W 1/2
OF N 20 FT LOT 3 BLK
C LOU

PARCEL No. 157508439001

OWNER:
LEVY VILLA
PHONE:206.387.1861
Email: levyvilla@msn.com

ROOT ARCHITECTURE AND
DEVELOPMENT, LLC
ZEKE FREEMAN, R.A., G.C.
28677 S BUFFALO PARK RD, EVERGREEN,
CO 80439
PHONE: 720.498.1925
Email: zfreeman@root-ad.com

ZONED: COMMERCIAL COMMUNITY / DOWNTOWN LOUISVILLE
APPLICABLE CODES:
2018 INTERNATIONAL CODE COUNCIL (ICC) CODES

2018 IBC, IRC, IFC, IFC, IPC, IFGC, IMC, IEBC, IPMC

2021 IECC-Residential/ Commercial
2021 IECC Adopted Ordinance (including amendments)
IECC Code Book Pages- Appendix RC, Chapter 5: Existing Buildings

2020 National Electrical Code (NEC) Effective January 01 2021
1997 Uniform Code for the Abatement of Dangerous Building Code

Louisville Municipal Code: Chapter 15- Building Construction

BUILDING COVERAGE ANALYSIS

LOT SIZE: 10,387 SF
MAX HEIGHT = 35'
MAX TOTAL BUILDING COVERAGE: 40% =4,154.8 SF

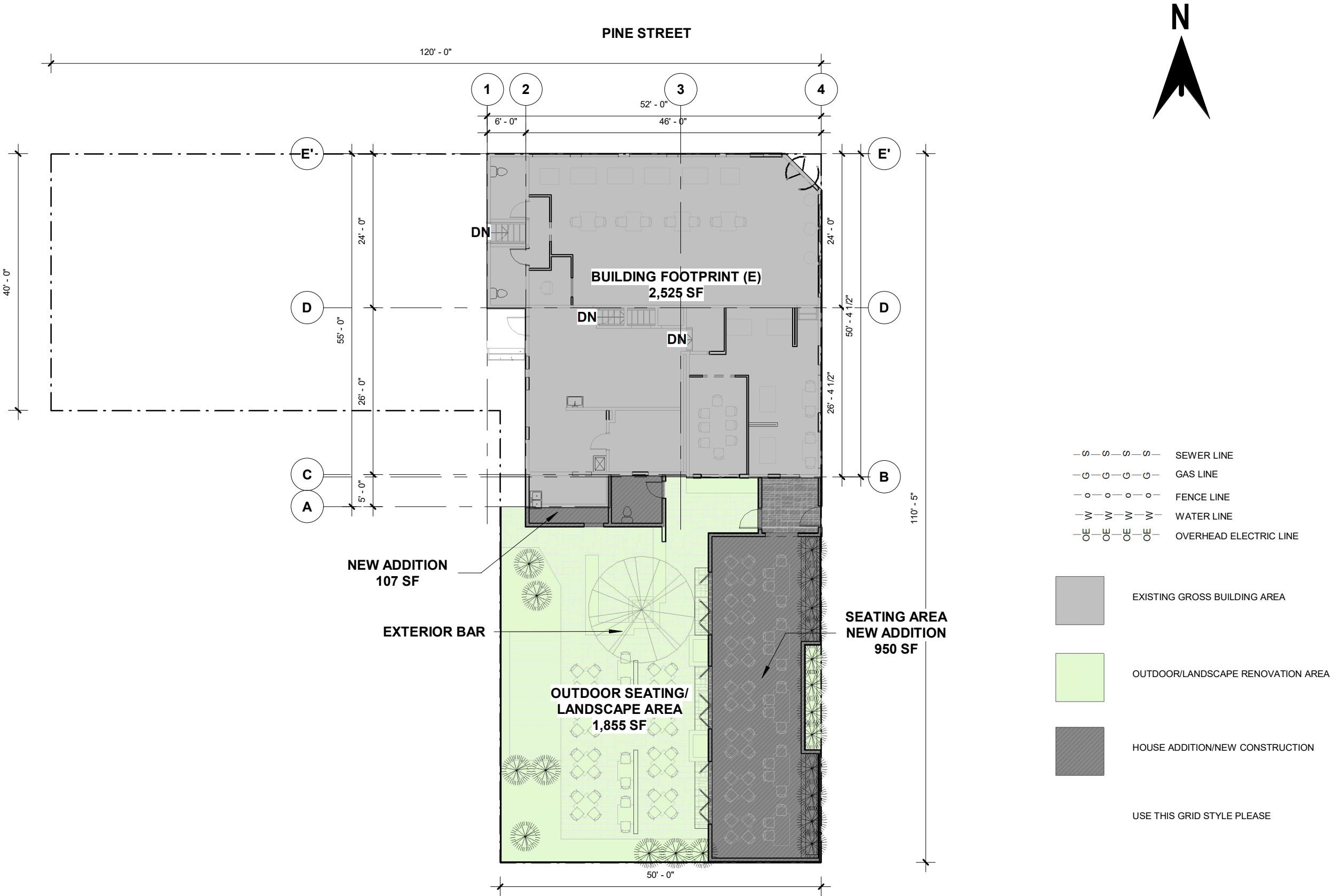
PROVIDED

2,525 SF (BLDNG COVERAGE EXISTING)
108 SF (NEW ADDITION)
950 SF (NEW SEATING AREA ADDITION)
3,583 SF TOTAL BUILDING COVERAGE (34.5%)

