

2727 West Belleview Development, LLC

4643 S. Ulster Street, Suite #240
Denver, Colorado 80237 | (303) 799-4030

City of Littleton
Community Development & Public Works
2255 West Berry Avenue
Littleton, Colorado 80120
Attn: Carol Kuhn

February 26, 2018

Re: Notice of Authorization
2727 West Belleview Avenue | Parcel ID 2077-08-4-07-003
2767 West Belleview Avenue | Parcel ID 2077-08-4-06-001

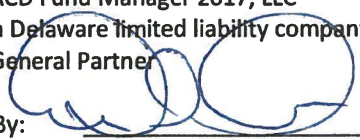
To Whom It May Concern,

Please be advised that 2727 West Belleview Development, LLC, Owner of Record for the above-referenced parcels, hereby authorizes Armstrong Capital Development, LLC to submit the enclosed rezoning Development Application. The principal representative of the Applicant for this application is Donald E. Casper, Architect, P.C. The engineering firm of record is Galloway, and the site development manager of record is Mike Cerbo. If you have any questions about this application or authorization, please contact me at your convenience at Garmstrong@acd-co.com (303) 799-4030 x222 or Jarrett Armstrong at Jarmstrong@acd-co.com (303) 799-4030 x223. Thank you for your assistance with this matter.

Sincerely,

2727 West Belleview Development, LLC


By: ACD 2017 Fund, LP,
a Delaware limited partnership
Its: Manager

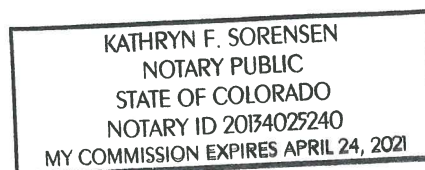
By: ACD Fund Manager 2017, LLC
a Delaware limited liability company
Its: General Partner
By: 
Gregory L. Armstrong
Its: Manager

State of Colorado)
County of Denver)

The foregoing was acknowledged before me this 26th day of February, 2018 by Gregory L. Armstrong, its Manager, on behalf of 2727 West Belleview Development, LLC, a Colorado limited liability company.

My commission expires: April 24, 2021


Notary Public
GLA/ks



Enclosure

2717 West Belleview Development, LLC

4643 S. Ulster Street, Suite #240
Denver, Colorado 80237 | (303) 799-4030

City of Littleton
Community Development & Public Works
2255 West Berry Avenue
Littleton, Colorado 80120
Attn: Carol Kuhn

February 26, 2018

Re: Notice of Authorization
2717 West Belleview Avenue | Parcel ID 2077-08-4-06-004

To Whom It May Concern,

Please be advised that 2717 West Belleview Development, LLC, Owner of Record for the above-referenced parcels, hereby authorizes Armstrong Capital Development, LLC to submit the enclosed rezoning Development Application. The principal representative of the Applicant for this application is Donald E. Casper, Architect, P.C. The engineering firm of record is Galloway, and the site development manager of record is Mike Cerbo. If you have any questions about this application or authorization, please contact me at your convenience at Garmstrong@acd-co.com (303) 799-4030 x222 or Jarrett Armstrong at Jarmstrong@acd-co.com (303) 799-4030 x223. Thank you for your assistance with this matter.

Sincerely,

2717 West Belleview Development, LLC

By: ACD 2017 Fund, LP,
a Delaware limited partnership
Its: Manager


By: ACD Fund Manager 2017, LLC
a Delaware limited liability company
Its: General Partner

By: 
Gregory L. Armstrong
Its: Manager

State of Colorado)
)
County of Denver)

The foregoing was acknowledged before me this 26th day of February, 2018 by Gregory L. Armstrong, its Manager, on behalf of 2717 West Belleview Development, LLC, a Colorado limited liability company.

