



August 22, 2025

Residences at Platte Canyon

Neighborhood Outreach Cover Letter

A neighborhood outreach meeting was conducted on August 12th, 2025, regarding the re-zone of the properties generally located at 7880 S. Platte Canyon Road. This outreach meeting was conducted for the purpose of gathering feedback, questions, and concerns from neighboring property owners.

This meeting was held at Columbine Library (7706 W Bowles Ave, Littleton, CO 80123) and notice of this meeting was both mailed and (a sign) posted on site on July 25th, 2025. The following pages detail who was sent a notice, maps of the required notification area, a copy of the letter that was sent, and pictures of the posted sign from both July 25th and August 11th.

A copy of the presentation delivered to the residents is also attached below- which was presented via PowerPoint. Approximately 12 neighboring residents attended the meeting (sign is sheet attached- note some of the signers were married couples where only 1 person signed in) with a handful providing comment or asking questions. Those comments and concerns have been summarized in the following pages.





Residences at Platte Canyon

July 25, 2025

To: Neighboring Landowner

RE: Case No: Q25-046 Residences at Platte Canyon

Location: 7850-7880 S.Platte Canyon Rd.

Please be advised that PCS Group, on behalf of Highland Development Company (applicant / future owner), has had a pre-submittal meeting with Arapahoe County for a General Development Plan on the above referenced property.

Project Description:

This proposed project sits on approximately 10.5 Acres and is proposing a mix of paired (duplex) homes and townhomes. There will be two access points from S. Platte Canyon Road into the property. The proposed plan will have a significant landscape buffer along the S. Platte Canyon Road edge and include a pocket park and detention on site. The proposed number of units for the site are 38 paired homes (19 lots) and 40 townhomes. This project will have an impact on traffic to S. Platte Canyon Rd., however as this road is classified as a state highway (CO75) traffic capacity should not be an issue. This development may also impact view to the South Platte Reservoir, however, the maximum height of all structures proposed for the site will be 35'



Project Process:

This project will go through the Arapahoe County 3-Step process that will require a General Development Plan, Specific Development Plan, and Administrative Site Plan. The General development plan will be sent out for a review and referral process for comment, and will be reviewed and voted on by both Planning Commission and the Board of County Commissioners via public hearings. The Specific Development Plan will be sent out for review and referral, and reviewed and voted on by Planning Commission via public hearing. Lastly, the plans will be sent out for review and referral for the Administrative Site Plan, and reviewed and voted on by the Planning Commission and Board of County Commissioners via public hearing. This project is currently in the General Development Plan phase.

Neighborhood Outreach will be conducted on the referenced application at:

Time : 6:00pm - 7:00pm

Date: August 12, 2025

Location: Columbine Meeting Room - Columbine Library, 7706 W. Bowles Ave., Littleton, CO 80120

As a neighboring landowner and member of the public you are encouraged to participate in this neighborhood outreach. For more information about this application Contact Highland Development Company at 303-945-9867. If you cannot reach the applicant, contact Kathleen Hammer, Planning Division, PWD Department, Arapahoe County Government, at 729-874-6650

