

BOW-MAR ESTATES DEVELOPMENT PLAN

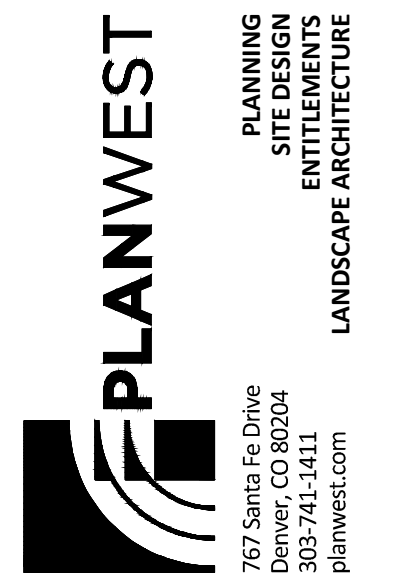
AMENDMENT NO. 2

LOT 4, BLOCK 1, BOW-MAR ESTATES SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO.



VICINITY MAP

Scale: 1" = 1000'



LEGAL DESCRIPTION

Lot 4, Block 1, Bow-Mar Estates Subdivision located in the Southwest Quarter of Section 18, Township 5 South, Range 68 West of the Sixth Principal Meridian, City of Littleton, County of Arapahoe, State of Colorado.

DEVELOPMENT OBJECTIVES

The intent of this amendment to remove the covenant to allow for the subdivision of Lot 4 into (3) three single family lots which will be compatible with the surrounding neighborhood and the Comprehensive Plan; as it specifically relates to Littleton's Goddard Neighborhood Goals:

1. Preserving existing neighborhood character by platting the existing Lot 4 into three lots of comparable size with the surrounding homes.
2. Enhance the overall quality of neighborhood life by providing an infill development of comparable land use and density.
3. Enhance neighborhood quality of life by supporting code enforcement programs, to minimize nuisance and protect property owners from adverse impacts of poor maintenance. This will be established by creating a potential HOA or similar entity to provide consistent maintenance techniques throughout the proposed residential lots.

INTENT STATEMENT

The intent of this Amendment application is to remove the covenant to allow for the subdivision of Lot 4 of the Bow-Mar Estates Development Plan (5828 S Paintbrush Ct) into three (3) single-family detached lots.

This Amendment to the Development Plan includes the following:

- Removes a portion of Land Use and Covenants Note 1.d. (Lot 4 is existing and shall remain) and Note 9 to allow Lot 4 to be subdivided.

COMMUNITY DEVELOPMENT

Approved this _____ day of _____, 20____, by the Director of Community Development.

Director of Community Development

PUBLIC WORKS

Approved this _____ day of _____, 20____, by the Director of Public Works.

Director of Public Works

CITY COUNCIL

Approved this _____ day of _____, 20____, by the Littleton City Council.

