

SUBJECT: RESOLUTION 13, SERIES 2025 – A RESOLUTION APPROVING A ONE-YEAR TEMPORARY USE PERMIT AS A PRECURSOR TO A PERMANENT USE TO ALLOW A TASTING ROOM FOR IRONTON DISTILLERY LOCATED AT 1303 EMPIRE ROAD

DATE: MARCH 4, 2025

PRESENTED BY: ROB ZUCCARO, AICP, COMMUNITY DEVELOPMENT DIRECTOR

VICINITY MAP:



SUMMARY:

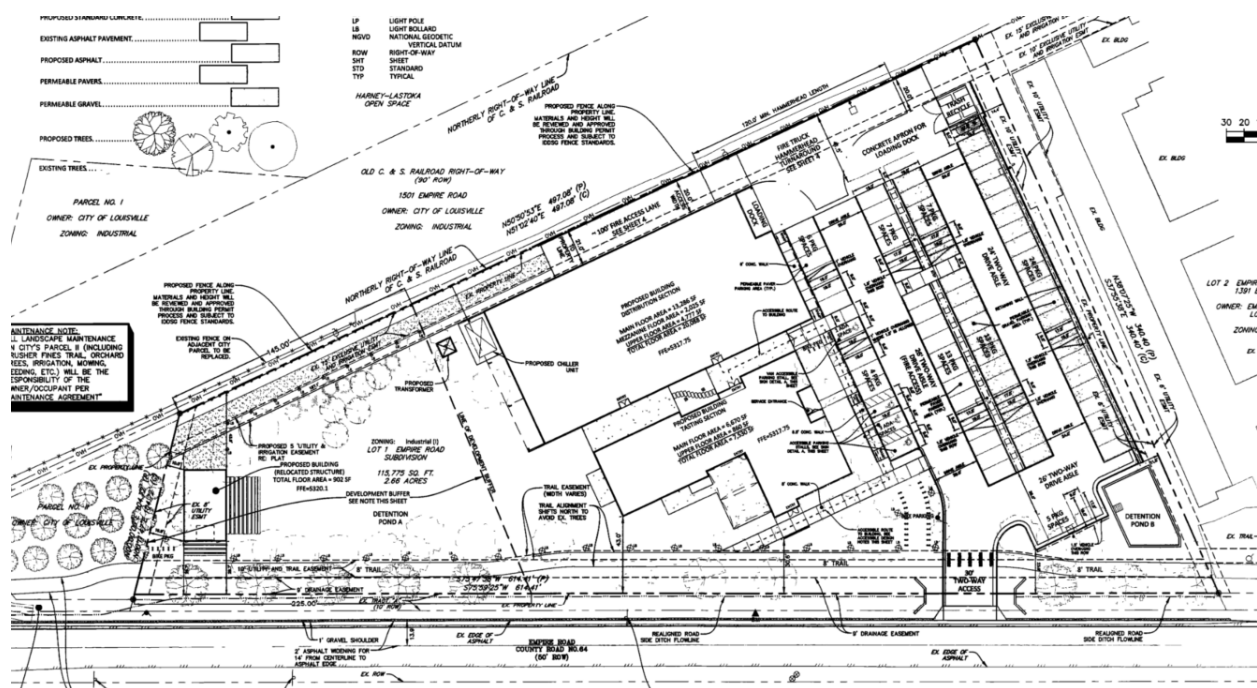
The applicant, Basecamp Louisville LLC, requests approval to operate a tasting room for Ironton Distillery as a temporary use for up to one year while they complete the development of a permanent distillery and tasting room.

BACKGROUND:

Louisville Municipal Code (LMC) Sec. 17.16.180.5 provides that a Temporary Use Permit may be approved as a “precursor to a permanent use.” This is defined as: “A temporary facility for conducting business or commercial enterprises which will be replaced upon the development and construction of a permanent use of the same nature in the same location.” LMC Chapter 17.60 outlines the procedure for Temporary Use Permits. The procedures allow “precursor to a permanent use” permits for up to one year following a recommendation by the Planning Commission and approval by City Council through the public hearing process.

The City Council approved the Ironton Distillery Planned Unit Development (PUD) and Special Review Use (SRU) on March 5, 2024. The plans include demolition of the existing building and construction of a 20,088 sq. ft. distillery and distribution building, 7,530 sq. ft. tasting room, an outdoor event and eating and drinking area, and relocation and rehabilitation of a 902 sq. ft. historic building (aka Joe’s Metal Shop).

Figure 1: Ironton Distillery PUD and SRU Site Plan



PROPOSAL:

The proposed temporary use permit would allow a temporary tasting room within an 1,599 sq. ft. portion of the existing warehouse space, which would be split between office and tasting room uses. The tasting room would serve drinks and food inside the building and there would be an area outside the building designated for a food truck. Drinking liquor outside in the food truck area would not be allowed through liquor licensing restrictions. The applicant would provide a temporary portable accessible toilet outside the buildings to supplement the existing restrooms inside the building that are not accessible. There is also existing lighting installed and the entryways to the building for safety.

There are two driveway access points from Empire Road, an existing gravel parking lot south of the building, and delivery access east of the building. The applicant proposes expanding the existing gravel parking lot to accommodate a larger drive aisle. The gravel lot would accommodate approximately 10 parking spaces. There is no current direct pedestrian access to the property. However, the approved Ironton Distiller PUD and SRU would include a trail access and improved crosswalk crossing of Highway 42 connecting the site to Downtown.

Figure 2: Ironton Distillery Temporary Use Permit Site Plan

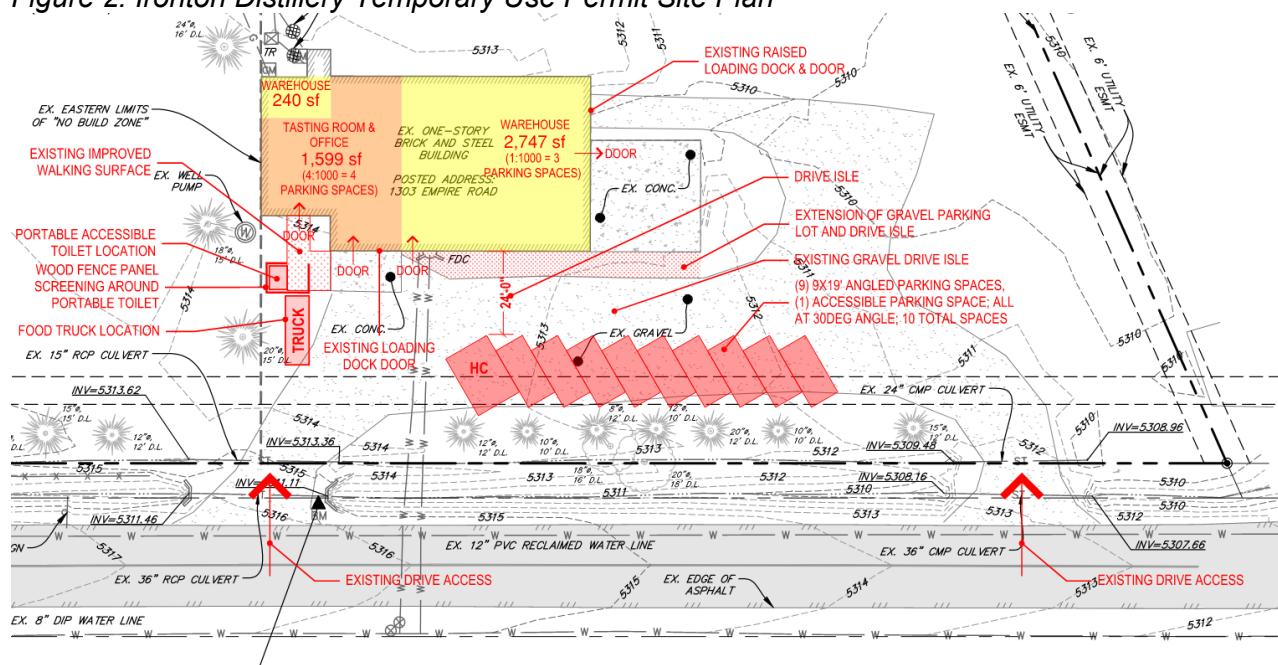
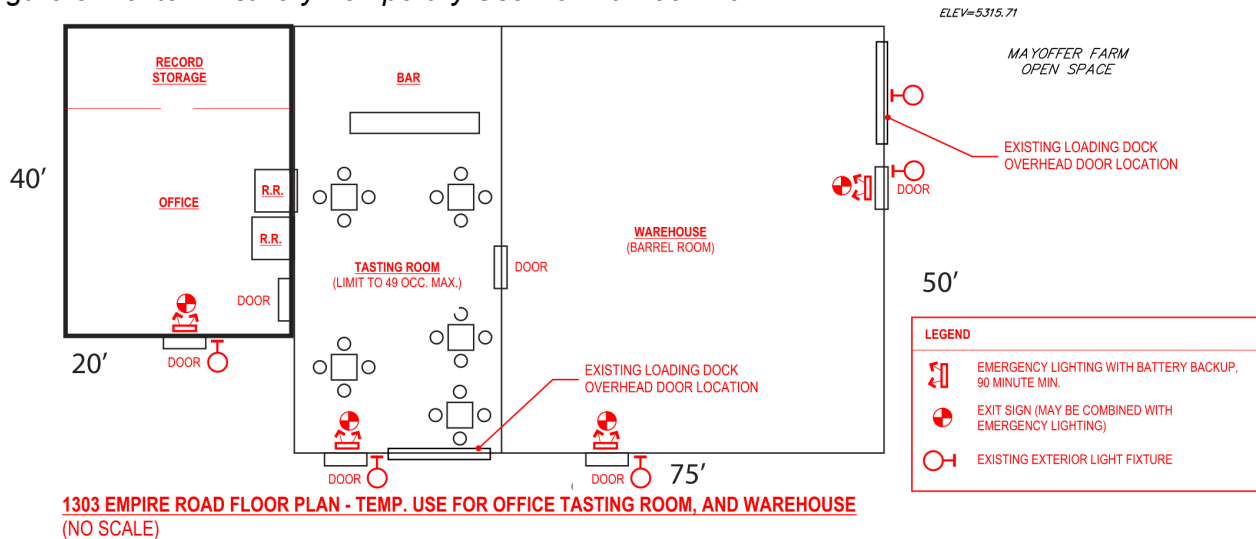


Figure 3: Ironton Distillery Temporary Use Permit Floor Plan**ANALYSIS:**

The proposed use is consistent with the permanent use of the property approved by the Ironton Distillery PUD and SRU. A “precursor” temporary use permit may be allowed for a “temporary facility for conducting business or commercial enterprises which will be replaced upon the development and construction of a permanent use of the same nature in the same location.” The applicant intends to start construction of the permanent facilities later in 2025, which will replace the temporary facilities once complete.

LMC Sec. 17.60.110.D. requires the following findings for a temporary sue permit.

1. Be compatible with the surrounding uses and community facilities.

Surrounding uses

The surrounding uses are the City’s RV dump station and open space to the north, a private storage facility to the east, preserved open space to the south, and Highway 42 and the Pine Street gateway to Downtown to the west. The proposed temporary use would be replaced by a similar permanent use following implementation of the Ironton Distillery PUD and will active the site near the Downtown commercial district. **Staff recommended finding: Complies**

2. Not be detrimental to or constitute a danger to the health, safety, and welfare of the citizens of the city.

The proposed use can be fully accommodated in the existing building with some building upgrades that will require a building permit from the City. The temporary use is consistent with the proposed permanent use, and thus, would not impact the health, safety, and welfare of residents. **Staff recommended finding: Complies**

3. Conform in all other aspects to the applicable zoning regulations and standards, except as specifically modified for the temporary use during the time it is permitted.

Under the City's parking code, warehouse areas are required to have one space per 1,000 sq. ft., office spaces are required to have one space per 300 sq. ft. and eating and drinking establishments one space per three seats.

The proposed on-site parking space accommodates 10 parking spaces, which is below the baseline zoning standard that would require approximately 15 spaces depending on the number of seats provided in the tasting room. However, there is an agreement for overflow parking on the "Old City Shops" property to the east of the Ironton property, which is connected by an existing trail. While the proposal does not meet the minimum zoning standards for parking, with overflow parking available on the "Old City Shops" property, staff recommends approval of a modification to the minimum parking standards through the Temporary Use Permit. Staff does not find any other significant areas of zoning that would be in non-conformance with the temporary use. **Staff recommended finding: Complies with Modification.**

4. Leave the site, following the temporary use, in a state which is capable of being restored to a satisfactory condition.

