



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

RECEIVED

DEC 21 2017

Development Application

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

OFFICE OF COMMUNITY DEVELOPMENT

APPLICANT/REPRESENTATIVE: FHT Ventures LLC	ADDRESS: 5910 S. Watson Lane Littleton CO 80123 PHONE: 720-542-8064 EMAIL: fhtrainer@gmail.com CELL: 732-672-1000	SIGNATURE: NAME: Frank Trainer TITLE: Member
OWNER(S) OF RECORD: Same	ADDRESS: PHONE: EMAIL: CELL:	Notarized Letter of Authorization MUST be provided with this application at time of submittal
ENGINEERING FIRM (if any): Phelps Engineering	ADDRESS: 7200 E. Hampden Ave. Suite 300 Denver CO 80224 PHONE: 303-298-1644 EMAIL: ephelps@phelpsengineering.net CELL:	CONTACT PERSON: Lonny Phelps TITLE: President

Parcel ID Number	
Parcel Address or Cross Streets:	3200 Bowles Avenue
Subdivision Name & Filing No.:	Watson Lane Reserve
Related Case Numbers: (GPDP, Rezoning, and/or Plat)	

	EXISTING	PROPOSED
Zoning:	RE	RE
Use:	residential	residential
Project Name:	Clayton Family Farms	Watson Lane Reserve
Site Area (Acres):	3.95	3.95
Floor Area Ratio (FAR):		.25
Density (Dwelling Units/Acre):	.75	1.5
Building Square Footage:	≤ 7,500	≤ 7500

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 checked="" type="checkbox"/> Final Plat	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Planned Development Overlay	<input type="checkbox"/> 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

Date Received: _____

December 21, 2017

Anastasia Urban
Development Services Manager
Community Development Department
City of Littleton
2255 W. Berry Avenue
Littleton, Colorado 80120

**Re: Letter of Intent
Watson Lane Meadows Minor Subdivision**

Dear Ms. Urban,

This letter will serve as the letter of intent required for submittal of the final plat in connection with our application for a minor subdivision for the Watson Lane Reserve project.

The revised plat amends the existing plat of three parcels via a minor subdivision. The development site is comprised of 3.95 acres located along Bowles Avenue between Watson Lane and Brookhaven Lane just west of Federal Boulevard. It is bordered by South Watson Lane in Littleton to the east, Bowles Avenue in Littleton to the north, Brookhaven Lane, a private Columbine Valley street to the west, and a drainage ditch to the south, which is owned by Brookhaven HOA.

The development will feature six single-family residences on a private road accessible from South Watson Lane. The residences will be part of the Watson Lane Home Owners Association. All potential purchasers of these six lots will be required to abide by the architectural guidelines of this HOA.

FHT Ventures, LLC has worked with the neighbors and the HOA to come up with a development plan that has been enthusiastically accepted. The result of those collaborative efforts is this application which meets the existing code and City of Littleton requirements.



Frank Trainer
Managing Member, FHT Ventures, LLC

FHT Ventures, LLC - 5910 South Watson Lane - Littleton, Colorado 80123
(732) 672-1002. fhtrainer@gmail.com