My commission expires: April 24, 2021


Notary Public
GLA/ks

KATHRYN F. SORENSEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134025240
MY COMMISSION EXPIRES APRIL 24, 2021

Enclosure

THE BELLEVIEW CONNECTION - REZONE

LETTER OF INTENT

The properties are part of an existing shopping center known as Centennial Square. The properties included in this re-zoning application are located at the northwest corner of West Bellevue Avenue and Prince Street, and include three parcels of land as follows:

Parcel #	Legal	Address	Owner
2077-08-4-07-003	Lot 3, Block 1 Centennial's Pride Filing No. 2	2727 W. Bellevue Ave.	2727 West Bellevue Development LLC
2077-08-4-06-001	Lot 1, Block 1 Centennial's Pride	2767 W. Bellevue Ave.	2727 West Bellevue Development LLC
2077-08-4-06-004	Lot 3, Block 1 Centennial's Pride	2717 W. Bellevue Ave.	2717 West Bellevue Development LLC

The proposed re-zone of the subject properties from B-2 to B-3 will provide a consistent zoning of properties west and north of the proposed re-zone, and within the existing development. Re-zone of the property will allow two buildings along Bellevue that are currently inefficient and out dated to be replaced with a new retail building that will meet current retail tenant needs and codes. The new building will accommodate new tenants that will add to the community.

WRITTEN DESCRIPTION

The proposed redevelopment of the Centennial Square shopping center includes re-zoning of the subject properties from B-2 to B-3. B-3 zoning is consistent with the current zoning of the properties to the west within the Centennial Square shopping center, and north of the Centennial Square shopping center. The existing two zone districts restrict redevelopment of the shopping center and prohibit building structures over the zone district line. Consistent zoning across the shopping center will enable the current inefficient two-building pad along Bellevue Avenue to be replaced with a single retail building to meet current and future market demands. Architectural elements that have been proposed to unify the appearance of the shopping center and add visual interest to the redevelopment are currently on hold pending the rezone approval.

Consistent zoning across the shopping center will allow the existing tenants to remain and attract new tenants to the unleased portions of the existing retail building.

THE BELLEVIEW CONNECTION - REZONE

DECLARATION OF PUBLIC POLICY FOR REZONING DESCRIPTION LETTER

The proposed re-zoning application meets Title 10-12-1: Declaration of Public Policy for Rezoning as the basis for granting the request. (Ord. 20, Series of 2012) as follows:

The application is in compliance with Title 10-12-2: Limitations on Amendments to Official Zoning Map.

The application complies with the applicable goals of the Citywide Comprehensive Plan as follows:

A Dynamic Littleton - Policy 1.1: Generate more opportunities for residents to live, shop, and play where they work and to work, shop, and play where they live.

The re-zone will permit new construction and redevelopment that will result in new tenants to the proposed new building and existing underutilized buildings. The existing zoning prohibits the development of a single building over the zone district boundary. Consistent zoning will enable the development of a new building, and new tenants, consistent with city goals stated in the Belleview Corridor Study.

A Dynamic Littleton - Policy 1.2: Create the circumstances that will encourage dynamic, innovative employers to locate within the city.

The new construction, as a result of the re-zone, will attract new employers not currently located within the development, and an opportunity to attract employers new to the city. The existing zoning prohibits the development of a single building over the zone district boundary. The existing zoning and existing buildings severely limit options for attracting new businesses and employers to the city. Remodeling the existing pad buildings is not a viable option that could meet the city's goals.

A Dynamic Littleton - Policy 1.3: Draw retail that will provide the goods needed and desired by residents while capturing retail sales from both residents and non-residents.

The existing zoning prohibits the development of a single building over the zone district boundary. The re-zone will permit new construction and redevelopment that will result in new tenants desired by residents. The re-development will serve residents and non-residents due to its geographic location and cross-access with the adjacent grocery center.

A Dynamic Littleton Policy 1.7: Evaluate the redevelopment potential of blighted properties. Work with owners throughout the redevelopment process to encourage sustainable uses and structures. Design the redevelopment so that it mitigates its negative effects, if any, on adjacent uses and structures.

Although the properties are not officially blighted, they have been identified by city staff as in need of re-development. The re-zone will encourage sustainable uses and structures through re-development that meets current building and energy codes.

An Outdoor Littleton - Policy 2.3: Encourage inviting outdoor activity and gathering places in new developments.

The existing zoning prohibits the development of a single building over the zone district boundary. The re-zone will permit new construction and redevelopment that will result in outdoor dining and pedestrian circulation improvements that will encourage outdoor activity. Remodeling the existing buildings is not a viable option that could meet the city's goal in encouraging outdoor activity. The existing split-zoning of the shopping center does not provide opportunity to attract tenants that promote outdoor activity and gathering spaces.

A Connected Littleton - Policy 3.5: Provide public gathering places and support public enjoyment of these spaces through activities such as parades, fairs, bazaars, sitting, talking, eating, and playing.