The temporary use will be replaced with the permanent development plans approved through the Ironton Distillery PUD and SRU, and thus, there will not be a need for restoration of any portion of the property following the temporary use. **Staff recommended finding: Complies**

PLANNING COMMISSION REVIEW:

The Planning Commission reviewed the request at a special meeting on February 27, 2025 and voted unanimously to adopt Planning Commission Resolution 2, Series 2025 recommend approval of the request to City Council.

FISCAL IMPACT:

No fiscal impact is anticipated from the changes to the code.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 13, Series 2025 recommending approval of a one-year Temporary Use Permit as a Precursor to a Permanent Use to allow a temporary tasting room for Ironton Distillery.

ATTACHMENTS:

1. Resolution No. 13, Series 2025
2. Temporary Use Permit Application
3. Temporary Use Permit Site Plan
4. Ironton Distillery PUD and SRU
5. Planning Commission Resolution 2, Series 2025

SUBJECT: RESOLUTION NO. 13, SERIES 2025

DATE: MARCH 4, 2025

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STRATEGIC PLAN IMPACT:

☐	 Financial Stewardship & Asset Management	☐	 Reliable Core Services
☒	 Vibrant Economic Climate	☐	 Quality Programs & Amenities
☐	 Engaged Community	☐	 Healthy Workforce
☐	 Supportive Technology	☐	 Collaborative Regional Partner

6.

**RESOLUTION NO. 13
SERIES 2025**

**A RESOLUTION APPROVING A ONE-YEAR TEMPORARY USE PERMIT AS A
PRECURSOR TO A PERMANENT USE TO ALLOW A TASTING ROOM FOR
IRONTON DISTILLERY LOCATED AT 1303 EMPIRE ROAD**

WHEREAS, there has been submitted to the City of Louisville a request for a one-year Temporary Use Permit to operate a tasting room as a precursor to a permanent use for the Ironton Distiller, located 1303 Empire Road; and

WHEREAS, the City Council approved the approved the Ironton Distillery Planned Unit Development and Special Review Use on March 5, 2024; and

WHEREAS, Louisville Municipal Code Sec. 17.18.180 and Chapter 17.60 allows City Council to approve a temporary use permit as a precursor to a permanent use for up to one year following recommendation by the Planning Commission; and

WHEREAS, the City Council approved Ironton Distillery Planned Unit Development and Special Review Use on March 5, 2024; and

WHEREAS, City staff has reviewed the information submitted and found that the application complies with the Louisville Municipal Code; and

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on February 27, 2025 where evidence and testimony were entered into the record and recommend approval.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Louisville, Colorado does hereby approve of a one-year temporary use permit as a precursor to a permanent use to allow a tasting room for Ironton Distillery located at 1303 Empire Road

PASSED AND ADOPTED this 4th day of March, 2025.

By: _____
Christopher M. Leh, Mayor

Attest: _____
Genny Kline, Interim City Clerk

Development Review Application Form

Please complete this form and include it with the submittal documents for your development review application. Applications will not be processed until all required information is provided to the satisfaction of the City of Louisville Planning Department.

Property Information

Common Address(es): 1303 Empire Road

Legal Description:

Lot 1 _____ Block _____ Subdivision Empire Road Subdivision

Lot Area: _____ Sq. Ft. or 2.66 Acres

LAND USE PROCESS (check all that apply)

- ☐ Annexation
- ☐ Concept Plan
- ☐ Easement Vacation
- ☐ Oil and Gas
- ☐ General Development Plan (GDP)
 - ☐ Amendment
 - ☐ New GDP
- ☐ Planned Unit Development (PUD)
 - ☐ Amendment
 - ☐ Preliminary
 - ☐ New PUD
- ☐ Rezoning
- ☐ Special Review Use (SRU)
 - ☐ Amendment
 - ☐ New SRU
- ☐ Subdivision
 - ☐ Final or Replat
 - ☐ Preliminary Plat
- ☒ Temporary Use Permit
- ☐ Variance
- ☐ Vested Property Right
- ☐ Wireless Facility
- ☐ Other: _____

PROJECT DESCRIPTION:

Distillery Pub tasting room located within an existing warehouse building at 1303 Empire Road. Service will be indoor to include a public space to serve cocktails, private tastings of product, product sales and a limited food service prepared in the company owned food trailer. Morning hours may be added to include the service of coffee and pre-prepared breakfast food. Personnel will be employees of Ironton Distillery. Occupancy will be limited to 49 people.

Property Owner Information

Name: Lance Peterson

Entity (if applicable) Basecamp Louisville LLC

Address: 3636 Chestnut PL, Denver, CO 80216

Phone: 303 619-1302

Email: Lance@irontondistillery.com

Application Representative Information

Name: Andy Johnson

Entity (if applicable) DAJ Design

Address: 822 Main St, Unit A, Louisville, CO 80027

Phone: 303 527-1100

Email: andy@dajdesign.com

Certification/Signature

I certify that the information I have submitted is true and correct to the best of my knowledge and in filing the application and submittal documents, I am acting as and/or with the knowledge and consent of those persons who are owners of the subject property or are parties to this application.

Signature

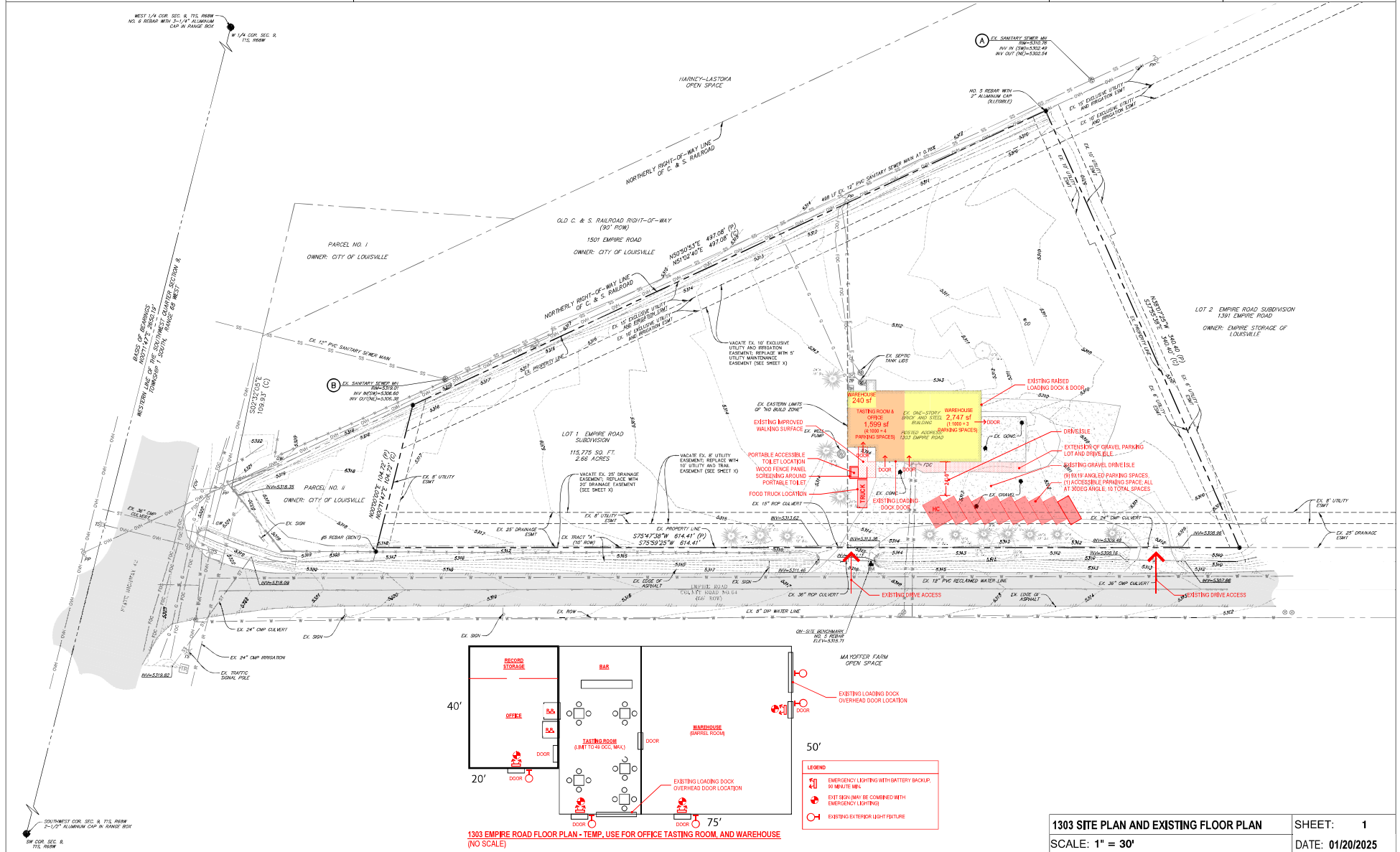
Print Name

Date

[Signature] Lance Peterson 1-22-2025

*If acting as a representative/agent of the owner, include written authorization from the owner that certifies the agent's right to submit this application

IRONTON DISTILLERY 1303 EMPIRE ROAD LOUISVILLE, CO 80027



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RF: \$153.00 Page 1 of 15
Electronically recorded in Boulder County Colorado. Recorded as received.

IRONTON DISTILLERY PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE
LOT 1 EMPIRE ROAD SUBDIVISION
LOCATED IN THE SW ¼ OF SEC. 9, T 1S, R 69W, OF THE 6 TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



OWNERSHIP SIGNATURE BLOCK:

THE UNDERSIGNED AS THE OWNER OF THE LANDS DESCRIBED HEREIN, HEREBY AGREES ON BEHALF OF ITSELF, AND ITS HEIRS, SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED PLAN AND THE LOUISVILLE MUNICIPAL CODE.

(NAME) Lance Peterson

WITNESS MY/OUR HAND(S) AND SEAL(S) THIS 5th DAY OF August, 20 24

BY: Genevieve M. Kline

Genevieve M. Kline
NOTARY SIGNATURE



MY COMMISSION EXPIRES July 9, 2027

CITY COUNCIL CERTIFICATE:

APPROVED THIS 5th DAY OF March, 20 24

BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

BY: Charles M. Lee

CITY CLERK



ORDINANCE FROM RESOLUTION NO. 11, SERIES 2024

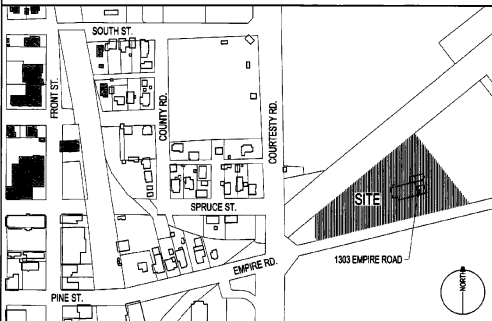
PLANNING COMMISSION CERTIFICATE:

RECOMMENDED APPROVAL THIS 14th DAY OF December, 20 23

BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. 19, SERIES 2023

VICINITY MAP



PROJECT DESCRIPTION:

THIS PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE ACCOMMODATES A DISTILLERY, TASTING ROOM, AND INDOOR AND OUTDOOR EVENT SPACE IN AN INDUSTRIAL ZONE DISTRICT AND INCLUDES THE RELOCATION OF A HISTORIC LOUISVILLE STRUCTURE.

GENERAL NOTES:

THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO OR REPAIR OF MONUMENT SIGNS, PAVEMENT SURFACES, OR LANDSCAPING CAUSED DURING REPAIR OR MAINTENANCE OF UTILITIES LOCATED WITHIN PUBLIC UTILITY EASEMENTS.

PROPERTY OWNER SHALL MAINTAIN ADJACENT CITY PARCEL NO. II.

OUTDOOR EVENT SPACE USE IS ALLOWED CONTINGENT ON PARKING SPACES PROVIDED THROUGH SHARED PARKING AGREEMENT AND THAT SHOULD SUCH PARKING SPACES BE UNAVAILABLE FOR USE BY OWNER, OWNERS SHALL BE REQUIRED TO SECURE SUBSTITUTE PARKING SPACES TO CONTINUE OUTDOOR EVENT SPACE USE OR CEASE OPERATION OF THE OUTDOOR SPACE UNTIL FURTHER AGREEMENT WITH THE CITY IS REACHED. REC.

