



August 15, 2025

City of Littleton  
Community Planning & Development  
2255 W. Berry Ave.  
Littleton, CO 80120

Re: 799 W. Littleton Blvd. Mixed Use Project

To whom it may concern:

The 799 LLC has engaged M-A Architects PC to design a mixed-use project on the northeast corner of West Littleton Boulevard and South Huron Street, across the street east of the Cherry Cricket Restaurant.

The site is zoned CMU / NC and the office / residential mixed use is an approved use for this location (with a Conditional Use Permit).

The proposed Building will be 2-story and will have a contemporary exterior design that will relate to the Mid-Century Modern Architecture found along Littleton Boulevard.

We believe this is an excellent proposed use for this mixed-use area and will be a strong addition to the neighborhood.

Attached with this submittal is the Site Plan Drawing Set, Decision Criteria Narrative, Conditional Use Permit Decision Criteria Narrative, Neighborhood Meeting Summary and the Civil Construction Drawings.

We have reviewed the Conceptual Site Plan with Jerad Chipman at the preapplication stage and look forward to completing the Site Development Plan process.

Sincerely,

A handwritten signature in blue ink that reads "Bradley W. Eickman". The signature is written in a cursive, flowing style.

Bradley Eickman  
M-A Architects PC