

project data

ZONING SUMMARY
EXISTING LOT = .28 ACRES
ZONING DISTRICT = CA

CODE SUMMARY
2012 IRC

PROJECT DESCRIPTION:
2 (2) RESIDENCE DUPLEXES PLANNED.

ZONING:

CA

sheet index

A1.1 COVER SHEET
A1.2 SITEPLAN
A1.5 ELEVATIONS

planned development overlay

REDUCE FRONT SETBACK REQUIREMENT FROM 18.5' TO 9'

legal descriptions

5556 SO. SYCAMORE:
LOT 16 EXCEPT THE EAST 6 FEET FOR ALLEY, BLOCK 26,
STATE ADDITION TO LITTLETON, CITY OF LITTLETON,
COUNTY OF ARAPAHOE, STATE OF COLORADO

5546 SO. SYCAMORE:
LOT 15 EXCEPT THE EAST 6 FEET FOR ALLEY, BLOCK 26,
STATE ADDITION TO LITTLETON, CITY OF LITTLETON,
COUNTY OF ARAPAHOE, STATE OF COLORADO

signature and certification blocks

I, Kyle D. Pearson Owner, or designated agent thereof, do hereby agree that the above described property will be developed as a Planned Development Overlay (PDO) in accordance with the uses, restrictions and conditions contained in this plan. Further, the City of Littleton is hereby granted permission to enter onto said property for the purposes of conducting inspections to establish compliance of the development of the property with on-site improvements including but not limited to landscaping, drainage facilities, parking areas and trash enclosures. If upon inspection, the City finds deficiencies in the on-site improvements and, after proper notice, the developer shall take appropriate corrective action. Failure to take such corrective action specified by the City shall be grounds for the City to apply any or all or any required financial assurance to cause the deficiencies to be brought into compliance with the PDO Plan, or with any subsequent amendments hereto.

[Signature]
Signature of Owner or Agent

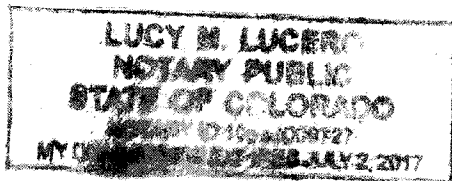
Subscribed and sworn to before me 4th day of October, 2016.

Witness my hand and official seal.
My commission expires July 2, 2017.

Notary Public Lucy M. Lucero

City Attorney Approval:
APPROVED AS TO FORM:

City Attorney [Signature]



owner

VENTURE REAL ESTATE, LLC
DAN PEARSON
BROOK PFIFFER
1490 W. CANAL CT., #3000
LITTLETON, CO 80120
303-730-7373

architect

JPB ARCHITECTS
1353 Solitude Ln.
Suite M-120
Evergreen, CO 80439
JUDITH BRUNKO, ARCHITECT
email: judy@jpbarchitects.com

SURVEYOR

COLORADO ILC SERVICES
PO BOX 181551
DENVER, CO

structural consultant

HENDERSON ENGINEERING
13485 N Travois Trl, Parker, CO
80138 (303) 303-841-0983

CIVIL ENGINEER CONSULT.