NO SIGNAGE IS APPROVED THROUGH THE PUD PROCESS. ALL SIGNAGE IS SUBJECT TO LOUISVILLE SIGN CODE AND REVIEWED THROUGH BUILDING PERMIT.

PROPERTY HISTORY LIST:

1. ANNEXATION AGREEMENT, OCTOBER 8TH 1986
2. SUBDIVISION AGREEMENT, SEPTEMBER 8TH 2005

PROPERTY AGREEMENT LIST:

1. SUBDIVISION AGREEMENT, RECORDATION NO. _____
2. MAINTENANCE AGREEMENT FOR MAINTENANCE ON LOT 2, EMPIRE ROAD SUBDIVISION AND CITY PARCEL WEST OF SUBJECT PROPERTY, RECORDATION NO. _____
3. SHARED PARKING AGREEMENT TO ALLOW PARKING ON CITY PROPERTY, RECORDATION NO. _____
4. ANNEXATION AGREEMENT AMENDMENT TO ALTER NO-BUILDING ZONE, RECORDATION NO. _____

WAIVER REQUESTS:

1. IDDSG 12.A, ADJUST REAR YARD SETBACK FROM 25' TO 20' TO MATCH 20' IRRIGATION EASEMENT.
1. IDDSG 12.A, ADJUST WEST SIDE YARD INTERIOR SETBACK FROM 25' TO 19' TO ACCOMMODATE THE HISTORIC BUILDING.
1. IDDSG 22.1.R, SURFACE PARKING LOTS, ELIMINATE STANDARD FOR LANDSCAPED ISLANDS AT END OF PARKING ROWS
1. IDDSG 64.C, BUILDING SITE LANDSCAPING; ELIMINATE STANDARD FOR LOADING DOCK SCREENING
1. IDDSG 64.D, BUILDING SITE LANDSCAPING; ELIMINATE STANDARD FOR 19' PLANTING ADJACENT TO A MIN. OF 50% OF BUILDING
1. SIGN CODE 4.8 MURALS; ALLOW USE OF COMMERCIAL STANDARD FOR MURAL AND ELIMINATE STANDARD 4.8.3 TO ALLOW MURALS ACROSS THE SOUTH, NORTH, AND WEST ELEVATIONS TO BE REVIEWED AND APPROVED THROUGH BUILDING PERMIT PROCESS.

PROJECT TEAM

OWNER INFO: BASECAMP LOUISVILLE LLC
28A IRONTON DISTILLERY
ATTN: LANCE PETERSON
303.619.1302

ARCHITECT: DAJ DESIGN
227 MAIN ST., SUITE A
LOUISVILLE, CO 80027
ATTN: ANDY JOHNSON
303.249.1624

CIVIL ENGINEER: THE SANTAS GROUP
901 FRONT ST., SUITE 360
LOUISVILLE, CO 80027
ATTN: LESLIE EWY
303.981.9238

ELECTRICAL ENGINEER: JCA CONSULTING ENGINEERS
4100 WADSWORTH BLVD.
WHEATBRIDGE, CO 80033
ATTN: JOSEPH GAUMOND
303.685.3290

SITE DATA TABLE

ZONING:		INDUSTRIAL	
APPROVED CODES:		LOUISVILLE MUNICIPAL CODE INDUSTRIAL DEVELOPMENT DESIGN STANDARDS & GUIDELINES	
TOTAL SITE AREA:		115,775 SF	
BUILDING COVERAGE:		ALLOWED (50%)	PROPOSED 22,337 SF (19.3%)
HARDSCAPE AREA:		NA	48,827 SF (42%)
SUBTOTAL:		66,831 SF (57%)	70,964 SF (61.3%)
LANDSCAPE AREA:		28,994 SF (25%)	44,811 SF (38.7%)
BUILDING HEIGHT			
HIGHEST GRADE:		NA	5,317.75'
LOWEST GRADE:		NA	5,313.75'
AVERAGE GRADE:		NA	5,315.75'
MAX BLDG. HT.:		40'-0"	32'-0"
TOP OF MECH. SCREEN		59'-0"	38'-0"
BUILDING SETBACKS			
NORTH:		25'-0"	20'-0"
WEST:		10'-0"	10'-0"
SOUTH:		30'-0"	30'-0"
EAST:		10'-0"	148'-0"
SIGNAGE			
FACADE		ALLOWED	PROPOSED
SOUTH		55 SF	204 SF
WEST		41 SF	184 SF

AREA & PARKING CALCULATIONS (PER LMC 17.20, OFF-STREET PARKING AND LOADING)

USE	LOCATION	GROSS SF	PARKING RATIO	PARKING PER USE	TOTAL PARKING REQ.
MANUFACTURING	MAIN LEVEL	7,426.6 SF	2:3 EMPLOYEES	6	82
	UPPER LEVEL	1,865.6 SF	1:3 SEATS	33	
RESTAURANT	MAIN LEVEL	2,068.0 SF	1:3 SEATS	33	82
	PATIO	860.5 SF	EXCLUDED		
EVENT SPACE	MAIN LEVEL	2,040.9 SF	15:1000	30.8	122
	UPPER LEVEL	814.4 SF	15:1000		
	ROOF TOP DECK	817.6 SF	EXCLUDED		
WAREHOUSE	MAIN LEVEL	5,407.7 SF	EXCLUDED		82 TOTAL
	UPPER LEVEL	4,048.8 SF	EXCLUDED		
KITCHEN / BAR	MAIN LEVEL	1,786.9 SF	EXCLUDED		51
	UPPER LEVEL	1,771.1 SF	EXCLUDED		
COMMON	MAIN LEVEL	1,479.9 SF	EXCLUDED		51
	UPPER LEVEL	814.4 SF	EXCLUDED		
COVERED WALKWAY / ENTRY	MAIN LEVEL	651.0 SF	EXCLUDED		9 (1 PER 10 AUTO)
COVERED SOUTH ENTRY	MAIN LEVEL	209.1 SF	EXCLUDED		
WEST BLDG. OVERHANG	MAIN LEVEL	824.6 SF	EXCLUDED		30 (2 BIKE PARKING LOCATIONS)
LOADING DOCK	MAIN LEVEL	276.5 SF	EXCLUDED		
EAST COVERED UTILITY	MAIN LEVEL	125.4 SF	EXCLUDED		
TOTAL AREAS	MAIN LEVEL	18,142.0 SF	MAIN LEVEL BUILDING ONLY		
	UPPER LEVEL	7,740.3 SF	UPPER LEVEL BUILDING & ROOF TOP DECK		
	BUILDING TOTAL	25,882.3 SF	MAIN LEVEL, UPPER LEVEL, & ROOF TOP DECK		
	BUILDING FOOTPRINT	20,238.5 SF	MAIN LEVEL, UPPER LEVEL, ROOF TOP DECK, & COVERED OUTDOOR SPACES		
	HISTORIC BUILDING	990 SF	HISTORIC BUILDING MOVED TO PROPERTY BY SEPARATE INSTRUMENT, NOT INCLUDED IN ABOVE TOTAL AREA CALCULATIONS		

SHEET NAME:
COVER SHEET

SHEET 1 OF 15
AUGUST 4, 2023

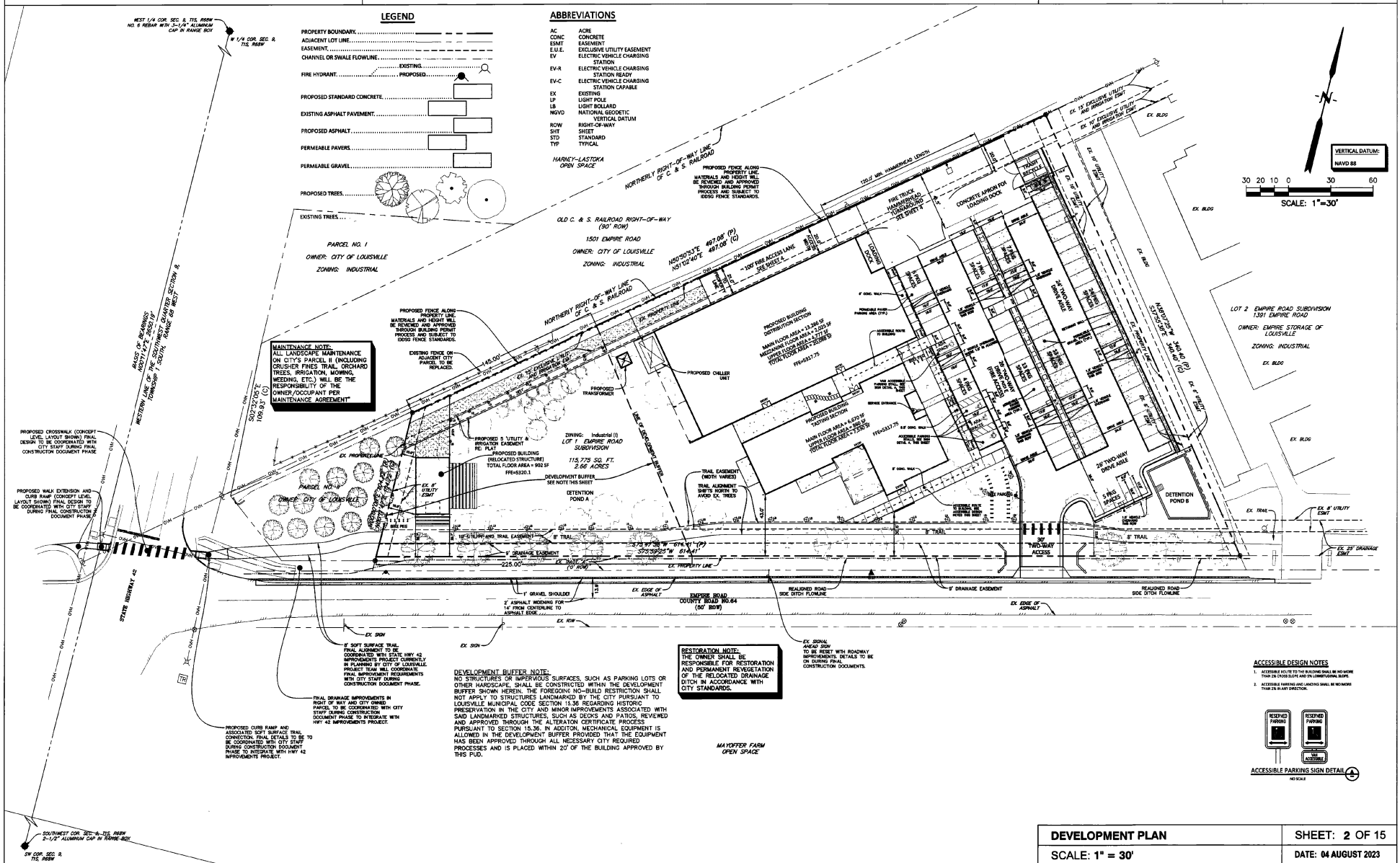
IRONTON DISTILLERY PLANNED UNIT DEVELOPMENT
 LOT 1 EMPIRE ROAD SUBDIVISION
 LOCATED IN THE SW ¼ OF SEC. 9, T 1S, R 69W, OF THE 6TH P.M.
 CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



