



LAND USE APPLICATION

PROJECT NAME: Mount Royal Lots

PROPERTY ADDRESS / GENERAL LOCATION: Vacant Land, Intersection of Mt Royal Drive and W Prestwick Way

LEGAL DESCRIPTION: Tract B, Block 2, The Estate Above Plum Creek, Subdivision No. 4

PROJECT DESCRIPTION: Proposing to subdivide a parcel into 3 single family lots and 3 open space tracts. Improvements associated with subdivision will be overlot grading, providing a private drive, and providing utilities.

STATE PARCEL NO. 2505-232-07-003

PLEASE CHECK APPLICATION TYPE:

☐ AGREEMENT

☐ ANNEXATION

☒ CONSTRUCTION DOCUMENTS

☐ DOWNTOWN FAÇADE/VARIANCE

☒ TESC (EROSION CONTROL)

☐ LOT LINE ADJUSTMENT/VACATION

☐ PLANNED DEVELOPMENT PLAN

☐ PLANNED DEVELOPMENT PLAN
AMENDMENT

☒ PLAT

☐ PLAT CORRECTION

☐ SITE DEVELOPMENT PLAN

☐ SITE DEVELOPMENT PLAN AMENDMENT

☐ SKETCH PLAN

☐ STRAIGHT ZONING

☐ TEMPORARY USE PERMIT

☐ USE BY SPECIAL REVIEW

☐ WIRELESS COMMUNICATION
FACILITIES

☐ OTHER: _____

SUMMARY DATA:

Current Zoning Single Family - Low Density, Open Space

Acreage 1.5

Current Use Vacant Land

Pre-Application Meeting Date and Staff Member Name (if known)

May 20, 2021, Pam Hall

Proposed Zoning Single Family-Low Density, Open Space

Proposed No. of Lots 3

Proposed No. of Dwelling Units or Buildings (if Commercial)

Proposed Building Sq.Ft. N/A

Additional Info. _____

PROPERTY OWNER INFORMATION:

Name Peter Rinehart

Company The Douglas Group, Inc

Address 413 Wilcox St., Suite 204

Castle Rock, CO 80104

Phone 303-886-9118

Email peterhrinehart@gmail.com

Peter Rinehart
Property Owner Signature (Required)

8/22/23
Date

REPRESENTATIVE INFORMATION:

Name Michael Tollefson

Company Point Consulting, LLC

Address 8460 W. Ken Caryl Avenue #101

Littleton, CO 80128

Phone 720-258-6836 x 1001

Email mtollefson@pnt-llc.com

MTT
Representative Signature (Required)

08.25.2023

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