Sincerely,

PCS Group - Landscape Architect

pcs group

MAIL

PO Box 18287
Denver, CO 80218

LOCATION

200 Kalamath Street
Denver, CO 80223

CONNECT

(303) 531-4905
www.pcsgroupco.com

PROPOSED SITE PLAN



pcs group

MAIL
PO Box 18287
Denver, CO 80218

LOCATION
200 Kalamath Street
Denver, CO 80223

CONNECT
(303) 531-4905
www.pcsgroupco.com

Mailing List Neighborhood Outreach- 7880 S. Platte Canyon Road Re-zon

<u>NAME</u>	<u>Address</u>	<u>Parcel ID</u>
BELL ROBERT L	7710 S SHERIDAN CT LITTLETON, CO 80128	59-361-17-006
BENZ ALEXIS C	7740 S SHERIDAN CT LITTLETON, CO 80128	59-361-17-008
BOOEN BRETT T	7732 S AMES WAY LITTLETON, CO 80128	59-361-16-007
BRYAN WILLIAM JOHN Jr	7607 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-004
BURGESS JEFFREY MICHAEL	5364 W CANYON TRL LITTLETON, CO 80128	59-361-18-060
CARRIGAN MICHAEL F & PATRICIA S	7609 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-005
CATHERINE ELLEN MITCHELL TRUST	7657 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-010
CENTENNIAL WATER AND SANITATION DISTRICT	62 PLAZA DR HIGHLANDS RANCH, CO 80126	2077-31-3-01-001
CHANDLER MARCUS	5333 W CANYON TRL LITTLETON, CO 80128	59-361-16-011
CITY & COUNTY OF DENVER	1600 W 12TH AVE DENVER, CO 80204	59-364-00-003
CLARK DANIEL R	8090 W MEADOW DR LITTLETON, CO 80128	59-361-16-012
CRAWFORD STEPHANIE	7762 S AMES WAY LITTLETON, CO 80128	59-361-16-009
DILLON JULIE S	7772 S AMES WAY LITTLETON, CO 80128	59-361-16-010
ECKART DAVE F	7785 S SHERIDAN CT LITTLETON, CO 80128	59-361-16-013
ENO KENT P	5344 W CANYON TRL A LITTLETON, CO 80128	59-361-18-058
FOOTHILLS PARK & RECREATION DISTRICT	6612 S WARD ST LITTLETON, CO 80127	59-361-18-064
GENTILINI FAMILY TRUST	7697 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-014
GUARNEROS GAYLIENE J	5344 W CANYON TRL D LITTLETON, CO 80128	59-361-18-055
GUILLEN DAVID	7760 S SHERIDAN CT LITTLETON, CO 80128	59-361-17-010
HACKETT DAVID A	5344 W CANYON TRL C LITTLETON, CO 80123	59-361-18-056
HARRIS N NATHAN	19583 W 58TH PL GOLDEN, CO 80403	59-361-18-062
HOOLE DIXIE L	7698 S EMERSON CT LITTLETON, CO 80122	59-364-00-002
HOWELL ALAN W	7690 S SHERIDAN CT LITTLETON, CO 80128	59-361-17-005
HYSOM JOHN C	5364 W CANYON TRL LITTLETON, CO 80128	59-361-18-061
KILLION CHARLOTTE D	5364 W CANYON TRL A LITTLETON, CO 80128	59-361-18-059
KNIGHT GARY L, KNIGHT MARGARET A	7649 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-009
KNOPINSKI CHERI L, KNOPINSKI PAUL J	7629 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-007
LYNDA KAY MEYER TRUST	7790 S SHERIDAN CT LITTLETON, CO 80128	59-361-17-013
MAES STEVEN D	7752 S AMES WAY LITTLETON, CO 80128	59-361-16-008
MILLBROOK HOMEOWNERS ASSOCIATION	18695 PONY EXPRESS DR 4160 PARKER, CO 80134	59-361-18-065
MORRISON DELILAH	7659 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-011
NELSON MICHAEL D	7775 S SHERIDAN CT LITTLETON, CO 80128	59-361-16-014
ORWIG GORDON R	7715 S SHERIDAN CT LITTLETON, CO 80128	59-361-16-017
PINNACLE AT MOUNTAIN GATE LLC	PO BOX 5005 NEW YORK NY 10163	2077-31-2-06-003
PINNACLE AT MOUNTAIN GATE LLC	2415 E CAMELBACK RD SUITE 600 PHOENIX AZ 85016-9298	2077-31-2-06-001
PITTMAN CHRISTOPHER BENNETT	5243 W CANYON TRL LITTLETON, CO 80128	59-361-17-014
PLATTE CANYON HOMEOWNERS ASSOCIATION	7679 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-015
PRISNER GENTILINI TLRUST	7679 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-013
PUBLIC SERVICE COMPANY OF COLORADO	PO BOX 840 DENVER, CO 80201	59-361-18-131
REED BARBARA A	7770 S SHERIDAN CT LITTLETON, CO 80128	59-361-17-011
ROCHA STEVEN	7750 S SHERIDAN CT LITTLETON, CO 80128	59-361-17-009
SCOTT CYNTHIA A	7627 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-006
SHAFER CLINTON	7735 S SHERIDAN CT LITTLETON, CO 80128	59-361-16-016
SHEA JASON P	7780 S SHERIDAN CT LITTLETON, CO 80128	59-361-17-012
SIGNATURE PLATTE CANYON LLC	7679 S PLATTE CANYON DR LITTLETON CO 80128	2077-31-2-05-016
SPORT COURT ATHLETICS LLC	9064 S MINERS PL LITTLETON, CO 80126	59-361-18-130
STEPHENSON LORAN D, STEPHENSON YVONNE	7677 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-012
TORRES BRITNEY SAMANTHA CASTILLO	7730 S SHERIDAN CT LITTLETON, CO 80128	59-361-17-007
VOYLES LANE	5344 W CANYON TRL UNIT LITTLETON, CO 80128	59-361-18-057
WICKLAND TOM JR	7755 S SHERIDAN CT LITTLETON, CO 80128	59-361-16-015
ZAJICEK ANDREW, ZAJICEK KIMBERLY	7647 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-008