The Sanitas
 Group
 901 FRONT ST, SUITE 300
 LOUISVILLE, CO 80027
 303.861.9238



DAJDESIGN
 922A MAIN STREET
 LOUISVILLE, CO 80027
 P. 303.527.1199
 INFO@DAJDESIGN.COM



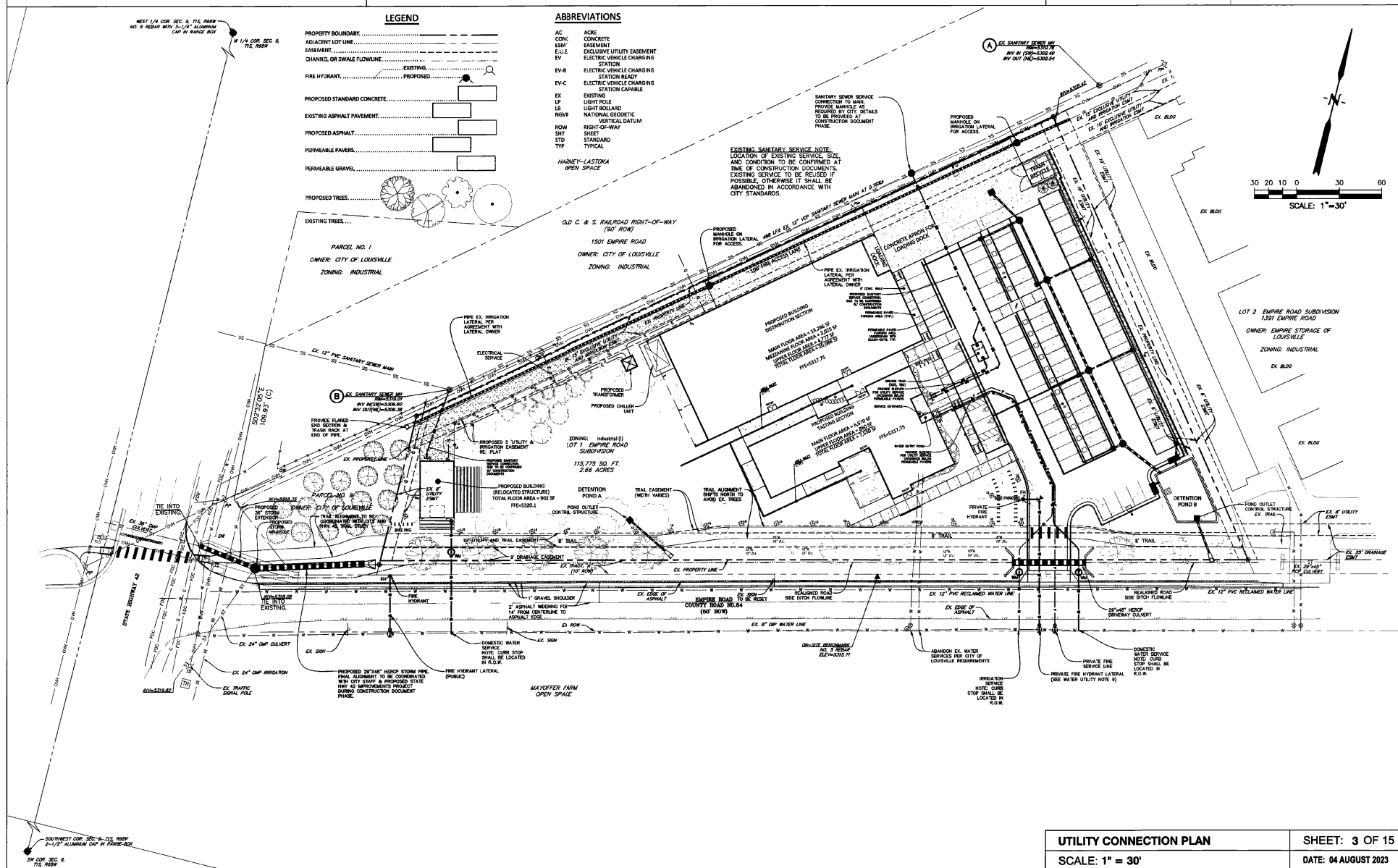
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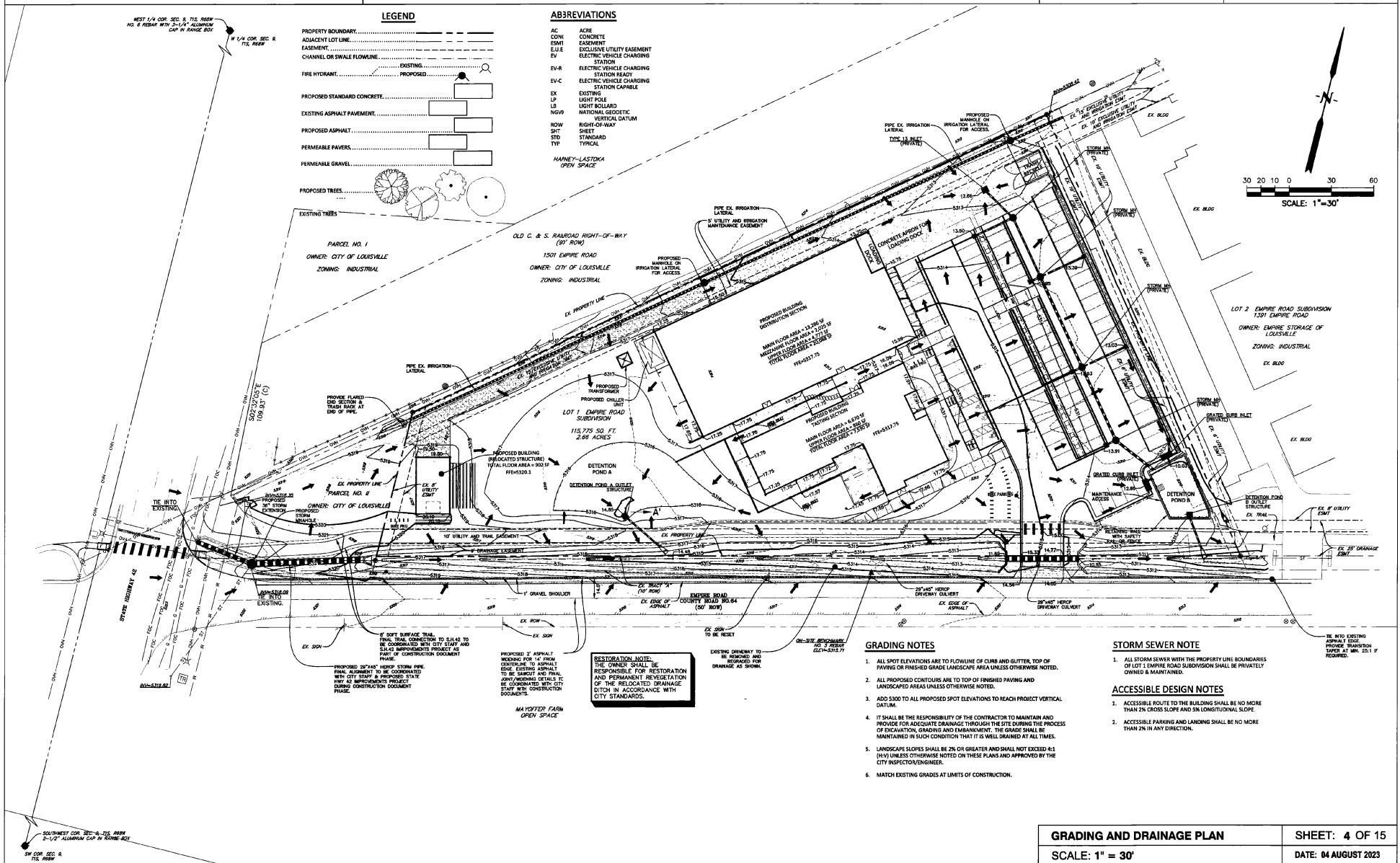
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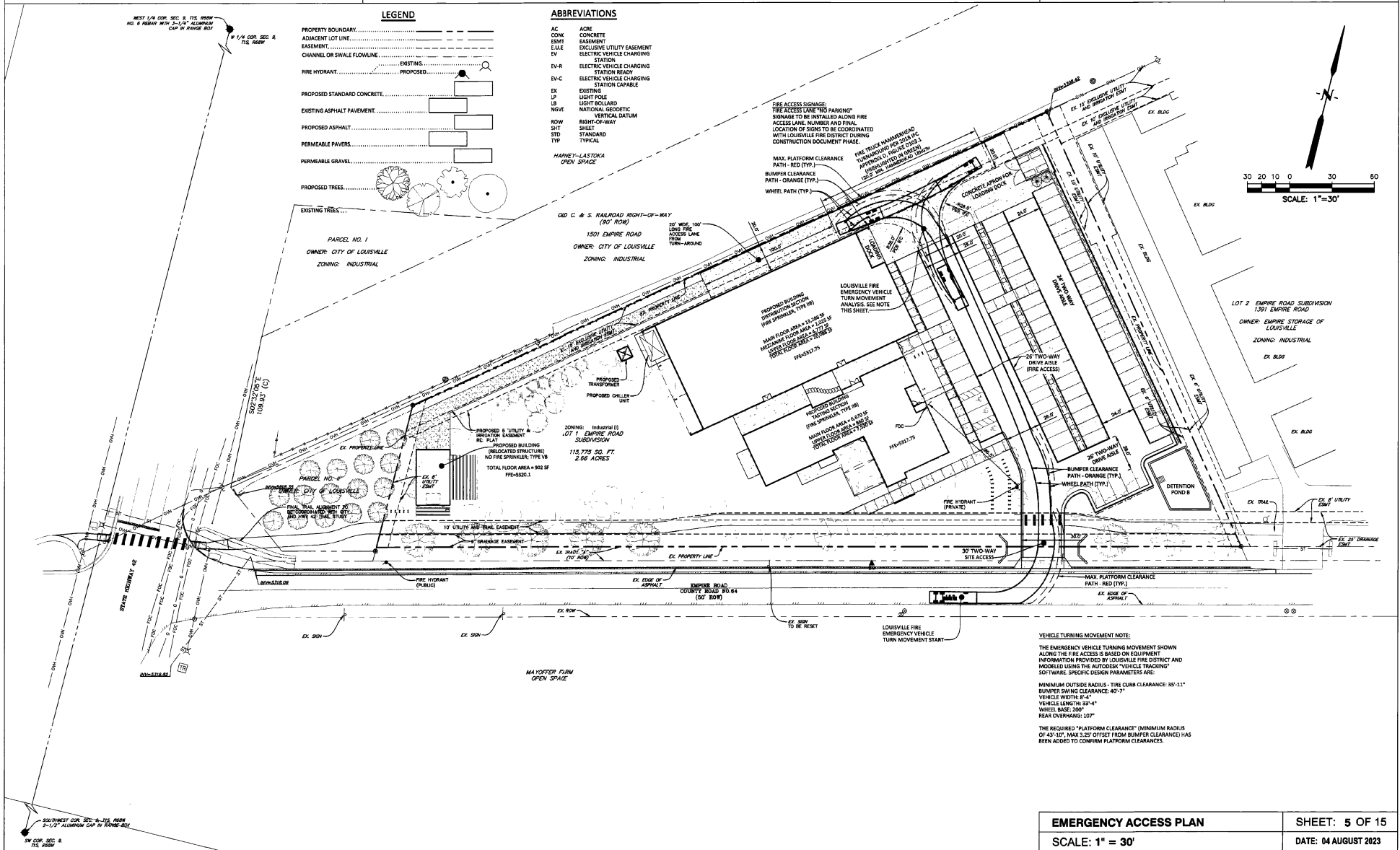
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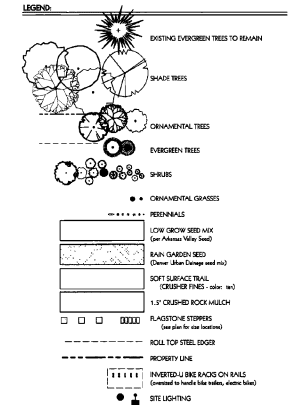
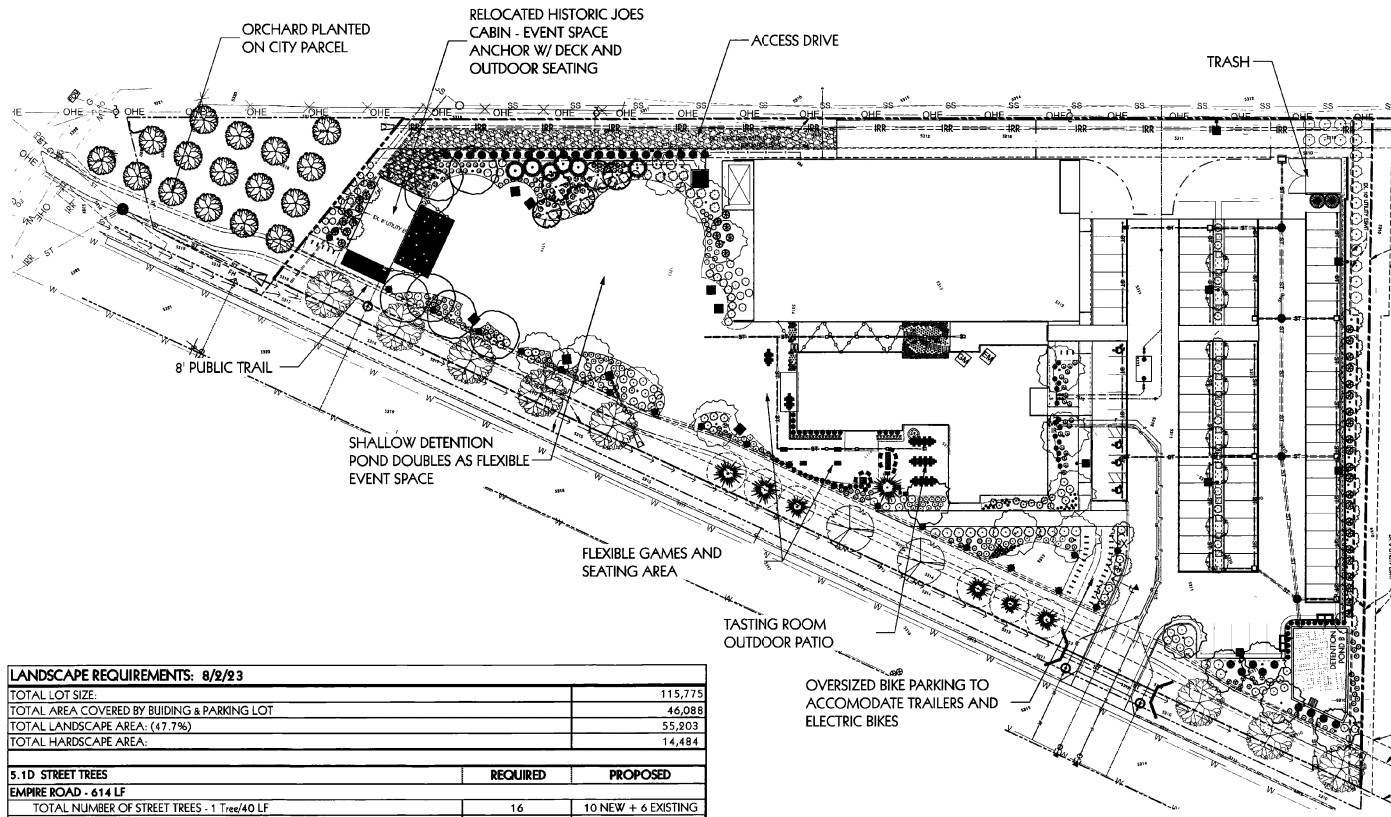
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LANDSCAPE REQUIREMENTS: 8/2/23

