



Kirtis Orendorff <kirtis.orendorff@como.gov>

Party House

1 message

TW COLTON <twilliamcolton@gmail.com>

Thu, Sep 18, 2025 at 4:17 PM

To: kirtis.orendorff@como.gov

Kirtis, my wife and I definitely object to the change of occupation to the house to the north of us. Practically in our backyard.

Sincerely,

Tim and Debbie Colton

[1307 St Andrew St, Columbia, MO 65203](#)



Kirtis Orendorff <kirtis.orendorff@como.gov>

Comments on 1306 St. Michael Drive - Conditional Use Permit (Case # 296-2025)

jherek1999@socket.net <jherek1999@socket.net>

Wed, Oct 1, 2025 at 3:46 PM

To: Kirtis.Orendorff@como.gov

(Enclosed is an RTF file of the text below)
- Kindly confirm receive of this document.

Dear Mr. Orendorff,

We, the long-term rental tenants (we have lived here for more than a decade, one of us for 23 years) at 1308 Saint Michael drive, are writing to express our absolute opposition to the proposed Conditional Use Permit for the neighboring property, 1306 Saint Michael Drive, being used as a short-term rental (Case #296-2025).

Our objections are as follows:

- Detraction from the attractiveness and safety of our family/child oriented neighborhood:

The owner (Par 5, LLC of Saint Louis, MO) is requesting to add two additional off-street parking spaces (which is not even sufficient for the six-plus cars that are commonly parked here by the transient renters), which would necessitate widening the driveway. Most of the residences in this neighborhood have a single-width driveway with a length for two small and moderate-size cars, and one in the garage. In future, if this house is returned to owner-occupied or long-term rented residence status, it would be a significant task to reverse. In addition, an attractive magnolia tree has been cut down in the front yard of 1306, apparently in anticipation of widening the driveway. Trees are essential part of an attractive neighborhood, and the removal of this tree - and the widening of the driveway - will and already has, detracted from the attractiveness/character of this family-oriented neighborhood.

The request also seeks to have up to eight guests in its four bedroom/ two bath house (with only about 1500 square feet of living space, including the finished area of the basement). We live in house with the exact same floor plan (they were built at the same time with the same layout in the late 1950s) and the bedrooms are all smallish - one of the four is but about 9 feet by 10 feet and has a single window, while the largest is about 14 by 12 feet) It would be a tight fit for eight people on friendly terms. In the past, at least 12 short-term tenants have been packed into this property. We have observed, on one occasion, of the eight cars parked, four people enter one car, two enter another, and unless the other six cars drove themselves off unoccupied, that would mean a minimum of 12 people were in short-term rental.

- Our safety and quiet enjoyment are continually infringed upon by these transient renters:

There have been several adverse incidents in the past year. In particular, several people renting 1306 apparently mistook our house late one night for the rental next door. They were apparently drunk, potentially violent, and rather loudly attempted to force entry through the front door, necessitating a call to police to protect life and prevent violation of our home. This is the first and only time that the police had to be called to protect life and property in the many long years we have lived here.

They have held loud parties, sometimes with additional guests. We have noted the scent of marijuana smoke coming from the backyard of 1306 on some of these occasions. This is not strictly-speaking illegal on their part, but is completely out of character for our neighborhood, which is child/family oriented.

They come and go during the early hours of the morning/night blasting out loud "boom boom" music from their car stereos waking us up from sound sleep at intervals. Other neighbors are similarly afflicted by these nuisances.

Having such a short-term rental house in the midst of a family/child oriented neighborhood is out of place in our otherwise stable community. These infringements on our peace of mind, as mentioned above, do not fit in our community where we rest and sleep, come and go to our work, raise children, etc. They are out-of-towners looking for "fun" at the expense of our right to live in quiet, safe enjoyment of our homes. This is a fundamental juxtaposition of peoples with different mindsets that leads to continual stress, and potential issues of safety, etc. It will also reduce property values, as no one would purchase a home in this neighborhood, in this situation.

- They continually violate parking ordinance:

On many occasions, between an eight and ten day period, eight or more cars were parked on both sides of the street in front of our home and homes of other neighbors. This made it difficult to navigate the congested street and use our driveway. On several occasions the entrance to our driveway was partially obstructed by cars/trucks parked haphazardly. There have been, cars parked constantly on the road (often not in front of the 1306 property but ours and other properties) in violation of ordinance on the street whenever the short-term rental is occupied. Many of the cars are parked going the wrong way, meaning they have driven on the wrong side of the road to park.

