BOARD OF COUNTY COMMISSIONERS LAND USE MEETING/PUBLIC HEARING

TUESDAY, NOVEMBER 25, 2025

AGENDA

Tuesday, November 25, 2025 **2:30 PM** **Hearing Room**

Special Public Hearing

2:30 PM

Special Public Hearing

1. Call to Order

a. Pledge of Allegiance

b. Attorney Certification of Agenda

c. Commissioners Disclosure for Items on This Agenda

2. Land Use Meeting Agenda Items

No Items

3. Public Hearing Agenda Items

a. Sterling Ranch Planned Development, 13th Amendment - Major Planned Development Amendment - Project File: ZR2025-009.
Brett Thomas, AICP, Chief Planner — *Department of Community Development*

Attachments: Cover Page
ZR2025-009 Sterling Ranch Planned Development, 13th Amendment
ZR2025-009 Staff Report Addendum

Continued from November 18, 2025

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, December 9, 2025 @ 2:30 p.m.

MEETING DATE: November 25, 2025

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

DESCRIPTION: Sterling Ranch Planned Development, 13th Amendment - Major Planned Development Amendment - Project File: ZR2025-009.

SUMMARY: The request is for approval of a major amendment to the Sterling Ranch Planned Development to update school land dedication and cash-in-lieu of land dedication commitments.

STAFF ASSESSMENT: Staff assessed the major amendment request in accordance with Sections 1519-1523 of the Douglas County Zoning Resolution. Should the Board find that the approval criteria for the major amendment are met, the following proposed conditions should be considered for inclusion in its motion:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	11/5/2025
Steven E Koster	Approve	11/5/2025
Jeff Garcia	Approve	11/12/2025
Christie Guthrie	Approve	11/13/2025
Doug DeBord	Approve	11/13/2025
Samantha Hutchison - FYI	Notified - FYI	11/13/2025

ATTACHMENTS:

Cover Page
ZR2025-009 Sterling Ranch Planned Development
13th Amendment
ZR2025-009 Staff Report Addendum

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Christie Guthrie	Approve	11/13/2025
Doug DeBord	Approve	11/13/2025

ATTACHMENTS:

ZR2025-009 Sterling Ranch Planned Development
13th Amendment

DOUGLAS COUNTY
COLORADO

Planned Development Major Amendment Staff Report

Date:	November 12, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development TQ
CC:	Brett Thomas, AICP, Chief Planner Curtis J. Weitkunat, AICP, Long Range Planning Manager Steven E. Koster, AICP, Assistant Director of Planning Services
Subject:	**Sterling Ranch Planned Development, 13th Amendment**
Project File:	**ZR2025-009**

Planning Commission Hearing:	**November 3, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing (Continuance requested):	**November 18, 2025 @ 2:30 p.m.**
Board of County Commissioners Hearing:	**November 25, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The applicant requests approval of a major amendment to the Sterling Ranch Planned Development (PD) to revise Section S-1.2 pertaining to the dedication of land for school sites, to update maps within the PD regarding the number and location of potential public school sites, and to relocate the Special Area 1 - School (SA1) planning area.

The Planning Commission heard the application at its November 3, 2025, public hearing. There was a tie vote of 4 to 4 on a motion to recommend denial by the Planning Commission. With a tie vote, the amendment goes to the Board of County Commissioners (Board) without a recommendation from the Planning Commission.

II. APPLICATION INFORMATION

A. Applicant

Sterling Ranch, LLC
8155 Piney River Avenue, Suite 200
Littleton, Colorado 80125

B. Request

Approval of a major amendment to the Sterling Ranch PD to update school land dedication and cash-in-lieu of land dedication commitments.

C. Process

A major amendment to a PD is processed pursuant to Sections 1519 through 1523 of the Douglas County Zoning Resolution (DCZR). The request meets the eligibility criteria of DCZR 1519.05 as the proposed amendment changes text related to commitments.

Per DCZR Section 1522.08, "The Board shall evaluate the major amendment, referral agency comments, staff report, the Planning Commission recommendation and public testimony, and shall approve, conditionally approve, table for further study, remand to the Planning Commission or deny the amendment. The Board's comments shall be based on the evidence presented, compliance with the adopted standards, regulations, policies and other guidelines."

D. Location

The Sterling Ranch PD is generally west of the intersection of U.S. Highway 85 and Titan Parkway, more specifically west of Moore Road, south of Chatfield State Park, east of Rampart Range Road, and north of agriculturally zoned land in the Chatfield Valley as shown on the attached maps.

E. Project Description

The request proposes to amend text in the PD related to schools, specifically the commitments in Section S-1.2(A), Dedication, and Section S-1.2(B), Cash-in-lieu. The applicant proposes to replace the system for calculating student generation and acres to be dedicated per student within Section S-1.2(A). In place of that system, the applicants would commit to dedicating 110 acres of land for public schools based on a maximum of 12,050 units at full buildout of the PD.

The revision to Section S-1.2(A) also proposes that the owner will identify land for a school site at the time of preliminary plan, but land for a school site will not be transferred to the County until the "provision by the County or public school of an approved 5-year Capital Plan or Bond Plan demonstrating the ability to fund and construct a school on a given site." The amendment also proposes that, if the County or public school has not shown a reasonably necessary need for the school site prior to recordation of the final plat, "the site will be retained and developed by Owner, and Owner will provide an alternative school site for consideration or cash-in-lieu thereof."

The amendment proposes to revise the commitment in Section S-1.2(B) of the PD regarding payment of cash-in-lieu of school land dedication. Currently, the commitment refers to Section 1004 of the Douglas County Subdivision Resolution (DCSR) to identify the process for determining the amount of a cash-in-lieu payment. The amendment proposes that, in the Sterling Ranch PD, "the amount of any cash-in-lieu payment shall be based on the fair market value of the land that has been identified as a school site in the preliminary plan." Per Section 1004.05.3 of the DCSR, "the cash-in-lieu fee shall be equivalent to the full market value of the acreage

required for school land dedication. Value shall be based on anticipated market value after completion of platting."

In addition, the amendment updates the land use plan maps within the PD to reflect the applicant's proposal for the location of school sites. The school site locations within Sterling Ranch Filing 1 and Sterling Ranch Filing 6 are identified as 12-acre and 26-acre school sites respectively. The school site proposed within Sterling Ranch Preliminary Plan 7 is identified as a 12-acre school site. Other locations previously identified as potential school sites are removed. Specific references to elementary, middle, and high schools are replaced with a reference to school site. SA1 is proposed to be relocated to the northwest of its current location within the PD. The area previously identified as SA1 is proposed to be designated as Planning Area D3.

III. CONTEXT

A. Background

The Sterling Ranch PD was approved by the Board in July of 2013. This is the 13th Amendment to the original PD document.

The applicant conveyed a 12-acre school site in Sterling Ranch Filing 1 to Douglas County in 2015. That site was subsequently conveyed to the Douglas County School District, which is proceeding with plans to develop an elementary school that will serve approximately 750 students. In 2025, the applicant conveyed a 26-acre school site to the John Adams Academy charter school for development of an elementary school, a middle school, and a high school that will serve approximately 1,000 students. The John Adams Academy is proceeding with plans to develop the site at this time.

IV. PROVISION OF SERVICES

A. Schools

The Sterling Ranch PD is within the Douglas County School District (DCSD). DCSD reviewed the request and stated its opposition to the application. DCSD stated that the "13th Amendment stands to significantly change the future choice and variety of schools and programming offered to Sterling Ranch residents by severely impairing the School District's ability to fund new school construction and support school facilities serving the Sterling Ranch community." DCSD stated that the sites proposed within the 13th Amendment are inadequate in size and quantity to fulfill its legal obligation to provide educational opportunities for every student that resides within its boundaries. DCSD urged the Board to vote no on the application, or alternatively, postpone consideration until there has been sufficient time to engage DCSD, the community, and other partners in the discussion.

B. Fire Protection

Fire protection is provided by South Metro Fire Rescue (South Metro). South Metro reviewed the request and had no objection to the proposed amendment.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection to the site. No response was received from DCSO.

D. Water and Sanitation

No change in water supply or demand is associated with the request.

E. Utilities

Utility service providers include Xcel Energy for natural gas and electrical service, and CenturyLink and Comcast for phone and data services.

V. PUBLIC NOTICE AND INPUT

DCZR Section 1523 requires mailed notice to abutting landowners, published notice, and posted notice of the public hearings.

All referral agency responses are outlined in the Referral Agency Response Report attached to this staff report. Public Works Engineering provided comments related to the availability of adequate infrastructure in place to serve future schools. DCSD acknowledged a shared interest in facilitating the efficient development of school sites within Sterling Ranch. DCSD also stated that the 13th Amendment dramatically alters DCSD's rights with regard to the development of future school sites and will undermine its ability to provide residents of Sterling Ranch with educational opportunities available to other DCSD students. DCSD urged the Board to vote no on the application, or to postpone consideration until there has been sufficient time to engage DCSD, the community, and other partners in this discussion.

Public correspondence has been received in opposition to the request and is attached to this staff report. In general, the correspondents' concerns were regarding the amount of land to be dedicated to DCSD, the proposal that dedication of school sites would be contingent on a demonstration of need and funding plans, and the effect of changes to the commitments on current and future residents.

VI. PLANNING COMMISSION HEARING

The Planning Commission heard the proposal at a public hearing on November 3, 2025. The Planning Commission discussed the difference between charter and public schools, the ability of DCSD to sell unused land, the scope of the proposed changes to the PD commitments, and whether the amendment will adversely affect the public interest.

During public testimony, a DCSD representative requested that the PD amendment be delayed for discussions between DCSD, developer, and the County; stated that siting schools requires planning and negotiation; and asserted that the amendment would violate a Board of Education resolution regarding the John Adams Academy charter school. An additional 21 members of the public testified, in-person and on-line, at the Planning Commission hearing. Testimony included statements in support of providing options for all types of public schools; assertions that the amendment would erode SRPD school commitments to public school development; statements in support of keeping the current dedication requirements in the PD; and assertions of a lack of transparency in amendment process.

The Planning Commission's vote one a motion to recommend denial ended with a tie vote of 4 to 4. The amendment goes to the Board without a recommendation from the Planning Commission.

VII. STAFF ANALYSIS

Section 1520 of the DCZR establishes criteria to be considered in the review of a major PD amendment application.

1520.01: Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.
Staff Comment: The amendment proposes to revise the school land dedication and cash-in-lieu of land dedication commitments within Sections S-1.2(A) and S-1.2(B) of the PD.

The applicant's narrative states, "Sterling Ranch is committed to seeing school sites built within the community to serve the growing population and to providing resources for the necessary expansion of public services."

DCSD stated that it cannot support deducting land given to charter school from the acreage due to the DCSD because it believes it is contrary to the purpose and intent of the County's subdivision requirements and the State's subdivision statute, C.R.S. 30-28-133.

1520.02: Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.
Staff Comment: The applicant's narrative indicates the intent of the amendment is to facilitate the efficient development of school sites within the Sterling Ranch community and to update proposed school site locations to be in concert with current planning efforts and the vision for the community as it moves into future phases of development. The applicant asserts that the clarity provided by defining and committing to the locations and acreages of future school sites will facilitate the efficient development and preservation of the entire PD.

DCSD stated that the proposed amendment establishes an unrealistic funding mandate that would force the district to secure funding years before funding is justified or lose the

option for a dedicated school site at the time of final plat. DCSD also stated that the time between when a final plat is approved and when the houses are constructed for family residency typically takes three to five years to create student demand for a school.

1520.03: Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.
Staff Comment: The applicant's narrative indicates the proposed changes are intended to be in accordance with the needs of the County, the DCSD, residents, and the owner. The applicant states, "Defining and committing to the locations and acreages of future school sites as depicted generally on the land use plan will provide a clearer vision and roadmap for school dedication in Sterling Ranch."

1520.04: Whether the sole purpose of the amendment is to confer a special benefit upon an individual.
Staff Comment: The applicant's narrative indicates the proposed amendment is not solely to confer a special benefit upon an individual, and the proposed changes are intended to be in accordance with the needs of the County, the DCSD, residents, and the owner.

1520.05: For applications proposing an increase in the intensity of allowed land uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.
Staff Comment: This amendment does not increase the intensity of allowed land uses within the PD.

1520.06: Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.
Staff Comment: The applicant's narrative acknowledges public facilities and services for any future development will be vetted during the applicable land use process(es).

The language proposed in Section S-1.2(A) states, "If a school site has not been conveyed by Owner to Douglas County at or prior to the recording of the Final Plat in which these school site is located because the County or public school has not shown a reasonably necessary need for the site or has not demonstrated the ability to fund and construct a school on that site, the site will be retained and developed by Owner, and Owner will provide an alternative school site for consideration or cash-in-lieu thereof." Public Works Engineering stated a concern that a potential school site might be dedicated in a location without adequate infrastructure in place if land for a school is not dedicated at the time of final plat.

1520.07: Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.
Staff Comment: The applicant's narrative acknowledges additional traffic studies will occur "as needed based on how the future dwelling units and school sites are distributed

within the community during subsequent preliminary plans, plats, and/or site improvement plan processes in order to verify that roadway capacity will be available concurrently with the impacts of the development."

Public Works Engineering stated a concern that a potential school site might be dedicated in a location without adequate infrastructure in place if land for a school is not dedicated at the time of final plat.

VIII. STAFF ASSESSMENT

Staff assessed the major amendment request in accordance with Sections 1519-1523 of the DCZR. Should the Board find that the approval criteria for the major amendment are met, the following proposed conditions should be considered for inclusion in its motion:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.

2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS **PAGE**

Douglas County Land Use Application 8
Applicant's Narrative 9
Comprehensive Master Plan Land Use Reference Map 13
Zoning Map 14
Aerial Map 15
Referral Agency Response Report 16
Referral Response Letters 18
Public Correspondence 25
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Redlined Sterling Ranch Planned Development, 13th Amendment 108
Sterling Ranch Planned Development, 13th Amendment 118

DOUGLAS COUNTY
COLORADO

Land Use Application

Please complete, sign, and date this application. Return it with the required items on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Resources.

PROJECT INFORMATION

Project Type: Major PD Amendment

Marketing Name: Sterling Ranch 13th Amendment

Presubmittal Review Project Number:

PROJECT SITE

Address: 8155 Piney River Ave

State Parcel Number(s):

Subdivision/Block#/Lot# *(if platted)*:

PROPERTY OWNER(S)

Name(s): Brock Smethills

Address: 8155 Piney River Ave

Phone: 303-202-6800

Email:

AUTHORIZED REPRESENTATIVE

Name: Susan Beckman

Company: Sterling Ranch Development Company

Address: 8155 Piney River Ave

Phone: 303-881-7119

Email:

A notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative.

ACKNOWLEDGMENT

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.

Susan Beckman — Applicant's Signature

Sept 18, 2025 — Date

NOTICE: Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in @douglas.co.us; beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our public outreach and assistance team at 303-660-7460 or email planning@douglas.co.us.

Project Number (Office Use Only):

DATE: 9-25-2025

OWNER:
STERLING RANCH LLC
8155 PINEY RIVER AVENUE, SUITE 200
LITTLETON, COLORADO 80125
BROCK SMETHILLS
(303) 202-6800

APPLICANT:
STERLING RANCH LLC
8155 PINEY RIVER AVENUE, SUITE 200
LITTLETON, COLORADO 80125
SUSAN BECKMAN
(303) 881-7119

SUBJECT: **STERLING RANCH PLANNED DEVELOPMENT - 13TH AMENDMENT MAJOR AMENDMENT APPLICATION**

REQUEST: **Revise Section S-1.2 of the Sterling Ranch Planned Development pertaining to the dedication of land for School Sites.**

NARRATIVE / WRITTEN EXPLANATION OF THE REQUEST: (Per DCZR 1521.05)

The intent of this proposed PD amendment is to facilitate the efficient development of school sites within the Sterling Ranch community and to update proposed school site locations to be in concert with current planning efforts and the vision for the community as it moves into future phases of development.

Major Amendment – Process Eligibility Criteria:

Per DCZR 1519 – An amendment request shall be considered a major amendment if it meets the following criteria:

1519.05 – Text Changes – Substantial changes to development standards or commitments.

The proposed PD amendment requests text changes under *Section S-1.2 (Schools)* on Sheet 14 of the Sterling Ranch PD. Specifically, this amendment seeks to modify Sections S-1.2(A) and S-1.2(B) pertaining to school site dedication methodologies and cash-in-lieu of school site dedication standards.

The intent of this PD amendment is to align the PD with Article 10 of the Douglas County Subdivision Resolution and § 30-28-133, C.R.S., as it pertains to school dedication standards. while adding text to Section S-1.2 of the PD is being modified to supplement or offset the school dedication requirements outlined in Article 10. Specifically, the PD amendment proposes the following modifications to each of the following PD sections.

Section S-1.2 Schools (A) Dedication

In prior conversations between Sterling Ranch and the Douglas County School District, the District had indicated that the total acreage needed for school purposes for the projected buildout of the entire Sterling Ranch development is 110 acres. Sterling Ranch supports this acreage dedication and is committed to seeing school sites built within the community. In place of the tables provided in Article 1004.01 of the Douglas County Zoning Resolution and Section S-1.2(A) of the PD, that outline methodologies for determining the number of students generated by residential development and the acres of school sites required per student, Sterling Ranch agrees to dedicate a total of 110 acres of land to Douglas County to be developed as public schools within the Sterling Ranch PD. The land use plan and plan details on Sheets 8-13 of the PD have been updated to generally depict the proposed school sites totaling 110 acres. The land use plan identifies 3 existing school sites south of Titan Road totaling approximately 50 acres, and another school site north of Titan Road totaling approximately 60 acres.

The proposed PD amendment also stipulates that the Owner shall set aside the proposed school site locations but shall not transfer title to the County unless the public school or Douglas County has an approved 5-year Capital Plan or a Bond Plan demonstrating the ability to fund and construct a school on a given site during the process of completing the Preliminary Plan in which a school site is intended to be included.

The dedication of each school site to Douglas County shall occur upon 1) provision of a report demonstrating a reasonably necessary need for the property to be used for construction of a school, and 2) provision by the public school or Douglas County of an approved 5-year Capital Plan or a Bond Plan that demonstrates the ability to fund and construct a school on a given site.

The PD amendment specifies that the final boundaries of the school sites depicted generally on the land use plan will be decided during the process of completing the Preliminary Plan for the area in which a school site is intended to be included in order to allow flexibility in timing and location to best serve the needs of the public school and the community.

Section S-1.2 Schools (B) Cash in Lieu

The proposed PD amendment seeks to replace PD Section S-1.2(B) pertaining to Cash-in-lieu of school site dedication with the following intent:

Cash-in-lieu of land dedication shall be required when deemed, by the Board, to be more appropriate in satisfying the needs of the proposed development and concerned agencies. Upon a determination that a school site is not needed, warranted, or likely to be constructed as part of the Preliminary Plan process for a given area, Owner may provide a Cash-in-lieu of land dedication payment to the County or offer other acceptable land for a public school. Any cash-in-lieu payment shall be used for purposes of providing school services or facilities within the Property. The amount of any Cash-in-Lieu payment shall be based on the fair market value of the acreage of land that is identified as a school site in the Preliminary Plan for that part of the community.

Major Amendment – Approval Criteria:

Per DCZR Sections 1512 through 1523 - The following criteria shall be considered by the Board for approval of the major amendment:

1519.01 - Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development;

1519.02 - Whether the amendment will affect the enjoyment of land abutting upon or across a street from the planned development in a substantially adverse manner;

1519.03 – Whether the amendment will affect the public interest in a substantially adverse manner;

1519.04 – Whether the sole purpose of the amendment is to confer a special benefit upon an individual;

1520.01 - Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development;

1520.02 - Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development;

1520.03 - Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land;

1520.04 - Whether the sole purpose of the amendment is to confer a special benefit upon an individual;

1520.05 - For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution;

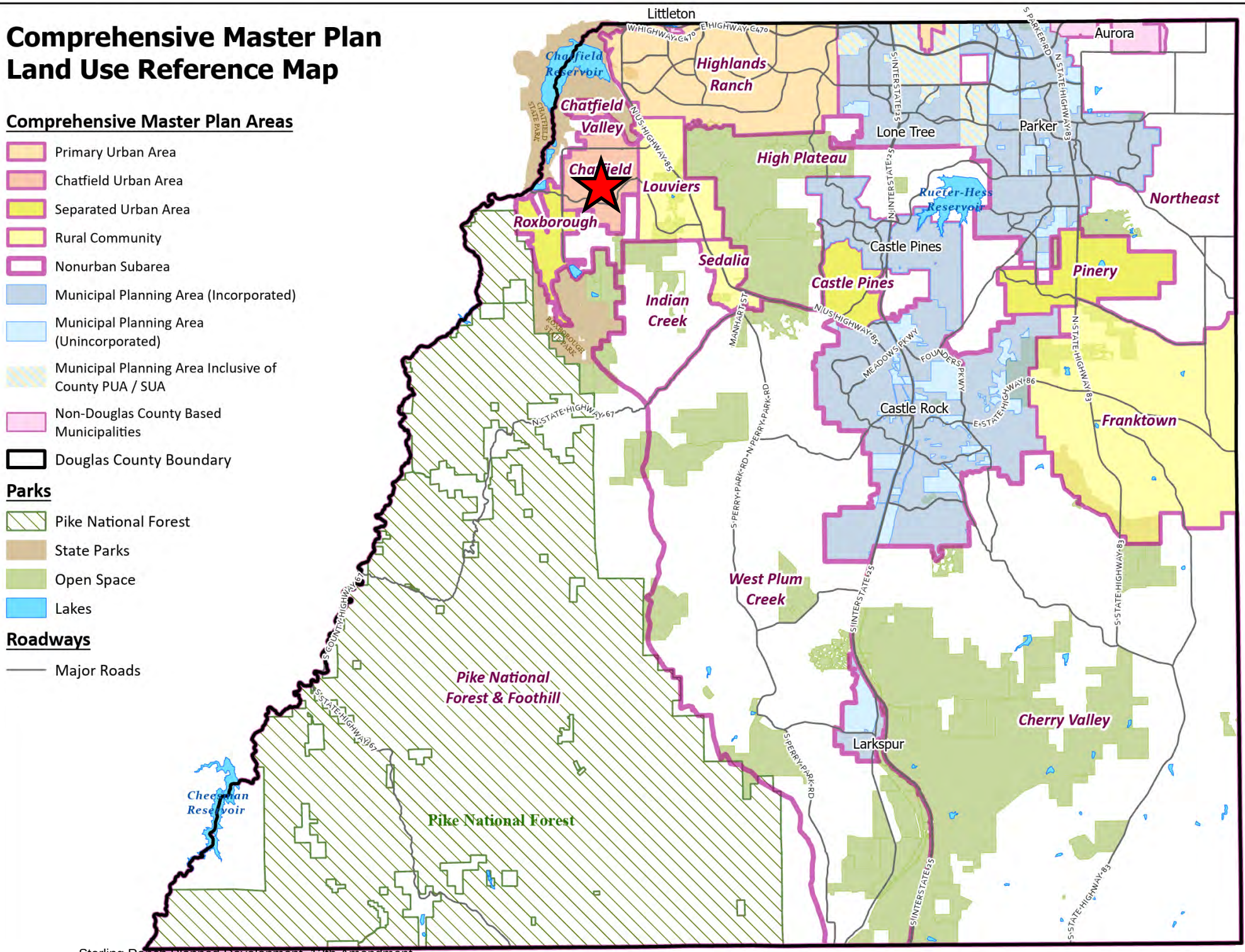
1520.06 - Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development; and

1520.07 - Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.

The proposed PD amendment is consistent with the development standards, commitments, and overall intent of the PD. Sterling Ranch is committed to seeing school sites built within the community to serve the growing population and to providing resources for the necessary expansion of public services. The proposed changes to the PD are intended to be in accordance with the needs of Douglas County, the School District, the residents, and the Owner. Defining and committing to the locations and acreages of future school sites as depicted generally on the land use plan will provide a clearer vision and roadmap for school dedication in Sterling Ranch. The proposed land use map changes bring the PD up to date with already dedicated and identified school sites and current planning efforts for the community regarding planned locations of school sites. Such clarity will facilitate the efficient development and preservation of the entire planned development.

The purpose of the proposed amendment is not to confer a special benefit upon any individual and will not adversely affect the enjoyment of the adjacent land or the public interest. While the amendment does modify the location of the SA-1 Planning Area boundary and put additional D3 Planning Area in its former location; water supply, public facilities, services, and roadway capacity for any future school site, residential, commercial, or other development, will be vetted during the required preliminary plan, plat, and/or site improvement plan processes as the remainder of the community develops. Water will continue to be available through the Dominion Water and Sanitation District. Additional traffic studies will occur as needed based on how the future dwelling units and school sites are distributed within the community during subsequent preliminary plans, plats, and/or site improvement plan processes in order to verify that roadway capacity will be available concurrently with the impacts of the development.

Comprehensive Master Plan Land Use Reference Map



Comprehensive Master Plan Areas

- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

Parks

- Pike National Forest
- State Parks
- Open Space
- Lakes

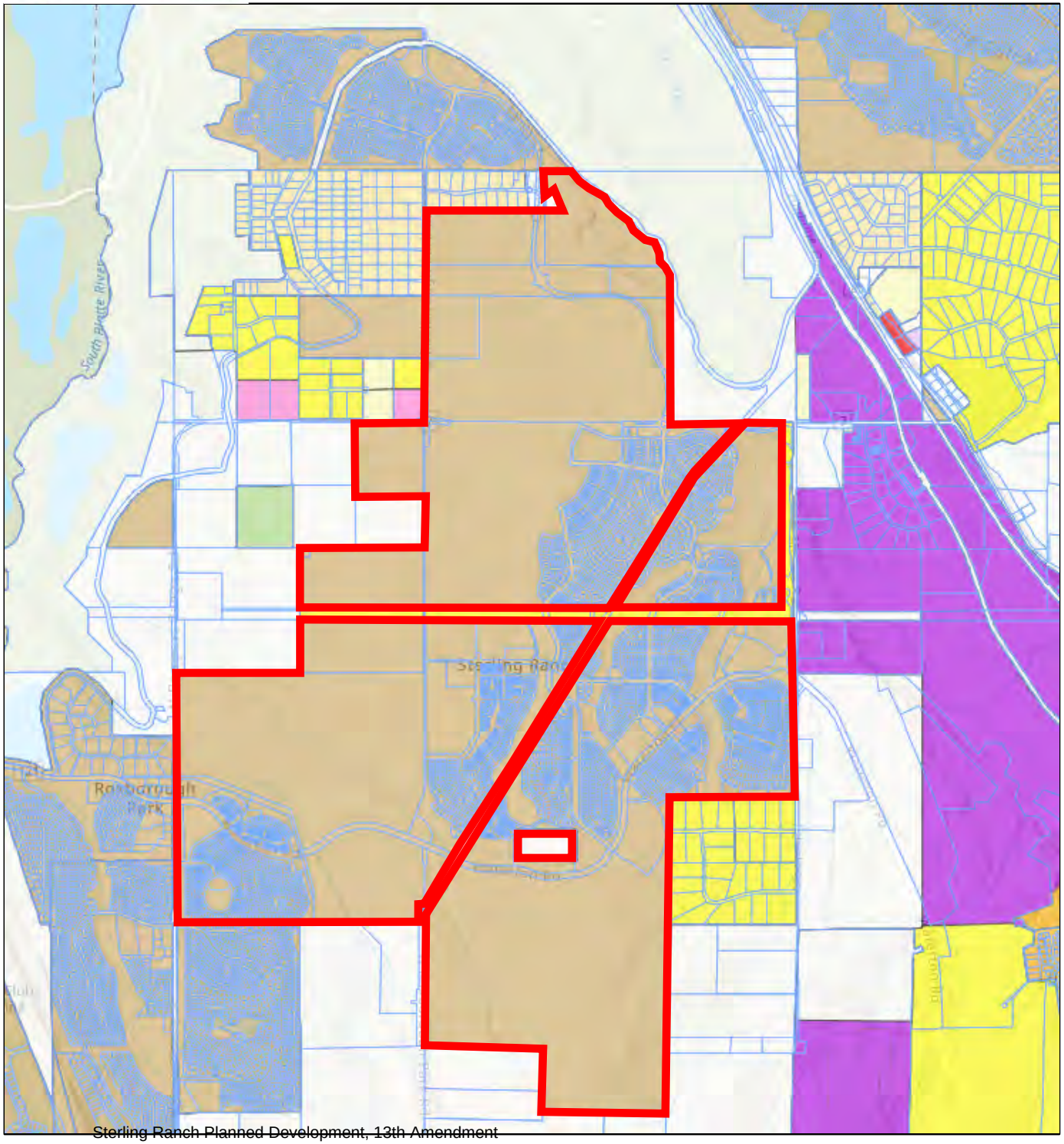
Roadways

- Major Roads

DOUGLAS COUNTY
COLORADO

STERLING RANCH PD 13TH AMENDMENT

ZR2025-009 ZONING MAP



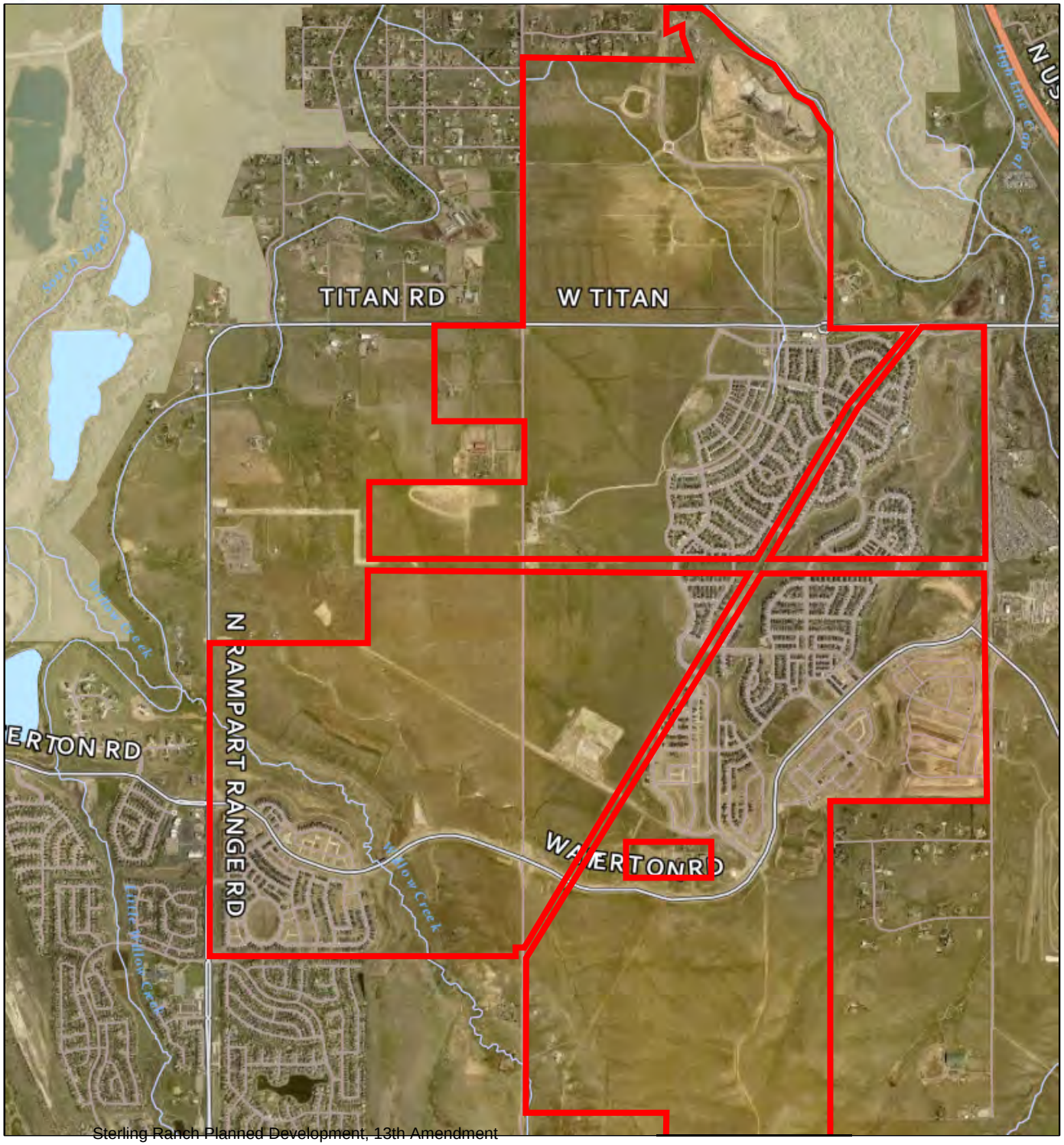
LEGEND

- STERLING RANCH PD
- MAJOR ROADS
- OTHER ROADS

ZONE DISTRICT

- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- MF - MULTIFAMILY
- LSB - LIMITED SERVICE BUSINESS
- B - BUSINESS
- C - COMMERCIAL
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- CMTY - SEDALIA COMMUNITY
- D - SEDALIA DOWNTOWN
- HC - SEDALIA HIGHWAY COMMERCIAL
- MI - SEDALIA MIXED INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION
- NF - NATIONAL FOREST
- INCORPORATED AREAS

N



STERLING RANCH PD
13TH AMENDMENT

ZR2025-009
AERIAL MAP

N

LEGEND

- STERLING RANCH PD
- MAJOR ROADS
- OTHER ROADS

Project Name: Sterling Ranch Planned Development, 13th Amendment
Project File #: ZR2025-009
Date Sent: 09/26/2025 **Date Due:** 10/17/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	09/29/2025	No comment.	No action necessary.
Arrowhead Shores		No response received.	
Braley Acres HOA		No response received.	
Building Services	10/09/2025	No comment.	No action necessary.
Chatfield Community Association		No response received.	
Chatfield Farms 1-A		No response received.	
Chatfield Farms Estates HOA		No response received.	
Douglas County School District RE 1	10/23/2025	**Summary of response letter:** DCSD acknowledged a shared interest in facilitating the efficient development of school sites within Sterling Ranch, however, it is opposed to the application. DCSD stated that the 13th Amendment dramatically alters its rights with regard to the development of future school sites and will undermine DCSD's ability to provide residents of Sterling Ranch with educational opportunities available to other students in the District. DCSD urged the Board to vote no on the application, or to postpone consideration until there has been sufficient time to engage DCSD, the community, and other partners in this discussion.	Comments provided to applicant.
Douglas County Sheriff's Office		No response received.	
Engineering Services	10/21/2025	**Summary of response letter:** Public Works Engineering provided a comment regarding the availability of adequate infrastructure for school sites not dedicated on a final plat.	Comments provided to applicant.
Jefferson County Planning and Zoning		No response received.	
Office of Emergency Management	09/30/2025	No comment.	No action necessary.
Plum Valley Heights HOA		No response received.	
Roxborough 16B HOA		No response received.	
South Metro Fire Rescue	10/01/2025	**Summary of response letter:** South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Planned Development amendment.	No action necessary.

Project Name: Sterling Ranch Planned Development, 13th Amendment
Project File #: ZR2025-009
Date Sent: 09/26/2025 **Date Due:** 10/17/2025

Agency	Date Received	Agency Response	Response Resolution
Sterling Ranch Community Authority Board		No response received.	
The Plum Creek/View Ridge Voice		No response received.	

MEMORANDUM

To: Brett Thomas, AICP, Chief Planner

From: Brad Jackson, PE, Development Review Supervisor Brad J

CC: Zeke Lynch, P.E., CFM, Assistant Director Public Works Engineering

Date: 10/21/2025

RE: Sterling Ranch Planned Development (PD) 13th Amendment

The Douglas County Department of Public Works Engineering has reviewed the Sterling Ranch Planned Development (PD) 13th Amendment Project and has the following comments:

General Comments:

S1.2 – Schools (A) Dedication

1. If a school site is not dedicated on a final plat, in a location where a school site was contemplated with a preliminary plan how will the required dedication be tracked moving forward within the overall PD development? Douglas County Engineering is concerned that a potential school site might end up being dedicated in a location that does not have adequate infrastructure in place to serve a proposed school. This could cause the school district to construct additional offsite infrastructure to open a proposed future school.

If the applicant has any questions regarding these comments, please feel free to contact me directly. Thank you for the opportunity to review this request.

620 Wilcox Street
Castle Rock, Colorado 80104

October 23, 2025

Brett Thomas
Douglas County Community Development, Planning Services
bthomas@douglas.co.us
(303)814-4369

RE: Sterling Ranch Planned Development, 13th Amendment (ZR2025-009)

Dear Mr. Thomas,

Thank you for the opportunity to respond to the above referenced application requesting approval of a major amendment to the Sterling Ranch Planned Development (PD) revising commitments for school dedications and cash in lieu of land dedications.

First, the District has been inundated with letters and calls from Sterling Ranch residents who are just now hearing about the proposed changes to their community. This energy is worth considering. We wish to press our rights in this forum not only for these residents' sake but also for the sake of residents in other parts of the County's jurisdiction.

The School District shares the applicant's interest in facilitating the efficient development of school sites within the Sterling Ranch community and would be glad to discuss updates to proposed school site dedications to reflect current planning efforts and the shared vision for the community. However, in its current form, the 13th Amendment dramatically alters the School District's rights with regard to the development of future school sites and/or the receipt of cash in lieu of land dedication and will undermine the ability to provide the present and future residents of Sterling Ranch with the world-class education available to other District students.

Douglas County School District **ardently opposes** the proposed amendments to Section 1.2(A) and Section 1.2(B) and urges the Board to deny this application. In its current form, Section 1.2(A) stipulates that 1) school land be dedicated to Douglas County in alignment with student generation from the development; and 2) that the number, locations, and configuration of school sites be determined collectively by the Owner, Douglas County, and the Douglas County School District. The proposed Amendment eliminates the site dedications for elementary, middle and high school and proposes instead to dedicate 110 acres of school land. The proposed Amendment states that the specific school sites will be determined during the preliminary planning phase and dedicated to Douglas County or a public school upon final plat ***only*** if the County or said public school provides an approved Capital Plan or Bond Plan demonstrating the ability to fund and construct a school on the given site. If the public school is unable to demonstrate funding at the time of final plat, the school site will be retained and developed by the Owner and an alternative site or cash-in-lieu will be offered by the Owner.

The proposed stipulation that DCSD lose access to needed school sites should funding for school construction not be secured by final plat is not feasible and not acceptable to DCSD. This requirement is completely unrealistic and does not consider the complexities of securing funding to construct and operate a new school. To start, this timing requirement does not appear to consider the timeline that actual population growth in a development follows. Historically, occupation of homes hasn't occurred until at least three (3) to four (4) years *after* final plat approval. Under the proposed Amendments, sites would become unavailable to the District before homes in the neighborhood are even close to being occupied. Furthermore, despite best efforts, bond measures sometimes fail and voter fatigue can be a very real obstacle that in some years cannot be overcome. We would ask you to consider the new elementary school currently being constructed in Filing 1 of the Sterling Ranch development. Douglas County voters voted no on previous bond initiatives for over a decade prior to the successful 2018 bond and also said no to the District's previous request to fund a new school in the growing Solstice and Sterling Ranch communities. In 2024 voter perspective changed and County residents overwhelmingly voted yes to funding a new school in this community. The District is thrilled to offer Sterling Ranch residents a first-rate neighborhood school option starting in 2027 but would point out that if the proposed restrictions to school land dedication had been in place DCSD would be unable to provide this option to residents.

The District's concerns with the proposed language in Sections 1.2(A) and (B) cannot be overstated. The current PD language ensures the three partners (Douglas County, Owner/Developer, and DCSD) work together to determine and adjust, as necessary, the methodology used to determine accurate student generation numbers and the appropriate size, location, and configuration of sites offered to the School District for dedication. There is no reason or justification for converting required school entitlements that directly align with the County's subdivision regulations and dedication standards. The proposed amendment includes the land dedicated to the John Adams Academy (" JAA") as part of the dedicated school site acreage and positions the County to reallocate future school sites or cash in lieu of dedications to public schools not affiliated with DCSD.

To be clear, we have no issue with the dedication of land to a charter school not affiliated with the District. However, we cannot support a decision to deduct any such lands from the acreage due to the District. We believe that this is contrary to the purpose and intent of the County's subdivision requirements and the State's subdivision statute, C.R.S. 30-28-133.

Moreover, as evidenced by the School Board's Resolution to Allow John Adams Academy to Submit a Charter Application to CSI, approved on December 10, 2024, the District was very clear in its intention to allow JAA to move forward with its application through CSI so long as it did not impact land dedication or cash in lieu of dedications to DCSD. A copy of the Board's resolution is attached.

It is also our understanding that the applicant proposes to replace Section 1.2(B) Cash-in-Lieu in its entirety. Section 1.2(B) currently requires that, when appropriate, cash-in-lieu be offered to the School District for use by the School District for schools and school support facilities located within the development. The proposed amendments to Section 1.2(B) do not acknowledge the School

District as an affected party and instead propose that the Owner offer cash-in-lieu to Douglas County ***or*** other acceptable land to a public school. Since its inception and through 12 separate amendments the Sterling Ranch PD has continuously and clearly identified the School District as an impacted party and as the primary responsible entity for the provision of public schools in Sterling Ranch. The reasoning behind the proposed dramatic shift away from this understanding is unclear to us and not justified. In summary, the District strongly opposes any changes to its ability to collect cash in lieu of land dedication as/if appropriate under the circumstances.

The 13th Amendment stands to significantly change the future choice and variety of schools and programming offered to Sterling Ranch residents by severely impairing the School District's ability to fund new school construction and support school facilities serving the Sterling Ranch community.

For these reasons, we urge you to vote no on Amendment 13 or, alternatively, to postpone consideration until there has been sufficient time to engage the School District, the community and other partners in this important discussion.

Sincerely,

Shavon Caldwell
Planning Manager, DCSD Planning & Construction
scaldwell2@dcsdk12.org
shavon.caldwell@dcsdk12.org
office: 303.387.0417
mobile: 720.428.1170

RESOLUTION TO ALLOW JOHN ADAMS ACADEMY CHARTER SCHOOL TO SUBMIT A CHARTER APPLICATION TO CSI

RECITALS

WHEREAS, Colorado Statute 22.30.5-102(3), also known as the Charter Schools Act, states that "it is the intent of the general assembly to create a legitimate avenue for parents, teachers, and community members to implement new and innovative methods of educating children that are proven to be effective and to take responsible risks and create new and innovate, research-based ways of education children within the public education system."; and

WHEREAS, the Douglas County School District (the "District") Board of Education (the "District Board") is a public school district of the State of Colorado with exclusive chartering authority to authorize charter schools within its geographic boundaries pursuant to C.R.S. 22-30.5-504; and

WHEREAS, the John Adams Classical Academy Charter School is a non-profit that intends to operate a charter public school in Colorado and will be organized under C.R.S. 22-30.5-104.7; and

WHEREAS, pursuant to C.R.S. 22-30.5-504(8), the District Board may permit the establishment of one or more Charter School Institute ("CSI") charter schools within the geographic boundaries of the District by adopting a favorable resolution and submitting the resolution to the State Board of Education; and

WHEREAS, the District Board and the Charter Board acknowledge and agree that if CSI approves the School's charter application, then the School shall be a charter school authorized by CSI.