Parcel Labels:



7515	7534	7533	7538	7520
7525	7544	7543	7604	7550
7535	7604	7603	7606	7580
7605	7614	7613	7612	7600
7615	7624	7623	7622	7610
7625	7634	7633	7632	7630
7635	7644	7643	7642	7640
7645	7654	7653	7652	7680
7655	7664	7663	7662	7690
7675				

Instructions for Mail Notification

Pursuant to Section 5-2.1.B.2 of the Land Development Code, mail notification is required for land development procedures requiring neighborhood outreach. Applicants must mail, First Class, a Notice of neighborhood outreach to the Owner(s) of Record, at the time of the outreach, of property located within a 500 foot radius of the proposed location. The Planning Division may expand or contract the notification boundary as appropriate to ensure adequate notice and that the nearest neighbors are notified. **The Notice shall be mailed no later than fifteen (15) days prior to neighborhood outreach.** Instructions for preparing the mail notification are as follows:

- Provide a list of surrounding property owners, HOAs, and neighborhood groups. As part of the list title, include the case number, the name of the proposal, and type of application being requested. The list of property owners must include two sets of information: First, include the full name and mailing address for each surrounding property owner. Second, provide the Assessor's Schedule Number representing each property owner's parcel of ground. This information can be obtained from the Arapahoe County Assessor's Office or the County's online mapping system: <https://gis.arapahoegov.com/ArapaMAP/>.
- Acquire a copy of the County Assessor's Map(s) which depicts the subject property (copies can be purchased in the Mapping Division or you can use the online mapping system). Graphically highlight all parcels of ground that will receive mail notification. Include a copy of this map, no larger than 11" x 17" in size, when you submit the mailing list.

Staff will send you the general template for the letter notifying surrounding property owners. Add specific information about your project to the letter template and send the draft letter to staff for review before mailing the notices. Submit a signed copy of the mailed letter to our Department on the first business day before the neighborhood meeting. Attach to the letter, the following notarized certification:

I hereby certify under oath that the attached letter was mailed to all property owners, HOAs, and neighborhood groups on the 25th day of July, 2025, as described in the mailing list included with this application and or file with the Planning Division at Public Works and Development, 6924 S Lima St., Centennial, CO 80112

MATTHEW HORCLOSS
Printed Name

[Signature]
Signature

8/11/25
Date

State of Colorado)
) ss.
County of DENVER

Subscribed and sworn before me this 11 day of AUGUST 2025

by Mia Bernard
(Print Notary Name Here)

[Signature]
(Notary Public Signature Here)

MIA A BERNARD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254026312
MY COMMISSION EXPIRES JULY 11, 2029

Notarial Stamp Here

POSTING INSTRUCTION FORM A

Arapahoe County Public Works and Development

6924 S. Lima St. Centennial, CO 80112 – 720-874-6650 – arapahoegov.com

SUBMIT THIS FORM TO THE PLANNING DIVISION NO LATER THAN 15 DAYS PRIOR TO NEIGHBORHOOD OUTREACH

(DO NOT INCLUDE THE DAY OF OUTREACH IN YOUR FORM SUBMISSION DEADLINE CALCULATIONS)