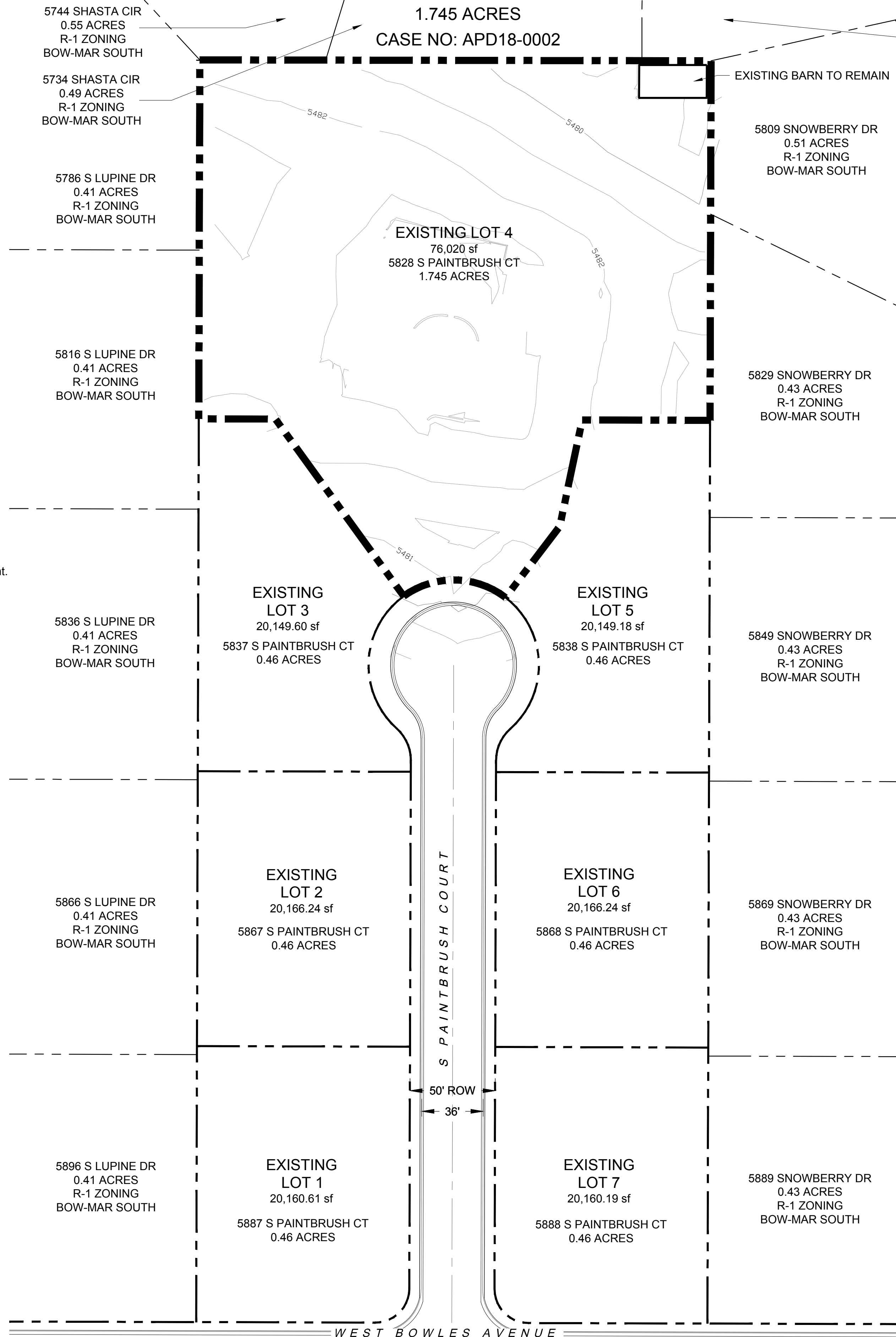
Mayor

Attest: City Clerk

CITY ATTORNEY

As to form this _____ day of _____, 20____.

Littleton City Attorney



CERTIFICATION OF OWNERSHIP

Owner:

I, _____, owner, or designated agent thereto, does hereby agree to develop the above described property in accordance with the use, restrictions, and conditions contained herein, and current ordinances, resolutions, and standards of the City of Littleton, Colorado.

Signature of owner and/or agent
Owner: Kayle Wilhelm
Address: 5828 Paintbrush Court
Littleton, CO
Phone: (303) 918-0535

Acknowledgement:

State of Colorado)
)SS
County of _____)
The foregoing dedication was acknowledged before me this _____ day of _____, 20____,
by _____ as _____.
Witness my hand and official seal.

Notary Public
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, _____, a duly registered professional land surveyor in the State of Colorado, do hereby certify that the survey represented herein was made under my supervision and the monuments shown thereon actually exist, and the map accurately represents said survey.

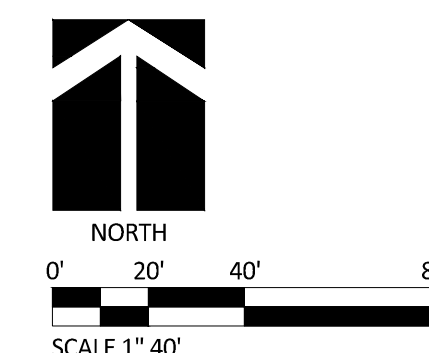
I attest the above on this _____ day of _____, 20____.

