PRELIMINARY DEVELOPMENT ANALYSIS SUMMARY

AUGUST 7, 2013

Case Number: 13-113304 PA **Case Type: Rezoning/SDP**

Property Address: 10500 W Bowles AVE
Parcel ID Numbers: 59-211-00-004
Sec. 21, T 05 S, R 69 W

Owner	**Applicant**
Lily Gulch Limited Partnership	J BAUMAN
10700 W BOWLES AVE	7367 S FLOWER ST
LITTLETON CO 80127	LITTLETON CO 80128-4149
Telephone Number: () -	Telephone Number: (303) 971-0286
Fax: () -	Fax: () -

Summary of Proposal: **Rezone, Site Development Plan and possible plat to allow various uses**
Pre-Application Review Meeting Date: Aug 15, 2013 **Time: 3:45**

Information:

Acres:	10.46
Legal Parcel:	No
Legal Parcel Comments:	parcel legality only verified for 10700 with current and pre 72 deed- nothing submitted for 10500
Existing Zoning:	PD
Related Case(s):	02-100559RZ, D08-100712DE
Existing Land Use:	Corridor District
Area Plan:	
Community Plan:	
Proof of Access:	Yes
Access Type:	Public
Access Comments:	county maintained
Proof of Water:	Pending
Water Service Comments:	
Sanitation Comments:	

Zoning Overlay:

Dipping Bedrock:	Yes
Wildfire Hazard	No
Floodplain:	Yes
Floodplain Type:	FEMA
Geologic Hazard:	No
Geologic Hazard Comments	
Mountain Groundwater:	No

Comments: The property owner would like to rezone from PD to PD to allow an event center, bar, brewery, seasonal events and other uses. They would like to keep at least one residential structure on the lot. There is a note in the system that a ROW payback would be required for any new development (D08-100712DE- $9971). Parcel legality must be verified for 10500, only current and Pre 72 submitted for 10700. A rezoning, Site

Development Plan and possible plat will be required for this proposal. A large portion of 10500 Bowles is covered in FEMA floodplain.

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