Case No: Q25-046

Case Name: 7880 S PLATTE
CANYON REZONE

Case Manager: KAT HAMMER



Posted 7/25/25

**NOTICE OF NEIGHBORHOOD OUTREACH FOR Q25-046 / 7880 S.
PLATTE CANYON ROAD REZONE / PLANNED UNIT DEVELOPMENT**

NOTICE IS HEREBY GIVEN THAT THE PROPERTY IN WHICH THIS SIGN IS POSTED MAY BE CONSIDERED FOR A PROPOSED PLANNED UNIT DEVELOPMENT HERE KNOWN AS 7880 S. PLATTE CANYON RD REZONE, PURSUANT TO THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE. FURTHER INFORMATION CONCERNING THIS PROPOSAL MAY BE OBTAINED BY CALLING THE APPLICANT AT 303-945-9867 OR THE ARAPAHOE COUNTY PLANNING DIVISION AT 720-874-6650. SUCH OUTREACH IS TO BE HELD ON THE 12, OF AUGUST 2025, AT 7706 W. BOWLES, LITTLETON, 80120 AT 6PM OR AS SOON THEREAFTER AS POSSIBLE.

Posted 7/25/25

Attached is a photo of a sign/signs erected on the following described property:	7880 S. Platte Canyon Rd.
The sign is facing:	Sign is facing west towards S. Platte Canyon Rd.
The sign is legible from said right-of-way:	Yes

POSTING INSTRUCTION FORM B

Arapahoe County Public Works and Development

6924 S. Lima St. Centennial, CO 80112 – 720-874-6650 – arapahoegov.com

SUBMIT THIS FORM TO THE PLANNING DIVISION ON THE FIRST BUSINESS DAY PRIOR TO NEIGHBORHOOD OUTREACH

Case No: Q25-046

Case Name: 7800 S PLATTE
CANYON REZONE

Case Manager: KAT HAMMER

(INSERT LEGIBLE PHOTO OF SIGN(S))



LEGAL DESCRIPTION OF PROPERTY: 7880 S.
Platte Canyon Road Parcel #'s 2077-31-2-00-
043,41,42,024,018,029,030,039

I hereby certify, under oath, that the above-described property was posted continuously for a period of
15 days from July 25, 2025 to August 11, 2025.

Name: Matthew Norcross Signature: *Matthew Norcross* Date: 08/11/25

State of Colorado)
) S.S.
County of *Denver*

Subscribed and sworn before me this 11 day of August, 2025
By Mia Bernard (Print Notary Name)

MIA A BERNARD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254026312
MY COMMISSION EXPIRES JULY 11, 2029

Mia Bernard (Notary Public Signature)

Notary Stamp Here

Residences at Platte Canyon – Q25-046
 Neighborhood Outreach - Sign-In Sheet

August 12, 2025

NAME	ADDRESS	CITY/STATE/ZIP	PHONE	EMAIL
Bob	5. Sheridan Ct	Litchton, CO 80128	-	-
Debbie & Lynette	7679 S. Platte Canyon Dr.	Litchton 80128		linitunes@aol.com
Jason Shea	7780 S. Sheridan Ct.	Litchton, CO 80128	605-559-2162	jason_shea@hotmail.com
Joe Knopinski	7629 S. Platte Canyon	" "	720 480 9670	joe.knoland@districts.com
Cheri Knopinski	" "	" "	720-331-6791	cheri.knopinski1@gmail.com
Gary Knopinski	7649 S. Platte Canyon Dr.	" "	720-839-4272	garyknopinski@gmail.com
Peggy Knopinski	" "	" "	303-795-0553	garrypeggy@gmail.com
ANDREW ZAJICEK	7647 S. PLATTE CANYON	" "	303-880-2858	andrewzajicek@gmail.com
Harold Holmes	7170 S. Platte Canyon	Litchton	3-324 8698	Harold Holmes@gmail.com

Residences at Platte Canyon

Neighborhood Outreach
Meeting

August 12, 2025



A background image showing several people's hands and arms gathered around a table, looking at and pointing to architectural blueprints or plans. The scene is brightly lit, suggesting an indoor office or meeting environment. The image is partially obscured by a dark green vertical bar on the left and a semi-transparent white box containing text on the right.

