



**ARAPAHOE COUNTY**

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

### 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> Joe Huey	<b>ADDRESS:</b> Lennar Colorado, LLC 9193 S Jamaica, 4th floor Englewood, CO 80112 <b>PHONE:</b> 720-369-3835 <b>EMAIL:</b> joseph.huey@lennar.com	<b>CONTACT:</b> Joe Huey  <b>TITLE:</b> Land Forward Planning Manager
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<b>OWNER(S) OF RECORD NAME(S):</b> David & Jessica Reed	<b>ADDRESS:</b> 24560 E Jewell Ave Aurora, CO 80018  <b>PHONE:</b> 303-204-0693 <b>EMAIL:</b> reed1319@gmail.com	<b>SIGNATURE(S):</b>  
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<b>ENGINEERING FIRM NAME:</b> Westwood Professional Services, Inc.	<b>ADDRESS:</b> 10333 E Dry Creek Road, Suite 240 Englewood, CO 80112  <b>PHONE:</b> 720-482-9526 <b>EMAIL:</b>	<b>CONTACT:</b> Sarah Kolz  <b>TITLE:</b> Director, Land Division Colorado
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**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
<b>Zoning:</b>	Rural Residential B (RR-B)	Urban Residential / Single-Family Detached and Attached
<b>Project Name:</b>	Reed Parcel	Rattle Stitch Ranch
<b>Site Area (Acres):</b>	2.511 AC	2.511 AC
<b>Density (Dwelling Units/Acre):</b>		
<b>Building Square Footage:</b>		
<b>Disturbed Area (Acres):</b>	N/A	

**CASE TYPE (S)**

\_\_\_\_\_  \_\_\_\_\_  \_\_\_\_\_

**THIS SECTION IS FOR OFFICE USE ONLY**

<b>Case No:</b>		<b>Assigned Planner:</b>		<b>Assigned Engineer:</b>	
<b>TCHD Fee:</b>	\$	<b>Planning Fee(s):</b>	\$	<b>Engineering Fee(s):</b>	\$

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.

# Westwood

## 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](mailto:Joseph.Huey@lennar.com)

### Property Owner(s):

David and Jessica  
24560 East Jewell Avenue  
Aurora, Colorado 80118  
303-204-0693  
[Reed1319@gmail.com](mailto:Reed1319@gmail.com)

Sincerely,  
Westwood Professional Services, Inc.



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