[Insert name of surveyor] PLS
Colorado Registered Land Surveyor
PLS No. _____

CLERK AND RECORDER'S CERTIFICATE

This document was filed for records in the office of the County Clerk and Recorder of _____ County at _____m. on the _____ day of _____, 20____, in Book _____, Page _____, Map_____.
Reception No. _____.

County Clerk and Recorder
By: _____
Deputy



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1.745 ACRES
CASE NO: APD18-0002

DATE
08-08-2018

REVISIONS
09-05-2018
09-27-2018
10-18-2018
11-27-2018

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SHEET 1 of 2

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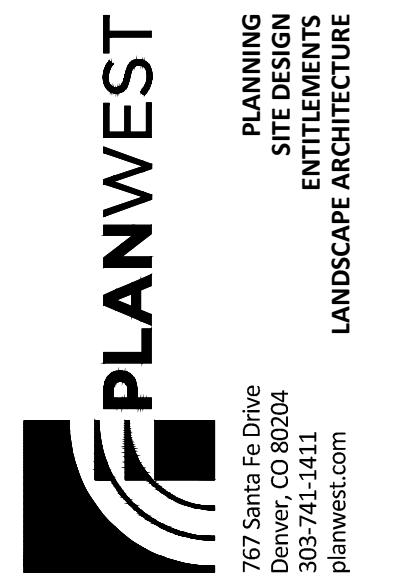
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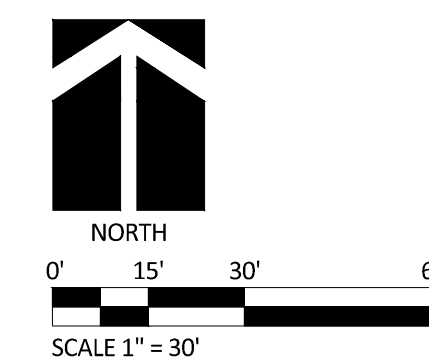
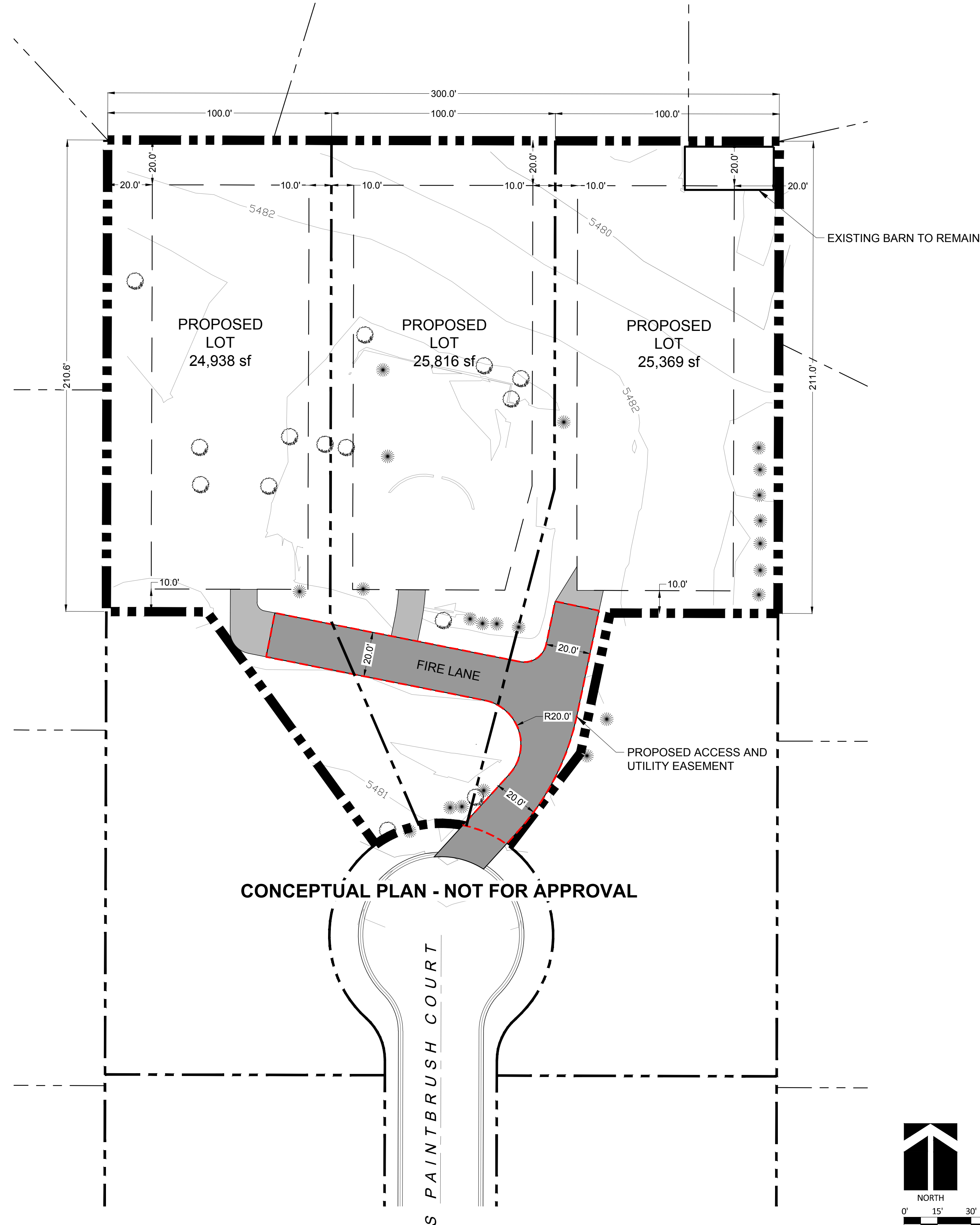