Agenda

- Project Team Introduction
- Arapahoe County Process and Timeline
- Where are we now?
- Vicinity Map | Existing site
- Proposed Plan
- Questions

Project Team

An experienced and adept team is key to a successful project

- Highland Development Company
- RHAP Architecture + Planning
- Brightlighter Civil Engineering
- PCS Group Landscape Architecture + Planning

All locally owned and operated firms with decades of experience along the Front Range.



Highland Development Company

Our mission is to deliver exceptional residential communities through close collaboration across all phases of the project lifecycle—from early engagement and design to preconstruction and vertical execution.

We operate as a fully integrated team, united by a commitment to integrity in process, uncompromising craftsmanship, successful partnership outcomes, and deliberate purpose in every decision we make.

Through intentional partnerships and holistic project strategies, we strive to create outcomes that are not only efficient and cost-effective, but enduringly valuable to the communities we serve.

Projects	Size	Units	For Sale or Rent
Sojourn Winter Park	17 Acres	200	For Sale
Berkeley Shores	5 Acres	89	For Sale
West Line Village	8 Acres	187	For Sale
Iota Apartments	7 Story Apartment	148	For Rent
Nightengale Condominiums	3 Story Condo	39	For Sale
Signalman Apartments	3 Story Apartment	52	For Rent



Arapahoe County Process + Timelines

- **3 Step Process**
Approximately 18 Months
- **Final steps**
Approximately 24 Months

