

MEMORANDUM

To: Rob Haigh – City of Littleton

Prepared By: Susan Wade – Redland

Date: 12-17-2018

RE: Delaware and Powers Open House Summary Notes

Five (5) people attended and their key comments are outlined below.

- Likes the neighborhood layout and open space.
- Happy to see new housing coming into neighborhood to improve character and increase overall property values.
- Gentleman from the South Metro Housing Options would like to see more affordable housing. But was happy to see rezone from industrial to housing.
- Concerned with modification to flood plain and potential impact on the apartment buildings along the south side of Powers Ave.
- Concern with on-street parking along north side of Powers, already utilized by apartment residents.

Please Sign-In

Delaware + Powers Project
Neighborhood Open House
December 4, 2018

	Name	Email	Phone number
1.	Tyrone Rouse, Tyrone	@Platinum-Properties.net	1720-375-2114
* 2.	Cecilia White	ceciliawhite1974.vw@gmail.com	303-847-2647
* 3.	Jacqueline Kelle	+Kevin	3-903-0259
4.	Coley Kritz	ckritz@smho.co	3-991-9310
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NEIGHBORHOOD OPEN HOUSE

W. DELAWARE STREET & W. POWERS AVE. PROJECT

You are invited to attend an open house meeting to discuss a proposal for the 8.8 ac parcel in the northeast corner of S. Delaware St. and W. Powers Ave. The current proposal will include a Rezone of the property from the current Industrial Zone designation to a Residential Planned Development to allow single family residential homes. The project includes a Use by Special Exception application to the City of Littleton to allow modification to the existing floodplain of Slaughterhouse Gulch.

The purpose of the open house will be to share the project intent and answer any questions that adjacent property owners and neighborhood organizations may have about the project proposal.

The applicant and consulting group will attend the open house to present information, answer questions and listen to your input.

If you are unable to attend this meeting, yet have specific questions or concerns, please call the case manager at the City of Littleton, Rob Haigh 303-795-3744 or rhaigh@littletongov.org.

DATE: December 4th, 2018

TIME: 6:00 pm to 7:30 pm

PLACE: Douglas H. Buck Community Recreation Center
2004 W. Powers Ave
Littleton, CO 80120



Legal Notice

CITY OF LITTLETON

PUBLIC HEARING NOTICE

ZONING MATTER

Notice is hereby given that the following public hearing will be held by the City of Littleton at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado:

To consider an application for a rezoning from I-P and I-P (PDO) to PD-R for property at 241 W. Powers Ave. (Case #PDP19-0001).

All those wishing to be heard should be present at the time and place stated.

PLANNING COMMISSION

Public Hearing at 6:30 p.m. on October 28, 2019

For more information, call the Littleton Planning Division at 303-795-3748 or contact city staff: Andrea Mimnaugh, amimnaugh@littletongov.org Further information regarding the project may be found on the city's Development Activity List on <http://www.littletongov.org/dal>.



PUBLIC HEARING NOTICE

Littleton Center, City Council Chambers
2255 W. Berry Ave., Littleton CO, 80120

Planning Commission Meeting Date: 10/28/2019 at 6:30 p.m.



Vicinity Map



Project Information on the
Development Activity List

<http://www.littletongov.org/dal>

Project Name: Delaware and Powers
Planned Development Plan

Project Address: 241 W. Powers Ave.

Case #: APD19-0001

Case Type: Rezoning

Project Description: Rezone approx. 8 acres
from I-P and I-P PDO to PD-R for residential
use