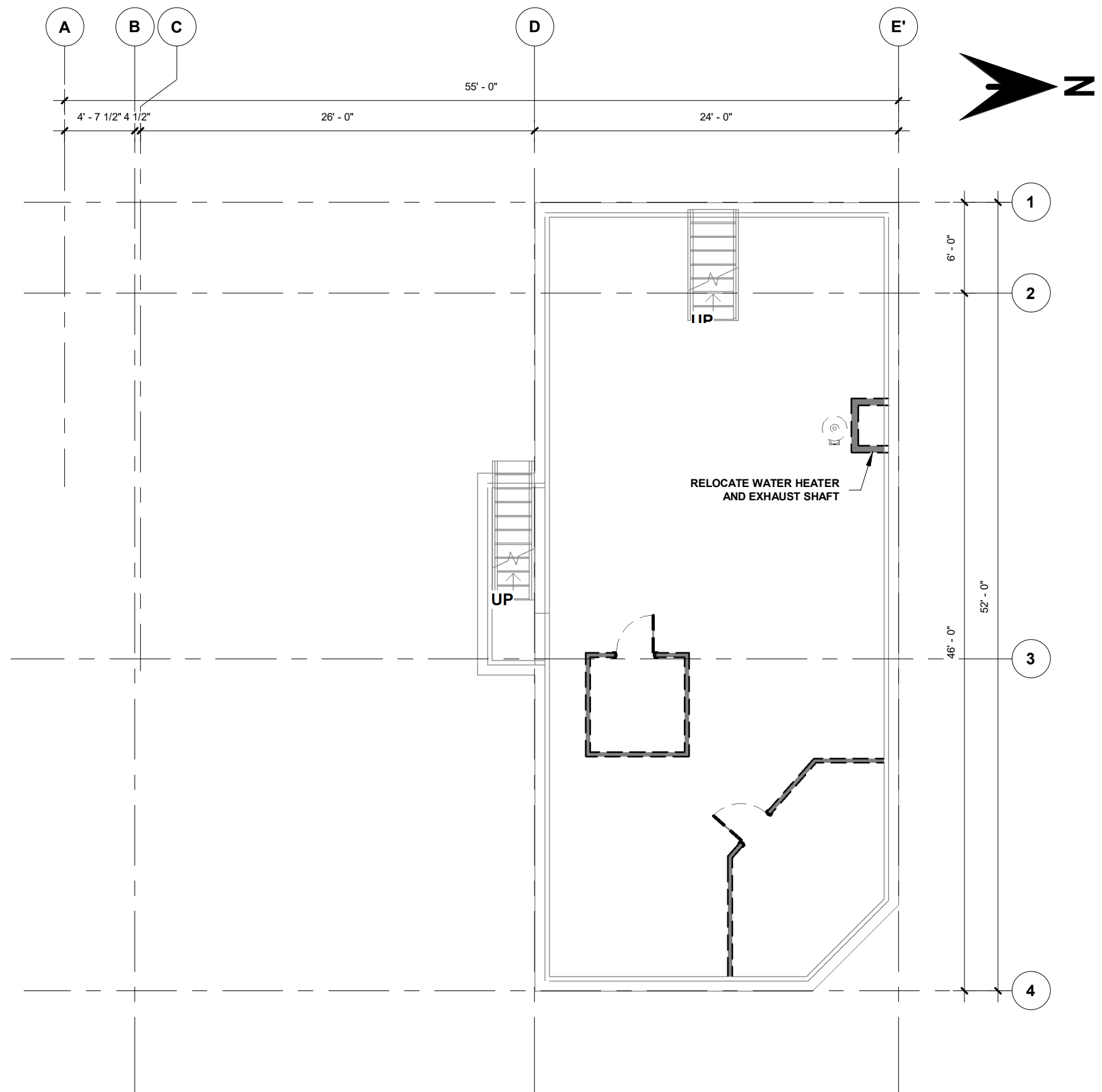
SQUARE FOOTAGE

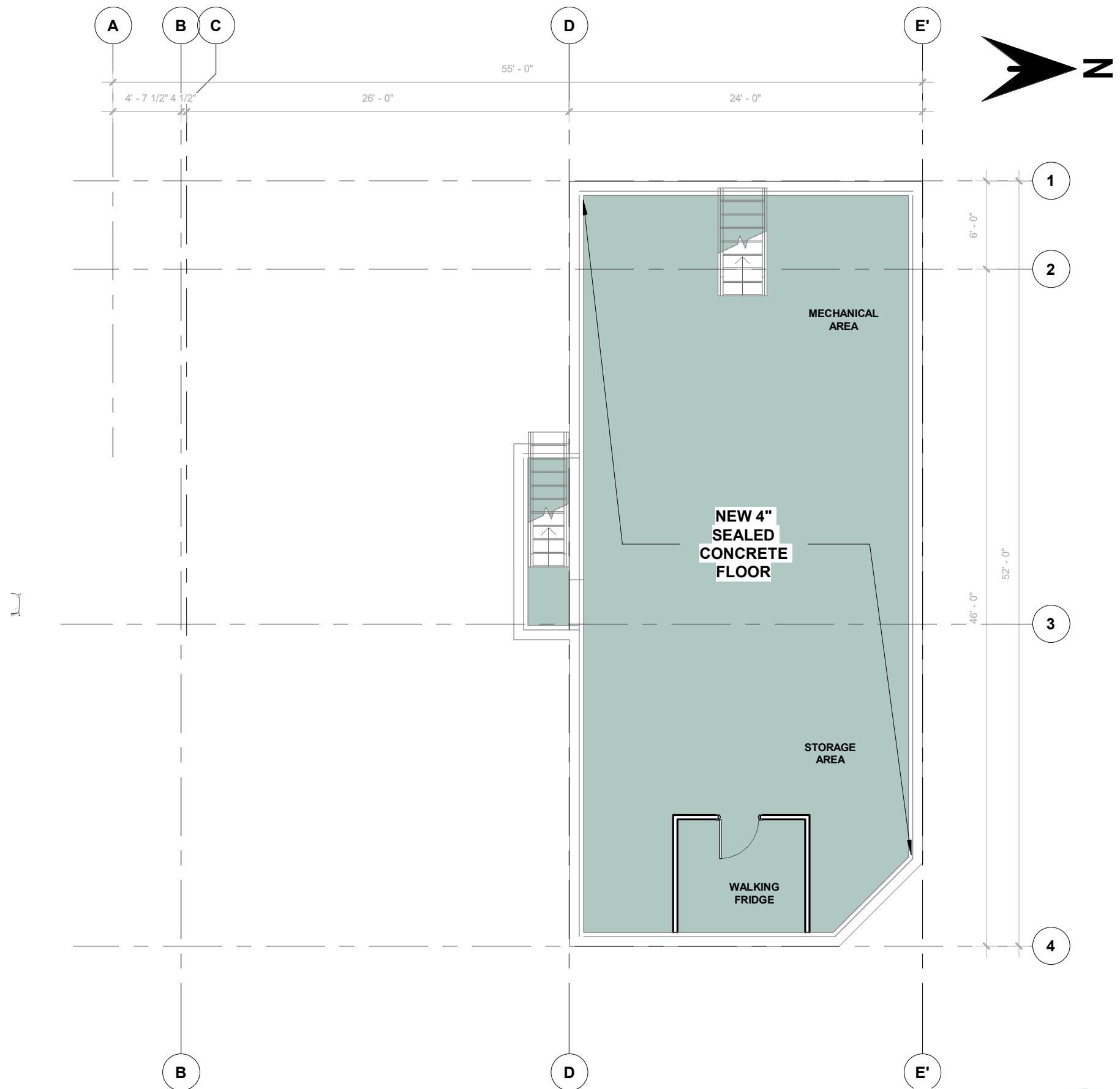
BASEMENT RENOVATION	1,190 SF
1ST FLOOR RENOVATION	2,525 SF
1ST FLOOR NEW ADDITION	108 SF
SEATING AREA NEW ADDITION	950 SF
TOTAL SF	3,823 SF