NOW, THEREFORE, BE IT RESOLVED, in consideration of the foregoing recitals, incorporated herein by this reference, the Douglas County School District Board of Education resolves as follows:

1. The Governing Board of the Charter School (the "Charter Board") desires to apply to the Colorado Charter School Institute ("CSI") to establish a charter school (the "School") within the geographic boundaries of the Douglas County School District in a location other than land that is currently dedicated to Douglas County School District or on land that Douglas County for future transfer to Douglas County School District or on land that the Board of County Commissioners requires be dedicated through the subdivision process at a later date by determining the need exists for a school site, and that said site should be owned or operated by the District; and

2. John Adams Classical Academy Charter School's desired location is Sterling Ranch or north and/or west of Sterling Ranch; and

3. CSI will ensure through their application review process that John Adams Classical Charter School has all the necessary components of starting a Charter School, including but not limited to: vision and mission; evidence of need, support, and involvement; school culture; education program; student services; goals, objectives, and pupil evaluation;

budget and financial viability and sustainability; governance and leadership; and operations; and

4. Charter Application; Limitations.

    a. The District Board hereby authorizes the Charter Board to apply to establish the School as a CSI school and authorizes the School to apply to and negotiate with CSI for matters ancillary to the operation of such school.

    b. This Resolution shall not be construed in any manner as a relinquishment of the District Board's exclusive chartering authority, which exclusivity is hereby expressly reserved and retained.

Dated this 10th day of December 2024.

Passed and approved by the Board of Education by a vote of 4-3.

AYES: Moore, Myers, Williams, Winegar

NAYS: Geiger, Meek, Thompson

DOUGLAS COUNTY SCHOOL DISTRICT RE-1

By: Christy Williams
Christy Williams, President

Attest:

By: Becky Myers
Becky Myers, Secretary

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Brett Thomas, AICP, Chief Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name:	Sterling Ranch Planned Development, 13th Amendment
Project File #:	**ZR2025-009**
S Metro Review #	REFOTH25-00227
Review date:	October 1, 2025
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	Request for a major Planned Development (PD) amendment to the Sterling Ranch Planned Development to revise Section S-1.2 pertaining to the dedication of land for school sites.
Code Reference:	Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Planned Development amendment.

Brett Thomas

From: Sylvia Arpke <scarpke@gmail.com>
Sent: Tuesday, October 21, 2025 11:08 AM
To: Planning Commission <PlanningCommission@douglas.co.us>
Subject: Please Protect Sterling Ranch's Public School Commitments

Dear Members of the Douglas County Planning Commission,

I'm writing as a Sterling Ranch resident and parent to express serious concern about the proposed 13th Amendment to the Sterling Ranch Master Plan. I understand that amendments are part of a growing community's evolution, but this one raises significant issues of public trust, planning integrity, and equitable access to education.

As written, the amendment would:

- Reduce guaranteed school land to just 110 acres across all of Sterling Ranch;
- Eliminate the clearly designated elementary, middle, and high school sites; and
- Delay land transfer to the Douglas County School District (DCSD) until the district can both prove need and secure funding.

On paper, these changes may look like flexibility. In practice, they erode one of the most essential public commitments embedded in the original plan, that Sterling Ranch would include district-run public schools serving its families.

As you know, Douglas County has struggled for years to pass school bond measures. By conditioning land transfer on bond passage, the amendment creates a nearly insurmountable obstacle for DCSD to plan and build schools in a timely way. It also gives disproportionate leverage to the developer over when (or if!) public school land is ever truly dedicated.

We've already seen how this dynamic can play out when the John Adams Academy site was "gifted" land while DCSD continues to wait for its first public school to break ground. Counting privately run charter schools toward the community's school land requirements undermines the intent of the original master plan and shortchanges families who moved here expecting access to district-led options.

The Planning Commission's role is to ensure that development remains aligned with Douglas County's long-term vision, one that balances private enterprise with public infrastructure. A neighborhood of this size without strong, guaranteed, district-led schools will eventually face serious challenges in community cohesion, traffic, and even property value stability.

I respectfully urge the Planning Commission to **deny or delay the 13th Amendment** until:

1. DCSD has been fully consulted and agrees that its ability to plan for district-run schools will not be compromised, and
2. The master plan restores clear, enforceable commitments for dedicated public school sites.

Thank you for your attention to this matter and for your continued work to ensure that Sterling Ranch grows responsibly and remains true to the public commitments that made it such a promising community.

Respectfully,
Sylvia Arpke
Sterling Ranch Resident

Brett Thomas

From: Rachel Staras Lesser <rachelslesser@gmail.com>
Sent: Tuesday, October 21, 2025 2:00 PM
To: Planning <Planning@douglas.co.us>
Subject: Urge you to DENY SR Land Amendment 13

To the members of the Douglas County Planning Commission:

I am a resident of Sterling Ranch and have recently received notification of upcoming changes to the Sterling Ranch School Land Amendment. I am emailing to urge you to deny the 13th Amendment.

When we moved into our house, we understood that the land management plan promised a specific amount of land to go to district-led public schools - not charter schools that fall outside of district-led and public management. The proposed “set-aside” land is not the same as dedicated land since DCSD will not be able to plan or build schools without knowing if those sites are still slated for district-led public schools. School land dedication should not depend on whether DCSD has immediate bond money.

We moved here knowing that a certain amount of land would be dedicated to district-led public schools, this was a selling point since these types of schools support a healthy community. A change to this plan will threaten our sense of community, and, if the Amendment is allowed to pass, this will hurt Douglas County as future residents will not trust land management for the communities they wish to move into.

Already Sterling Ranch is having to adjust to the JAA charter school being built before the district-led public school is. This Amendment will give developers too much leverage and will very likely delay or prevent needed public schools. I urge you to not allow developers to change what has been promised for district-led schools for instead using “school sites” for private or charter schools - as has been the case for JAA.

Again, I urge you to deny Amendment 13 regarding the Sterling Ranch School Land dedication. Sterling Ranch was approved with the expectation of district-led public schools, not charter schools. Communities thrive better when they have public schools and when we can trust land management promises as we invest in housing and living in Douglas County.

Thank you.

Best regards,
Rachel Lesser
404-395-0395

Brett Thomas

From: Gabby Swanson <gabbyswans80@gmail.com>
Sent: Tuesday, October 21, 2025 9:26 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Public Comment for the Record – Opposition to Sterling Ranch PD Amendment on School Land Dedication

Dear Mr. Thomas,

I am writing to submit my public comment regarding the proposed amendment to the Sterling Ranch Planned Development (PD). This amendment raises serious and urgent concerns about the future of public education infrastructure in our community, and I strongly urge the County to reject it in its current form.

The proposed changes would significantly alter the established and lawful framework for how school land is dedicated and preserved. Under Douglas County Regulations and the original Sterling Ranch PD, developers are required to dedicate land for public schools based on population and student generation rates. These dedications are intended to serve Douglas County School District and ensure that land remains public, held in trust by the County, until a school is ready to be built.

The amendment, however, proposes the following major and troubling changes:

1. **Contingency on Bond Passage**: The developer, Sterling Ranch DevCo, would no longer be required to dedicate school land unless the County or DCSD can prove "reasonable certainty" of school construction through a 5-year Capital Plan or Bond Program at the time of platting. This undermines long-term school planning. Bond measures are uncertain and dependent on voter approval; this provision could allow the developer to retain and develop land originally intended for schools.
2. **Use of Private School (JAA) to Satisfy Public Obligation**: The amendment proposes to count John Adam's Academy — a private nonprofit — toward fulfilling DevCo's school land dedication obligation. Even more concerning, the PD language is being altered to replace "Douglas County School District" with "public school." While JAA may describe itself as a "public charter," the land is not being deeded to the County or DCSD but rather to a private foundation. Should the school close or fail, that land remains with the private entity, not the public. This is a direct violation of the spirit and letter of **Article 10 of the Douglas County Subdivision Resolution** and **C.R.S. § 30-28-133**.

This amendment sets a dangerous precedent that could allow future developers to bypass public school dedications altogether. It creates a loophole where public needs are sacrificed in favor of rapid private development. It also disenfranchises the community by converting what should be public educational infrastructure into private assets.

I chose to live in Sterling Ranch because it was presented as a well-planned, future-ready community with integrated public infrastructure, including schools. I would not have chosen this community otherwise. Public schools are vital to the long-term sustainability, equity, and economic health of any neighborhood.

Please take this comment as part of the public record. I urge you and the Commission to **oppose this amendment** in its current form. The long-term health of our community, the integrity of our planning process, and the future of public education in Douglas County depend on it.

Sincerely,

Gabriela Mueller

Sterling Ranch Resident

Brett Thomas

From: lauren@scholz2016.de <lauren@scholz2016.de>
Sent: Tuesday, October 21, 2025 12:48 PM
To: Planning <Planning@douglas.co.us>
Subject: Opposition to Amendment 13 – Sterling Ranch Public School Land

Dear Commissioners and Planning Commission Members,

I am writing to respectfully express my **strong opposition to Amendment 13** to the Sterling Ranch Development Plan. This amendment would allow land granted to a **private charter school** to be counted as part of the acreage originally designated for **public schools** within the development.

When Sterling Ranch was approved, residents were assured that specific land would be reserved for **district-operated public schools**—institutions open to all students and accountable to elected public boards. Allowing private charter property to substitute for that commitment undermines both the intent and the integrity of the original agreement.

Charter schools may contribute to educational diversity, but they do not serve the same role as public schools in providing **equitable, accessible education** for every child in the community. Reclassifying this land reduces the capacity of Douglas County School District to meet the needs of a growing population and erodes public trust.

I urge the Board and Planning Commission to **reject Amendment 13** and maintain the full amount of land originally promised for publicly operated schools in Sterling Ranch. Doing so will protect long-term educational access and uphold the commitments made to current and future residents.

Thank you for your time and for your continued service to our community.

Sincerely,

Lauren Scholz
Sterling Ranch Resident / Concerned Parent / Community Member
Ascent Village, Sterling Ranch
lauren@scholz2016.de
(303)923–8922

Brett Thomas

From: Chris Wildgen <chriswildgen@gmail.com>
Sent: Tuesday, October 21, 2025 1:16 PM
To: Planning <Planning@douglas.co.us>
Subject: Sterling Ranch 13th Amendment

I am writing to comment on the proposed 13th amendment.

I do not support this amendment and wish that the board does a full analysis on the impact to the people and community if this passes. The general public does not support this amendment and I call on this board to support and achieve what its constituents want. Please allow for full public comment and analysis before approving anything related to this.

This will avoid dedicating land for public schools and instead convey it to private entities. It greatly undermines the public planning process and threatens the future of our community's educational infrastructure. Please pay attention to this issue.

Thank you for considering my opinion in your determination and decision on this matter.

Chris Wildgen

Brett Thomas

From: Tracy M <tracy.ruck89@gmail.com>
Sent: Wednesday, October 22, 2025 12:46 PM
To: George Teal <gteal@douglas.co.us>; Kevin VanWinkle <kvanwinkle@douglas.co.us>; Abe Laydon <alaydon@douglas.co.us>; Planning <Planning@douglas.co.us>
Subject: URGENT: Opposition to Sterling Ranch School Land Amendment

Dear Planning Commission Members/County Commissioners,

I hope this message finds you well. I am writing to express my urgent concerns regarding the proposed amendment to the Sterling Ranch master plan, which poses a significant threat to the future of public, district-run schools in our community.

The current proposal by Sterling Ranch LLC to reduce guaranteed school land to just 110 acres, along with the removal of specific sites for elementary, middle, and high schools, is alarming. The vague labeling of all sites as “School Site” without grade-level guarantees raises serious doubts about the commitment to providing the necessary public education infrastructure our families rely on.

Key points of concern include:

- The developer's control over school land until the Douglas County School District (DCSD) can prove funding availability, which could indefinitely delay the establishment of public schools.
- The option for the developer to pay “cash-in-lieu” instead of dedicating land, which could further jeopardize our community's access to public education.
- The risk of charter or private schools occupying these sites instead of ensuring that public, district-run schools are prioritized.

This amendment not only undermines the promise of public education in Sterling Ranch but also opens the door for potential inequities in educational access. The history of bonding measures in Douglas County indicates that funding for public schools is challenging, further complicating our efforts to secure adequate facilities for our children.

I urge the Planning Commission and County Commissioners to take immediate action by:

1. Denying or delaying the 13th Amendment until DCSD and the community are fully consulted.
2. Ensuring that school sites are transferred when needed, regardless of the district's current funding status, to allow for proper planning and responsiveness to community needs.
3. Reiterating the original expectations of Sterling Ranch, which included commitments to public, district-led schools.

Our community deserves a clear, dedicated path to public education that prioritizes the needs of our children. I appreciate your attention to this urgent matter and hope to see a commitment to the public schools that our families were promised.

Thank you for your consideration.

Sincerely,

Tracy Meier
Solstice Resident

Brett Thomas

From: Adam Scurto <adam.scurto@gmail.com>
Sent: Thursday, October 23, 2025 3:49 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning <Planning@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>
Subject: Sterling Ranch Land Transfer - DO NOT BAIT AND SWITCH

Hello,

I will not be able to attend the November 3 or November 18 meetings, but want to make sure you hear all voices.

Please DO NOT allow the Sterling Ranch developers to change their land dedication, and consider the land given to John Adams Academy to count towards their original public school land allocation.

While I am not against charter schools, healthy public schools are a crucial part of our educational ecosystem. Many families have moved (and will continue to move) to Sterling Ranch because of the excellence of Douglas County's public schools, and last fall voted 60-40 for a bond initiative that would build schools in Sterling Ranch and elsewhere. Allowing the developers to renege on their promise of 115 acres of land to DCSD would be a huge breach of public trust, and undermine not only the voters' will for expansion of public schools, but also trust in transparent government processes at the county level (already under strain after the county commissioners tried to rush through a Home Rule election that I would remind you was shot down 70-30, indicating how badly people want a transparent process that allows for public involvement).

While public charters are a great thing, so is a public school system that doesn't get the rug pulled out from under it by profit-motivated developers, politically captured committees, and self-interested commissioners in the dark of night. You have a chance to demonstrate you are something different - especially to the people who would be affected most by this decision: busy parents and families (LIKE ME!) who do not have time to attend a meeting or learn the arcane practices of planning commissions and land use.

Please fulfill your duty to the public by rejecting this proposed change and letting changes like this take place in a more transparent, voter-involved fashion.

Thank you.

--

Adam Scurto
adam.scurto@gmail.com

Brett Thomas

From: Jaclyn Charles <jaclyn.charles@gmail.com>
Sent: Monday, October 27, 2025 10:10 AM
To: Planning Commission <PlanningCommission@douglas.co.us>
Subject: Please Oppose the Sterling Ranch 13th Amendment — Protect Public School Land Commitments

Dear Members of the Douglas County Planning Commission,

My name is Jaclyn Charles, and I am a Sterling Ranch resident and parent of a kindergartner in the Douglas County School District. I am writing to respectfully urge you to deny or delay the proposed 13th Amendment to the Sterling Ranch master plan until the District and community can be fully consulted.

The original Sterling Ranch approval guaranteed 110 acres of dedicated land for district-run public schools, with specific sites for elementary, middle, and high schools. The proposed amendment changes that promise by:

- Reducing the guaranteed land to 110 acres total across all future schools,
- Removing grade-level distinctions for school sites, and
- Allowing the developer to keep control of land until the District can prove both need and funding.

These changes may appear procedural, but they effectively transfer control of public-school land from the community to the developer. “Set-aside” land is not the same as dedicated land. Without true dedication, DCSD cannot responsibly plan, bond, or build future schools—and that undermines every family who relied on the original commitment when choosing to live here.

When my daughter was entering kindergarten, I strongly considered a local charter option. But after visiting Roxborough Elementary, I was so grateful to find the kind of support and community that public, district-run schools uniquely provide. The mental-health and learning support team there has been instrumental in helping us navigate possible ADHD and sensory needs. That experience reaffirmed my belief that public schools must remain central and protected within our community.

I ask that the Commission require firm guarantees of dedicated land for district-led schools—not conditional or deferred set-asides—and that privately held charter land not be counted toward public-school requirements.

This amendment sets a dangerous precedent by weakening public accountability and allowing future school land decisions to depend on developer discretion. Please stand with Sterling Ranch families and with the Douglas County School District in preserving our right to strong, accessible, truly public schools.

Thank you for your time and for your service to our community.

Warm regards,
Jaclyn Charles
Sterling Ranch Resident & DCSD Parent

Brett Thomas

From: Jaclyn Charles <jaclyn.charles@gmail.com>
Sent: Monday, October 27, 2025 10:16 AM
To: BOCC <BOCC@douglas.co.us>
Subject: Please Protect Public School Land — Oppose the Sterling Ranch 13th Amendment

Dear Commissioners,

My name is Jaclyn Charles, and I am a Sterling Ranch resident and a parent of a kindergartner in the Douglas County School District. I am writing to respectfully urge you to oppose or postpone approval of the Sterling Ranch 13th Amendment until DCSD and the community can fully evaluate its long-term impacts on public education.

When Sterling Ranch was approved, families were promised dedicated land for district-run public schools—specifically designated sites for elementary, middle, and high schools. The proposed amendment weakens that commitment by:

- Reducing the total guaranteed school land to 110 acres for all sites combined,
- Removing grade-level designations, and
- Allowing the developer to retain control of school sites until DCSD can demonstrate both need and funding.

These changes shift control of public-school planning from the County and the District to the developer. “Set-aside” land is not the same as dedicated land. Without dedication, the District cannot responsibly plan or prepare future bond measures—effectively delaying or even preventing the construction of true public schools within Sterling Ranch.

I want to share a brief personal perspective. When my daughter started kindergarten, I considered enrolling her in a local charter school. Ultimately, I chose Roxborough Elementary, and I am deeply grateful that I did. The mental-health and learning-support team there has provided incredible guidance as we explore possible ADHD and sensory needs. That experience has shown me firsthand how vital it is to preserve strong, inclusive, district-run public schools that serve every child in our community.

If this amendment passes, the developer could meet “school land” obligations through privately held charter or non-district schools, undermining the public system that our community relies on and paid for through local taxes and bonds.

I respectfully ask that the Board:

- Reject or delay the 13th Amendment until DCSD and residents can review and respond,
- Require that all promised school land be dedicated to DCSD when need is established, not only when funding is secured, and
- Ensure that privately owned charter land cannot be counted toward public-school acreage requirements.

Please protect the integrity of the original Sterling Ranch agreement and the future of district-led education in our community.

Thank you for your service and for considering the voices of Sterling Ranch families.

Warm regards,

Jaclyn Charles
Sterling Ranch Resident & DCSD Parent

Brett Thomas

From: Renee Anderson <mistreranch@yahoo.com>
Sent: Wednesday, October 29, 2025 8:49 AM
To: Planning <Planning@douglas.co.us>
Subject: Sterling Ranch School Sites

It is vitally important that Sterling Ranch developers work with Douglas County School District on site proposals as is required!
DO THE RIGHT THING!

Renee Anderson

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

Brett Thomas

From: Robyn DePan <robyndepan@gmail.com>
Sent: Wednesday, October 29, 2025 9:29 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>
Subject: Public Comment – Sterling Ranch 13th Amendment (School Land Dedication)

Dear Planning Commission Members,

My name is Robyn DePan, and I live in Sterling Ranch. I am writing to share my concern about the proposed 13th Amendment to the Sterling Ranch Planned Development, specifically the changes related to school land dedication.

When Sterling Ranch was approved, the developer committed to dedicate land to Douglas County or the Douglas County School District (DCSD) for public schools. That commitment ensured that school sites would remain publicly owned and available to meet the long-term needs of our growing community.

My husband and I signed on our lot in 2021 and moved into our home in 2022. At that time, we were sold the promise of living in a neighborhood within one of the best school districts in the state. We weren't yet parents, but we were excited about the prospect of growing our family here. Now that we have our son, everything we do is for him. He deserves to grow up in a community that puts his education and district-led public schools first.

The proposed amendment would allow privately owned school land to count toward the 110 acres now promised for public schools. This change would reduce the land available for DCSD-led neighborhood schools and limit public control over land that was always intended for the public good.

This issue is not just about Sterling Ranch. It affects planning standards across Douglas County. If this amendment is approved, it could set a precedent that allows other developments to meet public school land obligations with private conveyances, weakening the integrity of the County's planning process.

I respectfully urge the Planning Commission to deny or defer the 13th Amendment until the County and DCSD have finalized an enforceable agreement ensuring that all school sites are publicly owned and cannot be counted through private ownership.

Thank you for your time, for your service, and for considering the long-term planning implications for our community.

Sincerely,
Robyn DePan
Sterling Ranch Resident

Brett Thomas

From: Beilin Kelly <bzkelly22@gmail.com>
Sent: Wednesday, October 29, 2025 9:30 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Public Comment – Sterling Ranch 13th Amendment (School Land Dedication)

Dear Commissioners and Planning Commission Members,

I'm writing as a Sterling Ranch resident and a mom of two young children. My family moved to Sterling Ranch to build our life here. We chose this community because we believed it was a place where our kids could grow up, attend a neighborhood public school, and stay rooted for years to come.

When Sterling Ranch was approved, the developer committed to dedicating land to Douglas County or the Douglas County School District for public schools. The proposed 13th Amendment changes that agreement by allowing privately owned land to count toward the required school acreage.

That may sound like a small change, but it isn't. It reduces public control of school land, weakens long-term planning, and sets a precedent that could leave our community without space for district-run neighborhood schools. Families here bought homes with the understanding that school sites would be public, not private assets.

As a parent of a toddler and an infant, this matters deeply to me. We hope to live here long-term. If public school sites become uncertain, or controlled privately, it affects every family's future, every child's opportunity, and ultimately the growth and stability of the entire county. When new families question whether public schools will exist or be accessible, they will choose to live elsewhere, and Douglas County will feel that impact economically and socially.

I respectfully ask the Planning Commission and Board of County Commissioners to:

- Deny or defer approval of the Sterling Ranch 13th Amendment until Douglas County, the School District, and the developer have a legally enforceable agreement ensuring that school sites are publicly owned and controlled, and
- Require clear language confirming that all school land must be dedicated to Douglas County or the Douglas County School District—never to private entities.

Thank you for your time and for protecting the commitments made to families who chose to build their lives here.

Sincerely,
Beilin Kelly
9772 Banner Peak St
Sterling Ranch, CO 80125

Brett Thomas

From: KATHERINE MICHELSEN <paddington999@aol.com>
Sent: Wednesday, October 29, 2025 8:22 AM
To: Planning <Planning@douglas.co.us>
Subject: Sterling Ranch School Sites

To: Planning Commission and County Commissioners:

Please note as a public citizen we demand that Sterling Ranch work with the Douglas County School District to provide the required school sites to be held in escrow by the County Commissioners as has always been done by developers in Douglas County, until DCSD is ready to build on the sites.

Katherine Michelsen
Highlands Ranch

Brett Thomas

From: Jesse Reigle (Alumni) <jreigle@mines.edu>
Sent: Wednesday, October 29, 2025 8:41 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Public Comment – Sterling Ranch 13th Amendment (School Land Dedication)

Dear Commissioners and Planning Commission Members,

I am a resident of Sterling Ranch, writing regarding the proposed 13th Amendment to the Sterling Ranch Planned Development. When this community was approved, the developer committed to dedicate school land to Douglas County or the Douglas County School District (DCSD) for public ownership and operation. The proposed amendment would change that commitment by allowing privately held land to count toward that dedication requirement.

This change would reduce the amount of publicly owned land available for district-led schools and create a precedent that undermines Douglas County's ability to plan for future public school sites. Many families purchased homes here with the expectation that land dedicated for public schools would remain under public ownership.

Our family moved to Sterling Ranch because it offered an affordable community that strikes a balance between accessibility and long-term planning. A significant factor in that decision was the developer's original commitment—required at the time by both the County and the CAB—to dedicate public land for public schools. Altering that agreement now moves away from what residents were promised and relied upon when choosing to live here.

This proposal affects more than school planning. It impacts the County's long-term growth, housing market stability, and overall economic development. Families make home-buying decisions based on access to neighborhood public schools. If that access becomes uncertain, it could influence where new families choose to settle and affect property values across the County.

I respectfully ask the Planning Commission and Board of County Commissioners to:

- Deny or defer approval of the Sterling Ranch 13th Amendment until Douglas County, DCSD, and Sterling Ranch Development Company finalize an enforceable agreement guaranteeing that all school sites are publicly owned and controlled.
- Require that all future school land dedications be made directly to Douglas County or the Douglas County School District, not to private entities or charter operators.

Thank you for your time and commitment to protecting the long-term integrity of community planning in Douglas County.

Sincerely,
Jesse Reigle
Sterling Ranch Resident

Sent from my Galaxy

Brett Thomas

From: Katrina Riggs <kriggs91@gmail.com>
Sent: Wednesday, October 29, 2025 10:04 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Harold Smethills <harolds@sterlingranchcolorado.com>; richard.shaw@sterlingranchcab.com; dianes@sterlingranchcolorado.com; sbeckman@sterlingranchcolorado.com; Ron@ronvoss.com; alexander.taylor@sterlingranchcab.com; sam.johnson@sterlingranchcab.com; chris.binkley@sterlingranchmd2.com; jack.hamlin@sterlingranchmd2.com; steven.roseman@sterlingranchmd3.com; gregory.king@sterlingranchmd3.com; joey.halligan@sterlingranchmd3.com; lynn.moffett@sterlingranchcab.com; corey.sturm@sterlingranchmd3.com
Subject: Feedback: 13th Ammendment

Dear Sterling Ranch Development Company, CAB Board, and Metro District Representatives,

As a resident of Sterling Ranch, I want to share my feedback regarding the request before the Douglas County Planning Commission and the Board of County Commissioners to approve the proposed 13th Amendment to the Sterling Ranch Planned Development. This amendment would alter the existing school land dedication agreement.

When Sterling Ranch was originally approved, the Development Company committed to dedicating land to Douglas County or the Douglas County School District (DCSD) for public school use. That commitment helped ensure our growing community would have access to publicly owned neighborhood schools — a cornerstone of strong, sustainable development. Changing that agreement now appears inconsistent with both state law and Douglas County's long-standing school site dedication requirements, which other developments across Colorado have consistently met.

This proposed change would have lasting impacts not only on residents but also on the overall success and reputation of Sterling Ranch. A strong public school presence is central to community stability, property values, and long-term appeal. Families make home-buying decisions based on access to high-quality, nearby public schools. Uncertainty about the future of those sites risks discouraging new buyers and affecting resale values for current residents.

For these reasons, I respectfully urge you not to move forward with Amendment 13. I want to see our world-class public school system grow right here in Sterling Ranch. Public schools are not perfect. No system is, but they provide students with real teachers, tried and true practices, and opportunities to learn alongside peers from diverse backgrounds. That diversity helps shape well-rounded, open-minded individuals who are prepared for the real world.

I'm also concerned about the proposed direction of a specific charter school model being promoted. It resembles a low cost, online homeschool approach led by uncertified educators with limited oversight. Many of its promoters (including yourselves) are products of public education, which makes it ironic that they now question the very system that helped them learn, grow, and form their own beliefs. The notion that public schools "indoctrinate" students is a politically driven narrative that doesn't reflect the experiences of most families, teachers, or students. Atleast in Douglas County, there's only one group indoctrinating (at the school board level), and they are the same ones trying to dismantle public school systems.

Public schools are where children learn to collaborate, think critically, and engage meaningfully with their community. That's the kind of environment I want to help grow and strengthen in Sterling Ranch.

Furthermore, if we are investing in inclusive community spaces, like the new inclusive park, it only makes sense to also invest in an inclusive, publicly accountable school system that serves all children. And we as the community foster the quality of that service.

Instead of redirecting efforts toward politically motivated school projects, we could build community through initiatives that bring families together such as youth organizations (4-H, Girl Scouts, etc.) or shared civic programs...even Sunday School. These have long been around and have produced engaged, responsible citizens at a fraction of the cost and controversy. No need to reinvent for political gain.

Ultimately, approving Amendment 13 risks dividing our community and weakening the educational foundation that Sterling Ranch and the county has promoted. Let's stay committed to keeping our neighborhood schools public, local, and accessible to everyone.

Yes, the Charter is public, but unlike our future DCSD school, it wasn't voted on by the people and was done so in a way that contradicts choice.

Thank you for your time and consideration.

Sincerely,

Katrina Riggs

Resident, Sterling Ranch

Brett Thomas

From: Tina Ruggiero <truggiero0@gmail.com>
Sent: Wednesday, October 29, 2025 5:08 AM
To: Planning <Planning@douglas.co.us>
Subject: *** URGENT - Sterling Ranch DCSD Escrow Req's

Hello - I am a resident and taxpayer in Douglas County. I am writing to you to request that Planning Commission members and County Commissioners *demand* that Sterling Ranch work *with* the Douglas County School District to provide the required school sites to be held in escrow by the County Commissioners, as has always been done by developers in Douglas County, until DCSD is ready to build on the sites.

Thank You for your attention to this matter.

Concetta Ruggiero
6 Red Tail Dr
Highlands Ranch, CO 80126

Brett Thomas

From: Will Trail <willtrail@yahoo.com>
Sent: Wednesday, October 29, 2025 7:05 AM
To: Planning <Planning@douglas.co.us>
Subject: Subject: STRONG OPPOSITION to Sterling Ranch Planned Development, 13th Amendment (ZR2025-009)

To the Douglas County Planning Commission,

I am writing to express my **strong disapproval and ardent opposition** to the **Sterling Ranch Planned Development, 13th Amendment (ZR2025-009)**, which is scheduled to be heard on **November 3rd**.

This amendment, which seeks to drastically reduce the amount of land and the locations set aside for future schools, and proposes to introduce conditions for dedication or the alternative of a cash-in-lieu payment, is unacceptable and a clear attempt by Sterling Ranch to renege on their prior commitments made in 2013.

Concerns with the Proposal and Methods

The proposed changes are a significant detriment to the future educational needs of the Sterling Ranch community and the broader Douglas County School District (DCSD). I fully align with the position of the DCSD, which **ardently opposes** this application.

- **Undermining School Planning:** Sterling Ranch's proposal would tie land dedication to an "approved 5-year Capital Plan or Bond Plan," and allow the developer to reclaim the site if such a plan is not in place before the final plat. This condition significantly impairs the DCSD's ability to plan and fund new schools, which must be a collaborative effort between the developer, the County, and the School District.
- **Inadequate Land Dedication:** The proposal offers 110 acres, which includes sites that appear insufficient in location and size for the expected growth. The math suggests this may only cover a paired middle/high school and two elementary schools, which is far below the likely need for a development of 12,050 units (roughly 30% the size of Highlands Ranch, which has considerably more school acreage). Furthermore, the developer appears to be including the 26-acre John Adams Academy charter school site in this 110-acre total, despite the DCSD Board of Education's clear directive that this land should not count against the required DCSD school acreage.
- **Infrastructure Costs:** As the Douglas County Engineering Staff has highlighted, dedicating school sites without adequate existing infrastructure could easily add **millions of dollars** to the cost of building a school, forcing Douglas County taxpayers to cover the added expense.
- **Inappropriate Cash-in-Lieu Use:** The cash-in-lieu option is meant for smaller projects that don't warrant a full school site. Allowing a development of this scale to substitute required land for cash undermines the principle of setting aside properly located, adequate acreage for schools within a Planned Development.

Demand for Developer Accountability

It is time for Sterling Ranch to honor its obligations to the residents and the County. The continuous attempts to evade commitments create uncertainty and threaten the quality of education in newly developed neighborhoods, which, in turn, impacts property values and the community's overall well-being.

I demand that the Planning Commission vote **NO** on the 13th Amendment and require Sterling Ranch to:

1. **Rescind this 13th Amendment proposal immediately.**
2. **Work directly with the Douglas County School District (DCSD)** to provide the required, properly located, and adequately sized school sites.
3. Ensure that these required school sites are held in **escrow** by the County Commissioners until the DCSD is ready to proceed with construction, following the established procedure used by other developers in Douglas County.

Please stand with the School District and the community in opposing this latest attempt to dodge critical obligations.

Sincerely,

Will Trail

Brett Thomas

From: George Beilby <gbeilby@comcast.net>
Sent: Thursday, October 30, 2025 4:47 AM
To: Planning <Planning@douglas.co.us>
Subject: Sterling Ranch

Please follow existing DCSD policy/formula for locations of school sites in the Sterling Ranch PD. We should not abandon the sense of community that neighborhood schools foster.
George Beilby
3183 Rockbridge Drive
Highlands Ranch
Sent from my I Phone

Brett Thomas

From: Suzanne Digre <suzdigre@gmail.com>
Sent: Thursday, October 30, 2025 3:58 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Public Comment – Sterling Ranch 13th Amendment (School Land Dedication)

Dear Commissioners and Planning Commission Members,

I'm writing as a Sterling Ranch resident concerned about the proposed 13th Amendment to the Sterling Ranch Planned Development. When the community was approved, the developer agreed to dedicate land to Douglas County or the Douglas County School District for public schools. The amendment changes that promise by allowing privately owned land to count toward that total.

This means less land for district-led schools, less public ownership, and a precedent that could weaken Douglas County's ability to plan for future public school sites. Families who bought homes here expected that public school land would remain public.

As a homeowner, I worry that uncertainty about public school sites could affect our community's long-term stability.

This change doesn't just affect schools, it affects the County's growth and long-term planning. When new families see uncertainty around public school availability, they may choose to move elsewhere, impacting Douglas County's housing demand, tax base, and economic strength.

I respectfully ask the Planning Commission and Board of County Commissioners to:

- Deny or defer approval of the Sterling Ranch 13th Amendment until Douglas County, Sterling Ranch Development Company, and the School District finalize an enforceable agreement ensuring school sites are publicly owned and controlled, and
- Require revised language confirming that all school land must be dedicated to Douglas County or the Douglas County School District, not to private entities or operators.

Thank you for your time, service, and commitment to protecting the integrity of our community's commitments.

Sincerely,

Suzanne Digre
7938 Julsburg Circle
Sterling Ranch, CO 80125

Brett Thomas

From: Lindsay Dumas <lindsay.a.dumas@gmail.com>
Sent: Thursday, October 30, 2025 12:36 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Public Comment on Sterling Ranch 13th Amendment (School Land Dedication)

Dear Commissioners and Planning Commission Members,

I write to you as a resident of Sterling Ranch, a parent of an elementary-school-aged child, and a firm supporter of school choice—believing strongly that families should have the freedom to select the educational environment that suits their children best. At the same time, I believe deeply in the role of neighborhood public schools as anchors of community life and to provide the best education for all students, especially in fast-growing neighborhoods.

When the community of Sterling Ranch was originally approved, the developer committed to dedicating land to either Douglas County School District (DCSD) or Douglas County for public school sites. The proposed 13th Amendment would change that promise by allowing privately-owned land to count toward that dedication. This change significantly diminishes public ownership of school sites, limits the District's ability to plan future neighborhood schools, and risks setting a precedent that undermines public-school infrastructure and community trust.

Here are the key data points that underline why this matters for Sterling Ranch:

- Douglas County's population is estimated at nearly **393,995** as of July 2024—a growth of about **10%** since April 2020. Census.gov
- DCSD has not built a new school since 2010, yet the population has ballooned by tens of thousands in that interval. CBS News+1
- In the Sterling Ranch area (Sterling Ranch + Solstice), student enrollment in DCSD-served PK-12 skyrocketed from 642 in 2022 to 891 in 2023 — a **39% increase in just one year (and has continued to grow with the continued neighborhood developments)**. douglas.ic-board.com
- DCSD has identified Sterling Ranch as part of a "school-desert" area: communities growing rapidly but lacking accessible neighborhood public schools. douglas.ic-board.com+1
- Voters in Douglas County approved a $490 million bond in November 2024—focusing in part on building new schools in Sterling Ranch and similar neighborhoods. Colorado Politics+1

As a parent who chose to reside here because of the promise of a **neighborhood public school**, this amendment raises real concerns. My child and many other young families deserve a viable option for a public school that is **publicly owned, neighborhood-oriented**, and **available to all school-aged children in the vicinity**. Not one managed indirectly through privately-owned property. If the land dedication is shifted toward privately owned parcels, the public school footprint shrinks—and so does the community's future.

From a broader growth-and-economics standpoint, the ramifications are material:

- A strong network of publicly owned neighborhood schools enhances property values, supports stable communities, and attracts families—thereby strengthening the tax base and long-term economic vitality of Douglas County.
- Conversely, uncertainty around school site availability—especially when commitments are altered—can discourage new families from locating here, slow growth, and shift the burden to less-well-served neighborhoods.
- The amendment, if approved without public-school-ownership protections, would erode the District's ability to plan its facility pipeline—particularly in a county covering over 800 square miles and experiencing uneven growth.

In light of this, I respectfully urge the Planning Commission and the Board of County Commissioners to: **Deny approval** of the Sterling Ranch 13th Amendment until such time as DCSD, Douglas County, and the Sterling Ranch developer finalize an enforceable agreement which ensures that all designated future school sites are **publicly owned and controlled** by DCSD.

We are a community of young families, many of whom came here anticipating the build-out of public neighborhood schools. The planned population of Sterling Ranch is substantial, and for public-school choice (in the sense of a robust public-school option) to matter, we need sufficient public school capacity. Altering the land-dedication promise risks undermining that capacity.

Thank you for your time, your service to this community, and your commitment to ensuring that Sterling Ranch remains a well-planned, thriving, family-friendly neighborhood. I look forward to your support for protecting our public school infrastructure and community expectations.

Sincerely,

Lindsay Dumas

Parent & Sterling Ranch Resident

Brett Thomas

From: Laura Friar <laura.m.friar@gmail.com>
Sent: Thursday, October 30, 2025 8:31 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Public Comment – Sterling Ranch 13th Amendment (School Land Dedication)

Dear Commissioners and Planning Commission Members,

I'm writing as a Sterling Ranch resident concerned about the proposed 13th Amendment to the Sterling Ranch Planned Development. When the community was approved, the developer agreed to dedicate land to Douglas County or the Douglas County School District for public schools. The amendment changes that promise by allowing privately owned land to count toward that total.

This means less land for district-led schools, less public ownership, and a precedent that could weaken Douglas County's ability to plan for future public school sites. Families who bought homes here expected that public school land would remain public.

As a first time homeowner with my first child on the way, my husband and I hoped this neighborhood would be our forever home where we could raise our kids with the promises of public schools nearby. Seeing this plan unfolds makes us deeply regret moving here and forces us to tell other friends, families, and people who are interested to move to Sterling Ranch that the risk is too high due to the shady deals that continue to arise such as this one.

This change doesn't just affect schools, it affects the County's growth and long-term planning. When new families see uncertainty around public school availability, they may choose to move elsewhere, impacting Douglas County's housing demand, tax base, and economic strength.

I respectfully ask the Planning Commission and Board of County Commissioners to:

- Deny or defer approval of the Sterling Ranch 13th Amendment until Douglas County, Sterling Ranch Development Company, and the School District finalize an enforceable agreement ensuring school sites are publicly owned and controlled, and
- Require revised language confirming that all school land must be dedicated to Douglas County or the Douglas County School District, not to private entities or operators.

Thank you for your time, service, and commitment to protecting the integrity of our community's commitments.

Sincerely,
Laura Friar Meacham
8749 Animas River St

Sterling Ranch, CO

Brett Thomas

From: Alyssa Little <alymarlittle@gmail.com>
Sent: Thursday, October 30, 2025 2:30 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Public Comment – Sterling Ranch 13th Amendment (School Land Dedication)

Dear Commissioners and Planning Commission Members,

I'm writing as a Sterling Ranch resident concerned about the proposed 13th Amendment to the Sterling Ranch Planned Development. When the community was approved, the developer agreed to dedicate land to Douglas County or the Douglas County School District for public schools. The amendment changes that promise by allowing privately owned land to count toward that total.

This means less land for district-led schools, less public ownership, and a precedent that could weaken Douglas County's ability to plan for future public school sites. Families who bought homes here expected that public school land would remain public.

As a homeowner and parent, I am very concerned about how this proposal will impact both the property values of the neighborhood as well as my child's ability to receive an education in the neighborhood. Many local realtors have assured those of us purchasing homes here that schools would be built in the neighborhood over time. This proposal calls that assurance into question and I am concerned that other families will choose not to purchase homes here due to the uncertainty. This could significantly reduce our property values and slow growth of the community. In short, this seems to be a very short-sighted proposal which could have a lasting negative impact.

This change doesn't just affect schools, it affects the County's growth and long-term planning. When new families see uncertainty around public school availability, they may choose to move elsewhere, impacting Douglas County's housing demand, tax base, and economic strength.

I respectfully ask the Planning Commission and Board of County Commissioners to:

- Deny or defer approval of the Sterling Ranch 13th Amendment until Douglas County, Sterling Ranch Development Company, and the School District finalize an enforceable agreement ensuring school sites are publicly owned and controlled, and
- Require revised language confirming that all school land must be dedicated to Douglas County or the Douglas County School District, not to private entities or operators.

Thank you for your time, service, and commitment to protecting the integrity of our community's commitments.

Sincerely,
Alyssa Little
8708 Arriba Dr. – Sterling Ranch

Brett Thomas

From: Janeen Mcdonald <janeenmcd@yahoo.com>
Sent: Thursday, October 30, 2025 5:17 PM
To: Brett Thomas <bthomas@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>
Subject: Sterling Ranch Land Amendment

Dear Commissioners and Planning Commission Members,

I'm writing as a Sterling Ranch resident concerned about the proposed 13th Amendment to the Sterling Ranch Planned Development. When the community was approved, the developer agreed to dedicate land to Douglas County or the Douglas County School District for public schools. The amendment changes that promise by allowing privately owned land to count toward that total.

This means less land for district-led schools, less public ownership, and a precedent that could weaken Douglas County's ability to plan for future public school sites. Families who bought homes here expected that public school land would remain public.