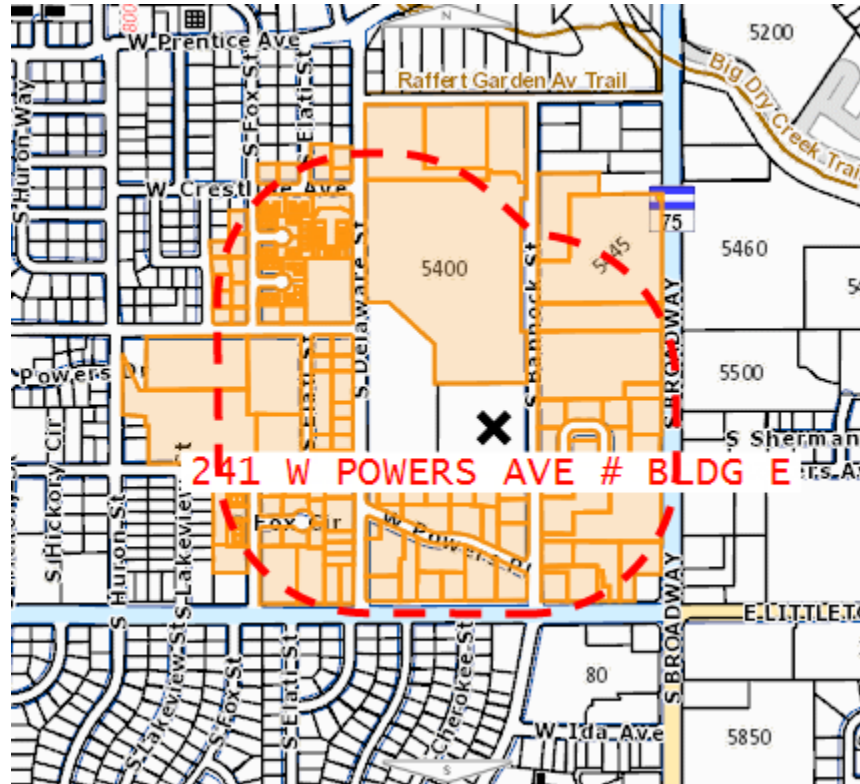
For more project information or to email public
comment, contact City Planner