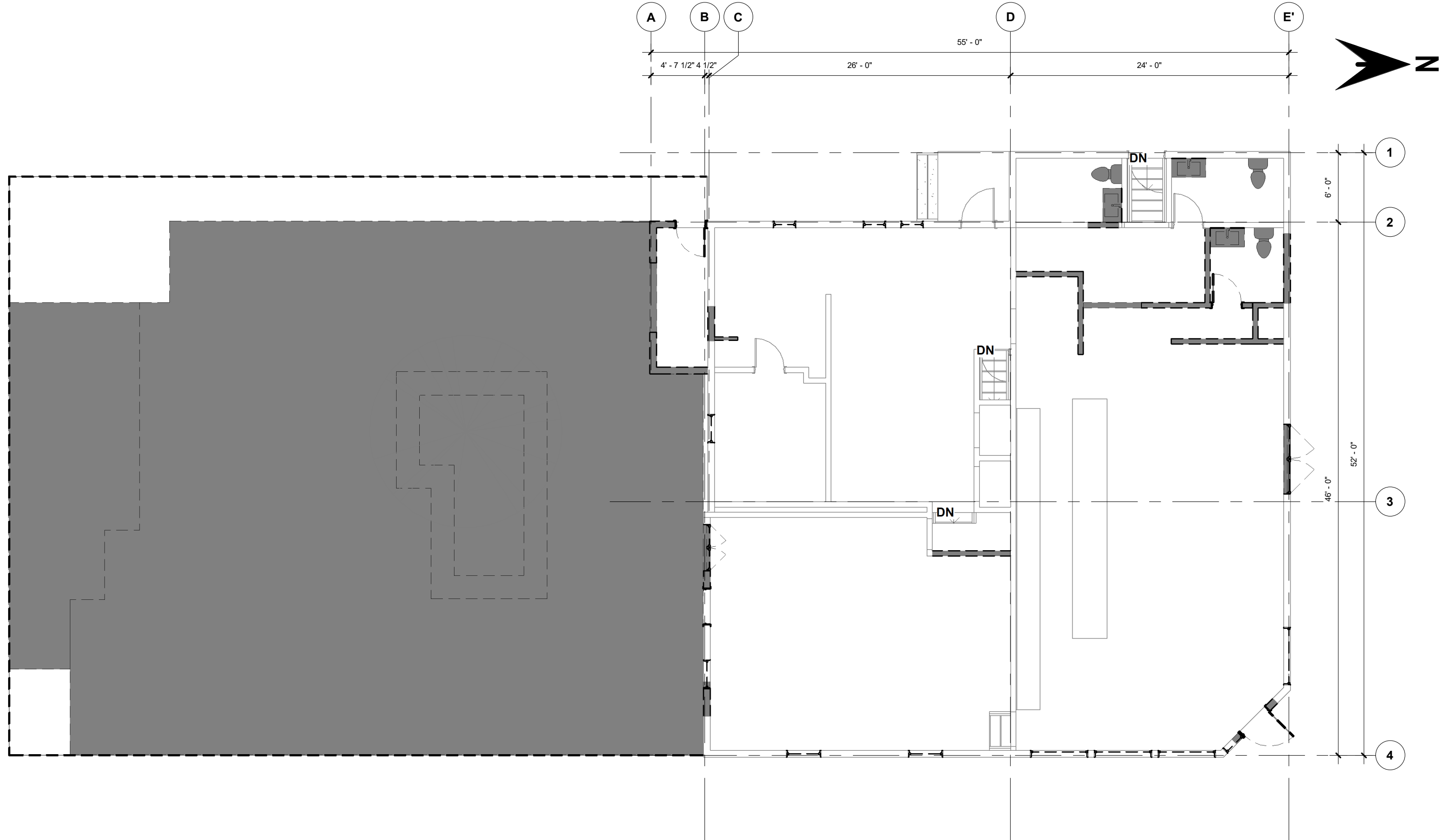
OUTDOOR SEATING 1,855 SF