INNOVATIVE STRUCTURAL
SERVICES
DARREN DOWELL, P.E.
303-359-4678

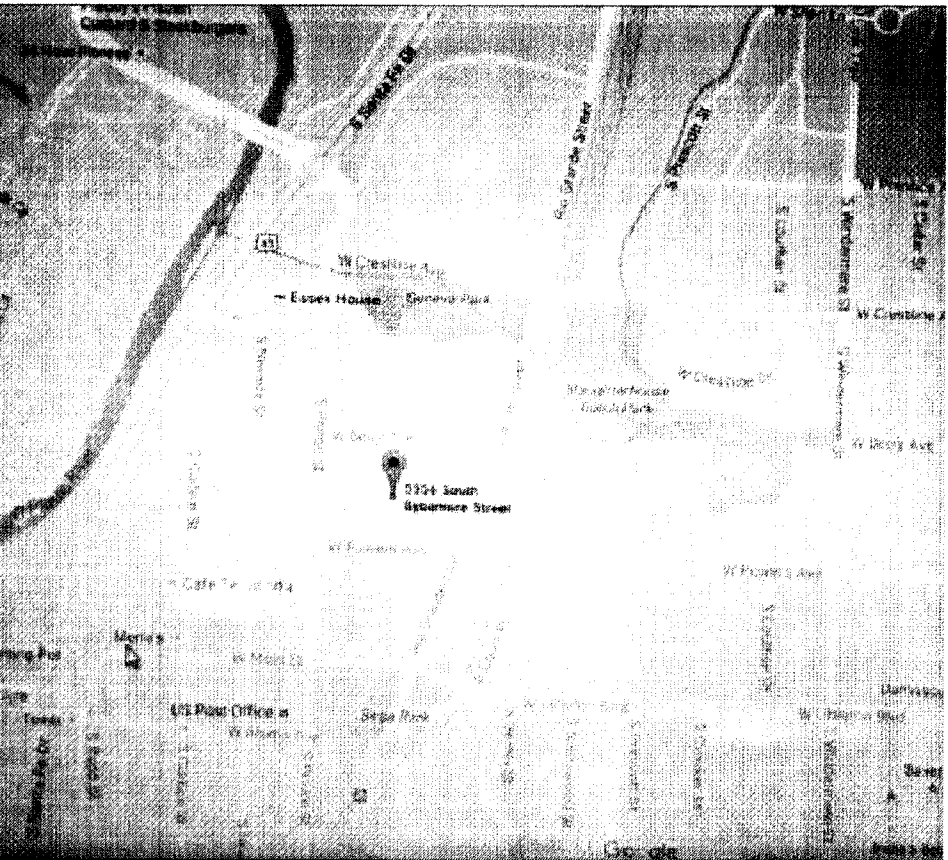
5556 AND 5546 SOUTH SYCAMORE ST.
PLANNED DEVELOPMENT OVERLAY

CASE NO. PD016-0001

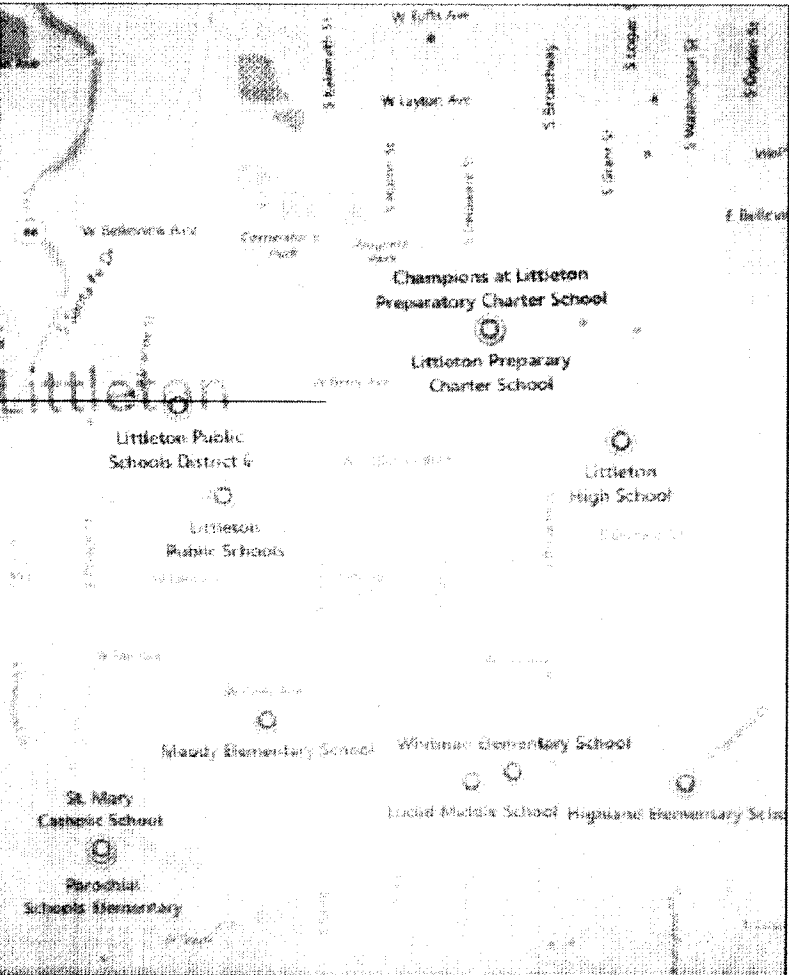
POLICE DEPT.
FIRE DEPT.



