



PRE-APPLICATION MEETING REQUEST

Applicant Name (Main Contact) MR. LAUREN BROCKMAN Title _____
I am the Owner Architect Developer Broker Other _____
Name of Firm MORGAN GROUP DEVELOPMENT LLC C/O CONVERGENCE REAL ESTATE GROUP
Address 50 SOUTH STEELE SUITE 420
Phone 303-394-1577 ext 1003 Cell _____
City DENVER State CO Zip 80209
Email Address lbrockman@ConvergenceMREG.com

Property Owner Name SOUTH FEDERAL PARTNERS LLC Title _____
Company Name _____
Address 410 17TH STREET UNIT 1175
Phone _____ Cell _____
City DENVER State CO Zip 80202
Email Address _____

I am authorized by, or have the consent of, the owner of the subject property to submit this meeting request.


Authorization signature required as agent

Property Information

Site Address 3120-3126 W Belleview Ave.
Closest Major Intersection BELLEVIEW AVE. AND FEDERAL BLVD.
Property Size APPROX. 14.8 ACRES
Subdivision Name TURF CLUB CENTRE

Zoning and Land Use Information

Current Zoning B-2 PDO Proposed Zoning To be determined
Existing Uses: Retail , Office , Industrial , Residential , Other
Setbacks: Front 0, Side 0, Rear 0
Building Height Allowed n/a, Building Height Proposed Varies
Density/F.A.R. Existing None, Density/F.A.R. Proposed 0.70

Historic Property Information

Historic Name of Property Columbine Square
Historic District n/a

Project Name: Columbine Square Renewal Area (New name to be determined)

Brief description of proposal: See attached. The redevelopment aims to create a new mixed use community gathering space and destination with a village character. A mixed use development is envisioned with new residential, retail, parks and amenities. A mix of housing types is proposed including patio homes, townhomes, live-work units, and 3-story multifamily apartments.

****ATTACH:**

- Separate detailed Letter of Intent
- Site Plan/rough sketch of proposed project
- Any other supplemental documents


Applicant Signature
4/15/18
Date Submitted