



PLANNED DEVELOPMENT APPLICATION FOR  
PRELIMINARY PROJECT PLAN PROCESS (P4)

APPLICANT INFORMATION

Name: Steve Elken  
Company: Elkco Properties  
Address: 999 S Logan Street 300  
City: Denver State: CO ZIP Code: 80209  
Telephone: 303-778-0380  
Email Address: ken@elkco.net

PROPERTY OWNER INFORMATION

Property Owner Name: Boyer Property Management LLC  
Property Owner Address: 7590 S Broadway  
City: Centennial State: CO ZIP Code: 80122  
Telephone:  
Email Address:

PROPERTY/SITE AND LAND USE INFORMATION

Site Address (Street and Parcel Identification Number): 1151 W Mineral Ave  
Existing Zoning: PD-C  
Property Size (Acres): 290,501 sq ft 6.669 Acres  
Proposed Zoning: F.A.R. 0.50  
Number of Units: 99 APARTMENTS 22 COTTAGES  
Maximum Height: 30'  
Amount of Open Space (Minimum 10%): 223,463 sq ft 7.78  
Neighborhood Plan (from Comprehensive Plan): South

All submittals MUST include the following with this application:

1. Letter of authorization from property owner allowing applicant to submit a Preliminary Project Plan. ✓
2. One (1) electronic version of application and all required documents. ✓
3. Completed application form. ✓
4. Vicinity Map with existing zoning and surrounding area within 1/2 mile of the project site. ✓
5. A written narrative (approximately 750 words) that explains the project proposal which includes:
  - Consistency with the City's Comprehensive Plan and any applicable zoning and subdivision ordinances.
  - Intensity of density of uses proposed.
  - Existing zoning and proposed planned development district details.
6. Completed zoning map.
7. Exhibit which depicts (separate sheet for each item):
  - Location of public and private open space.
  - Location of existing and proposed buildings on the site, including proposed building elevations and elevations.
  - Roads, streets, parking, and pedestrian networks proposed.
  - Existing and proposed utilities for the development.
8. 3D imaging to depict mass and scale is recommended demonstrating relationship between proposed development and adjacent neighborhood(s).
9. Application fee: <10 acres: \$275.00; >10 acres: \$550.00.

RECEIVED

MAR 13 2018

OFFICE OF  
COMMUNITY DEVELOPMENT

Applicant Signature:

*Stephen T. Elken*

Date:

3/12/18