VICINITY MAP



STREET MAP



SCHOOL MAP

TYPE	EXISTING "CA" ZONING REQUIREMENTS	PDO PROPOSAL
RESIDENTIAL	CITY OF LITTLETON , TITLE 10 ZONING 10-3-2	USES PERMITTED BY RIGHT AS
SIZE OF PROPERTY	NA	12,197 SQ. FT. / .28 ACRES 5556 S. SYCAMORE 6,229 S.F. 5546 S. SYCAMORE, 5,968 S.F. PROPERTY MAY BE SUBDIVIDED UP TOTAL OF 4 LOTS UNDER THIS PDO
MAX. FLOOR AREA TO LOT AREA RATIO	NONE	NONE
OPEN SPACE REQUIRED	10% OF LOT AREA	10% MINIMUM (1,219 S.F.)
MAX. HEIGHT	3 STORIES OR 40'-0"	3 STORIES
BUILDING SETBACKS	18'-5" FRONT SETBACK PER SECTION 10-4-1 (A)2 NO SIDE OR REAR SETBACKS	9' FRONT SETBACK NO REAR OR SIDE SETBACK
PARKING REQUIREMENTS	2 SPACES PER DWELLING UNIT	2 SPACES PER DWELLING UNIT
LANDSCAPE AREA	CITY OF LITTLETON , TITLE 10 ZONING 10-5 DOWNTOWN DESIGN STANDARDS AND GUIDELINES	10% MINIMUM
LIGHTING REQUIREMENTS	CITY OF LITTLETON , ORDINANCE ZONING 10-15	CITY OF LITTLETON , ORDINANCE ZONING 10-15
DENSITY	100 DWELLING UNITS PER GROSS ACRE	15 DWELLING UNITS PER ACRE MAX. 4 DWELLING UNITS PER THIS PDO

PLANNING BOARD APPROVAL:

Approved this 7th day of October, 2016,
by the Littleton City Planning Board.

[Signature]

Planning Board Chair

ATTEST:

[Signature]

Planning Board Secretary

RECORDING CERTIFICATION:

This document was filed for records in the
office of the County Clerk and Recorder of
Arapahoe County at 11:34 A.M., on the
day of A.D. 2016, in Book 493, Page 2-4,
Map _____, Reception Number 0115601.

[Signature]

County Clerk and Recorder

By:

[Signature]

Deputy

MINERAL ESTATE CERTIFICATION:

The name and address of the owners of
subsurface mineral estates, including mineral
lessees, if any, shall be included in the
application materials and one of the
following certifications, as appropriate, shall
be included on the planned development
overlay.

I hereby certify that notice of the initial
public hearing on this application was mailed
to the last known address of the owner or
lessees of mineral estate as shown in the
real estate records of ARAPAHOE COUNTY
county or counties as required by
C.R.S. 24-655-103.

[Signature]
Signature of owner/and or agent.

BUILDING/SITE DATA

CA 5546 & 5556 SO. SYCAMORE ST., EACH LOT:
LOT SIZE: 5,950 S.F.
BUILDING FOOTPRINT: 3,330 S.F.
OPEN SPACE REQUIRED: 595 S.F.
OPEN SPACE UNOBSERVED: 2,617 S.F.
DRIVEWAYS & SIDEWALKS: 220 S.F.
PATIO: 173 S.F.
TOTAL IMPERVIOUS AREA: 2,224 S.F. (63%).



