



PLANNED DEVELOPMENT APPLICATION FOR PRELIMINARY PROJECT PLAN PROCESS (P4)

APPLICANT INFORMATION

Name: Robert Place

Company: Evergreen Devco, LLC

Address: 1873 S Bellaire St., Suite 1200

City: Denver

State: Colorado

ZIP Code: 80222

Telephone: 303.757.0472

Email Address: rplace@evgre.com

PROPERTY OWNER INFORMATION

Property Owner Name: Broken Hill 2, LLC

Property Owner Address: c/o Tyler Carlson, Evergreen Devco, 1873 S Bellaire St, Suite 1200

City: Denver

State: Colorado

ZIP Code: 80222

Telephone: 303.757.0462

Email Address: tcarlson@evgre.com

PROPERTY/SITE AND LAND USE INFORMATION

Site address and/or parcel identification number:

SWC of W Mineral Ave & S Santa Fe Dr

Existing Zoning:

PD-C

Property Size (sq. ft. & ac.):

1,452,290 SF or 33.34 acres

Proposed Density:

Refer to Zoning Table

Number of Dwelling Units:

Refer to Zoning Table

Maximum Height:

100'

Amount of Open Space (percentage & sq. ft.):

20%

Neighborhood Plan (from Comprehensive Plan):

South Santa Fe Corridor

All submittals MUST include the following with this application:

1. Letter of authorization from property owner allowing applicant to submit a Preliminary Project Plan.
2. One (1) electronic version of application and all required documents.
3. Completed application form.
4. Vicinity Map with existing zoning and surrounding area within ¼ of a mile of the project site.
5. A written narrative (approximately 750 words) that explains the project proposal which includes:
 - Consistency with the City's Comprehensive Plan and any associated the specific Neighborhood or Corridor Plan
 - Intensity or density of uses proposed.
 - Existing zoning and proposed Planned Development District details.
6. Completed zoning table
7. Exhibit which depicts (separate sheet for each item):
 - Location of public and private open space.
 - Location of existing and proposed buildings on the site, including proposed building architecture and elevations.
 - Roads, streets, parking, and pedestrian networks proposed.
 - Existing and proposed utilities for the development.
8. 3D imaging to depict mass and scale is recommended demonstrating relationship between proposed development and adjacent neighborhood(s).
9. Application fee: <10 acres: \$275.00; >10 acres: \$550.00.

Applicant Signature:

Date: *of revision:*

06/15/18