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CITY OF LITTLETON  
PUBLIC WORKS



City of Littleton Public Works Department  
Engineering Services Division  
2255 W. Berry Ave  
Littleton CO, 80120  
Phone 303-795-3865  
www.littletongov.org

### FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

PERMIT NO. F- (filled in by staff) Date 7/2/19

Other City Case # \_\_\_\_\_ (if applicable)

Project Name Powers and Elati

Project Address/Intersection W Powers Ave and S Elati St

#### CONTACT INFORMATION

Applicant:

Name Ted Swan Company Ware Malcomb

Address 990 S Broadway #230 Denver CO 80209  
(number) (city) (state) (zip)

Phone number 303.689.1516 Email tswan@waremalcomb.com

Property Owner:

Name Ivan Anaya Company South Metro Housing Options

Address 5745 S. Bannock St Littleton CO 80120  
(number) (city) (state) (zip)

Phone number 720 726 5066 Email ianaya@smho.com

Contractor :

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

Address \_\_\_\_\_  
(number) (city) (state) (zip)

Phone number \_\_\_\_\_ Email \_\_\_\_\_

#### PROJECT INFORMATION

Watercourse/Floodplain Name: Slaughterhouse Gulch

(see Public Works Dept or [udfcd.org/mapping](http://udfcd.org/mapping) for floodplain information)

Floodplain type: Local **FEMA** Zone AE

Base 100-year flood elevation (BFE), feet above MSL (NAVD88 datum): 5425 (if available)

*VARIES  
5425.5-26*

Source of BFE data: **FEMA Flood Insurance Rate Map** FEMA Flood Insurance Study  
UDFCD Flood Hazard Area Delineation Independent Engineer study

Nature of the project (circle all that apply):

<b>BUILDING</b>	<b>CHANNEL</b>	<b>RECREATION</b>	<b>OTHER</b>
<b>Residential</b>	Bank stabilization	trail	Roadway Bridge
Commercial	Grade control	ballfield	Parking lot
Fill for building	Outfall	trail bridge	Utility
Substantial improvement	Grading	playground	Other _____

**TYPE** (circle all that apply):

Temporary (less than 6 months) **Permanent** Rehabilitation  
Emergency Repair Maintenance

**FLOODWAY DATA**

Is a REGULATORY Floodway defined by FEMA on the FIRM ? **Yes** No

Is the project within the Floodway ? Yes **No**

- If yes, attach a hydraulic analysis and no-rise certification from a Colorado Professional Engineer
- If no, attach documentation of project limits outside of floodway limits (plan view drawing) ✓

If there is no Floodway defined, but project is within the Floodplain:

- N/A
- Attach a hydraulic analysis and verification that project causes 6 inches or less of increase in 100-year water surface elevation **GRADE WITHIN ZONE AE IS NOT BEING ALTERED BY OVER 6"**
  - If project causes more than 6 inches of increase in 100-year water surface elevation, attach a hydraulic analysis, and a FEMA Conditional Letter of Map Revision is required

**ATTACHMENTS (SEE LITTLETON MUNICIPAL CODE 10-6-8(A)):**

<b>X</b>	Narrative report or letter describing project	PE Certification of No Rise (if required, see above)
<b>X</b>	Construction plans	Hydraulic Analysis (if required, see above)

\*Note: Other information may be required depending on requested activity

**Applicants Acceptance of Terms & Conditions.** I understand that this permit is subject to the terms and conditions listed therein, and is not a permit to begin construction. I understand that construction approval is subject to separate permits and final construction plan approval.

Applicant Signature *L.M.* Date 05/10/2019

**STAFF USE ONLY**

**Review Checklist Below - Indicate if required**

<input checked="" type="checkbox"/>	404 Permit application and approval	<input checked="" type="checkbox"/>	Construction Inspection by city or UDFCD
<input checked="" type="checkbox"/>	CLOMR (Before Construction)	<input checked="" type="checkbox"/>	Floodplain/Elevation Certificate (post-construction)
<input checked="" type="checkbox"/>	Grading Permit / # _____	<input checked="" type="checkbox"/>	As-Built Survey (post-construction)
<input checked="" type="checkbox"/>	Building Permit / # _____	<input checked="" type="checkbox"/>	Certificate of Compliance (post-construction)
<input type="checkbox"/>	UDFCD Review for Maintenance Eligibility	<input type="checkbox"/>	LOMR (post-construction)
<input type="checkbox"/>	CWCB/UDFCD FHAD update (post construction)	<input type="checkbox"/>	Other referral agencies needed

Special Terms & Conditions:

*Finished and building limits must be outside of floodway and floodplain.  
 Finished grades of all areas in floodplain = existing elevations.*

**Permit Type (select):**

<input checked="" type="checkbox"/>	Floodplain Development Permit	Approved by Floodplain Administrator	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Initials: <i>MRW</i> Date: <i>9/3/19</i>
<input type="checkbox"/>	Floodplain Use by Special Exception	Approved by Planning Commission	<input type="radio"/> Yes	<input type="radio"/> No	Date of PC hearing:



# WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS  
BRANDING | CIVIL ENGINEERING

August 23, 2019

**City of Littleton**  
**Water Resource Division**  
225 W. Berry Avenue  
Littleton, CO 80120

Dear Ms. Roan,

The Powers and Elati Development consists of a 2-story senior housing building on a 1.2 acre site which is, in part, covered by the Slaughterhouse Gulch 100 year floodplain. There are currently six existing single family residential buildings on the site. All the existing buildings are out of the floodplain. The first level footprint of the building is comprised of a residential structure that has been placed out of the floodplain and a covered parking structure that is largely within the floodplain. The 2<sup>nd</sup> floor of the building is above the first floor residential structure as well as the parking structure and is supported by columns where it overhangs the parking.

All work associated with this project including grading, site improvements and building construction are proposed to be outside of the floodway. The first level finished floor elevations are proposed to be a minimum 1' above the Base Flood Elevation however, the proposed grades within the floodplain are anticipated to match closely to the existing elevations.

It is our expectation that the Powers and Elati Development will have a nominal impact on the Slaughterhouse Gulch 100 year floodplain. We hope this explanation will assist in the administrative review of the floodplain development permit and we look forward to working with you further. Should you have any questions please contact me at (303) 689-1516

Sincerely,

**Ware Malcomb**



Ted Swan

Director, Civil Engineering

10/9/2019

Karl Onsager  
Community Development  
2255 W. Berry Ave.  
Littleton, Colorado 80120  
303-795-3778 (office)

SECURITY

Karl,

This package contains the documentation of the neighborhood meeting that was held 10/9/2019 for the South Metro Housing Options proposed senior housing at Powers & Elati. This public meeting was held to as part of the Use by Special Exception (ENG19-0001 Use By Special Exception - Powers and Elati) and in order to initiate the Major Site Plan process.

