



December 09, 2021

**Steven Gabe
Town Administrator
Town of Georgetown**

Re: Bighorn Crossing Minor Subdivison Planned Community Plat No.2, Cover Letter

We are pleased to present to you the submittal documents for Bighorn Crossing Minor Subdivision Planned Community Plat No. 2. There are 13 proposed townhomes in total for this common interest subdivision which are broken down into the following lots and blocks:

Area	Building #s	Use
Lot 5 Block 2	1,2,4,6,8,9	Townhomes
Lot 9 Block 2	10,11,12,15,18	Townhomes
Lot 7 Block 2	13,14	Townhomes



TOWN OF GEORGETOWN
404 6TH STREET
P.O. BOX 426
GEORGETOWN, CO 80444

LAND USE APPLICATION

Project Name: Bighorn Crossing Minor Subdivision Planned Community Plat No. 2

Project Site Address/Location: 2100 Argentine Street

Name of Applicant: Garret Smith on behalf of Centennial Opportunity Fund Owner ☐ Agent ☒

Address: 138 Main Street Ste G-003W Edwards, CO 81632

Legal Description/Parcel, Block, Lot # (Attach Additional Sheet if Needed): _____

See Exhibit B attached

Telephone#: 970-712-3645 **Fax#:** _____ **Email:** Gmartin@777constructionllc.com

Type of Application (check all that apply):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Subdivision: Conceptual Plan | (Attach Subdivision Conceptual Plan Checklist) |
| <input type="checkbox"/> Subdivision: Preliminary Plat | (Attach Subdivision Preliminary Plat Checklist) |
| <input type="checkbox"/> Subdivision: Final Plat | (Attach Subdivision Final Plat Checklist) |
| <input type="checkbox"/> Subdivision Exemption Plat | (Attach Subdivision Exemption Plat Checklist) |
| <input type="checkbox"/> Special Use Permit | (Attach Special Use Permit Checklist) |
| <input type="checkbox"/> Temporary Use Permit | (Attach Temporary Use Permit Checklist) |
| <input type="checkbox"/> Sign Permit | (Attach Sign Permit Checklist) |
| <input type="checkbox"/> PUD: Preliminary Development Plan | (Attach PUD: Preliminary Development Plan Checklist) |
| <input type="checkbox"/> PUD: Final Development Plan | (Attach PUD: Final Development Plan Checklist) |
| <input type="checkbox"/> Rezoning | (Attach Rezoning Checklist) |
| <input type="checkbox"/> Zoning Variance | (Attach Zoning Variance Checklist) |
| <input type="checkbox"/> Floodplain Development Permit | (Attach Floodplain Development Permit Checklist) |
| <input type="checkbox"/> Annexation | (Attach Annexation Checklist) |
| <input type="checkbox"/> Site Specific Development Plan | (Attach Site Specific Development Plan Checklist) |
| <input type="checkbox"/> Certificate of Appropriateness | (Attach Certificate of Appropriateness Application) |

NOTE: No application will be accepted or processed unless it is complete and all fees are paid. In addition to the base application fee, a deposit to cover the reasonable anticipated costs for outside professional services may be required at the time of application. I hereby certify that the information contained herein and on any attachments hereto is in all respects true and accurate to the best of my knowledge and belief.

Name: (print) gsmith@777constructionllc.com

Signature:  **Date:** 12/9/2021

INSTRUCTIONS:

1. Review the relevant sections of the Georgetown Municipal Code (Typically Title 17, 18 and/or 21). Visit www.town.georgetown.co.us.
2. Read application and associated checklists thoroughly.
3. Complete and submit all of the requested information.
4. Applications not signed and lacking any of the requested information will be deemed incomplete and will not be scheduled for review.*

* * * * APPLICANT NOT TO WRITE BELOW * * * *

DATE

APPLICATION FEE PAID:

APPLICATION RECEIVED:

APPLICATION COMPLETE:

DESIGN REVIEW COMMISSION ACTION:

PLANNING COMMISSION ACTION:

BOARD OF SELECTMEN ACTION:

BOARD OF ADJUSTMENT ACTION:

PROPERTY POSTING:

MAILINGS:

PUBLICATION:

REFERRAL AGENCIES NOTIFIED:

ADMINISTRATIVE APPROVAL:

BOARD OF SELECTMEN APPROVAL:

BOARD OF ADJUSTMENT APPROVAL:

CERTIFICATE OF APPROPRIATENESS ISSUED:

PERFORMANCE GUARANTY POSTED:

* Note: A complete application includes this form, the applicable checklist(s), and all materials requested on the applicable checklist(s).



