

**Littleton**

Colorado

Community Development & Public Works2255 West Berry Avenue
Littleton, Colorado 80120
Phone: 303-795-3748

www.littletongov.org

Development ApplicationForm must be complete and accompany
all submittal materials and fees.
Incomplete applications will not be processed.**APPLICANT/MAIN CONTACT:** Steve Brown**TITLE:** Project Manager**SIGNATURE:****COMPANY:** Near Design and Planning**ADDRESS:** 10701 Melody Dr. #555, Northglenn CO 80234**EMAIL:** steveb@neardp.com**PHONE:** (303) 451-1113**SUBMITTAL DATE:****CELL:** (303) 946-0798**OWNER(S) OF RECORD:** Steve Morris**COMPANY:** Arville, LLC and COLFAX PE,T LLC, DBA Hobnob Pet Care**ADDRESS:** 22 Red Tail Drive, Highland Ranch CO 80126**EMAIL:** steven3009@gmail.com**PHONE:** (303) 917-3009**Notarized Letter of Authorization
MUST be provided
with this application
at time of submittal****ENGINEERING CONTACT (if any):** Jerry Davidson**TITLE:** Engineer**COMPANY:** Perception Design Group**ADDRESS:** 6901 S. Pierce St. #350, Littleton CO 80128**EMAIL:** jdavidson@perceptiondesigngroup.com**PHONE:** (303) 232-8088**CELL:**

Parcel ID Number	032561181
Parcel Address or Cross Streets:	County Line and E. Phillips Ave
Subdivision Name & Filing No.:	Safeway Oakbrook Shopping Center
Related Case Numbers: (GPDP, Rezoning, and/or Plat)	

EXISTING		PROPOSED
Zoning:	PD	PD
Use:	Restaurant	Animal Boarding and Care Facility
Project Name:	3 Margaritas	Hobnob Pet Care
Site Area (Acres):	1.33	1.33
Floor Area Ratio (FAR):	0.11 : 1	0.14 : 1
Density (Dwelling Units/Acre):	N/A	
Building Square Footage:	6,269 GSF	8267 GSF

CASE TYPE

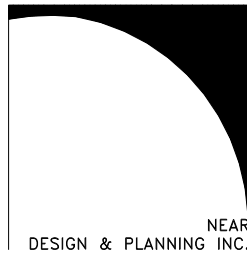
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/> General Planned Development Plan	<input type="checkbox"/> Administrative Plat or Replat for One or Two Lots	<input type="checkbox"/> Variance: Minor/Major/Sign
<input type="checkbox"/> Site Development Plan Amendment	<input type="checkbox"/> General Planned Development Plan - Administrative Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Board of Adjustment Appeal
<input type="checkbox"/> Sketch Plan	<input checked="" type="checkbox"/> General Planned Development Plan - Major Amendment	<input 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:** 10/11/2018 **Pre-App Meeting Planner:** Karl Onsager **Pre-App Meeting Engineer:**

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:



PROJECT NARRATIVE

Date: January 7, 2019

Applicant: Arville, LLC and Colfax Pet, LLC, dba Hobnob Pet Care

22 Red Tail Drive, Highlands Ranch CO 80126

Property Address: 501 E. County Line Rd.

We are proposing the following:

The 3 Margaritas restaurant located at **501 E. County Line Rd.** shall be converted into a first class **dog hotel and spa facility.**

The Hobnob Pet Care facility will comply with the Comprehensive Plan and the Envision 2040 plan by establishing a business that will be anchored in the community for the long term. Hobnob Pet Care will provide an upscale environment servicing the communities needs for animal care and boarding in this area of Littleton. Hobnob Pet Care is an established local business that is growing due to their success in Denver metro area. This business will complement the surrounding uses and will fit in with the evolution of the businesses in this area with minimal to no impact to surrounding properties.

The appearance of the building will be very similar to what currently exists on the property with slight modifications to the facades for the building expansion as well as adding awnings and an accent tower to the south west corner of the building. The project site, parking and landscape will be maintained as it exists currently with the reduction of 30 parking spaces to provide outdoor dog play areas.

The play areas will be screened from view by fencing on the north and west sides. Since the site is recessed below E. Phillips Avenue, the existing retaining walls on the east and south will assist with screening and noise control of the dog play areas. Please refer to exhibit showing a section thru the site, play areas and retaining walls.

The tower is being added to the southwest corner of the building for an accent element as well as increased visibility for the Hob Nob signs since this site is recessed from County Line Road.

There were no issues brought up by the neighbors at the neighborhood meeting on November 15, 2018. Since the meeting, we have had some objections from the neighbors and our client is working to address any issues and concerns that the neighbors have with the project.

The Hobnob Pet Care facility will offer retail services, dog swimming pool, self serve dog wash, and boarding facilities.

The business will be open from 6:30 am to 7 pm every day of the year. We invite you to visit the Hobnob website at **www.hobnobpet.com** for additional information on our facilities

Respectfully,

Steve Brown

Near Design and Planning, Inc.

Representative for Hobnob Pet Care

Hobnob Operations Summary

Hobnob is a premium dog hotel and daycare facility featuring unique pet products, an indoor pool, group play areas, and three self-service dog washes. All dogs that come to Hobnob are carefully screened for sociability so they can play and exercise safely together rather than being isolated in a kennel all day. Our goal is to see happy dogs tugging on their leash and eager to come in our door with each visit.