The meeting was held at Littleton United Methodist Church, 5894 S. Datura St. Littleton, CO 80120 on 10/8/2019 from 4:00 – 6:00 pm. All property owners within 700' were notified by US Mail 7 days in advance of the meeting using a mailing list determined by the procedure outlined in the Property Owner Lookup Guide.

The meeting was attended by representatives of South Metro Housing Options, Shopworks Architecture and Ware Malcomb Civil Engineering. There were 2 attendees and we received one comment.

This package includes:

- Address list
- Notice
- Notice of Neighborhood Meeting Mailing Certificate
- Sign-in Sheet
- Comment Sheets for Use by Special Exception and Major Site Plan

Please feel free to contact me if you have any questions or concerns.

Sincerely,

Tom Otteson AIA

Situs_Address	Situs_City_State_Zip	Owner	Owner_Mail_Address	Owner_City_State_Zip
5560 S ELATI ST	LITTLETON CO, 80120-1668	LARA LEA APARTMENTS LLLP	3595 S WASHINGTON ST	ENGLEWOOD CO 80113-3812
5658 S FOX CIR Ste B	LITTLETON CO, 80120-5427	RED ROCKS INVESTMENTS LLC	385 INVERNESS PKWY SUITE 140	ENGLEWOOD CO 80112-5852
343 W POWERS PL	LITTLETON CO, 80120-1761	SUGARBERRY HOLDINGS LLC	04 HAYSTACK ROW	ENGLEWOOD CO 80113-4198
609 W LITTLETON BLVD	LITTLETON CO, 80120-2352	DOCTORS CARE	609 W LITTLETON BLVD SUITE 100	LITTLETON CO 80120-2352
679 W LITTLETON BLVD	LITTLETON CO, 80120-2369	679 LITTLETON LLC	2431 EAGLEVIEW CIR	LONGMONT CO 80504-7315
395 W LITTLETON BLVD	LITTLETON CO, 80120-2367	Z PORTFOLIO LLC	333 S MONROE ST STE 401	DENVER CO 80209-3725
5621 S DELAWARE ST	LITTLETON CO, 80120-1622	CHURCH OF GOD HOLINESS-LTN TRUSTEES OR SUCCESSORS	7415 METCALF AVE	OVERLAND PARK KS 66204-1975
638 W POWERS AVE	LITTLETON CO, 80120-1619	ROSA JOHN, ROSA JULIE	5850 W QUARLES DR	LITTLETON CO 80128-3950
5504 S HURON ST	LITTLETON CO, 80120-1496	AJ MANAGEMENT LLC	13961 E SARATOGA PL	AURORA CO 80015-4290
		DOCTORS CARE	609 W LITTLETON BLVD SUITE 100	LITTLETON CO 80120-2352
		MULQUEEN CHARLES H, MULQUEEN MAURINE C	346 S SHERMAN ST	DENVER CO 80209-1623
			null	null
		LITTLETON CITY OF	2255 W BERRY AVE	LITTLETON CO 80165-0002
5400 S DELAWARE ST	LITTLETON CO, 80120-1698	NORGREN INC	5400 S DELAWARE ST	LITTLETON CO 80120-1698
399 W LITTLETON BLVD	LITTLETON CO, 80120-2333	Z PORTFOLIO LLC	333 S MONROE ST STE 401	DENVER CO 80209-3725
		LITTLETON CITY OF	2450 W MAIN ST	LITTLETON CO 80120-1911
298 W POWERS AVE	LITTLETON CO, 80120-1757	298 POWERS LLC	PO BOX 749	LITTLETON CO 80160
241 W POWERS AVE Bldg E	LITTLETON CO, 80120	TED DEVELOPMENT COMPANY LLC	4725 S MONACO ST UNIT 200	DENVER CO 80237-3468
5603 S HURON ST	LITTLETON CO, 80120-1446	DAVID WESLEY SCHULTZ REVOCABLE TRUST, DAWN ELIZABETH SCHULTZ REVOCABLE TRUST	10941 PARKER VISTA RD	PARKER CO 80138-7294
5628 S FOX CIR	LITTLETON CO, 80120-5428	ACS I INVESTMENTS LLC	11307 BELL CROSS CIR	PARKER CO 80138-8766
		PRIMROSE PROPERTIES I LP, WILSON GREGORY J, PATAL KRISHNA, OLMSTEAD RANDEL E, COLONIA DE LA DOR-LIN LLC, DORLIN INVESTMENTS LLC, PRIMROSE PROPERTIES II LP	706 W BERRY AVE	LITTLETON CO 80120-1687
706 W BERRY AVE	LITTLETON CO, 80120-1687		PO BOX 3075	MCKINNEY TX 75070-8182
5555 S ELATI ST	LITTLETON CO, 80120-1624	SPTMNR PROPERTIES TRUST	271 SYLVESTER PLACE	HIGHLANDS RANCH CO 80129-6220
555 W BERRY AVE	LITTLETON CO, 80120-5414	MARK R & LINDA L KASPER TRUST	PO BOX 749	LITTLETON CO 80160-0749
338 W POWERS AVE	LITTLETON CO, 80120-1717	ROSEWOOD LLC	797 W POWERS AVE	LITTLETON CO 80120-1657
797 W POWERS AVE	LITTLETON CO, 80120-1657	JOHNSON NATHANIEL P	8801 LIPAN ST	DENVER CO 80260-4912
445 W BERRY AVE	LITTLETON CO, 80120-1601	THE RECOVERY FOUNDATION INC	5745 S BANNOCK ST	LITTLETON CO 80120-2409
5599 S ELATI ST	LITTLETON CO, 80120-1632	LITTLETON HOUSING AUTHORITY	271 SYLVESTER PLACE	HIGHLANDS RANCH CO 80129-6220
505 W BERRY AVE	LITTLETON CO, 80120-5412	MARK R & LINDA L KASPER TRUST	8036 E JEFFERSON PLACE	DENVER CO 80237-4517
5457 S FOX ST	LITTLETON CO, 80120-1659	B I ENTERPRISES LLC	PO BOX 270876	LITTLETON CO 80127
398 W POWERS AVE	LITTLETON CO, 80120-1719	COPPER RIDGE APARTMENTS LLC	1325 S COLORADO BLVD STE B-601	DENVER CO 80222-3348
5531 S DELAWARE ST	LITTLETON CO, 80120-5401	REGAL APARTMENTS LLC	599 W LITTLETON BLVD	LITTLETON CO 80120-2335
599 W LITTLETON BLVD	LITTLETON CO, 80120-2335	MELSTROM KURT A	PO BOX 270876	LITTLETON CO 80127
368 W POWERS AVE	LITTLETON CO, 80120-1718	EMERALD POINT APARTMENTS LLC	PO BOX 3472	LITTLETON CO 80161-3472
5618 S FOX CIR	LITTLETON CO, 80120-5430	LENNON LEONARD J, LENNON MARY I	2255 W BERRY AVE	LITTLETON CO 80165-0002
		ZIMMERMAN JOSEPH W & LYNN B SWEENEY JOSEPH L & F	5727 S GREEN OAKS DR	GREENWOOD VILLAGE CO 80121-1336
5608 S FOX ST	LITTLETON CO, 80120-5432	CELESTA A ERNST TRUST	7 WILLOWCROFT DR	COLUMBINE VALLEY CO 80123-7908
		Z PORTFOLIO LLC	333 S MONROE ST STE 401	DENVER CO 80209-3725
589 W LITTLETON BLVD	LITTLETON CO, 80120-2335	ROLAND A WILSON MARITAL TRUST	1809 W LITTLETON BLVD	LITTLETON CO 80120-2020
5511 S DELAWARE ST	LITTLETON CO, 80120-1697	DENNIS J PETERSON TRUST & L FAYE PETERSON TRUS	10228 E PINWOOD DR	PARKER CO 80138-7804
508 W POWERS AVE	LITTLETON CO, 80120-5434	HOMEOWNERS LLC	3079 S QUINCE WAY	DENVER CO 80231-4145
709 W LITTLETON BLVD	LITTLETON CO, 80120-2365	BAM PROPERTY MANAGEMENT 2 LLC	2021 S HUMBOLT ST	DENVER CO 80210-3337
439 W LITTLETON BLVD	LITTLETON CO, 80120-2334	MULQUEEN CHARLES H, MULQUEEN MAURINE C	346 S SHERMAN ST	DENVER CO 80209-1623
5477 S FOX ST	LITTLETON CO, 80120-1659	KR-1 PROPERTIES INC	PO BOX 9762	DENVER CO 80209
			null	null
5668 S FOX CIR	LITTLETON CO, 80120-5424	LEJONVARN GRANT E	3075 E COLORADO AVE	DENVER CO 80210-3550
			null	null
498 W POWERS AVE	LITTLETON CO, 80120-1682	SSM PROPERTIES LLC, MUKHERJEE CAPITAL I LLC	10139 LONGVIEW DR	LONE TREE CO 80124-9763
			null	null
5622 S DELAWARE ST	LITTLETON CO, 80120-5408	ELLIS/CASE PROPERTIES LLC	11516 CANTERBERRY LN	PARKER CO 80138-8463
5601 S DELAWARE ST	LITTLETON CO, 80120-1649	TRAN HUNG N, TRAN NINA	6000 E EVANS AVE SUITE 1-110	DENVER CO 80222-5412
5520 S ELATI ST	LITTLETON CO, 80120-5406	COLAMAN RE HOLDINGS LLC	5777 E EVANS AVE STE 1	DENVER CO 80222-5316
5561 S DELAWARE ST	LITTLETON CO, 80120-5404	BANSAL RAJIV, DINAVAH SIRISHA	5777 E EVANS AVE STE 1	DENVER CO 80222-5316
			null	null
5510 S ELATI ST	LITTLETON CO, 80120-5405	COLAMAN RE HOLDINGS LLC	5777 E EVANS AVE STE 1	DENVER CO 80222-5316