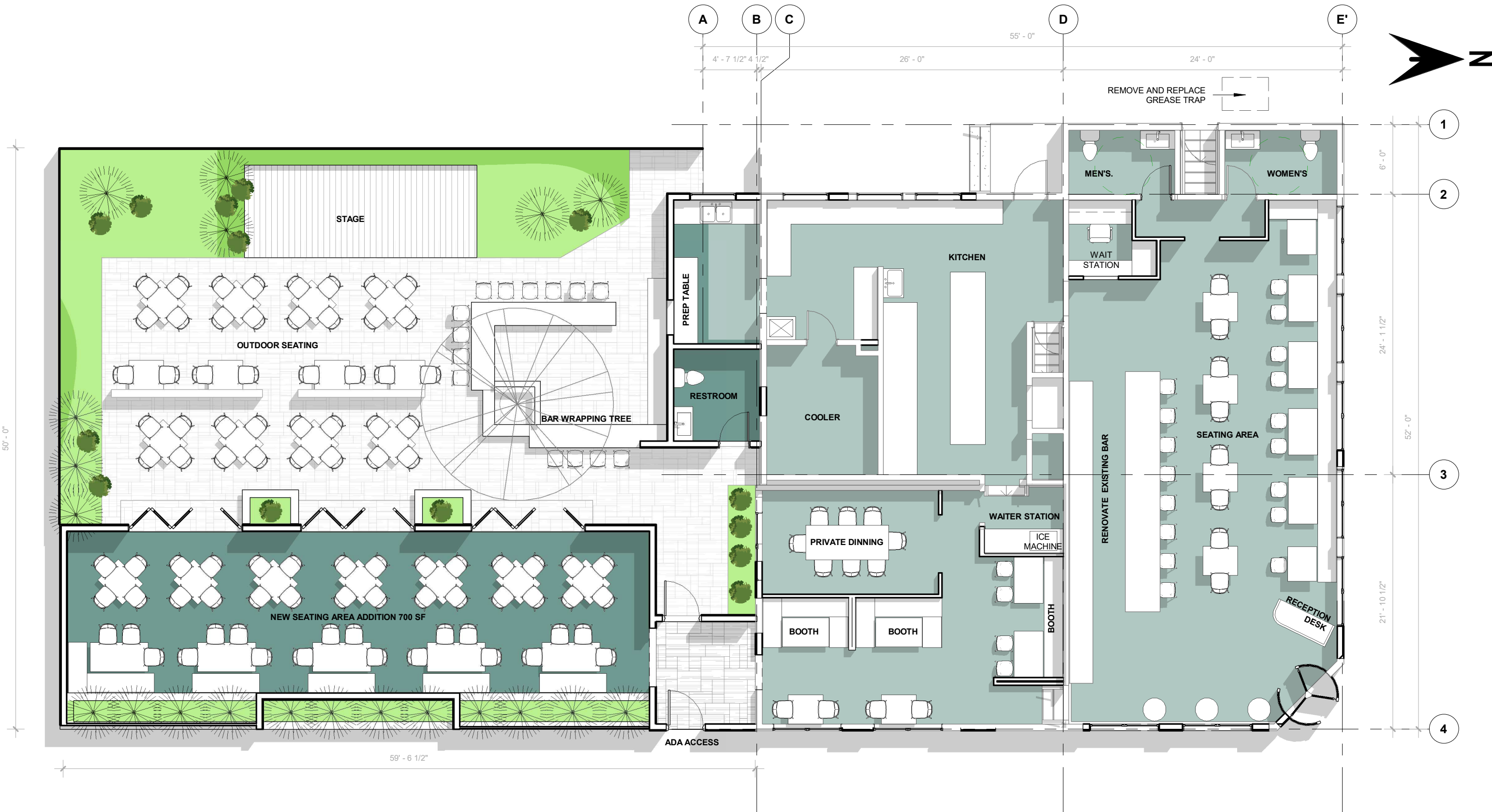


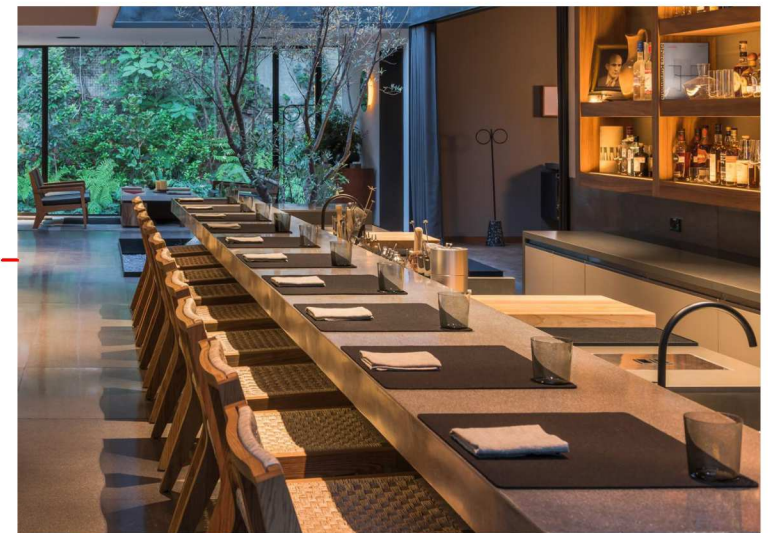
