



22 Oct 2015

Ms. Andrea Mimnaugh
Senior Planner
City of Littleton, Community Development
2255 West Berry Avenue
Littleton, CO 80120

Re: 6885 S. Santa Fe Drive, Littleton CO 80120 – Re-zoning / GPDP Application Letter of Intent

Ms. Mimnaugh

On behalf of Mr. Craig Jones, please find enclosed the completed Re-zoning / Planned Development application form and required submittal materials for the purpose of rezoning the site located at 6885 South Santa Fe Drive, Littleton , Colorado, 80120.

Mr. Jones is requesting a rezoning from R-S to PD-C for the purposed of developing a project consisting of a new restaurant/winery and office building. The subject property is located south of the intersection at South Santa Fe Drive and Brewery Lane adjacent the recently rezoned Breckenridge Brewery / Designs by Sundown (DBS) property and contains approximately 4.55 acres. As currently zoned the property would allow for one single family home.

The proposed development standards have been prepared in conjunction with the Breckenridge Brewery / DBS PUD and Site Development Plan Agreements creating a complimentary use along with the South Platte River Corridor Design Objectives to be compatible with the surrounding area and community character.

Site access to the property would be provided via the traffic light at Brewery Lane through West Briarwood Lane (shared private drive) entering the property at its northwest corner and an emergency only access provided at the southeast corner of the site along Santa Fe Drive. The developer is in talks with the neighboring property owner to preserve and update a site access at the northeast corner of the site to become a shared access for both properties as reserved by the Breckenridge / DBS SDPIA. Pedestrian connectivity will be provided throughout the project via sidewalks linking to adjacent properties and bike trail access to the west.

As a resident of Littleton, Mr. Jones is excited to bring the second outpost of his successful Denver neighborhood restaurant, Angelo's Taverna, closer to home and provide a community gathering place. We look forward to working with the City of Littleton on this project.

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