



LAND USE APPLICATION

PROJECT NAME: The Brickyard

PROPERTY ADDRESS / GENERAL LOCATION: 401 Prairie Hawk Drive

LEGAL DESCRIPTION: see attached PDP Amendment No. 1 Set - Cover Sheet

PROJECT DESCRIPTION: The Planned Development Plan and Zoning Regulations Amendment No. 1 is a minor revisions to the Zoning Comparison and Development standards table, adding "entertainment" as a permitted use to Planning Area 2 & 3, and modifying the bldg. setback requirements.

STATE PARCEL NO. _____

PLEASE CHECK APPLICATION TYPE:

- | | | |
|--|--|--|
| ☐ AGREEMENT | ☐ PLAT | ☐ WIRELESS COMMUNICATION FACILITIES |
| ☐ ANNEXATION | ☐ PLAT CORRECTION | ☐ OTHER: _____ |
| ☐ CONSTRUCTION DOCUMENTS | ☐ SITE DEVELOPMENT PLAN | _____ |
| ☐ 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 The Brickyard Planned Development
Acreage 31.61 Acres
Current Use Mixed-Use
Pre-Application Meeting Date and Staff Member Name (if known)
Sandy Vossler
Proposed Zoning _____

Proposed No. of Lots _____
Proposed No. of Dwelling Units or Buildings (if Commercial)
530 Units / 8 buildings
Proposed Building Sq.Ft. Approx. 1,778,000 SF
Additional Info. _____

PROPERTY OWNER INFORMATION:

Name Anthony DeSimone
Company Confluence Companies
Address 430 Indiana St., Suite 200
Golden, CO 80401
Phone 303-643-5799
Email tony@confluenceco.com

10/7/2025
Property Owner Signature (Required) Date

REPRESENTATIVE INFORMATION:

Name Anthony DeSimone
Company Confluence Companies
Address 430 Indiana St., Suite 200
Golden, CO 80401
Phone 303-463-5799
Email tony@confluenceco.com

10/7/2025
Representative Signature (Required) Date

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

Name Fong Lee
Company Craine Architecture
Email fong@crainearch.com

Name John O'Rourke
Company Harris Kocher Smith
Email jorourke@hksegn.com