



LAND USE APPLICATION

PROJECT NAME: Bella Mesa South +

PROPERTY ADDRESS / GENERAL LOCATION: NW Corner of Mikelson Blvd and Mitchell St +

LEGAL DESCRIPTION: MOST OF TRACT C OF BELLA MESA FILING NO. 1 SUBDIVISION

PROJECT DESCRIPTION: A site development plan for 93 single family attached townhome units

STATE PARCEL NO. 250708427002

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 PD _____
Acreage 8.941 +
Current Use Vacant +
Pre-Application Meeting Date and Staff Member Name (if known) 2/21 Sandy Vossler +
Proposed Zoning PD _____

Proposed No. of Lots 93 +

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

Proposed Building Sq.Ft. _____

Additional Info. _____

PROPERTY OWNER INFORMATION:

Name John Hill +
Company Fourth Investments USA LLC +
Address 17130 Dallas Parkway #240 +
Dallas TX 75248 +
Phone 970-470-2087
Email jvhill@gmail.com

John V. Hill, Site Manager
Digitally signed by John V. Hill, Site Manager
Date: 2025.05.29 12:31:11 -05'00'

Property Owner Signature (Required) _____ Date _____

REPRESENTATIVE INFORMATION:

Name Bryan Conway
Company Cardel Homes +
Address 9110 E Nichols Ave, Suite 120
Denver CO 80112 +
Phone 720-798-6823 +
Email bryan.conway@cardelhomes.com +

Bry 5/29/2025
Representative Signature (Required) _____ Date _____

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

Name Travis Frazier
Company Redland +
Email tfrazier@redland.com

Name Josie O'Conner +
Company Redland +
Email joconner@redland.com +