5645 S LAKEVIEW ST	LITTLETON CO, 80120-1615	PALAORO JOSEPH T III	LITTLETON CO, 80120-1615	5645 S LAKEVIEW ST	LITTLETON CO 80120-1615
null	null	null	null	null	null
5655 S LAKEVIEW ST	LITTLETON CO, 80120-1615	CLODER KATHLEEN	LITTLETON CO, 80120-1615	5655 S LAKEVIEW ST	LITTLETON CO 80120-1615
5655 S DELAWARE ST	LITTLETON CO, 80120-1622	NAIL OLIN W JR	LITTLETON CO, 80120-1622	5655 S DELAWARE ST	LITTLETON CO 80120-1622
5521 S DELAWARE ST	LITTLETON CO, 80120-5400	COLAMAN RE HOLDINGS LLC	LITTLETON CO, 80120-5400	5777 E EVANS AVE SITE 1	DENVER CO 80222-5316
5638 S FOX CIR	LITTLETON CO, 80120-1686	LENNON JAMES R	LITTLETON CO, 80120-1686	PO BOX 728	LITTLETON CO 80160-0728
5649 S DELAWARE ST	LITTLETON CO, 80120-5436	SHIRLEY K SHELTON REVOCABLE TRUST	LITTLETON CO, 80120-5436	PO BOX 2463	PARKER CO 80134-1418
5615 S LAKEVIEW ST	LITTLETON CO, 80120-1615	LAWRENCE JULIE A	LITTLETON CO, 80120-1615	5615 S LAKEVIEW ST	LITTLETON CO 80120-1615
5654 S HURON ST	LITTLETON CO, 80120-1447	GUIDRY RONNIE J	LITTLETON CO, 80120-1447	5654 S HURON ST	LITTLETON CO 80120
5674 S HURON ST	LITTLETON CO, 80120-1447	BAUER STEVE L	LITTLETON CO, 80120-1447	4174 S WASHINGTON ST	ENGLEWOOD CO 80113-4756
739 W LITTLETON BLVD	LITTLETON CO, 80120-2337	739 WEST LITTLETON BLVD LLC	LITTLETON CO, 80120-2337	511 E BEXLEY LN	HIGHLANDS RANCH CO 80126-3530
5665 S DELAWARE ST	LITTLETON CO, 80120-1621	BARRAND MARK	LITTLETON CO, 80120-1621	1678 ROSE PESTAL LN	CASTLE ROCK CO 80109-3586
5636 S LAKEVIEW ST	LITTLETON CO, 80120-1616	BLAIR ELIZABETH ANN	LITTLETON CO, 80120-1616	12520 W CRESTLINE DR	LITTLETON CO 80127-6201
5652 S DELAWARE ST	LITTLETON CO, 80120-1635	JMIC ONE	LITTLETON CO, 80120-1635	5652 S DELAWARE ST	LITTLETON CO 80120-1635
5666 S LAKEVIEW ST	LITTLETON CO, 80120-1616	WILLIAMS BRENT, WELTY SARAH	LITTLETON CO, 80120-1616	5666 S LAKEVIEW ST	LITTLETON CO 80120-1616
5551 S DELAWARE ST	LITTLETON CO, 80120-5403	HAWTHORNE GALE N	LITTLETON CO, 80120-5403	6462 S CLERMONT CT	LITTLETON CO 80121-3260
5604 S HURON ST	LITTLETON CO, 80120-1447	MCGUIRE BARBARA	LITTLETON CO, 80120-1447	5604 S HURON ST	LITTLETON CO 80120-1447
5573 S HURON ST	LITTLETON CO, 80120-1444	DEWEY MARCELLA S	LITTLETON CO, 80120-1444	10522 SANTA GERTRUDES AVE APT 4	WHITTIER CA 90603-2740
5616 S LAKEVIEW ST	LITTLETON CO, 80120-1616	CISZEK TOM, CISZEK RENEE	LITTLETON CO, 80120-1616	5616 S LAKEVIEW ST	LITTLETON CO 80120-1616
5581 S DELAWARE ST	LITTLETON CO, 80120-1621	WAYWARD PIG LLC	LITTLETON CO, 80120-1621	4795 S LAFAYETTE ST	ENGLEWOOD CO 80113-5953
5605 S LAKEVIEW ST	LITTLETON CO, 80120-1615	ESCOBEDO ARMANDO	LITTLETON CO, 80120-1615	5605 S LAKEVIEW ST	LITTLETON CO 80120-1615
5614 S HURON ST	LITTLETON CO, 80120-1447	KAHN STEPHANIE A	LITTLETON CO, 80120-1447	5514 S HURON ST	LITTLETON CO 80120-1445
5675 S LAKEVIEW ST	LITTLETON CO, 80120-1615	SILFEE KYLE	LITTLETON CO, 80120-1615	5675 S LAKEVIEW ST	LITTLETON CO 80120-1615
5625 S LAKEVIEW ST	LITTLETON CO, 80120-1615	MULQUEEN CHARLES H, MULQUEEN MAURINE C	LITTLETON CO, 80120-1615	346 S SHERMAN ST	DENVER CO 80209-1623
5553 S HURON ST	LITTLETON CO, 80120-1444	TORONTO JOHN S, LAING BRADLEY R	LITTLETON CO, 80120-1444	785 CORONADO DR	SEDALIA CO 80135-8304
5627 S FOX ST	LITTLETON CO, 80120-5420	HERALD ARMANDO, HERALD KIMBERLY	LITTLETON CO, 80120-5420	5553 S HURON ST	LITTLETON CO 80120-1444
497 W POWERS AVE	LITTLETON CO, 80120-5407	KELLER KEVIN J, KELLER JACQUELINE A	LITTLETON CO, 80120-5407	4163 E 17TH AVENUE PKWY	DENVER CO 80220-1012
5656 S LAKEVIEW ST	LITTLETON CO, 80120-1616	AVENIR PROPERTIES LLC	LITTLETON CO, 80120-1616	PO BOX 2416	LITTLETON CO 80161-2416
5469 S LAKEVIEW WAY	LITTLETON CO, 80120-1617	ANDRUS FAMILY TRUST	LITTLETON CO, 80120-1617	18005 SADDLEHORN LN	MANSFIELD TX 76063-5352
5635 S LAKEVIEW ST	LITTLETON CO, 80120-1615	ORTIZ BALTAZAR T, ORTIZ MARIA ELIZONDO-RIOS	LITTLETON CO, 80120-1615	5469 S LAKEVIEW WAY	LITTLETON CO 80120-1617
5456 S LAKEVIEW ST	LITTLETON CO, 80120-1614	GOLDBERG JON	LITTLETON CO, 80120-1614	5635 S LAKEVIEW ST	LITTLETON CO 80120-1615
5606 S LAKEVIEW ST	LITTLETON CO, 80120-1616	BUENZLI GREGORY, BUENZLI MEREDITH	LITTLETON CO, 80120-1616	1125 HARRISON ST	DENVER CO 80206-3518
5646 S FOX CIR	LITTLETON CO, 80120-1629	MUMMERT WADE	LITTLETON CO, 80120-1629	5606 S LAKEVIEW ST	LITTLETON CO 80120-1616
5570 S ELATI ST	LITTLETON CO, 80120-1685	LITTLETON HOUSING AUTHORITY	LITTLETON CO, 80120-1685	5745 S BANNOCK ST	LITTLETON CO 80120-2409
5644 S HURON ST	LITTLETON CO, 80120-1447	AVENIR PROPERTIES LLC	LITTLETON CO, 80120-1447	PO BOX 2416	LITTLETON CO 80161-2416
5564 S HURON ST	LITTLETON CO, 80120-1445	GREGORY CANDICE	LITTLETON CO, 80120-1445	5644 S HURON ST	LITTLETON CO 80120-1447
5607 S FOX ST	LITTLETON CO, 80120-5416	WOODS PATRICK J, WOODS JOYCE K	LITTLETON CO, 80120-5416	5564 S HURON ST	LITTLETON CO 80120-1445
807 W POWERS AVE	LITTLETON CO, 80120-1450	STONE MICHAEL	LITTLETON CO, 80120-1450	1714 FENTON ST	LAKWOOD CO 80214-1617
5626 S LAKEVIEW ST	LITTLETON CO, 80120-1616	TRUJILLO JOSEPH M, TRUJILLO PHYLLIS E	LITTLETON CO, 80120-1616	5574 S HURON ST	LITTLETON CO 80120-1445
5563 S HURON ST	LITTLETON CO, 80120-1444	RISNER WESTON B	LITTLETON CO, 80120-1444	5626 S LAKEVIEW ST	LITTLETON CO 80120-1616
5646 S LAKEVIEW ST	LITTLETON CO, 80120-1616	ROSKAM MARK L, ROSKAM BECKY L	LITTLETON CO, 80120-1616	5563 S HURON ST	LITTLETON CO 80120-1444
519 W BERRY CIR Ste 6B2	LITTLETON CO, 80120-1638	LEITZEL JULIE	LITTLETON CO, 80120-1638	5646 S LAKEVIEW ST	LITTLETON CO 80120-1616
5617 S FOX ST Ste B	LITTLETON CO, 80120-5419	STANDIFORD DARREN W, STANDIFORD KATHERINE	LITTLETON CO, 80120-5419	519 W BERRY CIR UNIT 6B2	LITTLETON CO 80120-1638
5647 S FOX ST Ste A	LITTLETON CO, 80120-5423	CASTRO DANIEL & YANET RAMIREZ DE CASTRO	LITTLETON CO, 80120-5423	5617 S FOX ST UNIT B	LITTLETON CO 80120-5419
5475 S LAKEVIEW ST	LITTLETON CO, 80120-1639	CALLARD NATHAN B	LITTLETON CO, 80120-1639	261 HOLLYWOOD AVE	ROCHESTER NY 14618-2229
5624 S HURON ST	LITTLETON CO, 80120-1447	YOGUES IGNACIO Jr, YOGUES MARY FRANCESCA	LITTLETON CO, 80120-1447	5475 S LAKEVIEW ST	LITTLETON CO 80120-1639
5496 S LAKEVIEW ST	LITTLETON CO, 80120-1614	BAKER CALVIN	LITTLETON CO, 80120-1614	5624 S HURON ST	LITTLETON CO 80120-1447
5634 S HURON ST	LITTLETON CO, 80120-1447	SCHULTZ CECILIA A	LITTLETON CO, 80120-1447	5496 S LAKEVIEW ST	LITTLETON CO 80120-1614
520 W BERRY CIR Ste 4B2	LITTLETON CO, 80120-1638	STRAIGHT COREY J	LITTLETON CO, 80120-1638	5634 S HURON	LITTLETON CO 80120-1447
510 W BERRY CIR	LITTLETON CO, 80120-1638	SENA SAM R	LITTLETON CO, 80120-1638	444 GILPIN ST	DENVER CO 80218
5574 S HURON ST	LITTLETON CO, 80120-1445	MAYER LORENE	LITTLETON CO, 80120-1445	510 W BERRY CIR	LITTLETON CO 80120-1638
398 W POWERS AVE	LITTLETON CO, 80120-1719	TRUJILLO JOSEPH M & PHYLLIS E	LITTLETON CO, 80120-1719	5574 S HURON ST	LITTLETON CO 80120-1445
null	null	COPPER RIDGE APARTMENTS LLC	LITTLETON CO, 80120-1719	PO BOX 270876	LITTLETON CO 80127
5486 S LAKEVIEW ST	LITTLETON CO, 80120-1614	COX TERRY L, COX PAULA S	LITTLETON CO, 80120-1614	null	null
5495 S LAKEVIEW ST	LITTLETON CO, 80120-1639	RODLAND JEFFREY R, RODLAND LINDSAY P	LITTLETON CO, 80120-1639	5486 S LAKEVIEW ST	LITTLETON CO 80120-1614
5476 S LAKEVIEW ST	LITTLETON CO, 80120-1614	REED DANIEL M, REED LORI D	LITTLETON CO, 80120-1614	5495 S LAKEVIEW ST	LITTLETON CO 80120
				5476 S LAKEVIEW ST	LITTLETON CO 80120-1614



