

**Littleton**

Colorado

**Community Development &  
Public Works**2255 West Berry Avenue  
Littleton, Colorado 80120  
Phone: 303-795-3748[www.littletongov.org](http://www.littletongov.org)**Development Application**Form must be complete and accompany  
all submittal materials and fees.  
**Incomplete applications will not be processed.**

APPLICANT/MAIN CONTACT: Dan Pearson

TITLE:

SIGNATURE:

COMPANY: Venture Real Estate LLC

SUBMITTAL DATE: 11-4-2018

ADDRESS: 1490 W. Canal Cir. #3000

EMAIL: dan@addisonmaxwell.com

PHONE:

CELL: 303-829-9033

OWNER(S) OF RECORD: Venture Real Estate LLC

**Notarized Letter of Authorization  
MUST be provided  
with this application  
at time of submittal**

COMPANY:

ADDRESS: 1490 W. Canal Cir #3000

EMAIL: dan@addisonmaxwell.com

PHONE: 303-829-9033

ENGINEERING CONTACT (if any):

TITLE:

COMPANY:

ADDRESS:

EMAIL:

PHONE:

CELL:

Parcel ID Number

Parcel Address or Cross Streets: 5556 &amp; 5558 S Sycamore St

Subdivision Name &amp; Filing No.:

Related Case Numbers: (GPDP,  
Rezoning, and/or Plat )**EXISTING****PROPOSED**

Zoning:

Use:

Project Name:

Site Area (Acres):

Floor Area Ratio (FAR):

Density (Dwelling Units/Acre):

Building Square Footage:

**CASE TYPE**☐ Site Development Plan☐ General Planned Development  
Plan☐ Administrative Plat or Replat for  
One or Two Lots☐ Variance: Minor/Major/Sign☒ Site Development Plan Amendment☐ General Planned Development  
Plan - Administrative Amendment☐ Preliminary Plat☐ Board of Adjustment Appeal☐ Sketch Plan☐ General Planned Development  
Plan - Major Amendment☐ Final Plat☐ Rezoning☐ Conditional Use☐ Planned Development Overlay☐ Floodplain Development  
(Use by Special Exception)☐ Other:

Pre-App Meeting Date:

Pre-App Meeting Planner:

Pre-App Meeting Engineer:

This application shall be submitted with all applicable application fees and submittal requirements. Incomplete applications will not 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.

**THIS SECTION FOR OFFICE USE ONLY****RECEIVED**

NOV 06 2018

CITY OF LITTLETON  
PUBLIC WORKS

Date Received:

RECEIVED

NOV 05 2018

CITY OF LITTLETON  
PUBLIC WORKS

**5556 & 5558 S Sycamore St. SKETCH PLAN – 1<sup>ST</sup> Revision**

Legal description and case number: Lot 16 Except the east 6 feet for alley, Block 26, state addition to Littleton, City of Littleton, Arapahoe, County, CO. PD016-0001, SDP15-0013

Address: 5556 & 5558 S. Sycamore St. Littleton, Co. 80120

Owner: Venture Real Estate LLC. Dan Pearson, Brook Phifer, Kyle Pearson, 1490 W Canal Cir #3000, Littleton, Co. 80120

Intent: Place a Travertine colored stucco in place of large (24x48) Travertine tile on front elevation. Remove rail at front of porch facing street. Reason for the change: Through research we found the exterior application of large tiles does not hold up to the freeze thaw of Colorado climate. A Travertine colored stucco application gives the same classic design feature while adding durability and lasting good looks. The rail was not needed as our final grade was not 30" or more below the front porch surface, thus not required by code.

I, Dan Pearson, owner, do hereby agree that the above described property will be as a Site Development Plan (SDP) in accordance with the uses, restrictions and conditions in this plan. Further, the City of Littleton is hereby granted permission to enter into said property for the purposes of conducting inspections to establish compliance of the development of the property with onsite improvements, including but not limited to landscaping, drainage, parking areas, and trash enclosures. If upon inspection, the city finds deficiencies in the onsite 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 financial assurance to cause the deficiencies to be brought into compliance with the site development plan or with any amendments hereto.

 11-2-18

Signature owner/agent

**CASE NO. SDP15-0013**

THE MODIFICATIONS DEPICTED ON THIS SKETCH PLAN COMPLY WITH ALL APPLICABLE STANDARDS. THE MODIFICATIONS APPROVED HEREIN INCLUDE:

ALL OTHER ORIGINAL TERMS, CONDITIONS, AND NOTES OF THE CITY WILL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY EXECUTED BY OWNER AND THE CITY OF LITTLETON.

**Venture Real Estate LLC  
1490 W. Canal Cir #3000  
Littleton, Co 80120  
303-829-9033**

**Re: 5556 & 5558 S. Sycamore St.  
Littleton, Co 80120  
SDP15-0013**

**Intent: Place a Travertine colored smooth stucco in place of large (24x48) Travertine tile on front elevation. Reason for change: We found builders who have tried this application found the tile tends to discolor and because of freeze and thaw the tile falls off the wall, creating a safety concern as well as an unsightly problem. Remove rail at front of porch as it is less than 12" above grade, therefore not required by code. This look is also much more inviting from the street.**