ARCHITECTS

Judith Brunko Architect

ph 303.917.3927
fx 303.670.1144

1353 Solitude Ln.
Suite M-120
Evergreen, Co 80439

SYCAMORE DUPLEXES
5546 & 5556 SO. SYCAMORE ST.
LITTLETON, CO

PDO

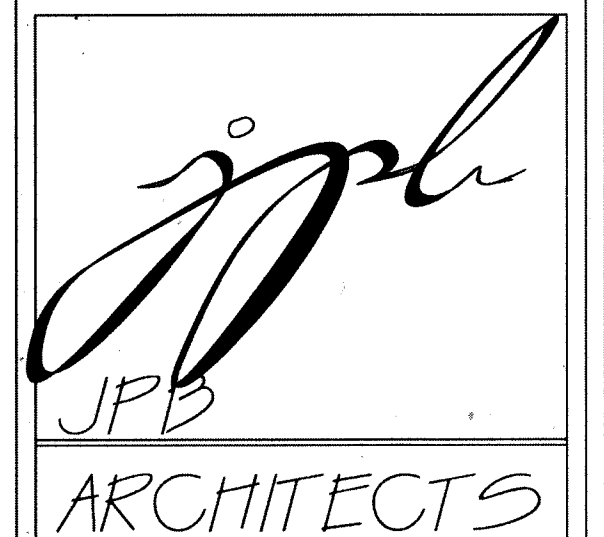
REVISIONS

COVER SHEET

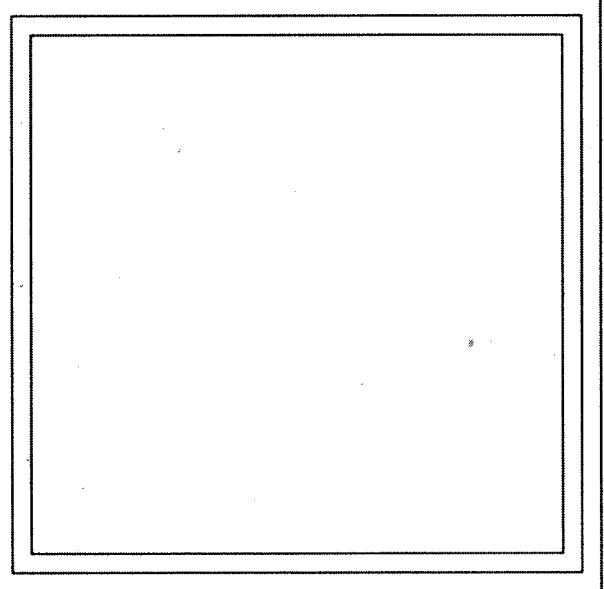
6.21.2016

A1.1

PLANNED DEVELOPMENT OVERLAY
SITE DEVELOPMENT PLAN
SYCAMORE STREET DUPLEXES
5556 AND 5546 SOUTH SYCAMORE ST.
CASE # PD016-0001



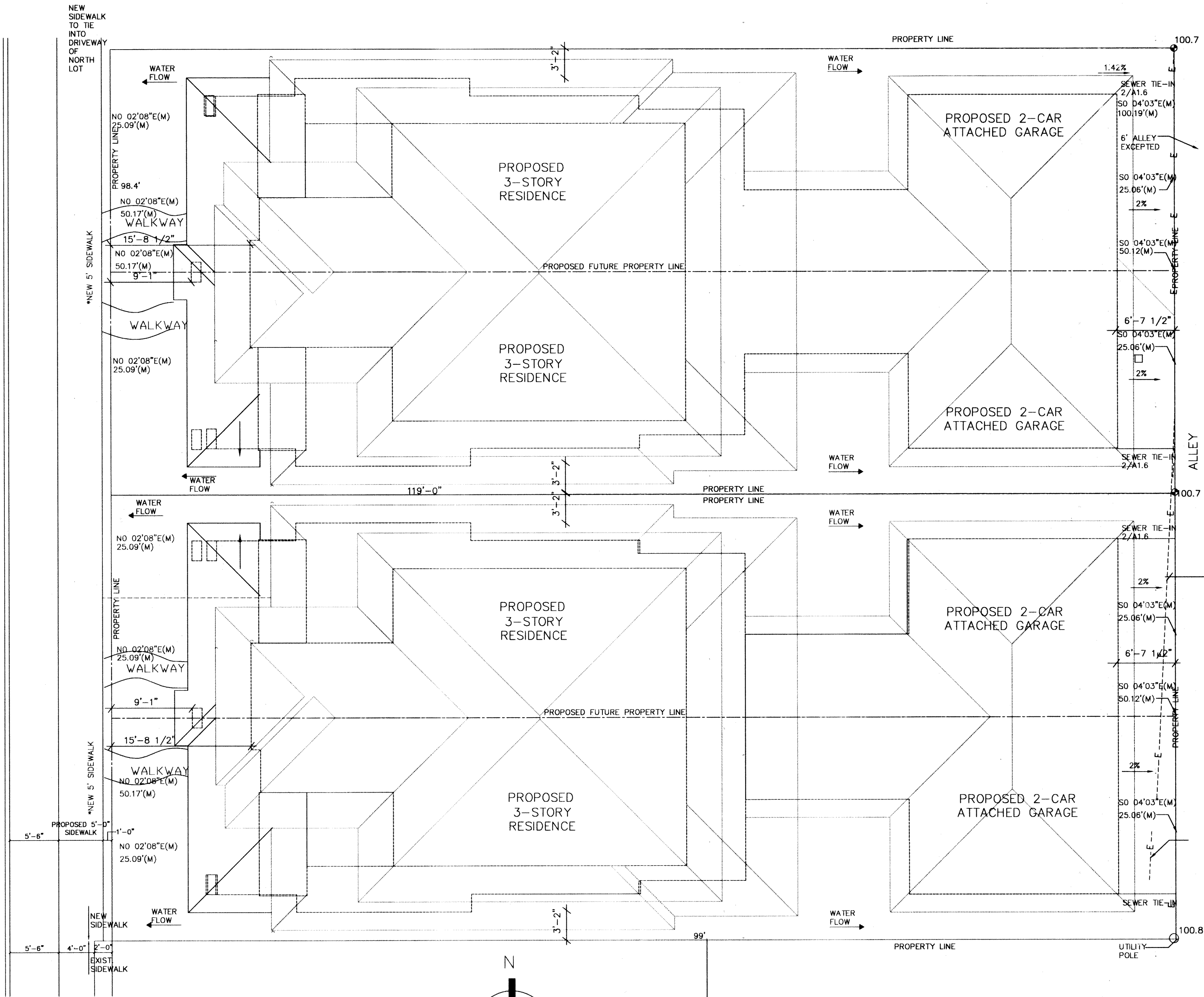
Judith Brunko Architect
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fx 303.670.1144
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Suite M-120
Evergreen, Co 80439