569 W BERRY CIR Ste 5D2	LITTLETON CO, 80120-1638	CARRINGTON KATHERINE M	569 W BERRY CIR UNIT 5D2	LITTLETON CO 80120-1638
5485 S LAKEVIEW ST	LITTLETON CO, 80120-1639	BONIG MATTHEW, BONIG MACKENZIE	5485 S LAKEVIEW ST	LITTLETON CO 80120-1639
550 W BERRY CIR Ste 3D3	LITTLETON CO, 80120-1638	SNOW MICHELLE	550 W BERRY CIR UNIT 3D3	LITTLETON CO 80120
5665 S LAKEVIEW ST	LITTLETON CO, 80120-1615	HANFORD LANCE S	5665 S LAKEVIEW ST	LITTLETON CO 80120-1615
5497 S FOX ST	LITTLETON CO, 80120-1659	HIRAD ALI, HIRAD LADAN	2943 WHITE OAK ST	LITTLETON CO 80129-4643
559 W BERRY CIR Ste 5B3	LITTLETON CO, 80120-1638	DYKEMA SYLVIA	559 W BERRY CIR UNIT 5B3	LITTLETON CO 80120-1638
560 W BERRY CIR Ste 3D2	LITTLETON CO, 80120-1638	DREW CHRISTOPHER L	560 W BERRY CIR UNIT 3D2	LITTLETON CO 80120-1638
530 W BERRY CIR Unit 4B3	LITTLETON CO, 80120-1638	HOWARD VIRGINIA, HOWARD JOE	13320 CONSERVATORY CIR	BAKERSFIELD CA 93314-8504
5664 S HURON ST	LITTLETON CO, 80120-1447	FINGER SHARRON S	5664 S HURON ST	LITTLETON CO 80120-1447
579 W BERRY CIR Ste 5D1	LITTLETON CO, 80120-1638	AUTHENTIC APPROACH LLC	579 W BERRY CIR	LITTLETON CO 80120-1638
570 W BERRY CIR Ste 3D1	LITTLETON CO, 80120-1638	WILLARD DOUGLAS B	PO BOX 2227	PALM SPRINGS CA 92263-2227
509 W BERRY CIR Ste 6D1	LITTLETON CO, 80120-1638	DELANO KATHRYN C & TRESSLER MICHELLE C	509 W BERRY CIR UNIT 6D1	LITTLETON CO 80120-1638
529 W BERRY CIR Ste 6B3	LITTLETON CO, 80120-1638	JONES STEPHEN EARL	529 W BERRY CIR UNIT 6B3	LITTLETON CO 80120-1638
5496 S HURON ST	LITTLETON CO, 80120-5101	HURON GARDENS LLC	PO BOX 2475	ENGLEWOOD CO 80150-2475
5647 S FOX ST Ste C	LITTLETON CO, 80120-5423	JOSHUA P & LAURA D ST ROMAIN REVOCABLE TRUST	5647 S FOX ST UNIT C	LITTLETON CO 80120-5423
5647 S FOX ST Ste A	LITTLETON CO, 80120-5419	5617 FOX LLC	PO BOX 140818	DENVER CO 80214-0818
5647 S FOX ST Ste B	LITTLETON CO, 80120-5423	JOSHUA P & LAURA D ST ROMAIN REVOCABLE TRUST	10258 JILL AVE	HIGHLANDS RANCH CO 80130-8034

