



August 10, 2018

City of Littleton Community Development  
2255 W Berry Avenue  
Littleton, CO 80120

**RE: 5828 S PAINTBRUSH COURT, BOW-MAR ESTATES, NEIGHBORHOOD MEETING, SUMMARY OF MEETING ISSUES**

Mick Kittle from Plan West, Inc., with Kayle Wilhelm, 5828 S Paintbrush Court property owner, presented a neighborhood meeting on Wednesday, August 1, 2018 to discuss the project and listen to community concerns, questions, and comments. Following is a summary of public comment:

- Traffic on the cul-de-sac will increase
- The original Development Plan shows a “new 5’ concrete walk” along W Bowles Ave – this was never installed
- Construction noise is a concern
- Can there be a pedestrian easement through one of the lots to connect the cul-de-sac to S Lupine Dr?
- Can we make the side setbacks adjacent to the existing homes 20’?
- Will the homes be similar in character to the existing in the neighborhood?
- Does Kayle plan to build his own home on one of the lots?
- Does the City’s infrastructure support the addition of two homes in this area (water, sewer)?
- Can we see other options for a layout, such as moving the cul-de-sac north?
- We would like to have Paintbrush Court repaved with the construction of these new homes – the current condition is very poor
- The homes should be staggered and not directly in line with one-another
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Please let me know if you have any questions or need additional information regarding this neighborhood meeting summary.

Best Regards,

Mick Kittle  
Senior Project Manager  
Plan West, Inc.

CC: Kayle Wilhelm, Property Owner, 5828 S Paintbrush Ct  
Jason DeYoung, P.E., Proof Civil

# NOTICE OF NEIGHBORHOOD MEETING

This notice is to inform you of an upcoming opportunity to participate in a neighborhood meeting for a proposed minor subdivision project planned within the City of Littleton.

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**PROPERTY LOCATION:** 5828 Paintbrush Court (Lot 4 in the Bow Mar Estates Development)

**APPLICATION SUMMARY:** The meeting is a project introduction for a proposed minor subdivision to divide Lot 4 of the Bow-Mar Estates Development Plan into three (3) separate lots. Each of the proposed lots would meet all the Land Use and Covenants requirements set forth in the Bow-Mar Estates Development Plan with the exception of **Note 1.d.:** *Lot 4 is existing and shall remain* and **Note 9:** *No lot shall be re-subdivided into smaller lots nor conveyed or encumbered in any less than the full dimensioning as replatted by Bell Engineering.* A Minor PD Amendment application will be prepared to amend the language in the Development Plan to allow the subdivision of Lot 4.

## **MEETING INFORMATION**

**DATE:** Wednesday, August 1, 2018  
**LOCATION:** Edwin A. Bemis Library, 6014 S Datura Street, Littleton, CO  
Large Meeting Room  
**TIME:** 7:00 pm – 8:00 pm