Andrea Mimnaugh

amimnaugh@littletongov.org

700 Ft Buffer for 241 W. Powers (2 properties)

October 13, 2019



Owner	Owner_Mail_Address	Owner_City_State_Zip
LARA LEA APARTMENTS LLLP	3595 S WASHINGTON ST	ENGLEWOOD CO 80113-3812
RED ROCKS INVESTMENTS LLC	385 INVERNESS PKWY SUITE 140	ENGLEWOOD CO 80112-5852
EQUITABLE RESOURCES LLC	17011 LINCOLN AVE SUITE 501	PARKER CO 80134-3144
CRESTLINE PARK TOWNHOME ASSN	7995 E HAMPDEN AVE SUITE 102	DENVER CO 80231-4846
BROADWAY SQUARE RLLP	1888 N SHERMAN ST UNIT 780	DENVER CO 80203-1160
LG BROADWAY LITTLETON LLC	1232 BERGEN PKWY UNIT 204	EVERGREEN CO 80439-9573
SUGARBERRY HOLDINGS LLC	04 HAYSTACK ROW	ENGLEWOOD CO 80113-4198
BAREROSE LITTLETON LLC	1200 PENNSYLVANIA ST SUITE 100	DENVER CO 80203-2562
CHURCH OF GOD HOLINESS-LTN TRL	7415 METCALF AVE	OVERLAND PARK KS 66204-1975
SUGARBERRY HOLDINGS LLC	04 HAYSTACK ROW	ENGLEWOOD CO 80113-4198
ACS I INVESTMENTS LLC	11307 BELL CROSS CIR	PARKER CO 80138-8766
Z PORTFOLIO LLC	333 S MONROE ST STE 401	DENVER CO 80209-3725
MARK R & LINDA L KASPER TRUST	271 SYLVESTOR PLACE	HIGHLANDS RANCH CO 80129-6220
LITTLETON CITY OF	2450 W MAIN ST	LITTLETON CO 80120-1911
LITTLETON PREPARATORY CHARTER	5301 S BANNOCK ST	LITTLETON CO 80120
PRIMROSE PROPERTIES I LP, WILSON	706 W BERRY AVE	LITTLETON CO 80120-1687
SUGARBERRY HOLDINGS LLC	04 HAYSTACK ROW	ENGLEWOOD CO 80113-4198
DOCTORS CARE	609 W LITTLETON BLVD SUITE 100	LITTLETON CO 80120-2352
ROSA JOHN, ROSA JULIE	5850 W QUARLES DR	LITTLETON CO 80128-3950
NORGREN INC	5400 S DELAWARE ST	LITTLETON CO 80120-1698
HOUSEMAN BUILDINGS LLC	11300 N CENTRAL EXPY UNIT 550	DALLAS TX 75243-6766
SPTMNR PROPERTIES TRUST	PO BOX 3075	MCKINNEY TX 75070-8182
CENTENNIAL AUTOMOTIVE LLC	200 SW 1ST AVE 14TH FLOOR	FORT LAUDERDALE FL 33301
BROADWAY SQUARE RLLP	1888 N SHERMAN ST UNIT 780	DENVER CO 80203-1160
LITTLETON PREPARATORY CHARTER	5301 S BANNOCK ST	LITTLETON CO 80120
MARK R & LINDA L KASPER TRUST	271 SYLVESTOR PLACE	HIGHLANDS RANCH CO 80129-6220
LENNON LEONARD J, LENNON MARY	PO BOX 3472	LITTLETON CO 80161-3472
FRP ENTERPRISES LLLP	5334 BAYSIDE CT	CAPE CORAL FL 33904
BROADWAY SQUARE RLLP	1888 N SHERMAN ST UNIT 780	DENVER CO 80203-1160
CELESTA A ERNST TRUST	7 WILLOWCROFT DR	COLUMBINE VALLEY CO 80123-7908
SCHOFIELD PROPERTIES 81 LLC	PO BOX 413	LITTLETON CO 80160
HANDLEY RODNEY J	4268 S ARGONNE ST	AURORA CO 80013
HOUSEMAN BUILDINGS LLC	11300 N CENTRAL EXPY UNIT 550	DALLAS TX 75243-6766
THE RECOVERY FOUNDATION INC	8801 LIPAN ST	DENVER CO 80260-4912
LITTLETON HOUSING AUTHORITY	5745 S BANNOCK ST	LITTLETON CO 80120-2409
MELSTROM KURT A	599 W LITTLETON BLVD	LITTLETON CO 80120-2335
null	null	null
MULQUEEN CHARLES H, MULQUEEN	346 S SHERMAN ST	DENVER CO 80209-1623
LEJONVARN GRANT E	3075 E COLORADO AVE	DENVER CO 80210-3550
B I ENTERPRISES LLC	8036 E JEFFERSON PLACE	DENVER CO 80237-1517
HELLER RENEE 1/4, JKN LTD LIABILIT	1400 GLENARM PL SUITE 100	DENVER CO 80202-5000
HOMEOWNERS LLC	3079 S QUINCE WAY	DENVER CO 80231-4145
DENNIS J PETERSON TRUST & L FAYE	10228 E PINESWOOD DR	PARKER CO 80138-7804
ELATI 58 LLC	8709 MOUNTAIN VIEW LN	LITTLETON CO 80125-9405
null	null	null
CELTIC KNOT LLC	7994 E 51ST AVE	DENVER CO 80238-3586