TOTAL LOT SIZE:	115,775
TOTAL AREA COVERED BY BUILDING & PARKING LOT	46,088
TOTAL LANDSCAPE AREA: (47.7%)	55,903
TOTAL HARDSCAPE AREA:	14,484

5.1D STREET TREES	REQUIRED	PROPOSED
EMPIRE ROAD - 614 LF		
TOTAL NUMBER OF STREET TREES - 1 tree/40 LF	16	10 NEW + 6 EXISTING
TOTAL NUMBER OF STREET SHRUBS - 6 shrubs/tree	96	96

5.2A PERIMETER BUFFER @ INTERNAL LOT LINES - 10' buffer, 1 tree/30 LF	REQUIRED	PROPOSED
WEST PROPERTY LINE - 04 LF	4	4
PERIMETER SHRUBS		
EAST PROPERTY LINE - 340 LF	12	12
PERIMETER SHRUBS		
NORTH PROPERTY LINE - 498 LF	17	12*
PERIMETER SHRUBS		

5.3C PARKING LOT TREES - 1 tree/16 parking spaces	REQUIRED	PROPOSED
83 SPACES	5	6
PARKING LOT ISLAND SHRUBS - 8 shrubs/island	no islands	N/A

5.4C SCREEN LOADING AREAS - 10' width	REQUIRED	PROPOSED
25 LF - 1 tree/30 LF	1	0*

* Variance requested due to Irrigation Ditch and Access to City parcel

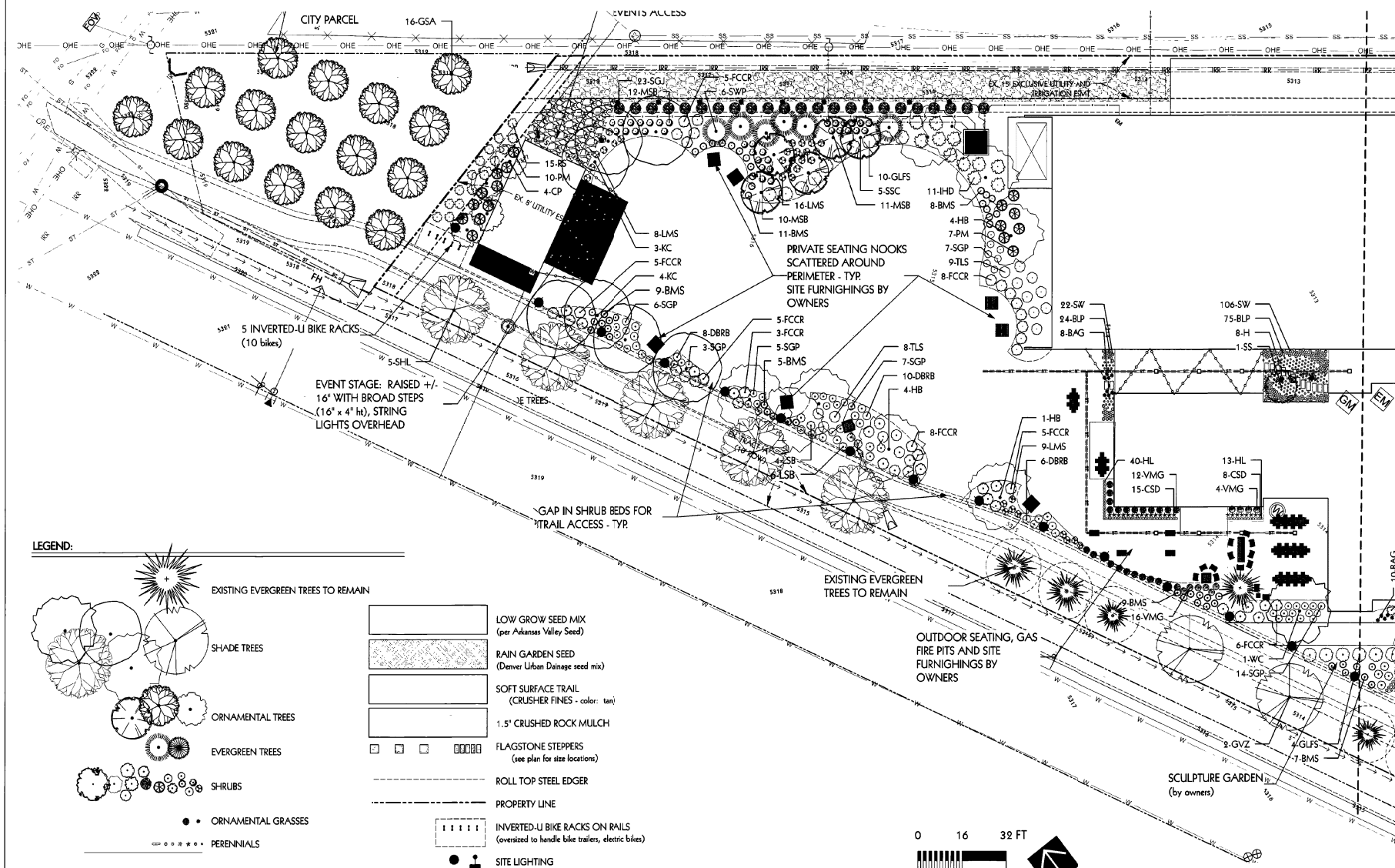
LANDSCAPE MASTER PLAN



SHEET NAME:
LANDSCAPE MASTER PLAN

SHEET 6 OF 15
AUGUST 4, 2023

IRONTON DISTILLERY PLANNED UNIT DEVELOPMENT
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DETAILED LANDSCAPE - WEST

0 16 32 FT



SCALE: $1/16"=1'-0"$

SHEET NAME:

DETAILED LANDSCAPE PLAN - WEST

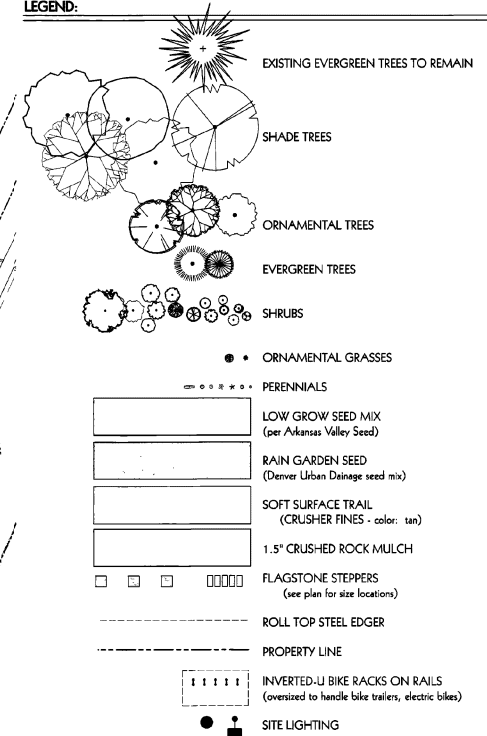
SHEET 7 OF 15

AUGUST 4, 2023

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LEGEND:



0 16 32 FT



SCALE: 1/16"=1'-0"

DETAILED LANDSCAPE - EAST

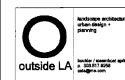
SHEET NAME:

DETAILED LANDSCAPE PLAN - EAST

SHEET 8 OF 15

AUGUST 4, 2023

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CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



PLANT SCHEDULE - 8/2/23

ABBREV.	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY	MATURE HT.
CANOPY TREES:					
GVZ	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5' cal.	2	50'
IBP	Celtis occidentalis 'Chicochard'	Chicochard Western Hackberry	2.5' cal.	14	50'
IC	Gymnocladus dioica	Kentucky Coffeetree	2.5' cal.	7	55'
SHL	Gleditsia inaequalis 'Shademaster'	Shademaster Honeylocust	2.5' cal.	8	45'
WC	Catalpa speciosa	Northern Catalpa	2.5' cal.	6	40'
TOTAL				37	
EVERGREEN TREES:					
EABP	Pinus leucodermis 'Emerald Arrow'	Emerald Arrow Bosnian Pine	6' h.	2	20'
SWP	Pinus strobus	Southwestern White Pine	6' h.	6	45'
TOTAL				8	
ORNAMENTAL TREES:					
CP	Pinus oleracea 'Chen's Form'	Chenider Flowering Pear	2' cal.	19	25'
GSA	Malus x domestica 'Granny Smith'	Granny Smith Apple	2' cal.	16	15'
SSC	Malus x Spirea Snow	Snow Snow Crabapple	2' cal.	5	25'
TOTAL				40	
SHRUBS:					
ABS	Aucubacter x grandifolia 'Autumn Brilliance'	Autumn Brilliance Sierriaberry	5 gallon	9	20'
AC	Ribes alpinum	Alpine Currant	5 gallon	9	4'
BVS	Corylopsis x diademata 'Dark Knight'	Dark Knight Spirea	5 gallon	72	4'
DBR	Chrysanthemum nanus nanus	Dwarf Blue Rabbitsfoot	5 gallon	30	3'
ECR	Rosa x 'Noble P.P. # 14441'	Flower Carpet® Coral Groundcover Rose	5 gallon	71	2'
GLPS	Rhus aromatica 'Cinquefoil'	Cinquefoil Fragrant Shrub	5 gallon	40	9'
IHD	Cornus alba 'Balkan'	Low Halo Dogwood	5 gallon	11	5'
LMS	Spirea japonica 'Limemound'	Limemound Spirea	5 gallon	41	2'
LSB	Cytisus x Lema (Dallimore hybrid)	Lema Scotch Broom	5 gallon	18	3'
MSE	Syringamora x 'Molokai' 'Molokai'	Molokai Serradilla	5 gallon	53	3'
NWR	Rosa x 'Nearly Wild'	Nearly Wild Rose (Floribunda)	5 gallon	9	3'
PM	Acrostaphylos x obscurata 'Parchita'	Parchita Manzanita	5 gallon	39	2'
RS	Prostrata arborescens	Russian Sage	5 gallon	34	4'
SGJ	Lonicera dioica 'Sea Green'	Sea Green Juniper	5 gallon	39	5'
SGP	Potentilla fruticosa 'Sister's Gold'	Sister's Gold Potentilla	5 gallon	42	2'
TESS	Rhus typhina 'TIGER EYES'	Staghorn Sumac	5 gallon	18	8'
TLS	Rhus typhina	Three-Leaved Sumac	5 gallon	17	8'
TOTAL				323	
PERENNIALS, ORNAMENTAL GRASSES, VINES:					
BAG	Helleborus scaberrimus	Blue Avena Grass	1 gallon	29	2.5'
BES	Black-Eyed Susan	Black-Eyed Susan	1 gallon	31	18"
BLP	Blue Plume	Blue Plume	1 gallon	143	4"
CSO	Campanula medium 'Silver Prince'	Campanula Silver Prince	1 gallon	23	18"
HL	Hieracium x 'Patriot'	Patriot Plantain Lily	1 gallon	8	2'
HL	Lonicera arborescens 'Hidotea'	Deep Blue Leander	1 gallon	53	15"
SW	Salix viminalis	Swamp Willow	4" cal.	198	4"
VWG	Miscanthus sinensis 'Variegata'	Variegated Maiden Grass	1 gallon	63	4"
TOTAL				478	

Native Seed Mix

Common Name	Scientific Name	Lb/ac (PLS)*
Western wheatgrass	Pascopyrum smithii	3.5
Slender wheatgrass	Elymus trachycalyx	4
Sideoats grama	Bouteloua curtipendula	3
Blue grama	Bouteloua gracilis	1
Little bluestem	Schizachyrium scoparium	2
Needle and thread grass	Hesperotropa comata	2
Sand dropseed	Sporobolus cryptandrus	0.02
Total		15.52

* Please note that the pounds per acre are in PLS (Pure Live Seed) and must be ordered that way.

