

BLOCK 1 LOT 1 - 54,015 S.F.
(8,171 SF and 3,600 SF footprint shown)
RETAIL/COMMERCIAL/HOSPITALITY/MIXED USE
With frontage on HWY 24, 12th and 13th Street, and direct access to the Mineral Belt Trail, this large lot has exposure to vehicle and pedestrian traffic. Great location for a large anchor building, with restaurant, brewery, hotel or similar hospitality-oriented services with upper level apartments.

BLOCK 2 LOT 3 - 23,917 S.F. (9,104 SF footprint shown)
RETAIL/COMMERCIAL/HOSPITALITY/MIXED USE
With frontage on HWY 24 and 13th Street and ample sidewalks that are large enough for outdoor seating, this is an excellent opportunity for restaurants and businesses that benefit from pedestrian activity. Smaller retail and business suites with upper floor offices or residential units would do well at this location.

BLOCK 2 LOT 2 - 26,259 S.F. (3,508 SF footprint shown)
RETAIL/COMMERCIAL/HOSPITALITY/MIXED USE
With frontage on HWY 24 and ample parking available, this is a great location for businesses with larger footprints. Businesses with drive through access could be accommodated on this lot. A restaurant or business with specialty services would do well at this location.

BLOCK 2 LOT 1 - 12,040 S.F. (3,696 SF footprint shown)
RETAIL/COMMERCIAL/OFFICE/MIXED USE
This lot is at the neighborhood entrance to the community at the intersection of 15th Street and HWY 24. With ample sidewalks that are large enough for outdoor seating, this is an excellent opportunity for restaurants and businesses that benefit from pedestrian activity. Smaller retail and business suites with upper floor offices or residential units would do well at this location.

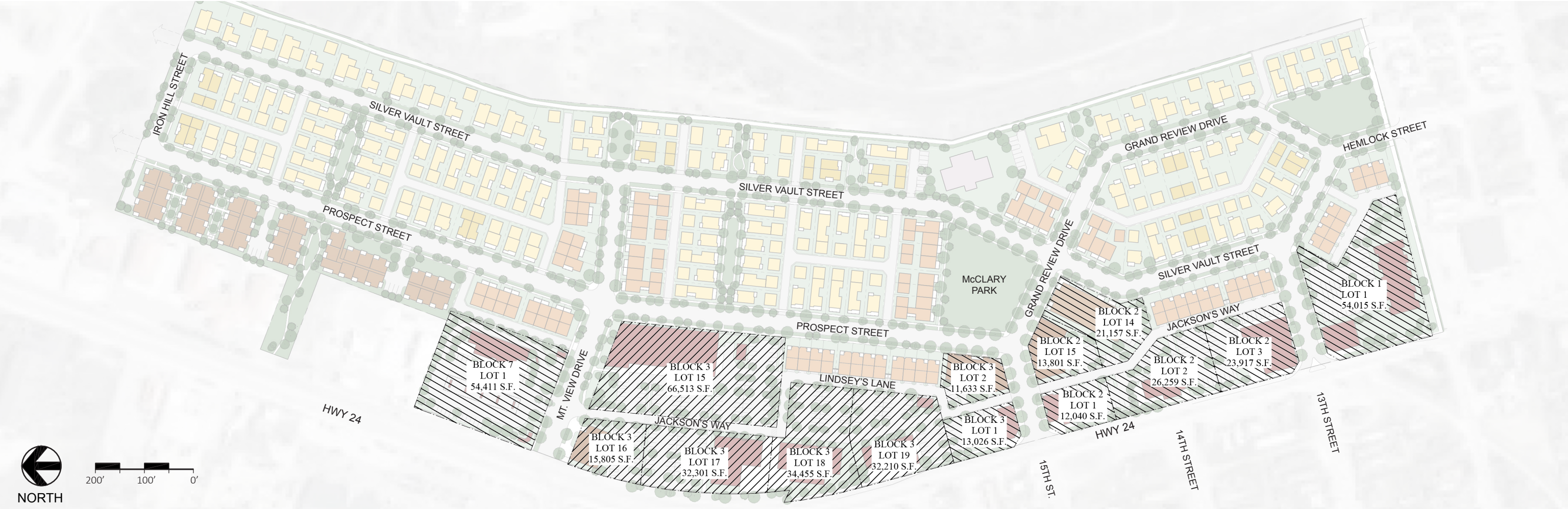
BLOCK 2 LOT 14 - 21,157 S.F. (9,230 SF footprint shown)
APARTMENT/RETAIL/COMMERCIAL/HOSPITALITY/MIXED USE
This lot has exposure to the neighborhood, as well as McClary Park. It is ideal for an apartment building or mixed use development which can host a diversity of ground floor retail. The grade change across the site provides an opportunity for hidden structured parking, without reducing valuable retail opportunities at the sidewalk level.