As we never know any of the transient guests at the rental house, it makes approaching them to ask to remedy these situations very intimidating. We have taken pictures of some of these parking violations of city ordinance (they should be on file), and also sent them to a member of the Community Service Department (part of the police department) who came out to explain the parking policy. As these are all transient renters, we will continue to have to deal with parking issues and other worse matters, should this permit be approved.

- General Concerns about having a short-term rental in our family/child orientated neighborhood:

Also we have concerns about transient people continuously coming and going from a house. Whenever a person moves into a new house or apartment it takes time to learn where things are and the layout.

- If a circuit break trips (or fuse burns out) where is the circuit breaker located?
- Contacting 911, to direct emergency services to the home using an out of state cellphone would make it difficult to direct emergency services to the correct address.
- A smell of gas in the house - whom to call? Issues with the toilets, showers, and garbage disposals.
- A snow storm requires shoveling of the driveway.
- In the event of a tornado or severe thunderstorm when and where would the tenants go for shelter?
- When, where, and how to put the trash out for the city to pick up (the bins are often overflowing, left out on the street not on pickup days, and left lying there after pickup day).

If the rooms were in a hotel, there is staff on duty, day and night, to help the guests with these and other minor issues.

After the guests leave in a hotel, house keeping comes to inspect and clean the room using a checklist to ensure cleanliness and a quality stay for the next guest. In a house that is being used as a short term rental, who performs this function? All of this is entirely opaque to us.

If a neighbor of one of these rentals wants to bring something to the owners' or the agents' attention, we have no phone number to contact them, instead we must first contact the police or other city department about a noise, safety, or nuisance complaint. They have never provided a means to contact them directly. And, if while the house is unoccupied, (as it would be over 100 days a year) a water, sewer, fire, gas pipe leak, etc., has issues, it endangers not only the short-term rental property, but the entire neighborhood. An unattended home may become a danger to the community.

There are also long-term issues such as: trimming trees, whose trunk may be on one property but reach into one or more adjacent properties to be addressed, et cetera.

- Potential for even worse problems:

We are also concerned that these short-term rental properties might be identified by unsavory characters, and while they are not occupied by renters, may attract criminal mischief: drug dealing, graffiti, trash canisters left out in the street after the pickup day (this happens continually already - their management is not up to the task), unauthorized people entering the property and/or building to sleep, and other adverse issues that a vacant may house attract.

- Final thoughts:

We will NOT be reassured by any pledges of better conduct on the part of the management or renters, as past experience is indicative of future expectation. Nor would we be reassured by a reduced occupancy limit - as the owners/management have continually violated even the generous limit of eight transients. Our adamant position is that the only acceptable limit of transient renters in this neighborhood is zero.

As this property is owned by an out-of-city LLC and occupied by transients, there is no expectation that they will ever behave in a civilized manner, as it is in the nature of transient renters to treat the property like a playground/vacation home. And it is the nature of LLC's to maximize their revenue stream for their investors at the expense of everything else.

Give us our family-oriented neighborhood back. This property being occupied by transient renters is a blight on our child-friendly neighborhood. End this madness of attempted break-ins, all manner of unpleasant and disruptive noise at any hour of the day/night, parking issues, etc. We implore you to vote down the permit for this short-term rental.

Sincerely,

Geoffrey Doyle and Edward Doyle (long term residents of 1308 Saint Michael drive.)



Comments on 1306 St. Michael Drive - Conditional Use Permit (Case # 296-2025).rtf

12K



Kirtis Orendorff <kirtis.orendorff@como.gov>

Case#296-2025

1 message

Grahl, Teki <grahl tj@health.missouri.edu>

Thu, Sep 18, 2025 at 3:24 PM

To: "kirtis.orendorff@como.gov" <kirtis.orendorff@como.gov>, "ward4@como.gov" <ward4@como.gov>

Dear Mr. Orendorff and Mr. Foster,

I received a notice regarding the Planning and Zoning Commission case #296-2025, wherein Mr. Kevin Dickherber is requesting to change the zoning of our residential neighborhood of Westwinds in the Central Southwest to allow short term (such as AirBnB) rentals and expand parking for the guests. I am one of many neighbors to this property and we, as a whole, wish to express our objections to this change. For reference, I own the home at 1303 Saint Andrew Street, directly behind 1306 St. Michael Street. My neighbors, Tim and Debbie Colton own 1307 St. Andrew Street, and do not want to allow short-term rentals in the neighborhood. There are more and we can provide names and addresses if you'd like.