Our dog handlers are trained to supervise play times and spot loud, aggressive or inappropriate behavior and correct it immediately. Dogs who misbehave are put in “time-out” on a leash or in a kennel until they learn to behave. Excessive dog barking is usually not a problem and is not tolerated. Unruly dogs are not invited back.

Hobnob can accommodate up to about 70 dogs overnight, but during the day we can have 75 to 150 dogs at the facility. The number of employees will vary daily depending on the number of dogs present. The Colorado Department of Agriculture enforces a ratio of no more than 15 dogs per handler when the dogs are playing as a group. We operate with morning and afternoon shifts with enough people in each shift to meet the 15-dog ratio. The retail store and dog wash stations are located in the front lobby.

We offer convenient hours of 6:30 AM to 7:00 PM every day, although our staff is usually on duty one-half hour before and after closing. Customers normally drop off their dogs in the morning and pick them up in the evening. No one is at the facility overnight. It is locked and alarmed until the next morning when hotel dogs are let out of their rooms for about an hour and then brought back in for breakfast. Around 5:00 PM they go into their rooms for dinner after a long day of play. At 6:00 PM they are out for one last time before closing. All dogs are rotated between the inside play areas and outside play areas during the day. Swim times are throughout the day for designated dogs.

The inside play areas are divided by four-foot walls so that handlers can easily view all areas. Outside play areas are fenced into four sections. Dogs are assigned to their areas based on size, age, and temperament. Each play area contains a dog play structure. Fencing around the outside play area serves as a visual screen as well as containment. About one-third of the asphalt outside area is covered with an artificial turf specifically designed for dog use. Dogs defecate and urinate on the turf and solid waste is put into plastic bags immediately and placed in the dumpster that is emptied weekly. The turf is spot cleaned frequently throughout the day using a water hose and a special, safe, bio-degradable enzyme to control odor. Hobnob does not use exposed gravel in the play areas for sanitary and safety reasons. The indoor play areas are mostly used for extreme weather days. The usual length of stay for a dog ranges from 3 to 7 days. There is a one-month maximum for kennel stays. In ten years of operation, no animal has ever been abandoned. If this were to happen, the dog would be turned over to Dumb Friends League or similar organization for adoption.

Our daycare services are designed for customers who usually are at work during the day and want a tired but happy dog at the end of the day. Hotel services are for customers who are usually out of town and need overnight care for their dogs that can range from one night to several weeks. All dogs must

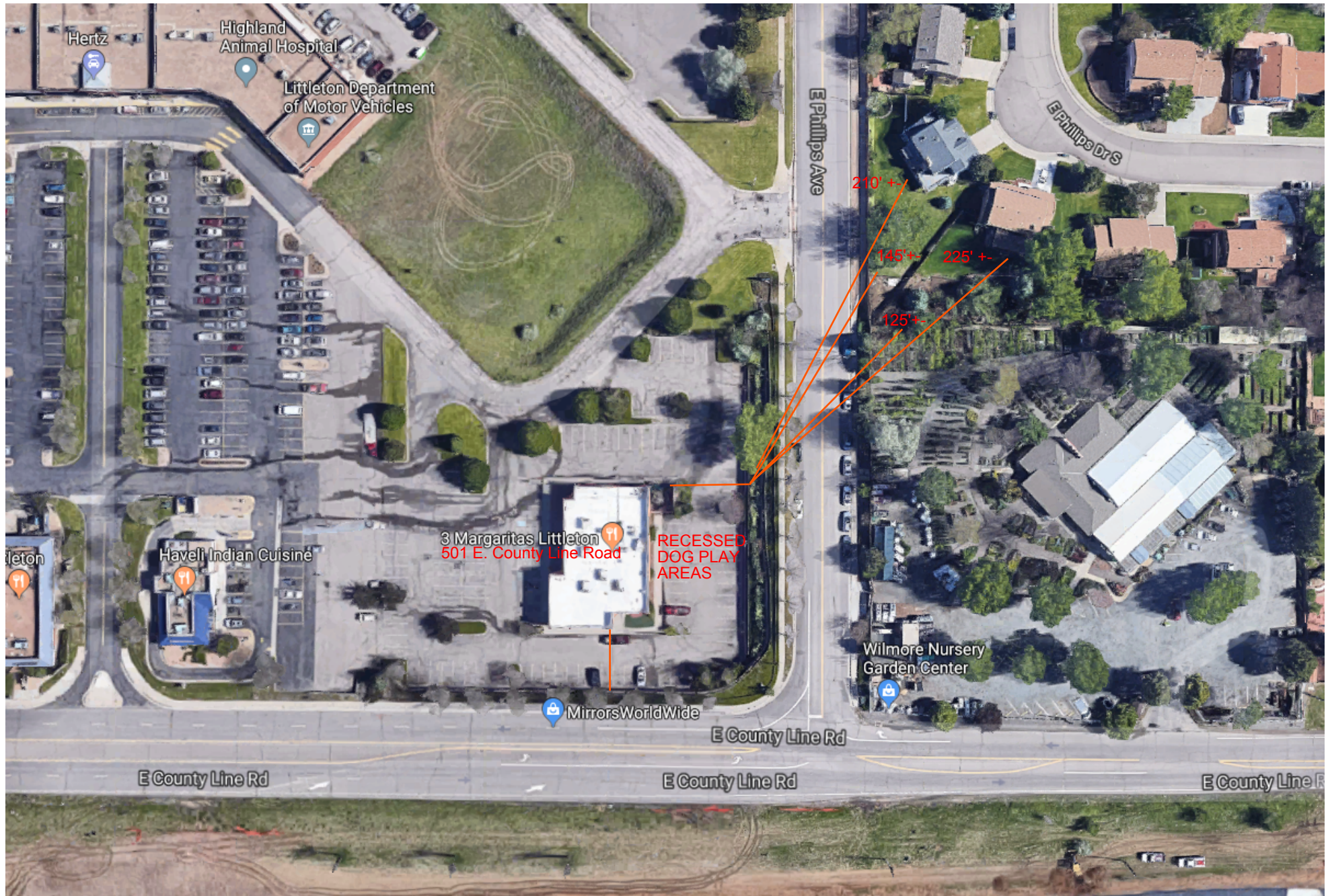
attend daycare with their social behavior carefully screened before becoming hotel guests. Each dog over six months old must have up-to-date vaccinations and be neutered or fixed.