BLOCK 2 LOT 15 - 13,801 S.F. (6,810 SF footprint shown)
RETAIL/COMMERCIAL/OFFICE/MIXED USE
This lot has exposure to the neighborhood entrance to the community at 15th Street, as well as McClary Park. It is ideal for mixed use development which can host a diversity of ground floor retail, cafes, bars or smaller restaurant spaces and apartments. Smaller retail and business suites or residential units would do well at this location.

BLOCK 3 LOT 1 - 13,026 S.F. (3,642 SF footprint shown)
RETAIL/COMMERCIAL/OFFICE/MIXED USE
This lot is at the neighborhood entrance to the community at the intersection of 15th Street and HWY 24. With ample sidewalks that are large enough for outdoor seating, this is an excellent opportunity for restaurants and businesses that benefit from pedestrian activity. Smaller retail and business suites with upper floor offices or residential units would do well at this location.

BLOCK 3 LOT 2 - 11,633 S.F. (5,312 SF footprint shown)
RETAIL/COMMERCIAL/OFFICE/MIXED USE
This lot has exposure to the neighborhood entrance to the community at 15th Street, and McClary Park. It is ideal for mixed use development which can host a diversity of ground floor retail, cafes, bars or smaller restaurant spaces. Smaller retail and business suites with upper floor offices or residential units would do well at this location.

BLOCK 3 LOT 19 - 32,210 S.F. (5,700 SF footprint shown)
RETAIL/COMMERCIAL/HOSPITALITY/MIXED USE
With frontage on HWY 24 and ample parking available, this is a great location for businesses with larger footprints. Businesses that utilize drive through access could be accommodated on this lot. A gym, restaurant or business with specialty services would do well at this location.



BLOCK 3 LOT 18 - 34,455 S.F. (8,500 SF footprint shown)
RETAIL/COMMERCIAL/HOSPITALITY/MIXED USE

With frontage on HWY 24 and ample parking available, this is a great location for businesses with larger footprints. Adequate space for a large courtyard could accommodate outdoor seating or sales. Businesses that utilize drive through access could be accommodated on this lot. A gym, restaurant or business with specialty services would do well at this location.

BLOCK 3 LOT 17 - 32,301 S.F. (7,900 SF footprint shown)
RETAIL/COMMERCIAL/HOSPITALITY/MIXED USE

With frontage on HWY 24 and ample parking available, this is a great location for businesses with larger footprints. Adequate space for a large courtyard could accommodate outdoor seating or sales. A gym, restaurant or business with specialty services would do well at this location.

BLOCK 3 LOT 16 - 15,805 S.F. (4,500 SF footprint shown)
RETAIL/COMMERCIAL/HOSPITALITY/MIXED USE