This will not only hurt Sterling Ranch, but our county. People move to Douglas County for their strong public schools. This change will impact the County's growth and long-term planning. When new families see uncertainty around public school availability, they may choose to move elsewhere, impacting Douglas County's housing demand, tax base, and economic strength.

There also is no reason for this amendment. DCSD is building a beautiful $60 million school for this community and ideally they will be able to continue doing this as the community grows. Putting this amendment in place will not allow this community's children the same benefits that other neighborhoods across our state receive.

I respectfully ask the Planning Commission and Board of County Commissioners to:

- Deny or defer approval of the Sterling Ranch 13th Amendment until Douglas County, Sterling Ranch Development Company, and the School District finalize an enforceable agreement ensuring school sites are publicly owned and controlled, and

- Require revised language confirming that all school land must be dedicated to Douglas County or the Douglas County School District, not to private entities or operators.

Thank you for your time, service, and commitment to protecting the integrity of our community's commitments.

Sincerely,
Janeen McDonald
Sterling Ranch Resident

Brett Thomas

From: Sean Meacham <sean.g.meacham@gmail.com>
Sent: Thursday, October 30, 2025 8:34 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Public Comment – Sterling Ranch 13th Amendment (School Land Dedication)

Dear Commissioners and Planning Commission Members,

I'm writing as a Sterling Ranch resident concerned about the proposed 13th Amendment to the Sterling Ranch Planned Development. When the community was approved, the developer agreed to dedicate land to Douglas County or the Douglas County School District for public schools. The amendment changes that promise by allowing privately owned land to count toward that total.

This means less land for district-led schools, less public ownership, and a precedent that could weaken Douglas County's ability to plan for future public school sites. Families who bought homes here expected that public school land would remain public.

My wife and I moved into this neighborhood to start and raise our family with the promise of public neighborhood schools. This amendment has us reconsidering living here and urges us to get out sooner than later.

This change doesn't just affect schools, it affects the County's growth and long-term planning. When new families see uncertainty around public school availability, they may choose to move elsewhere, impacting Douglas County's housing demand, tax base, and economic strength.

I respectfully ask the Planning Commission and Board of County Commissioners to:

- Deny or defer approval of the Sterling Ranch 13th Amendment until Douglas County, Sterling Ranch Development Company, and the School District finalize an enforceable agreement ensuring school sites are publicly owned and controlled, and
- Require revised language confirming that all school land must be dedicated to Douglas County or the Douglas County School District, not to private entities or operators.

Thank you for your time, service, and commitment to protecting the integrity of our community's commitments.

Sincerely,
Sean Meacham

8749 Animas River St

Sterling Ranch, CO

Brett Thomas

From: kerri compton <kcompy@yahoo.com>
Sent: Thursday, October 30, 2025 4:41 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: SR Amendment (ZR2025-009) Public Comment

Hello!

My name is Kerri Schlachter, and I'm a mom of two in Sterling Ranch. One of my children attends a religious school in Highlands Ranch, and the other attends a DCSD elementary school. Each child has different needs, and each school meets those needs. I share this to make it clear**: I support both district schools and alternative options.**

Professionally, I work in energy policy. I lead stakeholder initiatives and hold voting seats on ten energy stakeholder groups across the western U.S., and I chair some of them. I share this to make it clear: I understand what a stakeholder process, like this one, should look like, one that considers all views before approving policies that impact a broad community. I understand the depth of the responsibility as a voting member and chair to fairly make decisions for the betterment of the whole, not a single perspective or an ideology that aligns only with your views. This is difficult to do and sometimes makes voting painful. This is parallel to the role of being a planning commissioner.

This amendment does not reflect that balance. It benefits a single interest, charters and private foundations, while shutting DCSD out of future school sites in Sterling Ranch. That doesn't serve the whole community.

When reading this amendment, I had to ask "who loses and who benefits"? There were several things that stood out to me. 1. They removed all mention of DCSD. Why? What would possibly be the benefit of that? 2. They removed the requirement that the land, intended public land, be given to the county, a county asset. Why? What's the purpose and legality of transferring public land into private hands with no oversight? JAA affirmed that the land would be an asset, and I quote, "on their balance sheet of their private foundation". And if this charter fails, and many do, the land is gone. Forever. That doesn't benefit the county in any way.

This amendment isn't balanced. It's a developer free-for-all with public land.

Sterling Ranch residents are growing weary. It's hard to trust the process when we see deep personal ties across all aspects of our neighborhood planning, like a founder of JAA and the chair of this commission sharing a last name. That's a tough one to ignore. I ask that you stay committed to your duties.

My suggestion is simple: **Deny this Amendment, and Tell DevCo to try again.** Add protections for the district ***and*** the land. Don't eliminate charters, but don't eliminate the district either. I wish I could give you exact language for the modifications but I am not a land use expert or a long-term school planning expert. I know that DCSD ***is*** a school planning expert, and they have developed one of the top performing districts in the state with a mix of charters, and neighborhood schools, offering a premier landscape of school choice. The county, developers and DCSD need to come together to come up with a solution that works and I am confident you all can do that.

Thank you,

Kerri Schlachter

Sterling Ranch Resident

Brett Thomas

From: Sarah Sparks <slockett13@gmail.com>
Sent: Thursday, October 30, 2025 9:03 AM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Public Comment – Sterling Ranch 13th Amendment (School Land Dedication)

Dear Commissioners and Planning Commission Members,

I'm writing as a Sterling Ranch resident concerned about the proposed 13th Amendment to the Sterling Ranch Planned Development. When the community was approved, the developer agreed to dedicate land to Douglas County or the Douglas County School District for public schools. The amendment changes that promise by allowing privately owned land to count toward that total.

This means less land for district-led schools, less public ownership, and a precedent that could weaken Douglas County's ability to plan for future public school sites. Families who bought homes here expected that public school land would remain public.

We moved from Austin, TX around a great school district for a better quality of life and one of the main reasons we picked Sterling Ranch was the deduction to public schools. I had an incredible public school education when I was younger and I want that same experience for my kids. Had Sterling Ranch not explicitly laid out their plan for elementary, middle and high schools we would not have considered this neighborhood.

This change doesn't just affect schools, it affects the County's growth and long-term planning. When new families see uncertainty around public school availability, they may choose to move elsewhere, impacting Douglas County's housing demand, tax base, and economic strength.

I respectfully ask the Planning Commission and Board of County Commissioners to:

- Deny or defer approval of the Sterling Ranch 13th Amendment until Douglas County, Sterling Ranch Development Company, and the School District finalize an enforceable agreement ensuring school sites are publicly owned and controlled, and
- Require revised language confirming that all school land must be dedicated to Douglas County or the Douglas County School District, not to private entities or operators.

Thank you for your time, service, and commitment to protecting the integrity of our community's commitments.

Sincerely,
Sarah Sparks

8554 Cheraw Street-Sterling Ranch

Brett Thomas

From: Sarah Turbow <sarahturbow@gmail.com>
Sent: Thursday, October 30, 2025 10:35 AM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Public Comment – Sterling Ranch 13th Amendment (School Land Dedication)

Dear Commissioners and Planning Commission Members,

I'm writing as a Sterling Ranch resident concerned about the proposed 13th Amendment to the Sterling Ranch Planned Development. When the community was approved, the developer agreed to dedicate land to Douglas County or the Douglas County School District for public schools. The amendment changes that promise by allowing privately owned land to count toward that total.

This means less land for district-led schools, less public ownership, and a precedent that could weaken Douglas County's ability to plan for future public school sites. Families who bought homes here expected that public school land would remain public.

Public schools was an important factor when selecting Sterling Ranch as our home. Not having public schools would make us reconsider staying here.

This change doesn't just affect schools, it affects the County's growth and long-term planning. When new families see uncertainty around public school availability, they may choose to move elsewhere, impacting Douglas County's housing demand, tax base, and economic strength.

I respectfully ask the Planning Commission and Board of County Commissioners to:

- Deny or defer approval of the Sterling Ranch 13th Amendment until Douglas County, Sterling Ranch Development Company, and the School District finalize an enforceable agreement ensuring school sites are publicly owned and controlled, and
- Require revised language confirming that all school land must be dedicated to Douglas County or the Douglas County School District, not to private entities or operators.

Thank you for your time, service, and commitment to protecting the integrity of our community's commitments.

Sincerely,
Sarah Allan
7760 Owl Creek Circle

Brett Thomas

From: Loreli Wright <loreli@gmail.com>
Sent: Thursday, October 30, 2025 4:15 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Public Comment – Sterling Ranch 13th Amendment (School Land Dedication)

Dear Commissioners and Planning Commission Members,

I am writing as a Sterling Ranch resident and mother of two young children to express my strong opposition to the proposed 13th Amendment to the Sterling Ranch Planned Development. When the community was approved, the developer committed to dedicate land to Douglas County or the Douglas County School District (DCSD) for *public* schools. The proposed amendment would break that commitment by allowing privately owned land to count toward the required school land dedication.

This is not a technical change—it is a fundamental shift that would undermine the County's ability to ensure adequate, publicly controlled school sites for our growing community. Allowing private ownership to satisfy a public dedication obligation not only erodes public trust but also sets a dangerous precedent that could weaken Douglas County's long-term planning authority and its ability to meet the educational needs of future residents.

This issue is personal to me. I was a foster child in Oklahoma who, through access to a strong public education system, became a National Merit Scholar, earned a full-ride scholarship to college, and went on to law school. The opportunities I've had in life exist because of quality, inclusive public schools. My husband and I chose Sterling Ranch because it promised that same foundation for our children—a safe neighborhood anchored by strong, district-led schools. Our six-year-old attends Roxborough Primary, and our younger son will soon enter the district. But if Sterling Ranch fails to make room for genuine, publicly operated schools at the middle and high school levels, our family—and others like us—will likely leave to find a community that honors that commitment.

Families across Douglas County made home-buying decisions based on the promise that school sites here would remain publicly owned and under public oversight. To retroactively rewrite that promise not only violates the spirit of the original approval but raises serious questions of consistency with Colorado's school site dedication requirements and the County's own planning principles.

I respectfully urge the Planning Commission and the Board of County Commissioners to **deny** the Sterling Ranch 13th Amendment. The Board should not approve any change that allows private entities to satisfy public land obligations, or that reduces the County's or School District's control over educational infrastructure. The public dedication commitments that were part of Sterling Ranch's original zoning approval must be upheld in full to maintain the integrity of our development process and the trust of Douglas County residents.

Thank you for your time, service, and for safeguarding the public commitments that make Douglas County a place families like mine are proud to call home.

Sincerely,
Lori Wright
9660 Bear River Street, Sterling Ranch, CO 80125

Sterling Ranch Resident

Brett Thomas

From: Katie Burton <kmccaffrey@gmail.com>
Sent: Saturday, November 1, 2025 9:21 AM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Public Comment – Sterling Ranch 13th Amendment (School Land Dedication)

Dear Commissioners and Planning Commission Members,

I'm writing as a Sterling Ranch resident concerned about the proposed 13th Amendment to the Sterling Ranch Planned Development. When the community was approved, the developer agreed to dedicate land to Douglas County or the Douglas County School District for public schools. The amendment changes that promise by allowing privately owned land to count toward that total.

This means less land for district-led schools, less public ownership, and a precedent that could weaken Douglas County's ability to plan for future public school sites. Families who bought homes here expected that public school land would remain public.

As a homeowner, I worry that uncertainty about public school sites could affect our community's long-term stability.

This change doesn't just affect schools, it affects the County's growth and long-term planning. When new families see uncertainty around public school availability, they may choose to move elsewhere, impacting Douglas County's housing demand, tax base, and economic strength.

I respectfully ask the Planning Commission and Board of County Commissioners to:

- Deny or defer approval of the Sterling Ranch 13th Amendment until Douglas County, Sterling Ranch Development Company, and the School District finalize an enforceable agreement ensuring school sites are publicly owned and controlled, and
- Require revised language confirming that all school land must be dedicated to Douglas County or the Douglas County School District, not to private entities or operators.

Thank you for your time, service, and commitment to protecting the integrity of our community's commitments.

Sincerely,
Katie Burton
8203 Mt Kataka Street
Littleton, CO 80125

Brett Thomas

From: ADA C <ada2000@msn.com>
Sent: Saturday, November 1, 2025 9:15 AM
To: Planning Commission <PlanningCommission@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>; BOCC <BOCC@douglas.co.us>
Subject: Public Comment – Sterling Ranch 13th Amendment (School Land Dedication)

Commissioners and Planning Commission Members,

I'm writing as a Sterling Ranch resident OPPOSED to the proposed 13th Amendment to the Sterling Ranch Planned Development. When the community was approved, the developer agreed to dedicate land to Douglas County or the Douglas County School District for public neighborhood schools. The amendment changes that promise by allowing privately owned land to count toward that total.

This means less land for district-led schools, less public ownership, and a precedent that could weaken Douglas County's ability to plan for future public school sites.

Public neighborhood schools are an investment in the community. I purchased and invested in a home here in Sterling Ranch, based on the PROMISE that public neighborhood schools would soon be available to my grandchildren, also living in Sterling Ranch.

This proposed change doesn't just affect schools, it affects the County's growth and long-term planning. When new families see uncertainty around public school availability, they may choose to move elsewhere, impacting Douglas County's housing demand, tax base, and economic strength.

I respectfully ask the Planning Commission and Board of County Commissioners to:

- DENY approval of the Sterling Ranch 13th Amendment until Douglas County, Sterling Ranch Development Company, and the School District finalize an enforceable agreement ensuring school sites are publicly owned and controlled, and

- REQUIRE revised language confirming that all school land must be dedicated to Douglas County or the Douglas County School District, not to private entities or operators.

Thank you for your time, service, and commitment to protecting the integrity of our community's commitments.

Ada Lischka
8256 Hunts Peak St
Sterling Ranch, CO 80125

Brett Thomas

From: Matthew DePan <matthewdepan@gmail.com>
Sent: Sunday, November 2, 2025 1:52 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Public Comment - Sterling Ranch 13th Amendment (School Land Dedication)

Dear Commissioners and Planning Commission Members,

I'm writing as a Sterling Ranch resident concerned about the proposed 13th Amendment to the Sterling Ranch Planned Development. When the community was approved, the developer agreed to dedicate land to Douglas County or the Douglas County School District for public schools. The amendment changes that promise by allowing privately owned land to count toward that total.

This means less land for district-led schools, less public ownership, and a precedent that could weaken Douglas County's ability to plan for future public school sites. Families who bought homes here expected that public school land would remain public. For instance, my wife and I moved to Sterling Ranch with the intention that our children would attend neighborhood public schools, as we did. I fear that this new amendment opens the door for Sterling Ranch's prospects for neighborhood public schools to rapidly disappear. While "school choice" is a popular talking point of many who would rather see a larger percentage of private and/or public charter schools, the passage of this amendment would likely lead to the loss of choice for those of us who were expecting - and promised - neighborhood public schools for our children.

This change doesn't just affect schools, but also the County's growth and long-term planning opportunities. When new families see uncertainty around public school availability, they may choose to move elsewhere, impacting Douglas County's housing demand, tax base, and economic strength.

I respectfully ask the Planning Commission and Board of County Commissioners to:

- Deny or defer approval of the Sterling Ranch 13th Amendment until Douglas County, Sterling Ranch Development Company, and the School District finalize an enforceable agreement ensuring school sites are publicly owned and controlled.

-And

- Require revised language confirming that all school land must be dedicated to Douglas County or the Douglas County School District, not to private entities or operators.

Thank you for your time, service, and commitment to protecting the integrity of our community's commitments.

Sincerely,
Matthew DePan
8045 Williams Fork Ave

Littleton, CO 80125 (Sterling Ranch)

Brett Thomas

From: Steven Roseman <steven_roseman@msn.com>
Sent: Sunday, November 2, 2025 8:22 AM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: Brock Smethills <brocks@sterlingranchcolorado.com>
Subject: Sterling Ranch Planned Development, 13th Amendment (ZR2025-009)

The Planning Commission is being presented with comments that frame the 13th Amendment to the Planned Development (PD) for Sterling Ranch as an all-or-nothing proposition—either rejecting it entirely or accepting the developer's proposed language without modification. Perhaps there is a more constructive path that encourages collaboration and mutual benefit?

Rather than viewing the amendment in binary terms, the Planning Commission can condition its approval to meet the developer's legitimate needs while addressing residents' concerns about the future of school district facilities in Sterling Ranch.

For instance, one condition could address the developer's concern that the school district might hold dedicated land indefinitely without building or operating a school. Instead of granting the developer unlimited rights to offer land to privately-owned public schools, a fairer solution would condition the Commissions' approval of the PD on adding a requirement that the developer to first offer land to the school district for dedication, with a clearly defined expiration date to be specified in the revised amendment to PD. If the district does not begin school development by the deadline, the offer of dedication would expire, allowing the developer to pursue other educational operators.

To address the developer's concern regarding sale of school property for commercial use and development, a condition could require the PD amendment to structure school site dedication as a determinable fee estate. By doing so, the school's property interest would remain valid only so long as the land is used for the development and operation of a public school. If the land is used for another purpose, ownership would revert to the developer.

This proposal is a compromise that is likely to be rejected by both sides of this issue; such is the nature of compromise. Even so, a more even-handed approach benefits both sides. The developer gains assurance that land will not remain idle or be repurposed in ways that do not align with the original intent, while the school district retains the opportunity to build and operate district schools if it acts within the agreed timeframe.

Thank you for considering this comment.

Steven A. Roseman

Brett Thomas

From: Sydney Bernzott <sydney.m.bernzott@gmail.com>
Sent: Sunday, November 2, 2025 8:16 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Amendment 13

Hello,

I'm writing to express concerns and opposition to Amendment 13. Moving forward with this amendment is not in the best interest of this community and we would not have moved to Sterling Ranch if we had had known that this would happen. The developers need to do right by the people of the community that they have built.

Sincerely,
Sydney Schulley

Brett Thomas

From: Corey Sturm <corey.sturm@sterlingranchmd3.com>
Sent: Sunday, November 2, 2025 4:27 PM
To: Brett Thomas <bthomas@douglas.co.us>; planningcommision@douglas.co.us; BOCC <BOCC@douglas.co.us>
Subject: Public Comment - Sterling Ranch 13th Amendment (School Land Dedication)

Dear Commissioners and Planning Commission Members,

As both a resident of Sterling Ranch and a Director of Sterling Ranch Metropolitan District No. 3, I am writing to formally oppose the proposed 13th Amendment to the Sterling Ranch Planned Development. This amendment would revise Section S-1.2 governing school land dedication, which serves as a cornerstone of the commitments that underpinned this community's original approval.

My family, like many others, chose to move to Douglas County because of its reputation for exceptional public schools and thoughtful community planning. The availability of high-quality educational facilities was a critical factor in our decision to settle here and invest our family's future in Sterling Ranch. Weakening or delaying school land dedication obligations risks undermining both the educational foundation and long-term desirability of this community.

Public education is not merely an amenity; it is essential infrastructure. When the community was approved, the developer agreed to dedicate land to Douglas County or the Douglas County School District for public schools. The amendment changes that promise by allowing privately owned land to count toward that total. It also erodes the spirit of partnership between developers, districts, and families that has defined Sterling Ranch.

I urge the County to deny or defer this amendment. Protecting the integrity of the school land dedication requirement protects the very character and value of Sterling Ranch itself.

Thank you for your time, service, and commitment to protecting the integrity of our community's commitments.

Respectfully,
Corey Sturm
Director, Sterling Ranch Metropolitan District No. 3
Resident, Sterling Ranch – 8533 Butte Creek St

Brett Thomas

From: S N Ami <amis0@hotmail.com>
Sent: Monday, November 3, 2025 3:50 PM
To: Planning <Planning@douglas.co.us>
Subject: Please Deny Sterling Ranch 13th Amendment (ZR2025-009)

Dear Douglas County Planning Commission and Commissioners,

As a Douglas County resident, I am asking you to deny the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

This amendment would weaken the promises made to our community about public schools. It allows the developer to delay or even avoid giving land to the Douglas County School District (DCSD) for public schools until DCSD proves it has the money to build. If DCSD doesn't have that funding, the developer can keep the land or pay cash instead.

That means:
- Public schools could be delayed or never built.
- Charter or private schools could count toward what was supposed to be public land.
- DCSD may have to buy land later, which could raise taxes for all of us.

When we chose to live here, we were told the plan included dedicated land for district-run public schools, not just private or charter schools. This change breaks that promise.

Please keep the original commitments for public school land and vote NO on the 13th Amendment.

Thank you for listening to residents and protecting our community.

Sincerely,

Stuart Ami
Solstice neighborhood
9315 Lake Breeze Dr.
Littleton, CO 80125

Brett Thomas

From: Benjamin Cabrera <benjamin.cabrera7@gmail.com>
Sent: Monday, November 3, 2025 2:55 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Land Amendment

Dear Mr. Gilmartin and all others this may concern,

As a proud resident and taxpayer in the Solstice community—neighboring Sterling Ranch—I'm writing to strongly urge you not to support any amendment that would allow public land to be sold or transferred to private, charter, or other third-party education entities.

Our community is growing fast. While one public elementary school is finally being built thanks to bond approval, it's clear that we'll soon need more—elementary, middle, and high schools—to serve the many families putting down roots here. The land that was set aside for public schools must remain exactly that: public.

Families like mine chose to live here because we believed in the promise that this land was reserved for Douglas County public schools—schools that serve everyone, not just a select few. Handing that land over for private use would go against that promise and would hurt the sense of trust and fairness that our community was built on. The fact that this is even being discussed casts a shadow on what should be one of the most family-friendly areas in Douglas County—and that's deeply concerning to those of us who call it home.

I respectfully ask that you:

1. Reject any amendment that allows public land to be sold or transferred to private, charter, or third-party education entities.
2. Reaffirm your support for future public Douglas County School District schools in Solstice and Sterling Ranch.

Public land belongs to the people. It should stay that way—serving every family, every child, and preserving the integrity and future of our community.

With Regards,

Benjamin Cabrera

Solstice Resident & Douglas County Taxpayer

--
Benjamin R. Cabrera

Brett Thomas

From: Brittany Clark <britgockel@gmail.com>
Sent: Monday, November 3, 2025 2:54 PM
To: Planning <Planning@douglas.co.us>
Subject: Please Deny Sterling Ranch 13th Amendment (ZR2025-009

Dear Douglas County Planning Commission and Commissioners,

As a Douglas County resident, I am asking you to deny the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

This amendment would weaken the promises made to our community about public schools. It allows the developer to delay or even avoid giving land to the Douglas County School District (DCSD) for public schools until DCSD proves it has the money to build. If DCSD doesn't have that funding, the developer can keep the land or pay cash instead.

That means:
• Public schools could be delayed or never built.
• Charter or private schools could count toward what was supposed to be public land.
• DCSD may have to buy land later, which could raise taxes for all of us.

When we chose to live here, we were told the plan included dedicated land for district-run public schools, not just private or charter schools. This change breaks that promise.

Please keep the original commitments for public school land and vote NO on the 13th Amendment.

Thank you for listening to residents and protecting our community.

Sincerely,
Brittany Clark
Solstice Neighborhood

Brett Thomas

Subject: RE: Keep Public Land for Public Schools in Solstice & Sterling Ranch

From: Liza Cabrera <shadry311@yahoo.com>
Sent: Monday, November 3, 2025 12:30 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Keep Public Land for Public Schools in Solstice & Sterling Ranch

Dear Mr. Thomas, Mr. Gilmartin & whoever else this may concern:

As a resident and taxpayer in the Solstice community—neighboring Sterling Ranch—I urge you to oppose any amendment that would allow public land to be sold or transferred to private or charter education entities or any other third parties.

Our area is growing rapidly. While one public elementary school is being built based on bond approval, we will soon need additional elementary, middle, and high schools to serve our families. Land that was allocated for public education must remain just that—public.

Families like mine have invested heavily in these communities with the understanding that this land was set aside for Douglas County public schools. Diverting it for private use would betray that commitment and undermine equitable access to education. Frankly, all of this even being under question makes this up-and-coming area in Douglas county seem completely deceptive and thus EXTREMELY unattractive to young families— which, I'm sure you'll agree, should be of the utmost concern for county officials.

Please:

1. **Reject** any amendment allowing public land transfers to private or charter schools or other third party entities.
2. **Affirm** support for future DCSD-operated schools in Solstice and Sterling Ranch.

Public land should stay public—serving every family, every child, and the future of our community.

Sincerely,
Liza Cabrera
Solstice Resident & Douglas County Tax Payer

Brett Thomas

From: Jill Carl <jwarrencarl@gmail.com>
Sent: Monday, November 3, 2025 4:02 PM
To: Planning <Planning@douglas.co.us>
Subject: Please Deny Sterling Ranch 13th Amendment (ZR2025-009)

Dear Douglas County Planning Commission and Commissioners,

As a Douglas County resident, I am asking you to deny the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

This amendment would weaken the promises made to our community about public schools. It allows the developer to delay or even avoid giving land to the Douglas County School District (DCSD) for public schools until DCSD proves it has the money to build. If DCSD doesn't have that funding, the developer can keep the land or pay cash instead.

That means:
- Public schools could be delayed or never built.
- Charter or private schools could count toward what was supposed to be public land.
- DCSD may have to buy land later, which could raise taxes for all of us.

When we chose to live here, we were told the plan included dedicated land for district-run public schools, not just private or charter schools. This change breaks that promise.

Please keep the original commitments for public school land and vote NO on the 13th Amendment.

Thank you for listening to residents and protecting our community.

Sincerely,
Ron and Jill Carl
9430 Lake Breeze Dr
Littleton 80125
Solstice Neighborhood

Brett Thomas

From: Kimberly Carroll <gogatekim@yahoo.com>
Sent: Monday, November 3, 2025 1:36 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Sterling Ranch 13th Amendment

Dear Commissioners Laydon, Teal, Van Winkle and Planning Commission Members,
I am writing as a taxpayer in Douglas County and someone who is incredibly supportive of public education. I have recently become aware of a change that is being requested to the Sterling Ranch Planned Development Agreement. Although I do not reside in Sterling Ranch, this requested change would alter the existing school land dedication agreement and that affects the school district and all Dougco taxpayers.

I have read all the documents available online as well as the letter written by the Douglas County Board of Education. Based on my reading of these documents and my discussions with several Sterling Ranch residents I am respectfully asking you to deny the request of the developers to pass the 13th Amendment. The biggest concern I have is the requirement that a bond or other financing being in place prior to the transfer of the land to the county or the school district. It takes quite a long time to get a bond passed in this district. The lack of a bond should not absolve Sterling Ranch developers of keeping the original agreement. In addition, the land given to JAA Charter School should not count in the total for a Dougco Neighborhood School. That was not the original agreement or the original intent.

Douglas County needs to maintain a strong public school education.
Thank you for your consideration.

Kimberly Carroll
11872 Cattle Ct
Parker, CO

Brett Thomas

From: Robert Cavaliero <rcavaliero@e5nanosilica.com>
Sent: Monday, November 3, 2025 2:54 PM
To: Planning <Planning@douglas.co.us>
Subject: Please Deny Sterling Ranch 13th Amendment (ZR2025-009)

Send to: Planning@douglas.co.us
Dear Douglas County Planning Commission and Commissioners,

As a Douglas County resident, I am asking you to deny the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

This amendment would weaken the promises made to our community about public schools. It allows the developer to delay or even avoid giving land to the Douglas County School District (DCSD) for public schools until DCSD proves it has the money to build. If DCSD doesn't have that funding, the developer can keep the land or pay cash instead.

That means:
- Public schools could be delayed or never built.
- Charter or private schools could count toward what was supposed to be public land.
- DCSD may have to buy land later, which could raise taxes for all of us.

When we chose to live here, we were told the plan included dedicated land for district-run public schools, not just private or charter schools. This change breaks that promise.

Please keep the original commitments for public school land and vote NO on the 13th Amendment.

Thank you for listening to residents and protecting our community.

Robert Cavaliero, MCE
(Dir. of Business Development | E5 Inc.)
M: (571) 283-9156
www.e5nanosilica.com

Brett Thomas

From: Tyler <tyler.clark725@gmail.com>
Sent: Monday, November 3, 2025 2:44 PM
To: Planning <Planning@douglas.co.us>
Subject: Please Deny Sterling Ranch 13th Amendment (ZR2025-009)

Dear Douglas County Planning Commission and Commissioners,

As a Douglas County resident, I am asking you to deny the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

This amendment would weaken the promises made to our community about public schools. It allows the developer to delay or even avoid giving land to the Douglas County School District (DCSD) for public schools until DCSD proves it has the money to build. If DCSD doesn't have that funding, the developer can keep the land or pay cash instead.

That means:
- Public schools could be delayed or never built.
- Charter or private schools could count toward what was supposed to be public land.
- DCSD may have to buy land later, which could raise taxes for all of us.

When we chose to live here, we were told the plan included dedicated land for district-run public schools, not just private or charter schools. This change breaks that promise.

Please keep the original commitments for public school land and vote NO on the 13th Amendment.

Thank you for listening to residents and protecting our community.

Sincerely,
Tyler Clark
Solstice/Sterling Ranch
Bellsong Circle
Tyler Clark
Sent from my iPhone

Brett Thomas

From: Kristen D'Alanno <kristendalanno@yahoo.com>
Sent: Monday, November 3, 2025 3:14 PM
To: Planning <Planning@douglas.co.us>
Subject: Please Deny Sterling Ranch 13th Amendment (ZR2025-009)

Dear Douglas County Planning Commission and Commissioners,

As a Douglas County resident, I am asking you to deny the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

This amendment would weaken the promises made to our community about public schools. It allows the developer to delay or even avoid giving land to the Douglas County School District (DCSD) for public schools until DCSD proves it has the money to build. If DCSD doesn't have that funding, the developer can keep the land or pay cash instead.

That means:
- Public schools could be delayed or never built.
- Charter or private schools could count toward what was supposed to be public land.
- DCSD may have to buy land later, which could raise taxes for all of us.

When we chose to live here, we were told the plan included dedicated land for district-run public schools, not just private or charter schools. This change breaks that promise.

Please keep the original commitments for public school land and vote NO on the 13th Amendment.

Thank you for listening to residents and protecting our community.

Sincerely,
Kristen D'Alanno
Solstice

Brett Thomas

From: Jessica Coffee <coffee.jessica@gmail.com>
Sent: Monday, November 3, 2025 9:52 AM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Public Comment – Sterling Ranch 13th Amendment (School Land Dedication)

Dear Commissioners and Planning Commission Members,

I'm writing as a Solstice resident concerned about the proposed 13th Amendment to the Sterling Ranch Planned Development. When the community was approved, the developer agreed to dedicate land to Douglas County or the Douglas County School District for public schools. The amendment changes that promise by allowing privately owned land to count toward that total.

This means less land for district-led schools, less public ownership, and a precedent that could weaken Douglas County's ability to plan for future public school sites. Families who bought homes here expected that public school land would remain public.

I have 3 elementary children and moved into Solstice about 2.5 years ago. We understood at the time that there would be neighborhood public schools in this area for our children to attend as they grow. Having quality public schools available in the neighborhood is an important factor for young families purchasing homes, and I worry that this change could negatively affect the property values of everyone in the area whether they have children or not.

This change doesn't just affect schools, it affects the County's growth and long-term planning. When new families see uncertainty around public school availability, they may choose to move elsewhere, impacting Douglas County's housing demand, tax base, and economic strength.

I respectfully ask the Planning Commission and Board of County Commissioners to:

- Deny or defer approval of the Sterling Ranch 13th Amendment until Douglas County, Sterling Ranch Development Company, and the School District finalize an enforceable agreement ensuring school sites are publicly owned and controlled, and
- Require revised language confirming that all school land must be dedicated to Douglas County or the Douglas County School District, not to private entities or operators.

Thank you for your time, service, and commitment to protecting the integrity of our community's commitments.

Sincerely,

Jessica Hearn
9163 Cloud Shadow Lane
Littleton, CO 80125 (Solstice)

Brett Thomas

From: Jenna Heath <heathjn7@gmail.com>
Sent: Monday, November 3, 2025 4:40 PM
To: Planning <Planning@douglas.co.us>
Subject: Please Deny Sterling Ranch 13th Amendment (ZR2025-009)

Dear Douglas County Planning Commission and Commissioners,

As a Douglas County resident, I am asking you to deny the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

This amendment would weaken the promises made to our community about public schools. It allows the developer to delay or even avoid giving land to the Douglas County School District (DCSD) for public schools until DCSD proves it has the money to build. If DCSD doesn't have that funding, the developer can keep the land or pay cash instead.

That means:
- Public schools could be delayed or never built.
- Charter or private schools could count toward what was supposed to be public land.
- DCSD may have to buy land later, which could raise taxes for all of us.

When we chose to live here, we were told the plan included dedicated land for district-run public schools, not just private or charter schools. This change breaks that promise.

Please keep the original commitments for public school land and vote NO on the 13th Amendment.

Thank you for listening to residents and protecting our community.

Sincerely,
Jenna Heath
Solstice Neighbor
Heathjn7@gmail.com

Brett Thomas

From: Alyssa Heckel <aajohnson3@gmail.com>
Sent: Monday, November 3, 2025 6:42 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Public Comment – Sterling Ranch 13th Amendment (School Land Dedication)

Dear Commissioners and Planning Commission Members,

I'm writing as a Sterling Ranch resident concerned about the proposed 13th Amendment to the Sterling Ranch Planned Development. When the community was approved, the developer agreed to dedicate land to Douglas County or the Douglas County School District for public schools. The amendment changes that promise by allowing privately owned land to count toward that total.

This means less land for district-led schools, less public ownership, and a precedent that could weaken Douglas County's ability to plan for future public school sites. Families who bought homes here expected that public school land would remain public.

When we bought our house here 6 years ago we were looking for a growing neighborhood that would provide public schools for our children as they grew up. It is extremely frustrating and disappointing to know that this may not be a reality for my children but also for future children as this neighborhood continues to increase in size. This is a huge issue for this neighborhood that I believe needs to be addressed.

This change doesn't just affect schools, it affects the County's growth and long-term planning. When new families see uncertainty around public school availability, they may choose to move elsewhere, impacting Douglas County's housing demand, tax base, and economic strength.

I respectfully ask the Planning Commission and Board of County Commissioners to:

- Deny or defer approval of the Sterling Ranch 13th Amendment until Douglas County, Sterling Ranch Development Company, and the School District finalize an enforceable agreement ensuring school sites are publicly owned and controlled, and
- Require revised language confirming that all school land must be dedicated to Douglas County or the Douglas County School District, not to private entities or operators.

Thank you for your time, service, and commitment to protecting the integrity of our community's commitments.

Sincerely,

Alyssa Heckel

8398 Garden City Ave

Littleton, CO 80125

Sterling Ranch

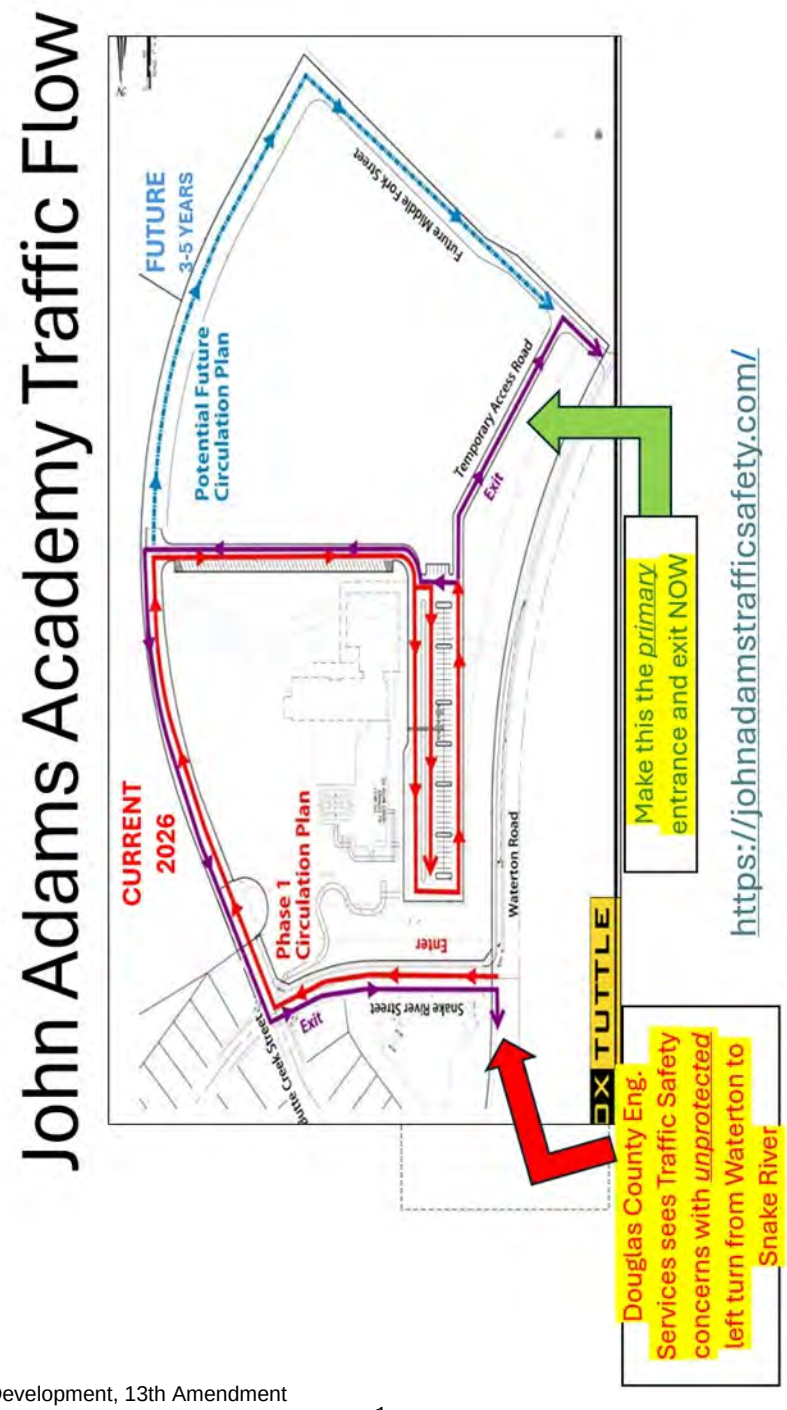
Brett Thomas

From: Charles Hogan <cehogan2@gmail.com>
Sent: Monday, November 3, 2025 3:16 PM
To: Eric Pavlinek <epavlinek@douglas.co.us>
Subject: Fwd: FW: JAA Middle Fork

Mr Pavlek, epavlinek@douglas.co.us

I will be speaking tonight at the Public Comment session concerning John Adams Academy traffic.
I am enclosing a graphic that I would like to be displayed when I speak

Thanks for your help
Charles Hogan



Brett Thomas

From: Amanda Martinez <amanda303martinez@gmail.com>
Sent: Monday, November 3, 2025 3:02 PM
To: Planning <Planning@douglas.co.us>
Subject: Subject: Please Deny Sterling Ranch 13th Amendment (ZR2025-009)

Dear Douglas County Planning Commission and Commissioners,

As a Douglas County resident, I am asking you to deny the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

This amendment would weaken the promises made to our community about public schools. It allows the developer to delay or even avoid giving land to the Douglas County School District (DCSD) for public schools until DCSD proves it has the money to build. If DCSD doesn't have that funding, the developer can keep the land or pay cash instead.

That means:
- Public schools could be delayed or never built.
- Charter or private schools could count toward what was supposed to be public land.
- DCSD may have to buy land later, which could raise taxes for all of us.

When we chose to live here, we were told the plan included dedicated land for district-run public schools, not just private or charter schools. This change breaks that promise.

Please keep the original commitments for public school land and vote NO on the 13th Amendment.

Thank you for listening to residents and protecting our community.

Sincerely,
Amanda Martinez
Solstice Neighborhood

Brett Thomas

From: Jackie M <jackiemcclue@gmail.com>
Sent: Monday, November 3, 2025 5:53 PM
To: Planning <Planning@douglas.co.us>
Cc: Abe Laydon <alaydon@douglas.co.us>; George Teal <gteal@douglas.co.us>; Kevin VanWinkle <kvanwinkle@douglas.co.us>
Subject: Please Deny Sterling Ranch 13th Amendment (ZR2025-009)

Dear Douglas County Planning Commission and Commissioners,

As a resident of Douglas County, I urge you to reject the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

This amendment would undermine the commitments made to our community regarding public schools. It would let the developer delay—or potentially avoid—providing land for public schools to the Douglas County School District (DCSD) until DCSD demonstrates it has the funds to build. If DCSD cannot secure that funding, the developer could keep the land or provide cash instead.

The consequences include:

- Public schools could be delayed or may never be built.
- Charter or private schools could be counted toward land originally designated for public schools.
- DCSD might need to purchase land later, potentially increasing taxes for all residents.

When we chose to live in Sterling Ranch, we were promised land specifically for district-run public schools—not just private or charter options. This amendment would break that commitment.

I respectfully ask that you maintain the original plan for public school land and vote NO on the 13th Amendment.

Thank you for listening to residents and protecting the interests of our community.

Jackie McClue

Brett Thomas

From: S N Ami <amis0@hotmail.com>
Sent: Monday, November 3, 2025 3:58 PM
To: Abe Laydon <alaydon@douglas.co.us>; George Teal <gteal@douglas.co.us>; Kevin VanWinkle <kvanwinkle@douglas.co.us>
Cc: Planning <Planning@douglas.co.us>
Subject: Please Sterling Ranch 13th Amendment (ZR2025-009)

Dear Douglas County Planning Commission and Commissioners,

As a Douglas County resident, I am asking you to deny the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

This amendment would weaken the promises made to our community about public schools. It allows the developer to delay or even avoid giving land to the Douglas County School District (DCSD) for public schools until DCSD proves it has the money to build. If DCSD doesn't have that funding, the developer can keep the land or pay cash instead.

That means:
- Public schools could be delayed or never built.
- Charter or private schools could count toward what was supposed to be public land.
- DCSD may have to buy land later, which could raise taxes for all of us.

When we chose to live here, we were told the plan included dedicated land for district-run public schools, not just private or charter schools. This change breaks that promise.

Please keep the original commitments for public school land and **vote NO on the 13th Amendment.**

Thank you for listening to residents and protecting our community.

Sincerely,

Stuart & Nora Ami
Solstice neighborhood
9315 Lake Breeze Dr.
Littleton, CO 80125

Brett Thomas

From: Nichole Parker <nicholeparker32@gmail.com>
Sent: Monday, November 3, 2025 5:02 PM
To: Planning <Planning@douglas.co.us>
Subject: Please Deny Sterling Ranch 13th Amendment (ZR2025-009)

Dear Douglas County Planning Commission and Commissioners,

As a Douglas County resident, I am asking you to deny the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

This amendment would weaken the promises made to our community about public schools. It allows the developer to delay or even avoid giving land to the Douglas County School District (DCSD) for public schools until DCSD proves it has the money to build. If DCSD doesn't have that funding, the developer can keep the land or pay cash instead.