SYCAMORE DUPLEXES
5546 & 5556 SO. SYCAMORE ST.
LITTLETON, CO

SDP
REVISIONS

SITE PLAN
DATE: 6.22.16
A1.2

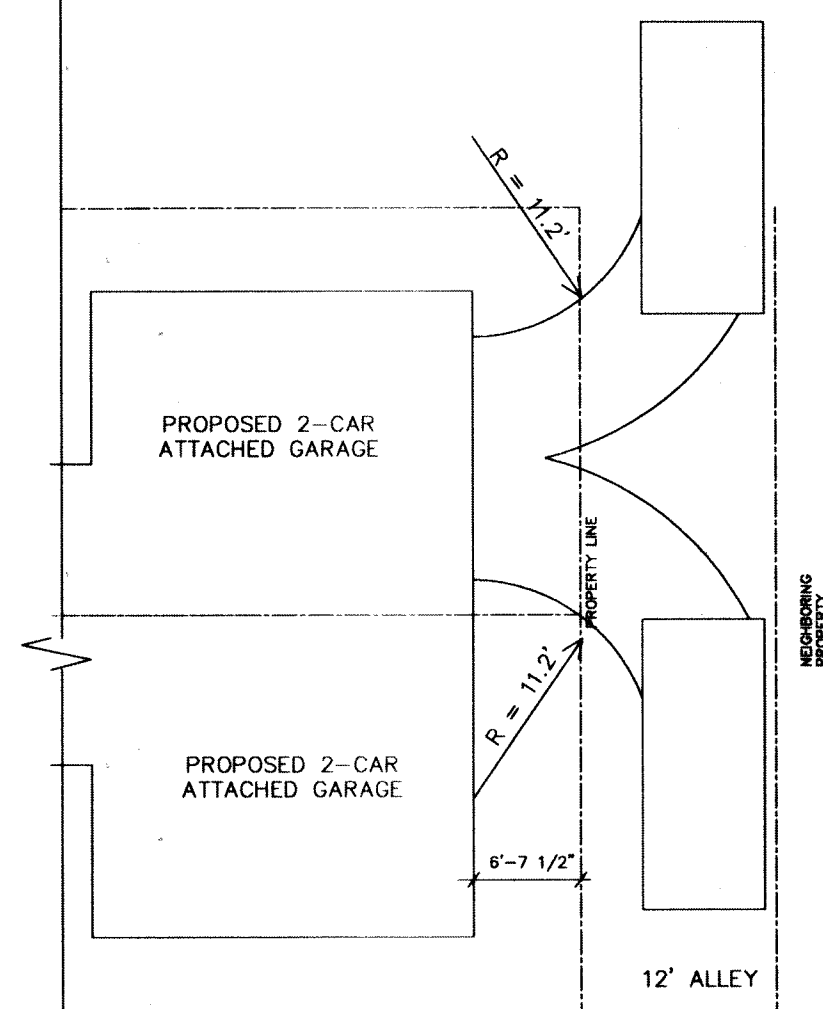


SITE PLAN
CITY OF LITTLETON, STATE OF COLORADO

*NEW SIDEWALK: PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY, THE CURB, GUTTER, SIDEWALK, WHEELCHAIR RAMPS, ADJACENT TO THIS PROPERTY WILL BE CLEANED BY CONTRACTOR FOR INSPECTION BY THE LITTLETON ENGINEERING DIVISION. ANY NEWLY DAMAGE OR DISPLACED CONCRETE AREAS SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LITTLETON ENGINEERING INSPECTOR PRIOR TO APPROVAL OF C.O.