The existing zoning prohibits the development of a single building over the zone district boundary. The re-zone will permit new pad construction and redevelopment that will result in outdoor dining and pedestrian circulation improvements with benches and amenities that will encourage interaction. The existing split-zoning of the shopping center does not provide opportunity to attract restaurant tenants that promote outdoor dining opportunities and gathering spaces. Architectural elements that have been proposed to unify the appearance of

THE BELLEVIEW CONNECTION - REZONE

the shopping center and provide a focal point with gathering spaces are currently on hold pending the rezone approval.

A Distinctive Littleton - Policy 4.3: Encourage high quality design, architecture, landscape architecture, and public art throughout Littleton.

The existing zoning prohibits the development of a single building, or other architectural improvements, over the existing zone district boundary. The re-zone will permit new construction of high quality design and redevelopment opportunities to update the existing shopping center. As stated above, architectural elements and a new building that have been proposed to provide an updated look and unify the appearance of the shopping center, including public art, are currently on hold pending the rezone approval. The existing split-zoning of the shopping center limits the ability to accomplish the city's goals. Portions of the existing B-2 zoning cannot be rezoned due to the city's minimum zone district regulations. The subject properties collectively must be rezoned to meet the city's regulations.

The properties to be re-zoned are part of an existing shopping center in the Centennial Neighborhood. The application complies with the goals of the Centennial Neighborhood Plan (small area plan) as follows:

Goal 1: Preserve the existing character of the neighborhood as exemplified by retail and commercial uses.

The proposed re-zone is consistent with the retail and commercial uses goal and will serve to enhance and complement the character of the neighborhood by permitting the replacement of two out dated retail buildings along Belleview Avenue with a new retail building that meets current codes and needs.

Goal 2: Encourage an improved street system that will increase ease of access to the area and promote the viability of the area as a commercial and retail center.

The current street system serving the properties allows for ease of access. Internal circulation within the development, that also serves adjacent properties, will be enhanced by internal circulation improvements along with the new retail building noted above.

Goal 3: Encourage joint action of landowners and merchants and the City in solving of minimizing neighborhood problems.

The subject properties include the existing Taco Bell restaurant, which was acquired by the new owner of the shopping center to facilitate the opportunity to rezone the properties consistent with the zoning of adjacent properties. The existing zoning prohibits the development of a single building, or other architectural improvements, over the existing zone district boundary. The re-zone will permit new construction of high quality design and redevelopment opportunities to update the existing shopping center. The re-zone will facilitate resolution of existing circulation problems that are attributable to outdated pad buildings and circulation patterns within the Centennial Square shopping center. Traffic circulation within the shopping center from the adjacent center to the west is a problem that is well known. Pedestrian circulation is often hazardous as a result of the disorganized traffic patterns and speed exhibited by drivers within the center. The ability to adequately resolve the current problem in the redevelopment of the Centennial Square shopping center is severely limited without the ability to replace the existing central pad buildings within the center. Rezoning the subject properties will enable the redevelopment to resolve the current issues.