You are invited to a neighborhood meeting to discuss a proposed Use By Special Exception and Major Site Development Plan at 5599 S. Elati St. (at the north-west corner of Powers and Elati)

WHEN: October 8<sup>th</sup>, 2019 from 4:00 P.M. to 6:00 P.M.

WHERE: Littleton United Methodist Church  
Grant Fellowship Hall  
5894 S. Datura St.  
Littleton, CO 80120

South Metro Housing Options intends to develop a 2 story senior housing building on a 1.2 acre site at Powers Avenue and Elati Street. The project will consist of 51 apartment units in 1 structure with 35 proposed parking spaces. A portion of the site lies in the Slaughterhouse Gulch flood plain. A public meeting is required to develop this property as part of the Site Development Plan and Use by Special Exception Flood Plain Permit process .

The neighborhood meeting is required prior to submitting a formal application to the city. The purpose of the meeting is to inform neighboring property owners about the nature of the proposal and to seek comments. Please note this meeting will be an informational meeting on the preliminary development plans and may be altered prior to submittal of the application to the City. There will be additional opportunity to participate in a public hearing after a formal application is submitted to the city at a future date.

If you have any questions, please use the contact information below. We look forward to seeing you there.

South Metro Housing Options  
Corey Reitz, Executive Director  
Phone Number: 303-794-9608

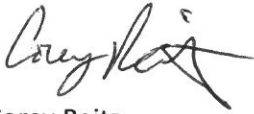
PLEASE CONTACT ONE OF THE ABOVE INDIVIDUALS IF YOU HAVE ANY QUESTIONS OR NEED ADDITIONAL INFORMATION.

Notice of Neighborhood Meeting

Mailing Certificate

I, Corey Reitz, certify that the attached invitation to a neighborhood meeting was mailed on October 1, 2019 to the attached property owner list in accordance with the Littleton City Code.

Signed,

A handwritten signature in black ink, appearing to read "Corey Reitz", with a stylized flourish at the end.

