




ARAPAHOE COUNTY  
COLORADO'S FIRST

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

<b>APPLICANT NAME:</b> Frank Linnebur	<b>ADDRESS:</b> 800 US Hwy 36 Byers CO 80103  <b>PHONE:</b> 303-748-7028 <b>EMAIL:</b> 7487028@gmail.com	<b>CONTACT:</b> Frank Linnebur 303-748-7028  <b>TITLE:</b> Project Manager
<b>OWNER(S) OF RECORD NAME(S):</b>  Amber Lynn Craig	<b>ADDRESS:</b> 3101 SCR 157 Strasburg CO 80136  <b>PHONE:</b> 303-378-7089 <b>EMAIL:</b> askylarkcraig@hotmail.com	<b>SIGNATURE(S):</b>  Project Manager  Owner
<b>ENGINEERING FIRM NAME:</b> Souder Miller & Associates	<b>ADDRESS:</b> 5610 Ward Road Arvada CO 80003  <b>PHONE:</b> 720-273-9942 <b>EMAIL:</b> gordon.kuenn@soudermiller.com	<b>CONTACT:</b> Francis Gordon Kuenn  <b>TITLE:</b> Professional Land Surveyor

Pre-Submittal Case Number: Q 22 - 045 Pre-Submittal Planner: Kat Hammer Pre-Submittal Engineer: Emily Gonzalez

State Parcel ID No. (AIN no.):

Parcel Address or Cross Streets: 3101 SCR 157, Strasburg CO 80103

Subdivision Name & Filing No: Skylark Filing No. 1

	EXISTING	PROPOSED
Zoning:	A-1	A-1
Project Name:	Q22-045	Skylark Filing No. 1
Site Area (Acres):	76.88 per Land Survey Plat	Survey Plat pending approval of county
Density (Dwelling Units/Acre):	35 acres	19 acres
Building Square Footage:	n/a	n/a
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

CASE # Q22-045 SKYLARK SUBDIVISION, FILING NO. 1

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

RE: Case # Q22-045 Skylark Filing No. 1

Dear Public Works & Development:

Frank Linnebur, applicant, on behalf of Amber Lynn Craig, Property Owner, is proposing a project within unincorporated Arapahoe County. The project is located at just North of SCR 157 and CR 26 aka Lloyd Road also identified as Arapahoe County Parcels 1983-00-0-00-378 and 1983-00-0-00-477. The project includes 76.88 acres and is currently zoned

A-1. It is our intention to accomplish a minor subdivision of the two adjacent 35+ acre parcels and create four 19+ acre lots and . These 4 lots would be used for single family home sites. Lot 2 would encompass the existing 3200 sf metal building used as a work shop, the 7200 sf metal bldg used for hay and equipment storage and the domestic /livestock well.

The 4 lots as proposed on the site map and Land Survey Plat attached have existing gravel road access roughly ¼ mile off the paved SCR 157. Lot 1 has access off of a recorded 60 foot wide private access easement known as Bates Avenue. Lots 2 and 3 have access off of a recorded 60 foot wide private access easement. Lot 4 is accessed off of CR 26 aka Lloyd Road.

We are looking forward to working with you.



6/1/2022

Sincerely, Frank Linnebur, applicant