## **PROJECT REPRESENTATIVE**

**NAME:** Mick Kittle  
Plan West, Inc.  
**PHONE NUMBER:** 303-741-1411  
**EMAIL ADDRESS:** mkittle@planwest.com

## **LITTLETON STAFF CONTACT**

**NAME:** Rob Haigh  
**PHONE NUMBER:** 303-795-3744  
**EMAIL ADDRESS:** rhaigh@littletongov.org

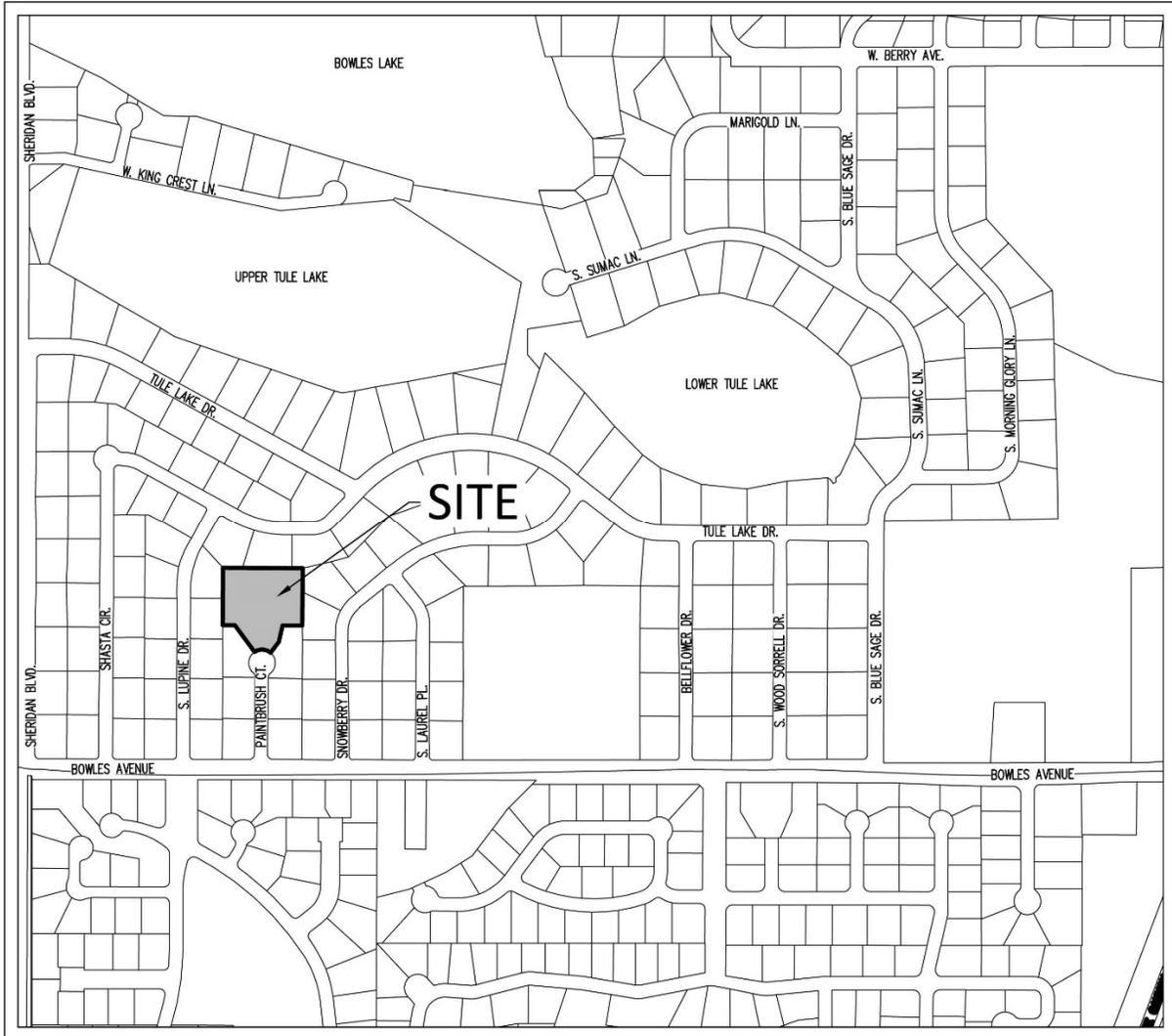
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During the neighborhood meeting the Owner and project representative (Plan West) will present the proposed minor subdivision to the audience, and may have a graphical representation of the proposal, a project fact sheet, and/or detailed handouts regarding specific details of the planned development for audience review.

Audience members will be given an opportunity to ask questions and provide comment regarding the proposed project.