Corey Reitz  
Executive Director  
South Metro Housing Options





South Metro Housing Options  
**Powers and Elati Neighborhood Meeting**  
**Use By Special Exception Comments**  
October 8, 2019

NAME	ADDRESS	CITY/STATE/ZIP	COMMENTS
Briant			- just curious, no comments



South Metro Housing Options  
**Powers and Elati Neighborhood Meeting**  
Site Plan Comments  
October 8, 2019

NAME	ADDRESS	CITY/STATE/ZIP	COMMENTS

# WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS  
BRANDING | CIVIL ENGINEERING

November 27, 2019

**City of Littleton**  
**Water Resource Division**

225 W. Berry Avenue  
Littleton, CO 80120

Dear Ms. Roan,

The Powers and Elati Development consists of a 2-story senior housing building on a 1.2 acre site which is, in part, covered by the Slaughterhouse Gulch 100 year floodplain. There are currently six existing single family residential buildings on the site. All the existing buildings are out of the floodplain. The first level footprint of the building is comprised of a residential structure that has been placed out of the floodplain and a covered parking structure that is largely within the floodplain. The 2<sup>nd</sup> floor of the building is above the first floor residential structure as well as the parking structure and is supported by columns where it overhangs the parking.

The adjacent existing developments consist of single family residences, multi-family apartments, park and healthcare center. In order to floodproof new sewer connections, a ball float check valve will be used to seal the line in the event of flooding. A CMU trash enclosure is to be designed with FEMA recommended floodproofing design guidelines.

All work associated with this project including grading, site improvements and building construction are proposed to be outside of the floodway. On-site waste disposal is to be located outside of the floodplain to prevent damage or contaminant release. The first level finished floor elevations are proposed to be a minimum 1' above the Base Flood Elevation however, the proposed grades within the floodplain are anticipated to match closely to the existing elevations.

It is our expectation that the Powers and Elati Development will have a nominal impact on the Slaughterhouse Gulch 100 year floodplain. We hope this explanation will assist in the administrative review of the floodplain development permit and we look forward to working with you further. Should you have any questions please contact me at (303) 689-1516.

Sincerely,

**Ware Malcomb**



Ted Swan

Director, Civil Engineering

Carolyn Roan  
Department of Public Works – City of Littleton  
2255 W. Berry Ave  
Littleton, CO 80120  
303-795-3748

RE: 5599 S. Elati St. Use By Special Exception  
ENG19-0001

Dear Ms Roan,

This letter is in response to the review letter for the 5599 S. Elati St. Use by Special Exception permit review comments dated 8/2/2019. The following outlines the methods used for floodproofing the proposed building in response to Department of Public Works comment 17.B.

The proposed building is a 2 story Type VA wood framed building with an elevated concrete deck with concrete columns over the proposed surface parking area. The foundations are proposed to be drilled piers supporting columns at the parking areas or grade beams at the occupied space. Exterior improvements include asphalt paving with concrete curbs, concrete walks, decorative concrete paved plaza, turf lawn and landscaped beds (Comment 17.B.1.b).

The building will be designed using dry floodproofing techniques. The proposed finish floor of all at grade enclosed space is above the design flood elevation so the extent of dry floodproofing techniques required to floodproof the proposed building is less than if there was enclosed space below the design flood elevation. This project does not include any enclosed areas below the lowest floor (Comment 17.B.1.b.4) and is not proposed to be a manufactured home (Comment 17.B.1.a.2). Dry floodproofing considerations outlined in Table 2 of the FEMA publication *Dry Floodproofing: Planning and Design Considerations* that are applicable to the proposed design include the following: Backflow preventers, building system locations, design forces, design of a substantially impermeable system & flood barrier penetrations (Comment 17.B.2.b.2).

- Backflow prevention valves for any piping in the building below the flood protection elevation or that connects to other piping networks that extend below the flood protection elevation will be provided (Comment 17.B.1.b.3)
- All building systems including mechanical, electrical and plumbing components, communication systems and fire suppression equipment will be located above the design flood elevation. (Comment 17.B.2.b.3)
- Design loads on building components located below the design flood elevation will address both lateral hydrostatic and vertical buoyancy forces as well as velocity and debris impact if applicable. Any additional reinforcing or lateral and uplift connections required by these additional design loads will be identified as part of the building design and permitting process. (Comment 17.B.1.a.1)
- All portions of the building located below the design flood elevation will be designed to be “substantially impermeable” through the use of waterproofing membranes and joint sealants. All construction below the design flood elevation is proposed to be concrete (Comment 17.B.1.b.1).



8/13/2019

- Any penetrations through building exterior below the design flood elevation will be sealed to resist flood forces and render the flood barrier substantially impermeable (Comment 17.B.1.b.1).

The above described best practice measures will be included in the building design in order to meet the requirements of 10-6-8(B). Please feel free to give me a call if you have any questions or need any clarifications.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Otteson', with a long, sweeping horizontal flourish extending to the right.