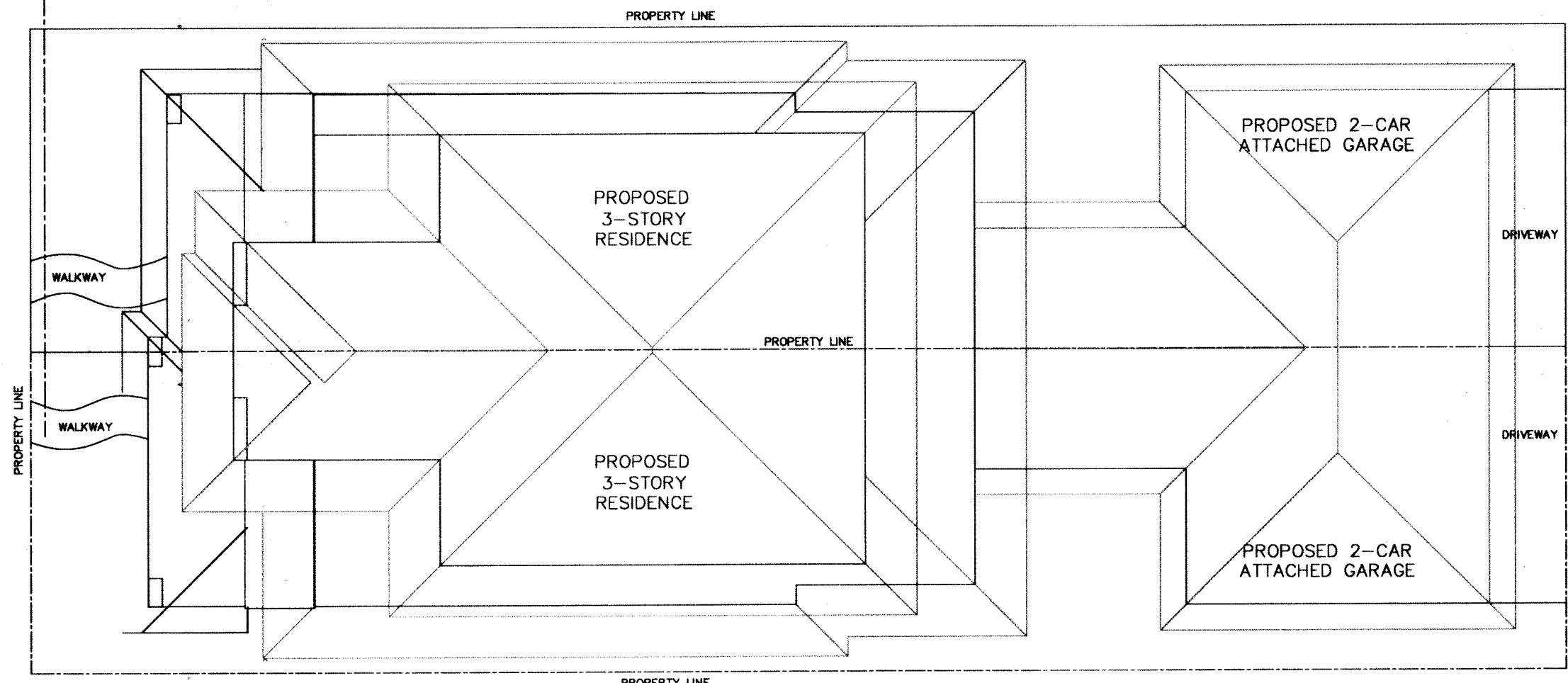
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5556 SO. SYCAMORE ST.
LITTLETON, CO

NEIGHBORING PROPERTY FRONT SETBACKS



□ = OPEN SPACE
NTS



**PLANNED DEVELOPMENT OVERLAY
SITE DEVELOPMENT PLAN
SYCAMORE STREET DUPLEXES
5556 AND 5546 SOUTH SYCAMORE ST.
CASE # PDO16-0001**

