



DENVER
THE MILE HIGH CITY

Community Planning and Development
Permit and Inspection Services
Zoning Permitting
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Concept Phase Submittal List for:
Planned Building Groups, Development Plans and Residential Development Plans

Minimum Submittal List for Review of Concept Plan at First Review Team Meeting

1. Project initiation sheet
2. Current zoning
3. Location of existing ROW
4. Location of proposed buildings
5. Location of proposed access points
6. Type of proposed development including approximate square footage and number of units
7. Location of existing trees which are in the public ROW for zoning districts R-1, R-2, R-2-B
8. Identification of existing natural areas, parkways, parks, trails, bike paths and open spaces that are on or adjacent to the property
9. Existing and proposed easements
10. Existing tap and meter locations
11. Preliminary building elevations for projects within Design Review Districts
12. Location of property boundaries
13. Location and names of all adjacent streets
14. Existing fire hydrant and water main locations
15. If project is located on a park, parkway or designated commercial corridor, please indicate orientation of building

Information Required for Concept Plan Approval – To Get Out of Concept

All of the above, plus the following

1. View plane requirements identified.
2. Identification of zoning waivers and/or conditions.
3. Identification of Board of Adjustment provisions.
4. Identification of open space requirements.
5. Demonstrate compliance with zoning bulk planes.
6. Demonstrate compliance with setbacks and build-to requirements.
7. Demonstrate compliance with building height requirements.
8. Demonstrate compliance with parking requirements.
9. Demonstrate compliance with building separation requirements.
10. Demonstrate compliance with zone lot requirements.
11. Adjacent zoning and/or use.
12. Land Survey Plat (signed and stamped by Licensed Professional Land Surveyor) or legal description if site is less than 1 acre. (2 copies)
13. Rough Grading Plan with existing and proposed 2' contours extending at least 100' beyond the property boundary, showing 2% ROW slopes, and including.

14. Finished Floor Elevation (FFE) of all proposed buildings, if located within ____ (created with either topographical survey or the developer may take additional risk and use City GIS data).
15. Location, width, and type of proposed access points.
16. Location, width, and type of existing adjacent and opposing (across street or alley) access points along entire frontage and extending 50 feet past frontage.
17. Number of units if multi-family or square footage if commercial/industrial.
18. Sanitary peak flow calculations if development is greater than 30 units or 60,000 square feet.
19. Impervious calculations, 100-year detention volume calculations, “bubble” for detention area with 4:1 side slopes, detention outlet invert, and rough grading showing capture of runoff in detention area IF development area is greater than 0.5 acre.
20. Water Quality Capture Volume (WQCV) calculations, “bubble” for water-quality treatment area IF development area is greater than 0.5 acre with above-ground detention or greater than 1.0 acre with underground or rooftop detention.
21. Inverts of sanitary and storm sewer outfalls (determined by survey or the developer may take additional risk and use City GIS data) if site > 0.5 acre.
22. Traffic Impact Study (TIS), with prior DES-scoping, IF development will generate greater than 100 net peak hour trips or 1,000 net average daily trips (scoping may occur with DES prior to Concept Plan submittal or may occur at the first Review Team Meeting, TIS review turnaround time is 5 working days).
23. Existing tap and meter locations.
24. Show proposed water service plan.