LAND USE APPLICATION

PROJECT NAME: SOLEANA (ALEXANDER WAY PDP)

PROPERTY ADDRESS / GENERAL LOCATION: NORTH AND EAST OF BREWER COURT AND ALEXANDER WAY

LEGAL DESCRIPTION: SEE ATTACHED

PROJECT DESCRIPTION: DEVELOPMENT OF 55 SINGLE FAMILY DETACHED LOTS AND 22 LIVE/WORK DWELLING UNITS

STATE PARCEL NO. 2351-262-00-030, 2351-261-00-003, 2351-261-00-004

PLEASE CHECK APPLICATION TYPE:

- ☐ AGREEMENT
- ☐ ANNEXATION
- ☐ CONSTRUCTION DOCUMENTS
- ☐ DOWNTOWN FACADE/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 PLANNED DEVELOPMENT
Acreage 77.96
Current Use VACANT
Pre-Application Meeting Date and Staff Member Name (if known) DENA PAULIN
Proposed Zoning PLANNED DEVELOPMENT

Proposed No. of Lots 77
Proposed No. of Dwelling Units or Buildings (if Commercial) 55 SFD; 22 DUPLEX LIVE WORK
Proposed Building Sq.Ft.
Additional Info.

PROPERTY OWNER INFORMATION:

Name LENN HAFFEMAN/JACQUES MACHOL
Company TIERRA INVESTORS, LLC/ALEXANDER LLC
Address 851 S. HIGH STREET/700 – 17TH STREET #200
DENVER, CO 80209 / DENVER, CO 80202
Phone 303-814-2460 / 303-539-3162
Email lmhafferman@msn.com / jm@mjlawfirm.com

Lenn Hafferman 2/16/2024
Property Owner Signature (Required) Date

REPRESENTATIVE INFORMATION:

Name KAREN HENRY
Company HENRY DESIGN GROUP, INC.
Address 1501 WAZEE STREET, SUITE 1-C
DENVER, CO 80202
Phone 303 – 446-2368
Email khenry@henrydesigngroup.com

Karen E. Henry 2/16/2024
Representative Signature (Required) Date

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

Name RICK ROME
Company IMEG
Email Rick.A.Rome@imegcorp.com

Name
Company
Email