Our retail area is stocked with premium dog food and treats, leashes, collars, and dog play toys. Dogs are never sold or adopted from this facility. Some customers may choose to only visit our retail store, use our grooming services, or use our self-service dog wash stations. Most customers are repeat visitors who remain loyal for years.

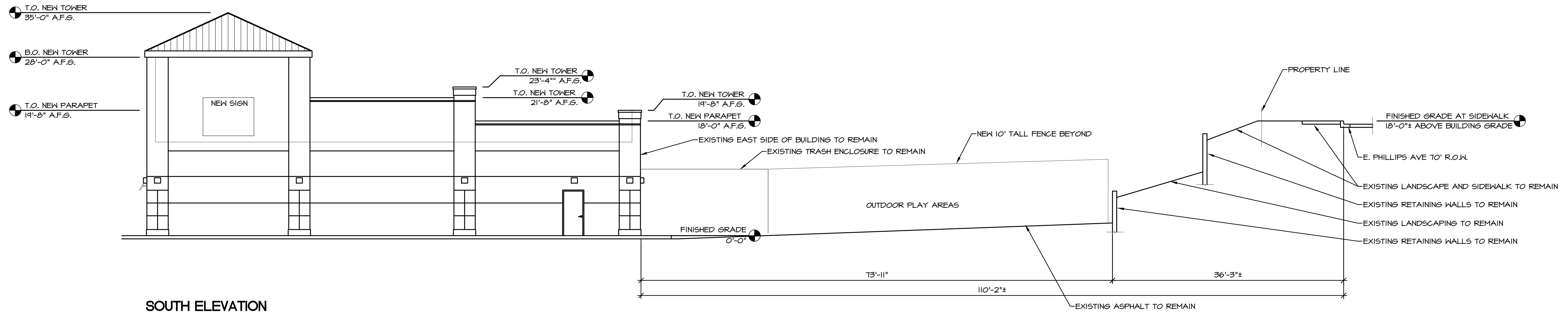
The Greenwood Village site is quintessential for our intended use. It borders the back side of two retail shopettes on the east and west and a childcare facility/car wash/office building center to the north. The site is slightly recessed below Arapahoe Road.

Our Lakewood facility borders an apartment complex in the back. We have had no noise or odor complaints in over ten years of operation. The 7,600 square foot facility has ample parking with approximately 20 spaces. Customer traffic is usually heavy only in the morning and evening hours during drop off and pick up times. We believe parking at that new County Line location will be more than adequate for our purposes with 50 spaces for Hobnob and the small sublease tenant.

Hobnob strives to be the premier dog hotel and spa of Colorado and we look forward to servicing the needs of Littleton and south metro area residents.