1. Pre-Application meeting with County Staff
2. Neighborhood Outreach Meeting



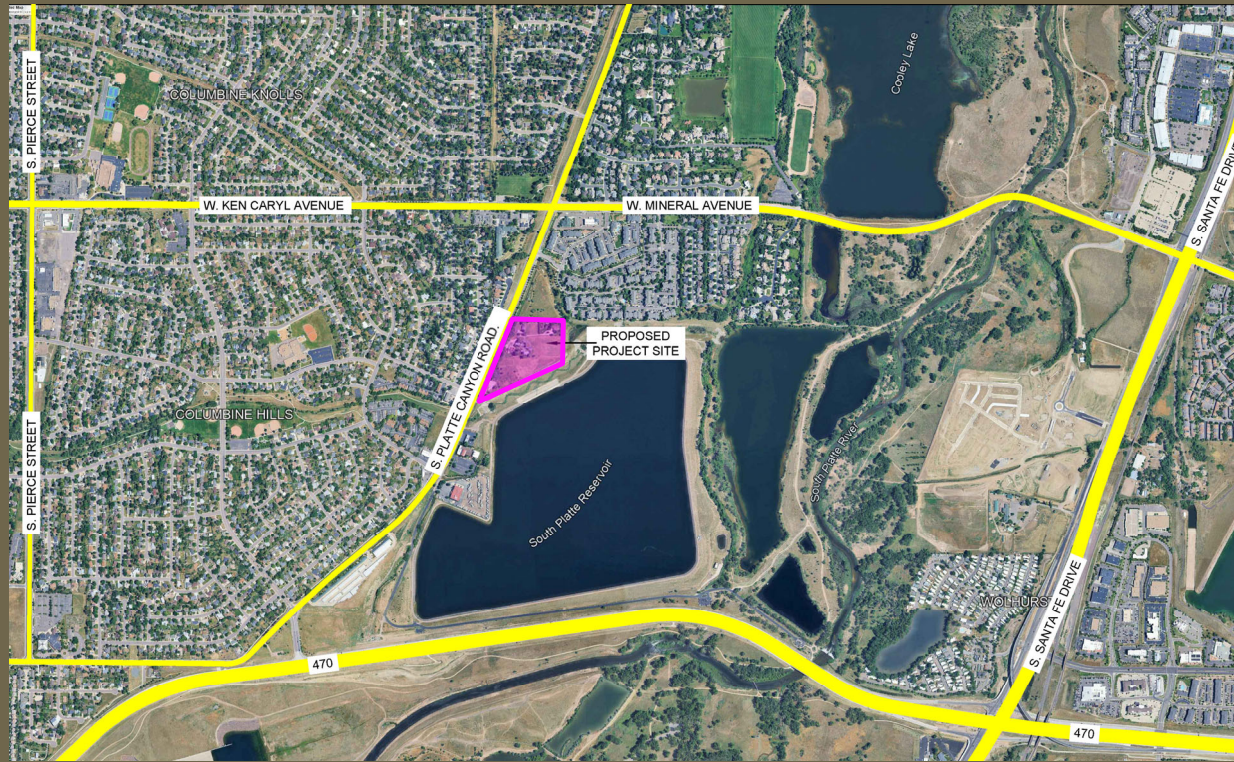
3-Step Approval Process

3. General Development Plan (Step 01)
Planning Commission – Public Comment
Board of County Commissioners – Public Comment
5-7 months
4. Specific Development Plan (Step 02)
Planning Commission – Public Comment
4-6 months
5. Administrative Site Plan (Step 03)
Planning Commission – Public Comment
Board of County Commissioners –Public Comment
6-8 months

Final Steps

6. Construction Documents
3-6 months
 7. Building Permits
1-3 Months
 8. Project Construction
18-24 Months
- *Horizontal Development 6-9 months
*Vertical development 12-18 months

Vicinity Map

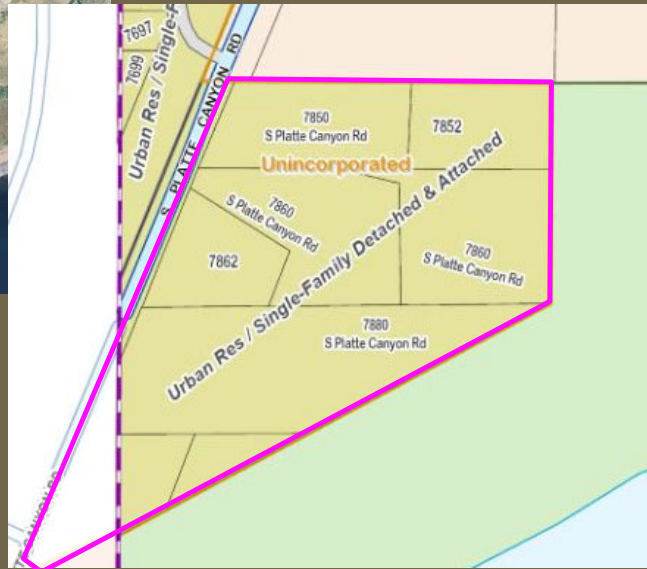


- Unincorporated Arapahoe County
- Access off of S. Platte Canyon Road
- Open space buffers to the north and south of the site
- South Platte Reservoir to the east
- Combination of 8 parcels of land – All privately owned

Existing Site



Urban Land Use Plan Image from Arapamap



Site Size:

Approximately 10.5 Acres

Site is currently zoned:

Mixed Use (MU) + Low Density Single Family Detached (R-1-A) + Open Space(OS)

Arapahoe County Urban Area Land Use Plan:

