




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: Sunset Colorado, LLC / Ted Fouts	ADDRESS: 190 Newport Center Drive, Suite 220 Newport Beach, CA 92660 PHONE: (949) 717-7995 CELL: EMAIL: tedfouts@gmail.com	SIGNATURE:  NAME: Ted Fouts TITLE: Manager
OWNER(S) OF RECORD: Same as applicant	ADDRESS: PHONE: CELL: EMAIL:	Notarized Letter of Authorization MUST be provided with this application at time of submittal
ENGINEERING FIRM (if any): Harris Kocher Smith	ADDRESS: 1120 Lincoln St., Suite 1000 Denver, CO 80203 PHONE: (303) 623-6300 CELL: EMAIL: nmartel@hkseng.com	CONTACT PERSON: Nate Martel TITLE: Project Engineer

Parcel ID Number	2077-29-1-00-012 & 2077-20-4-00-060
Parcel Address or Cross Streets:	6705 S. Santa Fe Drive, Littleton, CO 80120
Subdivision Name & Filing No.:	Unplatted
Related Case Numbers: (GDP, Rezoning, and/or Plat)	

	EXISTING	PROPOSED
Zoning:	B-3	B-3
Use:	Mobile Home Park	Undetermined
Project Name:	6705 S. Santa Fe Drive	6705 S. Santa Fe Drive
Site Area (Acres):	18.06 Acres	17.87 Acres
Floor Area Ratio (FAR):	Not Applicable	Not Applicable
Density (Dwelling Units/Acre):	Not Applicable	Not Applicable
Building Square Footage:	Not Applicable	Not Applicable

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 checked="" 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 checked="" type="checkbox"/> Floodplain Development (Use by Special Exception)	
<input type="checkbox"/> Other:			

Pre-App Meeting Date: 05/04/2011 **Pre-App Meeting Planner:** Andrea Mimmou **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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Parcel ID Number	
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	EXISTING	PROPOSED
Zoning:		
Use:		
Project Name:		
Site Area (Acres):		
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Other:

Pre-App Meeting Date: _____ **Pre-App Meeting Planner:** _____ **Pre-App Meeting Engineer:** _____

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December 28, 2017

City of Littleton
Community Development
Ms. Carol Kuhn, AICP
Principal Planner
2255 W Berry Ave
Littleton, Colorado 80120

**Re: 6705 S. Santa Fe Drive
Minor Subdivision / Final Plat
Letter of Intent / Project Narrative
HKS Project No. 161018**

Dear Ms. Kuhn,

On behalf of Sunset Colorado, LLC, the property owner and Applicant, we are submitting this application for a Final Plat for 6705 S. Santa Fe Drive. The following is a narrative of the proposed project and summary of compliance with applicable codes and requirements.

Project Narrative:

The property at 6705 S. Santa Fe Drive is currently divided by a lot line that runs in an east-west direction, dividing the property into a northern lot and southern lot. The Meadowood Village Mobile Home Park is located on the eastern portion of the property, spanning both the northern and southern parcels. The western portion of the property is largely undeveloped and consists of two ponds that currently act as the discharge point for the site storm runoff, a pump house, which does not appear to be in use, and two structures that are currently used as accessory facilities to the mobile home park.

Through this Minor Subdivision Plat, the property owner proposes to vacate the existing lot line and establish a new lot line that runs in a north-south direction, dividing the eastern and western portions of the property as described above into Lot 1 (west) and Lot 2 (east). The property owner seeks this lot line adjustment in order to facilitate future development and/or conveyance. There is no plan for development or proposed use at this time.

Compliance with Codes and Requirements:

11-4-1: Minor Subdivisions:

With respect to the Minor Subdivision Requirements listed in Littleton City Code, it is the Applicant's opinion that the proposed subdivision complies with the following criteria:



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(A) Any subdivision of land which complies with all of the following requirements as herein defined shall be processed within the provisions of this chapter.

1. The proposed plat shall contain ten (10) or fewer lots;
2. All lots must abut a dedicated and accepted city street;
3. The proposed plat shall meet the minimum requirements of the subdivision regulations and zoning regulations. (Ord. 20, Series of 2012)

Accessory structures located on the western portion of the property within the boundaries of Lot 1 would be removed after approval of the Minor Subdivision.

As previously requested by the City of Littleton, a portion of the property at the southwest corner will need to be dedicated as right-of-way to the City. This dedication will be performed via this Subdivision Plat.

Thank you for your consideration of this proposed Minor Subdivision. We look forward to working with you through this process. If you have any questions regarding this submittal, please contact me at your convenience.

Sincerely,
Harris Kocher Smith

A handwritten signature in blue ink, appearing to read 'Nate Martel', written over a horizontal line.

Nate Martel, PE
Senior Project Engineer

December 27, 2017

City of Littleton
2255 W. Berry Ave.
Littleton, CO 80120


Re: Use by Special Exception Permit & Minor Subdivision Applications
CPT17-0032
6705 S. Santa Fe Drive
Littleton, CO

To Whom It May Concern:

With this letter, Sunset Colorado LLC authorizes Harris Kocher Smith to act on our behalf, in any capacity necessary, with the City of Littleton while processing the Use by Special Exception and Minor Subdivision Plat (Preliminary and Final) applications.

Should you have any questions, please call the undersigned at 949-632-3848 or Dan Guggenheim at 949-717-7995.

Thank you,



Theodore D. Fouts
Sunset Colorado LLC
Member



Acknowledgment by Individual

State of

IDAHO

County of

BLAINE

On this 28th day of December, 2017, before me, Stephen DeFoit
Name of Notary Public

the undersigned Notary Public, personally appeared

Theodore D. Fouts

Name of Signer(s)

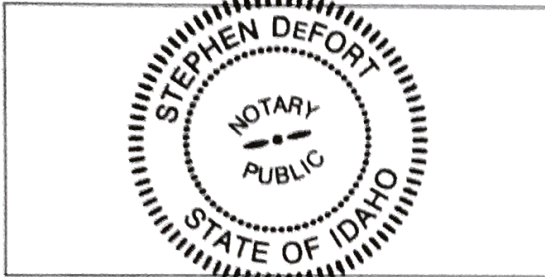
Proved to me on the oath of _____

Personally known to me

Proved to me on the basis of satisfactory evidence ID State DL FA127692F Iss. 06/31/2017 Exp. 10/20/2021
(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.



Notary Seal

Stephen DeFoit
(Signature of Notary Public)

My commission expires 05/18/2023

Optional: A thumbprint is only needed if state statutes require a thumbprint.

Right Thumbprint of Signer

Top of thumb here

N/A

For Bank Purposes Only

Description of Attached Document

Type or Title of Document

Special Exemption Permit and Minor Subdivision App.

Document Date

12/27/2017

Number of Pages

1

Signer(s) Other Than Named Above

NONE



FO01-00000DSG5350-01