That means:
- Public schools could be delayed or never built.
- Charter or private schools could count toward what was supposed to be public land.
- DCSD may have to buy land later, which could raise taxes for all of us.

When we chose to live here, we were told the plan included dedicated land for district-run public schools, not just private or charter schools. This change breaks that promise.

Please keep the original commitments for public school land and vote NO on the 13th Amendment.

Thank you for listening to residents and protecting our community.

Sincerely,
Nichole Nguyen
Solstice resident
Sent from my iPhone

Brett Thomas

From: Nina OConnor <ocon9322@bellsouth.net>
Sent: Monday, November 3, 2025 5:15 PM
To: Planning <Planning@douglas.co.us>
Subject: Please deny Sterling Ranch 13th amendment (ZR2025-009)

>
>
>
> Dear Douglas County Planning Commission and Commissioners,
>
> As a Douglas County resident, I am asking you to deny the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).
>
> This amendment would weaken the promises made to our community about public schools. It allows the developer to delay or even avoid giving land to the Douglas County School District (DCSD) for public schools until DCSD proves it has the money to build. If DCSD doesn't have that funding, the developer can keep the land or pay cash instead.
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>
> Please keep the original commitments for public school land and vote NO on the 13th Amendment.
>
> Thank you for listening to residents and protecting our community.
>
> Sincerely,
> Nina O'Connor
> Shea Solstice
>

Chris and Tina Ollenburg 11/3/2025 7:59 PM • Thanks. I moved here to Douglas County from Jefferson county to take advantage of the great schools in DCSD. As a tax payer I'd like to see the commitment to build schools near sterling ranch upheld and unencumbered. I wanted to enquire about the traffic planning for the revised school sites in amendment 13. With the town center, cyclists, pedestrians, Chatfield state park users, and the general location of the new schools this seems like a dangerous traffic area. The area planned is a corner surrounded on 3 sides by water and Chatfield state park. Has there been a traffic study done and if not can we have one done before proceeding with this amendment?

Brett Thomas

From: Terry Oshea <terryoshea85@yahoo.com>
Sent: Monday, November 3, 2025 4:18 PM
To: Planning <Planning@douglas.co.us>
Subject: Please Deny Sterling Ranch 13th Amendment (ZR2025-009)

Dear Douglas County Planning Commission and Commissioners,

As a Douglas County resident, I am asking you to deny the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

This amendment would weaken the promises made to our community about public schools. It allows the developer to delay or even avoid giving land to the Douglas County School District (DCSD) for public schools until DCSD proves it has the money to build. If DCSD doesn't have that funding, the developer can keep the land or pay cash instead.

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- Public schools could be delayed or never built.
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- DCSD may have to buy land later, which could raise taxes for all of us.

When we chose to live here, we were told the plan included dedicated land for district-run public schools, not just private or charter schools. This change breaks that promise.

Please keep the original commitments for public school land and vote NO on the 13th Amendment.

Thank you for listening to residents and protecting our community.

Sincerely,
Terry O'Shea
Solstice neighborhood

Brett Thomas

From: Zach Pagano <zpagano@icloud.com>
Sent: Monday, November 3, 2025 5:13 PM
To: Planning <Planning@douglas.co.us>
Subject: Please Deny Sterling Ranch 13th Amendment (ZR2025-009)

Dear Douglas County Planning Commission and Commissioners,

As a Douglas County resident, I am asking you to deny the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

This amendment would weaken the promises made to our community about public schools. It allows the developer to delay or even avoid giving land to the Douglas County School District (DCSD) for public schools until DCSD proves it has the money to build. If DCSD doesn't have that funding, the developer can keep the land or pay cash instead.

That means:

- Public schools could be delayed or never built.
- Charter or private schools could count toward what was supposed to be public land.
- DCSD may have to buy land later, which could raise taxes for all of us.

When we chose to live here, we were told the plan included dedicated land for district-run public schools, not just private or charter schools. This change breaks that promise.

Please keep the original commitments for public school land and vote NO on the 13th Amendment.

Thank you for listening to residents and protecting our community.

Sincerely,

Zach Pagano
Solstice Resident

Brett Thomas

From: Nicholas Quenzer <nicholas.quenzer@compass.com>
Sent: Monday, November 3, 2025 3:11 PM
To: Planning <Planning@douglas.co.us>
Subject: Please Deny Sterling Ranch 13th Amendment (ZR2025-009)

Dear Douglas County Planning Commission and Commissioners,

As a Douglas County resident, I am asking you to deny the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

This amendment would weaken the promises made to our community about public schools. It allows the developer to delay or even avoid giving land to the Douglas County School District (DCSD) for public schools until DCSD proves it has the money to build. If DCSD doesn't have that funding, the developer can keep the land or pay cash instead.

That means:
- Public schools could be delayed or never built.
- Charter or private schools could count toward what was supposed to be public land.
- DCSD may have to buy land later, which could raise taxes for all of us.

When we chose to live here, we were told the plan included dedicated land for district-run public schools, not just private or charter schools. This change breaks that promise.

Please keep the original commitments for public school land and vote NO on the 13th Amendment.

Thank you for listening to residents and protecting our community.

Sincerely,
Nicholas Quenzer
Solstice Homeowner
nicholas.quenzer@compass.com

--
Nicholas Quenzer
REALTOR®
Top 1% Agent

Compass
303-947-7860
nicholasquenzer.com
200 Columbine St, Denver, CO 80206

Brett Thomas

From: Andrew Rarity <andrew.rarity@gmail.com>
Sent: Monday, November 3, 2025 5:55 PM
To: Planning <Planning@douglas.co.us>
Subject: Please Deny sterling ranch 13th amendment (ZR2025-009)

Dear Douglas County Planning Commission and Commissioners,

As a Douglas County resident, I am asking you to deny the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

This amendment would weaken the promises made to our community about public schools. It allows the developer to delay or even avoid giving land to the Douglas County School District (DCSD) for public schools until DCSD proves it has the money to build. If DCSD doesn't have that funding, the developer can keep the land or pay cash instead.

That means:
- Public schools could be delayed or never built.
- Charter or private schools could count toward what was supposed to be public land.
- DCSD may have to buy land later, which could raise taxes for all of us.

When we chose to live here, we were told the plan included dedicated land for district-run public schools, not just private or charter schools. This change breaks that promise.

Please keep the original commitments for public school land and vote NO on the 13th Amendment.

Thank you for listening to residents and protecting our community.

Sincerely,
Andrew Rarity
Solstice community
11253 Moonshimmer St
Littleton 80125
Sent from my iPhone

Brett Thomas

From: Nora Ami <nora.ami5280@gmail.com>
Sent: Monday, November 3, 2025 3:46 PM
To: Planning <Planning@douglas.co.us>
Subject: Please Deny Sterling Ranch 13th Amendment (ZR2025-009)

Dear Douglas County Planning Commission and Commissioners,

As a Douglas County resident, I am asking you to deny the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

This amendment would weaken the promises made to our community about public schools. It allows the developer to delay or even avoid giving land to the Douglas County School District (DCSD) for public schools until DCSD proves it has the money to build. If DCSD doesn't have that funding, the developer can keep the land or pay cash instead.

That means:
- Public schools could be delayed or never built.
- Charter or private schools could count toward what was supposed to be public land.
- DCSD may have to buy land later, which could raise taxes for all of us.

When we chose to live here, we were told the plan included dedicated land for district-run public schools, not just private or charter schools. This change breaks that promise.

Please keep the original commitments for public school land and vote NO on the 13th Amendment.

Thank you for listening to residents and protecting our community.

Sincerely,

Nora Ami
Solstice neighborhood
9315 Lake Breeze Dr.
Littleton, CO 80125

Brett Thomas

From: Tatty Betty <tatti.betti@yahoo.com>
Sent: Monday, November 3, 2025 3:17 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Opposition to land amendment

Dear Planning Commission,
As a **Douglas County taxpayer and Sterling Ranch resident**, I strongly oppose any amendment that would allow public land—originally set aside for public schools—to be transferred or used by private or charter education entities. Public land should remain dedicated to **Douglas County School District (DCSD)**schools that serve **all children K–12**. Diverting taxpayer-funded land to private interests undermines public trust and weakens our community's investment in quality public education.
Please protect public resources and keep public land for **public schools only**.
Sincerely,
Tatiana Shadrin
8529 Arriba Dr
Sterling Ranch Resident & Douglas County Taxpayer
Sent from my iPhone

Brett Thomas

From: Tina Ollenburg <tinasiadak@gmail.com>
Sent: Monday, November 3, 2025 2:56 PM
To: Planning <Planning@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>
Cc: Abe Laydon <alaydon@douglas.co.us>; George Teal <gteal@douglas.co.us>; Kevin VanWinkle <kvanwinkle@douglas.co.us>
Subject: Please Deny Sterling Ranch 13th Amendment (ZR2025-009)

Dear Douglas County Planning Commission and Commissioners,

As a Douglas County mom residing in the Solstice neighborhood, I am asking you to deny the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

When I chose to live in this community with my two small children, I was told development plans included dedicated land for district-run public schools. This change breaks that promise and puts into question the future of public education for kids in our neighborhoods.

This amendment would weaken the promises made to our community about public schools. It allows the developer to delay or even avoid giving land to the Douglas County School District (DCSD) for public schools until DCSD proves it has the money to build. If DCSD doesn't have that funding, the developer can keep the land or pay cash instead.

That means:
- Public schools could be delayed or never built.
- Charter or private schools could count toward what was supposed to be public land.
- DCSD may have to buy land later, which could raise taxes for all of us.

Please keep the original commitments for public school land and vote NO on the 13th Amendment.

Thank you for listening to residents and protecting our community.

Sincerely,
Christina Ollenburg
Solstice
8831 Moonshimmer Trail, Littleton, CO 80125

Brett Thomas

From: Brentlee Cass <brentleejcass@gmail.com>
Sent: Monday, November 3, 2025 5:08 PM
To: Planning <Planning@douglas.co.us>
Subject: Please Deny Sterling Ranch 13th Amendment (ZR2025-009)

Dear Douglas County Planning Commission and Commissioners,

As a Douglas County resident, I am asking you to deny the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

This amendment would weaken the promises made to our community about public schools. It allows the developer to delay or even avoid giving land to the Douglas County School District (DCSD) for public schools until DCSD proves it has the money to build. If DCSD doesn't have that funding, the developer can keep the land or pay cash instead.

That means:
• Public schools could be delayed or never built.
• Charter or private schools could count toward what was supposed to be public land.
• DCSD may have to buy land later, which could raise taxes for all of us.

When we chose to live here, we were told the plan included dedicated land for district-run public schools, not just private or charter schools. This change breaks that promise.

Please keep the original commitments for public school land and vote NO on the 13th Amendment.

Thank you for listening to residents and protecting our community.

Sincerely,
Brentlee Cass
Solstice
Brentleejcass@gmail.com

Brett Thomas

From: Rachel Grundner <rachelgrundner@gmail.com>
Sent: Tuesday, November 4, 2025 11:31 AM
To: Planning <Planning@douglas.co.us>
Subject: Please Deny Sterling Ranch 13th Amendment (ZR2025-009)

Dear Douglas County Planning Commission and Commissioners,

As a Douglas County resident, I am asking you to deny the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

This amendment would weaken the promises made to our community about public schools. It allows the developer to delay or even avoid giving land to the Douglas County School District (DCSD) for public schools until DCSD proves it has the money to build. If DCSD doesn't have that funding, the developer can keep the land or pay cash instead.

That means:
- Public schools could be delayed or never built.
- Charter or private schools could count toward what was supposed to be public land.
- DCSD may have to buy land later, which could raise taxes for all of us.

When we chose to live here, we were told the plan included dedicated land for district-run public schools, not just private or charter schools. This change breaks that promise.

Please keep the original commitments for public school land and vote NO on the 13th Amendment.

Thank you for listening to residents and protecting our community.

Sincerely,
Rachel Grundner
Solstice
rachelgrundner@gmail.com

Brett Thomas

From: Milissa Murphy <milissa.g.murphy@gmail.com>
Sent: Tuesday, November 4, 2025 4:43 AM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: Milissa Murphy <milissa.g.murphy@gmail.com>
Subject: Amendment 13-Opposition

Hello-

As a resident of Sterling Ranch with young children I wanted to express my opposition to Amendment 13.

When purchasing into this community it was sold and promised to residents that there would be a Douglas County School District middle school and high school. With this proposal that would provide residents with no choice to attend a neighborhood public school. I believe in choice and having the options for education. This inherently reduces those options that were promised to us when buying in Sterling Ranch.

As this community grows there is a necessity to plan for future schools. Amendment 13 prevents Sterling Ranch and its residents from doing just that.

Thank you for your time and consideration.

Milissa Lopez
Sterling Ranch Resident (2020)

Brett Thomas

From: nichole schiro <nicholeschiro10@gmail.com>
Sent: Tuesday, November 4, 2025 7:05 PM
To: Planning <Planning@douglas.co.us>
Cc: Abe Laydon <alaydon@douglas.co.us>; George Teal <gteal@douglas.co.us>; Kevin VanWinkle <kvanwinkle@douglas.co.us>
Subject: Please Deny Sterling Ranch 13th Amendment (ZR2025-009)

Dear Douglas County Planning Commission and Commissioners,

As a Douglas County resident, I am asking you to deny the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

This amendment would weaken the promises made to our community about public schools. It allows the developer to delay or even avoid giving land to the Douglas County School District (DCSD) for public schools until DCSD proves it has the money to build. If DCSD doesn't have that funding, the developer can keep the land or pay cash instead.

That means:
- Public schools could be delayed or never built.
- Charter or private schools could count toward what was supposed to be public land.
- DCSD may have to buy land later, which could raise taxes for all of us.

When we chose to live here, we were told the plan included dedicated land for district-run public schools, not just private or charter schools. This change breaks that promise.

Please keep the original commitments for public school land and vote NO on the 13th Amendment.

Thank you for listening to residents and protecting our community.

Sincerely,
Nichole Schiro
Solstice neighborhood

Brett Thomas

From: Gina Ellison <ginaellison411@gmail.com>
Sent: Wednesday, November 5, 2025 7:43 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Public Comment – Sterling Ranch 13th Amendment (School Land Dedication)

Dear Commissioners and Planning Commission Members,

I'm writing as a Sterling Ranch resident concerned about the proposed 13th Amendment to the Sterling Ranch Planned Development. When the community was approved, the developer agreed to dedicate land to Douglas County or the Douglas County School District for public schools. The amendment changes that promise by allowing privately owned land to count toward that total.

This means less land for district-led schools, less public ownership, and a precedent that could weaken Douglas County's ability to plan for future public school sites. Families who bought homes here expected that public school land would remain public.

We moved here with the intention and excitement of our daughter having an opportunity to enroll in school here, but that is now in jeopardy if this change goes into effect. We would seriously reconsider our future plans to remain here.

This change doesn't just affect schools, it affects the County's growth and long-term planning. When new families see uncertainty around public school availability, they may choose to move elsewhere, impacting Douglas County's housing demand, tax base, and economic strength.

I respectfully ask the Planning Commission and Board of County Commissioners to:
1. Deny or defer approval of the Sterling Ranch 13th Amendment until Douglas County, Sterling Ranch Development Company, and the School District finalize an enforceable agreement ensuring school sites are publicly owned and controlled, and
2. Require revised language confirming that all school land must be dedicated to Douglas County or the Douglas County School District, not to private entities or operators.
Thank you for your time, service, and commitment to protecting the integrity of our community's commitments.

Sincerely,

Georgina Ellison
8355 Bijou Creek Ave, Sterling Ranch, CO 80125

Brett Thomas

From: Beth Sale <bethsale2@gmail.com>
Sent: Saturday, November 8, 2025 8:15 AM
To: Planning <Planning@douglas.co.us>
Subject: Please Deny Sterling Ranch 13th Amendment (ZR2025-009)

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Douglas County Planning Commission and Commissioners,

As a Douglas County resident, I am asking you to deny the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

This amendment would weaken the promises made to our community about public schools. It allows the developer to delay or even avoid giving land to the Douglas County School District (DCSD) for public schools until DCSD proves it has the money to build. If DCSD doesn't have that funding, the developer can keep the land or pay cash instead.

That means:
• Public schools could be delayed or never built.
• Charter or private schools could count toward what was supposed to be public land.
• DCSD may have to buy land later, which could raise taxes for all of us.

When we chose to live here, we were told the plan included dedicated land for district-run public schools, not just private or charter schools. This change breaks that promise.

Please keep the original commitments for public school land and vote NO on the 13th Amendment.

Thank you for listening to residents and protecting our community.

Sincerely,
Elizabeth Sale
Solstice Resident
9657 Winterset Circle
Littleton, CO 80125-1906

Brett Thomas

From: Susan Beckman <SusanB@sterlingranchcolorado.com>
Sent: Wednesday, October 29, 2025 5:26 PM
To: Brett Thomas <bthomas@douglas.co.us>; Bradley Jackson <bjackson@douglas.co.us>
Cc: Kevin Johnk <kevin.johnk@sterlingranchcolorado.com>
Subject: Sterling Ranch's Response to Community Concerns and Engineering Referral Comments

Hi Brett,
Please accept Sterling Ranch's Response to Douglas County Engineering Referral Comments for the 13th Amendment and also Sterling Ranch's response to Community Concerns. Because of the late School District submittal of their referral comments, Sterling Ranch will respond to them during the Planning Commission Meeting.
Susan Beckman

STERLING RANCH
COLORADO

www.SterlingRanchColorado.com

Susan Beckman
Director of Zoning and Rezoning
Sterling Ranch Development Company
D: (303) 881-7119
Susanb@sterlingranchcolorado.com
8155 Piney River Avenue, Suite 200
Littleton, CO 80125

STERLING RANCH LLC

October 29, 2025

Brad Jackson
Department of Public Works Engineering
100 Third Street
Castle Rock, CO 80104

Subject: Response to Engineering Comments on Sterling Ranch 13th PD Amendment

Dear Mr. Jackson:

We have received your comments for Sterling Ranch 13th PD Amendment, and we offer the following response shown in **blue** throughout this letter:

General Comments; S1.2 – Schools (A) Dedication

If a school site is not dedicated on a final plat, in a location where a school site was contemplated with a preliminary plan how will the required dedication be tracked moving forward within the overall PD development? Douglas County Engineering is concerned that a potential school site might end up being dedicated in a location that does not have adequate infrastructure in place to serve a proposed school. This could cause the school district to construct additional offsite infrastructure to open a proposed future school.

RESPONSE:

Sterling Ranch is committed to providing adequate infrastructure to serve proposed school sites. This application proposes identification and evaluation of potential school sites at the Preliminary Plan stage of entitlement. The Douglas County Subdivision Resolution mandates engineering exhibits, reports, and analysis at the Preliminary Plan stage.

This provides an opportunity to establish and evaluate a satisfactory school site even earlier than the final plat stage.

Given the extended timeline that it takes to build out an entire Preliminary Plan, we believe this represents an improved process for proposing ideal school sites.

On behalf of Sterling Ranch, I would like to thank you for your partnership and your consideration. If you have any additional questions, please contact me at kevin.johnk@sterlingranchcolorado.com or at (720)224-2423.

Sincerely,

Kevin Johnk, Entitlement Director,

Sterling Ranch Development Company

Community Concerns and Applicant Response for 13th Sterling Ranch PD Amendment

1. **Community Concerns: "**Privately run charter schools should not be credited toward the community's school land requirements. This undermines the intent of the original master plan and shortchanges families who moved here expecting access to district-led options."

   Applicant Responses: Sterling Ranch's vision has always embraced school choice and a variety of school options for students in our community. We are fortunate to be aligned with that goal through partnerships with the Douglas County School District and the Colorado Charter School Institute, which support school choice for our residents.

2. **Community Concerns:** "Please do not approve the 14th Amendment until DCSD has been fully consulted and agrees that its ability to plan for district-run schools will not be compromised".

   Applicant Response: The Douglas County School District has been consulted and was a referral agent for the 13th Amendment. The DCSD School Board voted to allow the release of John Adams Academy to get approval from the Colorado State Charter Institute. DCSD will open a district run school in Sterling Ranch in 2027.

3) **Community Concerns:** "When we moved into our house, we understood that the land management plan promised a specific amount of land to go to district-led public schools - not charter schools that fall outside of district-led and public management".

   Applicant Response: Sterling Ranch is fortunate to have two public schools currently being built within its footprint. We understand there has been some tension in the community regarding the John Adams Academy (JAA) charter school, but there was no funding for an additional district school in Sterling Ranch in the district's long-range budget.

   Additionally, the school district is not prioritizing all current students in Sterling Ranch for enrollment in the district neighborhood schools. Only a small portion of Sterling Ranch students will be able to attend because the district is giving priority to children from the Solstice Shea Home development to the north. Sterling Ranch needed an additional school, and JAA provided the funding and opportunity to make that happen.

4) **Community Concerns:** "The proposed "set-aside "land is not the same as dedicated land since DCSD will not be able to plan or build schools without knowing if those sites are still slated for district-led public schools."

   Applicant Response: We hear your valid point about the need for certainty in school planning, and we're committed to providing that stability for Public Schools and our families. Under the Board of County Commissioners' policy, school land is dedicated for a Public School precisely when a demonstrated need arises, backed by a solid capital improvement funding plan or bond funding plan. This efficient approach avoids underutilized land and ensures that land is dedicated at the right location when it is needed.

5) **Community Concerns:** "School land dedication should not depend on whether DCSD has immediate bond money and having to adjust to the JAA charter school being built before the district-led public school is. This Amendment will give developers too much leverage and will very likely delay or prevent needed public schools."

Applicant Response: The Board of County Commissioners is currently addressing concerns from communities across Douglas County regarding vacant school sites that sit idle and will most likely not be utilized. The current policy of the Board is that school land will be dedicated (based on actual students) when the need for the property is validated and when capital improvement plan funding or a bond funding plan are provided.

6) **Community Concerns:** "Charter schools may contribute to educational diversity, but they do not serve the same role as public schools in providing **equitable, accessible education** for every child in the community".

Applicant Response: We do not agree.

7) **Community Concerns:** "Reclassifying this land reduces the capacity of Douglas County School District to meet the needs of a growing population and erodes public trust".

Applicant Response: The reclassifying of the school sites from elementary, middle school and high school was a technical fix to reflect the actual schools currently being built in Sterling Ranch and to allow for flexibility in the future.

Community Concerns: "Reducing the guaranteed school land to just 110 acres across Sterling Ranch is concerning".

Applicant Response: DCSD has supported the 110 acres of land dedication since 2021. This amount complies with the Douglas County Zoning Resolution Article 10 Dedication Standards, which require a minimum of 10 acres per elementary school, 25 acres per junior high school, and 40 acres per senior high school. The 110 acres are more than sufficient land for Sterling Ranch to dedicate to schools. This land will cover three elementary schools, two junior high schools, and two high schools.

Sterling Ranch's commitment to schools is strong and can be seen in our financial support for students, which includes:

- Land dedication is valued at $7 million for two school sites.
- Capital mitigation fees and $5 million in improvements, with the developer providing $1,500 per single-family home and $750 per multi-family home for the entire build-out to Douglas County.
- Infrastructure improvements on the two school sites valued at $4 million for John Adams Academy and the district school.

A current total of $16 million for 1,000 students, equating to a donation of $16,000 per current student in Sterling Ranch.

Brownstein Hyatt Farber Schreck, LLP
303.223.1100
675 15th Street, Suite 2900
Denver, Colorado 80202

November 3, 2025

Douglas County Planning Commission
100 Third Street
Castle Rock, CO 80104

Attn: Douglas County Planning Commissioners

RE: Sterling Ranch Planned Development, 13th Amendment

Dear Planning Commissioners:

We submit this letter on behalf of Sterling Ranch, LLC ("SR"), the developer of the master planned community commonly known as "Sterling Ranch" in Douglas County (the "County") and the applicant requesting approval of a major amendment to the Sterling Ranch Planned Development ("PD"). The PD was first approved by the Board of County Commissioners ("BOCC") in July 2013. This 13th amendment ("Amendment") to the original PD updates text concerning school land dedications within Sterling Ranch. It incorporates necessary legal updates and makes common-sense changes based on buildout of the community.

SR is committed to seeing schools built within Sterling Ranch to serve the growing population, and to expand public services accordingly. The Amendment is consistent with these commitments and with Colorado law, which gives authority over school site dedications to the BOCC as part of their statutory power to adopt and enforce subdivision regulations. *C.R.S § 30-28-133(4)(a)*.

Section S-1.2(A) Schools, Dedication

The Amendment proposes three primary revisions to Section 1.2(A) of the PD. Under the existing PD, school land dedications are dictated by formulas taken from Article 1004.01 of the Douglas County Subdivision Resolution ("DCSR"). These tables outline methodologies for determining the number of students generated by residential development and the acres of school sites required per student. However, these methodologies are inaccurate based on demographic realities. It is more accurate, based on the past 12 years of Sterling Ranch's development, to replace this table with the proposed text, which states that SR will dedicate 110 acres of land for public schools. The Douglas County School District ("DCSD") has historically agreed that this is the total acreage needed for school purposes at the projected buildout of the Sterling Ranch community.

The Amendment also proposes to increase flexibility for planning future school sites by removing certain land use plan details on Sheets 8-13 of the PD and replacing those with general school site

labels. This will allow the County to determine the appropriate size, location, and configuration of sites as future development occurs rather than being stuck with prescriptive land use planning that would require yet another PD amendment if the County elected to change, for example, an elementary school site to a middle school site.

Finally, the Amendment would update the timing by which school site land is dedicated. The Amendment stipulates that SR will set aside the proposed school site locations, but will not transfer title to the County unless a public school or the County has an approved five-year capital plan or a bond plan demonstrating the ability to fund and construct a school on a given site. This methodology is consistent with C.R.S. 30-28-133(4.3), which outlines the process by which a school district or local government entity may request periodic transfer of school land or cash-in-lieu funding based on a *demonstrated need*, which need is shown by a long-range capital plan or evidence of development impacts. These PD updates will ensure that school sites and/or funding are available at Sterling Ranch based on similar findings.

To date, SR has dedicated 38 acres for public school sites, with an additional 12 acres earmarked for future dedication. The dedicated land includes a 12-acre school site that has been conveyed to the DCSD for an elementary school, and a 26-acre site that was dedicated this year to the John Adams Academy charter school ("JAA") for development of a K-12 school. That leaves a balance of 60 acres for further school site dedications or cash-in-lieu payments. As further discussed below, DCSD opposes SR receiving a "credit" for the land dedication to JAA on the basis that JAA is a charter school and not affiliated with DCSD. However, that is not consistent with Colorado's subdivision statute or the DCSR.

C.R.S. 30-28-133 requires that a county must regulate "[s]ites and land areas for schools and parks" and contemplates subsequent interactions with a school district regarding these land or cash-in-lieu payments. However, the statute does not restrict school land conveyances to a school district. Further, Article 10 of the DCSR governs public land dedications in the County. It says "Land dedicated to the County must be suitable for development and the intended use to meet the need generated by the proposed development. All of the dedicated school land must be suitable for construction of school facilities." *Article 1004, DCSR*. There is no requirement that the land must be dedicated for use by the DCSD, provided it is suitable for school facilities. JAA is a public school and under all applicable regulations, SR should receive credit for this land dedication.

Section S-1.2(B) Schools, Cash-in-Lieu

The Amendment proposes one change to Section 1.2(B) of the PD to conform this provision to Colorado law and real estate industry practices. Currently, the PD requires that a cash-in-lieu payment pertaining to school sites must be based on the "full market value" of the acreage of land that is identified as a school site. While this requirement is consistent with Article 1004.05.3 of the DCSR, it is

impossible to comply with because "full market value" is not a recognized term in the appraisal industry and "fair market value" is the term used universally in appraisals. Therefore, SR is not able to provide appraisals based on "full market value". Further, this requirement directly contradicts the statutory limitation that such payments may not exceed the "fair market value" of the site. *C.R.S § 30-28-133(4)(a)(II)*.

DCSD Letter

The DCSD opposes many elements of the Amendment in its referral response letter date October 23, 2025. SR acknowledges the critical role that DCSD plays in educating the County's children and that the Amendment changes how school land dedications will be managed at Sterling Ranch moving forward. However, these changes are appropriate based on Sterling Ranch's development and applicable legal requirements. Under the framework set out in Colorado law, the County, and not DCSD, is ultimately charged with governance of school land and cash-in-lieu dedications.

SR welcomes the ongoing opportunity to work with the County and DCSD on future school site planning at Sterling Ranch, and SR respectfully requests approval of the Amendment.

Thank you for your consideration.

Sincerely,

BROWNSTEIN HYATT FARBER SCHRECK, LLP

By: _____
Bruce A. James

By: _____
Abby Kirkbride

35883748.1

Ex. 1

Douglas County School District
Learn Today. Lead Tomorrow.

620 Wilcox Street
Castle Rock, Colorado 80104

DCSD Public Comment
Douglas County Planning Commission
Sterling Ranch Planned Development, 13th Amendment
Major Amendment Revising School District Land dedications.

November 3, 2025

Good evening and thank you for the opportunity to comment on the proposed 13th Amendment to Sterling Ranch PD. I am Jackie Millet and I serve as the COO for Douglas County School District ("District" or "School District"). The District has significant concerns about the Applicant's revisions and I am here today to express our ardent opposition to the proposed 13th Amendment. The School District's concerns are focused on three major issues: the new approach to school land dedications; changes to the proposed School District sites; and the funding commitments imposed at final plat.

The School District shares the Applicant's interest in the efficient development of school sites and has a vested interest in ensuring adequate and appropriate school land is provided when growth and development occurs. The District, as a long-standing partner, respectfully requests that the Planning Commission delay action on this agenda item until the School District, the Applicant, and Douglas County ('County') collaborate to determine any changes to the terms, location, and number of school sites dedicated to the District. This has been the long-standing practice and is the process required by Section S-2 of the current planned development, which is enforceable by law.

Before speaking to each of the District's specific concerns, I would like to provide some background for those who may not be intimately familiar with the Douglas County School District. The School District is in the business of caring for and educating children, and proudly continues to demonstrate the highest level of stewardship and return on investment to Douglas County taxpayers and citizens.

For the second consecutive year, DCSD is once again the top scoring school district in the Metro area and we continue to achieve the highest graduation rates in the region for the past 15 years. DCSD is one of the only districts in the country to have met or exceeded pre-pandemic scores in every subject for every grade for two years in a row. Bottom line - we are doing our job and we are a good investment! The District also acknowledges that leadership changes within the organization may have presented challenges for the

developers within Douglas County, but the School District's leadership is ultimately determined by the will of the people. Electoral changes are part of our democratic process, and making sausage isn't always pretty! While the past cannot be changed, the future presents opportunities for progress. Unfortunately, the proposed 13th Amendment creates challenges which severely limit the School District's ability to serve Douglas County students and families.

Challenge 1:Replacing "School District" with Public School

The Amendment attempts to replace the term "School District" with the more general term "public school" when determining land dedication obligations. The District fully embraces the school choice available today and respects the important role charter schools play in our community. Charter schools educate approximately 25% of our students. However, deducting land given to a non-District charter school from the total agreed upon for School District conveyance is contrary to the terms of the PD, since its inception and, we believe, inconsistent with the intent of the County's subdivision code and state statute.

By law, it is the School District's responsibility to offer quality educational opportunities to every student that resides within its boundaries. This means that a District run, or "neighborhood" school, built in Sterling Ranch will be open to all the students that reside within its geographic school boundary area. Charter schools in the same location do not have to guarantee enrollment based on residency and will likely enroll students from all over Douglas County as well other school districts.

The important distinction is that charter schools do not absorb the need for District-run schools. **Dedicated land within the development must be preserved for the 70% of DCSD families that choose a neighborhood school.**

Challenge 2: Reduced and Impaired School Sites

The proposed amendment reduces and relocates the school sites that will be available to the School District. The Applicant's narrative acknowledges that the School District needs 110 acres of land to meet the needs of the 33,000 residents expected to be generated by the development. Under this amendment, the largest school site reserved for the District is only **60 acres**. This is too small to build the required co-located middle/high school. The School District requires 90 acres. The 60 acre site also has a floodplain bisecting the site

and according to the Assessor's map, the parcel is not owned by the Applicant.[1]

Furthermore, re-categorizing the 26 acres granted to the state-authorized Charter, JAA, and deducting it from the total commitment to the School District directly violates the executed **BOE Resolution** releasing that charter school. The Resolution explicitly states the charter school **not** be located on land intended to be dedicated to the School District for a District-operated school. **The proposed sites in the 13th Amendment are simply inadequate in size and count to fulfill the District's legal obligation to the residents of Sterling Ranch.**

Challenge 3: The Unrealistic Funding Mandate

The District also strenuously objects to the proposed amendment requiring that the funding to **construct** a new school must be **secured** through an approved 5-year Capital Plan or voter-approved **Bond Plan at the time of final plat**. If that requirement was in place today, the new elementary school in Sterling Ranch would not be under construction. Funding new schools is completely reliant on voters approving school bonds. It typically takes **three to five years** *after* a final plat is recorded for homes to be built and for family residency to create the student demand that justifies a new school. Taxpayers rely on demonstrated need before approving a bond.

The **new elementary school currently under construction in Sterling Ranch** provides clear evidence that the **existing** framework works. If this new funding mandate had been in place, **that school would not be under construction**, denying the residents a crucial neighborhood option. **This requirement forces the District to secure funding years before it is justified or even possible, or else lose the dedicated land forever.**

Conclusion and Request

DCSD recognizes the current inventory of vacant land for school sites across the District likely exceeds revised projected need. Therefore, we began conversations with our land use partners at both the staff and elected official level over the summer. As the sites are in different phases of planning and development, different approaches must be taken at each location. While conversations with development partners have occurred, we have not had the opportunity to engage with Sterling Ranch, YET.

[1] Douglas County Assessor's Office Map/Records for the parcel in question, indicating non-Applicant ownership and floodplain (attached)

I also feel compelled to respond for the record regarding allegations made that the District has profited by the sale of school sites and potentially would use Sterling Ranch school sites for that purpose. The District is extremely grateful to the Board of County Commissioners for helping to facilitate the disposal of surplus land that was **owned** by the School District in 2022. The School District does not own any land in Sterling Ranch and did not even receive title to the current new school site under construction until the end of January, 2025.

Public outreach from Sterling Ranch residents and Douglas County citizens align with the School District's concerns regarding what appears to be a dramatic departure from long-standing land dedication agreements, which would significantly limit the school district's ability to provide neighborhood schools.

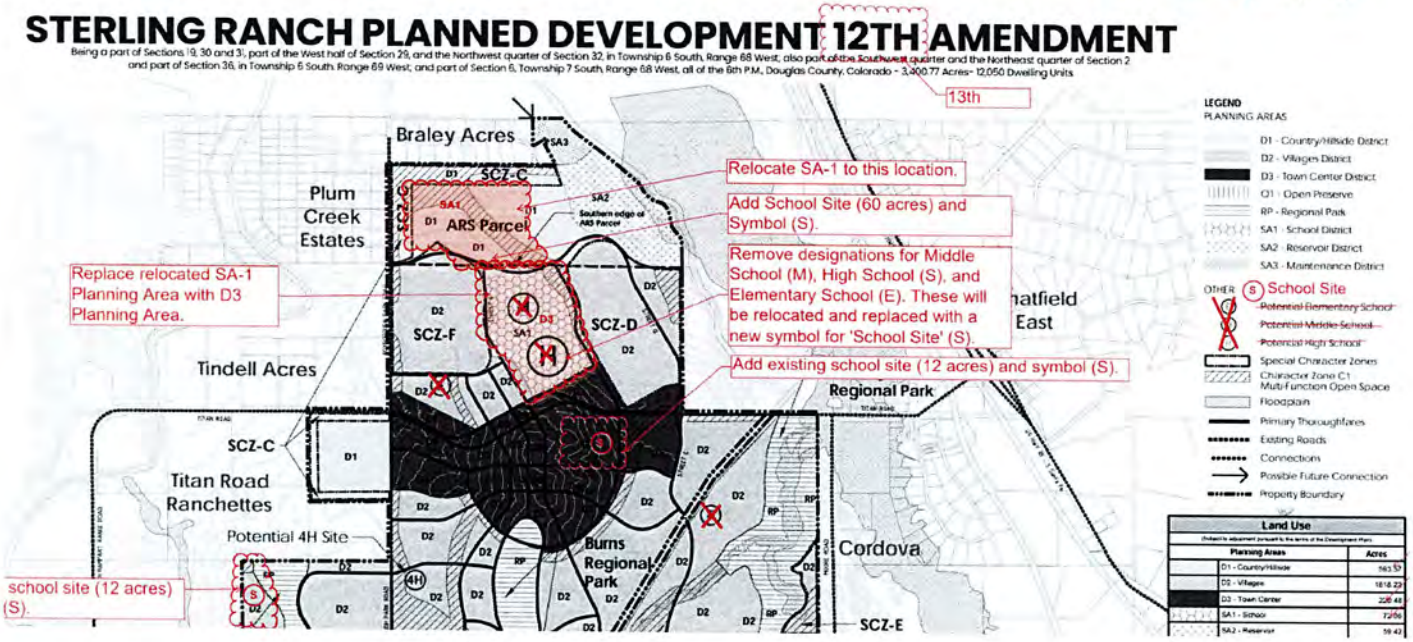
The School District wishes to build upon our prior collaborative efforts with the Applicant to ensure that the present and future students of Sterling Ranch and Douglas County maintain access to the world class education currently available to all Douglas County students. The proposed Amendments severely limit and stand to completely prevent DCSD from serving future Sterling Ranch residents.

The District recognizes and respects the additional control and certainty the 13th Amendment provides, but at the expense of the School District's ability to meet its obligation to serve Douglas County children and families. Furthermore, should other developers seek adoption of similar practices from the other land use jurisdictions, it would cripple the school district's ability to plan and fund new neighborhood schools. We respectfully request the Planning Commission postpone consideration until there has been sufficient time for the parties to engage and collaborate on the school land dedication process and requirements.

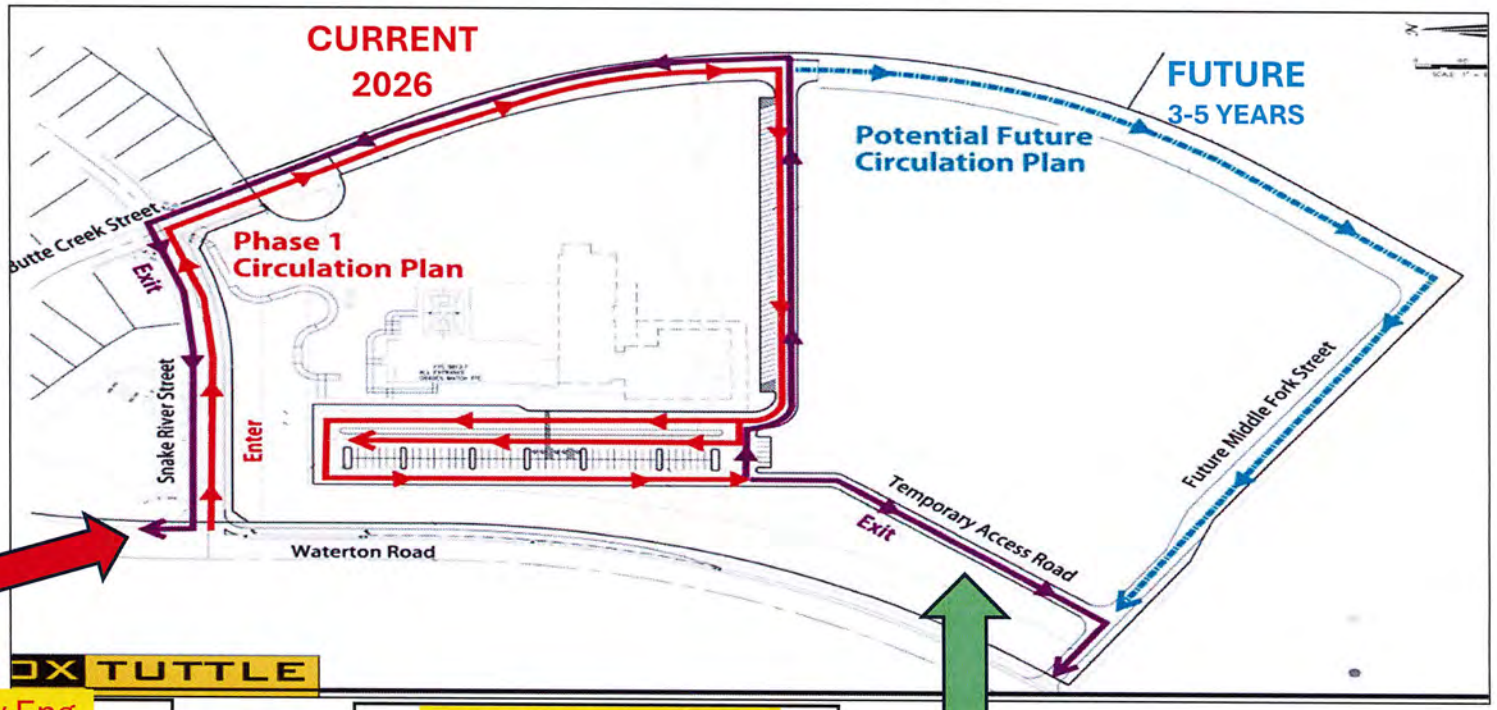
Thank you for your time, attention, and thoughtful consideration.