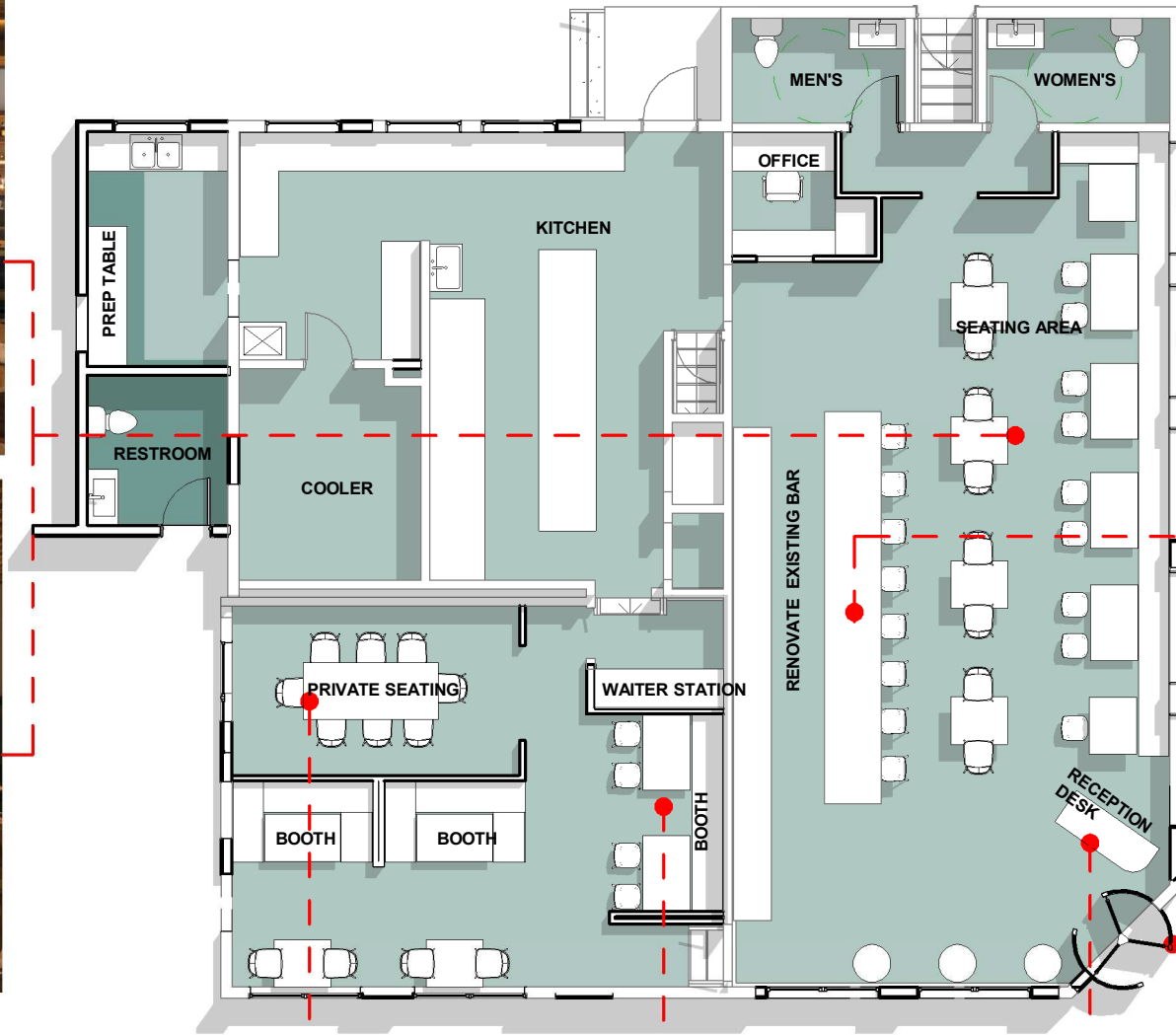
1 SITE PLAN
1/16" = 1'-0"



