



**Community Development &  
Public Works**  
2255 West Berry Avenue  
Littleton, Colorado 80120  
Phone: 303-795-3748  
[www.littletongov.org](http://www.littletongov.org)

## Development Application

Form must be complete and accompany  
all submittal materials and fees.  
**Incomplete applications will not be processed.**

APPLICANT/MAIN CONTACT:	TITLE:	SIGNATURE:
COMPANY:		
ADDRESS:		SUBMITTAL DATE:
EMAIL:	PHONE:	CELL:
OWNER(S) OF RECORD:		<b>Notarized Letter of Authorization MUST be provided with this application at time of submittal</b>
COMPANY:		
ADDRESS:		
EMAIL:	PHONE:	
ENGINEERING CONTACT (if any):	TITLE:	
COMPANY:		
ADDRESS:		
EMAIL:	PHONE:	CELL:

Parcel ID Number	
Parcel Address or Cross Streets:	
Subdivision Name & Filing No.:	
Related Case Numbers: (GPDP, Rezoning, and/or Plat )	

EXISTING	PROPOSED
Zoning:	
Use:	
Project Name:	
Site Area (Acres):	
Floor Area Ratio (FAR):	
Density (Dwelling Units/Acre):	
Building Square Footage:	

CASE TYPE			
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/> General Planned Development Plan	<input type="checkbox"/> Administrative Plat or Replat for One or Two Lots	<input type="checkbox"/> Variance: Minor/Major/Sign
<input type="checkbox"/> Site Development Plan Amendment	<input type="checkbox"/> General Planned Development Plan - Administrative Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Board of Adjustment Appeal
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> General Planned Development Plan - Major Amendment	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Planned Development Overlay	<input type="checkbox"/> Floodplain Development (Use by Special Exception)	

<input type="checkbox"/> Other:
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<b>Pre-App Meeting Date:</b>	<b>Pre-App Meeting Planner:</b>	<b>Pre-App Meeting Engineer:</b>
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This application shall be submitted with all applicable application fees and submittal requirements. Incomplete applications will **not** be accepted. Submittal of this application does not establish a vested property right. Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the City of Littleton Municipal Code and operating standards. A neighborhood meeting is required for all applications that require a public hearing. **After three (3) months of inactivity, a reminder will be sent to applicants that action is required within the next thirty (30) days. At that time, the case will be closed.**

### THIS SECTION FOR OFFICE USE ONLY

Date Received:



July 24, 2018

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

**RE: Letter of Authorization**

Plan West, Inc. is hereby authorized to act on behalf of **Kayle J Wilhelm Living Trust**, Owner of the property at 5828 S Paintbrush Court, Littleton, CO 80123.

*Kayle J Wilhelm Living Trust*

X

Print Name and Title:

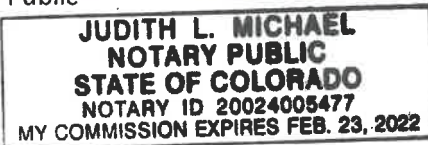
State of Colorado )  
*Angela* ss.  
County of Douglas )

Subscribed and sworn before me this 27<sup>th</sup> day of July, 2018

Witness my hand and official seal.

My commission expires: Feb 23, 2022

*Judith L. Michael*  
Notary Public





September 5, 2018

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

**RE: 5828 S PAINTBRUSH COURT, BOW-MAR ESTATES, AMENDMENT TO A GENERAL PLANNED DEVELOPMENT PLAN**

Plan West, Inc., on behalf of Kayle Wilhelm, 5828 S Paintbrush Court property owner, is pleased to submit this letter of intent for the Bow-Mar Estates Amendment to a General Planned Development Plan.

The original Bow-Mar Estates Development Plan was approved in 1985 and consists of seven (7) single-family detached lots on five (5) acres. The lots range in size from 0.46 acres to 1.5 acres with a maximum density of 1 unit per 0.46 acres, actual.

The physical characteristics of the 5828 S Paintbrush Court site include an existing ranch-style home (in need of a complete renovation), a large shed, private drive, mature deciduous and evergreen trees, and generally flat topography with a mixture of manicured lawn and native grasses.

The intent of this Amendment application is to subdivide the existing Lot 4 of the Bow-Mar Estates Development Plan (5828 S Paintbrush Ct) into three (3) single-family detached lots with a minimum lot size of 24,900 square feet.

The proposed 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)*
- Removes a portion of Land Use and Covenants Note 9. *No lot shall be re-subdivided into smaller lots nor conveyed or encumbered in any less than the full original dimension as re-plated by Bell Engineering (Job #84-1265)*
- Subdivides existing Lot 4 into three (3) single-family detached lots
- Proposed lots are a minimum lot size of 24,900 square feet (0.57 acres) (exceeds existing lots) and maintain similar setbacks to those set forth in the approved Development Plan
- 20' fire lane and 12' private drive access to new lots
- Preservation of as many mature trees as possible
- Potential to build new homes in a staggered and/or skewed alignment for character and variation per the large building envelopes
- Maintains visual buffer from S Paintbrush Ct. and adjacent properties by preservation of many of the mature trees within the property

A neighborhood meeting was held on August 1, 2018 at the Edwin A. Bemis public library. Approximately 13 attendees from 9 residences were present. General questions and comments mostly pertained to traffic, street improvements, construction noise, and maintaining the character of the neighborhood. A copy of the sign-in sheet, invite map, and meeting summary is enclosed with this application.

The refined plan and the attention to detail used in preparing the layout will complement the recognized character and quality of Bow-Mar Estates as a premier place to live in the City of Littleton. Please note the access drive/Fire Lane and landscape area between Paintbrush Court and fire lane shall be maintained by a future mini-HOA or similar entity.

This application is consistent with the "Declaration of Public Policy for Rezoning", Section 10-12-1 of the Zoning Ordinance, and the Goddard Neighborhood Goals per the COMPLAN as stated below:

**GODDARD NEIGHBORHOOD GOALS**

**GOAL 1: Preserve the existing character of the neighborhood as exemplified by single-family residential uses, open space and suburban atmosphere.**

- The proposed Amendment maintains the character of the neighborhood by adhering to the land use standards and covenants set forth in the approved Bow-Mar Estates Development Plan.

**GOAL 2: Encourage new commercial uses to concentrate in established presently zoned business districts to arrest development of "strip commercial", which encroach into residential areas and create traffic congestion.**

- This application does not include new commercial development.

**GOAL 3: Institute intergovernmental review procedures with neighboring jurisdictions so that impacts of development in those areas can be identified and planned for.**

- This application will be processed through the standard City of Littleton referral and review procedures.

**GOAL 4: Encourage improved public transportation service, thus heavier utilization, as a means of decreasing auto traffic, conserving energy and improving air quality.**

- Existing sidewalks along S Paintbrush Ct. can be utilized to access nearby public transportation.

**GOAL 5: Provide a balanced mix of recreational opportunities, including organized, active sports facilities and natural passive areas.**

- Recreational opportunities do not apply to this application due to the small scale of the Amendment request.

**GOAL 6: Enhance neighborhood quality of life by supporting code enforcement programs, to minimize nuisance and protect property owners from adverse impacts of poor maintenance.**

- A potential HOA or similar entity may be established to provide consistent maintenance techniques throughout the proposed residential lots.

Please let me know if you have any questions or need additional information regarding this Amendment to a General Planned Development Plan application. The applicant and team are excited to move forward with this project and work with the City of Littleton throughout the process.

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