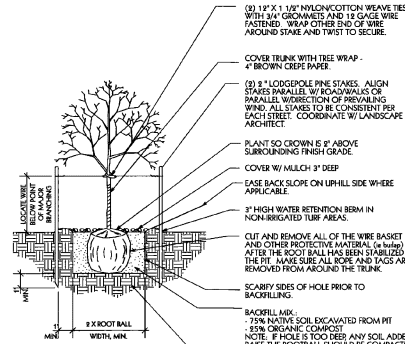
* This mix is based on 75 seeds/ square foot and is only calculated for one acre. This mix is based on the contractor using a drill seed application. Contractor is responsible for determining the appropriate seed amounts to purchase. Mix should be doubled if hand applied.

NATIVE SEED MIX FOR RAIN GARDENS*

Common Name	Scientific Name	Variety	PLS**	Ounces per acre
Sand Bluestem	Andropogon hallii	Garden	3.5	
Sideoats Grama	Bouteloua curtipendula	Butte	3	
Plains Sandreed	Calamagrostis canadensis	Garden	3	
Indian Broomgrass	Chrysopsis hymenoides	Palma	3	
Switchgrass	Panicum virgatum	Blackwell	4	
Western Wheatgrass	Pascopyrum smithii	Arba	3	
Little Bluestem	Schizachyrium scoparium	Patus	3	
Alkali Sacaton	Sporobolus cryptandrus		3	
Sand Dropseed	Sporobolus cryptandrus		3	
Plains Sage	Artemisia frigida		3	
Blue Sage	Aster laevis		3	
Norfolk Flower	Gaillardia aristata		8	
Plains Conifer	Ratibida columnifera		4	
Plains Prairieflower	Dalea purpurea		4	
Sub Totals				27.5
Totals Per Acre				28.9

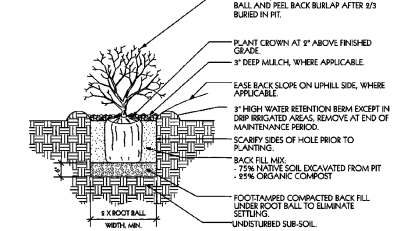
* Wildflower seed (optional) for a more diverse and natural look

**PLS = Pure Live Seed



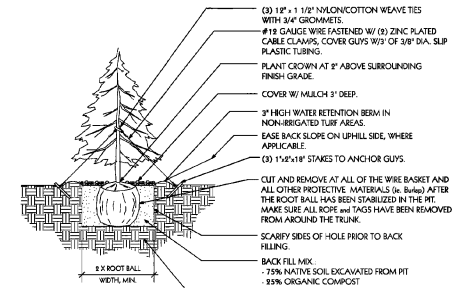
DECIDUOUS TREE PLANTING & STAKING

SCALE: NTS



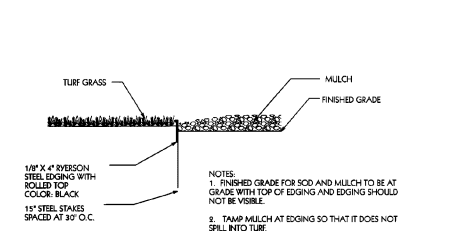
TYPICAL SHRUB PLANTING

SCALE: NTS



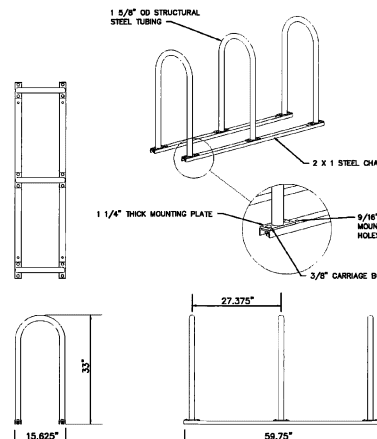
EVERGREEN TREE PLANTING & STAKING

SCALE: NTS



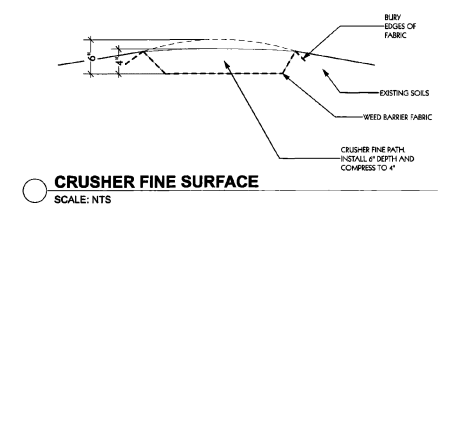
EDGING

SCALE: NTS



INVERTED-U BIKE RACKS ON RAILS.

SCALE: NTS



CRUSHER FINE SURFACE

SCALE: NTS

PLANT NOTES:

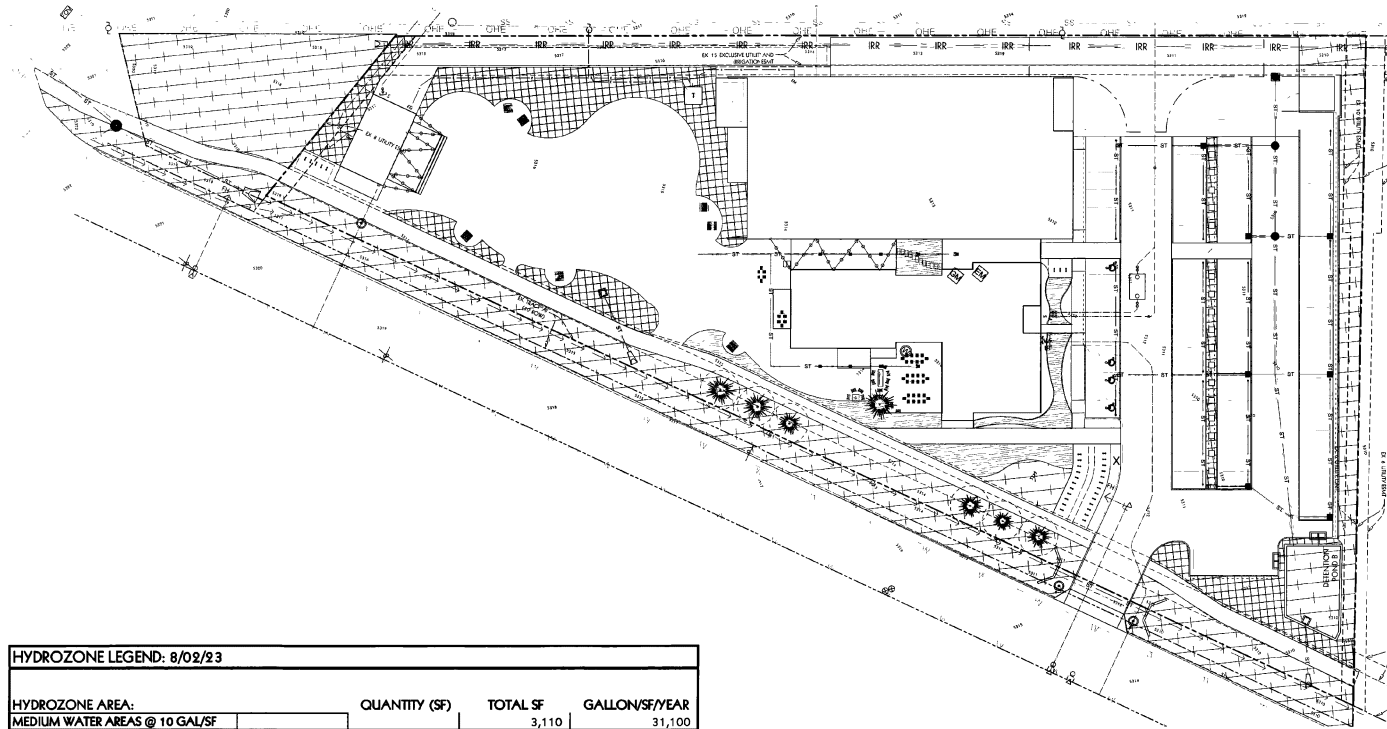
REFERENCE: CITY OF LOUISVILLE, INDUSTRIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES (IDSG), JANUARY, 2000.

- GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM ALL STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, BUMPS, AND DEPRESSIONS.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING AND UTILITIES.
- DEVELOPERS SHALL ENSURE THAT THE LANDSCAPE PLANS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- DURING CONSTRUCTION, PREVENT CLEANING OF EQUIPMENT, THE STORAGE OR DISPOSAL OF WASTE BUILDING MATERIAL (I. E. PAINT, OILS, SOLVENTS, ASPHALT, CONCRETE, MORTAR) WITHIN THE DRAINAGE OF ANY PROTECTED TREE OR GROUPS OF TREES.
- SITE PREPARATION & ALL PLANTING MUST BE COMPLETED IN ACCORDANCE WITH CHAPTERS 1 & 5 OF IDSGS. PRIOR TO INSTALLATION OF PLANT MATERIAL, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED, ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT THE RATE OF AT LEAST THREE (3) CUBIC YARDS OF AMENDMENT PER 1000 SQUARE FEET OF LANDSCAPE AREA.
- ALL TREES & SHRUBS SHOWN AT APPROXIMATELY 2/3 OF MATURE SIZE.
- CONTRACTOR SHALL VERIFY ALL MATERIALS QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.
- LABELS THAT IDENTIFY THE BOTANICAL OR COMMON NAME WILL BE ON ALL TREES AT THE FINAL INSPECTION.
- ALL PLANT MATERIALS WILL MEET THE FOLLOWING MINIMUM SIZES, AS NOTED IN SECT. 5.7:
 - DECIDUOUS SHADE/CANOPY TREES: 2.5" CALIPER
 - ORNAMENTAL: 2" CALIPER
 - EVERGREEN TREES: 4-8" HEIGHT (WITH A MINIMUM OF 35% IN HEIGHT)
 - MULTI-STEM ORNAMENTALS: 8-10" HEIGHT
 - SHRUBS: 5 GALLON CONTAINER
 - GROUND COVER/PERENNIALS: 2-1/4" POTS
 - VINES: 1 GALLON CONTAINER
- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSESMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
- DECIDUOUS TREES SHALL BE PLANTED AT A MINIMUM OF 5 FEET AND EVERGREEN TREES A MINIMUM OF 10 FEET FROM PUBLIC UTILITIES AND PUBLIC SIDEWALKS, UNLESS MODIFIED BY PUBLIC STREET TREE PLANS. TREE PLANTING SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY LOCATION OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING. A HORIZONTAL DISTANCE OF 40" BETWEEN STREET TREE AND STREET LIGHT SHALL BE MAINTAINED.
- TEMPORARY MULCH WILL BE INSTALLED IN SHRUB, TREE, AND PERENNIAL PLANTING BEDS UNTIL FULL PLANT COVERAGE IS ACHIEVED.
- PERMANENT MULCH, ASPEN-PINE, 2" DEEP, WILL BE INSTALLED IN SHRUB, TREE, AND PERENNIAL PLANTING BEDS WHERE THERE IS NO GROUND COVER SPECIFIED.
- THE PROPERTY OWNER IS RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN A HEALTHY AND GROWING CONDITION AND ADHERE TO ALL STANDARDS OF GUIDELINES OF SECTION 5.8 OF IDSGS. THE PROPERTY OWNER WILL REMOVE AND REPLACE DEAD PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE AND QUANTITY OR PLANT MATERIAL AS ORIGINALLY INSTALLED, UNLESS MATERIAL IS DISEASED OR INSECT-INFESTED.
- ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM DESIGNED TO PROVIDE EFFICIENT IRRIGATION COVERAGE WITH MINIMAL OVER SPRAY ONTO NON-LANDSCAPED AREAS.
- A SOIL SENSING DEVICE OR OTHER IRRIGATION MANAGEMENT SYSTEM WILL BE INSTALLED FOR IRRIGATION SYSTEMS IN TURF AREAS.
- ALL SOIL AREAS UNLESS OTHERWISE NOTED WILL BE SOODED WITH LOW-WATER DEMANDING BLEND. SEDED AREAS UNLESS OTHERWISE NOTED WILL BE SEDED WITH DRYLAND/NATIVE SEED TO SUIT SPECIFIC SOIL CONDITION AND MAINTENANCE REQUIREMENTS.

