



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: MCG Architecture Brian Tiedge	ADDRESS: 8008 E. Arapahoe Court/ Suite 100 Centennial, CO 80112 PHONE: (720) 529-8768 CELL: (303) 549-5643 EMAIL: BTiedge@mcgarchitecture.com	SIGNATURE: NAME: Brian Tiedge TITLE: Chairman of Business Development
OWNER(S) OF RECORD: Market at Southpark 1674, LLC (Kimco Realty Corporation)	ADDRESS: 4065 Factoria Mall SE/ Suite F10 Bellevue, WA 98006 PHONE: (425) 373-3509 CELL: (425) 505-3745 EMAIL: PEmsky@kimcorealty.com	Notarized Letter of Authorization MUST be provided with this application at time of submittal
ENGINEERING FIRM (if any): Entitlement and Engineering Solutions, Inc. (EES)	ADDRESS: 518 17th Street/ Suite 1575 Denver, CO 80202 PHONE: (303) 478-4557 CELL: (303) 478-4557 EMAIL: brett.schlanger@ees.us.com	CONTACT PERSON: Brett Schlanger TITLE:

Parcel ID Number	033522451 Lot 1 Block 1
Parcel Address or Cross Streets:	7961 South Broadway
Subdivision Name & Filing No.:	SouthPark Subdivision Filing No. 1
Related Case Numbers: (GPDP, Rezoning, and/or Plat)	CPT17-0066

EXISTING		PROPOSED
Zoning:	PD-1	PD-1
Use:	General Restaurant	Retail Commercial and restaurant
Project Name:	Market at SouthPark	Market at SouthPark
Site Area (Acres):	Approx. 1.1 acres (a portion of the entire project)	Approx. 1.1 acres (a portion of the entire project)
Floor Area Ratio (FAR):		
Density (Dwelling Units/Acre):		
Building Square Footage:	Remove existing 6,878 sf building	8,054 sf

CASE TYPE

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

☐ Other:

Pre-App Meeting Date: 08/31/2014 **Pre-App Meeting Planner:** Carol Kuhn **Pre-App Meeting Engineer:** Bert Whitaker

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:

Market at Southpark 1674, LLC

c/o Kimco Realty Corporation
4065 Factoria Mall SE #F10
Bellevue, WA 98006

February 14, 2018

From: Market at Southpark 1674, LLC
C/O Kimco Realty
Attn: Peter Emsky
4065 Factoria Mall SE, Suite F10
Bellevue, WA 98006
Ph: 425-373-3509

To: City of Littleton,
Development Services/Public Works
Attn: Peter Emsky
2255 W Berry Ave
Littleton, CO 80120

Re: Authorization Letter for: 7921 S. Broadway, Littleton CO Development

To whom it may concern:

As the manager of Market at Southpark 1674, LLC, the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize the entities and their representative listed below to act as the owner's agent through the City of Littleton's Development and Building process for the above referenced property.

1. MCG Architecture
 - a. Brian Tiedge, Architect
2. Entitlement and Engineering Solutions, Inc. (EES)
 - a. Brett Schlanger, P.E.

Signature: 
Peter Emsky, Authorized Agent

Date: 2/14/18

Subscribed And Sworn To Before Me This 14th Day

Of February, 20 18

Notary Signature: 



March 1, 2018

From: South Broadway Car Care Center, LLC
8053 S Broadway
Littleton, CO 80120
Attn:
Ph:

To: City of Littleton,
Development Services/Public Works
Attn: Anastasia Urban, PE
2255 W Berry Ave
Littleton, CO 80120

**Re: Authorization Letter for: Market at Southpark Subdivision Filing No. 1 Replat of Lot 1 in
conjunction with the redevelopment of 7921 S. Broadway, Littleton CO**

To whom it may concern:

As the manager of South Broadway Car Care Center, LLC the record owner of the above stated property,
I hereby affirm that I have full legal capacity to authorize the entities and their representative listed
below to act as the owner's agent through the City of Littleton's Development Application for the
Market at Southpark Subdivision Filing No. 1 Replat of Lot 1.

1. MCG Architecture
 - a. Brian Tiedge, Architect
2. Entitlement and Engineering Solutions, Inc. (EES)
 - a. Brett Schlanger, P.E.
3. Kimco Realty Corporation
 - a. Peter Emsky

Signature: _____

Date: _____

Subscribed And Sworn To Before Me This _____ Day

Of _____, 2018

Notary Signature: _____