Jackie Millet
Chief Operating Officer, Douglas County School District

DOUGLAS COUNTY
COLORADO
Real Property
More Apps
Map Information
Map Help
Search Parcels:
How to use Search
Select a search category...
ARS SAND & GRAVEL CO LLC
CO 000000000
R0605381
Parcel Details
Owner Name: ARS SAND & GRAVEL CO LLC
Address: Address not available
Account Number: R0605381
State Parcel Number: 222919200009
Account Type: Agricultural
Legal Description: PART N1/2 19-6-68 LYING W OF SOLSTICE RIM BLVD 59.528
Layers
Layer
Legend
Parcels
Floodplain
500 Year Flood Plain
100 Year Flood Plain


STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT
Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West, also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 5 South, Range 69 West, and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units
13th
Braley Acres
Plum Creek Estates
ARS Parcel
Tindell Acres
Titan Road Ranchettes
Potential 4H Site
Burns Regional Park
Regional Park
Cordova
SCZ-C
SCZ-D
SCZ-E
SCZ-F
Relocate SA-1 to this location.
Add School Site (60 acres) and Symbol (S).
Remove designations for Middle School (M), High School (S), and Elementary School (E). These will be relocated and replaced with a new symbol for 'School Site' (S).
Add existing school site (12 acres) and symbol (S).
Replace relocated SA-1 Planning Area with D3 Planning Area.
school site (12 acres) (S).
LEGEND
PLANNING AREAS
D1 - Country/Hillside District
D2 - Villages District
D3 - Town Center District
O1 - Open Preserve
RP - Regional Park
SA1 - School District
SA2 - Reservoir District
SA3 - Maintenance District
OTHER
School Site
Special Character Zones
Floodplain
Primary Thoroughfares
Existing Roads
Connections
Possible Future Connection
Property Boundary
Land Use
Planning Areas
Acres

John Adams Academy Traffic Flow



Douglas County Eng. Services sees Traffic Safety concerns with *unprotected* left turn from Waterton to Snake River

Make this the *primary* entrance and exit NOW

https://johnadamstrafficsafety.com/

Ex. 2

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

13TH

New County Certification

COUNTY CERTIFICATION

THIS MAJOR AMENDMENT OF THE STERLING RANCH PLANNED DEVELOPMENT PLAN AMENDING COMMITMENTS FOR SCHOOL DEDICATION AND CASH-IN-LIEU OF SCHOOL LAND DEDICATION, AS DEPICTED HEREON PURSUANT TO SECTIONS S-1.2(A), S-1.2(B), AND THE LAND USE PLAN AND PLAN DETAILS ON SHEETS 8-13, 18, and 30 HAS BEEN APPROVED BY BOARD MOTION NO._____ON (/ /).

THIS AMENDMENT NO. 13 AFFECTS ONLY SECTIONS S-1.2(A), S-1.2(B), AND THE LAND USE PLAN AND PLAN DETAILS ON SHEETS 8-13, 18, and 30 AS DESCRIBED IN FILE NO. ZR2025-XXX.

_____ _____
Chair, Board of Douglas County Commissioners (Date)

_____ _____
Director of Community Development (Date)

COUNTY CERTIFICATION

ADMINISTRATIVE AMENDMENT OF THE STERLING RANCH DEVELOPMENT PLAN AMENDING THE MINIMUM LOT AREA WITHIN THE C3 CHARACTER ZONE AND CLARIFYING OFF-SITE ROAD IMPROVEMENT REQUIREMENTS AS DEPICTED HEREON PURSUANT TO DEFINITIONS FOR 'COUNTY'S ROAD CONCURRENCY STANDARD' AND 'STATE HIGHWAY SEGMENTS', SECTION S-2.5(C), SECTION S-2.5(D), AND TABLE 7.1.

APPROVED THIS ____ DAY OF _____, 2025, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT. THIS AMENDMENT NO. 12 AFFECTS ONLY DEFINITIONS FOR 'COUNTY'S ROAD CONCURRENCY STANDARD' AND 'STATE HIGHWAY SEGMENTS', SECTION S-2.5(C), SECTION S-2.5(D), AND TABLE 7.1.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

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7	Thoroughfare Plan Overview
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9	Parks, Open Space and Trails Plan Overview
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13	Plan Detail D
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APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

STERLING RANCH

New date

ZR2009-004
Revision Date: AUG 25, 2025

Cover Sheet

Sheet: 1 of 36

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

13th

Relocate SA-1 to this location.

Add School Site (60 acres) and Symbol (S).

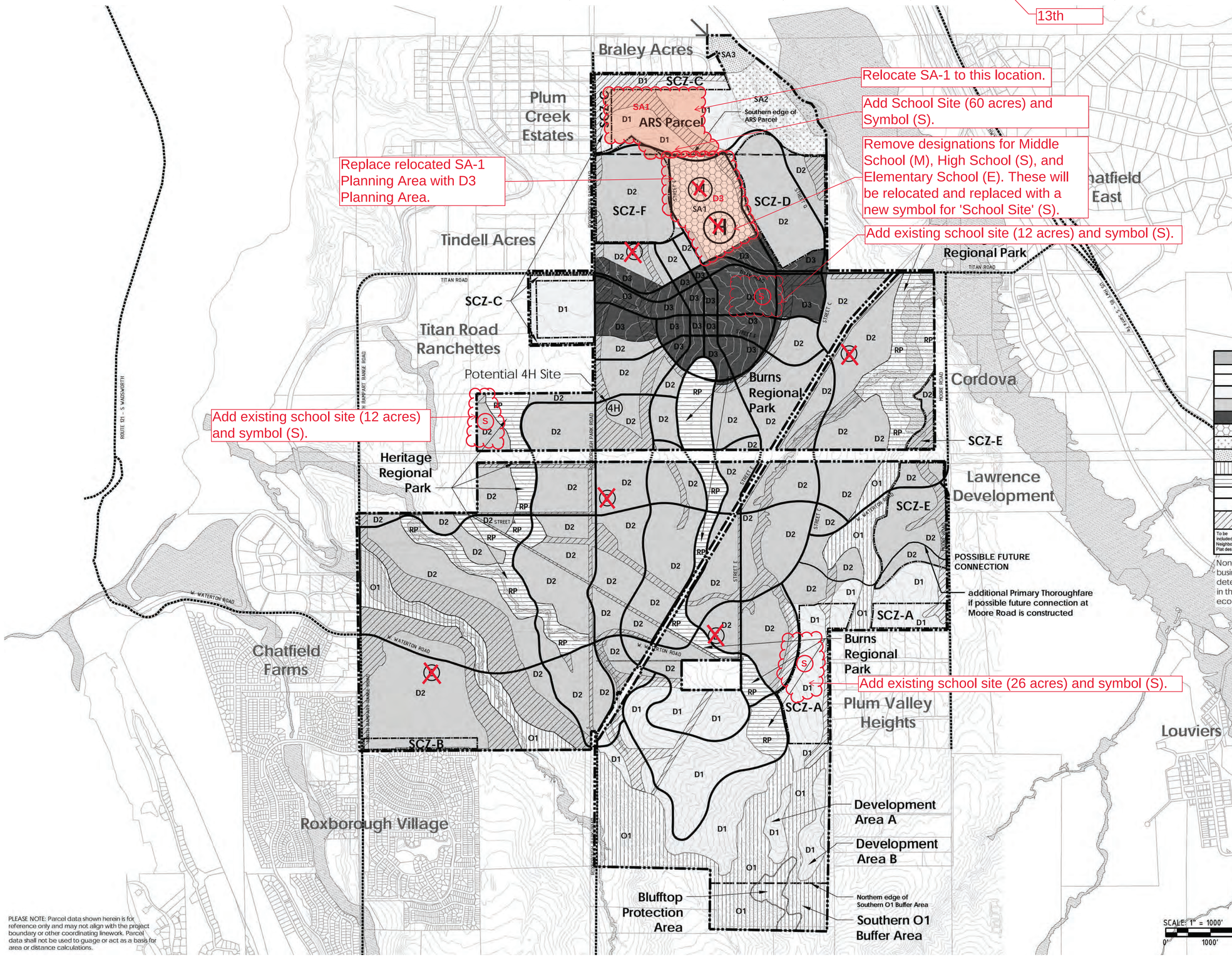
Remove designations for Middle School (M), High School (S), and Elementary School (E). These will be relocated and replaced with a new symbol for 'School Site' (S).

Replace relocated SA-1 Planning Area with D3 Planning Area.

Add existing school site (12 acres) and symbol (S).

Add existing school site (12 acres) and symbol (S).

Add existing school site (26 acres) and symbol (S).



LEGEND

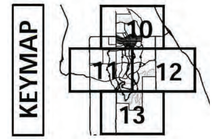
PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District

OTHER

- (S) School Site
- (E) ~~Potential Elementary School~~
- (M) ~~Potential Middle School~~
- (H) ~~Potential High School~~
- Special Character Zones
- Character Zone C1 - Multi-Function Open Space
- Floodplain
- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Property Boundary

KEYMAP



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
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ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206

Architect, LLC
Street, No. 701
Denver, CO 80218
P: 720 635 6837

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1700 Lincoln Street, Suite 3800
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Land Use

(Subject to adjustment pursuant to the terms of the Development Plan)

Planning Areas	Acres
D1 - Country/Hillside	593.57
D2 - Villages	1818.22
D3 - Town Center	226.48
SA1 - School	72.66
SA2 - Reservoir	59.42
SA3 - Maintenance/Industrial	13.24
O1 - Open Preserve	336.77
RP - Regional Park	281.01
TOTAL	3400.77
Character Zone C1 - Multi-Function Open Space	516.09
To be included in Neighborhood/ Plat designs — Other Parks to be designated within Neighborhoods	57.00 (estimated)

533.57
298.54
60.00

Non-Residential square footage: Totals for business, commercial, and industrial space will be determined by development standards set forth in the Development Plan and sustainable and economic practices

Areas Subject to Potential Inclusion within SCZ-D, SCZ-E and SCZ-F

(Subject to adjustment pursuant to the terms of the Development Plan)

Area	Acres
SCZ-D	100.80
SCZ-E	92.47
SCZ-F	84.72

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SCALE: 1" = 1000'

0' 1000' 2000' 4000'

NORTH

ZR2009-004

New Date

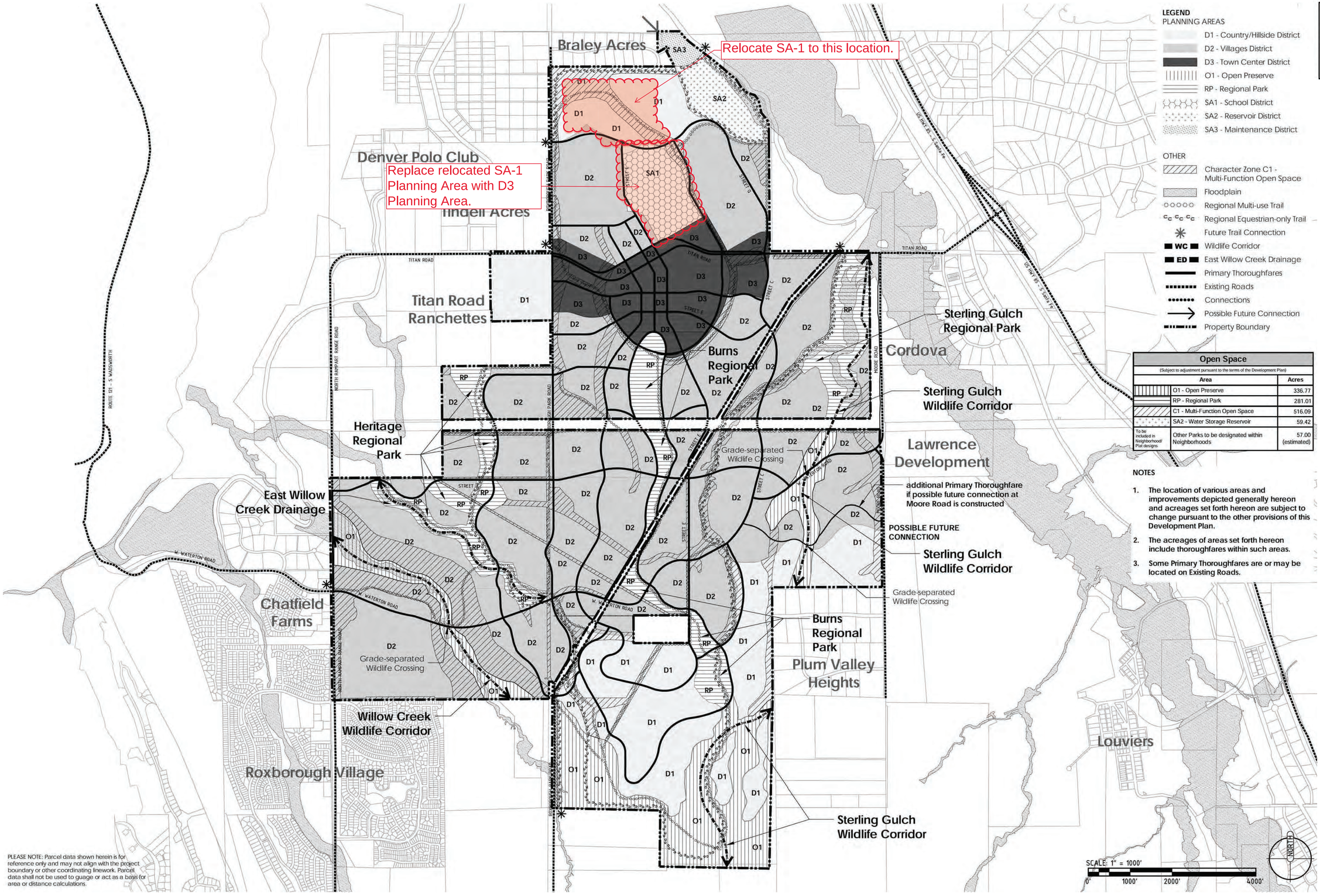
Revision Date: AUG 25, 2025

Sheet: 8 of 36

Land Use Plan OVerview

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units



LEGEND

PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District

OTHER

- Character Zone C1 - Multi-Function Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
- WC - Wildlife Corridor
- ED - East Willow Creek Drainage
- Primary Thoroughfares
- Existing Roads
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- Property Boundary

Open Space		
(Subject to adjustment pursuant to the terms of the Development Plan)		
Area		Acres
	O1 - Open Preserve	336.77
	RP - Regional Park	281.01
	C1 - Multi-Function Open Space	516.09
	SA2 - Water Storage Reservoir	59.42
To be included in Neighborhood/ Plat designs	Other Parks to be designated within Neighborhoods	57.00 (estimated)

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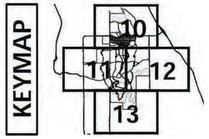

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Highlands Ranch, CO 80129
P: 303 233 3705
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STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
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Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
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ZR2009-004
Revision Date: AUG 25, 2025

Sheet: 9 of 36

Parks, Open Space And Trails Plan Overview

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

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13th

Relocate SA-1 to this location.

Replace with 'School Site' and 'S' Symbol.

Add 'School Site (60 acres)' and Symbol (S).

Remove designations for Middle School (M), High School (H), and Elementary School (E). These will be relocated and replaced with a new symbol for 'School Site' (S).

Add existing school site (12 acres) and symbol (S).

Braley Acres

Plum Creek Estates

Tindell Acres

Titan Road Ranchettes

ROXBOROUGH PARK ROAD

ARS Parcel

Southern edge of ARS Parcel

Burns Regional Park

Sterling Gulch Wildlife Corridor

Sterling Gulch Regional Park

See Sheet 11

See Sheet 12

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SCALE: 1" = 400'

0' 400' 800' 1600'

NORTH

LEGEND

PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District
- Potential Elementary School
- Potential Middle School
- Potential High School
- Special Character Zones

OTHER

- Character Zone C1 - Multi-Function Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
- Wildlife Corridor
- East Willow Creek Drainage
- Primary Thoroughfares
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Clanton & Associates
4699 Nautilus Court
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ZR2009-004
Revision Date: AUG 25, 2025

New Date

Plan Detail A

Sheet: 10 of 36

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

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13th

Add existing school site (12 acres) and symbol (S).

Replace with 'School Site' and 'S' Symbol

Remove designations for Middle School (M), High School (S), and Elementary School (E). These will be relocated and replaced with a new symbol for 'School Site' (S).

LEGEND

PLANNING AREAS

- D1 - Country/Hillside District
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- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District
- (E) Potential Elementary School
- (M) Potential Middle School
- (H) Potential High School
- Special Character Zones

OTHER

- Character Zone C1 - Multi-Function Open Space
- Floodplain
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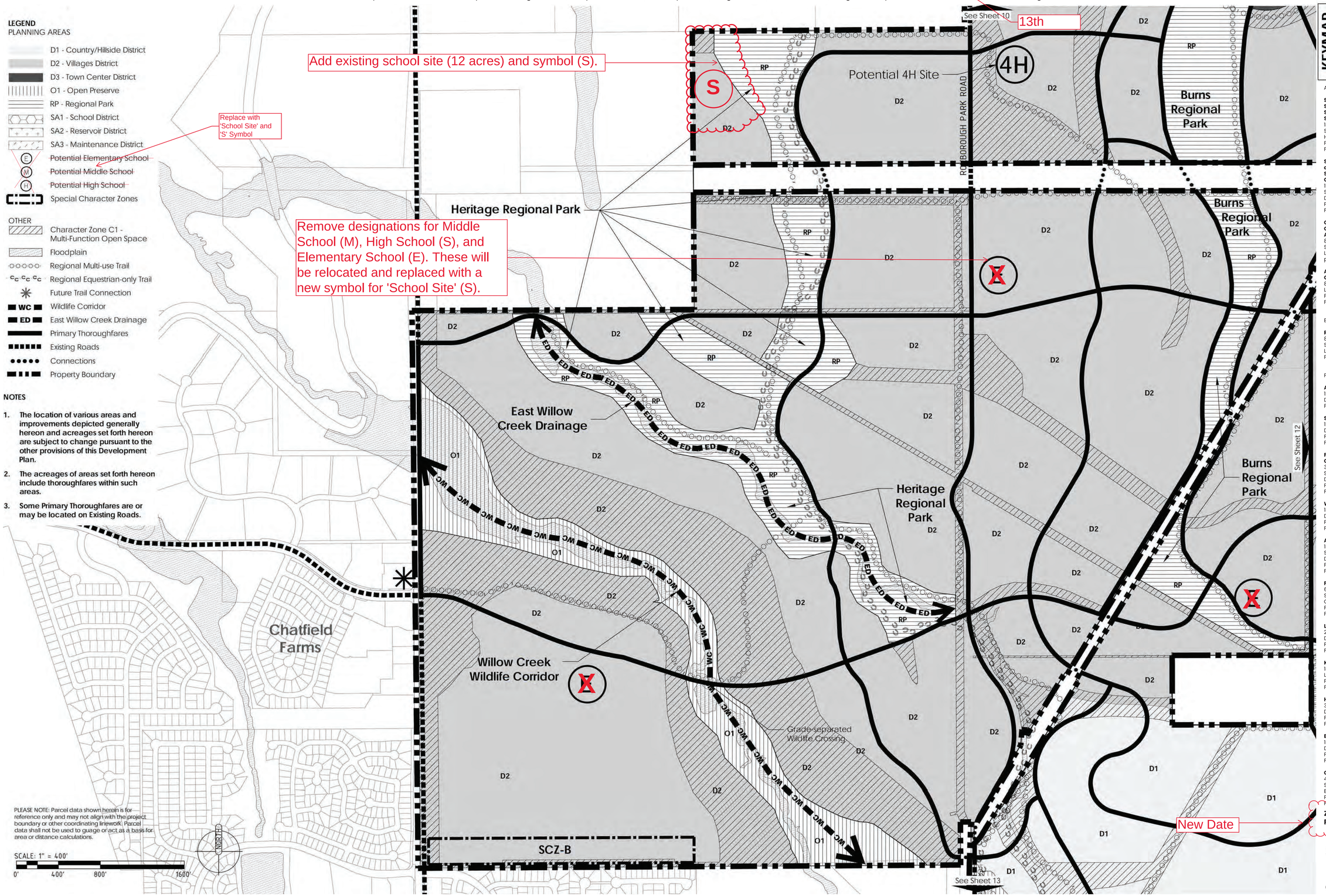
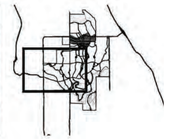


KEYMAP



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ZR2009-004
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Plan Detail B

Sheet: 11 of 36

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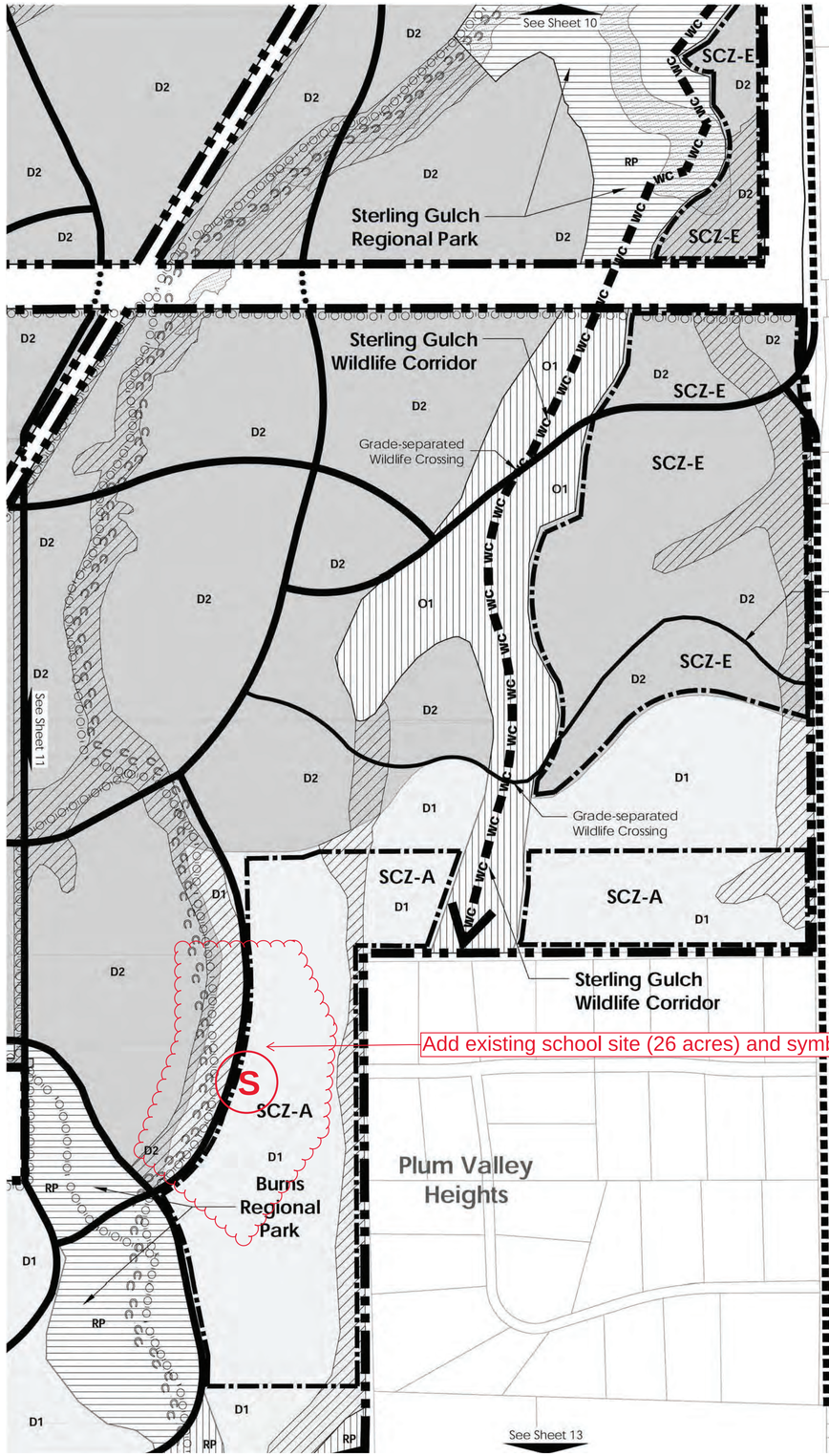

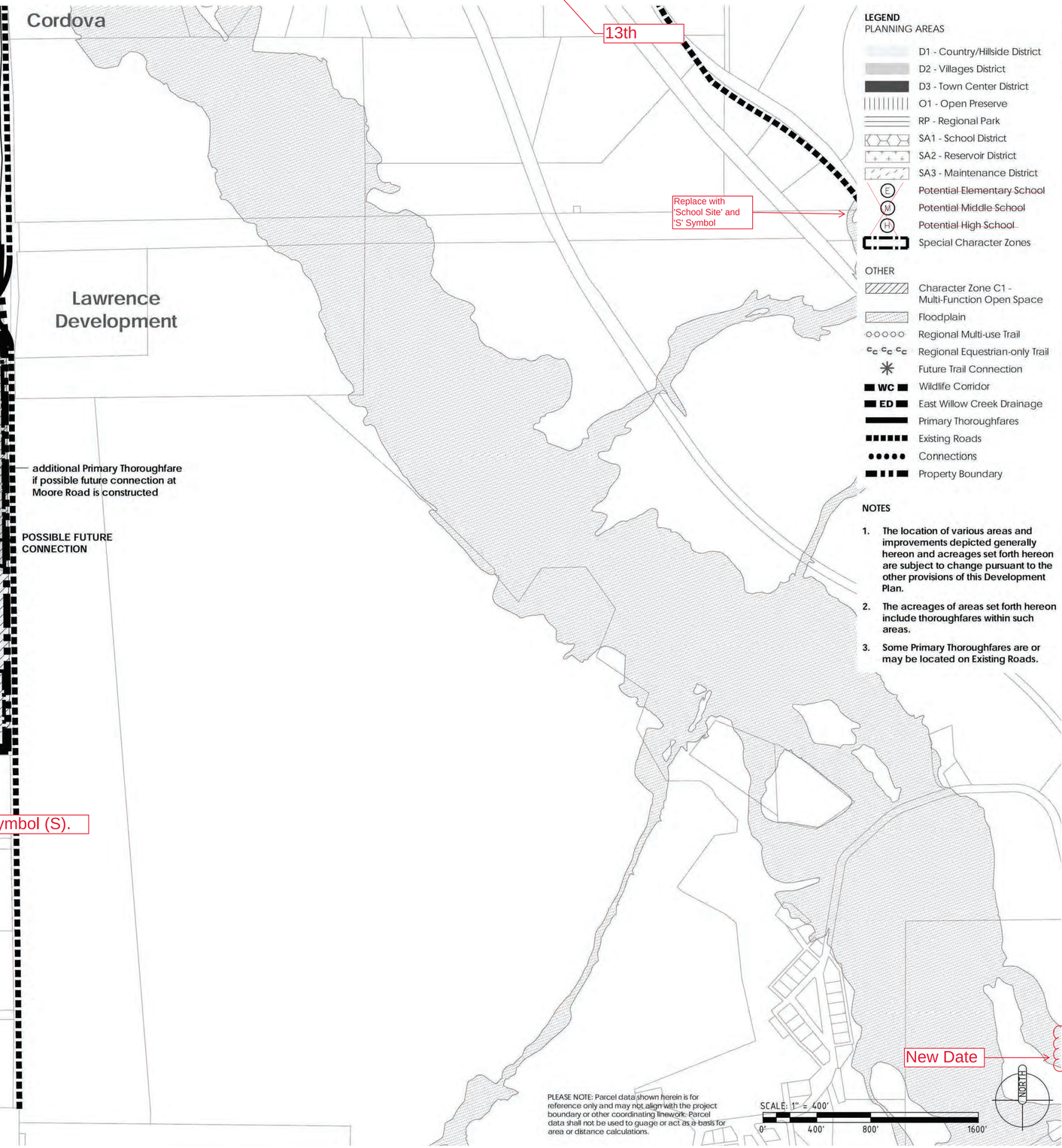

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Plan Detail C

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Sheet: 12

of 36

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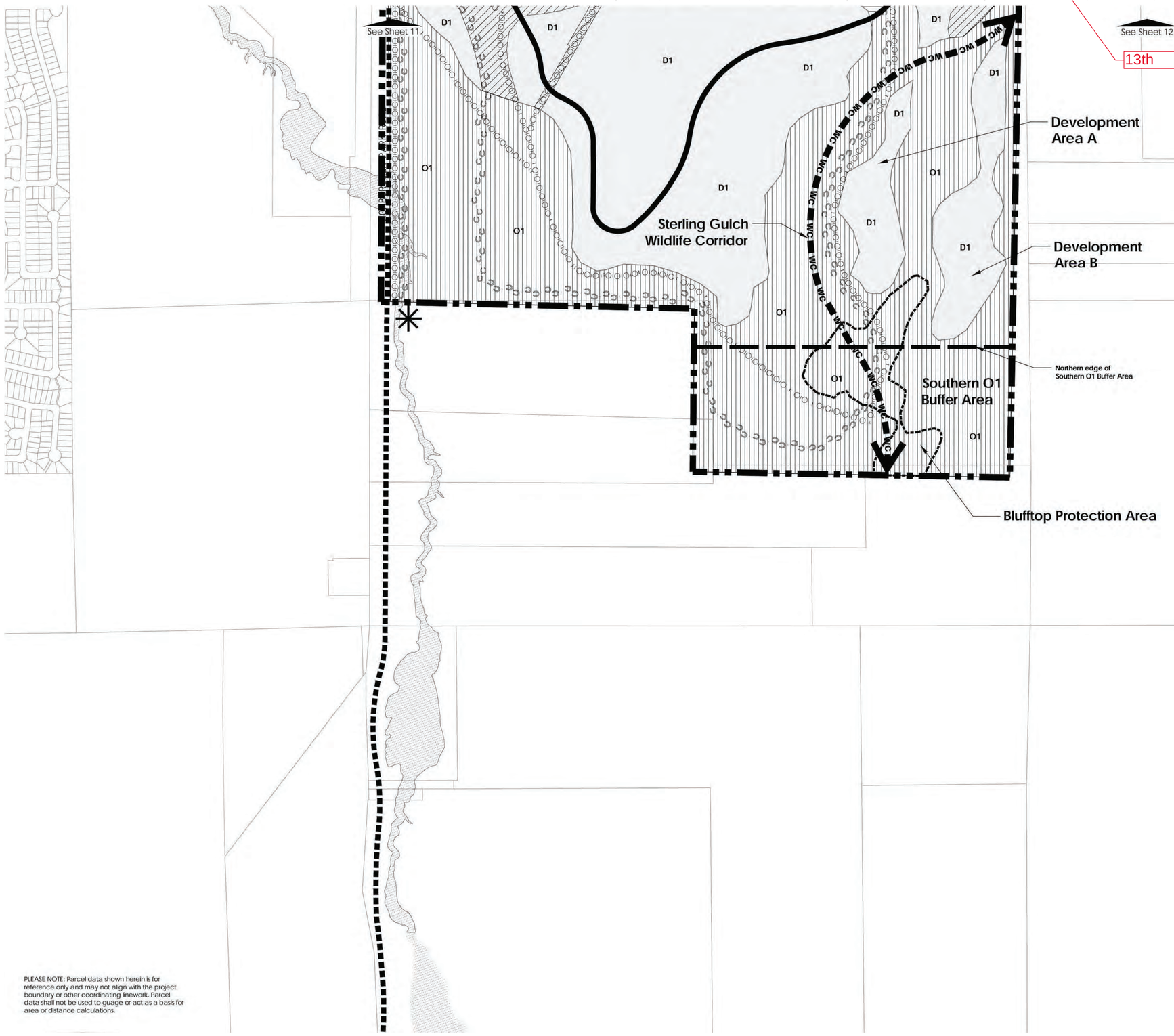

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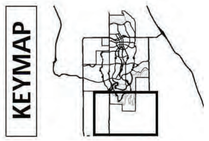
3. **Some Primary Thoroughfares are or may be located on Existing Roads.**

KEYMAP



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
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Suite 102
Boulder, CO 80301
P: 303 530 7229
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PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

SCALE: 1" = 400'

0' 400' 800' 1600'

NORTH

New Date

ZR2009-004
Revision Date: AUG 25, 2025

Plan Detail D

Sheet: 13 of 36

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

13th

STATEMENT OF COMMITMENTS

For so long as this Development Plan remains in effect with respect to the Property, pursuant to and subject to the terms of this Development Plan, the following conditions shall be satisfied in connection with development of the Property.

S-1. DEDICATIONS

Subject to the conditions set forth in this Development Plan, the following dedications and offers of dedications of land shall be made (with all water rights retained by the Owners) to fulfill concurrency and subdivision requirements in connection with the development of the Property:

S-1.1 Parks, Open Space and Regional Trails.

All parks, open space and trails dedicated and accepted pursuant to this Section S-1.1 shall remain open to public use, subject to the provisions of this Section S-1.1 and subject to seasonal closures and other rules and regulations acceptable to the entity to which such dedication is made and accepted.

(A) Regional Parks.

(i) General. Subject to the condit
Plan, Owner shall dedicate, in pho
Requirement or as otherwise req
portions of the land depicted ger
and Trails Plan as Burns Regional
and Heritage Regional Park. Each
to a special district or another go
the Owner; provided, however, th
County unless the County agree
each portion of the Regional Park
Section S-1.1 (A) shall provide a fu
Park and shall be dedicated in a
for functional and cohesive Regio
the first dedication of any portion
provide the County with a plan d
for such portion of such Regional
may be constructed within future
such Regional Park. Such plan sh
but shall show how the entirety o
developed. After such dedication
such land shall be owned and m
dedication was made and by wh

(ii) Sterling Gulch Regional Park a
Contemporaneously with the dedication of any portion of Sterling Gulch Regional Park pursuant to Section S-1.1 (A)(i), Owner may reserve from such dedication the right to have all or any portion of such land, as identified by Owner, reconveyed to Owner at Owner's election at any time prior to December 31, 2035, on the condition that simultaneously with such reconveyance to Owner such reconveyed land is subjected to the Reservoir Easement.

(iii) Public Access Regional Parks dedicated by Owner shall permit public access to and use of the area dedicated in perpetuity, subject to seasonal closures and other rules and regulations acceptable to the entity to which such dedication is made and accepted.

(B) Reservoir Easement.

Owner may designate port
Gulch Regional Park as par
to the conditions set forth i
subject portions of such lar
required to satisfy the Parks
by Commitments Matrix. If
shall be granted to a speci
designated by the Owner;
so designate the County u
Easement is granted, it sha
Sterling Gulch Reservoir for purposes of recreational activities that do not involve human body contact with reservoir water. Such permitted uses include fishing from the shore and from piers, non-motorized boating, wildlife observation, and such other uses as Owner and the County may agree. If the Reservoir Easement is granted, it shall either: (i) require that a majority of the land subject to the Reservoir Easement maintain a water depth of at least ten feet at all times except in case of exigent need to address water supply needs, and that access to the water's edge be provided, and/or (ii) other provisions be made for active or specialized recreation within the area burdened by the Reservoir Easement. If the Reservoir Easement is granted, the use of Sterling Gulch Reservoir by the public shall be subject to: (a) seasonal closures, (b) the Owner's right to use such property for water storage (including the installation, construction, use, operation, maintenance, repair and replacement of pipes, structures, facilities and other improvements related thereto), (c) the Owner's right to use such property for any use that does not unreasonably interfere with the uses set forth in the Reservoir Easement, and (d) other rules and regulations acceptable to Owner and the County. Owner may convey or otherwise transfer any or all of its fee interest in Sterling Gulch Reservoir, and may assign or otherwise transfer any or all of its rights with respect to the Sterling Gulch Reservoir (including without limitation, mineral, oil and gas interests and access rights) to a special district or any other person or entity.

(C) Open Preserve (O1).

Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required by the Commitments Matrix, the land depicted generally on the Parks, Open Space and Trails Plan as "O1". Each such dedication shall be made to a homeowners' association, special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. After such dedication of any portion of O1 land, such land shall be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in Table 2.

(D) Multi-function Open Space (C1).

Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required to satisfy the Parks Requirement (as more particularly set forth in the Commitments Matrix), portions of the land depicted generally on the Parks, Open Space and Trails Plan as "C1". Each such dedication shall be made to a homeowners' association, special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. After such dedication of any portion of C1 land, such land shall thereafter be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in Table 2.

(E) Other Parks.

Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required to satisfy the Parks Requirement

Remove text and tables in Section S-1.2(A) and replace with the following:

Sterling Ranch will dedicate 110 acres of land for public schools within the Sterling Ranch PD.

Dedication of each school site by Owner to Douglas County will occur upon the County or public school demonstrating a reasonably necessary need for the property for the construction of a school, and upon provision by the County or public school of an approved 5-year Capital Plan or a Bond Plan demonstrating the ability to fund and construct a school on a given site.

The final boundaries of the school sites depicted generally on the land use plan will be decided during the process of completing the Preliminary Plan for the area in which a school site is intended to be included.

If a school site, as identified on the Preliminary Plan, has not been conveyed by Owner to Douglas County at or prior to the recording of the Final Plat in which the school site is located because the County or public school has not shown a reasonably necessary need for the site or has not demonstrated the ability to fund and construct a school on that site, the site will be retained and developed by Owner, and Owner will provide an alternative school site for consideration or cash-in-lieu thereof.

Remove text in Section S-1.2(B) and replace with the following:

Cash-in-lieu of land dedication shall be required when deemed, by the Board, to be more appropriate in satisfying the needs of the proposed development and concerned agencies. Owner may provide a cash-in-lieu of land dedication payment to the County or offer other acceptable land for a public school. Any cash-in-lieu payment shall be used for purposes of providing school services or facilities within the Property. The amount of any Cash-in-Lieu payment shall be based on the fair market value of the land that has been identified as a school site in the Preliminary Plan.

(b) Equestrian Trails. Each easement for a Regional Equestrian-only Trail shown generally on the Parks, Open Space and Trails Plan shall permit public access and use of the area subjected thereto for purposes of equestrian riding, subject to seasonal closures and other rules and regulations acceptable to the entity to which such easement is dedicated and by which is such dedication is accepted.

(H) Plum Valley Heights Trail Connection. Pursuant to the schedule set forth in the Commitments Matrix, Owner shall grant an easement to the Plum Valley Heights Homeowners Association for an equestrian-only trail connecting the Plum Valley Heights neighborhood to the Regional Equestrian-only Trail system within the Property.

S-1.2 Schools.

(A) Dedication.

~~Unless otherwise agreed by the School District, the Owner shall offer School Sites for dedication to the County as needed based on the number of students generated by residential development to the extent such residential development actually occurs within the Property. The number of students generated by residential development shall be determined pursuant to the generation rates in Table S-1.2(A) below and the acres of School Sites required per student shall be determined pursuant to Table S-1.2(B) below, unless Owner, the County and the School District agree to different methodologies.~~

~~Table S-1.2 (A)~~				
~~Density (expressed in terms of Dwelling Units/acre.)~~	~~K-6~~	~~7-8~~	~~9-12~~	~~Total~~
~~X < 0.1~~	~~0.5~~	~~0.2~~	~~0.4~~	~~1.1~~
~~0.1 < X <0.5~~	~~0.54~~	~~0.15~~	~~0.31~~	~~1~~
~~0.5 < X <2.0~~	~~0.52~~	~~0.15~~	~~0.29~~	~~0.96~~
~~2.0 < X < 5.0~~	~~0.48~~	~~0.14~~	~~0.28~~	~~0.9~~
~~5.0 < X <7.5~~	~~0.39~~	~~0.12~~	~~0.24~~	~~0.75~~
~~7.5 < X <9.0~~	~~0.26~~	~~0.08~~	~~0.16~~	~~0.5~~
~~9.0 < X <12.0~~	~~0.19~~	~~0.06~~	~~0.12~~	~~0.37~~
~~12.0 < X <15.0~~	~~0.17~~	~~0.05~~	~~0.11~~	~~0.33~~
~~15.0 < X <22.0~~	~~0.07~~	~~0.03~~	~~0.05~~	~~0.15~~

~~Table S-1.2(A)~~	
~~Facility~~	~~Acres per Student~~
~~K-6~~	~~0.018~~
~~7-8~~	~~0.03~~
~~9-12~~	~~0.03~~

~~The number of and locations of School Sites depicted on the Land Use Plan are conceptual and may change. The specific size and location of each School Sites to be offered for dedication shall be determined by Owner, the School District and the County. All dedications of School Sites shall be subject to the right of first refusal and other provisions provided in C.R.S. § 30-28-133(4)(a). (ii).~~

(B) Cash-in-lieu.

~~A number of School Sites will be offered for dedication in connection with the development of the Property and generation of students by residential development within the Property. However, to address the situation that the amount of additional students to be generated by the projected residential development within the Property may not be large enough to require an additional School Site be offered for dedication, instead of offering a site for dedication the Owners may provide at the time of final plat of such residential development in accordance with Section 1004 of the Subdivision Resolution: (i) cash-in-lieu, or (ii) other interests in real or personal property in lieu thereof if such property interests are acceptable to the School District for use by the School District for administrative and other school support purposes. All cash-in-lieu and property interests provided to the School District pursuant to this Section S-1.2(B) may be used by the School District only for schools and school support facilities located within the Property, which may provide service to students residing within and outside the Property.~~

(C) Capital Mitigation.

(i) Amount. Owner shall provide $1,500 for each SFDU that is not an AHU, at or prior to the Recording of Final Plat thereof, and $750 for each MFDU that is not an AHU, as a condition of Site Improvement Plan approval thereof, in both cases to be used solely for the School District capital improvements within the Property. All funds provided to the School District pursuant to this Section S-1.2(C) may be used within the current high school feeder area for students generated from the Property until such time as there is enough student population generated from the Property and funding available to build a complete high school feeder within the Property. After such time as there is enough student population generated from the Property and funding available to build a complete high school feeder within the Property, Owner shall not be required to make further payments under this Section S-1.2(C) in respect of any Final Plat or Site Improvement Plan if as of the date Owner desires to Record such Final Plat. or the date of the County's approval of such Site Improvement Plan, as appropriate, the School District has failed to execute and deliver to Owner written commitments restricting the use of such funds to capital improvements within Sterling Ranch, in form and substance reasonably acceptable to Lead Owner.

(ii) In-Kind. Amounts due under this Section S-1.2(C) shall be reduced by the value of any in-kind contributions from Owner to the School District as may be acceptable to Owner and the School District.

(D) Extent.

No dedication, cash-in-lieu thereof, or capital mitigation for schools other than as expressly set forth in this Development Plan shall be required in connection with the subdivision or development of the Property.

(E) Alternate Mechanisms.

Alternate mechanisms of the development and provision of school facilities (including, without limitation, land ownership) may be employed in place of the dedication, cash-in-lieu and/or capital mitigation requirements of Sections S-1.2(A)-(C) if adequate school facilities are provided to accommodate the need created by Sterling Ranch in accordance with County regulations if such alternate mechanisms are acceptable to Lead Owner, the School District and the County.

S-1.3 Thoroughfares.

(A) Alignments.

Alignments for the Primary Thoroughfares are depicted generally on the Thoroughfare Plan. The exact alignments of Primary Thoroughfares shall be determined by Owner at the time of Final Plat thereof and may vary from the depictions set forth on the Thoroughfare Plan or any Neighborhood Plan without the need to amend this Planned Development or any Neighborhood Plan, on the condition that: (1) all plats of such Primary Thoroughfares are approved by the County in accordance with the Subdivision Resolution, (2) such alignments conform to, and are provided at such times as are required by, all other applicable County standards, including without limitation the County's street concurrency requirements set forth in Appendix A of the Zoning Resolution and the Douglas County Roadway Design and Construction Standards, as the same may be modified by any alternate roadway design standards approved by the County, and (3) the overall connectivity and functionality of such Primary Thoroughfares as depicted on the Thoroughfare Plan are maintained.