SHEET NAME:
LANDSCAPE NOTES & DETAILS

SHEET 9 OF 15
AUGUST 4, 2023

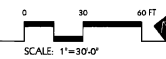
IRONTON DISTILLERY PLANNED UNIT DEVELOPMENT
 LOT 1 EMPIRE ROAD SUBDIVISION
 LOCATED IN THE SW ¼ OF SEC. 9, T 1S, R 69W, OF THE 6 TH P.M.
 CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



HYDROZONE LEGEND: 8/02/23

HYDROZONE AREA:	QUANTITY (SF)	TOTAL SF	GALLON/SF/YEAR
MEDIUM WATER AREAS @ 10 GAL/SF			
SHRUB BEDS	3,110	3,110	31,100
LOW WATER AREAS @ 3 GAL/SF			
LOW SHRUB BEDS	8,382	8,382	25,146
VERY LOW AREAS @ 0 GAL/SF (seed in, turned off after establishment)			
NATIVE SEED	29,507	29,507	-
TOTAL USAGE:		40,999	56,246
		AVERAGE WATER USE/SF/YEAR	1.4

HYDROZONE PLAN



SHEET NAME:
HYDROZONE PLAN

SHEET 10 OF 15
AUGUST 4, 2023

IRONTON DISTILLERY PLANNED UNIT DEVELOPMENT
LOT 1 EMPIRE ROAD SUBDIVISION
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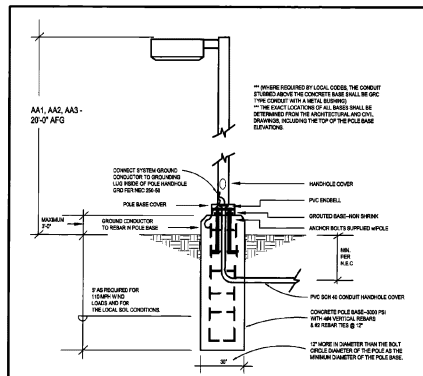
LUMINAIRE SCHEDULE

FIX. TYPE	NAME	MANUFACTURER	CATALOG NUMBER	FINISH	LAMP DATA	LAMP WATTS	MOUNTING METHOD	MTO HEIGHT	DESCRIPTION	VOLTS
AA1	LSI	MRL-LED-12L-SIL-3-UNV-30-70CR-RBZ-L		BRONZE	LED	85	POLE	20'-0"	SITE LIGHTING SINGLE HEAD TYPE 3 WITH HOUSE SIDE SHIELD, 3000K, 70CR	UNV
AA2	LSI	MRL-LED-18L-SIL-5W-UNV-30-70CR-RBZ		BRONZE	LED	135	POLE	20'-0"	SITE LIGHTING SINGLE HEAD TYPE 5, 3000K, 70CR	UNV
AA3	LSI	MRL-LED-18L-SIL-FT-UNV-30-70CR-RBZ-L		BRONZE	LED	135	POLE	20'-0"	SITE LIGHTING SINGLE HEAD TYPE FT WITH HOUSE SIDE SHIELD, 3000K, 70CR	UNV
BB	LIGMAN	LBX 6 LB-1051		BLACK	LED	14	BOLLARD	1'-6"	WALKWAY BOLLARD	UNV
CC	SIGNIFY	CA-9-CL-15-900-W-2130-CL-B		BLACK	LED	11.8	SURFACE	-	ROOF TOP DECK DOWNLIGHT, 3000K	UNV
DD1	SIGNIFY	SR9-30K-10-BK		BLACK	LED	10	SURFACE	-	9" SURFACE MOUNTED DOWNLIGHT, 3000K	120
DD2	SIGNIFY	SR9-30K-10-BK		BLACK	LED	14	SURFACE	-	7" SURFACE MOUNTED DOWNLIGHT, 3000K	120
DD3	SIGNIFY	S10R-9-30K-10-BK		BLACK	LED	24	SURFACE	-	10" SURFACE MOUNTED DOWNLIGHT, 3000K	120
EE	LIGMAN	UTA-3181-22W-T3-W35-01-1222TV		BLACK	LED	20	SURFACE	7'-0"	WALL MOUNTED CYLINDRICAL DOWNLIGHT, TYPE 3 DISTRIBUTION, 3000K	120
FF	AMERICAN LIGHTING	LS2-M-24-48-BK		BLACK	LED	12.5W/FT	STRING	9'-0"	E28 BLUB PESTION LIGHTING	120
GG	SIGNIFY	R852-A-K5-0-02		BLACK	LED	9.2	RECESSED	1'-0"	POLYCARBONATE STEP LIGHTING	120
HH	HUBBLE	TRP2-24L-30-30CT-UNV-BLT		BLACK	LED	30	SURFACE	VARIABLE	MIDRIZED ARCH WALLPACK TYPE 2 DISTRIBUTION, 3000K	UNV
JJ	TRCV	L50-B-12-06-35-BL-90MULT-25325		BLACK	LED	6	SURFACE	18'-0"	WALL WASH SURFACE MOUNTED STRIP, 3000K	4VOLT
KK	SIGNIFY	BLA		BLACK	LED	10	GROUND	-	FLOOD LIGHT	120
LL	SIGNIFY	MUL-AAA-57		BLACK	LED	2	GROUND	-	SERVICE DRIVE PATH LIGHTING	12

NOTE: ALL FIXTURES TO BE FULL CUT-OFF FIXTURES.

GENERAL LIGHTING PLAN STANDARD NOTES:

- ALL BUILDING MOUNTED FIXTURES FOR SAFETY AND EGRESS. ALL POLE MOUNTED FIXTURES ARE FOR PARKING AREA AND DRIVING ACCESS PATHWAY.
- ALL FIXTURES TO BE CONTROLLED VIA TIMECLOCK. TIMER TO BE SET TO GO OFF AFTER 30MIN CLOSE OF BUSINESS. NORMAL HOURS OF OPERATION FOR SITE ARE AS FOLLOWS:
WEDNESDAY: 3-9PM
THURSDAY: 12-9PM
FRIDAY: 12-10PM
SATURDAY: 12-10PM
SUNDAY: CLOSED
- PROVIDE HOUSE SIDE SHIELD TO POLE MOUNTED FIXTURES ALONG ADJACENT PROPERTIES.
- THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: POLE-MOUNTED LIGHTS AIMED AT A BUILDINGS FACADE AND UNSHIELDED WALL PACKS.



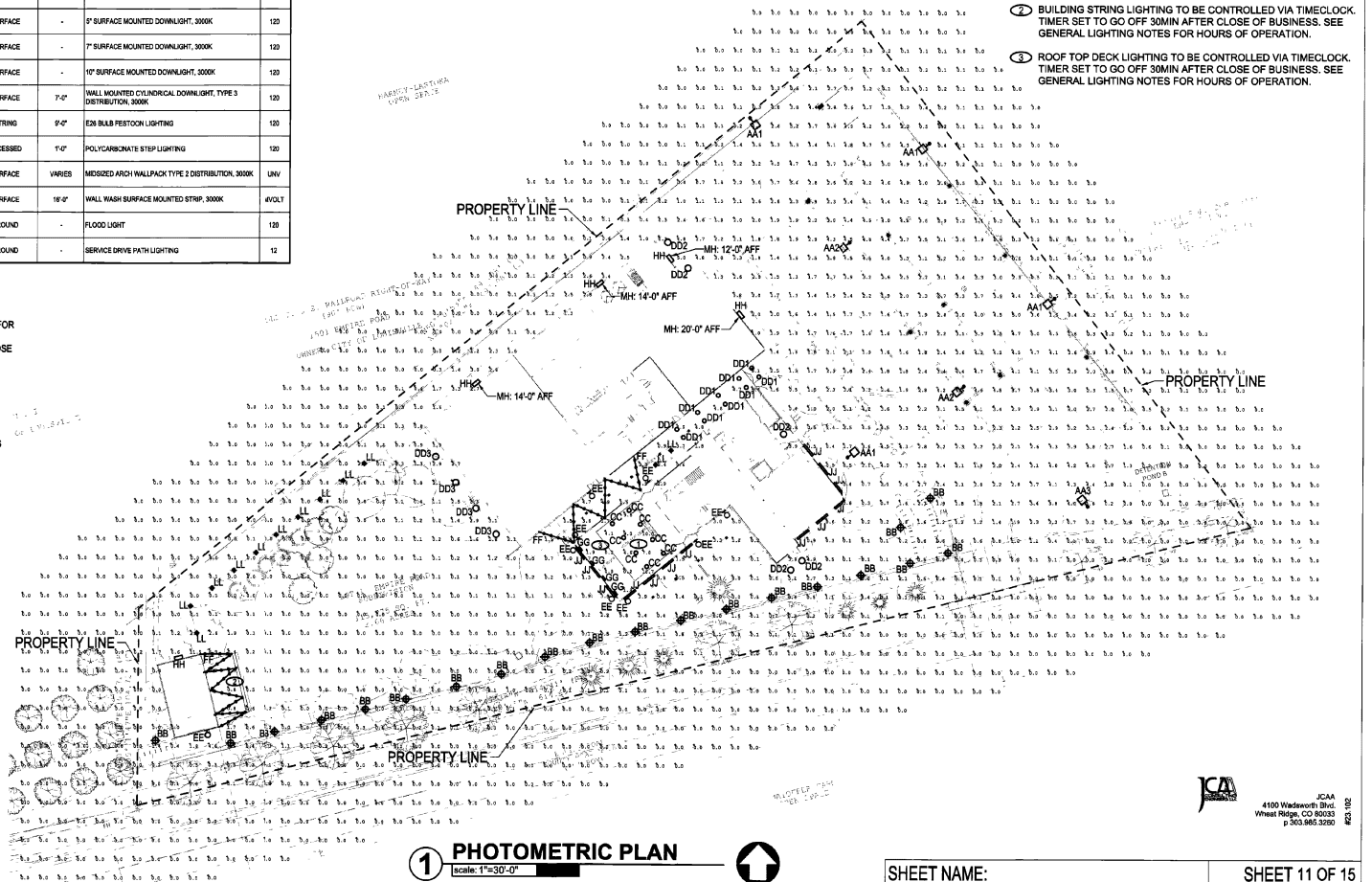
2 TYPICAL POLE BASE DETAIL
SCALE: N.T.S.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	Illuminance	Fc	0.76	11.5	0.0	N.A.	N.A.
ROOF TOP DECK	Illuminance	Fc	5.53	11.6	0.2	27.65	58.00
PARKING AREA	Illuminance	Fc	3.01	5.0	1.0	3.01	5.00

SHEET NOTES

- ROOF TOP DECK CALCULATIONS ARE CALCULATED AT 16'-0" AFG. CALCULATIONS AT GROUND LEVEL ARE NOT AFFECTED BY ROOF TOP DECK LIGHTING.
- BUILDING STRING LIGHTING TO BE CONTROLLED VIA TIMECLOCK. TIMER SET TO GO OFF 30MIN AFTER CLOSE OF BUSINESS. SEE GENERAL LIGHTING NOTES FOR HOURS OF OPERATION.
- ROOF TOP DECK LIGHTING TO BE CONTROLLED VIA TIMECLOCK. TIMER SET TO GO OFF 30MIN AFTER CLOSE OF BUSINESS. SEE GENERAL LIGHTING NOTES FOR HOURS OF OPERATION.