ROLAND A WILSON MARITAL TRUST	1809 W LITTLETON BLVD	LITTLETON CO 80120-2020
HANA	229 W LITTLETON BLVD	LITTLETON CO 80120-2331
SCHOFIELD PROPERTIES 81 LLC	PO BOX 413	LITTLETON CO 80160
ZIMMERMAN JOSEPH W & LYNN B S	5727 S GREEN OAKS DR	GREENWOOD VILLAGE CO 80121-13
LG BROADWAY LITTLETON LLC	1232 BERGEN PKWY UNIT 204	EVERGREEN CO 80439-9573
ELATI 58 LLC	8709 MOUNTAIN VIEW LN	LITTLETON CO 80125-9405
THE KURASAKI FAMILY TRUST	5777 E EVANS AVE STE 1	DENVER CO 80222-5316
COLAMAN RE HOLDINGS LLC	5777 E EVANS AVE STE 1	DENVER CO 80222-5316
Z PORTFOLIO LLC	333 S MONROE ST STE 401	DENVER CO 80209-3725
KR-1 PROPERTIES INC	PO BOX 9762	DENVER CO 80209
null	null	null
null	null	null
null	null	null
ELLIS/CASE PROPERTIES LLC	11516 CANTERBERRY LN	PARKER CO 80138-8463
null	null	null
COLAMAN RE HOLDINGS LLC	5777 E EVANS AVE STE 1	DENVER CO 80222-5316
null	null	null
BANSAL RAJIV, DINAVAHI SIRISHA	5777 E EVANS AVE STE 1	DENVER CO 80222-5316
SHIRLEY K SHELTON REVOCABLE TRU	PO BOX 2463	PARKER CO 80134-1418
SSM PROPERTIES LLC, MUKHERJEE C	10139 LONGVIEW DR	LONE TREE CO 80124-9763
null	null	null
Z PORTFOLIO LLC	333 S MONROE ST STE 401	DENVER CO 80209-3725
COLAMAN RE HOLDINGS LLC	5777 E EVANS AVE STE 1	DENVER CO 80222-5316
HAWTHORNE GALE N	6462 S CLERMONT CT	LITTLETON CO 80121-3260
BARRAND MARK	1678 ROSE PETAL LN	CASTLE ROCK CO 80109-3586
LENNON JAMES R	PO BOX 728	LITTLETON CO 80160-0728
NAIL OLIN W JR	5655 S DELAWARE ST	LITTLETON CO 80120-1622
SOUTHLAND CORP	1722 ROUTH ST SUITE 1000	DALLAS TX 75201-2506
WAYWARD PIG LLC	4795 S LAFAYETTE ST	ENGLEWOOD CO 80113-5953
MULQUEEN CHARLES H, MULQUEEN	346 S SHERMAN ST	DENVER CO 80209-1623
SCHULTZ CECILIA A	5496 S LAKEVIEW ST	LITTLETON CO 80120-1614
null	null	null
BUENZLI GREGORY, BUENZLI MERED	1125 HARRISON ST	DENVER CO 80206-3518
AVENIR PROPERTIES LLC	PO BOX 2416	LITTLETON CO 80161-2416
AVENIR PROPERTIES LLC	PO BOX 2416	LITTLETON CO 80161-2416
HUFF HELEN	187 THUNDER RIDGE RD S	NEDERLAND CO 80466-9751
LITTLETON HOUSING AUTHORITY	5745 S BANNOCK ST	LITTLETON CO 80120-2409
COX TERRY L, COX PAULA S	5486 S LAKEVIEW ST	LITTLETON CO 80120-1614
JMJC ONE	5652 S DELAWARE ST	LITTLETON CO 80120-1635
KELLER KEVIN J, KELLER JACQUELINE	4163 E 17TH AVENUE PKWY	DENVER CO 80220-1012
REED DANIEL M, REED LORI D	5476 S LAKEVIEW ST	LITTLETON CO 80120-1614
CIBI INVESTMENTS LP, 154 POWERS	200 LIPAN ST	DENVER CO 80223-1318
CONLEE JEFF, CONLEE MARY ELLEN	5446 S LAKEVIEW ST	LITTLETON CO 80120-1614
STONE MICHAEL	1714 FENTON ST	LAKEWOOD CO 80214-1617
null	null	null
ANCHOR POWERS LLC	4 HAYSTACK ROW	ENGLEWOOD CO 80113-4198
null	null	null

