



LAND USE APPLICATION

PROJECT NAME: Little School on Perry Street

PROPERTY ADDRESS / GENERAL LOCATION: 203 Perry Street, Castle Rock, CO 80104

LEGAL DESCRIPTION: LOT 6 & S1/2 LOT 5 BLK 22 TOWN OF CASTLE ROCK

PROJECT DESCRIPTION: Proposed remodel of the existing Landmark Building and garage, and a proposed 1,316 s.f. building expansion to connect the two existing building together.

STATE PARCEL NO. _____

PLEASE CHECK APPLICATION TYPE:

- | | | |
|---|---|--|
| ☐ AGREEMENT | ☐ PLAT | ☐ WIRELESS COMMUNICATION FACILITIES |
| ☐ ANNEXATION | ☐ PLAT CORRECTION | ☒ OTHER: <u>Downtown Overlay - Design Review</u> |
| ☐ CONSTRUCTION DOCUMENTS | ☒ SITE DEVELOPMENT PLAN | <u>Historic Review Board</u> |
| ☐ DOWNTOWN FAÇADE/VARIANCE | ☐ SITE DEVELOPMENT PLAN AMENDMENT | |
| ☒ TESC (EROSION CONTROL) | ☐ SKETCH PLAN | |
| ☐ LOT LINE ADJUSTMENT/VACATION | ☐ STRAIGHT ZONING | |
| ☐ PLANNED DEVELOPMENT PLAN | ☐ TEMPORARY USE PERMIT | |
| ☐ PLANNED DEVELOPMENT PLAN AMENDMENT | ☐ USE BY SPECIAL REVIEW | |

SUMMARY DATA:

Current Zoning Downtown Overlay District / B-Business
Acreage 0.24
Current Use Retail
Pre-Application Meeting Date and Staff Member Name (if known)
05/16/2023 - Brad Boland
Proposed Zoning Downtown Overlay

Proposed No. of Lots 1
Proposed No. of Dwelling Units or Buildings (if Commercial)
1
Proposed Building Sq.Ft. 3,332 Total Square Feet
1,316 sq. ft. new expansion
Additional Info. _____

PROPERTY OWNER INFORMATION:

Name Marc Lewison
Company Mission Capital Properties BaySide, LLC
Address PO Box 371258, Las Vegas, NV 89137
Phone 619-818-8106
Email mlewis@mlmustang.com

Marc Lewison 7.31-23
Property Owner Signature (Required) _____ Date _____

REPRESENTATIVE INFORMATION:

Name Scott A. Boduch, AIA
Company BDG | Boduch Design Group, Inc.
Address 4969 South Alkire Street
Morrison, CO 80465
Phone 303-697-1983
Email sboduch@bdgarch.com

[Signature] 07.31.2023
Representative Signature (Required) _____ Date _____

Additional names and contact information to send project comments to (e.g., engineer, architect):

Name Mike Beach, PE
Company Ridgetop Engineering
Email mbeach@ridgetopeng.com

Name _____
Company _____
Email _____

Achieving the Community Vision through Excellence, Dedication and Service