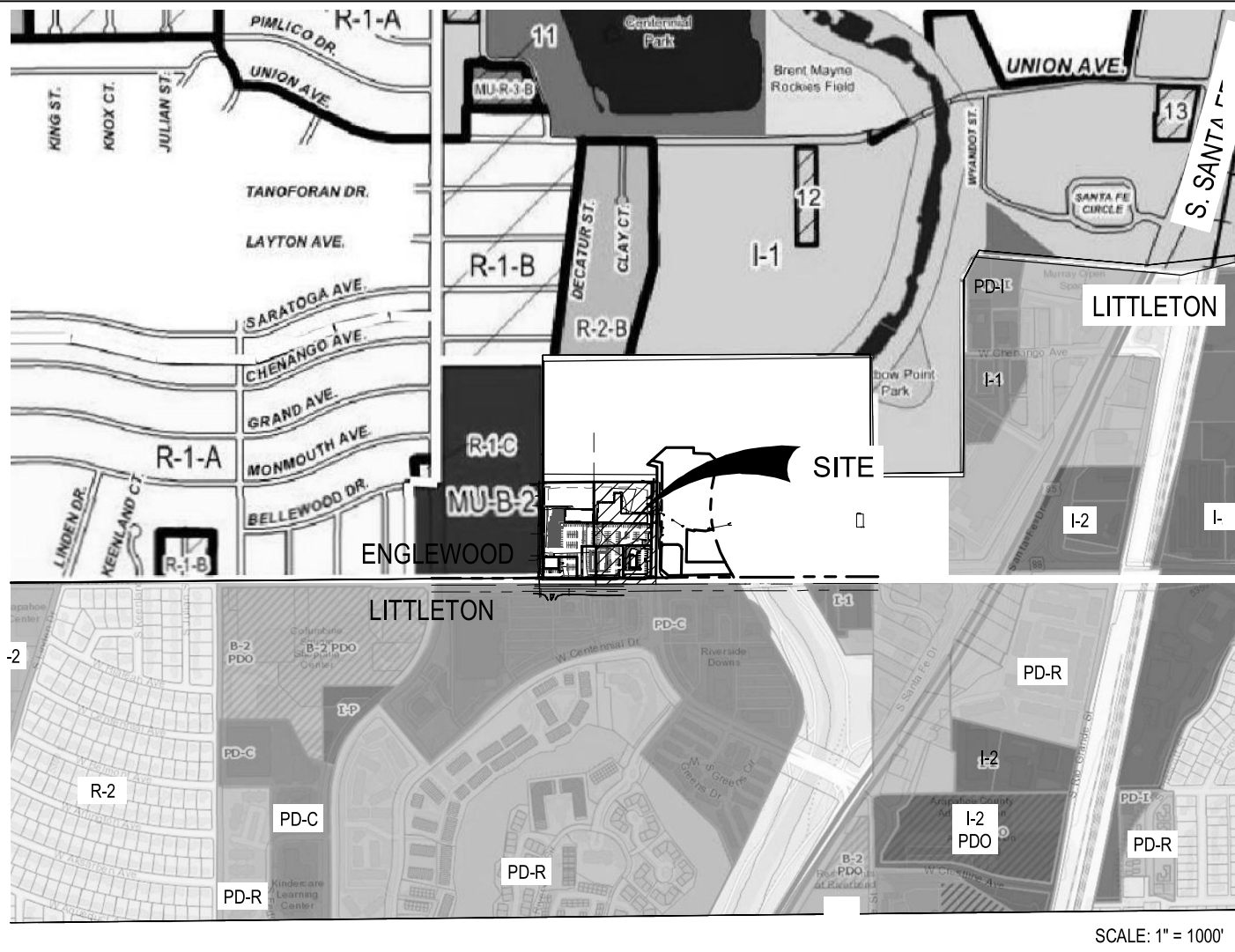
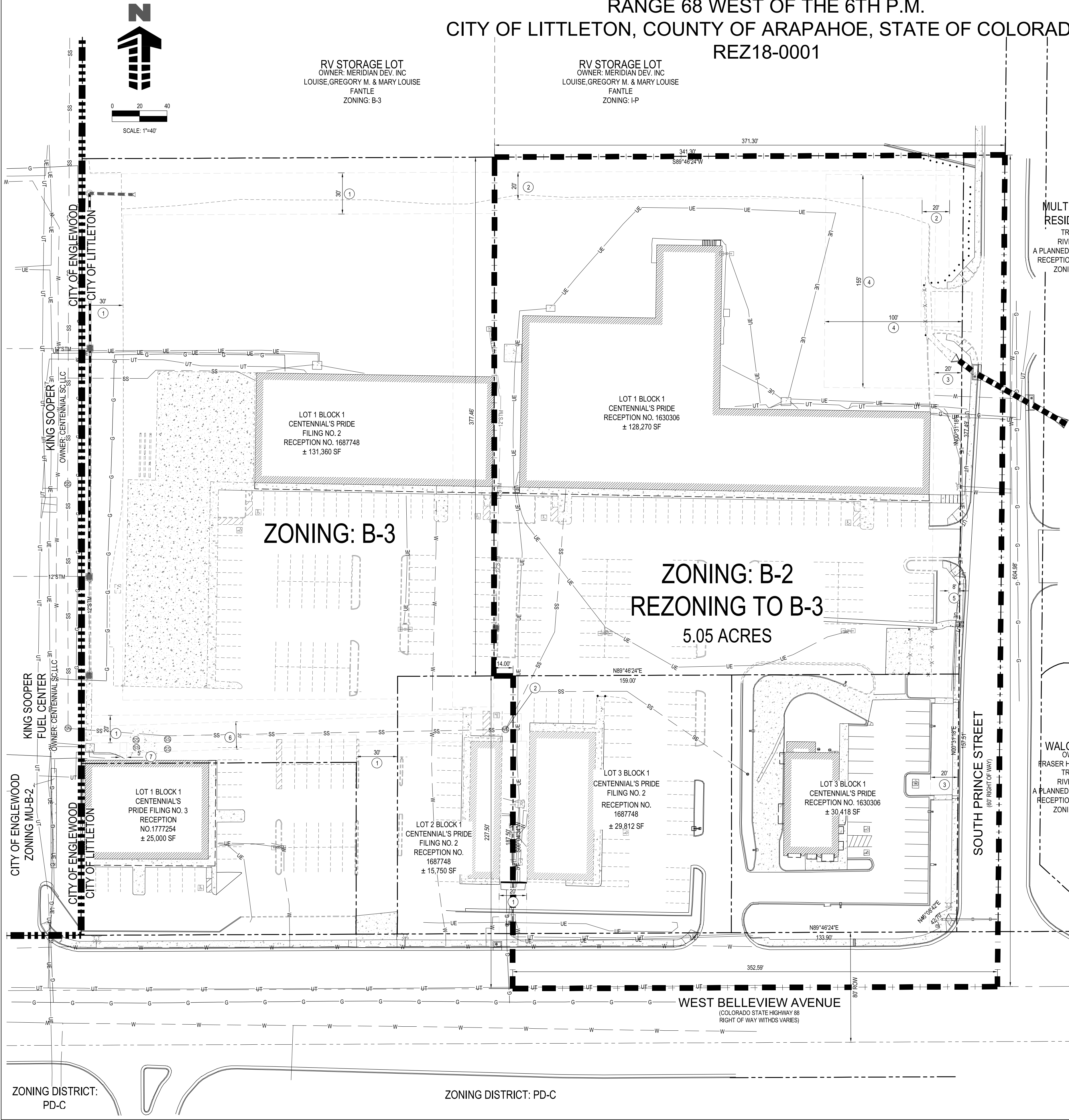
The requested re-zone from B-2 to B-3 meets the goals and policies of the comprehensive plan by meeting the city's zoning regulations and providing consistent zoning with adjacent properties to the west and northwest of the subject properties.