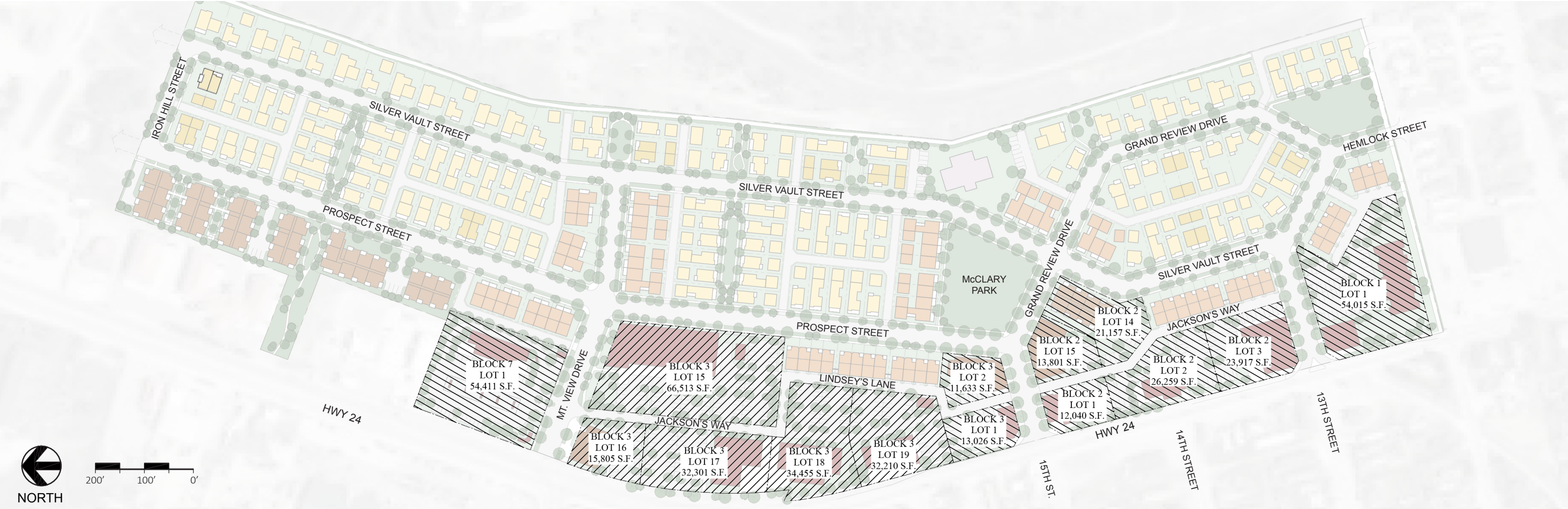
With frontage on both HWY 24 and Mountain View Drive, this lot has the opportunity to be an iconic gateway to the City of Leadville. With great exposure and easy vehicular access from Mountain View Dr., this site boasts dual frontage and ample parking. Retail, restaurants, cafes, bars or specialty service businesses would do well at this location.

BLOCK 3 LOT 15 - 66,513 S.F. (18,300 SF footprint shown)
RETAIL/COMMERCIAL/HOSPITALITY/MIXED USE

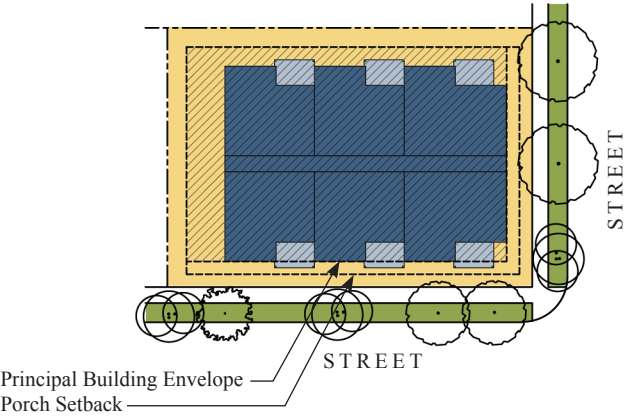
Facing HWY 24 and accessed off of Mountain View Drive, this is the largest lot in the community and an ideal location for a large anchor building such as a grocery store, hardware store or large retail outlet. Ample parking available with opportunity for private drive and loading dock access. Additional frontage on Prospect Street allows for multiple orientations and opportunity for upper floor offices, retail or residences.

BLOCK 7 LOT 1 - 54,411 S.F. (4,820 SF footprint shown)
RETAIL/COMMERCIAL/HOSPITALITY/MIXED USE

Located at the intersection of HWY 24 and Mountain View Dr, this lot has great exposure to the highway, and easy vehicular access from Mountain View Dr. This site is an opportunity for larger businesses to have a highly visible structure as people enter and exit the City of Leadville. There's also an opportunity for smaller retail, restaurants and apartment buildings with subdivision potential for this lot.