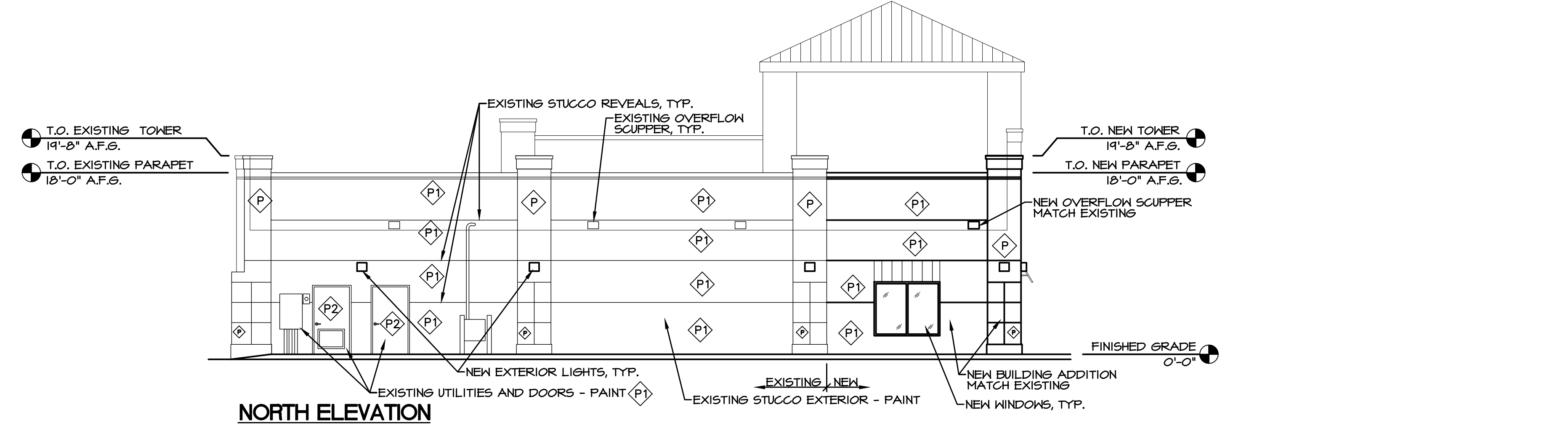
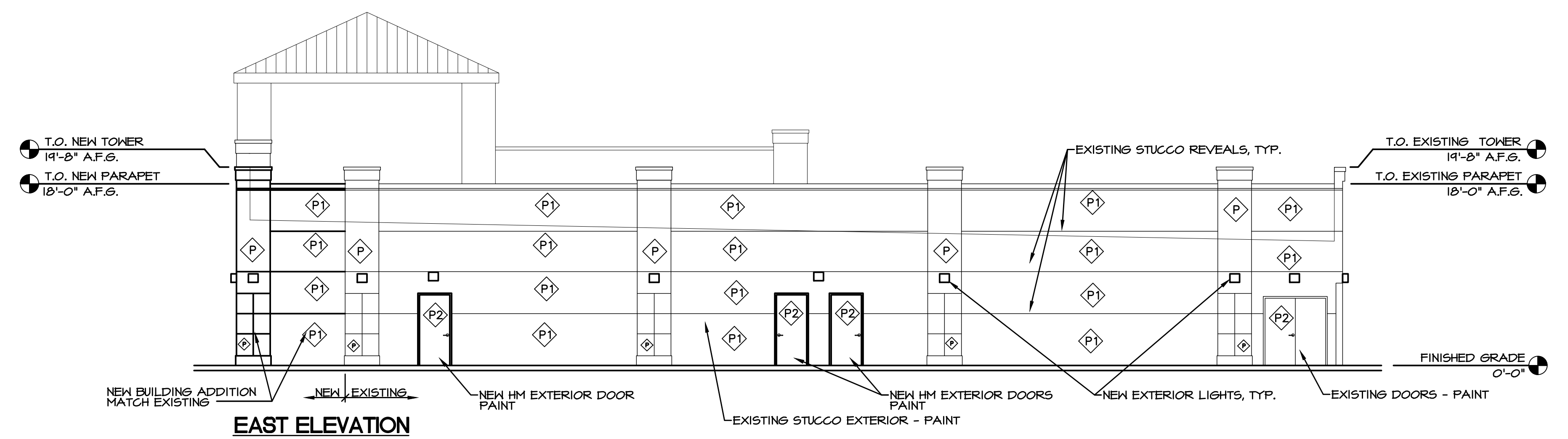
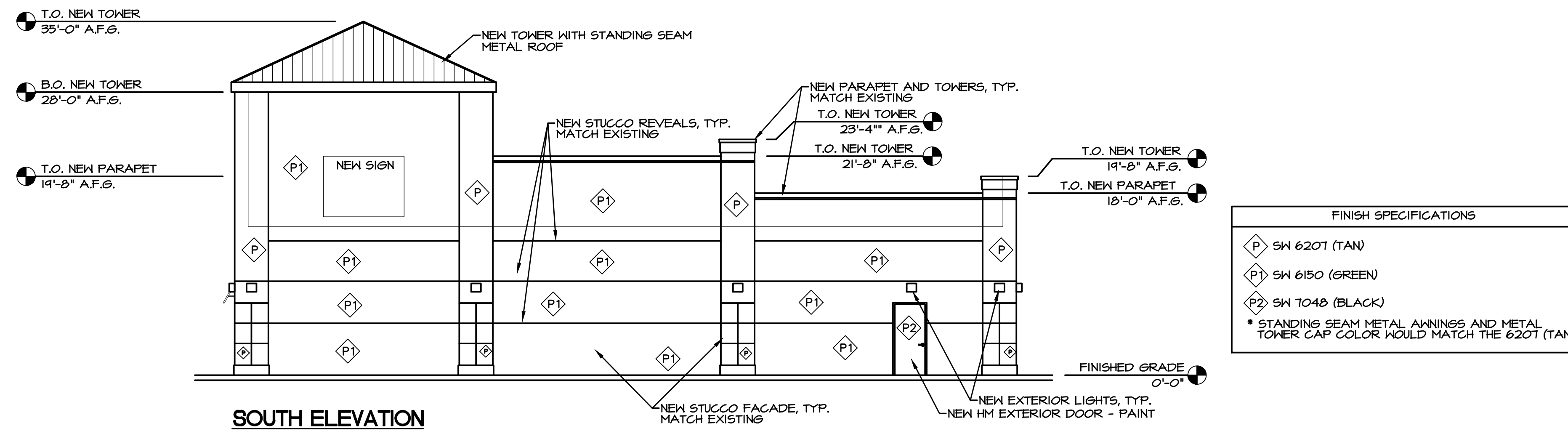
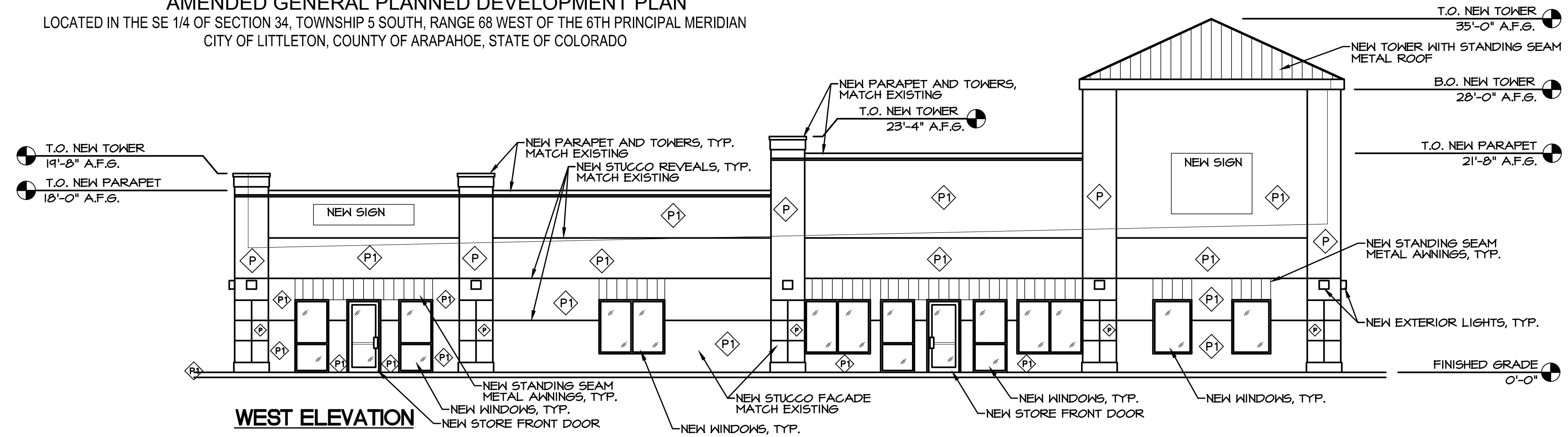