All changes to the PD described here-in apply to Lot 4, Block 1 of the Bow-Mar Estates subdivision and all of the existing "land use and covenants" in the Bow-Mar Estates Planned Development apply to all other lots.

LAND USE REGULATIONS AND MINIMUM LOT REQUIREMENTS FOR LOT 4, BLOCK 1, BOW-MAR ESTATES SUBDIVISION

1. Proposed Land Use to be Single Family Residences. All of the lots shown on recorded plat of Bow-Mar Estates shall be known and described as residential lots.
 - 1.1. One Single Family dwelling unit/lot.
 - 1.2. Maximum density of 1 unit per 0.46 acres actual.
 - 1.3. Proposed minimum land area to be covered by structures = 2,000 square feet for single-story ranch style homes and 1,600 square feet for two-story style homes.
 - 1.3.1. Minimum Open Space will be 50%.
 - 1.4. Maximum building height shall be 30 ft.
 - 1.5. Minimum lot size 20,037 square feet (0.46 acres) and maintain similar setbacks. Minimum lot width is 16 feet (street frontage).
 - 1.6. Setbacks:

1.6.1. Front Yard:	25 ft
1.6.2. Rear Yard:	20 ft
1.6.3. South Side:	10 ft
1.6.4. North Side:	5 ft
1.6.5. West Side (Interior):	10 ft
1.6.6. East Side (Interior):	5 ft
1.6.7. Exterior Side:	20 ft
 - 1.7. Two spaces / dwelling shall be provided for off-street parking. Visible parking or storage or travel homes or boats will not be allowed.
2. Exterior building material shall be a minimum of 20% brick or stone. No masonite, plywood, or aluminum siding will be allowed.
3. Any element of the construction, location, design, use, or operation of land or buildings not specifically shown on this Planned Development Plan in graphic or written form shall conform to the requirements of the R-1 zone district.
4. No elevated tanks of any kind shall be erected, placed, or permitted upon the lots, including tanks for storage of gas, fuel oil, must be buried or kept screened by adequate planting to conceal them from neighboring lots, streets, or from view of adjoining lots.
5. Invalidation of any of these restrictions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
6. If a shared access drive is utilized to provide access to any lot, the access easement and driveway shall be a minimum of 20' in width and designed to accepted engineering standards as defined by the City of Littleton.
7. Maintenance of private property and easements are the responsibility of individual property owners or an established home owners association.
8. 6-foot privacy fences shall not extend beyond the front elevation of the principal structure. All fences shall conform to section 10-4-3(A) of the Littleton Municipal Code, as amended.



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