Tom Otteson AIA  
Shopworks Architecture

ARCHITECTURE

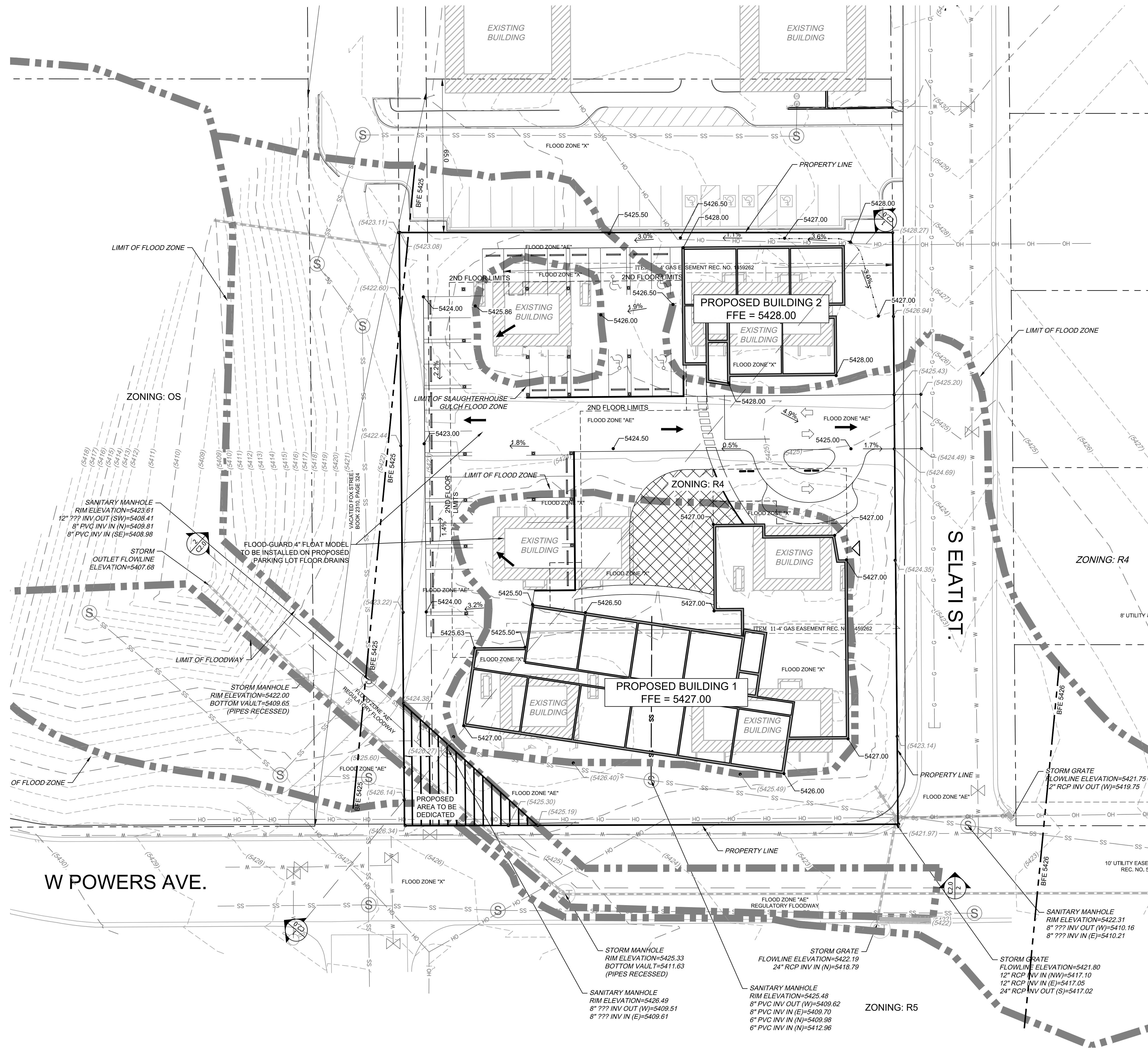
**LEGAL DESCRIPTION**

THE WEST ONE-HALF OF TRACT 47, EXCEPT THE NORTH 65 FEET THEREOF, AND EXCEPT THE EAST 25 FEET THEREOF, INTERURBAN ADDITION, TOGETHER WITH THE EAST 12 FEET OF VACATED SOUTH FOX STREET, ADJOINING SAID PROPERTY, COUNTY OF ARAPAHOE, STATE OF COLORADO

CONTAINING: 52,436 SQUARE FEET OR 1.204 ACRES MORE OR LESS.

**LEGEND:**

- (5820) — PROPERTY LINE
- - - (5820) - - - EXISTING 5' CONTOUR
- - - (5821) - - - EXISTING 1' CONTOUR
- - - - - EXISTING STORM LINE
- (S) — EXISTING STORM INLET
- (ST) — EXISTING STORM MANHOLE
- (SS) — EXISTING SANITARY LINE
- (S) — EXISTING SANITARY MANHOLE
- (W) — EXISTING WATERMAIN
- (F) — EXISTING FIRE HYDRANT
- (G) — EXISTING GAS MAIN
- (OH) — EXISTING OVERHEAD ELECTRICAL
- XX.XX EXISTING SPOT ELEVATION (REPRESENTS THE GROUND ELEVATION NOT FFE)
- X.XX% PROPOSED SLOPE AND DIRECTION
- FLOW DIRECTION
- XXX.XX EXISTING SPOT ELEVATION
- - - - - LIMIT OF SLAUGHTERHOUSE GULCH FLOOD ZONE
- ▨ EXISTING BUILDING
- ▨ PROPOSED COURTYARD AREA



BENCHMARK: FOUND 2" BRASS DISK "USHG-1" AT THE SOUTHEAST INTERSECTION OF BERRY STREET AND HURON STREET, NAVD 1988 DATUM ELEVATION=5409.35'

**WARE MALCOMB**  
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

990 south broadway  
suite 230  
denver, co 80209  
p 303.561.3333  
waremalcomb.com