DISTANCE EXHIBIT TO ADJOINING PROPERTIES



SOUTH ELEVATION
RETAINING WALL HEIGHT AND DISTANCE EXHIBIT

SAFEBWAY OAKBROOK SHOPPING CENTER
AMENDED GENERAL PLANNED DEVELOPMENT PLAN
LOCATED IN THE SE 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO



NEAR
DESIGN & PLANNING INC.

HOBNOB PET CARE
9595 E. ARAPAHOE ROAD

COLORADO
GREENWOOD VILLAGE

THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF NEAR DESIGN AND
PLANNING AND MAY NOT BE REPRODUCED, COPIED,
OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF
NEAR DESIGN AND PLANNING. CONTRACT
REFERENCES WILL BE ENFORCED AND PROSECUTED

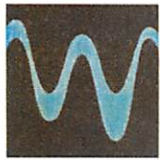
HOBNOB PET CARE

501 E. COUNTY LINE ROAD

COLORADO
LITTLETON

JOB NO.: 18-MC-005
SCALE: 1/8"=1'-0"
DATE: 5-2-19
DRAWN: SLB
CHECKED: EEN/DW
REVISIONS:

APPROVED
TENANT



WaveEngineering

Acoustics, Noise & Vibration

January 13, 2020

Mr. Steve Brown
Senior Project Manager
Near Design and Planning, Inc.
10701 Melody Dr. #555
Northglenn CO 80234

Re: Hobnob Pet Care Noise Study
Wave #2135

Dear Steve,

We completed our assessment of the existing 3 Margaritas building located at 501 E County Line Road in Littleton, Colorado. The 3 Margaritas building is currently planned to become a Hobnob Pet Care facility after it closes. The Hobnob Pet Care facility will house dogs inside the facility during the day and night, as well as have an outdoor play area for the dogs during the day.

The purpose of the study was to determine if the sound from dogs inside the proposed facility, as well as from dogs in the outdoor area, will exceed the Littleton noise limits at the receiving property line.

We produced sound within the building to determine how well the building shell (this includes the wall assemblies, windows, doors, and roof assembly) performed acoustically, calculated what the expected sound level from dogs inside the facility would be at the property line, and then compared those results to the Littleton Noise Code to determine if the facility would meet the code requirements when in use.

We also produced sound in the Outdoor Play Area to determine the expected noise reduction between the proposed facility and the receiving property line, applied the noise reduction to the outdoor measurements that we took at different Hobnob facility, and compared those results to the Littleton Noise Code requirements.

Based on our tested results, the proposed Hobnob facility will meet the Littleton Noise Code requirements. A description of our testing method and analysis, as well as a comparison of the results to the Littleton Noise Code, are given in this report.

■
1100 W. Littleton Blvd. #420
Littleton, CO 80120
720-446-WAVE (9283)
www.WaveEngineering.US

Test and Calculation Procedures

Measurement of Noise at Existing Facility

In order to determine if the proposed facility would meet the Littleton Noise Code requirements, we first had to determine what the expected sound level from the dogs would be inside of the proposed facility, as well as in the proposed Outdoor Play Area.

We measured the sound level inside a different Hobnob Pet Care facility, located at 9595 E Arapahoe Road, Greenwood Village, Colorado, during a typical operating day, when it was occupied with dogs. We also measured the sound level in the Outdoor Play Area during a typical operating day at the same facility. There were 92 dogs at the facility on the day we started the measurements and 102 dogs on the second day when we stopped measuring. The facility averages 100 dogs per day during the week and much less on weekends, so this represented a typical amount of dogs for this location. The new facility on County Line Road could hold up to 150 dogs.

These measurements were taken over a 24-hour period and for our calculations we used the loudest hour when dogs were present as a worst-case scenario. By taking the sound level measured inside the facility and in the Outdoor Play Area, and applying the noise reduction values taken from our tests, we are able to calculate the sound level at the property line of the proposed Hobnob Pet Care facility due to sound generated from dogs inside the proposed facility and in the proposed Outdoor Play Area.

