



Community Development & Public Works
 2255 West Berry Avenue
 Littleton, Colorado 80120
 Phone: 303-795-3748
www.littletongov.org

Development Application

Form must be complete and accompany all submittal materials and fees.
 Incomplete applications will not be processed.

APPLICANT/REPRESENTATIVE: John Matthews M-A Architects PC	ADDRESS: 2329 W Main Street Suite 301, Littleton CO. 80120 PHONE: (303) 730-7300 CELL: (303) 517-1206 EMAIL: jtm@maarchitects.us	SIGNATURE: NAME: John Matthews TITLE: Prresident
OWNER(S) OF RECORD: Nevada 717 LLC Aaron Metz	ADDRESS: 2701 Castle Piner Dr. Castle Rock, Co. 80108 PHONE: EMAIL: (303)419.9525	Notarized Letter of Authorization MUST be provided with this application at time of submittal
ENGINEERING FIRM (if any): Point Consulting	ADDRESS: 8460 W Ken Caryl Ave Littleton, CO 80128 PHONE: (720) 258-6836 CELL: EMAIL: jhippiskey@pnt-llc.com	CONTACT PERSON: Jennifer A Hippisley TITLE: Civil Engineer

Parcel ID Number	
Parcel Address or Cross Streets:	5501 S Nevada St.
Subdivision Name & Filing No.:	
Related Case Numbers: (GPDP, Rezoning, and/or Plat)	

	EXISTING	PROPOSED
Zoning:	R-5	
Use:	Residential - Single Family	
Project Name:	5501 S Nevada Townhomes	
Site Area (Acres):	.14 Acres	
Floor Area Ratio (FAR):		
Density (Dwelling Units/Acre):	5 Unit Townhome Building	
Building Square Footage:		

CASE TYPE

<input type="checkbox"/> Site Development Plan	<input type="checkbox"/> General Planned Development Plan	<input type="checkbox"/> Administrative Plat or Replat for One or Two Lots	<input type="checkbox"/> Variance: Minor/Major/Sign
<input type="checkbox"/> Site Development Plan Amendment	<input type="checkbox"/> General Planned Development Plan - Administrative Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Board of Adjustment Appeal
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> General Planned Development Plan - Major Amendment	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Planned Development Overlay	<input type="checkbox"/> Floodplain Development (Use by Special Exception)	

Other:

Pre-App Meeting Date: 8/03/17 **Pre-App Meeting Planner:** Carol Kuhn **Pre-App Meeting Engineer:** Bert Whitaker

<p>This application shall be submitted with all applicable application fees and submittal requirements. Incomplete applications will <u>not</u> be accepted. Submittal of this application does not establish a vested property right. Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the City of Littleton Municipal Code and operating standards. A neighborhood meeting is required for all applications that require a public hearing. After three (3) months of inactivity, a reminder will be sent to applicants that action is required within the next thirty (30) days. At that time, the case will be closed.</p>	<p>THIS SECTION FOR OFFICE USE ONLY</p> <p>Date Received:</p>
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December 08, 2017

City of Littleton
Community Development & Public Works
2255 West Berry Avenue
Littleton, Colorado 80120

RE: 5501 S. Nevada - PDO Application & Submittal

To Whom it may concern:

As the Owner of the above subject property (5501 S. Nevada), I hereby authorize and consent to the above PDO application, to be managed and processed by our agent, M-A Architects PC.

Sincerely,



Aaron Metz
Nevada 717 LLC
2701 Castle Pines Drive
Castle Rock, CO. 80108

M-A ARCHITECTS



ARCHITECTURE & PLANNING

THE LITTLETOWN OFFICE BUILDING
2329 W. MAIN
STREET SUITE 301
LITTLETON, CO 80120
TEL 303.730.7300
FAX 303.730.8300

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December 08, 2017

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RE: Letter of Intent

Proposed Residential Townhome Project
5501 S. Nevada Street
Littleton, Colorado 80120
R-5 - Zone District

To Whom it may concern:

Element Home Building Co. LLC has retained M-A Architects to design a 3-Story, five-unit residential, for-sale townhome project, to be constructed at 5501 S. Nevada Street in Littleton, Colorado (at the Southwest corner of S. Nevada Street and W. Berry Street).

The existing zoning is R-5, which will require a PDO process for approval of this project. We will be requesting the following variances based on the 5-plex row home design:

- 1) Building Setbacks
- 2) Building Height

There is another significant multi-family rental project just South of this property on Nevada Street. We believe the five-unit, for-sale Townhome project, will be a quality addition to the area.

John T. Matthews AIA
M-A Architects PC