Westwinds is a very sweet, sleepy neighborhood of starter families and older folks. The introduction of short-term rental properties will disrupt our neighborhood, and quite honestly lower our property values. We would like to continue to have families and long-term persons living in our community, we know each other. We aren't discussing long-term rental properties, those houses are used as HOMES for families, not tailgating, party-having, revolving door, constant noise complaint, police called, trashy yard, excessive car having AirBNB/VRBO places. Columbia has sufficient hotels and B and B's for short stays, please don't allow them to branch out into our quiet places. I'm not here to be the fun police or take the joy from anyone, but there are places for short stay frivolity, specifically designed to lessen the disruption to the residents and voting taxpayers of Columbia. Please let's keep them out of our neighborhoods!

In addition to attending the public hearing, how best can we have our voices heard to prevent the short-term rental rezoning and allowance of the parking expansion? Do we need to provide a petition?

Thank you for your time and I look forward to hearing from you both,

Teki Grahl, CNMT*Lead Nuclear Medicine Technologist**Cardiology Clinic-JC*

3501A West Truman Blvd. | JEFFERSON CITY MO 65109

E: grahl tj@health.missouri.edu | O: 5736592010F: 5736592018 | W: muhealth.org



Kirtis Orendorff <kirtis.orendorff@como.gov>

ltr for P&Z mtg on 10/9/2025

1 message

mary kaye doyle <marykayedoyle307@gmail.com>
To: "kirtis.orendorff@como.gov" <kirtis.orendorff@como.gov>

Thu, Oct 2, 2025 at 12:41 AM

Please note

October 1, 2025

Dear Mr. Orendorff:

This letter is in regard to 1306 Saint Michael Drive - Conditional Use Permit (Case #296-2025) Please share this letter with the Planning and Zoning Commission.

I am the owner of record for the property at 1308 St. Micheal Drive - the property immediately adjacent to the property at 1306 St. Micheal Drive requesting short term rental licensure. Because of the bad experiences my tenants at 1308 St. Michael have had, I have the following statements in regard to the permit request:

-The noise the roomers make is, on occasion, much too loud, particularly after 10:00 PM..This disturbs the quiet ambiance of the street and neighborhood and gives the neighborhood the reputation of not being a nice place to live/rent.

-Parking is an issue, The roomers park their vehicles on the street in front of my property and other properties on the street.They often park directly at the edge of my driveway and make it difficult to pull in or back out.

On several occasions there have been more than four vehicles on the street of the roomers staying in the house in question.

-The owner/manager (a joint stock company/LLC) made no attempt to contact me or the neighbors before the short term rental started.As there has been no communication whatsoever, I assume bad faith on their part in resolving any future difficulties.

-The value of my property (and other neighbors) is threatened by this continual influx of short-term renters; no one would choose to buy this property at the market price as it was prior to 1306 being turned into a short-term rental - I certainly would not have purchased this property, had it been adjacent to a short-term rental, particularly one that continually violates city ordinance requirements to operate lawfully.

For these reasons I am **against** this property at 1306 St. Michael Drive being licensed as a short term rental.

Sincerely,

Mary Kaye Doyle

my letter for the 1306 permit.



Kirtis Orendorff <kirtis.orendorff@como.gov>

Letter of Opposition-Case 296-2025

Joni Antonia <joniantonia@gmail.com>

Thu, Oct 9, 2025 at 2:24 AM

To: "kirtis.orendorff@como.gov" <kirtis.orendorff@como.gov>

I have attached a copy of the following letter as well.

10-8-2025

RE: 1306 St. Michael Dr. Conditional Use Permit- case #296-2025

Attn: Kirtis Orendorff

Dear City Council,

I am writing in opposition of the conditional use permit referenced above.

Myself and my three year old daughter live three houses down from the above property (we live at 1402 Saint Michael).

This particular street is a quiet, dead-end street with very little traffic. I often walk with my small daughter, as do other neighbors. The street meets Crestland Dr and St. Christopher St at an unusually shaped four way stop, with stop signs at each road.

Since this property has begun being used as a short term rental there has been a marked increase of people speeding down the road, all the way to the end. I presume that they are looking for the rental and not aware that it's a dead end street. Oftentimes they come to a fast stop and turn around in mine or my neighbor's driveways, as there is no way to turn around in the road.