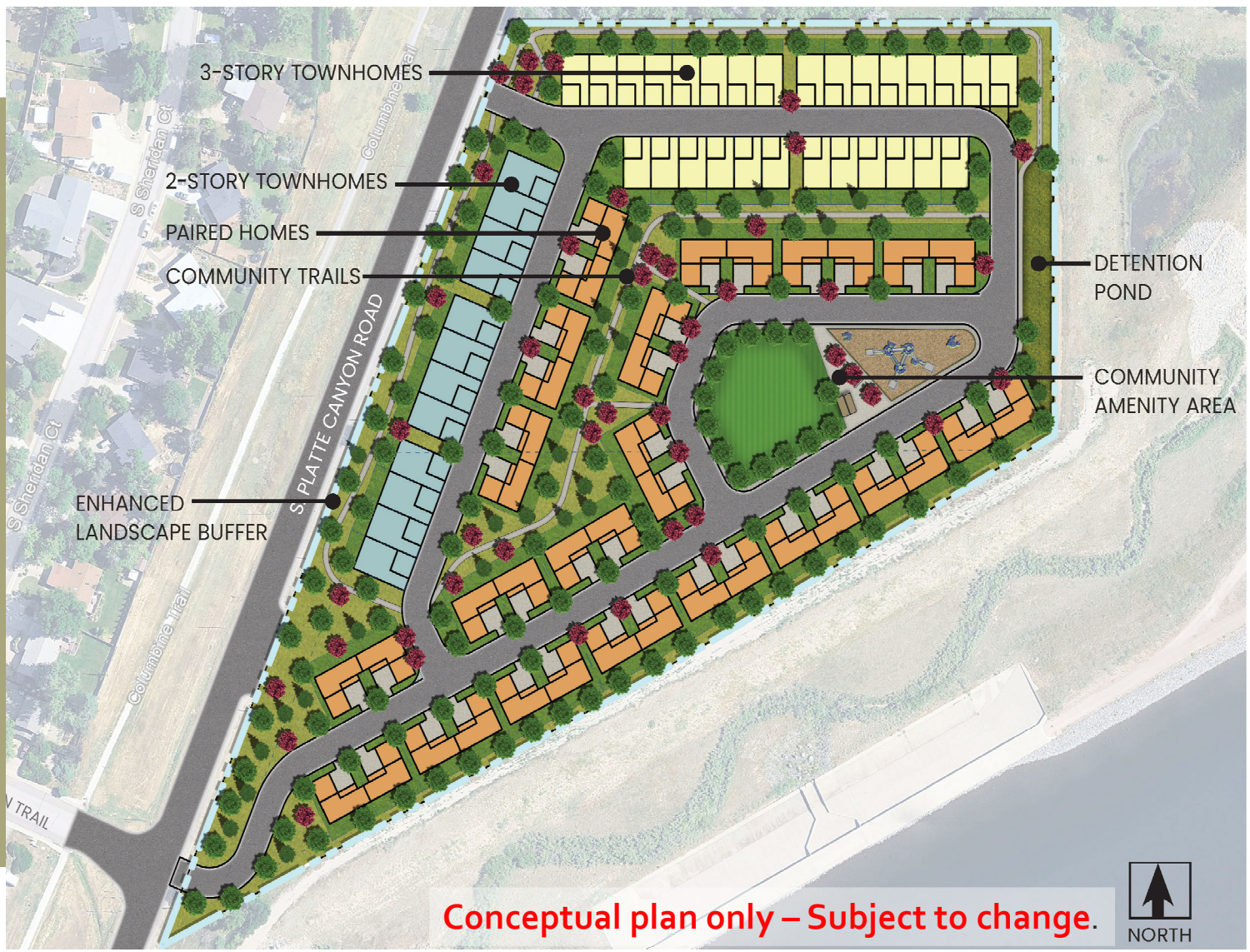
Urban Residential - allowing Single Family-Detached and Single-Family Attached housing with a density range of 8-16 DU/AC.

Proposed Zoning:

Planned Unit Development (PUD)
Anticipated Density of 6-9 DU/AC.

Proposed Plan

- Proposed Zoning :
Planned Unit
Development (PUD)
- Allowed density 8-16
DU/AC
- This plan : 7.4 DU/AC.
- Mix of 2 & 3 story
Townhomes and
Paired (Duplex) units
- Proposed to be for sale
units



The background of the slide is a collage of images. The top half shows a group of five diverse people sitting around a table in a meeting, with a semi-transparent olive-green overlay. The bottom half shows a modern building under construction with a glass facade and steel framework. The text is overlaid on the top half of the collage.

Questions and Comments

Thank You



Residences at Platte Canyon

Neighborhood Outreach Meeting

August 12, 2025

Summary of Comments Received & Development Team Response

Comment: Concern about 3-story Townhomes blocking existing views of (one particular) homeowner.

Response: The concern is heard and understood- applicant will explore ways to mitigate view impacts.

Comment: Will the trees stay along Platte Canyon Drive?

Response: New landscaping, including trees, will be installed.

Comment: Is this the same applicant/builder as the previous 2019 proposal?

Response: No – that was Century Communities.

Comment: Will we petition to reduce the speed limit of S. Platte Canyon Rd.?

Response: Development team is working with CDOT currently. CDOT has the ultimate say in what happens with their roads- development team will be conducting traffic impact studies during the process and will follow those recommendations.

Comment: Will the power lines along Platte Canyon Rd be relocated underground?

Response: It would be desirable- but the expense could be too burdensome- will consider.