(B) Public and Private.

The Primary Thoroughfares will be public thoroughfares offered for dedication to the County at Final Plat. The determination of whether Thoroughfares within the Property other than the Primary Thoroughfares will be public or private will be determined by Owner and the County, with all of such Thoroughfares that will be public being offered for dedication at Final Plat thereof, at no cost to the County.

(C) Additional Dedications for Titan Road .

At the County's request and at no cost to the County, Owner shall dedicate those portions of the Property located along the southern edge of the Titan Road Additional Dedication Segment as needed to accommodate the southern half of a six-lane roadway along the Titan Road Additional Dedication Segment, assuming that such six-lane roadway is centered on the current centerline for the Titan Road Additional Dedication Segment. Notwithstanding the foregoing, Owner shall not be required to dedicate any property pursuant to this Section S-1.3(C) to provide right-of-way along any segment ofTitan Road to the extent right-of-way for a six-lane road along such segment of Titan Road has already been provided at the time of the County's request pursuant to this Section S-1.3 (C).

S-1.4 Fire.

(A) Fire Station.

Owner shall offer for dedication to the Fire District a fire station site, with the specific size and location thereof to be determined by Owner, the County and the Fire District. The dedication of such site shall be subject to: (i) a covenant containing the right of first refusal provided in this Section S-1.4(A), and (ii) such other terms and conditions acceptable to both Owner and the Fire District. The dedication of such site shall occur at a time acceptable to the Fire District. Before the Fire District may sell, transfer or convey any land dedicated to the Fire District pursuant to this Section S-1.4(A), the Fire District shall deliver written notice to Lead Owner of its intention to sell, transfer or convey such land. Lead Owner shall then have 60 days to provide written notice to the Fire District of Lead Owner's interest in purchasing all or any portion of such land. If Lead Owner timely delivers to the Fire District a written notice of Lead Owner's interest in purchasing all or any portion of such land, then the Fire District shall not be permitted to sell any portion of such land for the period ending 60 days after the Fire District's receipt of such notice. The purchase of such land by Lead Owner shall be upon such terms and conditions and for such consideration as Lead Owner and the Fire District may mutually agree; however, in no event shall the purchase price exceed the fair market value of such land at the time it was dedicated to the Fire District. With respect to any land dedicated to the Fire District pursuant to this Section S-1.4(A), the right of first refusal negotiation provided in this Section S-1.4(A) shall expire 20 years after the date such land was dedicated to the Fire District.

(B) Fire Protection Systems.

All fire protection systems serving the Property shall be designed to meet the requirements of the Fire District and the County, including without limitation, fire codes adopted by the County, and those requirements set forth in Section 3(b)(1)(a)-(f) of Appendix A of Section 15 of the Zoning Resolution.

(C) Fire Protection Submittals to the Fire District.

All engineering documents submitted to the Fire District shall bear the wet signature and seal of the engineer or architect in responsible charge of the design unless the Fire District indicates it does not require the same.

(D) Fire Protection Improvements Installed.

Water distribution and site access components necessary for fire protection of any structure under construction (in accordance with Fire District standards) shall be installed and in service prior to the construction of such structure, except by special permit issued by the Fire District.

S-1.5 Electric and Gas Sites and Facilities.

In connection with platting any portion of the Property, Owner shall provide sites for electric substations, gas and electric transmission line easements, and gas regulator/meter station sites as needed to serve the development proposed by such plat.

S-1.6 Owners Reserved Rights.

(A) General.

With respect to all offers of dedications and dedications provided in this Development Plan or otherwise, but excluding dedications and offers of dedications for public rights-of-way, the Owners shall be deemed to have reserved for themselves, their successors and assigns, and for the benefit of any special districts, utility providers or other persons or entities as may be designated by the dedicating Owner(s), easements and rights to construct, install, use, operate, maintain, repair and replace (on such dedicated lands) Utility-Minor Facilities, Utility Service Facilities, Thoroughfares, trails, other infrastructure and improvements related thereto. Such reserved rights shall be set forth on Final Plats pursuant to which such dedications are made, otherwise such rights shall be deemed to expire with respect to land dedicated on such Final Plat.

(B) Gardens and Organized Agricultural Activities .

In addition to the reservation set forth in Section S-1.6(A), with respect to all offers of dedication and dedications of C1 areas as provided in this Development Plan or otherwise, the Owners shall be deemed to have reserved for themselves, their successors and assigns, and for the benefit of any special districts, utility providers or other persons or entities as may be designated by the dedicating Owner(s), easements and rights to use such areas for community gardens and organized agricultural activities, and to construct, install, use, operate, maintain, repair and replace improvements related thereto (on such dedicated lands).

(C) Minerals.

In addition to the reservations set forth in Sections S-1.6(A) and S-1.6(B), with respect to all offers of dedications and dedications of any portion of Regional Parks (Planning Area RP), Open Preserve (Planning Area O1), Multi-function Open Space (Character Zone C1) and Other Parks provided in this Development Plan or otherwise, the Owners shall be deemed to have reserved for themselves, their successors and assigns, all mineral, oil and gas rights and interests with respect thereto.

(D) Other.

With respect to all offers of dedications and dedications provided in this Development Plan, the Owner making such offer of dedication and the County may permit such Owner to reserve easements and/or other rights in addition to those otherwise provided in this Development Plan, including without limitation easements and other rights for agricultural purposes. Owners may assign or otherwise transfer all or any of its easements and rights deemed reserved by this Development Plan to one or more special districts, utility providers or other persons or entities.

S-1.7 Adjustments to Boundaries and Alignments.

Notwithstanding any other provision in this Development Plan:

(A) the boundaries of Burns Regional Park, Heritage Regional Park and Sterling Gulch Regional Park as set forth generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(B).

(B) the boundaries of the "O1" Planning Area as set forth generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(A).

(C) the boundaries of the portions of the Property depicted generally as "C1" on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(C).

(D) the alignments of Regional Trails depicted generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section S-1.1 (G), and

(E) the alignments of the Primary Thoroughfares depicted generally on the Thoroughfare Plan are subject to adjustment as provided in Section S-1.3.

S-1.8 Title Insurance.

An Owner making a dedication of land to the County shall provide title insurance for such County dedicated land as required by the Subdivision Resolution.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
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STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
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Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

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Clanton & Associates
4699 Nautilus Court
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Boulder, CO 80301
P: 303 530 7229
F: 303 530 0227

Statement Of Commitments

ZR2009-004
Revision Date: AUG 25, 2025

New Date

Sheet: 14 of 36

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the South west quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

13th

Parks/Trails/Open Space Commitments Matrix

	Timing of Dedication	Prep. & Approval of Plan	Construction Timing	Construction Responsibility	Ownership and Maintenance Responsibility
Sterling Gulch Regional Park	One or more dedications of all or any portion of Sterling Gulch Regional Park shall be made as needed to satisfy the Parks Requirement. It is contemplated that such dedications will be made in phases. The amount of land included within the first dedication of any portion of the Sterling Gulch Regional Park plus the amount of land subjected to the Reservoir Easement, if any, contemporaneously therewith, shall not be less than 50 acres. Such dedications shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	With respect to all improvements Owner elects or is required by this Development Plan to provide, plans shall be submitted by Owner during referral period of preliminary plan or with application for building permit, as appropriate. Plan shall be approved administratively by the Director.	Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-Use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	Special district or other governmental entity as designated by owner; provided, however, owner may not so designate the County unless the County agrees.
Reservoir Easement	Portions of the Property within or near Sterling Gulch Regional Park may be subjected to the Reservoir Easement as needed to satisfy the Parks Requirement.		n/a	n/a	Owner, special district or other governmental entity as designated by owner; provided, however, owner may not so designate the County unless the County agrees.
Burns Regional Park	One or more dedications of all or any portion of Burns Regional Park shall be made as needed to satisfy the Parks Requirement. Is is contemplated that such dedications will be made in phases. The amount of land included within the first dedication of any portion of the Burns Regional Park shall not be less than 50 acres. Such dedication shall be made before or contemporaraneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.		Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	
Portions of Heritage Regional Park Located on Parcel 1 of the Property	One or more dedications of all or any portion Heritage Regional Park located on Parcel 1 of the Property shall be made as needed to satisfy the Parks Requirement. It is contemplated that such ¡Jedications will be made in phases. The amount of land included within the first dedication of any portion of Heritage Regional Park shall not be less than 50 acres. Such dedication shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to section S-3.1.				
Portions of Heritage Regional Park Located on Parcel 3 of the Property and North of Waterton Road	Dedication of that part of Heritage Regional Park located on Parcel 3 of the Property and north of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) and north of area O1 -A as depicted generally on the O1 Dedication Map. The amount of land included within the first dedication of any portion of Heritage Regional Park shall not be less than 50 acres.				
Portions of Heritage Regional Park Located on Parcel 3 of the Property and South of Waterton Road	Dedication of that part of Heritage Regional Park located on Parcel 3 of the Property and south of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) shall be made before or contemporaneously with Recording of the first Final Plat of any portion of Parcel 3 of the Property located south of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3). The amount of land included within the first offer of dedication of any portion of Heritage Regional Park shall not be less than 50 acres.				
01 (Open Preserve)	See O1 Dedication Table	n/a	n/a	n/a	
C1 (Multi- function Open Space)	Dedications of C1 areas and Other Recreational Parks shall be made as needed to satisfy the Parks Requirement. It is contemplated that such dedications will be made in phases. Such dedications shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Proposed plans depicting parks, trails and open space areas shall be provided by Owner during preliminary plan and final plat review, or at the time of site improvements plan review, as determined necessary by the County. The general locations of these facilities shall be identified at sketch plan unless not requested by the County. With respect to <111 improvements Owner elects or is required by this Development Plan to provide. plans shall be submitted by Owner during referral period of preliminary plan or with application for building permit, as appropriate. Plans shall be approved administratively by the Director.	Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	
Other Recreational Parks					
Regional Trails shown generally on the Parks, Open Space and Trails Plan	For each segment of Regional Trails shown generally on the Parks, Open Space and Trails Plan, the Owner shall grant a trail easement therefor no later than the Recording of the Final Plat that includes such segment.				
Equestrian Trail Connection connecting the Plum Valley Heights neighborhood to the Regional Equestrian-only Trail system within the Property.	The Owner shall grant an easement therefor no later than the Recording of the Final Plat that includes such trail connection.	n/a	n/a	n/a	Plum Valley Heights Homeowners Association

O1 Dedications

Portions of the Property designated as within the O1 Planning Area pursuant to this Development Plan shall be dedicated in phases in accordance with the provisions of the O1 Dedication Map and the O1 Dedication Table. The O1 Dedication Map generally depicts various segments of the O1 Planning Area; such segments are labeled O1-A through O1-G on the O1 Dedication Map. The O1 Dedication Table sets forth the time by which each of the O1-A through O1-G segments must be offered for dedication in accordance with Section S-1.1 (C). Such designated areas are depicted generally on the O1 Dedication Map as O1-APA through O1-GPA, and defined specifically in the O1 Dedication Table. (The "PA" included within the name of each such designated area refers to a platted area.)

The exact boundaries and shape of Planning Area O1 and each of segments O1-A through O1-G thereof may vary from the general depiction thereof shown on the O1 Dedication Map, on the condition that the total acreage of the O1 areas to be offered for dedication (pursuant to Section S-1.1 (C)) upon occurrence of all events requiring such O1 areas to be offered for dedication pursuant to the O1 Dedication Table, shall not be less than the aggregate amount set forth therefor on the Land Use Plan (inclusive of thoroughfares that fall within or cross such O1 areas), and: (a) the change in boundaries does not materially and negatively impact habitat qualities, (b) with respect to the Willow Creek Wildlife Corridor, r in a corridor width narrower than required by Section S-4.2(A), and (c) with respect to the Sterling Gulch Wildlife Corridor, result in a corridor w narrower than required by S-4.2(C).

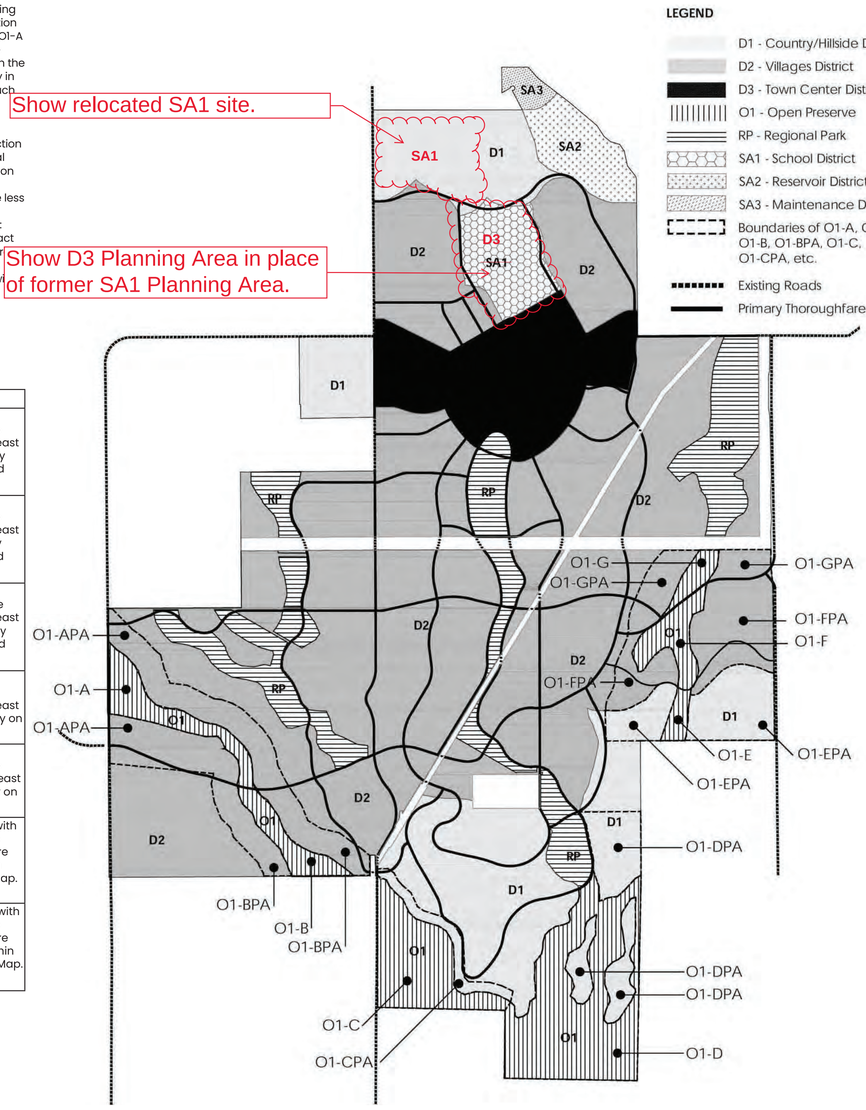
O1Dedication Table

O1 Segment	Timing of Dedication
O1-A	01-A shall be offered for dedic<1tion, in accordance with Section S-1.1 (C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07 -APA as depicted generally on the 01 Dedication Map. The 01-APA area is defined specifically as the area within 500 feet of 01-A
O1-B	01-B shall be offered for dedication, in accorda nee with Section S-1.1 (C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07-BPA as depicted generally on the 01 Dedication Map. The 01-BPA area is defined specifically as the area within 500 feet of 01-B.
O1-C	01-C shall be of fered for dedication, in accordance with Section S- 1.1 (C). no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07- CPA as depicted generally on the 01 Dedication Map. The 01-CPA area is defined specifically as the area within 200 feet of 07-C.
O1-D	01-D shall be offered for dedication. in accordance with Section S-1i(C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07 -DPA as depicted generally on the 01 Dedication Map.
O1-E	01-E shall be offered for dedication. in accordance with Section S-1.1 (C), no later than 90 days after the Recording of one or more Final Plats containing as least 50% of the area within 07-EPA as depicted generally on the 01 Dedication Map.
O1-F	01-F shall be offered for dedication, in accordance with Section 1.1 (B) of the Statement of Commitments, no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 01-FPA as depicted generally on the 01 Dedication Map.
O1-G	01-G shall be offered for dedication, in accordance with Section 1.1 (B) of the Statement of Commitments, no later than 90 days after the Recording of one or more Final Plat, at least 50% of any portion of the area within 07-GPA as depicted generally on the 01 Dedication Map.

O1 Dedications Map

Show relocated SA1 site.

Show D3 Planning Area in place of former SA1 Planning Area.



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
H 303 530 7227

Statement Of Commitments, Cont.

ZR2009-004
Revision Date: AUG 25, 2025

New Date

Sheet: 18 of 36

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado – 3,400.77 Acres– 12,050 Dwelling Units

Show relocated SA1 site.

Show D3 Planning Area in Place of former SA1 Planning Area.

13th

TABLE 17: Special Area 1 (SA1) - School.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within SA1 - School. Notwithstanding the foregoing: (A) in connection with the first Final Plat within the SA1 Planning Area, Owner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated generally as C1 on the Parks, Open Space and Trails Plan that is included within the SA1 Planning Area; however, Owner may vary the boundaries and shape of each such assigned C1 areas from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, on the condition that, the total acreage included within the C1 areas is not less than the area thereof as depicted on the Parks, Open Space and Trails Plan, and (B) all portions of Planning Area SA1 that Owner assigns to Character Zone C1 pursuant to this Table 17 shall not be subject to the development standards applicable to SA1, but shall be subject to the development standards applicable to Character Zone C1 as set forth in this Development Plan.

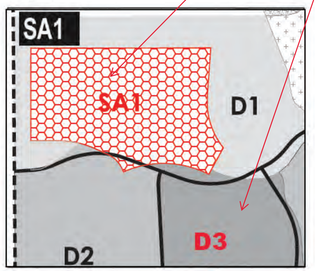


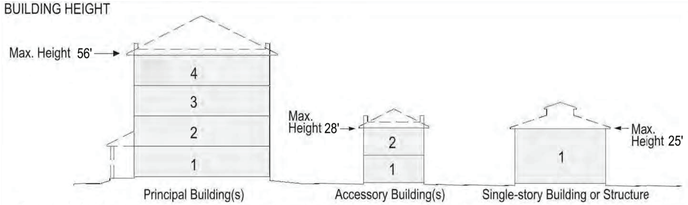
Table 17.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	56 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - ALL BUILDINGS[2]	
(c.1) Front Setback Primary	0 ft. min., 24 ft. max.
(c.2) Front Setback Secondary	0 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	0 ft. min., no max.
d. SETBACKS - COVERED PARKING[1]	
(d.1) Front Setback Primary	0 ft. min
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*

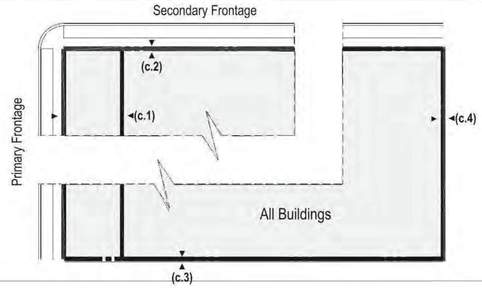
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 56 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall; provided however sports facilities, buildings, field houses, stadiums and arenas may be three stories with varying floor heights, but a maximum overall building height of 75 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

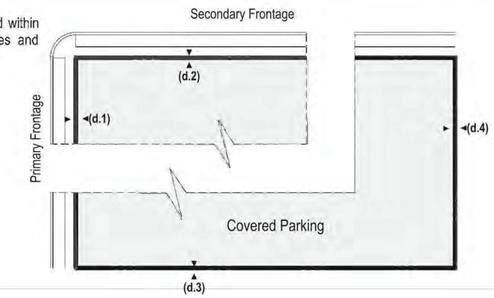
SETBACKS - ALL BUILDINGS

1. All buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

1. Off-street parking may be located within any distance from property lines and right-of-way lines.



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

TABLE 18: Special Area SA2 - Reservoir.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within SA2 - Reservoir. Notwithstanding the foregoing: (A) in connection with the first Final Plat within the SA2 Planning Area, Owner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated generally as C1 on the Parks, Open Space and Trails Plan that is included within the SA2 Planning Area; however, Owner may vary the boundaries and shape of each such assigned C1 areas from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, on the condition that, the total acreage included within the C1 areas is not less than the area thereof as depicted on the Parks, Open Space and Trails Plan, and (B) all portions of Planning Area SA2 that Owner assigns to Character Zone C1 pursuant to this Table 18 shall not be subject to the development standards applicable to SA2, but shall be subject to the development standards applicable to Character Zone C1 as set forth in this Development Plan.

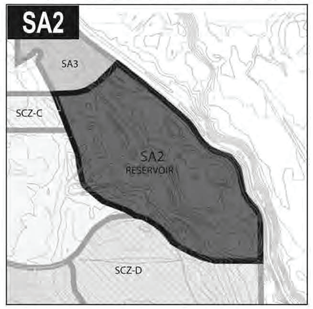


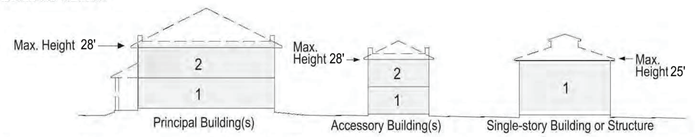
Table 18.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal and Accessory Bldg(s)	28 ft. max.
c. SETBACKS - ALL BUILDINGS & COVERED PARKING	
(c.1) Front Setback Primary	10 ft. min.
(c.2) Front Setback Secondary	10 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	20 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*

BUILDING HEIGHT

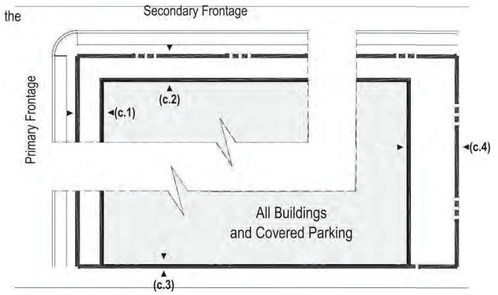


1. Building height shall be measured from the finished floor of the first level to the bottom of the eave or the top of the roof deck, whichever is lowest, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to. finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - ALL BUILDINGS

1. All buildings shall be distanced from the lot lines as shown.

COVERED PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

Development Standards, Cont.

New Date

ZR2009-004
Revision Date: AUG 25, 2025

Sheet: 30 of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

COUNTY CERTIFICATION

THIS MAJOR AMENDMENT OF THE STERLING RANCH PLANNED DEVELOPMENT PLAN AMENDING COMMITMENTS FOR SCHOOL DEDICATION AND CASH-IN-LIEU OF SCHOOL SCHOOL LAND DEDICATION, AS DEPICTED HEREON PURSUANT TO SECTIONS S-1.2(A), S-1.2(B), AND THE LAND USE PLAN AND PLAN DETAILS ON SHEETS 8-13, 18, AND 30 HAS BEEN APPROVED BY BOARD MOTION NO._____ON (/ /).

THIS AMENDMENT NO. 13 AFFECTS ONLY SECTIONS S-1.2(A), S-1.2(B), AND THE LAND USE PLAN AND PLAN DETAILS ON SHEETS 8-13, 18, AND 30 AS DESCRIBED IN FILE NO. ZR2025-XXX.

_____ _____
Chair, Board of Douglas County Commissioners (Date)

_____ _____
Director of Community Development (Date)

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STERLING RANCH

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
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STATE OF COLORADO
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1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
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COLUMBINE • LAKEWOOD
COLORADO SOCCER
ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND &
GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein &
Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: Sep 18, 2025

Cover Sheet

Sheet: 1

of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

PARCEL 1 CARS SAND & GRAVEL CO., LLC)

PARCEL I IS COMPRISED OF THE FOLLOWING FOUR PARCELS: PARCEL 1-A, PARCEL 1-E, PARCEL 1-G AND PARCEL 1-H.

PARCEL 1-A:

THE NE 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT THAT PORTION OF THE SAID NE I /4 DESCRIBED BY A DEED TO DARLENE JUNE FEHR RECORDED AUGUST 8, 1968 RECORDED IN 6185 P469, EXCEPT THAT PORTION OF THE SAID NE I /4 LYING NORTHEASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF THE DENVER BOARD OF WATER COMMISSIONERS HIGHLINE CANAL ACQUIRED BY THE UNITED STATES DEPARTMENT OF DEFENSE, DEPARTMENT OF ARMY CORP. OF ENGINEERS, KNOWN AS TRACT 268 IN CONDEMNATION CASE NO. C-3867, CHATFIELD DAM PROJECT, EXCEPT FOR THAT PORTION OF SAID NE I /4 DESCRIBED BY A DEED RECORDED DECEMBER 19, 1968 TO ALPERT C. ENAX AND MARGARET E. ENAX, GRANTEES, IN B189 P217 IN THE RECORDS OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, EXCEPT THE DENVER BOARD OF WATER COMMISSIONERS HIGHLINE CANAL AND EXCEPT THAT PORTION OF MOUNTAIN VIEW LANE, AS DEDICATED ON THE PLAT OF BRALEY ACRES FILING NO. 1, THAT LIES WITHIN SAID LANDS, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 1-E:

THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT THAT PART CONVEYED TO THE NORTHERN COLORADO IRRIGATION COMPANY IN INSTRUMENT RECORDED NOVEMBER 27, 1933 IN B88 P162, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 1-G:

SOUTH 1/2 OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., AND SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 1-H:

A PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 19, THENCE NORTH 00 DEGREES I0 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 662.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 1146.34 FEET TO A POINT; THENCE SOUTH 89 DEGREES 47 MINUTES 36 SECONDS EAST, LEAVING SAID WESTERLY LINE, ALONG THE SOUTHERLY LINE BRALEY ACRES-FILING NO. 1 AMENDED AND BRALEY ACRES-FILING NO. 2 AS RECORDED AMONG THE LAND RECORDS OF SAID DOUGLAS COUNTY, A DISTANCE OF 2552.75 FEET TO A POINT ON THE EASTERLY LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 00 DEGREES 15 MINUTES 25 SECONDS EAST, ALONG SAID EASTERLY LINE A DISTANCE OF 1150.81 FEET TO A POINT; THENCE N 89 DEGREES 41 MINUTES 35 SECONDS WEST, LEAVING SAID EASTERLY LINE A DISTANCE OF 2554.59 FEET TO THE POINT OF BEGINNING.

PARCEL 2 {STERLING RANCH FORE, LLC)

A PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 3 (NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 19 AND CONSIDERING THE NORTH LINE OF SAID GOVERNMENT LOT 3 (NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) TO BEAR SOUTH 89°56'08" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°56'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ROXBOROUGH PARK ROAD, ALSO KNOWN AS COUNTY ROAD 3, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°56'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1121.54 FEET: THENCE SOUTH 00°26'42" EAST, A DISTANCE OF 1324.41 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 3; THENCE NORTH 89°56'42" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1121.54 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 00°26'42" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 1324.60 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (STERLING RANCH TOO, LLC)

A PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 3 (NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 19 AND CONSIDERING THE NORTH LINE OF SAID GOVERNMENT LOT 3 (NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) TO BEAR SOUTH 89°56'08" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°56'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1151.54 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK 1254 AT PAGE 403 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING: THENCE CONTINUING SOUTH 89°56'08" EAST, ALONG SAID NORTH LINE OF GOVERNMENT LOT 3, A DISTANCE OF 88.76 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 00°30'29" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 1324.41 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE NORTH 89°56'42" WEST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 90.21 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN SAID BOOK 1254 AT PAGE 403; THENCE NORTH 00°26'42" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 1324.41 FEET TO THE POINT OF BEGINNING.

PARCEL 4 (STERLING RANCH TOO, LLC)

THE SOUTH HALF OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 19 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 00°26'40" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1324.44 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19;THENCE SOUTH 89°56'42" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1241.75 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;THENCE NORTH 00°30'29" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1324.41 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;THENCE SOUTH 89°56'08" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1315.31 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19;THENCE SOUTH 89°39'43" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2636.35 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER;THENCE SOUTH 00°26'54" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2635.57 FEET TO SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°56'24" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 2632.95 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 19;THENCE NORTH 89°57'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1315.81 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19;THENCE NORTH 89°57'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1243.22 FEET TO THE POINT OF BEGINNING;

PARCEL 5 (COLUMBINE-LAKEWOOD COLORADO SOCCER ASSOCIATION)

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 25; AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00°15'22" EAST ALONG EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1599.407 FEET; THENCE SOUTH 89°02'47" WEST, A DISTANCE OF 1454.28 FEET; THENCE NORTH 00°31 '24" WEST, A DISTANCE OF 272.17 FEET; THENCE SOUTH 89°02'47" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°31'24" WEST, A DISTANCE OF 1344.47 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 89°42'58" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1481.71 FEET TO THE POINT OF BEGINNING,

PARCEL 6 (STERLING RANCH, LLC)

PARCEL 6 IS COMPRISED OF THE FOLLOWING FOUR PARCELS: PARCEL 6-A, PARCEL 6-B, PARCEL 6-C AND PARCEL 6-D.

PARCEL 6-A

A PARCEL OF LAND BEING A PART OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

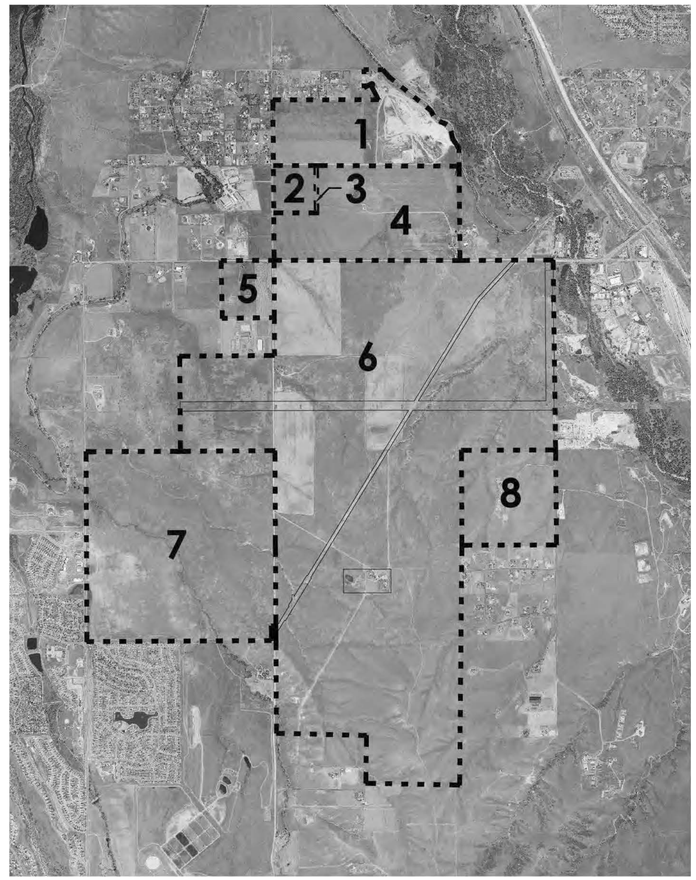
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°57'02" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1243.22 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 89°57'02" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1315.81 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 89°56'24" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2632.95 FEET TO THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 89°43'08" EAST, A DISTANCE OF 1456.70 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WESTERLY BOUNDARY LINE;

I.SOUTH 42°26'06" WEST, A DISTANCE OF 1485.03 FEET; 2.SOUTH 31°24'06" WEST, A DISTANCE OF 3327.27 FEET TO THE NORTHERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 197, PAGE 188 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTHERLY BOUNDARY LINE;

1. NORTH 89°59'23" WEST, A DISTANCE OF 1325.46 FEET;
2. SOUTH 89°52'05" WEST, A DISTANCE OF 2569.83 FEET;
3. SOUTH 89°35'35" WEST, A DISTANCE OF 2645.18 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE NORTH 00°25'25" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1277.50 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 89°32'56" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2648.81 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 00°15'22" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2659.94 FEET TO THE POINT OF BEGINNING;



Parcel Keymap

SCALE: 1" = 2000'

0' 2000' 4000' 8000'

NORTH

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: Sep 18, 2025

Legal Description

Sheet: 2 of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

PARCEL 6-B

A PARCEL OF LAND BEING A PART OF THE WEST HALF OF SECTION 29 AND THE EAST HALF OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°43'08" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 1592.79 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING THE POINT OF BEGINNING;THENCE CONTINUING NORTH 89°43'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 784.95 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 197, PAGE 188 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WESTERLY AND NORTHERLY BOUNDARY LINES OF SAID PARCEL OF LAND;

1.SOUTH 00°22'12" EAST, A DISTANCE OF 3935.79 FEET;
2.SOUTH 89°52'45" WEST, A DISTANCE OF 2372.20 FEET;
3.NORTH 89° 59'23" WEST, A DISTANCE OF 1192.78 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID EASTERLY BOUNDARY LINE;

1.NORTH 31°24'06" EAST, A DISTANCE OF 3256.59 FEET;
2.NORTH 42°26'06" EAST, A DISTANCE OF 1567.69 FEET TO THE POINT OF BEGINNING;

PARCEL 6-C

A PARCEL OF LAND BEING A PART OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 68 WEST AND SECTIONS 29, 30 AND 31 TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 31 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00°16'21" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 2648.85 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 00°17'15" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 2649.78 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 01°05'15" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 2725.82 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH 01°06'08" WEST, ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 1326.12 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 88°57'37" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 1309.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 88°57'09" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1308.96 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00°35'55" EAST, ALONG THE WEST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 1339.60 FEET TO CENTER QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 88°39'05" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 2512.37 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 00°19'15" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 2591.74 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 00°17'59" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 218.14 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID EASTERLY BOUNDARY LINE;

I. NORTH 89°42'01" EAST, A DISTANCE OF 30.00 FEET;
2. NORTH 31°24'06" EAST, A DISTANCE OF 408.75 FEET;
3. SOUTH 58°33'54" EAST, A DISTANCE OF 25.00 FEET;
4. NORTH 31 °24'06" EAST, A DISTANCE OF 1400.00 FEET;
5. NORTH 58°35'54" WEST, A DISTANCE OF 25.00 FEET;
6. NORTH 31°24'06" EAST. A DISTANCE OF 5466.77 FEET TO THE SOUTHERLY BOUNDARY LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 118, RECEPTION NO. 99145 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY BOUNDARY LINE;

I. SOUTH 89°59'23" EAST, A DISTANCE OF 1352.92 FEET;
2. NORTH 89°52'45" EAST, A DISTANCE OF 2595.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MOORE ROAD ALSO KNOWN AS DOUGLAS COUNTY ROAD 19 AS DESCRIBED IN BOOK 180, PAGE 481 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE;

I. SOUTH 00°50'12" EAST, A DISTANCE OF 60.48 FEET;
2. SOUTH 02°01'48" WEST, A DISTANCE OF 200.30 FEET:
3. SOUTH 05°24'42" EAST, A DISTANCE OF 501.60 FEET;
4. SOUTH 01°59'12" EAST, A DISTANCE OF 29.07 FEET;
5. SOUTH 00°22'13" EAST, A DISTANCE OF 325.31 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH 89°50'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2630.78 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM;

THAT PARCEL OF LAND AS DESCRIBED IN BOOK 125, PAGE 273 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 30°03'08" EAST, A DISTANCE OF 3823.57 FEET TO THE POINT OF BEGINNING;

THENCE THE FOLLOWING SIX (6) COURSES ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY BOUNDARY LINES OF SAID PARCEL DESCRIBED IN BOOK 125, PAGE 273 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER

1. NORTH 89°53'44" EAST. A DISTANCE OF 664.07 FEET;
2. NORTH 89°52'27" EAST, A DISTANCE OF 661.63 FEET;
3. SOUTH 00°07'50" EAST, A DISTANCE OF 662.77 FEET;
4. SOUTH 89°52'46" WEST, A DISTANCE OF 662.10 FEET;
5. SOUTH 89°52'20" WEST, A DISTANCE OF 663.91 FEET;
6. NORTH 00°06' 12" WEST, A DISTANCE OF 662.98 FEET TO THE POINT OF BEGINNING;

PARCEL 6-D

A PARCEL OF LAND BEING A PART OF SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 68 WEST AND SECTION 25, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 31 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°38'16" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2641.28 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 00°25'25" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1117.50 FEET TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 118, RECEPTION NO. 99145 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTHERLY LINE;

1. NORTH 89°35'35" EAST, A DISTANCE OF 2644.45 FEET;
2. NORTH 89°52'05" EAST, A DISTANCE OF 2570.21 FEET:
3. SOUTH 89°59'23" EAST, A DISTANCE OF 1165.20 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING ELEVEN (11) COURSES ALONG SAID WESTERLY BOUNDARY LINE;

1. SOUTH 31°24'06" WEST, A DISTANCE OF 1306.30 FEET;
2. SOUTH 31°24'06' WEST, A DISTANCE OF 4099.46 FEET;
3. NORTH 58°35'54" WEST, A DISTANCE OF 25.00 FEET;
4. SOUTH 31°24'05" WEST, A DISTANCE OF 698.67 FEET;
5. NORTH 04°24'06" EAST, A DISTANCE OF 50.93 FEET;
6. NORTH 85°35'54" WEST, A DISTANCE OF 50.00 FEET:
7. SOUTH 04°24'06" WEST, A DISTANCE OF 149.07 FEET;
8. SOUTH 31°24'06" WEST, A DISTANCE OF 191.19 FEET;
9. SOUTH 58°35'54" EAST, A DISTANCE OF 25.00 FEET;
10. SOUTH 31°24'06" WEST, A DISTANCE OF 646.83 FEET;
11. SOUTH 89°42'01"WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31;

THENCE NORTH 00°17'59" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2243.14 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 00°18'03" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 2651.47 FEET TO THE POINT OF BEGINNING;

PARCEL 7 (STATE OF COLORADO ACTING BY AND THROUGH THE STATE BOARD OF LAND COMMISIONERS)

A PART OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 36; AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36 TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00°18'03" EAST ALONG SAID EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 2651.47 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00° 17'59" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 2651.57 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 36: THENCE SOUTH 89°39'52" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN RULE AND ORDER CIVIL ACTION NO. 4002 RECORDED SEPTEMBER 21, 1973 IN BOOK 252 AT PAGE 654 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER; THENCE ALONG THE BOUNDARY OF SAID RULE AND ORDER CIVIL ACTION NO. 4002 THE FOLLOWING THREE (3) COURSES;

1. NORTH 00°17'59" WEST, A DISTANCE OF 410.00 FEET;
2 SOUTH 89°39'52" WEST, A DISTANCE OF 100.00 FEET;
3 SOUTH 00°17'59" EAST, A DISTANCE OF 410.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°39'52" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2508.30 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 89°39'29" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2641.93 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE NORTH 00°25'22" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1328.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER: THENCE NORTH 00°25'13" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1328.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 00°06'53" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2649.27 FEET TO THE NORTHWEST CORNER OF SAID SECTION 36; THENCE NORTH 89°45'31" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2636.00 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE NORTH 89°38'16" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2641.28 FEET TO THE POINT OF BEGINNING.

PARCEL 8 (STERLING RANCH FORE, LLC)

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 32; AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO BEAR NORTH 89°50'25" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°50'25" EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 2630.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MOORE ROAD ALSO KNOWN AS COUNTY ROAD 19; THENCE SOUTH 00°33'39" EAST. ALONG SAID WESTERLY RIGHT-OF-WAY LINE PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2647.79 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER: THENCE SOUTH 89°48'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2644.10 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 32; THENCE NORTH 00°16'21" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 2648.85 FEET TO THE POINT OF BEGINNING.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Clay Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

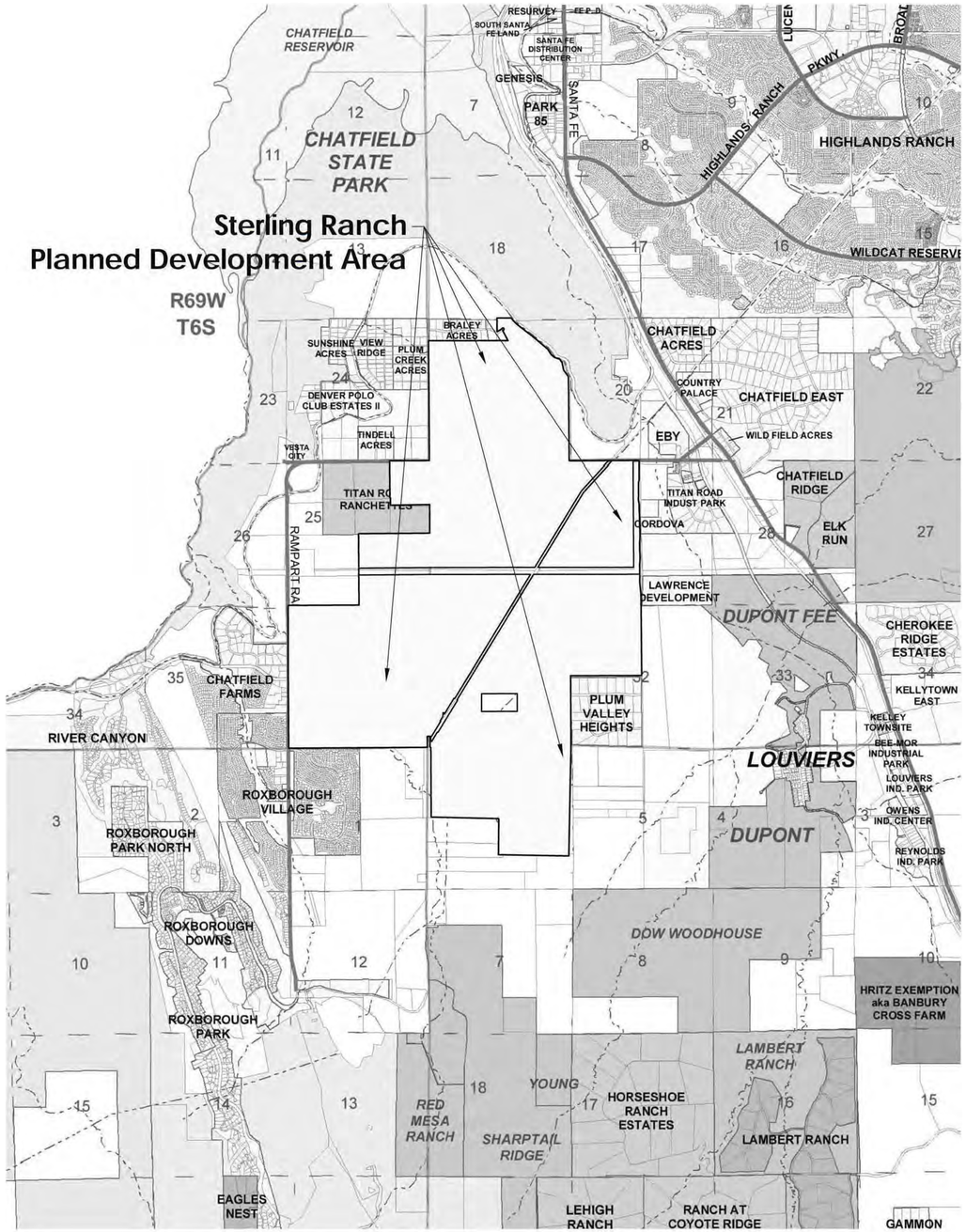
ZR2009-004
Revision Date: Sep 18, 2025

Legal Description, Cont.