In addition, cars have frequently been "yielding" (or barely yielding) at the four way stop as they approach St Michael, rather than making a full stop.

These changes to the neighborhood have made it feel unsafe to walk with my daughter on our quiet, dead end street. It makes me uncomfortable to have her play in the yard. Approving this permit would only increase the amount of traffic on this narrow street with no sidewalks.

In addition- there is a large amount of wildlife in this area. When large groups gather at the property they often overfill their trash bins. These will not be picked up by the city. It attracts more racoons and pests to the street, who scatter trash on the ground. With no owner on site to pick up this becomes a nuisance. We also frequently have deer roaming the street and I fear vehicle collisions with multiple unfamiliar visitors. The increased number of cars on the street at this short term rental already obscure the view of unfamiliar drivers.

This street consists mostly of homeowners. Primarily quiet, elderly couples or single adults with young children, like me. I value that I know my neighbors and that we look out for and respect one another. We value the quiet, peace and security that this dead end location provides.

Approving this property for 8 people at a time would be completely out of character for this neighborhood and create unwanted safety issues. Please deny this permit. Allow those of us who have invested in this neighborhood and live here to maintain a sense of peace, quiet and safety.

Sincerely,

Joni Antonia, MSW LCSW

1402 Saint Michael Dr

808-375-5664

--

Joni Antonia, MSW LCSW



Permit letter to city.docx

15K



Kirtis Orendorff <kirtis.orendorff@como.gov>

Conditional Use Permit (Case # 296-2025)

□ **Brown, Marilyn** <BrownML@missouri.edu>
To: "Kirtis.Orendorff@CoMo.gov" <Kirtis.Orendorff@como.gov>
Cc: "Ward4@CoMo.gov" <Ward4@como.gov>

Wed, Oct 8, 2025 at 5:03 PM

I'm writing to voice my concern regarding the request to allow the house at 1306 St. Michael to be used as a short-term rental. It is one street north of me and on a lot just behind my neighbor at 1307 St. Andrew Street. I reside at 1308 St. Andrew. My concerns are:

This neighborhood is zoned as R-1 single family housing. I have lived here since June 1983 where I raised 3 children and 2 grandchildren. There are many families on this street, many of which have quite a few small children, as well as people with dogs which they walk in the neighborhood. We have no sidewalks on either side of the street; therefore, it is common for children, runners, walkers, bicycles, tricycles, etc. and dogs to be in the street. We have a 25-mph speed limit. We have mostly local traffic and delivery vehicles with only a few disregarding the speed limit. Additional short-term renters and vehicles will add to the current traffic and concerns for the safety of especially children and walkers with dogs.

With the existing extreme shortage of beginner family/single person housing in Columbia, I hate to see homes and properties taken up for short term rentals. If one developer is allowed to develop short term rentals, I fully expect that the trend will continue.

More and more renters will be coming into our neighborhood making it impossible to know who our neighbors are and people who have no investment in this neighborhood's quality, quiet and safety.

I have concerns about this trend affecting property values of current owners.

We currently appreciate not having heavy or additional traffic. Imagine starting a trend that will turn our quiet streets into streets with frequent traffic.

This property was purchased by a non-local developer which I suspect bought this property as an investment only with no other attachment to our city.

I respectfully ask you to consider the above concerns and will be at the public hearing tomorrow evening



Kirtis Orendorff <kirtis.orendorff@como.gov>

1306 St. Michael Street - Conditional Use Permit (Case # 296-2025)

Morris, Timothy I. CMOVAMC <Timothy.Morris2@va.gov>
To: "kirtis.orendorff@como.gov" <kirtis.orendorff@como.gov>
Cc: T Morris <rome88091@yahoo.com>

Tue, Oct 7, 2025 at 11:50 AM

Kirtis,

I've received numerous pieces of correspondence regarding a request to allow the property located at 1306 St. Michael Street to be used as a short-term rental for a maximum of 8 transient guests. I am an owner/resident at 1312 St. Michael, two-doors to the west of the 1306 property and I'm writing to request clarification and to voice my opposition to the request.

Is this a request to rezone that property from its current residential status? If so, what specifically is the rezoning request? Would this be zoned commercial?