Indoor-to-Outdoor

For our indoor-to-outdoor noise reduction testing of the existing 3 Margaritas building shell, we followed the Noise Insulation Class (NIC) testing guidelines, per ASTM Standard E336-17a using the test method for large spaces. Some of the tests that we conducted could not adhere completely to the standard as they are not described in the standard (such as testing outdoors), but we did follow the standard as much as possible.

Our main concern for this study was the residential and commercial properties to the east of the proposed facility, so we only measured the indoor-to-outdoor noise reduction of the east exterior wall/shell.

We conducted our indoor-to-outdoor testing by placing two loudspeakers in a source room. The source room we chose was the 3 Margaritas dish washing area/room. The dish washing area/room is located on the east side of the building.

We then generated pink noise at a high decibel level, measured the noise level in both the source room and adjacent outdoor space (the parking lot to the east of the building, next to E. Phillips Ave.), and calculated the noise reduction between the two areas. Pink noise consists of broadband noise with equal energy in each octave band, and it is commonly used for sound

testing because it generates continuous noise at all frequencies simultaneously as opposed to a varying sound source like music or dogs barking. The noise reduction that we calculated was applied to the loudest hourly indoor measurement that we took at the Greenwood Village location. The background level with the noise off was also measured outdoors to ensure that the measured source level was well above the background noise.

We tried to minimize the influence of background noise from local traffic on our outdoor measurements by waiting for traffic to slow down or stop before proceeding with our measurements.

The indoor-to-outdoor test shows us the estimated sound level in the east parking lot. This test only takes into account the noise reduction we should expect from the east exterior wall/shell, and does not account for other factors such as distance attenuation.

Outdoor Play Area

We conducted our Outdoor Play Area testing by placing two loudspeakers in the east parking lot (this lot was the receiver location for our indoor-to-outdoor testing, described above). This parking lot is the proposed location for the future Outdoor Play Area. The loudspeakers were placed at specific locations within the parking lot to try to account for a worst-case scenario.

We then generated pink noise at a high decibel level, measured the noise level at the north edge of the parking lot and at various locations along the 3 Margaritas property line, and calculated the noise reduction between the areas. The noise reductions that we calculated was applied to the loudest hourly Outdoor Play Area measurement that we took at the Greenwood Village location. The background level with the noise off was also measured outdoors to ensure that the measured source level was well above the background noise.

We tried to minimize the influence of background noise from local traffic on our outdoor measurements by waiting for traffic to slow down or stop before proceeding with our measurements.

The Outdoor Play Area to Property Line tests show us the noise reduction that we should expect from the play area to the property line. Unlike our indoor-to-outdoor tests, these tests took into account multiple factors such distance, barriers, and environmental factors. The hillside with retaining walls on the east side of the site blocks line of sight from the nearest homes to most of the proposed Outdoor Play Area.

We also played an audio recording of dogs barking through the loudspeakers. The recording was taken from previous measurements that we made at another dog care facility. The sound level for the loudspeakers was set higher than the loudest hourly outdoor sound level we measured in the Outdoor Play Area, at the Greenwood Village location, as a worst-case scenario. This testing was helpful in subjectively determining how noticeable the dogs would be at the property line.

Testing Equipment

The testing at the existing facility was conducted with the following:

Larson Davis Model 831 sound level meter S/N 0001119, Type 1 per ANSI S1.4
PCB preamp PRM831, S/N 026106
PCB ½" microphone Model 377B02, S/N 138652
Larson Davis CAL200 acoustic calibrator, S/N 11780

Larson Davis Model 831 sound level meter S/N 0004081, Type 1 per ANSI S1.4
PCB preamp PRM831, S/N 036934
PCB ½" microphone Model 377B02, S/N 153301
Larson Davis CA250 acoustic calibrator, S/N 2405

The Indoor-to-Outdoor and Outdoor Play Area testing was conducted with the following:

Larson Davis Model 831 sound level meter S/N 0002878, Type 1 per ANSI S1.4
PCB preamp PRM831, S/N 026106
PCB ½" microphone Model 377B02, S/N 138652
Larson Davis CAL200 acoustic calibrator, S/N 2905

The system calibration for all testing was checked before and after the measurements. For the Indoor-to-Outdoor and Outdoor Play Area testing, noise was generated by separate pink noise generators feeding two JBL Model EON 515XT powered loudspeakers.

Results and Noise Code Comparison

Code Requirements

Section 7-3-6 of the Littleton Noise Code describes both the type of sound measurement and the specific sound levels that are required to meet the code with a "stationary, continuous source of noise".

Section 7-3-6 of the Littleton code states:

"It shall be unlawful for any person to operate or permit to be operated any... source of noise in such a manner as to create a sound pressure level which exceeds the limits set forth... more than ninety percent (90%) of any hour when measured at the property boundary or at any point within the property affected by the noise."

The table in this section shows that the maximum permissible ninetieth percentile (L90) noise levels at the property boundary are:

Residential	55 dBA Daytime	50 dBA Nighttime
Business	60 dBA Daytime	55 dBA Nighttime

Daytime is from 7:00 a.m. to the next 7:00 p.m. Nighttime is from 7:00 p.m. to the next 7:00 a.m.

L90 is the decibel level that is exceeded 90% of the measurement time. The L90 is often used as a measure of the “residual” sound level, or the relatively steady sound level excluding short term events such as an occasional car passing or aircraft over flight.

