



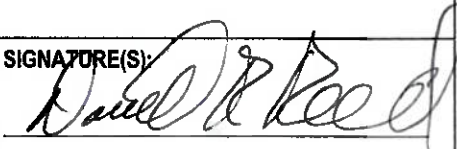
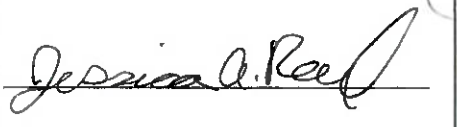
ARAPAHOE COUNTY

**Arapahoe County
Public Works and Development
Planning Division**
6924 S. Lima Street
Centennial, Colorado 80112
Phone: 720-874-6650
www.arapahoegov.com

Land Development Application

This form must be **complete**.

Land Development Application materials received after 2pm
shall be date stamped received the following business day.

APPLICANT NAME: Joe Huey	ADDRESS: Lennar Colorado, LLC 9193 S Jamaica, 4th floor Englewood, CO 80112 PHONE: 720-369-3835 EMAIL: joseph.huey@lennar.com	CONTACT: Joe Huey TITLE: Land Forward Planning Manager
OWNER(S) OF RECORD NAME(S): David & Jessica Reed	ADDRESS: 24560 E Jewell Ave Aurora, CO 80018 PHONE: 303-204-0693 EMAIL: reed1319@gmail.com	SIGNATURE(S):  
ENGINEERING FIRM NAME: Westwood Professional Services, Inc.	ADDRESS: 10333 E Dry Creek Road, Suite 240 Englewood, CO 80112 PHONE: 720-482-9526 EMAIL:	CONTACT: Sarah Kolz TITLE: Director, Land Division Colorado

Pre-Submittal Case Number: Q 22 - 101 Pre-Submittal Planner: Molly Orkild-Larson Pre-Submittal Engineer: Sarah White

State Parcel ID No. (AIN no.):	1977-30-1-00-040	
Parcel Address or Cross Streets:	24560 East Jewell Avenue	
Subdivision Name & Filing No:	Rattle Stitch Ranch	
	EXISTING	PROPOSED
Zoning:	Rural Residential B (RR-B)	Urban Residential / Single-Family Detached and Attached
Project Name:	Reed Parcel	Rattle Stitch Ranch
Site Area (Acres):	2.511 AC	2.511 AC
Density (Dwelling Units/Acre):		
Building Square Footage:		
Disturbed Area (Acres):	N/A	

CASE TYPE (S)

☐ _____ ☐ _____ ☐ _____

THIS SECTION IS FOR OFFICE USE ONLY

Case No:		Assigned Planner:		Assigned Engineer:	
TCHD Fee:	\$	Planning Fee(s):	\$	Engineering Fee(s):	\$

This land use application shall be submitted with all required application fees. Incomplete applications will not be accepted. Submittal of this application does not establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.

Letter of Intent

October 6, 2022

Arapahoe County Public Works & Development
Planning Division
6924 S Lima St
Centennial, CO 80112

Project: Reed Lot Line Vacation

Dear Public Works & Development:

Our company, Westwood Professional Services, Inc., on behalf of Lennar Colorado LLC (Primary Contact) and David and Jessica Reed (Property Owner) is hereby presenting a proposed project in unincorporated Arapahoe County. The project is located at 24560 East Jewell Avenue, approximately 350 feet east of the intersection of East Jewell Avenue and South Flatrock Trail, further identified by Parcel ID Number 034843001, AIN Number 1977-30-1-00-040. The project includes 2.511 acres, more or less (109,389 square feet) and is currently zoned Rural Residential B. The primary goal of the project is to vacate the lot line between the two individual parcels owned by the Reeds at this location. The two individual parcels are recorded in the records of the Arapahoe County Clerk and Recorder at Reception Nos. A9134400 and B5176473.

Applicant Contact:

Joe Huey
Lennar Colorado, LLC
9193 South Jamaica Street
Englewood, Colorado 80112
720-369-3835
Joseph.Huey@lennar.com

Property Owner(s):

David and Jessica
24560 East Jewell Avenue
Aurora, Colorado 80118
303-204-0693
Reed1319@gmail.com

Sincerely,
Westwood Professional Services, Inc.



Patrick M. Steenburg PLS, MBA
Director, Land Surveying Services Colorado