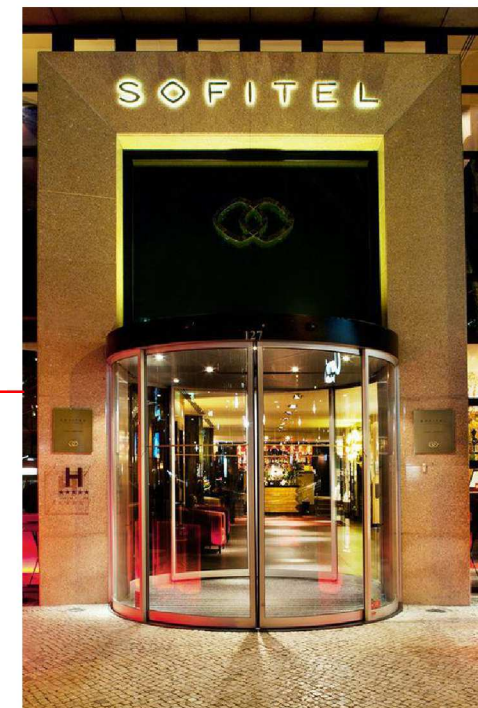




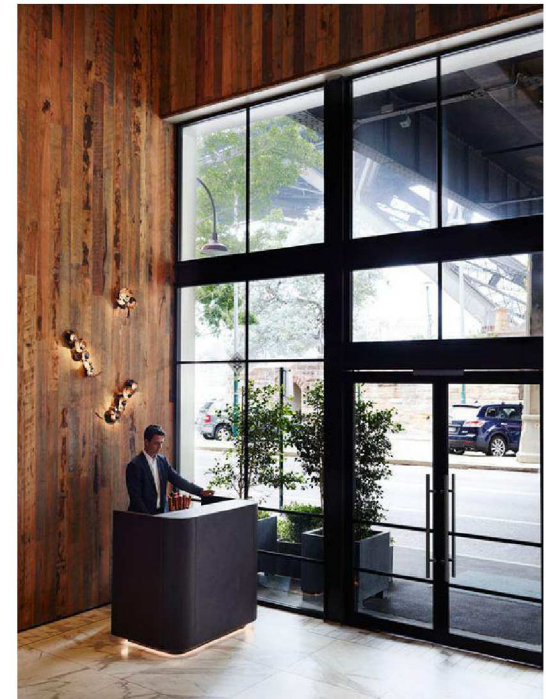




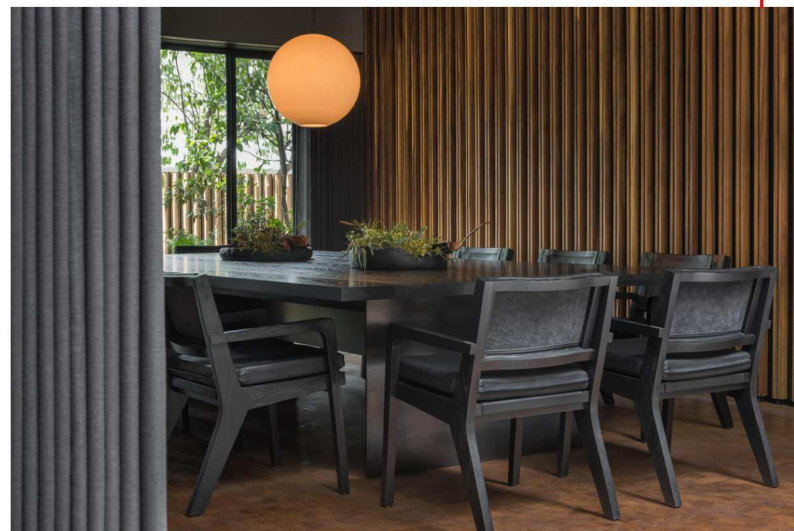
BAR FOR WITH SEATING AREA



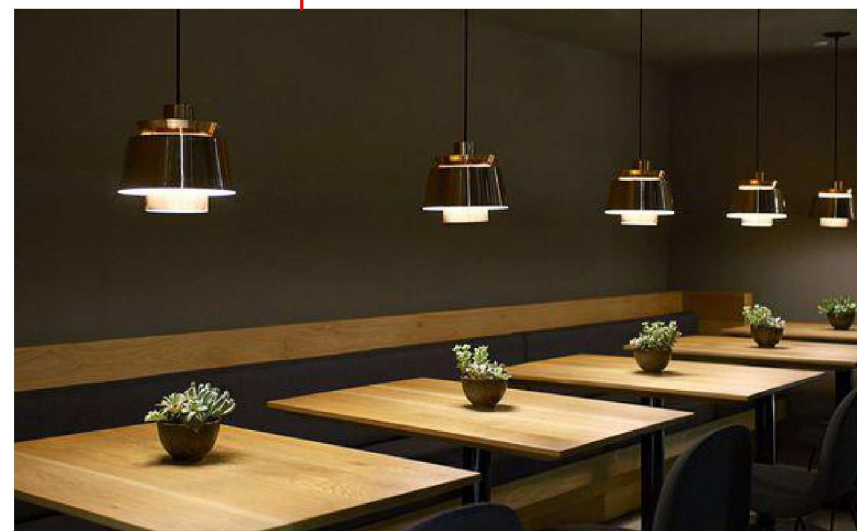
REVOLVING DOOR WITH CONCRETE TO FRAME CORNER