However, the code also has a section (7-3-7) describing the duration correction for fluctuating or intermittent noise. We consider dogs barking a fluctuating and or intermittent noise and therefore must apply the correction to determine the sound level that we are required to meet.

This section states that, if the noise is not continuous but is fluctuating/intermittent, the tenth percentile noise levels (L10) should be used in place of the L90. L10 is the decibel level that is exceeded 10% of the measurement time.

Additionally, the measured L10 cannot exceed 15 dB(A) greater than the L90 sound level limits shown above, and must not be 15 dB(A) above the ambient sound level. The ambient sound level that we measured near the homes was 53 dBA.

Adding the 15 dBA corrective factor to the ambient sound level of 53 dBA sets the daytime limit at 68 dBA at the nearby residences. Adding the 15 dBA factor to the L90 limits shown above results in 70 dBA for the daytime hours and 65 dBA for the nighttime. Since 68 dBA is less than 70 dBA, the 68 dBA limit applies during the day. Therefore, in order to meet the Littleton Noise Code, the L10 value at the residential property line to the northeast of the proposed building must be less than 68 dBA during daytime hours and 65 during nighttime hours.

Adding 15 dBA to the L90 limit of 60 dBA daytime for Business use results in allowable level of 75 dBA for the L10 at the nearby businesses. We did not measure the background noise level at the nearby businesses during our testing, but assuming it is similar to the level at the residences, the limit at the businesses might also be reduced to about 68 dBA. For simplicity and to account for worst-case conditions, we applied the 68 dBA limit at both residential and business property lines.

Results – Sound Levels Due to Dogs Barking Inside

By taking the loudest L10 value we measured of the dogs barking inside the building at the Greenwood Village Hobnob facility, and applying the exterior east wall/shell noise reduction

values taken from our tests at the 3 Margaritas building, we have predicted the L10 value in the east parking lot (future outdoor play yard) of the proposed facility to be 52.1 dBA with 100 dogs in the facility.

Since this location will be larger and could hold 150 dogs, we added 3 dB to all the predicted levels for the County Line location. Decibels are added logarithmically, so if you double the sound pressure, that results in a 3 dB increase. The number of dogs is increasing by 50%, but we used a 100% increase in the sound pressure to be conservative in case the number of dogs increases the amount of barking by a non-linear amount and for ease of analysis. This is a common approach used when estimating the levels for a source that is expected to increase in number, such as predicting the noise increase for future traffic counts on a road. This results in a predicted level of 55.1 dBA in the east parking lot next to the building with 150 dogs in the facility.

As you get farther away from the parking lot, the sound level will decrease. Therefore, the sound level at the east property line, due to dogs barking *inside* the facility, is predicted to be well **under** the 68 dBA and 65 dBA nighttime requirements, and **meet** the Littleton Noise Code. Barking dogs inside the building are unlikely to be audible at the nearby houses over the ambient traffic noise level from County Line Road and C-470.

Results – Sound Levels Due to Dogs Barking in Outdoor Play Area

As dogs will be present *inside* the proposed facility during both daytime and nighttime hours, those predicted values have to meet both the night and day dBA requirements at the property lines for the Littleton Noise Code. However, it is our understanding that the Outdoor Play Area will only be used during daytime hours and will only need to meet the daytime dBA requirements.

Figure 1 below shows an aerial view of the proposed location (currently the 3 Margaritas restaurant) and the predicted L10 values at various locations, assuming there are 150 dogs in the facility. The L10 values take into account the sound generated from the dogs indoors (described above) and the sound generated from dogs in the Outdoor Play Area.

As seen in the figure, the calculated L10 levels due to noise from dogs inside the proposed facility as well as dogs in the Outdoor Play Area are well below the daytime requirement of 68 dBA at both residences and businesses and **meet** the Littleton Noise code requirements. The levels are shown at the Hobnob property line along the sidewalk and at multiple locations across E Phillips Ave as well as at the nearest business to the northwest.

The design of the Outdoor Play Area also includes a perimeter fence that should provide some additional noise reduction. The fence was not present during our testing, and to be conservative we did not account for it in our analysis. The predicted levels are well below the limits even without the fence, so it was not necessary to add it to the calculations.

The simulated playback of dogs barking in the Outdoor Play Area demonstrated that the dog barks were faint but audible during lulls in traffic at the nearby homes. Passing cars on E. Phillips Avenue were much louder than the dogs. This agrees with the predicted levels for the dogs barking and the short-term daytime ambient noise levels that we measured near the homes. At the locations near the home, we measured an ambient L90 level (representative of the low noise level during lulls in traffic) of 53 dBA. This ambient level is above the predicted L10 levels from the dogs barking shown in Figure 1. The ambient L10 level (representative of the higher noise level when cars went by) at these locations was as high as 68 dBA, for comparison.