Comment: Would a roundabout (on S. Platte Canyon) be considered as previous proposals envisioned?

Response: Unlikely as it's a state highway with a 45mph limit.

Comment: Will other investors be involved or restrictions on investors? – i.e. can an investor buy 10 units to rent them?

Response: We do not anticipate that outside investors will be interested in this type of project.

Comment: What will happen with the ditch and associated water along the Platte Canyon Rd side of the property?

Response: It will likely be piped underground- while still conveying water through and past the property.

Comment: Will there be parking issues / parking spilling into other areas of the neighborhood?

Response: We do not anticipate parking issues as all units will have a 2-car garage at minimum, duplex units will also have a driveway, and some street parking will also be available.

Comment: What will the aesthetic be of the architecture?

Response: Yet to be determined.

Comment: What is the timeline?

Response: Likely around 18 months for the planning process and another 18-24 months for construction.

Comment: Do you anticipate issues with pushback from Jefferson or Arapahoe County – there have been issues with this property in the past because of the split nature of the property?

Response: We do not anticipate any pushback for either County- but unknown currently.

Comment: Will it have an HOA?

Response: Yes

Comment: Have we considered a metro district?

Response: A metro district is not being considered.

Comment: Are trail connections possible to the greater community?



Response: We will take trail connection into consideration – however applicant is not obligated to make improvements outside of their property lines in regard to trails.

Comment: How will school buses pick up kids and how will mail be delivered?

Response: If a school bus is needed it would likely be routed through the site to a central location for pick-up. Mail and packages will likely be delivered to a central mail kiosk area within the community.

Comment: What / which services will serve the site – police, fire, waste pickup etc?

Response: Developer will need to seek will serve letters from law enforcement and other emergency services in the area. Waste/Trash pickup will be privately managed by the HOA.

Concerns of one Homeowner in the area from submitted written comment form living on east side of S. Sheridan Ct- No address given:

Comment: Will we be compensated for the 100% loss of view from their property / affecting their home value?

Response: Applicant will take viewshed impacts into consideration.

Comment: Concern about headlights shining into their house.

Response: Final northern entrance /exit location yet to be determined. The grade difference between the entrance / exit point and this neighbor's house will likely make this a non-issue. Further, this access point is north of this neighbor's property.

Comment: There is Noise, dust, rodents in the area for the past several years what will be done for me to mitigate? **Response:** Any issue on our site of this nature will be mitigated.

Comment: A lot of light pollution and care noise (existing)

Response: Understood. Efforts will be made to reduce light pollution from the proposed site. The developer does not have the control to mitigate noise coming from a state highway for other adjacent neighbors.

Comment: Traffic backup on Platte Canyon Road causing a lot of noise



Response: Understood- The developer does not have control to mitigate noise from a state highway to your specific property.

Comment: A 2-way stop at the intersection (southern entrance of the proposed site) will cause a lot of congestion in Jefferson County.

Response: Understood – traffic impact studies will dictate the proper mitigation and improvements needed to be made of which the applicant will follow.



Residences at Platte Canyon – Q25-046
Neighborhood Outreach - Comment
Sheet August 12, 2025

<p>Name:</p>	
<p>Comments:</p>	<p><i>Fast Chance Ditch Proposed existing bails</i></p>

Residences at Platte Canyon – Q25-046
Neighborhood Outreach - Comment
Sheet August 12, 2025

Name:

Comments:

Restrictions on investors?
- water -

Residences at Platte Canyon – Q25-046
Neighborhood Outreach - Comment
Sheet August 12, 2025

Name:

Comments:

will you be petitioning to reduce the speed limit
round about
PARKING -

1

Name:	Bob Bell (303) 726-8877
Comments:	<ol style="list-style-type: none">1. How will I be compensated for 100% total loss of view that does affect my property value.2. Road behind my house I will see & hear all traffic -- lights shining in my bedroom & house from all the headlights. Road points towards my house.3. Noise, dust, rodents, etc. for 2 years -- to 3 1/2 years what will be done for me to mitigate.4. A lot of light & noise pollution & so much car noise.5. more backups on Platte Canyon that is really loud & a lot of air pollution.

6. 2-way on Canyon Trail will cause a lot of congestion in Jefferson County!