1 PHOTOMETRIC PLAN
SCALE: 1\"/>



SHEET NAME:
PHOTOMETRIC PLAN

SHEET 11 OF 15
AUGUST 4, 2023

DAJDESIGN
 922A MAIN STREET
 LOUISVILLE, CO 80027
 P: 303.527.1100
 INFO@DAJDESIGN.COM

TYPE 'CC'

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Calculte LED 4° generation 3 provides an excellent coupling of lighting performance, quality of light, and visual aesthetic. Highlighting visual comfort and visual harmonization, it is an ideal choice for office, institution, healthcare, public, and retail applications.																													
Resistant Luminaires offer almost 50°C operation index. Buy American Act of 1993 Compliant Luminaires Offer and BAC option code.																													
Features																													
<table border="1"> <thead> <tr> <th>Code</th><th>Access</th><th>Beam</th><th>Light</th><th>Color</th><th>CHUCK</th><th>Beam</th><th>Mounting</th><th>Max. size</th><th>Package</th><th>Reference Code</th><th>Catalog Name</th><th>Buy description</th></tr> </thead> <tbody> <tr> <td rowspan="11">  </td><td rowspan="13">  </td><td rowspan="13">  </td><td rowspan="13">  </td><td rowspan="13">  </td><td rowspan="13">  </td><td rowspan="13">  </td><td rowspan="13">  </td><td rowspan="13">  </td><td rowspan="13">  </td><td rowspan="13">  </td><td rowspan="13">  </td><td rowspan="13">  </td></tr> <tr> </tr> <tr> </tr> <tr> </tr> <tr> </tr> <tr> </tr> <tr> </tr> <tr> </tr> <tr> </tr> <tr> </tr> <tr> </tr> </tbody> </table>											Code	Access	Beam	Light	Color	CHUCK	Beam	Mounting	Max. size	Package	Reference Code	Catalog Name	Buy description						
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Standard accessories: CASH 000000000000 / BAC 00000000000000000000																													
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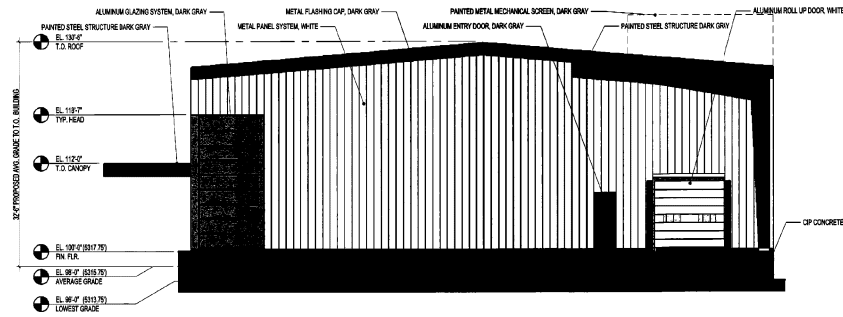
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JCA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
303.445.1200

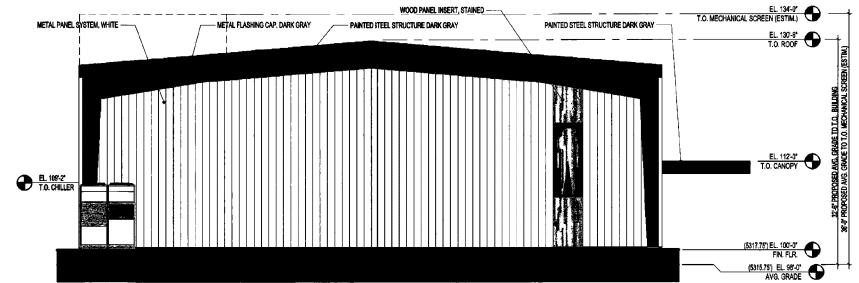
IRONTON DISTILLERY PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE
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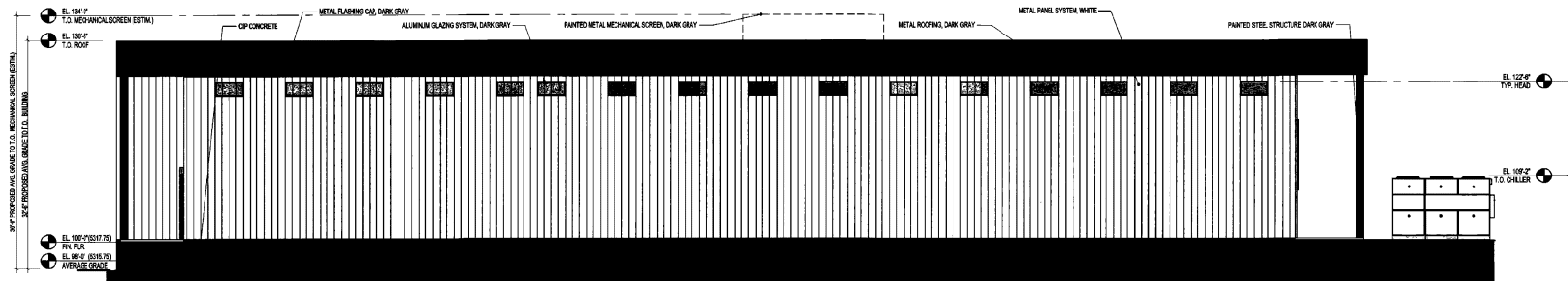
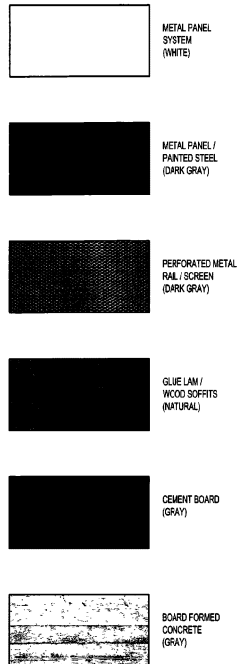


1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

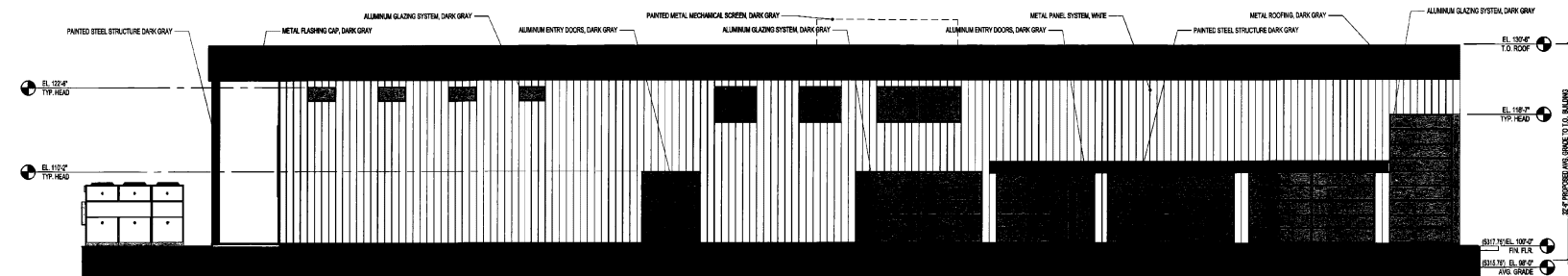


2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SHEET NAME:
PRODUCTION BUILDING ELEVATIONS

SHEET 15 OF 15
AUGUST 4, 2023

**RESOLUTION NO. 2
SERIES 2025**

**A RESOLUTION RECOMMENDING APPROVAL OF A ONE-YEAR TEMPORARY
USE PERMIT AS A PRECURSOR TO A PERMANENT USE TO ALLOW A TASTING
ROOM FOR IRONTON DISTILLARY LOCATED AT 1301 EMPIRE ROAD**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a temporary use as a precursor to a permanent use to allow indoor and outdoor eating and drinking establishment; and

WHEREAS, Louisville Municipal Code Sec. 17.18.180 and Chapter 17.60 allows City Council to approve a temporary use permit as a precursor to a permanent use for up to one year following recommendation by the Planning Commission; and

WHEREAS, the City Council approved Ironton Distillery Planned Unit Development and Special Review Use on March 5, 2024; and

WHEREAS, City staff has reviewed the information submitted and found that the application complies with the Louisville Municipal Code; and

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on February 27, 2025 where evidence and testimony were entered into the record.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a one-year temporary use as a precursor to a permanent use to allow a tasting room for Ironton Distillery located at 1301 Empire Road

PASSED AND ADOPTED this 27th Day of February 2025.

By: _____
Steve Brauneis, Chair
Planning Commission

Attest: _____
Secretary
Planning Commission

City Council Public Hearing

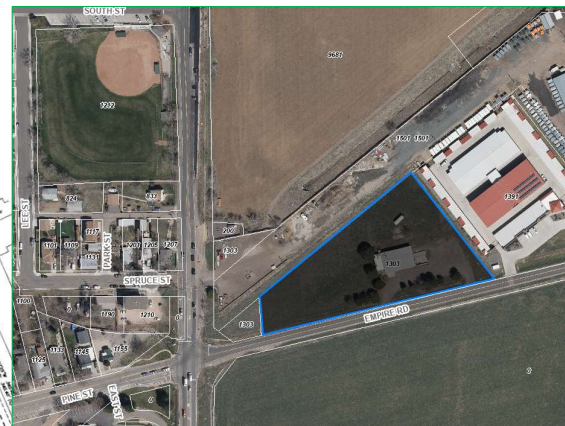
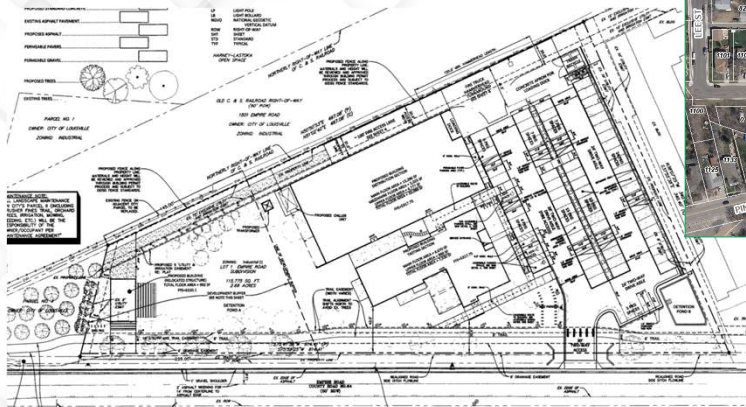
March 4, 2025

Ironton Distillery Temporary Use Permit



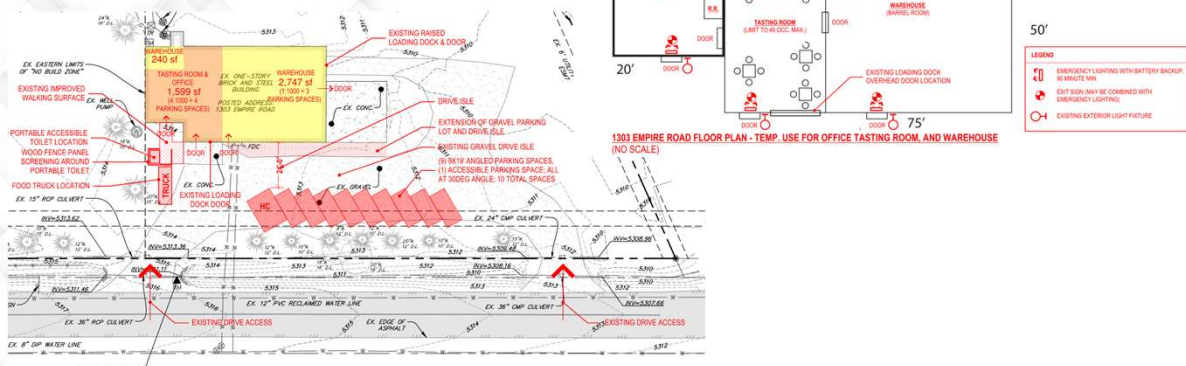
Ironton Distiller PUD/SR

- PUD/SRU Approved March 5, 2023
- Demo Existing Building
- New 20,088sf Distillery, 7,530sf Tasting Room; Outdoor Event and Dining Area



Temporary Use as a Precursor to a Permanent Use

- May be approved for up to one year
- Temporary facility to conduct business that will be replaced with a permanent use



Temporary Use as a Precursor to a Permanent Use

- LMC Sec. 17.60.110.D
 1. Compatible with surrounding uses and community facilities
 2. Not detrimental or constitute a danger to the health, safety and welfare of the citizens of the city
 3. Conform in all other aspects to the applicable zoning regulations and standards, except as specifically modified for the temporary use during the time it is permitted.
 4. Leave the site, following the temporary use, in a state which is capable of being restored to a satisfactory condition.