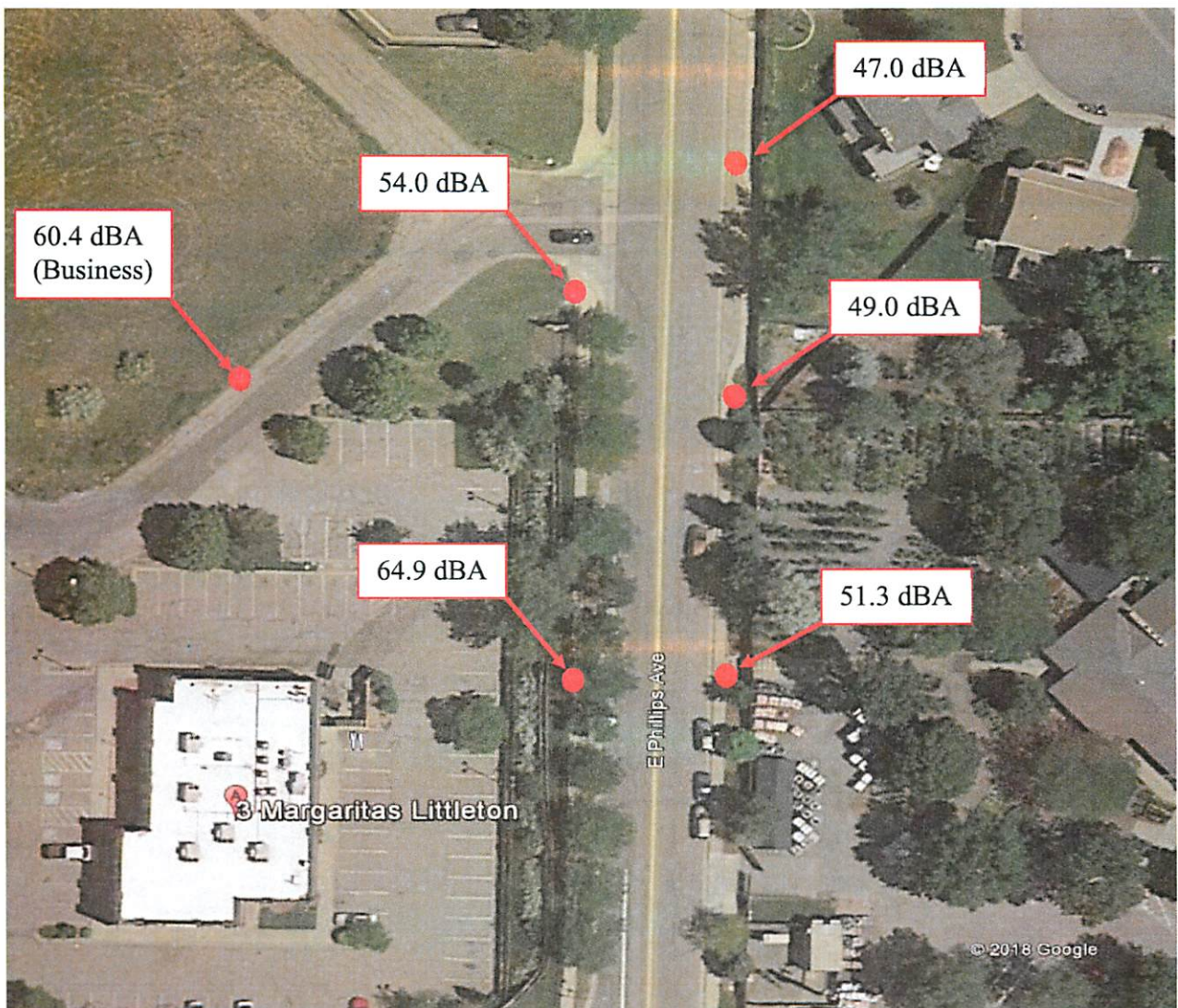


Figure 1: Aerial Image of Proposed Building and the Calculated L10 Values

Please let me know if you have any questions or comments about this report.

Sincerely,

Nathaniel Flanagin

Digitally signed by Nathaniel
Flanagin
DN: C=US,
E=nathaniel@waveengineering.us,
O=Wave Engineering,
CN=Nathaniel Flanagin
Date: 2020.01.13 16:02:24 -0700'

Nathaniel Flanagin
Staff Consultant

Reviewed By,

Ben Seep

Digitally signed by
Ben Seep
Date: 2020.01.13
15:58:32-07'00'

Ben Seep
Acoustical Consultant

Hobnob Waste Management Plan

1. All solid dog waste is picked up immediately and placed in a plastic trash bag and into a receptacle with a lid.
2. The turf and asphalt areas are cleaned daily with a liquid live bacteria substance that breaks down waste, removes odor, and serves to decompose organic matter.
3. Turf and asphalt areas are hosed off throughout the day.
4. Solid dog waste is double bagged and placed in the dumpster multiple times during the day.
5. The dumpster waste is picked up once each week.

June 21, 2019

To Whom It May Concern:

This letter will advise that **Near Design and Planning Inc.** is a consultant retained by:

Arville, LLC and Colfax Pet, LLC, dba Hobnob Pet Care
22 Red Tail Drive
Highlands Ranch CO 80126

To represent us in the processing of necessary approvals and permits for the City of Littleton which may be required for the remodel and expansion for a new Hobnob Pet Care facility at 501 E. County Line Road.

Thank you in advance for your cooperation, and if you have any questions or comments, please contact me at 303-917-3009

By: Steve Morris



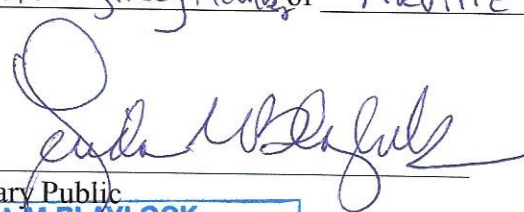
22 Red Tail Drive
Highlands Ranch CO 80126

Acknowledgement:

State of Colorado)
County of Douglas)SS

The foregoing dedication was acknowledged before me this 18 day of JUNE, 2019, by Steve Morris as managing Member of Arville LLC.

Witness my hand and official seal.



Notary Public

My Commission Expires