COPPER RIDGE APARTMENTS LLC	PO BOX 270876	LITTLETON CO 80127
LG BROADWAY LITTLETON LLC	1232 BERGEN PKWY UNIT 204	EVERGREEN CO 80439-9573
null	null	null
HIRAD ALI, HIRAD LADAN	2943 WHITE OAK ST	LITTLETON CO 80129-4643
POWERS CIRCLE APARTMENTS LLLP	5745 S BANNOCK ST	LITTLETON CO 80120-2409
POWERS CIRCLE APARTMENTS LLLP	5745 S BANNOCK ST	LITTLETON CO 80120-2409
LG BROADWAY LITTLETON LLC	1232 BERGEN PKWY UNIT 204	EVERGREEN CO 80439-9573
MGB LLC	7562 S MOUNT ZIRKEL	LITTLETON CO 80127-3819
CASTRO DANIEL & YANET RAMIREZ I	5617 S FOX ST UNIT B	LITTLETON CO 80120-5419
DEWEY DULCIE	522 W CRESTLINE CIR	LITTLETON CO 80120-1636
WINKELMANN JENNIFER LYNN	521 W CRESTLINE CIR SUITE 10A3	LITTLETON CO 80120-1637
STANDIFORD DARREN W, STANDIFO	519 W BERRY CIR UNIT 6B2	LITTLETON CO 80120-1638
ATENCIO ANTHONY	564 W CRESTLINE AVE UNIT 11D2	LITTLETON CO 80120-1609
CONKLIN KIMBERLY A	512 W CRESTLINE CIR	LITTLETON CO 80120-1636
SENA SAM R	444 GILPIN ST	DENVER CO 80218
ARMSTRONG JACQUELINE JULIE	534 W CRESTLINE AVE SUITE 12D2	LITTLETON CO 80120-1609
BRACHTENBACH JULIE, BRACHTENBACH	5433 S DELAWARE ST	LITTLETON CO 80120-1666
HENDERSON RITA M	511 W CRESTLINE UNIT 10A4	LITTLETON CO 80120-1637
CALLARD NATHAN B	261 HOLLYWOOD AVE	ROCHESTER NY 14618-2229
LAIDIG TYLER	574 W CRESTLINE AVE	LITTLETON CO 80120-1609
STEPHEN CHARLES SMEDLEY TRUST,	6100 S GILPIN ST	CENTENNIAL CO 80121-2603
POWERS CIRCLE APARTMENTS LLLP	5745 S BANNOCK ST	LITTLETON CO 80120-2409
KOCLANES INV CO	5565 E YALE AVE SUITE 3	DENVER CO 80222-6268
SAPPHIRE PLACE APARTMENTS LLC	PO BOX 270876	LITTLETON CO 80127
298 POWERS LLC	PO BOX 749	LITTLETON CO 80160
KOPPEL LAUREN, GALLEGOS MEGAN	524 W CRESTLINE AVE UNIT 12D3	LITTLETON CO 80120-1609
RACE TROY S, RACE TRACY A	5437 S DELAWARE ST	LITTLETON CO 80120-1666
PETERSEN JEFFREY C	5409 S DELAWARE ST	LITTLETON CO 80120-1664
DELAWARE STREET PROPERTIES LLC	5468 S IDALIA CT	CENTENNIAL CO 80015-4220
DOWELL PHYLLIS	PO BOX 885	LITTLETON CO 80160-0885
MAYER LORENE	510 W BERRY CIR	LITTLETON CO 80120-1638
SINOPOLI JOSEPH F, SINOPOLI AUDR	554 W CRESTLINE CIR UNIT 11C1	LITTLETON CO 80120-1636
PANCZAK MICHAEL DOYLE, FAHS BO	5417 S DELAWARE ST	LITTLETON CO 80120-1665
HUBER ROBERT J, HUBER SHARON D	5403 S DELAWARE ST	LITTLETON CO 80120-1664
JACOBSON KAITLIN, KACEROVSKIS AI	5419 S DELAWARE ST	LITTLETON CO 80120-1665
BOEMKER HEATHER E	5429 S DELAWARE ST	LITTLETON CO 80120-1666
JONES JOSHUA D, JONES SHILOH D	5425 S DELAWARE ST	LITTLETON CO 80120-1665
KOCLANES INVESTMENT CO	5565 E YALE AVE UNIT 3	DENVER CO 80222-6268
TAT FAMILY IRREVOCABLE TRUST	9154 PRINCETON ST	HIGHLANDS RANCH CO 80130-4182
RIMPLEY TAMARA	584 W CRESTLINE AVE	LITTLETON CO 80120-1609
BRADLEY BILL JOHN & JOAN MARIE	5405 S DELAWARE ST	LITTLETON CO 80120-1664
COBB GENE W	5423 S DELAWARE ST	LITTLETON CO 80120-1665
MCCREDIE RYAN	5415 S DELAWARE ST	LITTLETON CO 80120-1664
BARTOSH ERICK	514 W CRESTLINE AVE UNIT 12C4	LITTLETON CO 80120-1609
JOHN FERRY TRUST	485 GREEN LINKS DR	CAMERON NC 28326-4501
SKOMAL SCOTT D	544 W CRESTLINE AVE UNIT 12C1	LITTLETON CO 80120-1609
JOSHUA P & LAURA D ST ROMAIN RE	5647 S FOX ST UNIT C	LITTLETON CO 80120-5423