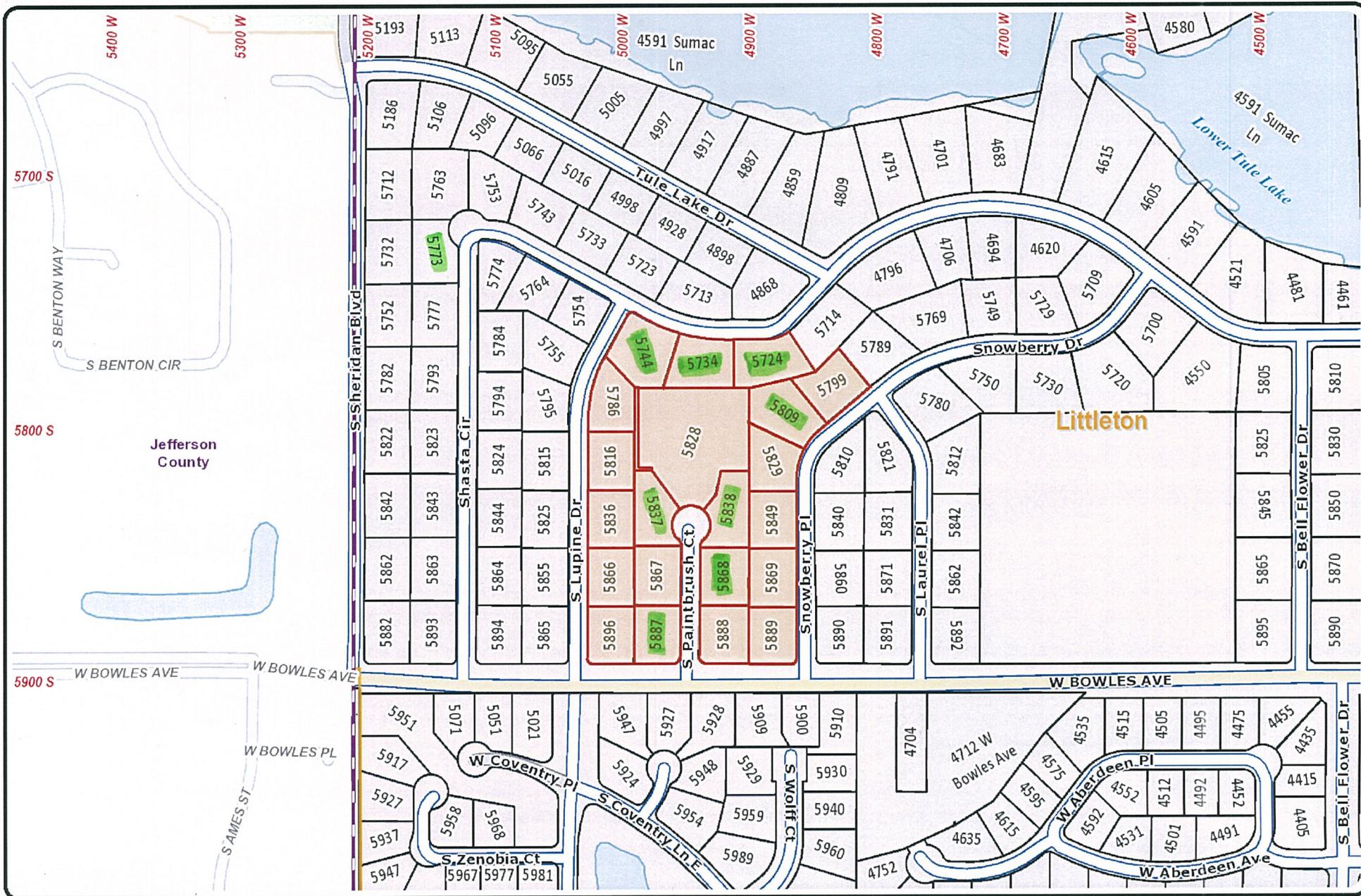
Please feel free to contact Plan West or City of Littleton Staff with any questions regarding the meeting or to receive a digital copy of the approved Bow-Mar Estates Development Plan.

# PROJECT VICINITY MAP

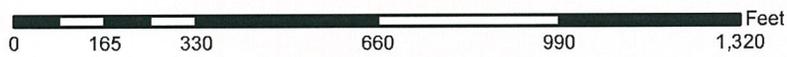


**5828 S. Paintbrush Ct.**  
**Proposed Subdivision / Development Plan Amendment**  
**August 1, 2018 7:00pm**  
**SIGN IN SHEET**

Name	Address	Email (for updates)
Bill Hopping	5773 Shasta Circle	WRHotel@aol.com
Gil Barker	5837 S. Paintbrush	gbarker730@msn.com
Kristine Lee	5838 S Paintbrush	Dee28@yahoo.com
JIM & HELEN WINNING	5734 SHASTA CIRCLE	JIMWINNING@AOL.COM
DOUG + BARB SPARKS	5724 SHASTA CIRCLE	dmsparkes@comcast.net
Megan Franklin	5868 S. Paintbrush Ct	mmfranklin@me.com
Jerry Wulff & Ginny Landt	5887 S. Paintbrush Ct	jerrywulff@aol.com
JOHN RICHARDSON	5744 SHASTA CIRCLE	westernexploration@yahoo.com
CLAUDIA + TIM MILLER	5809 SNOWBERRY DR.	cchmiller@icloud.com



# 5828 S Paintbrush Ct Adjacent Properties



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Map Location