RECEPTION DESK FOR BOTH ENTRIES

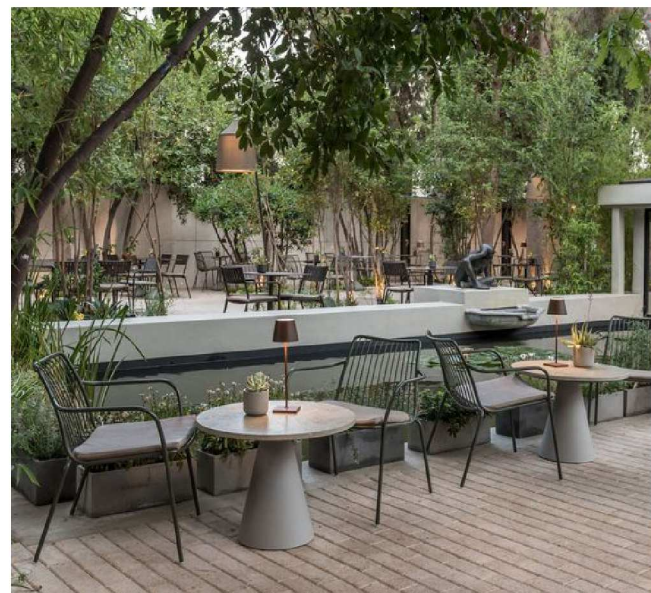


PRIVATE SEATING FURNITURE COLOR CAN BE DIFFERENT AND WALL TEXTURES

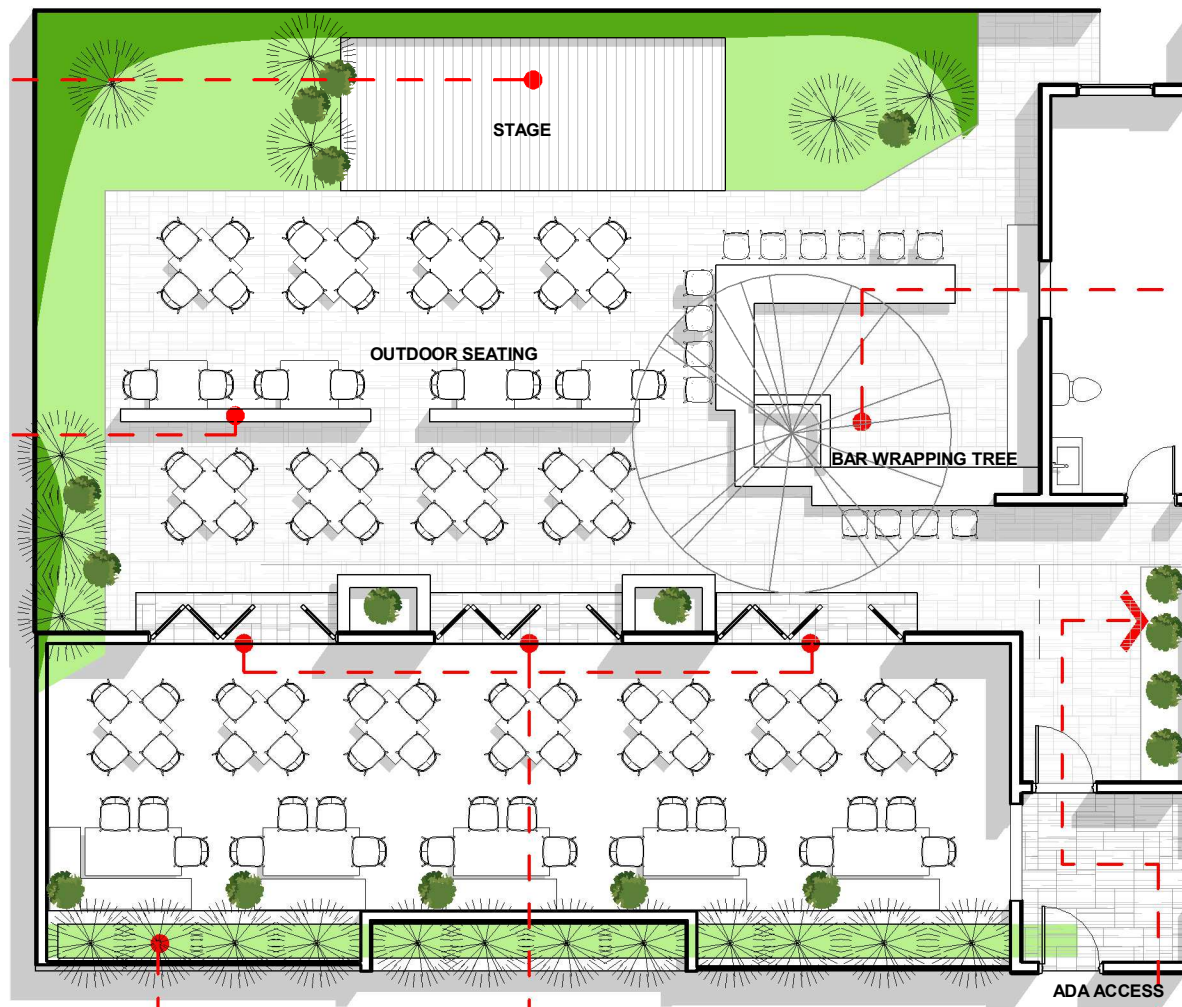


BOOTHS & HANGING LIGHT FIXTURES

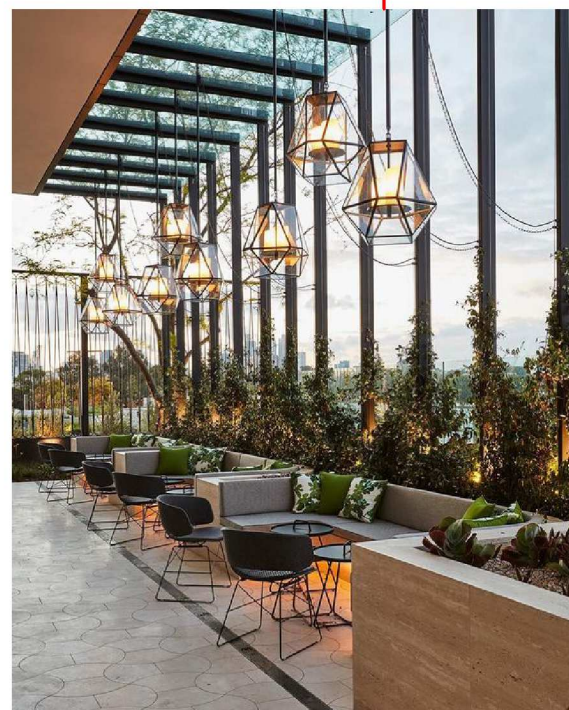
STAGE