One of the letters I received states:

The 4-bedroom, 2-bath home has an attached 1-car garage and sufficient driveway capacity to support 1 UDC-compliant on-stie/off-street parking space. This request, if approved, would be subject to expansion of available on-site/off-street parking by 2 additional spaces to permit the 8 desired guests. The dwelling is presently limited to 4 guest given available parking.

I don't believe this statement is factual. This past weekend, Oct. 3 – 5, 2025, there were guests at the property with at least four different vehicles. Two of the vehicles were parked in the driveway and two others parked in the street in front of the property. That would still leave one spot available in the garage of the property. Each of the vehicles present over the weekend could have easily accommodated multiple passengers, even up to 4 passengers per vehicle, and potentially up to 16 total guests, well more than what is stated in the letter. What is the true intent of the request and are we getting an accurate accounting of the number of guests that could be present at any one time?

Furthermore, in the past year this property has hosted guest and vehicles well over what is stated in the letter concerning many of us who live in the area. At times, driveways at neighboring properties were blocked and inaccessible to there owners, trash was uncontrolled and not handled responsibility, and I know of at least one instance where guest had confused their rental property with another property in the area and tried to enter a property in error. Should this request go through who is the responsible party to address concerns should guest prove to be disharmonious to the neighborhood?

Finally, I would like to state that myself and I believe many owner/residents in area are opposed to allowing rental activity in our once quite residential neighborhood. Many of us have been in the area for twenty-plus years, have built a community and would hate to see that disrupted with transient guest who have no history or ownership to the area. In reflection of this past year, the current owners from Par Five Properties have not demonstrated a concern or respect for those of us who will share this space and who would be negatively impacted with their business proposal.

I strongly oppose this request.

Thank you,

Tim Morris

1312 St. Michael Drive
(573) 356-9643



Kirtis Orendorff <kirtis.orendorff@como.gov>

Case # 296-2025

1 message

Cathy Stubbs <cathy.stubbs@gmail.com>
To: "kirtis.orendorff@como.gov" <kirtis.orendorff@como.gov>

Tue, Oct 7, 2025 at 7:55 PM



SKM_C450i25100613300.pdf

Kirtis,

I am writing to request a DENIAL for the property at 1306 St. Michael to be used as a short term rental (STR).

I am unable to attend the public hearing. However I attempted to petition my neighbors affected by the STR and collect their signatures. That petition is attached.

The content of my appeal to my neighbors is as follows:

"For several years, this single family home is operating as a hotel located located in the middle of R-1 Zone. The property is still advertised on VRBO.com as

- having an occupancy of 12
- 'parties and events (including family gatherings, birthday parties and weddings), are allowed on site; maximum attendees: 12'
- 'plenty of parking on a quiet street'

The crowds using this property are affecting the quiet of the neighborhood. This quiet neighborhood is the most frequently mentioned attribute in the customer reviews.

The parking on the street by STR customers of this property is not appropriate for this residential area. Evidence of customer parking is also attached.

The trash from this property is continually handled improperly.

No hotel tax revenue is collected while this property continues to operate unlicensed and inspected.

Shortage of affordable single family homes is one of the biggest problems of livability in our community. Allowing properties to be operated for profit instead of being lived in by families is wrong."

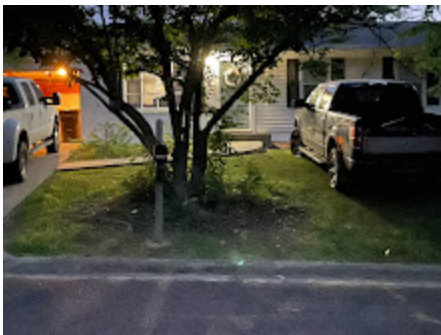
Please vote no.

Best regards,

Mary Stubbs

[1220 Frances Dr, Columbia, MO 65203](#)

C: 573-864-5654



IMG_0113.jpeg
2357K

Case #296-2025: Short Term Rental (STR) at 1306 St. Michael Drive

The undersigned respectfully REJECT the request for licensing as a STR of 1306 St. Michael Drive.