BELLEVIEW CONNECTION: AMENDMENT TO THE OFFICIAL ZONING MAP

LOT 1, BLOCK 1, CENTENNIAL'S PRIDE; LOT 3, BLOCK 1, CENTENNIAL'S PRIDE; AND
LOT 3, BLOCK 1, CENTENNIAL'S PRIDE FILING NO. 2.

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.

CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
REZ18-0001



LEGAL DESCRIPTION

BEING ALL OF LOT 1 AND LOT 3, BLOCK 1, CENTENNIAL'S PRIDE, RECORDED AT RECEPTION NO. 1630306 OF THE ARAPAHOE COUNTY CLERK AND RECORDER OFFICE INCLUDING THAT PORTION CONVEYED TO THE CITY OF LITTLETON IN DEED RECORDED NOVEMBER 10, 1986 IN BOOK 496 AT PAGE 698 AND ALL OF LOT 3, BLOCK 1, CENTENNIAL'S PRIDE, FILING NO. 2, RECORDED AT RECEPTION NO. 1687748 OF THE ARAPAHOE COUNTY CLERK AND RECORDER OFFICE BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, ARAPAHOE COUNTY, STATE OF COLORADO

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE WEST LINE OF LOT 1, BLOCK 1, CENTENNIAL'S PRIDE FILING NO. 2 BETWEEN A FOUND #4 REBAR, NO CAP, FOR THE NORTH END OF THE LINE DESCRIBED AND FOUND #4 REBAR WITH YELLOW PLASTIC CAP ILLEGIBLE FOR THE SOUTH END OF THE LINE DESCRIBED AND IS CONSIDERED TO BEAR N00°04'34"E.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, CENTENNIAL'S PRIDE, THENCE ALONG THE NORTH LINE OF SAID LOT 1, N89°46'24"E, A DISTANCE OF 371.30 FEET TO A POINT ON THE CENTERLINE OF PRINCE STREET, BEING A 60' PUBLIC RIGHT OF WAY;