PART OF THE LANDSCAPE



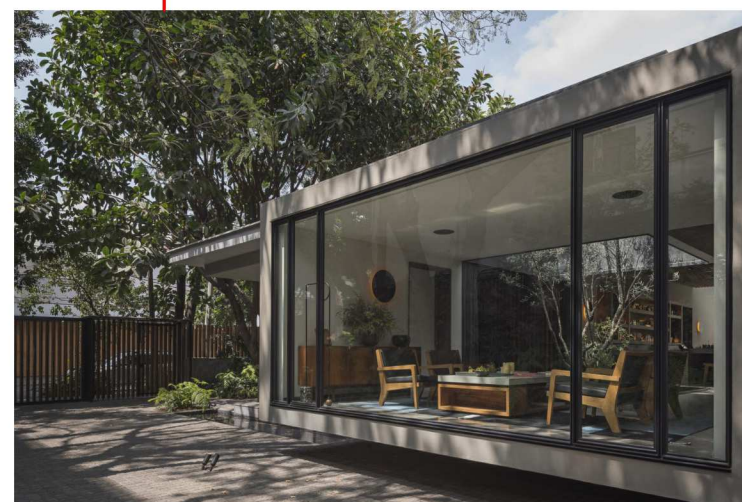
OUTDOOR SEATING +
CONCRETE PAVEMENT
GRAVEL



BAR WRAPPING TREE



TRELLIS WITH HANGING HEATERS & CLIMBING PLANTS



FLOATING SENSATION



CONCRETE TEXTURE FOR WALLS
CLAY ROOF DETAILS
METAL WITH GREEN DETAILS