COLORADO REGISTERED PROFESSIONAL ENGINEER  
43903  
Nov 27, 2019

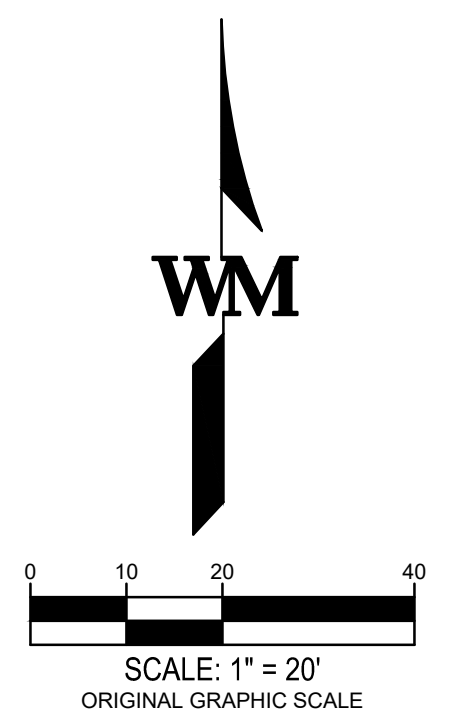
FOR AND ON BEHALF OF WARE MALCOMB

**POWERS & ELATI**  
5599 S. ELATI ST.  
LITTLETON, CO 80120  
FLOODPLAIN USE BY SPECIAL EXCEPTION,  
SITE PLAN

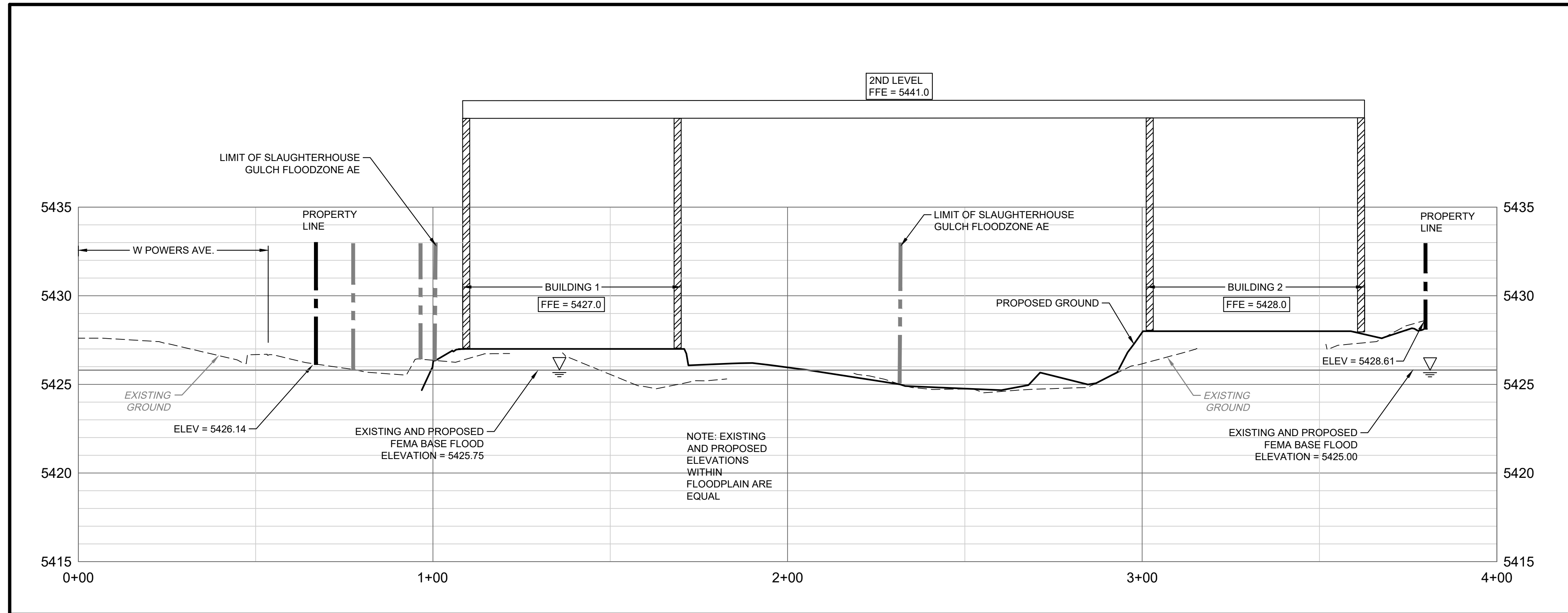
NO.	DATE	REMARKS
	08/23/2019	FLOODPLAIN PERMIT RESUBMITTAL

JOB NO.:	
PA / PM:	
DRAWN BY:	
DATE:	

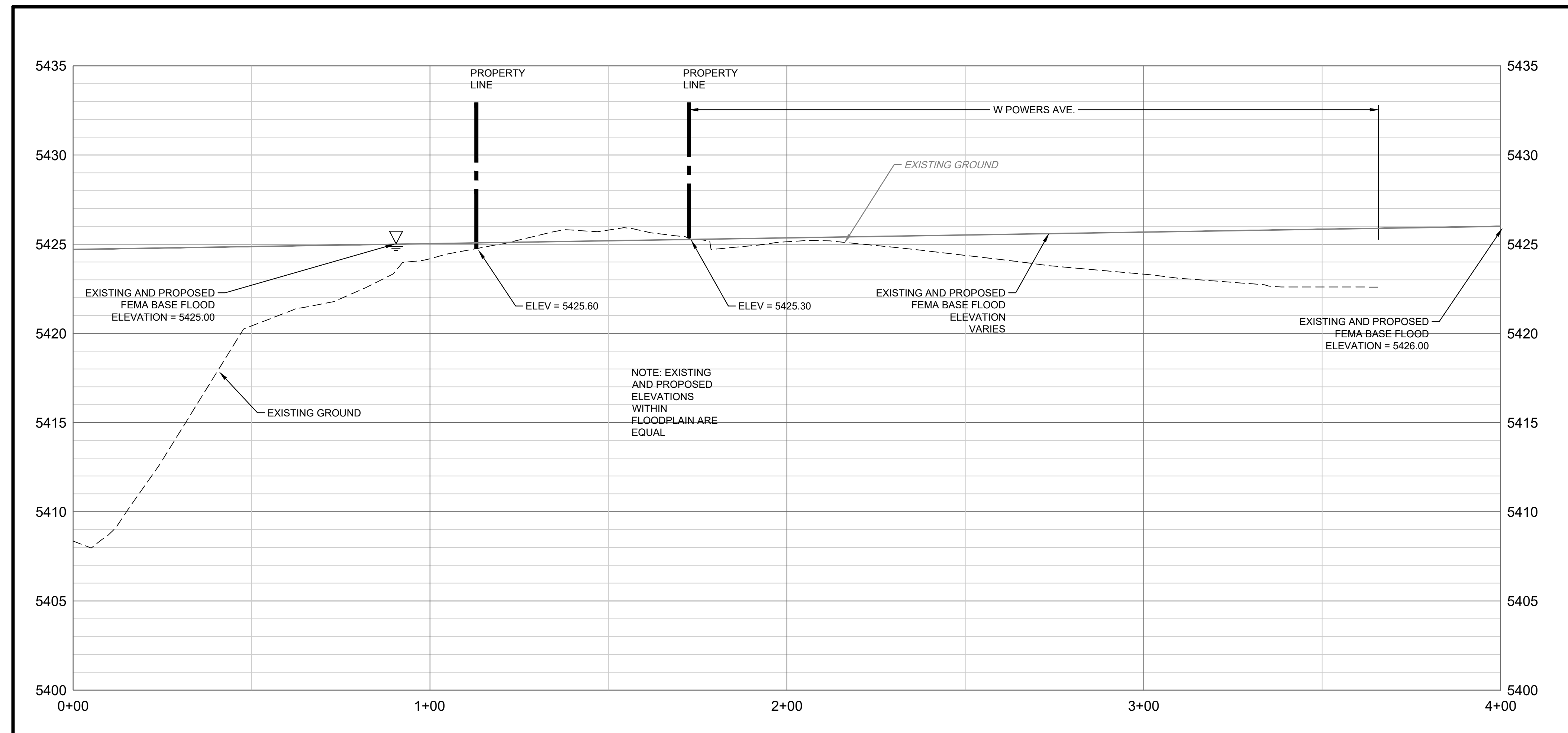
SHEET  
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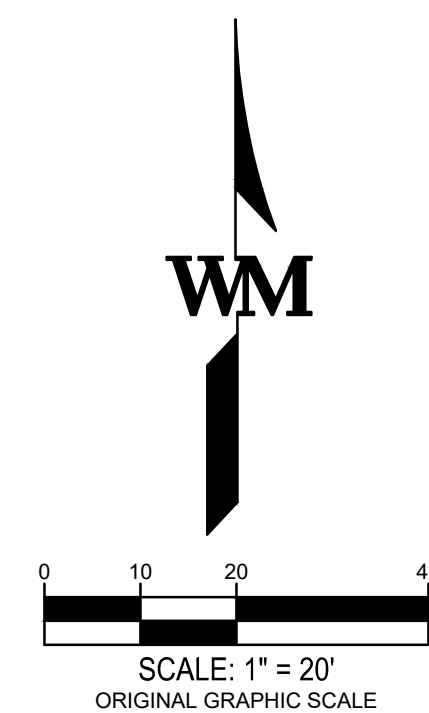
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1 FLOOD ZONE CROSS SECTION  
Scale: H 1"=20' V 1"=4'



2 FLOODWAY CROSS SECTION  
Scale: H 1"=20' V 1"=4'



**WARE MALCOMB**  
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

990 south broadway  
suite 230  
denver, co 80209  
p 303.561.3333  
waremalcomb.com



Nov 27, 2019

FOR AND ON BEHALF OF WARE MALCOMB

**POWERS & ELATI**  
5599 S. ELATI ST.  
LITTLETON, CO 80120  
FLOODPLAIN USE BY SPECIAL EXCEPTION,  
CROSS SECTIONS

NO.	DATE	REMARKS
	08/23/2019	FLOODPLAIN PERMIT RESUBMITTAL

JOB NO.:	
PA / PM:	
DRAWN BY:	
DATE:	

SHEET  
**C2.0**  
Sheet of

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