



**PLANNED DEVELOPMENT APPLICATION FOR  
PRELIMINARY PROJECT PLAN PROCESS (P4)**

**APPLICANT INFORMATION**

Name: Robert Place

Company: Evergreen Devco, Inc

Address: 1873 S. Bellaire St., Suite 1200

City: Denver

State: Colorado

ZIP Code: 80222

Telephone: 303.757.0472

Email Address: rplace@evgre.com

**PROPERTY OWNER INFORMATION**

Property Owner Name: Tyler Carlson

Property Owner Address: c/o Tyler Carlson, Evergreen Devco, 1873 S. Bellaire St., Suite 1200

City: Denver

State: Colorado

ZIP Code: 80222

Telephone: 303.757.0462

Email Address: tcarlson@evgre.com

**PROPERTY/SITE AND LAND USE INFORMATION**

Site address and/or parcel identification number: SWC of W Mineral Ave & S Santa Fe Dr

Existing Zoning: PD-C

Property Size (sq. ft. & ac.): 1,452,290 SF or 33.34 acres

Proposed Density: Refer to Exhibit A

Number of Dwelling Units: Refer to Exhibit A

Maximum Height: 100'

Amount of Open Space (percentage & sq. ft.): 25%

Neighborhood Plan (from Comprehensive Plan): South Santa Fe Corridor

**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 ¼ of a 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 associated the specific Neighborhood or Corridor Plan
  - Intensity or density of uses proposed.
  - Existing zoning and proposed Planned Development District details.
6. Completed zoning table
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 architecture 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.

Applicant Signature:

Date: 07.03.2018