THENCE ALONG SAID CENTERLINE OF PRINCE STREET, S03°31'18"W, A DISTANCE OF 605.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, S89°46'24"W, A DISTANCE OF 352.59 FEET TO A POINT OF INTERSECTION OF SAID SOUTH LINE AND THE WEST LINE EXTENDED OF SAID LOT 3, BLOCK 1, CENTENNIAL'S PRIDE FILING NO. 2;

THENCE ALONG THE WEST LINE OF SAID LOT 3, BLOCK 1, CENTENNIAL'S PRIDE FILING NO. 2, N00°04'34"E, A DISTANCE OF 227.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 3 AND BEING A POINT ON THE SOUTH LINE OF SAID LOT 1, BLOCK 1, CENTENNIAL'S PRIDE;

THENCE ALONG SAID SOUTH LINE OF LOT 1, S89°46'24"W, A DISTANCE OF 14.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE WEST LINE OF SAID LOT 1, N00°04'34"E, A DISTANCE OF 377.46 FEET TO THE POINT OF BEGINNING AND CONTAINS 220,010 SQUARE FEET OR 5.051 ACRES OF LAND MORE OR LESS.

COMMUNITY DEVELOPMENT

APPROVED THIS ____ DAY OF ____, 20__, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

DIRECTOR OF COMMUNITY DEVELOPMENT

PUBLIC WORKS

APPROVED THIS ____ DAY OF ____, 20__, BY THE DIRECTOR OF PUBLIC WORKS.

DIRECTOR OF PUBLIC WORKS

CITY COUNCIL

APPROVED THIS ____ DAY OF ____, 20__, BY THE LITTLETON CITY COUNCIL.

LITTLETON MAYOR

SITE LEGEND

- CITY PROPERTY LIMITS
- REZONING BOUNDARY LINE
- LOT LINE BOUNDARY
- ROADWAY
- CENTER LINE
- EASEMENT LINE
- EXISTING GAS LINE
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING FENCE

SCHEDULE

- EXISTING UTILITY, DRAINAGE & ACCESS EASEMENT (RECEPTION NO. 1687748)
- EXISTING DRAINAGE EASEMENT (RECEPTION NO. 1630306)
- EXISTING 20' OF RIGHT OF WAY AGREEMENT (BOOK 2609, PG. 166/BOOK 3270 PG. 253)
- EXISTING DRAINAGE EASEMENT (BOOK 5300 PG. 582)
- EXISTING PERMANENT ROADWAY PURPOSES EASEMENT (RECEPTION NO. 65026004)
- EXISTING SEWER EASEMENT (VALLEY SANITATION DISTRICT BOOK 2570 PG. 32)
- EXISTING SEWER EASEMENT (VALLEY SANITATION DISTRICT BOOK 2921 PAGE 727 & BOOK 3951 PAGE 130)

CERTIFICATION OF OWNERSHIP:

2717 WEST BELLEVIEW DEVELOPMENT, LLC.

I, _____, OWNER, OR DESIGNATED AGENT THERETO, DOES HEREBY AGREE TO DEVELOP THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE USE, RESTRICTIONS, AND CONDITIONS CONTAINED HEREIN, AND CURRENT ORDINANCES, RESOLUTIONS, AND STANDARDS OF THE CITY OF LITTLETON, COLORADO.

SIGNATURE OF OWNER AND / OR AGENT

ADDRESS

ACKNOWLEDGEMENT:

STATE OF COLORADO

COUNTY OF

THE FOREGOING DEDICATIONS WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20__, BY AS

WITNESS MY HAND AND OFFICIAL SEAL.

CERTIFICATION OF OWNERSHIP:

2717 WEST BELLEVIEW DEVELOPMENT, LLC.

I, _____, OWNER, OR DESIGNATED AGENT THERETO, DOES HEREBY AGREE TO DEVELOP THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE USE, RESTRICTIONS, AND CONDITIONS CONTAINED HEREIN, AND CURRENT ORDINANCES, RESOLUTIONS, AND STANDARDS OF THE CITY OF LITTLETON, COLORADO.

SIGNATURE OF OWNER AND / OR AGENT

ADDRESS

ACKNOWLEDGEMENT:

STATE OF COLORADO

COUNTY OF

THE FOREGOING DEDICATIONS WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20__, BY AS

WITNESS MY HAND AND OFFICIAL SEAL.

