



# LAND USE APPLICATION

PROJECT NAME: Sunset Point Filing No. 1

PROPERTY ADDRESS / GENERAL LOCATION: Located to the North of Castle Wood Ranch 2 & Founders Village 24 Subdivisions.

LEGAL DESCRIPTION: See attached.

PROJECT DESCRIPTION: Single-Family detached residential development within the existing Bella Mesa PDP (R-SF Use area). 232 homes are proposed along with public infrastructure, active and passive open space, trails, sidewalks, landscaping along with additional public improvements.

STATE PARCEL NO. 2507-040-00-020, 2507-054-00-011, 2507-043-00-001, 2507-043-00-002, 2507-081-00-026

## PLEASE CHECK APPLICATION TYPE:

- |                                                             |                                                          |                                                            |
|-------------------------------------------------------------|----------------------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> AGREEMENT                          | <input checked="" type="checkbox"/> PLAT                 | <input type="checkbox"/> WIRELESS COMMUNICATION FACILITIES |
| <input type="checkbox"/> ANNEXATION                         | <input type="checkbox"/> PLAT CORRECTION                 | <input type="checkbox"/> OTHER: _____                      |
| <input checked="" type="checkbox"/> CONSTRUCTION DOCUMENTS  | <input type="checkbox"/> SITE DEVELOPMENT PLAN           | _____                                                      |
| <input type="checkbox"/> DOWNTOWN FAÇADE/VARIANCE           | <input type="checkbox"/> SITE DEVELOPMENT PLAN AMENDMENT | _____                                                      |
| <input checked="" type="checkbox"/> TESC (EROSION CONTROL)  | <input type="checkbox"/> SKETCH PLAN                     | _____                                                      |
| <input type="checkbox"/> LOT LINE ADJUSTMENT/VACATION       | <input type="checkbox"/> STRAIGHT ZONING                 | _____                                                      |
| <input type="checkbox"/> PLANNED DEVELOPMENT PLAN           | <input type="checkbox"/> TEMPORARY USE PERMIT            | _____                                                      |
| <input type="checkbox"/> PLANNED DEVELOPMENT PLAN AMENDMENT | <input type="checkbox"/> USE BY SPECIAL REVIEW           | _____                                                      |

## SUMMARY DATA:

Current Zoning Bella Mesa PD  
Acreage +/- 101  
Current Use Vacant/Undeveloped  
Pre-Application Meeting Date and Staff Member Name (if known)  
PREAPP21-0076 -- September 9, 2021  
Proposed Zoning Bella Mesa PD (no change)

Proposed No. of Lots 232  
Proposed No. of Dwelling Units or Buildings (if Commercial)  
232 dwelling units  
Proposed Building Sq.Ft. n/a  
Additional Info. \_\_\_\_\_

## PROPERTY OWNER INFORMATION:

Name John V. Hill  
Company Fourth Investments USA, LLC  
Address 17130 Dallas Pkwy, Suite 240  
Dallas TX 75248  
Phone 970-470-2087  
Email jvhill@international-capital.com  
for Fourth Investments USA, LLC by  
John V. Hill as Site Manager 08/19/22  
Property Owner Signature (Required) \_\_\_\_\_ Date

## REPRESENTATIVE INFORMATION:

Name Kevin Rohrbough  
Company Core Consultants, Inc.  
Address 3473 S Broadway  
Englewood, CO 80113  
Phone 303-730-5960  
Email krohrbough@liveyourcore.com  
08/19/22  
Representative Signature (Required) \_\_\_\_\_ Date

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

Name \_\_\_\_\_  
Company \_\_\_\_\_  
Email \_\_\_\_\_

Name \_\_\_\_\_  
Company \_\_\_\_\_  
Email \_\_\_\_\_

*Achieving the Community Vision through Excellence, Dedication and Service*

**FINAL PLAT DESCRIPTION**

A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A OF BELLA MESA NORTH FINAL PLAT, RECORDED \_\_\_\_\_, 2022, AT RECEPTION NO. \_\_\_\_\_, DOUGLAS COUNTY RECORDS,

CONTAINS 11,953,077 SQUARE FEET (274.405 ACRES), MORE OR LESS.