CONCEPTUAL SUBDIVISION PLAN CHECKLIST

Twenty hard copies and one electronic version of all of the following information shall be submitted with any application that requires a conceptual subdivision plan, unless one or more items are specifically waived in writing by the Town Administrator:

- ☒ The Land Use Application form provided by the Town Administrator.
- ☒ A cover letter including a statement of the purpose of the application and a brief description of the proposed subdivision.
- ☒ A letter of representation, signed and notarized by the property owner(s), for any applicant that is not a property owner.
- ☒ Names and mailing addresses of all persons owning property within three hundred (300) feet, excluding public rights-of-way, of the property subject to the application.
- ☒ A schematic drawing (at a scale of not less than 1" = 200') and/or narrative statement, which shall include the following:
 - Significant topographic features, including: natural and artificial drainage ways; ditches; lakes; approximate flooding limits based on available information; vegetative cover; rock outcrops; apparent geologic features; excavations; and mine shafts.
 - Proposed land use, including: general location and type of housing units and non-residential buildings; total square footage and percentage of lot coverage of all buildings and structures; and the location of parks and open space, off-street parking, , drainage, sewer, water, gas, electric and telephone facilities, and any other site improvements.
 - The basic internal road and pedestrian access system and the surrounding road system providing access to the site.
 - All existing structures, utilities and other physical features which could affect the proposed development.
 - Sufficient land survey data to identify the land being developed or subdivided.
 - All recorded easements or rights-of-way which could affect the proposed development.
- ☒ One (1) copy of a statement of intent, which shall include the following:
 - How the proposed subdivision complies with the intent of underlying zoning district regulations. The design goals and criteria in relationship to the Georgetown Design Guidelines.
 - How open spaces are to be owned and maintained, and whether: open spaces are to be open to public access and use, limited to access and use by landowners and their guests, or limited to a scenic easement;
- ☒ A schedule of development.



CONCEPTUAL SUBDIVISION PLAN CHECKLIST

- ☒ One (1) copy of information concerning the presence of any geologic hazard areas that could impact the subdivision and/or development of the subject property. If geologic hazard areas have not been officially designated by the Colorado Geologic Survey (or Plate I and Plate II of Geologic Hazards of Northeast Clear Creek County, Colorado contained in Appendices 17-A and 17-B of Title 17 of the Georgetown Municipal Code), the applicant should consult with the geologic survey to determine what potential hazards may exist. ***Waived, See Exhibit F**
- ☒ One (1) copy of information concerning areas subject to or affected by a one-hundred-year (intermediate regional) flood. ***Waived, See Exhibit F**
- ☐ An application fee per the Fee Schedule.
- ☐ A deposit to cover the reasonable anticipated costs for outside professional services.



Exhibit A -Letter of Representation

(Authorization to process the
application on behalf of the
owner)

11/9/21

The Town of Georgetown
P.O. Box 426
Georgetown, Colorado 80444-0426


Re: Bighorn Crossing Minor Subdivision Planned Community Plat No. 2

Dear Steven Rabe, Jennifer Yobski and Members of the DRC:

This letter is to serve as my authorization, Kurt Soukup, Manager of Centennial Opportunity Fund, LLC, to Garrett Smith and Greg Martin to act on the behalf of Centennial Opportunity Fund LLC in the manners of Bighorn Crossing Minor Subdivision Community Plat No. 2. Centennial Opportunity Fund LLC is sole owner and developer of Bighorn Crossing Communtiy.

Should you have any further questions, please feel free to contact me at your convenience.

Sincerely,



Kurt Soukup

Manager
Centennial Opportunity Fund, LLC.

INDIVIDUAL ACKNOWLEDGMENT

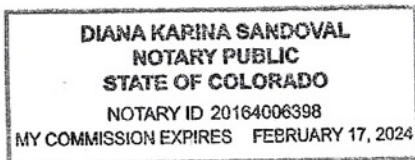
State/Commonwealth of Colorado
County of Eagle } ss.

On this the 9th day of December, 2021, before me,
Diana K Sandoval, the undersigned Notary Public,
Name of Notary Public
personally appeared Kurt Soukup,
Name(s) of Signer(s)

- ☐ personally known to me - OR -
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.