CLERK AND RECORDER'S CERTIFICATE

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDERS OF

ARAPAHOE COUNTY AT ____ M. ON THE ____ DAY OF ____, 20__, IN BOOK ____ PAGE ____ MAP ____ RECEPTION NO. ____

COUNTY CLERK AND RECORDER

BY:

DEPUTY

DEVELOPER/OWNER

PARCEL 2077-084-07-003

LOT 3, BLOCK 1, CENTENNIAL'S PRIDE FILING 2

PARCEL 2077-084-06-001

LOT 1, BLOCK 1, CENTENNIAL'S PRIDE

OWNER:

2717 WEST BELLEVIEW DEVELOPMENT LLC

4643 S. ULSTER STREET, SUITE 240

DENVER, COLORADO 80227

ATTN: JARRETT ARMSTRONG

PARCEL 2077-084-06-004

LOT 3, BLOCK 1, CENTENNIAL'S PRIDE

OWNER:

2717 WEST BELLEVIEW DEVELOPMENT LLC

4643 S. ULSTER STREET, SUITE 240

DENVER, COLORADO 80227

ATTN: JARRETT ARMSTRONG

ENGINEERING CONSULTANT

GALLOWAY & CO. INC.

6162 S. WILLOW DRIVE, SUITE 320

GREENWOOD VILLAGE, COLORADO 80111

TELE: (303) 770-8884

FAX: (303) 770-3636

ATTN: JIM GUSKY, PE #30754

EMAIL: JIM.GUSKY@GALLOWAYUS.COM

ATTN: MIKE CERBO, PE #44080

EMAIL: MIKECERBO@GALLOWAYUS.COM

NOTES

1. PROPERTIES THAT ARE ZONED B-2 AND ARE SUBJECT TO THE REZONE INCLUDE:

- LOT 1, BLOCK 1, CENTENNIAL'S PRIDE (RECEPTION NO. 1630306)
- LOT 3, BLOCK 1, CENTENNIAL'S PRIDE (RECEPTION NO. 1630306)
- LOT 3, BLOCK 1, CENTENNIAL'S PRIDE FILING NO. 2 (RECEPTION NO. 1687748)

2. SURROUNDING PROPERTIES ARE AS FOLLOWS:

NORTH: MERIDIAN DEV. INC. - LOUISE, GREGORY & MARY LOUISE, CURRENTLY

ZONED UNDER THE B-2 & I-P ZONING DISTRICTS

SOUTH: COLORADO STATE HIGHWAY 88, THEN MCDONALD'S & KFC CURRENTLY ZONED

UNDER THE PD-C ZONING DISTRICT

WEST: LOT 1, BLOCK 1, CENTENNIAL'S PRIDE FILING NO. 2 (RECEPTION NO. 1687748)

CURRENTLY ZONED B-3

LOT 2, BLOCK 1, CENTENNIAL'S PRIDE FILING NO. 2 (RECEPTION NO. 1687748)

CURRENTLY ZONED B-3

LOT 1, BLOCK 1, CENTENNIAL'S PRIDE FILING NO. 3 (RECEPTION NO. 1777254);

EAST: SOUTH PRINCE STREET, THEN WALGREENS (PD-C) AND MULTI-FAMILY

RESIDENTIAL UNITS (PD-R)

DONALD E. CASPER
- ARCHITECT, PC

PLANNING - ARCHITECTURE
& MANAGEMENT

P.O. BOX 630563
LITTLETON, COLORADO 80163
(P) 303-791-4270
(F) 303-791-4269

Galloway
Planning, Architecture, Engineering.
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
www.gallowayUS.com

ARMSTRONG
CAPITAL DEVELOPMENT
4643 S. Ulster Street, Suite 240 Denver, Colorado 80237
(P) 303-799-4030 (F) 303-799-3442

BELLEVIEW CONNECTION
AMENDMENT TO THE OFFICIAL ZONING MAP
W. BELLEVIEW AVENUE & PRINCE STREET
LITTLETON, COLORADO

#	DATE	REVISION
1		
2		
3		
4		
5		

PROJECT NUMBER: 17-103

DRAWN BY: ER

ISSUE DATE:

DESCRIPTION: JS

REZONING EXHIBIT

SITE PLAN