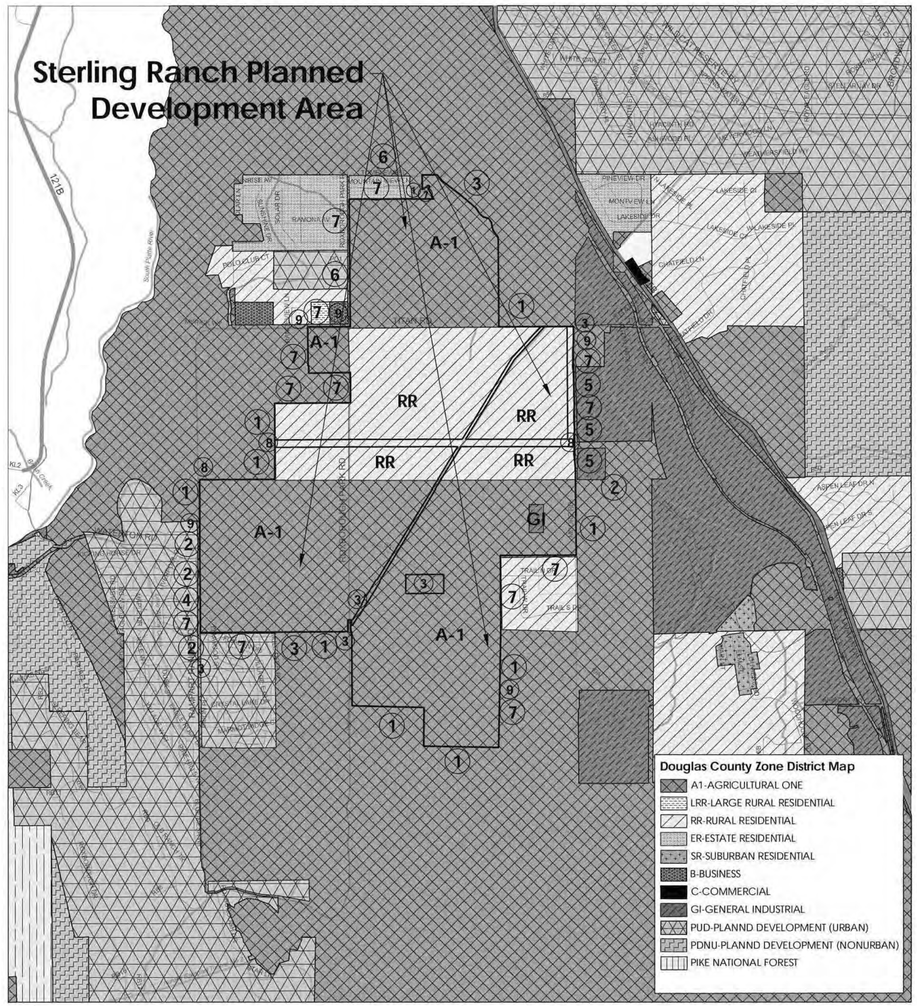
Sheet: 3 of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units



Vicinity Map



Land Use Key

1 Agriculture
2 Commercial
3 Exempt
4 HOA
5 Industrial
6 Mobile Home
7 Residential
8 Utilities
9 Vacant Land

Existing Adjacent Zoning and Land Use

SCALE: 1" = 2500'
0' 2500' 5000' 10000'
NORTH

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Milistein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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Vicinity And Adjacent Zoning

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STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

GENERAL PROVISIONS

G-1. Authority.

This Development Plan is authorized by Section 15 - Planned Development District of the Douglas County Zoning Resolution adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

G-2. Applicability.

The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Community Development Director or the Board of County Commissioners.

G-3. Adoption.

The adoption of this Development Plan shall evidence the findings and decision of the Douglas County Board of Commissioners that this Development Plan for Sterling Ranch is in general conformity with the Douglas County Comprehensive Master Plan; is authorized by the provision of Section 15 of the Douglas County Zoning Resolution; and that such Section 15 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

G-4. Relationship to County Regulations.

The provisions of this Development Plan shall prevail and govern the development of Sterling Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Douglas County Zoning Resolution, as amended, or any other applicable resolutions or regulations of Douglas County, shall be applicable.

G-5. Enforcement.

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of land and the location of common open space shall run in favor of Douglas County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

G-6. Confiict.

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director of Community Development.

G-7. Maximum Level of Development.

The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the Planning Areas is the maximum development requested for the platting or construction. The actual number of dwellings or level of development for commercial, business or industrial properties may be less due to subdivision or site improvement plan requirements, land carrying capacity or other requirements of the Board of County Commissioners.

G-8. Project Tracking.

At the time of subdivision final plat, the applicant shall provide a summary of the development, to date, along with the final plat submittal to the Planning Division, in order to assure maximum development limits are not exceeded.

G-9. Diagrams and Illustrations.

The metrics and text set forth in Tables 1 through 20 are an integral part of this Development Plan. However, the diagrams and illustrations that accompany them are provided for information purposes only and are not regulatory, with the exception of the diagrams and illustrations set forth in Tables 5 through 20 regarding building heights, setbacks and parking placement, which are binding. To the extent of any conflict between any text (including a metric contained in text) and a diagram or illustration (including a metric shown on a diagram or illustration), the text shall control.

G-10. Intent.

The intent of this Development Plan is to enable and encourage the implementation of the following policies: (a) that neighborhoods should generally be compact, pedestrian oriented, and mixed-use to the extent permitted by Table 2, (b) that ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive, (c) that interconnected networks ofThoroughfares should be designed to disperse traffic and reduce the length of automobile trips, (d) shared-use of parking facilities should be encouraged, (e) that within most neighborhoods. a range of housing types should be provided, (f) that appropriate land uses should be provided within walking distance of transit stops, and (g) that a range of open space areas, including Regional Parks, Neighborhood Parks, Greens, Squares and Plazas, should be distributed within the Property. The provisions of this Section G-10 shall not be deemed regulatory or binding, but may be used for purposes of granting Warrants in accordance with Section G-11.

G-11. Warrants.

(A) General.

For purposes of this Development Plan, a "Warrant" is a rule that would permit a practice that is not consistent with a specific provision of this Development Plan but is consistent with the intent provisons of Section G-10 and complies with the Zoning Resolution and the Subdivision Resolution. Requests for Warrants shall be approved or disapproved by the Director. Any request for a Warrant shall be approved or disapproved by the Director within 30 days after the Director's receipt of written request therefor. A request for a Warrant with respect to any provision of this Development Plan shall not open up for review any other provision of this Development Plan.

(B) Exclusions.

Notwithstanding the foregoing, requests to: (1) decrease a setback required by this Development Plan, (2) decrease a minimum lot size required by this Development Plan, (3) increase a maximum building height established by this Development Plan, (4) increase the number of Dwelling Units permitted within any Character Zone, Planning Area or the Property other than as permitted by this Development Plan, or (5) alter the boundary of a Planning Area other than as permitted by this Development Plan, may not be approved by Warrant. However, this Section G-11 sIlall not be deemed to prohibit administrative amendments, major amendments or other amendments to this Development Plan, or the granting of variances or other relief provided pursuant to the provisions of the Zoning Resolution, tlle Subdivision Resolution, or the County's other ordinances, resolutions and policies.

G-12. Interpretation.

When used in this Development Plan, the term "shall" indicates a mandatory provision and each of the terms "should" and "may" indicates a permissive provision that is not mandatory.

G-13. References.

(A) Sections.

Unless otherwise specified, any reference in this Development Plan to a "Section" shall mean a section of this Development Plan. For convenience, references contained in this Development Plan to sections of this Development Plan also include a prefacing letter, either "G", "S" or "D" to indicate whether such Section is within the General Provisions portion of this Development Plan (G), the Statement of Commitments portion of this Development Plan (S), or the Development Standards Section of this Development Plan (D).

(B) Tables.

Unless otherwise specified, any reference in this Development Plan to a "Table" shall mean a table set forth in the Development Standards section of this Development Plan.

G.-14 Certain Guiding Elements.

The commitments made in the video presentation from Owners to the Board on April 12, 2011 shall be guiding elements in the implementation of the Sterling Ranch Planned Development.

DEFINITIONS

All capitalized terms used but not defined in this Development Plan but defined in the Douglas County Zoning Resolution, as amended, shall have the meanings ascribed to them in the Douglas County Zoning Resolution, as amended; provided, however, if capitalized terms used in this Development Plan are defined in both this Development Pian and the Douglas County Zoning Resolution, as amended, the definitions contained in this Development Plan shall control. For purposes of this Development Plan, the terms set forth below shall have the meaning ascribed to them below:

"85 Segment" means U.S. Highway 85 from State Highway C-470 to State Highway 67, including the interchanges thereof.

"121 Segment" means State Highway 121 from State Highway C-470 to the Douglas County/Jefferson County boundary, including the interchanges therein.

"C-470 Segment" means State Highway C-470 from Kipling Parkway to Lucent Boulevard, including the interchanges thereof.

"Accessory Building", with respect to any lot. means a building: (1) located on the same lot as the Principal Building for such lot. (2) that is accessory to such Pnncipal Building, and {3) that may be connected to such Principal Buildings by breezeway or other external improvements. See Table 20.

"Accessory Unit" means a one-bedroom Dwelling Unit that: (1) contains no more than 1,500 square feet of interior floor area, (2) is located on the same lot as a principal Dwelling Unit that is a single-family detached dwelling, (3) contains both kitchen and bathroom facilities as part of such one-bedroom Dwelling Unit that are separate and distinct from the kitchen and bathroom facilities intended to serve the principal Dwelling Unit to which such one-bedroom Dwelling Unit is accessory, and (4) is located on a lot the Final Plat of which expressly states that an Accessory Unit may be located on such lot. An Accessory Unit may be held out for lease or rent, but may not be conveyed separately from the principal dwelling to which it is accessory. For purposes of this definition of Accessory Units, the term "interior floor area" means the interior finished floor area on any story contained within the perimeter walls, windows and doors, as measured to the interior surface of such walls, windows and doors, but does not include upper level openings for stairs or other features, balconies or garages.

"Ag/Livestock Structure" means a barn, corral, paddock, run pen, round pen or similar buildings or structures intended to contain livestock or agricultural uses.

"AHU" - see "Attainable Housing Unit"

"AMI" means the Area Median Income for Douglas County, Colorado as defined by HUD.

"ARS Parcel" means that portion of the Property identified as "Parcel 1" in the legal description of the Property included on Sheet 2 of the Development Plan.

"Attainable Housing Unit" or "AHU" means a housing unit (including an Accessory Unit) if: (1) at the time of development thereof, the unit qualifies as affordable or attainable housing pursuant to any governmental program operating in the State of Colorado that follows guidelines similar to those used by HUD or CHFA for both rental and homeownership, (2) at the time of the initial sale thereof, the unit's purchase price does not exceed maximum sales price as calculated below, or (3) at the time of the initial rental thereof, the initial monthly rental rate does not exceed the maximum initial monthly rental rate as calculated below:

(a) The maximum initial monthly rental rate shall be the monthly rental amount established by CHFA for the applicable unit type (e.g., 1-bedroom, 2-bedroom, etc.) and assuming 90% of median income for Douglas County.

(b) The maximum sales price shall be the product of: (A) 90%, (B) the most-recently published AMI. and (C) 2.75.

"Blufftop Protection Area" means the area designated as such on the Land Use Plan.

"Board" means the Board of County Commissioners for Douglas County, Colorado.

"Caretaker Unit" means a Dwelling Unit that: (1) is located within a building that is otherwise used for commercial, industrial or otlier non-residential purposes and (2) is intended to be occupied by one or more persons providing property management, security or similar services with respect to such building.

"CC&Rs" means the covenants, conditions and restrictions that Owner records against the Property, as amended.

"CDOT" means the State of Colorado Department of Transportation.

"Character Zone" means any of the designations C1, C2, C3, C4, CS, C6, SCZ-A. SCZ-B, SCZ-C, SCZ-D, SCZ-E and SCZ-F, which are assigned to various portions of the Property pursuant to this Development Plan, and which establish permitted uses, allowable densities and other development standards and regulations for those portions of the Property assigned thereto.

"Chatfield Farms Plat" means the plat of Chatfield Farms, Filing 1-A Recorded on August 2, 2002 at reception no. 2002075776, as modified by amendments thereto Recorded on July 23, 2003 at reception no. 2003109967, on February 10, 2005 at reception no. 2005012389, and on June 21, 2005 at reception no. 2005055642, and on January 2, 2007 at reception no. 2007000606.

"CHFA" means the Colorado Housing and Finance Authority.

"CND" or "Clustered Neighborhood Development" is one Neighborhood type permitted to be developed on certain portions of the Property pursuant to the terms of this Development Plan.

"Commitments Matrix" means the Parks/Trails/Open Space Commitments Matrix set forth on Sheet 18 of this Development Plan.

"Community Development Department" means the Community Planning and Sustainable Development Department for Douglas County, Colorado.

"Community Development Director" means the Director.

"Core Conservation Areas" means the areas identified as the core conservation areas in the Chatfield Basin Conservation Network's 2006 Green Infrastructure System Report.

"County" means Douglas County, Colorado.

"County's Road Concurrency Standard' means the concurrency level of service standard for urban streets established by Section 1524 of the Zoning Resolution. After the approval of the Sterling Ranch Planned Development the County repealed the 'County's Road Concurrency Standard' and it is no longer part of the County's Zoning Resolution.

"CPI" means the Consumer Price Index , All Urban Consumers, U.S City Average, All Items (1982-84=100), Not Seasonally Adjusted, as published by the Bureau of Land Statistics of the United States Department of Labor.

"CPI Adjustment Factor," in respect of any payment under Section S-2.5(d)(ii)(a) toward the cost of any improvement to the 85 Segment or the 121 Segment, means a fraction, the numerator of which is the most recent CPI available at the time such payment is due, and the denominator of which is the most-recent CPI available when the costs For such improvements were estimated under the SLS.

"D1" means Planning Area D1 (Country and Hillside District) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1.

"D2" means Planning Area D2 (Villages District) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1 .

"D3" means Planning Area D3 (Town Center District) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1 .

"DCHP" means the Douglas County Housing Partnership.

"Design Guidelines" means the written design and architectural standards and guidelines adopted by one or more architectural control committees established by the CC&Rs.

"Denver Water Parcel" means the following two parcels of real property, which generally bisect the Property:

Parcel A

A strip of land being a portion of the land formerly described in deed recorded in book 251 at page 741, said strip being a portion of the section 31, township 6 south, range 68 west of the sixth principal meridian, County of Douglas, State of Colorado being more particularly described as follows:

commencing at the southwest corner of said section 31 and considering the west line of the southwest quarter of said section 31 to bear north 00°17'59" west, 2651.57 feet with all bearings contained herein being relative thereto; thence north 00°17'59" west, along the west line of said southwest quarter, a distance of 218.14 feet; thence north 89°42'01" east, a distance of 30.00 feet to a point on the easterly right of way line of Roxborough Park Road, said point being the point of beginning; thence north 00°17'59" west, a distance of 190.29 feet; thence north 31°24'06" east, a distance of 646.83 feet; thence north 58°35'54" west, a distance of 25.00 feet; thence north 31°24'06" east, a distance of 191 .19 feet; thence north 04°24'06" east, a distance of 149.07 feet; thence south 85°35'54" east, a distance of 50.00 feet; thence south 04°24'06" west, a distance of 50.93 Feet: thence north 31°24'06" east. a distance of 698.67 feet; thence south 58°35'54" east, a distance of 25.00 Feet; thence north 31°24'06" east, a distance of 5405. 76 feet to a point on the southerly line of that parcel of land as described in deed recorded in book 118 under reception no. 99145; thence south 89°59'23" east, along said southerly line, a distance of 117.14 feet; thence south 31°24'06" west, a distance of 5466.77 feet; thence south 58°35'54" east, a distance of 25.00 feet; thence south 31°24'06" west, a distance of 1400.00 feet; thence north 58°33'54" west, a distance of 25.00 feet; thence south 31°24'06" west, a distance of 408.75 feet to the point of beginning, said Parcel A containing a calculated area of 781,401 square feet or 17.938 acres more or less.

Parcel B

A stnp of land being a portion of the land formerly described in deed recorded in book 251 at page 741, said strip being a portion of the east half of section 30 and a portion of the northwest quarter of section 29, township 6 south, range 68 west of the sixth principal meridian, County of Douglas, State of Colorado being more particularly described as follows:

commencing at the northwest corner of said section 29 and considering the west line of the southwest quarter of section 31, township 6 south, range 68 west of the sixth principal meridian to bear north 00°17'59" west. 2651.57 feet with all bearings contained herein being relative thereto; thence north 89°43'08" east. along the north line of the northwest quarter of said section 29, a distance of 1428.99 feet; thence south 00°16'52" east. a distance of 30.00 feet to a point on the southerly right of way line of titan road, said point being the point of beginning; thence north 89°43'08" east, along said southerly right of way line, a distance of 136.10 feet; thence south 42°26'06" west, a distance of 1526.86 feet; thence south 31°24'06" west, a distance of 3256.59 feet to a point on the northerly line of that parcel of land as described in deed recorded in book 197 at page 188; thence north 89°59'23" west, along said northerly line, a distance of 117.14 feet; thence north 31°24 '06" east, a distance of 3327 .27 feet; thence north 42°26'06" east, a distance of 1444.19 feet to the point of beginning, said Parcel B containing a calculated area of 477.734 square feet or 10.967 acres more or less.

"Development Application" means each application requesting County approval of a preliminary plan, minor development plan, site improvement plan on unplatted property, use by special review, or location and extent permit.

"Development Areas A and B" means those portions of Planning Area D1 so identified on the Land Use Plan

"Development Plan- means this development plan (consisting of a total of 36 Sheets, labeled Sheets 1 through 36) for the Sterling Ranch Planned Development.

"Development Standards" means the development standards at Sheets 19 through 31 of this Development Plan.

"Director" means the County's Planning Services Director.

"Director of Community Development" means the Director.

"Dwelling Unit" means a building or portion thereof within the Property intended to be used predominantly for residential occupancy, including single-family, two-family, multi-Family dwelling units and Accessory Units and the portion of a Live-Work unit intended to be used predominantly for residential occupancy. but not including mobile homes, hotels, motels, hospitals, dormitories, assisted living facilities, nursing homes, or motor homes.

"East Willow Creek Drainage" means those portions of the Property depicted generally on the Parks, Open Space and Trails plan as the "East Willow Creek Drainage" and designated within Character Zone C1.

"Eave", in respect of any structure, means the lowest portion of the roof assembly for such structure that overhangs a wall.

"Effective Date- means the date this Development Plan is first recorded.

"Exception Parcels" means the Xcel Parcel, the Denver Water Parcel and the Roxborough W/S Parcel.

"Excluded Parcel" means: (1) all land assigned to Character Zone C1 in accordance with this Development Plan, (2) all Remnant Parcels. and (3) all School Sites.

"Existing Development Approval" means a Future Development Approval that has been approved by the County to the extent such approval has not expired or been vacated.

"Fairgrounds" means property primarily used for outdoor fairs or exhibitions.

"Final Plat" means a final plat, including all amendments thereto, approved by the County and Recorded.

"Fire District" means the South Metro Fire Rescue Authority or a successor district providing fire protection services for the Property.

"Future Development Approval" means a development approval for subdivision, site improvements plan. use by special review or location and extent permit.

"Gross Floor Area" or "GFA" with respect to any Non-residential Building, means the total floor area, including the exterior building walls, on all floors of such Non-residential Building. "Gross Floor Area" does not include parking areas and floor area within such Non-residential Building occupied by HVAC, mechanical, electrical, communications, or security equipment and other similar facilities and areas.

"Gross Site Area" with respect to any Non-residential Building, means the total land area included within the site improvement plan for such Non-residential Building.

"Home Occupation - Class I" means a Home Occupation (as defined in the Zoning Resolution) meeting the criteria set forth in the Zoning Resolution, however, for Class One Home Occupations - Class I may be located within the principal building, an accessory building or both, and may not exceed 1,500 square feet within such accessory building.

"Home Occupation - Class 2" means a Home Occupation (as defined in the Zoning Resolution) meeting the criteria for Class Two Home Occupations set forth in the Zoning Resolution.

"Home Occupation - Other" means a Home Occupation (as defined in the Zoning Resolution) that is not a Home Occupation - Class 1 or a Home Occupation - Class 2.

"HUD" means the United States Department of Housing and Urban Development.

"Inn" means an owner-occupied lodging facility offering between 6 and 12 rooms to guests.

"Land Use Plan" means the Land Use Plan Overview set forth on Sheet 8 of this Development Plan.

"Lawrence Parcel" means that part of the SE1 /4 of Section 29, Township 6 South, Range 68 West of the 6th PM .. described as follows:

Commencing at the Southeast corner of said SE 1/4; thence North 00°48'43" West along the East line of said SE1 /4, a distance of 1112.93 feet to the South line of a 210.00 foot wide Public Service Right Of Way as described in Book 118 at Page 59; thence North 89°51 '00" West along said South line, 1630.96 Feet to the true point of beginning; thence continuing North 89°51'00" West along said South line 982.00 feet to the Easterly right of way line of Moore Road; thence along said Easterly line the Following 4 courses and distances:

Thence South 00°34'00" East, 56.89 feet,
Thence South 02°28'30" East, 300.20 feet;
Thence South 03°43'30" West, 401 .10 feet;
Thence South 00°34'00" East, 40.14 feet;

Thence Easterly on an interior angle of 90°40'56", a distance of 996.99 feet, Thence Northerly on an interior angle of 89°40'44", a distance of 796.64 feet to the true Point of Beginning,

Also known as Lots 1 & 2, Lawrence Development, Douglas County. Colorado.

"Lead Owner" means Sterling Ranch, LLC, a Colorado limited liability company, and its successors and assigns, but only to the extent: (1) such successors and assigns are so designated by Lead Owner by separate written instrument that specifically and expressly designates such successor or assign by reference to this Development Plan and this definition of "Lead Owner", and (2) such instrument is executed on behalf of the then-Lead Owner and Recorded.

"Live-Work" means a mixed-use unit containing a residential and a commercial function that is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity.

"Long Pedestrian Shed" means a Pedestrian Shed that has an average radius of 2,640 Feet (or ½ mile).

"Major Water Storage Facility" means a facility used for water storage with a designed ca pa city of 300,000 gallons or more.

"MFDU" (Multi-family Dwelling Unit) means a Dwelling Unit located within a building, containing one or more other Dwelling Units other than Accessory Units arranged. designed or intended for occupancy by two or more families living independently of each other, including condominiums or duplexes.

"Mixed-use Building" means a building containing: (1) more than one Dwelling Unit and (2) commercial, industrial or other non-residential spaces that is constructed within the Property.

"Neighborhood" means a portion of the Property established as a "Neighborhood" pursuant to Section D-1.2.

"Neighborhood Plan" means a plan prepared by the Lead Owner in compliance with Section D-1.2, which establishes: (1) the locations of Neighborhoods and Character Zones within Planning Areas D1, D2 and D3, except for those areas included in special Character Zones SCZ-D, SCZ-E, and SCZ-F pursuant to Section D-2 4. and (2) the Neighborhoods Type for each such Neighborhood.

"Neighborhood Type" means a CND, a TND or a TCD.

"Net Space", with respect to any Office or Retail use, means the interior finished floor area on any story contained within the perimeter walls, windows and doors, as measured to the interior surface of such walls, windows and doors, and measured to the midpoint of walls and doors separating such areas from interior common or other areas. "Net Space" does not include areas within a building's public corridors, stairways, elevator rooms, janitors closets, restrooms, and other similar facilities and areas.

"Non-residential Building" means a commercial, industrial or other similar non-residential building constructed within the Property and that does not contain any Dwelling Unit other than one Caretaker Unit.

"OI" means Planning Area O1 (Open Preserve) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.2(A).

"O1 Dedication Map" means the map labeled "O1 Dedication Map" set forth on Sheet 18 of this Development Plan.

"O1 Dedication Table" means the table labeled "O1 Dedication Table" set forth on Sheet 18 of this Development Plan.

"Official Records" means the official real property records of the Clerk and Recorder for Douglas County, Colorado.

"Other Park" means any portion of land Property dedicated in accordance with Section S-1.1 (C), S-1.1 (D) or S-1.1 (E) (including without limitation, Neighborhood Parks, Greens, Squares, Plazas and Playgrounds as described in Table 4).

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: Sep 18, 2025

General Provisions And Definitions

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

"Other Recreational Park" means an Other Park within which Recreational Facilities, other than merely a trail are provided, however, if interpretative signs, monuments or other improvements facilitating the interpretation or viewing of wildlife, the environment, or matters of archeological or historical interest are provided in connection with such trail, then such Other Park will qualify as an Other Recreational Park.

"Owner" means each of: (1) Sterling Ranch, LLC, a Colorado limited liability company, (2) Sterling Ranch Too, LLC, a Colorado limited liability company, (3) the State of Colorado acting by and through its Board of Land Commissioners, (4) Columbine-Lakewood Colorado Soccer Association, a Colorado nonprofit corporation, (5) Sterling Ranch Fore, LLC, a Colorado limited liability company, and (6) ARS Sand & Gravel Co .. LLC, a Colorado limited liability company, to the extent of their respective interests in the Property, together with their respective successors and assigns with respect to such interests.

"Parcel 1 of the Property" means the portion of the Property described as Parcel 1 on Sheet 2 of this Development Plan.

"Parcel 2 of the Property" means the portion of the Property described as Parcel 2 on Sheet 2 of this Development Plan.

"Parcel 3 of the Property" means the portion of the Property described as Parcel 3 on Sheet 2 of this Development Plan.

"Parcel 4 of the Property" means the portion of the Property described as Parcel 4 on Sheet 2 of this Development Plan.

"Parcel 5 of the Property" means the portion of the Property described as Parcel 5 on Sheet 2 of this Development Plan.

"Parcel 6 of the Property" means the portion of the Property described as Parcel 6 on Sheet 2 and Sheet 3 of this Development Plan.

"Parcel 7 of the Property" means the portion of the Property described as Parcel 7 on Sheet 3 of this Development Plan.

"Parcel 8 of the Property" means the portion of the Property described as Parcel 8 on Sheet 3 of this Development Plan.

"Parks Maintenance Facility" means a maintenance, storage, service and/or administrative facility primarily supporting parks, trails and/or open space.

"Parks Maintenance Facility Land" means land to the extent used for a Parks Maintenance Facility.

"Parks, Open Space and Trails Plan" means the Parks, Open Space and Trails Plan Overview set forth on Sheet 9 of this Development Plan.

"Parks Requirement" means the requirement, as set forth in Section S-3, 1, to provide park land (or cash or improvements in lieu thereof) in the amount equal to the sum of (1) the total number of SFDUs that are not Accessory Units multiplied by 0.045 acres/SFDU, plus (2) the total number of MFDUs, Accessory Units and Caretaker Units for which the County has issued a building permit multiplied by 0.03285 acres/(MFDU, Accessory Unit or Caretaker Unit for which the County has issued a building permit), plus, (3) 3% of Gross Site Area of Non-residential Buildings for which the County has issued a building permit. Notwithstanding the foregoing, commercial, industrial, and other non-residential uses and spaces within Mixed-use Buildings shall not be included when calculating the Parks Requirement: however all MFDUs in Mixed-use Buildings (for which the County has issued a building permit) and all Caretaker Units (for which the County has issued a building permit) within Non-residential Buildings shall be included when calculating the Parks Requirement The amount of the Parks Requirement at any given time will be determined by the number of SFDUs created by Final Plats Recorded as of such time, the number of MFDUs, Accessory Units and Caretaker Units for which the County has issued building permits as of such time, and the Gross Site Area of Non-residential Buildings for which the County has issued building permits as of such time.

"Pedestrian Shed" means an area defined by the average distance that may be traversed at an easy walking pace from its edge to its center. A "Pedestrian Shed" may be a Standard Pedestrian Shed or a Long Pedestrian Shed.

"Plan" means this development plan (consisting of a total of 36 Sheets, labeled Sheets 1 through 36) for the Sterling Ranch Planned Development.

"Planning Areas· means the eight planning areas depicted generally on the Land Use Plan as O1, D1, D2, D3, SA 1, SA2, SA3 and RP the boundaries of which may be adjusted as set forth in Section D-2.1 and D-2.2.

"Planning Division" means the Community Planning and Sustainable Development Department for Douglas County, Colorado.

"Porch" means an exterior structure that extends outside a building; usually roofed and generally open-sided, but may also be partially enclosed, screened, or glass-enclosed; typically, an addition to the main structure and used to protect an entrance.

"Previously Dedicated O1 or Regional Park Areas", with respect to any given time, means those portions of the Property within the O1 Planning Area that have previously been dedicated pursuant to Section S-1.1(C) and accepted and those portions of the Property that have previously been dedicated as a Regional Park pursuant to Section S-1.1 (A) and accepted.

"Primary Frontage" means, with respect to a building on a corner lot, the side of such building designated to bear the primary pedestrian entrance to such building.

"Primary Thoroughfare" means a Thoroughfare within the Property that is identified as a "Primary Thoroughfare· on the Thoroughfare Plan.

"Principal Building", with respect to any lot, means the main building on such lot. see Table 20.

"Property" means land included within (and subject to) this Development Plan.

"Record", "Recorded" or "Recording" means record, recorded, or recording, as appropriate, in the Official Records.

"Recreation Facilities" means: (7) facilities that can be used for active or specialized recreation for one or more segments of the population, including without limitation, ball fields, playfields, volleyball courts, basketball courts, tennis courts, other soft-surface or hard-surface courts, swimming pools, recreation centers, fitness facilities, fountain play areas, other water play areas, rodeo facilities, 4H facilities used for specialized or active recreation, equestrian arenas, polo facilities, other equestrian facilities, fitness course facilities, disk golf facilities, off-leash dog park facilities, mountain bike facilities, BMX facilities, climbing facilities, rollerblade facilities, skateboard facilities, docks, piers, non-motorized boat launches, playgrounds, trails (including, without limitation, trails and related improvements located outside the Property that serve to connect trails within the Property to the regional trail system located outside the Property), pavilions, picnic facilities, and areas designed to accommodate walking, jogging or running circuits (including, without limitation, walkway areas located in plazas that are expressly or implicitly designated for such use by specialized pavers, other surfacing or other methods). (2) gardening facilities for retirement-focused or assisted-living communities, (3) gardens and facilities used for other organized agricultural activities (including without limitation, 4H facilities used for organized agricultural activities) but only if the net monetary proceeds generated thereby, if any, are used solely to support community or educational activities, (4) facilities that can be used for active or specialized recreation related to fish or wildlife management (including, without limitation, 4H facilities related to fish and wildlife management), (5) interpretative signs, monuments and other improvements facilitating the interpretation or viewing of wildlife, the environment, or matters of archeological or historical interest, (6) landscaping, benches, other seating, and other site furnishings for parks, trails, or other facilities that can be used for active or specialized recreation, and (7) other improvements accessory to or necessary in providing the foregoing, including without limitation maintenance, storage, service and administration facilities and improvements, irrigation facilities, restrooms, drinking fountains, waste receptacles, lighting, other site furnishings, grading, drainage, detention, retention, and storm water facilities and improvements. Thoroughfares and parking facilities, utilities, and grade-separated trail crossings. All recreational activities within storm water facilities shall be in accordance with the County regulations.

"Regional Equestrian-only Trails" means those trails depicted generally on the Parks, Open Space and Trails Plan as "Regional Equestrian-only Trails", together with any other equestrian trails connected thereto located within the Property or the Exception Parcels.

"Regional Multi-use Trails" means those trails depicted generally on the Parks, Open Space and Trails Plan as "Regional Multi-use Trails", together with any other trails connected thereto located within the Property or the Exception Parcels.

"Regional Parks" means Sterling Gulch Regional Park, Burns Regional Park and Heritage Regional Park.

"Regional Trail Acres": (1) with respect to any easement for a Regional Trail dedicated pursuant to Section S-1.1 (G)(iii), means the width of such Regional Trail to be built within such easement plus four feet on each side of such Regional Trail; and, (2) with respect to any segment of the Regional Trails provided within any portion of a dedicated right-of-way (including sidewalks), means the area within such dedicated right-of-way intended for use as a Regional Trail and dedicated with a recognizable difference in appearance to the extent not part of a sidewalk.

"Regional Trails" means Regional Multi-Use Trails and Regional Equestrian-only Trails.

"Remnant Parcel" means each portion of the Property that is not included within Planning Areas O1, SA1, SA2, or RP, and that is too small to become its own Neighborhood due to the minimum size requirements set forth in Section D-1.2(B)(vi).

"Reservoir Easement" means an easement burdening Sterling Gulch Reservoir that Owner may dedicate pursuant to Section S-1.1(B).

"Roxborough W/S Parcel" means the following parcel of real property, which is surrounded by the Property:

A parcel of land being the southeast quarter of the northeast quarter of the southwest quarter and the southwest quarter of the northwest quarter of the southeast quarter of section 31, township 6 south, range 68 west of the sixth principal meridian, as conveyed to city of aurora by deed recorded August 23, 1958 in book 125 at page 273, said parcel being located in the County of Douglas, State of Colorado being more particularly described as follows:

commencing at the southeast corner of the southwest quarter of said section 31 and considering the east line of the southwest quarter of said section 31 to bear north 00°05'22" west, 2650. 77 feet with all bearings contained herein being relative thereto; thence north 00°05'22" west, along the east line of said southwest quarter, a distance of 1325.37 feet to the southeast corner of the southeast quarter of the northeast quarter of the southwest quarter of said section 31, said point also being the point of beginning; thence along the south, west and north lines of said southeast quarter of the northeast quarter of the southwest quarter of section 31 the following three (3) courses; (1) south 89°52'20" west, a distance of 663.91 feet (2) north 00°06'12" west, a distance of 662.98 feet: (3) north 89°53'44" east a distance of 664.07 feet to the northwest corner of the southwest quarter of the northwest quarter of the southeast quarter of said section 31; thence along the north, east and south line of said southwest quarter of the northwest quarter of the southeast quarter of section 31 the following three (3) courses; (1) north 89°52'27" east, a distance of 661.63 feet: (2) south 00°07'50" east, a distance of 662.77 feet; (3) south 89°52'46" west a distance of 662. 10 feet to the point of beginning, said parcel containing a calculated area of 878,768 square feet or 20.174 acres more or less.

"RP" means Planning Area RP (Regional Parks) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set Forth in Section D-2.2(C)

"SA1" means Planning Area SA1 (School District) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2 .1.

"SA2" means Planning Area SA2 (Reservoir) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1.

"SA3" means Planning Area SA3 (Maintenance/Industrial) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1.

"School District" means the Douglas County School District.

"School Sites" means those portions of the Property that Owner intends to offer For dedication to the County for purposes of constructing and operating schools thereon pursuant to Section S-1.2.

"SCZ-A Perimeter Lot" has the meaning set forth in Table 11.

"SCZ-B Perimeter Lot" has the meaning set forth in Table 12.

"Secondary Frontage" means, with respect to a building on a corner lot, the side of such building facing a Thoroughfare that is not designated to bear the primary pedestrian entrance to such building.

"SFDU" (Single-family Dwelling Unit) means a legal lot within the Property established by a Final Plat and intended for one single-family detached Dwelling Unit.

"SLS" has the meaning set forth in Section S-2.5.

"Southern Connector Improvements" means a new road consisting of two through lanes connecting Moore Road and U.S. Highway 85, together with all intersections along such new road including those at Moore Road and U.S. Highway 85, and required traffic signals along such new road including those at Moore Road and U.S. Highway 85.

"Southern O1 Buffer Area" means the portion of the Property so identified on the Land Use Plan.

"Standard Pedestrian Shed" means a Pedestrian Shed that has an average distance between its edge and its center of 1,320 feet (or ¼ mile).

"State Highway Segments" means the 85 Segment, the 121 Segment, the C4 70 Segment, the Waterton Concurrency Segment, and the Titan Concurrency Segment.

"State Land Board" means the State of Colorado acting by and through its Board of Land Commissioners.

"Sterling Gulch Reservoir" means those portions of the Property within or near Sterling Gulch Regional Park that Owner may designate for use as a potential reservoir and may subject to the Reservoir Easement.

"Sterling Gulch Wildlife Corridor" means those portions of the Property that are: (1) depicted generally on the Parks, Open Space and Trails Plan as the Sterling Gulch Wildlife Corridor, and (2) either: (a) within Planning Area 01 and dedicated in accordance with this Development Plan, (b) designated within Character Zone C1 in accordance with this Development Plan, (c) burdened by the Reservoir Easement, if any, (d) within Sterling Gulch Regional Parl<, or (e) land designated by Lead Owner for inclusion within the Sterling Gulch Wildlife Corridor and that is subject to a Recorded covenant in favor of the County that prohibits permanent buildings on such land and prohibits fencing on such land that is not wildlife friendly.

"Sterling Ranch" means the Property.

"Subdivision Resolution" means the Douglas County Subdivision Resolution, as the same may be amended from time to time.

"TCD" or "Town Center Development" is one Neighborhood type permitted to be developed on certain portions of the Property pursuant to the terms of this Development Plan.

"Thoroughfare" means a street roadway, passage, drive, lane or similar area intended primarily for vehicular traffic.

"Thoroughfare Plan" means the Thoroughfare Plan Overview set forth on Sheet 7 of this Development Plan.

"Titan Concurrency Segment" means the segment ofTitan Road between U.S. Highway 85 and the western boundary of the Xcel Parcel where the Xcel Parcel meets Titan Road (as shown on the Thoroughfare Plan).

"Titan Road Additional Dedication Segment" means the portion of Titan Road between Street C (as shown on the Thoroughfare Plan) and the western edge of the Xcel Parcel where the Xcel Parcel intersects Titan Road (as shown on the Thoroughfare Plan).

"TND" or "Traditional Neighborhood Development" is one Neighborhood type permitted to be developed on certain portions of the Property pursuant to the terms of this Development Plan.

"Traffic-generating Application" means an application for approval of a sketch plan, preliminary plan, final plat, use by special review, location and extent. or site improvements plan that proposes improvements on the Property and is submitted to the County by owner.

"Unallocated Density" means Dwelling Unit density permitted within the Property pursuant to Section D-4 .1 that is not yet constructed and not previously allocated by Lead Owner in accordance with Section D-4.3.

"Utility-Minor Facilities" mean any electric distribution lines, natural gas distribution pipelines, telegraph lines, telephone lines, cable television lines, data transmission lines, gas regulators, motor stations, lift stations, pumps and pump stations, pipes, systems and structures designed to collect transfer or distribute potable water (including, without limitation, water wells, treatment and storage facilities), systems and structures designed to collect, treat distribute, or dispose of sewage, water storage tanks, ponds, lakes, reservoirs (other than Major Water Storage Facilities), permitted well facilities, drainageways and storm water structures, conveyances, retention and detention areas and facilities, and other structures, facilities, equipment , and improvements similar or related to any of the foregoing.

"Warrant" has the meaning given to that term in Section G-11.

"Waterton Concurrency Segment" means the segment of Waterton Road between Rampart Range Road and the Douglas County/Jefferson County boundary.

"Willow Creek Wildlife Corridor" means those portions of the Property along Willow Creek that are: (1) depicted generally on the Parks, Open Space and Trails Plan as the "Willow Creek Wildlife Corridor," and (2) either: (A) within Planning Area O1 and dedicated in accordance with this Development Plan, or (B) designated as Character Zone C1 in accordance with this Development Plan.

"Xcel Parcel" means the following two parcels of real property, which generally bisect the Property:

Parcel A:

A strip of land 260.00 feet in width being a portion of the land formerly described in deeds recorded in book 118 under reception no. 99145 and in book 197 at page 188, said strip being a portion of the southeast quarter of section 25, township 6 south, range 69 west of the sixth principal meridian, County of Douglas, State of Colorado being more particularly described as follows:

commencing at the southeast corner of said section 25 and considering the east line of the southeast quarter of said section 25 to bear north 00°15'41" west, 2659.11 feet with all bearings contained herein being relative thereto; thence north 00°15'41" west, along the east line of said southeast quarter, a distance of 1119.55 feet; thence south 89°35'35" west, a distance of 30.00 feet to a point on the westerly right of way line of Roxborough Park Road, said point being the point of beginning; thence continuing south 89°35'35" west, a distance of 2614.45 feet to a point on the west line of said southeast quarter; thence north 00°25'25" west, along said west line a distance of 260.00 feet; thence north 89°35'35" east a distance of 2615.18 feet to a point on the westerly right of way line of said Roxborough Park Road; thence south 00°15'41" east, along said westerly right of way line, a distance of 260.00 feet to the point of beginning, said Parcel A containing a calculated area of 679.852 square feet or 15.607 acres more or less.