Diana K Sandoval
Signature of Notary Public

Place Notary Seal/Stamp Above

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Authorization Bighorn crossing Minor Subdivision

Document Date: 12-9-2021 Number of Pages: 1

Signer(s) Other Than Named Above: _____



Exhibit B- Names and Addresses of properties within 300' of Proposed subdivision



Bighorn Crossing Neighbor Analysis

Names and addresses within 300 Feet of Subject Property

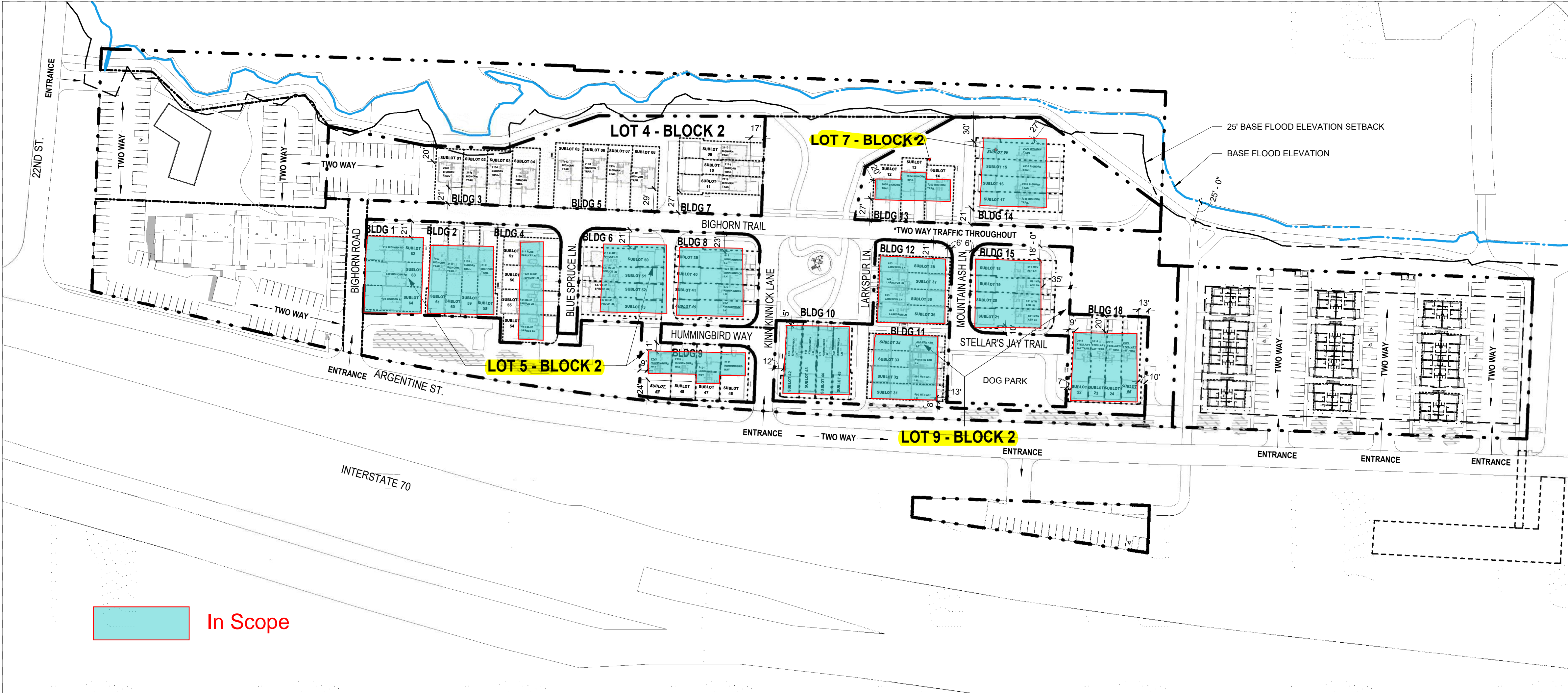
Property Owner	Address
Benjamin Cheang	11 Federal Blvd Denver, CO 80219
Liu Xinyuan & Miao Lei	18102 E Oakwood Place Aurora, CO 80116
Sharon Ho & Kevin Ho	637 RED SPRUCE DRIVE Littleton, CO 80126
Lori Haworth & Ray Haworth	2150 Bighorn Trail Georgetown, CO 80444
Lanlan Qin	2142 Bighorn Trail Georgetown, CO 80444
Andrea and William Forsythe	7901 PINEY RIVER AVE Littleton, CO 80125
Peak Dwellings LLC	6834 W. 76th Place Arvada, CO 80003
Frank Charles and Thomas Seymour	2449 Summers Glen Drive NW Concord, NC 28027
Your Hair Looks Good Today LLC	2079 W 44th Ave Denver, CO 80211
NDTCO TRUSTEE FBO BILLY WANG IRA	1070 West Century Drive Louisville, CO 80027
DONALD R HOUSE	11237 Explorers Run Littleton, CO 80125
New Bighorn Crossing LLC	8902 N Meridian Street Suite 250 Indianapolis, IN 46260
Creek Elevation LLC A CO LLC	148 Snyder Mtn Road Evergreen, CO 80439
Clear Creek Holdings LLC	205 Yankee Creek Trail Evergreen, CO 80439