APARTMENT BUILDING
LOT TYPE



LOT DIMENSIONS:

Minimum lot size: 4600 SF / Minimum lot width: 50'

SETBACKS:

| | |
|------------------------------------|------------|
| Front setback (to street or green) | |
| to porch: | 4' minimum |
| to principal building: | 8' minimum |
| Rear setback | |
| to garage | 4' minimum |
| to principal building (at alley): | 4' minimum |
| to principal building (no alley): | 6' minimum |
| Side street setback | |
| to porch: | 4' minimum |
| to principal building: | 8' minimum |
| Side setback: | 6' minimum |

BUILDING:

| | |
|----------------------------|-----|
| Maximum building height | |
| 80% of building footprint: | 38' |
| 20% of building footprint: | 45' |
| Minimum total floor area: | NA |
| Maximum lot coverage: | 85% |

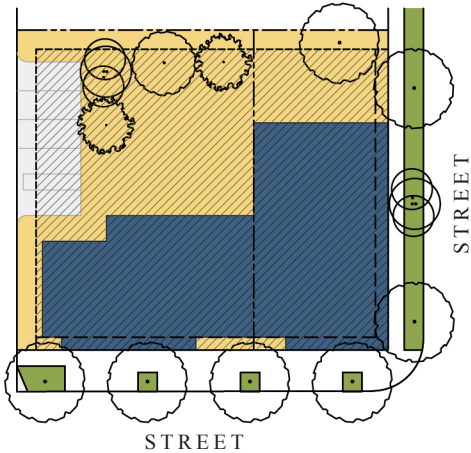
ALLOWED USES:

Mutiple-family attached dwelling unit, fitness center and other community support uses. Ground floor only: retail, professional and business office, personal service outlets such as beauty and barber shops, laundromats, travel agencies, etc., restaurants and cafes, bars and lounges

NOTES:

1. When feasible the ground floor apartment units shall have access directly from the sidewalk.

MAIN STREET BUILDING
LOT TYPE



LOT DIMENSIONS:

Minimum lot size: NA / Minimum lot width: 25'

SETBACKS:

| | |
|-----------------------------------|-----------------------|
| Front setback: | 0' to 4' (see note 1) |
| Rear setback: | 6' minimum |
| Side street setback: | 0' to 4' (see note 2) |
| Side setback | |
| at another Main Street Bldg. lot: | 0' minimum |
| at all other lots: | 6' minimum |

BUILDING:

| | |
|--------------------------|---------|
| Maximum building height: | 40' |
| Minimum total floor area | 1000 SF |
| Maximum lot coverage: | 85% |

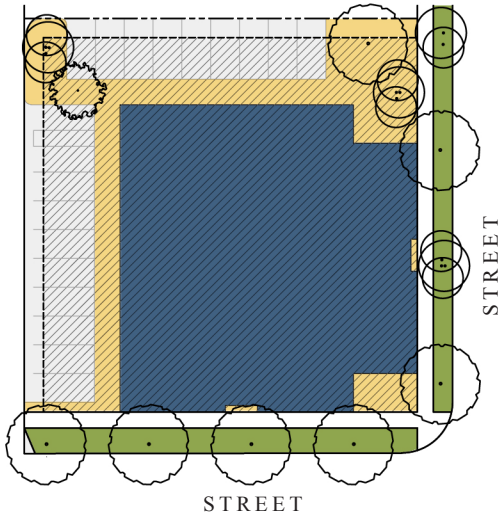
ALLOWED USES:

Retail, professional and business office, personal service outlets such as beauty and barber shops, laundromats, travel agencies, etc., restaurants and cafes, bars and lounges, mutiple-family attached dwelling units (apartments over or below commercial), fitness center and other community support uses.

NOTES:

1. The front wall of the building shall be placed within 4 feet of the front property line along 70% of the street frontage.
2. Side street will be treated similar to street, that is, the wall of the building facing the side street shall be placed within 4 feet of the property line along 70% of the side street frontage.

HWY 24 BUILDING
LOT TYPE



LOT DIMENSIONS:

Minimum lot size: NA / Minimum lot width: NA

SETBACKS:

| | |
|----------------------|------------|
| Front setback: | 0' minimum |
| Rear setback: | 6' minimum |
| Side street setback: | 0' minimum |
| Side setback: | 6' minimum |

BUILDING:

| | |
|--------------------------|-----|
| Maximum building height: | 44' |
| Minimum total floor area | NA |
| Maximum lot coverage: | 60% |

ALLOWED USES:

Retail, professional and business office, personal service outlets such as beauty and barber shops, laundromats, travel agencies, etc., restaurants and cafes, restaurants with fast food drive-up windows, bars and lounges, hotels, motels and vacation rentals, mutiple-family attached dwelling units (apartments over or below commercial), fitness center and other community support uses. Lumber yards and sawmills.