_____	1200 Sunset Dr	_____
_____	1206 Sunset Dr	_____
_____	1210 Sunset Dr	_____
_____	1216 Sunset Dr	_____
_____	1220 Sunset Dr	_____
_____	1003 Hickory Hill Dr	_____
_____	1004 Hickory Hill Dr	_____
_____	1006 Hickory Hill Dr	_____
_____	1008 Hickory Hill Dr	_____
_____	1011 Hickory Hill Dr	_____
_____	1012 Hickory Hill Dr	_____
_____	1015 Hickory Hill Dr	_____
_____	1016 Hickory Hill Dr	_____
_____	1019 Hickory Hill Dr	_____
<u>Jim Deenan</u>	1022 Hickory Hill Dr	<u>TIM DRENNAN</u>
_____	1025 Hickory Hill Dr	_____
_____	1026 Hickory Hill Dr	_____
_____	1027 Hickory Hill Dr	_____
<u>Steven L. Graves</u>	1005 Crestland Dr	<u>Steven L Graves</u>
_____	1008 Crestland Dr	_____
_____	1012 Crestland Dr	_____
<u>Ben Terrana</u>	1016 Crestland Dr	<u>Ben Terrana</u>
<u>Cory Gillispie</u>	1017 Crestland Dr	<u>Cory Gillispie</u>
_____	1020 Crestland Dr	_____

Case #296-2025: Short Term Rental (STR) at 1306 St. Michael Drive

Rebecca Smith	1021 Crestland Dr	Rebecca Smith
Towanda Shahid	1024 Crestland Dr	Towanda Shahid
Kyle MURRAY	1203 Frances Dr	Kyle Murray
James M. Johnson	1205 Frances Dr	James M. Johnson
Jack Rubenstein	1206 Frances Dr	Jack Rubenstein
BRIAN KENT	1210 Frances Dr	Brian Kent
	1211 Frances Dr	
DAN SPENCER	1214 Frances Dr	Dan Spencer
	1215 Frances Dr	
Holley Perring	1216 Frances Dr	Holley Perring
	1219 Frances Dr	
MARY C STUBBS	1220 Frances Dr	Mary C Stubbs
	1200 Frances Dr	
Axie A Hindman	1223 Frances Dr	Axie A. Hindman
NIRMA Johnson	1208 St. Michael Dr	Nirma Johnson
	1208 St. Michael Dr	
	1210 St. Michael Dr	
Geoff Paxler	1308 St. Michael Dr	Geoff Paxler
	1312 St. Michael Dr	
Joni Antonia	1402 St. Michael Dr	Joni Antonia
Michael Taylor	1404 St. Michael Dr	Michael Taylor 1st floor
maric Eung	1406 St. Michael Dr	maric Eung
NO	1140 St. Christopher Dr	
NO	1200 St. Christopher Dr	
Lauren Williams	1204 St. Christopher Dr	Lauren Williams
James Kinsley	1207 St. Christopher Dr	James Kinsley
	1208 St. Christopher Dr	

Case #296-2025: Short Term Rental (STR) at 1306 St. Michael Drive

STACY HILL

1211 St. Christopher Dr

SA

1212 St. Christopher Dr

MARK RUNYON

1302 St. Christopher Dr

Mark C. Runyon

1304 St. Christopher Dr

1305 St. Christopher Dr

1308 St. Christopher Dr

1310 St. Christopher Dr

1314 St. Christopher Dr

1315 St. Christopher Dr

1316 St. Christopher Dr

1319 St. Christopher Dr

1400 St. Christopher Dr

1403 St. Christopher Dr

1404 St. Christopher Dr

1405 St. Christopher Dr

1408 St. Christopher Dr

1409 St. Christopher Dr

1412 St. Christopher Dr

1413 St. Christopher Dr

1500 St. Christopher Dr

1501 St. Christopher Dr

1301 St. Andrews St

1303 St. Andrews St

1307 St. Andrews St

Marilyn Brown

1308 St. Andrews St

Marilyn L. Brown

Zach A. Rodeman

1311 St. Andrews St

Zach A. Rodeman

1312 St. Andrews St

Case #296-2025: Short Term Rental (STR) at 1306 St. Michael Drive

	1313 St. Andrews St	
	1314 St. Andrews St	
	1317 St. Andrews St	
	1318 St. Andrews St	
	1401 St. Andrews St	
	1402 St. Andrews St	
	1403 St. Andrews St	
	1404 St. Andrews St	
	1407 St. Andrews St	
	1408 St. Andrews St	
	1411 St. Andrews St	
	1412 St. Andrews St	
	1413 St. Andrews St	
	1134 Westwinds Dr	
NO	1142 Westwinds Dr	
	1401 Westwinds Dr	
	1405 Westwinds Dr	
	1409 Westwinds Dr	
	1411 Westwinds Dr	I. Pipes
NO	1501 Westwinds Dr	