Exhibit C- Schematic Drawings

Exhibit C



1 SITE PLAN - OVERALL

$$1'' = 80'-0''$$

- | | | | | | | | | |
|---|---|---|-----------------------------|---|---|-------------------------------|---|-------------------------|
| | | | AREA BOUNDARY LINES | | | LOT BOUNDARY LINES | | PEDESTRIAN PATHS |
| | | | BASE FLOOD ELEVATION | | | SUB-LOT BOUNDARY LINES | | STREETS |
| | | | | | | | | BERMED LAND |

OWN STAMP

359 DESIGN

DISCIPLINE STAMP

BIGHORN CROSSING
BIGHORN CROSSING
SUBDIVISION GEORGETOWN
CO 80444

ISSUE

SHEET TITLE

SITE PLAN - OVERALL

[illegible]

PROJECT NUMBER	17035
ISSUE DATE	5/24/2018

SHEET NO.

A0-00



Exhibit D- Statement of Intent



Statement of Intent

Lot 5 Block 2 is proposed to be six (6) townhome buildings.

- Building #1
- Building #2
- Building #4
- Building #6
- Building #8
- Building #9

Lot 9 Block 2 is proposed to be five (5) townhome buildings.

- Building #10
- Building #11
- Building #12
- Building #15
- Building #18

Lot 7 Block 2 is proposed to be two (2) townhome buildings.

- Building #13
- Building #14



Exhibit E- Schedule of Development



Schedule of Development

Lot 5 Block 2 :

- Building #2 - Anticipated Construction Completion: 5/23/22
- Building #6 - Anticipated Construction Completion: 6/09/22
- Building #8 - Anticipated Construction Completion: 7/21/22
- Building #1 - Anticipated Construction Completion: 8/21/22
- Building #4 - Anticipated Construction Completion: 9/21/22
- Building #9 - Anticipated Construction Completion: 10/21/22

Lot 9 Block 2:

- Building #10 - Anticipated Construction Completion: 11/21/22
- Building #11 - Anticipated Construction Completion: 12/21/22
- Building #12 - Anticipated Construction Completion: 1/21/23
- Building #15 - Anticipated Construction Completion: 2/21/23
- Building #18 - Anticipated Construction Completion: 3/21/23

Lot 7 Block 2:

- Building #13 - Anticipated Construction Completion: 4/21/23
- Building #14 - Anticipated Construction Completion: 5/21/23



Exhibit F-

***Statement of Geological
Characteristics(Waived)**

***Flood Zone
Information(Waived)**

Garret Smith

From: mlanders@plan-tools.com
Sent: Wednesday, December 8, 2021 4:02 PM
To: Garret Smith
Subject: RE: Minor Subdivision Application and Checklists

I confirmed the waiver of the geologic hazard and flood information. Meanwhile, I'm working on the schedule and should have that to you tomorrow.

Martin

Martin J. Landers, AICP
Principal
Plan Tools LLC
970.622.9811 (O)
970.988.8180 (C)
www.plan-tools.com

From: Garret Smith <gsmith@777constructionllc.com>
Sent: Wednesday, December 8, 2021 8:03 AM
To: mlanders@plan-tools.com
Subject: RE: Minor Subdivision Application and Checklists

Great. I will give you a call at 10AM.

From: mlanders@plan-tools.com <mlanders@plan-tools.com>
Sent: Wednesday, December 8, 2021 8:01 AM
To: Garret Smith <gsmith@777constructionllc.com>
Subject: RE: Minor Subdivision Application and Checklists

OK; let's plan on 10 am. My office number is below.

Thanks,

Martin

Martin J. Landers, AICP
Principal
Plan Tools LLC
970.622.9811 (O)
970.988.8180 (C)
www.plan-tools.com

From: Garret Smith <gsmith@777constructionllc.com>
Sent: Tuesday, December 7, 2021 6:24 PM
To: mlanders@plan-tools.com
Cc: 'Town Clerk' <townclerk@townofgeorgetown.us>; Greg Martin <gmartin@777constructionllc.com>; 'KURT SOUKUP' <soukup@mac.com>
Subject: Re: Minor Subdivision Application and Checklists