HALL DAWN M	551 W CRESTLINE CIR UNIT 9D2	LITTLETON CO 80120-1637
SNOW MICHELLE	550 W BERRY CIR UNIT 3D3	LITTLETON CO 80120
PHILLIPS JEANENNE G, PHILLIPS MIC	5435 S DELAWARE ST	LITTLETON CO 80120-1666
SCHULTZ JOY W	532 W CRESTLINE CIR UNIT 8B2	LITTLETON CO 80120-1636
JOSHUA P & LAURA D ST ROMAIN RE	10258 JILL AVE	HIGHLANDS RANCH CO 80130-8034
CARRINGTON KATHERINE M	569 W BERRY CIR UNIT 5D2	LITTLETON CO 80120-1638
LAMBERT CATHERINE M	5427 S DELAWARE ST	LITTLETON CO 80120-1665
MILLER JUDITH MARIE	5411 S DELAWARE ST	LITTLETON CO 80120-1664
CLINE MARTHA KATHRYN	5407 S DELAWARE ST	LITTLETON CO 80120-1664
RODGERS KATHLEEN MERCEDES	560 W BERRY CIR UNIT 3D2	LITTLETON CO 80120-1638
DYKEMA SYLVIA	559 W BERRY CIR UNIT 5B3	LITTLETON CO 80120-1638
WILLARD DOUGLAS B	PO BOX 2227	PALM SPRINGS CA 92263-2227
HOWARD VIRGINIA, HOWARD JOE	13320 CONSERVATORY CIR	BAKERSFIELD CA 93314-8504
AUTHENTIC APPROACH LLC	579 W BERRY CIR	LITTLETON CO 80120-1638
AYDELOTT LYNN	562 W CRESTLINE CIR	LITTLETON CO 80120-1636
DEROSA LISA M	531 W CRESTLINE CIR UNIT 10B2	LITTLETON CO 80120-1637
5617 FOX LLC	PO BOX 140818	DENVER CO 80214-0818
WRIGHT DONALD D	7390 S LIVERPOOL ST	CENTENNIAL CO 80016-1747
MCGARVEY EMILY JEAN	561 W CRESTLINE CIR UNIT 9D1	LITTLETON CO 80120-1637
PLAMP MATTHEW, BAUER CAITLIN	541 W CRESTLINE CIR UNIT 10B1	LITTLETON CO 80120-1637
DLT HOLDINGS LLC	6500 S QUEBEC ST STE 300	CENTENNIAL CO 80111-4674
CIBI INVESTMENTS LP, 154 POWERS	200 LIPAN ST	DENVER CO 80223-1318
ROSEWOOD LLC	PO BOX 749	LITTLETON CO 80160-0749
DELANO KATHRYN C & TRESSLER MI	509 W BERRY CIR UNIT 6D1	LITTLETON CO 80120-1638
JONES STEPHEN EARL	529 W BERRY CIR UNIT 6B3	LITTLETON CO 80120-1638
EMERALD POINT APARTMENTS LLC	PO BOX 270876	LITTLETON CO 80127
SUGARBERRY HOLDINGS LLC	04 HAYSTACK ROW	ENGLEWOOD CO 80113-4198
10009601 LLC	309 W LITTLETON BLVD	LITTLETON CO 80120-2333
CRESTLINE PARK TOWNHOME ASSN	7995 E HAMPDEN AVE SUITE 102	DENVER CO 80231-4846
COPPER RIDGE APARTMENTS LLC	PO BOX 270876	LITTLETON CO 80127
REGAL APARTMENTS LLC	1325 S COLORADO BLVD STE B-601	DENVER CO 80222-3348
LITTLETON CITY OF	2255 W BERRY AVE	LITTLETON CO 80165-0002
MULQUEEN CHARLES H, MULQUEEN	346 S SHERMAN ST	DENVER CO 80209-1623
TRAN HUNG N, TRAN NINA	6000 E EVANS AVE SUITE 1-110	DENVER CO 80222-5412