



ARAPAHOE COUNTY

**Arapahoe County
Public Works and Development
Planning Division**
6924 S. Lima Street
Centennial, Colorado 80112
Phone: 720-874-6650
www.arapahoeqov.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: The Roderic N and Jane E Guilford Revocable Trust | ADDRESS: 25501 E Kettle Ave Aurora CO 80016 PHONE: 303-324-1767 EMAIL: seanmcmillan0@comcast.net | CONTACT: Turn Key Ventures Sean McMillan TITLE: Development consultant |
| OWNER(S) OF RECORD NAME(S): The Roderic N. and Jane E. Guilford Revocable Trust | ADDRESS: 25501 E Kettle Ave Aurora CO 80016 PHONE: EMAIL: rodandjane5700@gmail.com | SIGNATURE(S):   |
| ENGINEERING FIRM NAME: Craft Civil Design | ADDRESS: 1001 Bannock St #125 Denver CO 80204 PHONE: 319-899-2345 EMAIL: dallen@craftcivil.com | CONTACT: Dan Allen TITLE: PE |

Pre-Submittal Case Number: Q 22 - 117 Pre-Submittal Planner: Sam Montalto Pre-Submittal Engineer: Sue Liu

| | | |
|----------------------------------|--|--------------------------------------|
| State Parcel ID No. (AIN no.): | 2071-32-2-00-070 | |
| Parcel Address or Cross Streets: | 25501 E Kettle Ave Aurora CO 80016 | |
| Subdivision Name & Filing No: | Forest Rim Estates Filing 1 Lot 3 Block 1 | |
| | EXISTING | PROPOSED |
| Zoning: | RR-B | Same |
| Project Name: | | Forest Rim Estates Filing 2 |
| Site Area (Acres): | 31.15 | 10 lots ranging from 2.51-2.78 acres |
| Density (Dwelling Units/Acre): | 1 Single family dwelling and 1 outbuilding | 1 single family dwelling per lot |
| 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

6/20/2023

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

RE: Forest Rim Estates Filing 2

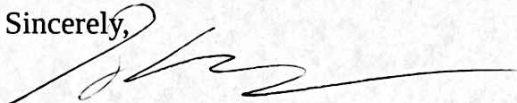
Dear Public Works and Development,

My company, Turn Key Ventures, on behalf of the Roderic N. and Jane E. Guilford Revocable Trust, is proposing a project within unincorporated Arapahoe County. This project is located at 25501 E Kettle Ave, and is known as Lot 3 Block 1 of Forest Rim Estates. Parcel ID # 2071-32-2-10-003. The property is currently zoned RR-B, and consists of 31.15 acres.

We are requesting the parcel be divided into 10 lots and 1 tract for drainage and access. The lots will allow for one single family residence and other uses as allowed in Arapahoe County under the current zoning of this parcel of Arapahoe County RR-B. The lots will be serviced by individually owned and maintained well and On-Site Wastewater Treatment Systems. There will be a 30,000 gallon fire cistern engineered and installed to the standards of South Metro Fire District. Access to the subdivision will be off Jamison Ave via a tract owned by the Guilford Revocable Trust. A survey of this tract, along with proof of ownership, is included in this submittal.

We thank you for your consideration.

Sincerely,



Sean McMillan
President
Turn Key Ventures
303-324-1767
seanmcmillan0@comcast.net