Parcel B:

A strip of land varying in width being a portion of the land formerly described in deeds recorded in book 118 under reception no. 99145 and in book 197 at page 188, said strip being a portion of the south half of section 30 and a portion of the west half of section 29, township 6 south, range 68 west of the sixth principal meridian, County of Douglas, State of Colorado being more particularly described as follows:

commencing at the southwest corner of said section 30 and considering the west line of the southwest quarter of said section 30 to bear north 00°15'41" west, 2659.11 feet with all bearings contained herein being relative thereto; thence north 00°15'41" west, along the east line of said southwest quarter, a distance of 1119.55 feet; thence north 89°52'05" east, a distance of 30.00 feet to a point on the easterly right of way line of Roxborough Park Road, said point being the point of beginning; thence north 00°15'41" west, along said easterly right of way line, a distance of 260.00 feet; thence north 89°52'05" east, a distance of 2539.83 feet to a point on the west line of the southeast quarter of said section 30; thence south 89°59'23" east, a distance of 2635,38 feet to a point on the west line of the southwest quarter of said section 29; thence north 89°52'45" east, a distance of 2372.20 feet: thence north 00°22'12" west, a distance of 3905.79 to a point on the southerly right of way line of titan road; thence north 89°43'08" east, along said southerly right of way line, a distance of 223.74 feet: thence south 00°08'48" west, a distance of 650.35 feet; thence south 11°27'18" west, a distance of 102.00 feet; thence south 00°08'48" west, a distance of 658.70 feet; thence south 09°28'42" east, a distance of 144.30 feet; thence south 01°31'12" east a distance of 1200.00 feet; thence south 02°47'48" west. a distance of 265.60 feet; thence south 00°50'12" east, a distance of 310.60 feet; thence south 03°42'12" east, a distance of 200.20 feet; thence south 02°58'48" west, a distance of 300.70 feet; thence south 00°50'12" east, a distance of 128.68 feet: thence south 00°50'12" east, a distance of 210.84 feet: thence south 89°52'45" west, a distance of 2595.09 feet to a point on the west line of the southwest quarter of said section 29; thence north 89°59'23" west, a distance of 2635.26 feet to a point on the west line of the southeast quarter of said section 30; thence south 89°52'05" west, a distance of 2540.21 feet to the point of beginning, said Parcel B containing a calculated area of 2,875,265 square feet or 66.007 acres more or less.

"Zoning Resolution" means the Douglas County Zoning Resolution, as the same may be amended from time to time.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO
acting by and through the
STATE BOARD OF LAND
COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD
COLORADO SOCCER
ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND &
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8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein &
Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
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Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
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3425 W. 31st Avenue
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1842 Clarkson Street
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P: 303 830 1188
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Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

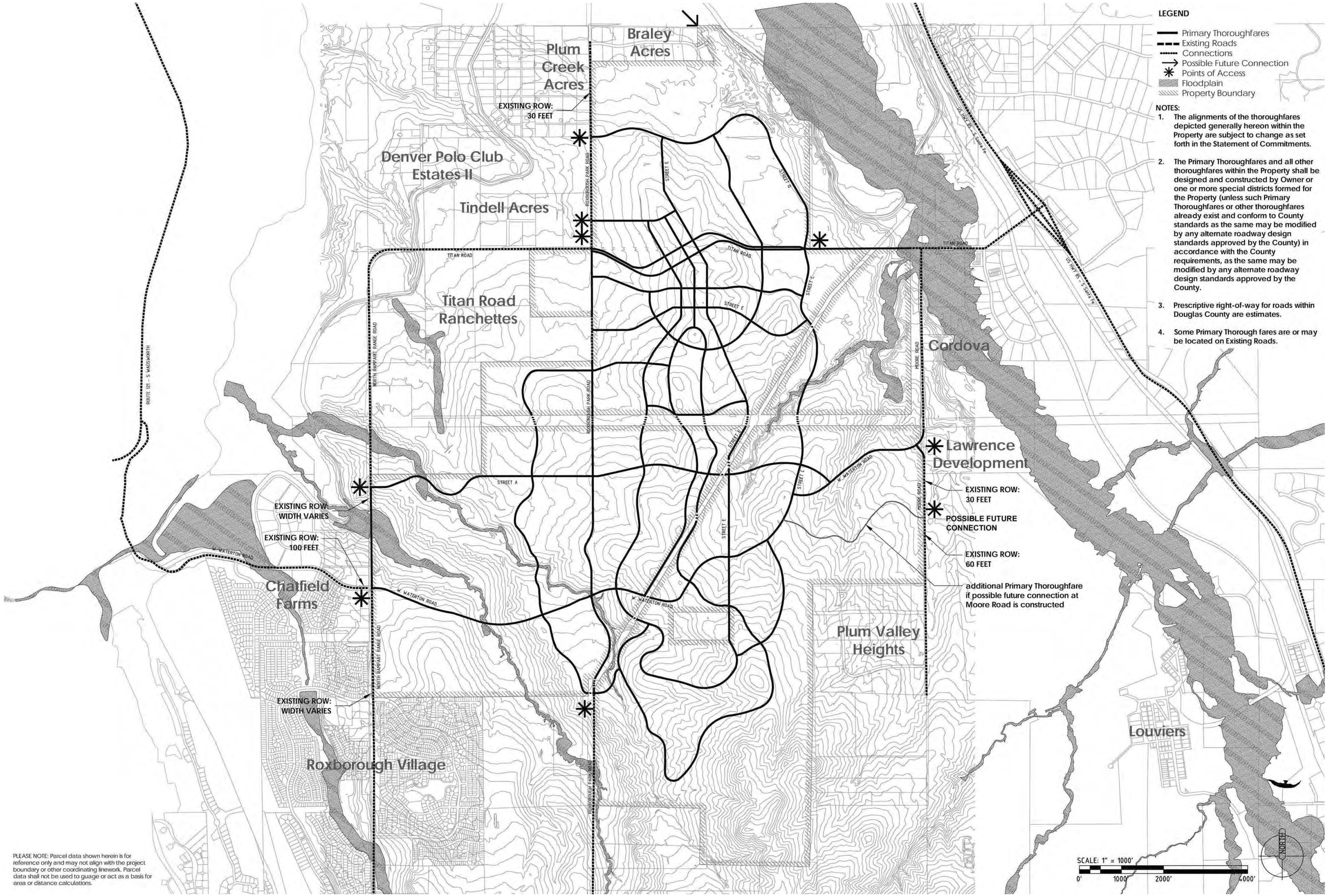
General Provisions And Definitions, Cont.

ZR2009-004
Revision Date: Sep 18, 2025

Sheet: 6 of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units



LEGEND

- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Points of Access
- Floodplain
- Property Boundary

NOTES:

1. The alignments of the thoroughfares depicted generally hereon within the Property are subject to change as set forth in the Statement of Commitments.
2. The Primary Thoroughfares and all other thoroughfares within the Property shall be designed and constructed by Owner or one or more special districts formed for the Property (unless such Primary Thoroughfares or other thoroughfares already exist and conform to County standards as the same may be modified by any alternate roadway design standards approved by the County) in accordance with the County requirements, as the same may be modified by any alternate roadway design standards approved by the County.
3. Prescriptive right-of-way for roads within Douglas County are estimates.
4. Some Primary Thorough fares are or may be located on Existing Roads.

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P: 303 233 3705
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STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
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Suite 101
Littleton, CO 80127
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Denver, CO 80218
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AECOM
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Denver, CO 80202
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Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
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2000 Cloy Street, #300
Denver, CO 80211
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143 Union Boulevard, Suite 600
Lakewood, CO 80228
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Denver, CO 80211
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1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
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Thoroughfare Plan Overview

Sheet: 7 of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

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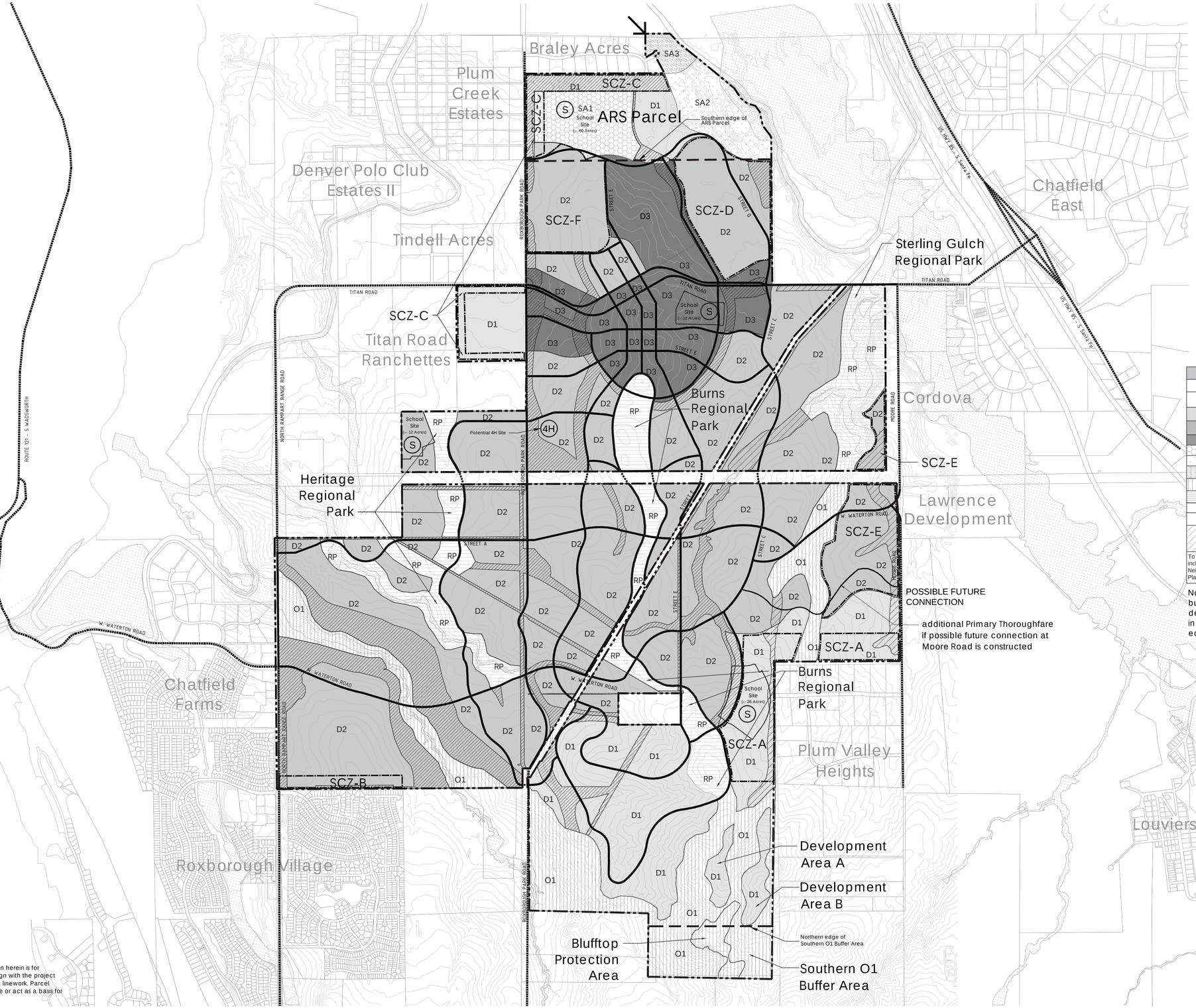


LEGEND

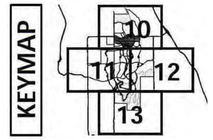
PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District

OTHER

- School Site
- Special Character Zones
- Character Zone C1 - Multifunction Open Space
- Floodplain
- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Property Boundary

KEYMAP



Land Use

(Subject to adjustment pursuant to the terms of the Development Plan)

Planning Areas	Acres
D1 - Country/Hillside	533.57
D2 - Villages	1818.22
D3 - Town Center	298.54
SA1 - School	60.00
SA2 - Reservoir	59.42
SA3 - Maintenance/Industrial	13.24
O1 - Open Preserve	336.77
RP - Regional Park	281.01
TOTAL	**3400.77**
Character Zone C1 - Multi-Function Open Space	516.09
To be included in Neighborhood/ Plat designs — Other Parks to be designated within Neighborhoods	57.00 (estimated)

Non-residential square footage: Totals for business, commercial, and industrial space will be determined by development standards set forth in the Development Plan and sustainable and economic practices.

Areas Subject to Potential Inclusion within SCZ-D, SCZ-E and SCZ-F

(Subject to adjustment pursuant to the terms of the Development Plan)

Area	Acres
SCZ-D	100.80
SCZ-E	92.47
SCZ-F	84.72

NOTES:

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2. The acreages of areas set forth hereon include thoroughfares within such areas.
3. Some Primary Thoroughfares are or may be located on Existing Roads.

POSSIBLE FUTURE CONNECTION

additional Primary Thoroughfare if possible future connection at Moore Road is constructed

Development Area A

Development Area B

Northern edge of Southern O1 Buffer Area

Southern O1 Buffer Area

Blufftop Protection Area

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Clanton & Associates
4699 Nautilus Court
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Land Use Plan OVerview

Sheet: 8 of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

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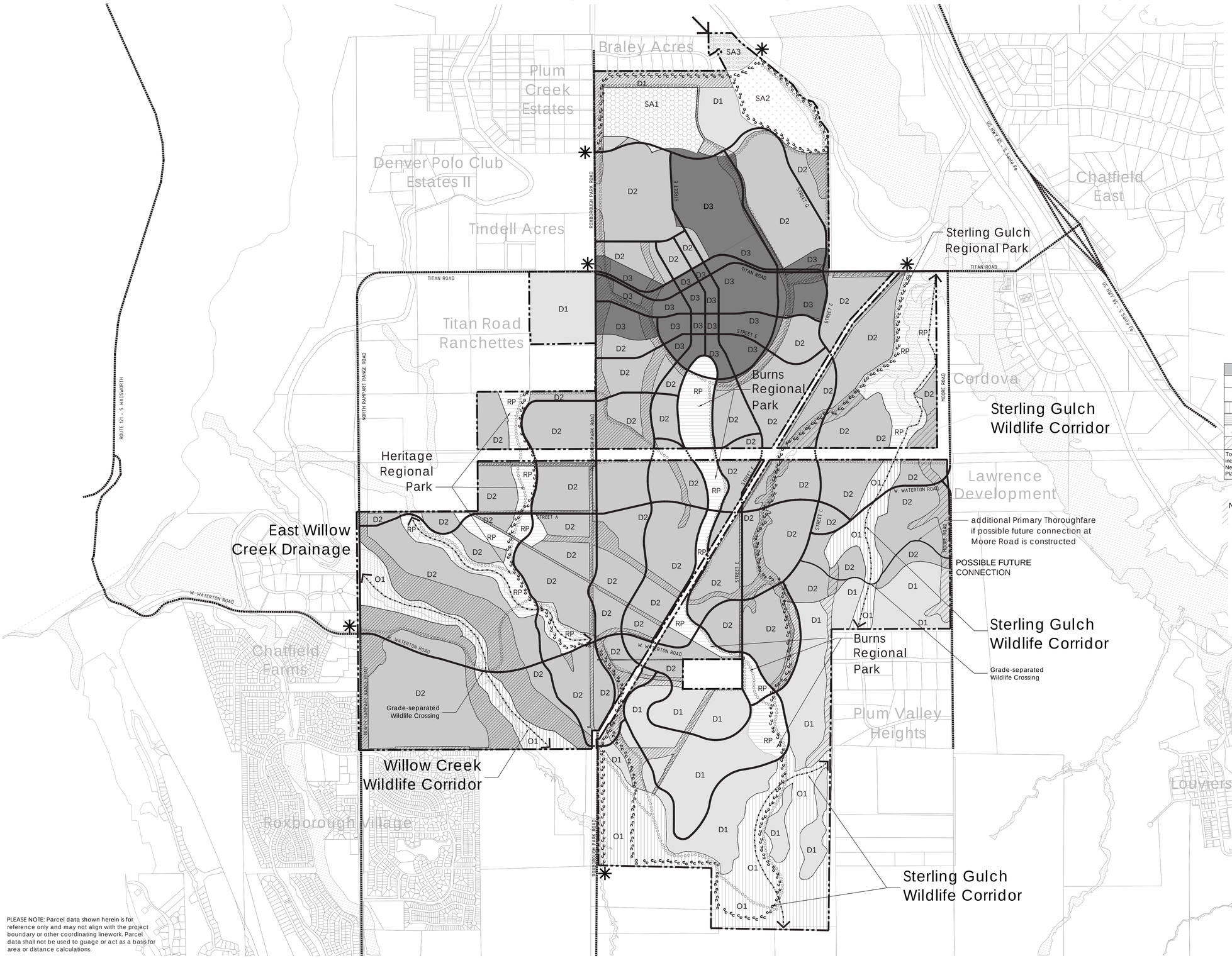


LEGEND

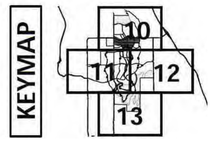
PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District

OTHER

- Character Zone C1 - Multifunction Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
- Wildlife Corridor
- East Willow Creek Drainage
- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Property Boundary

KEYMAP



Open Space		
(Subject to adjustment pursuant to the terms of the Development Plan)		
	Area	**Acres**
	O1 - Open Preserve	336.77
	RP - Regional Park	281.01
	C1 - Multi-Function Open Space	516.09
	SA2 - Water Storage Reservoir	59.42
To be included in Neighborhood/ Plat designs	Other Parks to be designated within Neighborhoods	57.00 (estimated)

NOTES:

1. The location of various areas and improvements depicted generally hereon and acreages set forth hereon are subject to change pursuant to the other provisions of this Development plan.
2. The acreages of areas set forth hereon include thoroughfares within such areas.
3. Some Primary Thoroughfares are or may be located on Existing Roads.

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ZR2009-004
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Sheet: 9 of 36

Parks, Open Space And Trails Plan Overview

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0' 200' 400' 800'

SCALE: 1" = 400'

N

LEGEND

PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District
- School Site
- Special Character Zones

OTHER

- Character Zone C1 - Multifunction Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
- Wildlife Corridor
- East Willow Creek Drainage
- Primary Thoroughfares
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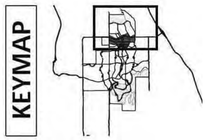
KEYMAP



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COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
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ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
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Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
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ZR2009-004
Revision Date: Sep 18, 2025

Plan Detail A

Sheet: 10 of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

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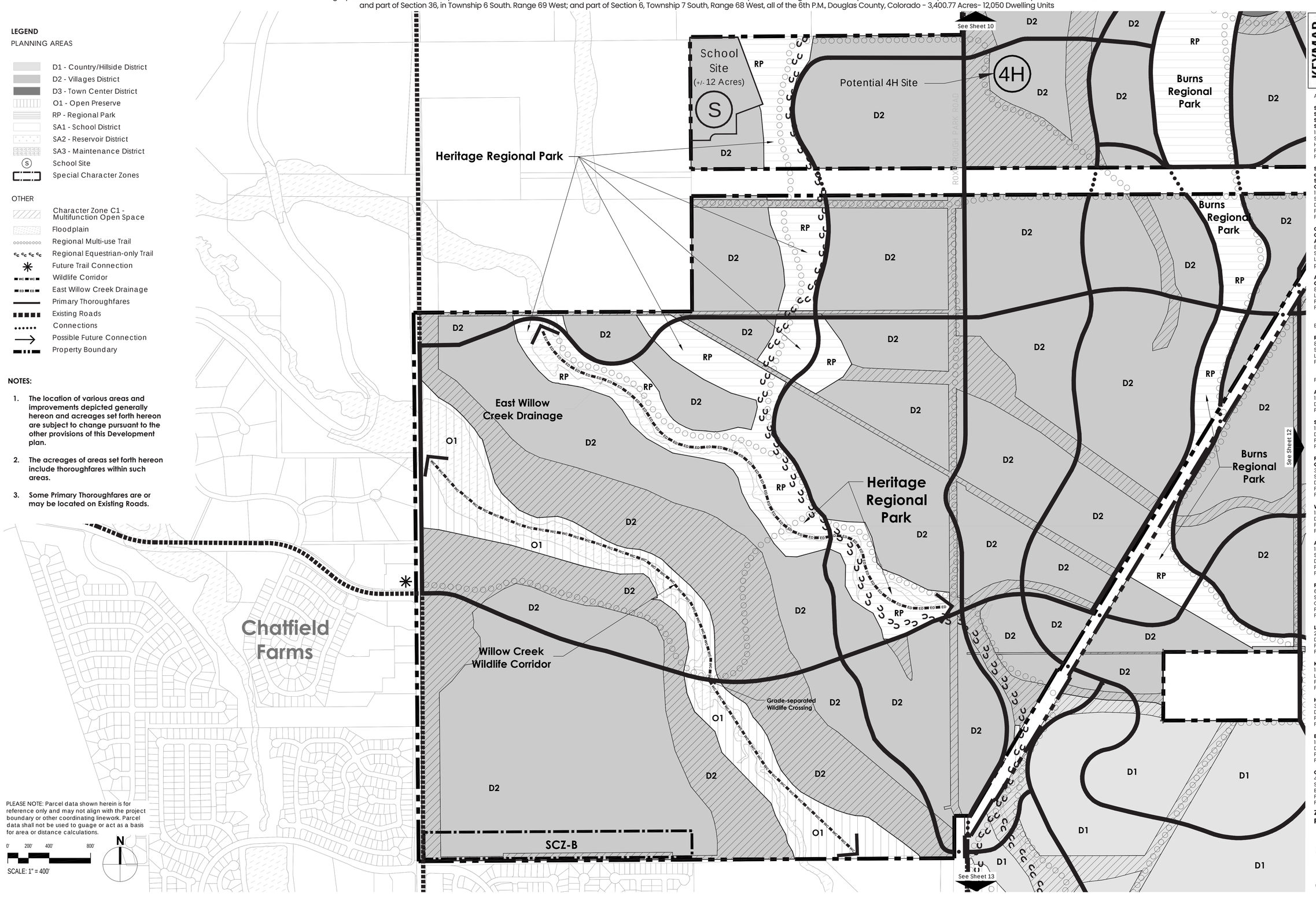

LEGEND

PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District
- (S) School Site
- Special Character Zones

OTHER

- Character Zone C1 - Multifunction Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
- Wildlife Corridor
- East Willow Creek Drainage
- Primary Thoroughfares
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NOTES:

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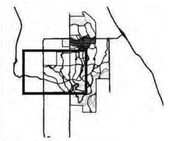

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
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Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
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Plan Detail B

Sheet: 11 of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

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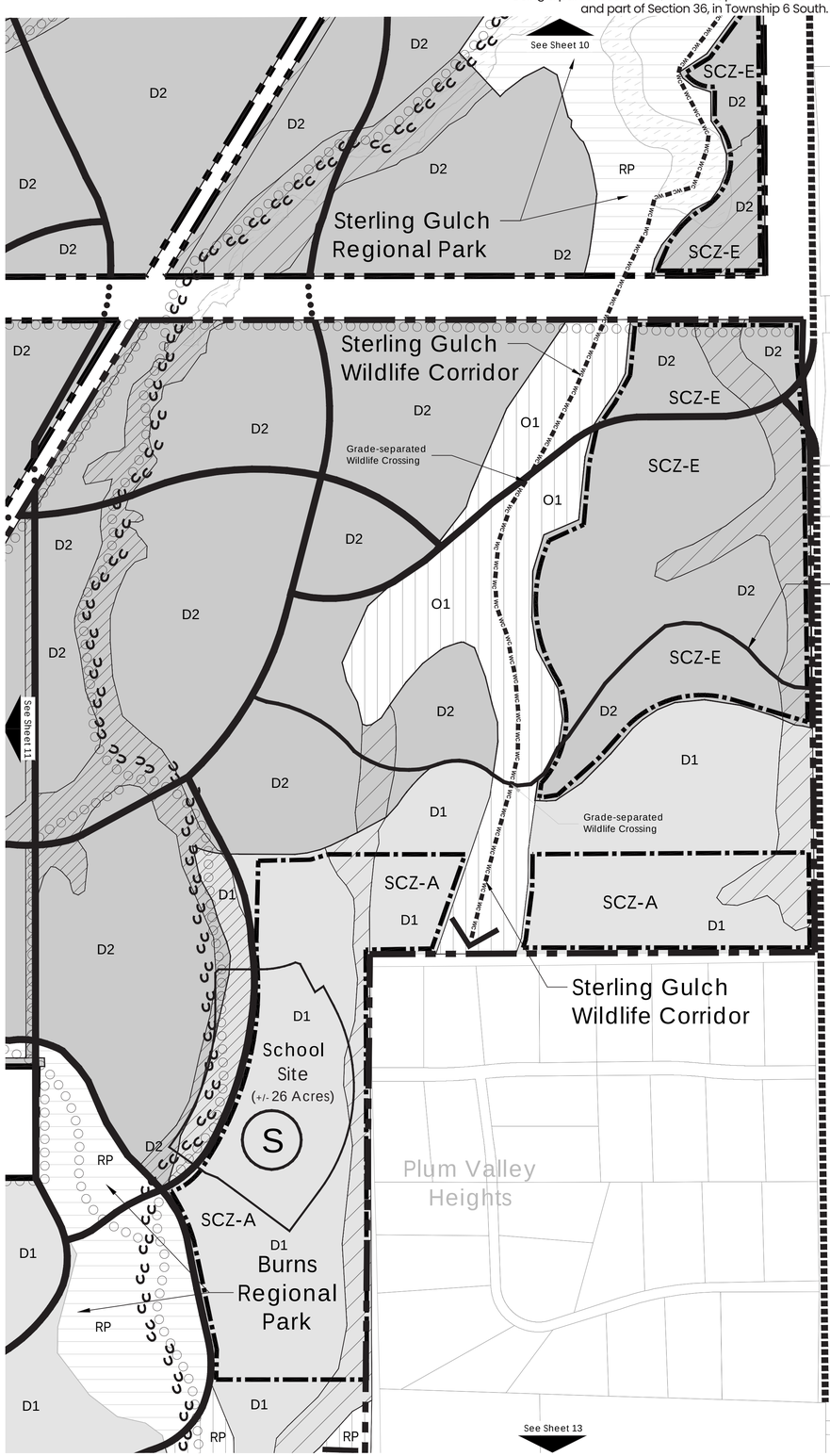

LEGEND

PLANNING AREAS

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- O1 - Open Preserve
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- School Site
- Special Character Zones

OTHER

- Character Zone C1 - Multifunction Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
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KEYMAP

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SCALE: 1" = 400'

N

Sheet: 12 of 36

Plan Detail C

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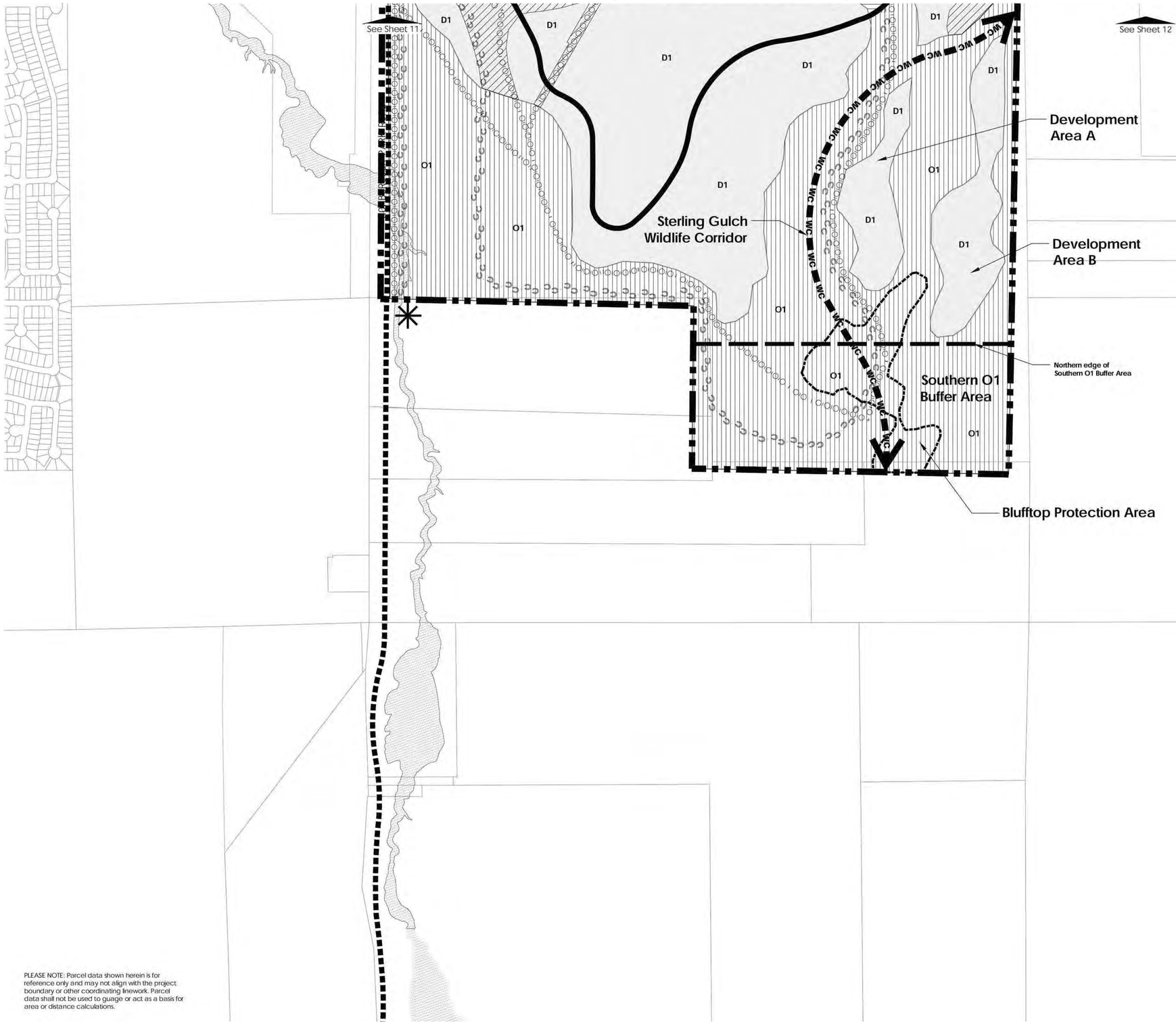

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SCALE: 1" = 400'
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NORTH

LEGEND

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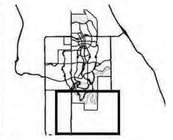

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STATEMENT OF COMMITMENTS

For so long as this Development Plan remains in effect with respect to the Property, pursuant to and subject to the terms of this Development Plan, the following conditions shall be satisfied in connection with development of the Property.

S-1. DEDICATIONS

Subject to the conditions set forth in this Development Plan, the following dedications and offers of dedications of land shall be made (with all water rights retained by the Owners) to fulfill concurrency and subdivision requirements in connection with the development of the Property:

S-1.1 Parks, Open Space and Regional Trails.

All parks, open space and trails dedicated and accepted pursuant to this Section S-1.1 shall remain open to public use, subject to the provisions of this Section S-1.1 and subject to seasonal closures and other rules and regulations acceptable to the entity to which such dedication is made and accepted.

(A) Regional Parks.

(i) General. Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required to satisfy the Parks Requirement or as otherwise required by Commitments Matrix, portions of the land depicted generally on the Parks, Open Space and Trails Plan as Burns Regional Park, Sterling Gulch Regional Park, and Heritage Regional Park. Each such dedication shall be made to a special district or another government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. Notwithstanding the foregoing, each portion of the Regional Parks dedicated in accordance with this Section S-1.1 (A) shall provide a functional addition to the Regional Park and shall be dedicated in a manner and in amounts that allow for functional and cohesive Regional Parks. Contemporaneously with the first dedication of any portion of any Regional Park, Owner shall provide the County with a plan depicting planned improvements for such portion of such Regional Park and improvements that may be constructed within future phases (future dedications) of such Regional Park. Such plan shall not be binding in any manner, but shall show how the entirety of such Regional Park could be developed. After such dedication of any land for a Regional Park, such land shall be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted.

(ii) Sterling Gulch Regional Park and the Reservoir Easement. Contemporaneously with the dedication of any portion of Sterling Gulch Regional Park pursuant to Section S-1.1 (A)(i), Owner may reserve from such dedication the right to have all or any portion of such land, as identified by Owner, reconveyed to Owner at Owner's election at any time prior to December 31, 2035, on the condition that simultaneously with such reconveyance to Owner such reconveyed land is subjected to the Reservoir Easement.

(iii) Public Access Regional Parks dedicated by Owner shall permit public access to and use of the area dedicated in perpetuity, subject to seasonal closures and other rules and regulations acceptable to the entity to which such dedication is made and accepted.

(B) Reservoir Easement.

Owner may designate portions of the Property within or near Sterling Gulch Regional Park as part of the Sterling Gulch Reservoir. Subject to the conditions set forth in this Development Plan, Owner may subject portions of such land to the Reservoir Easement in phases as required to satisfy the Parks Requirement or as otherwise required by Commitments Matrix. If the Reservoir Easement is granted, it shall be granted to a special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. If the Reservoir Easement is granted, it shall grant public access to and use of Sterling Gulch Reservoir for purposes of recreational activities that do not involve human body contact with reservoir water. Such permitted uses include fishing from the shore and from piers, non-motorized boating, wildlife observation, and such other uses as Owner and the County may agree. If the Reservoir Easement is granted, it shall either: (i) require that a majority of the land subject to the Reservoir Easement maintain a water depth of at least ten feet at all times except in case of exigent need to address water supply needs, and that access to the water's edge be provided, and/or (ii) other provisions be made for active or specialized recreation within the area burdened by the Reservoir Easement. If the Reservoir Easement is granted, the use of Sterling Gulch Reservoir by the public shall be subject to: (a) seasonal closures, (b) the Owner's right to use such property for water storage (including the installation, construction, use, operation, maintenance, repair and replacement of pipes, structures, facilities and other improvements related thereto), (c) the Owner's right to use such property for any use that does not unreasonably interfere with the uses set forth in the Reservoir Easement, and (d) other rules and regulations acceptable to Owner and the County. Owner may convey or otherwise transfer any or all of its fee interest in Sterling Gulch Reservoir, and may assign or otherwise transfer any or all of its rights with respect to the Sterling Gulch Reservoir (including without limitation, mineral, oil and gas interests and access rights) to a special district or any other person or entity.

(C) Open Preserve (O1).

Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required by the Commitments Matrix, the land depicted generally on the Parks, Open Space and Trails Plan as "O1". Each such dedication shall be made to a homeowners' association, special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. After such dedication of any portion of O1 land, such land shall be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in Table 2.

(D) Multi-function Open Space (C1).

Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required to satisfy the Parks Requirement (as more particularly set forth in the Commitments Matrix), portions of the land depicted generally on the Parks, Open Space and Trails Plan as "C1". Each such dedication shall be made to a homeowners' association, special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. After such dedication of any portion of C1 land, such land shall thereafter be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in Table 2.

(E) Other Parks.

Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required to satisfy the Parks Requirement (as more particularly set forth in the Commitments Matrix), Other Parks (as described in Table 4), Each such dedication shall be made to a homeowners' association, special district or other government entity as designated by the Owner: provided, however, that Owner may not so designate the County unless the County agrees. After dedication of any land pursuant to this Section S-1.1 (E), such land shall be owned and maintained by the entity to which such dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in Table 2. Other Parks shall be distributed roughly evenly throughout the developed portions of the Property, based on need.

(F) Form of Dedication.

Notwithstanding any other provision of this Development Plan, dedications of any portion of the Regional Parks, Open Preserve (Planning Area O1), Multi-function Open Space (Character Zone C1) and Other Parks, may be by deed, by plat or by other mechanism acceptable to the Owner making such dedication, and the entity to which such dedication is made, including, without limitation, by conservation easement.

(G) Regional Trails.

(i) Within the Property. Certain Regional Trails are depicted generally on the Parks, Open Space and Trails Plan. Final alignments for each segment of such Regional Trails shall be established at the time of Final Plan therefore, to the extent public access is not already provided, and may vary from the depiction thereof shown on the Parks, Open Space and Trails Plan or on any Neighborhood Plan, on the condition that (a) all such Final Plats and the Regional Trail alignments thereon comply with the requirements of the Subdivision Resolution, (b) Regional Trail connectivity within the Property is not materially decreased from that depicted generally on the Parks, Open Space and Trails Plan, (c) connectivity between the Regional Trails (on the Property) and regional trails outside the Property is not materially decreased from that depicted generally on the Parks, Open Space and Trails Plan. and (d) Regional Multi-use Trails depicted generally on the Parks, Open Space and Trails Plan shall be located so as to cross roadways at intersections (except where grade-separated crossings are contemplated). Trails permitted within the Willow Creek Wildlife Corridor shall be limited to: (1) the one Regional Multi-use Trail depicted generally on the Parks, Open Space and Trails Plan and (2) Regional Trails and other trails within the area generally forming the outer edges of the Willow Creek Wildlife Corridor.

(ii) Outside the Property. Segments of Regional Trails may be located outside the Property, including without limitation within the Exception Parcels, on the condition that, to the extent public access is not already provided, the relevant owner of such adjacent parcel consents thereto and grants easements or other rights for such trail segments to a special district or other governmental entity designated by the Owner in accordance with the requirements of Section-1.1 (G)(iii) or Section S-1.1 (G)(v), as appropriate; provided, however, that Owner may not so designate the County unless the County agrees.

(iii) Dedication. To the extent public access is not already provided, Owner shall dedicate easements for those Regional Trails within the Property shown generally on the Parks, Open Space and Trails Plan. Owner may dedicate easements for Regional Trails other than those shown generally on the Parks, Open Space and Trails Plan, Each such dedication shall be made to a special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. Notwithstanding any provision herein, Owner shall not be required to obtain dedicated easements for any segment of Regional Trails located outside of the Property.

(iv) Ownership and Maintenance. After dedication of any easement for Regional Trails pursuant to Section S-1.1 (G)(iii), all Regional Trails within such easement shall be owned and maintained by the entity to which such dedication is made and by which such dedication is accepted.

(v) Use.

(a) Multi-use Trails. Each easement for a Regional Multi-use Trail shown generally on the Parks, Open Space and Trails Plan shall permit public access to and use of the area subjected thereto for purposes of pedestrian, non-motorized vehicular transportation, and motorized vehicular transportation to the extent required by the Americans with Disabilities Act, 42 U .S.C. § 12101 et. seq., subject to seasonal closures and other rules and regulations acceptable to the entity to which such easement is dedicated and by which such dedication is accepted.

(b) Equestrian Trails. Each easement for a Regional Equestrian-only Trail shown generally on the Parks, Open Space and Trails Plan shall permit public access and use of the area subjected thereto for purposes of equestrian riding, subject to seasonal closures and other rules and regulations acceptable to the entity to which such easement is dedicated and by which is such dedication is accepted.

(H) Plum Valley Heights Trail Connection. Pursuant to the schedule set forth in the Commitments Matrix, Owner shall grant an easement to the Plum Valley Heights Homeowners Association for an equestrian-only trail connecting the Plum Valley Heights neighborhood to the Regional Equestrian-only Trail system within the Property.

S-1.2 Schools.

(A) Dedication.

Sterling Ranch will dedicate 110 acres of land for public schools within the Sterling Ranch PD.

Dedication of each school site by Owner to Douglas County will occur upon the County or public school demonstrating a reasonably necessary need for the property for the construction of a school, and upon provision by the County or public school of an approved 5-year Capital Plan or a Bond Plan demonstrating the ability to fund and construct a school on a given site.

The final boundaries of the school sites depicted generally on the land use plan will be decided during the process of completing the Preliminary Plan for the area in which a school site is intended to be included.

If a school site, as identified on the Preliminary Plan, has not been conveyed by Owner to Douglas County at or prior to the recording of the Final Plat in which the school site is located because the County or public school has not shown a reasonably necessary need for the site or has not demonstrated the ability to fund and construct a school on that site, the site will be retained and developed by Owner, and Owner will provide an alternative school site for consideration or cash-in-lieu thereof..

(B) Cash-in-lieu.

Cash-in-lieu of land dedication shall be required when deemed, by the Board, to be more appropriate in satisfying the needs of the proposed development and concerned agencies. Owner may provide a cash-in-lieu of land dedication payment to the County or offer other acceptable land for a public school. Any cash-in-lieu payment shall be used for purposes of providing school services or facilities within the Property. The amount of any Cash-in-Lieu payment shall be based on the fair market value of the land that has been identified as a school site in the Preliminary Plan.

(C) Capital Mitigation.

(i) Amount. Owner shall provide $1,500 for each SFDU that is not an AHU, at or prior to the Recording of Final Plat thereof, and $750 for each MFDU that is not an AHU, as a condition of Site Improvement Plan approval thereof, in both cases to be used solely for the School District capital improvements within the Property. All funds provided to the School District pursuant to this Section S-1.2(C) may be used within the current high school feeder area for students generated from the Property until such time as there is enough student population generated from the Property and funding available to build a complete high school feeder within the Property. After such time as there is enough student population generated from the Property and funding available to build a complete high school feeder within the Property, Owner shall not be required to make further payments under this Section S-1.2(C) in respect of any Final Plat or Site Improvement Plan if as of the date Owner desires to Record such Final Plat. or the date of the County's approval of such Site Improvement Plan, as appropriate, the School District has failed to execute and deliver to Owner written commitments restricting the use of such funds to capital improvements within Sterling Ranch, in form and substance reasonably acceptable to Lead Owner.

(ii) In-Kind. Amounts due under this Section S-1.2(C) shall be reduced by the value of any in-kind contributions from Owner to the School District as may be acceptable to Owner and the School District.

(D) Extent.

No dedication, cash-in-lieu thereof, or capital mitigation for schools other than as expressly set forth in this Development Plan shall be required in connection with the subdivision or development of the Property.

(E) Alternate Mechanisms.

Alternate mechanisms of the development and provision of school facilities (including, without limitation, land ownership) may be employed in place of the dedication, cash-in-lieu and/or capital mitigation requirements of Sections S-1.2(A)-(C) if adequate school facilities are provided to accommodate the need created by Sterling Ranch in accordance with County regulations if such alternate mechanisms are acceptable to Lead Owner, the School District and the County.

S-1.3 Thoroughfares.

(A) Alignments.

Alignments for the Primary Thoroughfares are depicted generally on the Thoroughfare Plan. The exact alignments of Primary Thoroughfares shall be determined by Owner at the time of Final Plat thereof and may vary from the depictions set forth on the Thoroughfare Plan or any Neighborhood Plan without the need to amend this Planned Development or any Neighborhood Plan, on the condition that: (1) all plats of such Primary Thoroughfares are approved by the County in accordance with the Subdivision Resolution, (2) such alignments conform to, and are provided at such times as are required by, all other applicable County standards, including without limitation the County's street concurrency requirements set forth in Appendix A of the Zoning Resolution and the Douglas County Roadway Design and Construction Standards, as the same may be modified by any alternate roadway design standards approved by the County, and (3) the overall connectivity and functionality of such Primary Thoroughfares as depicted on the Thoroughfare Plan are maintained.

(B) Public and Private.

The Primary Thoroughfares will be public thoroughfares offered for dedication to the County at Final Plat. The determination of whether Thoroughfares within the Property other than the Primary Thoroughfares will be public or private will be determined by Owner and the County, with all of such Thoroughfares that will be public being offered for dedication at Final Plat thereof, at no cost to the County.

(C) Additional Dedications for Titan Road .

At the County's request and at no cost to the County, Owner shall dedicate those portions of the Property located along the southern edge of the Titan Road Additional Dedication Segment as needed to accommodate the southern half of a six-lane roadway along the Titan Road Additional Dedication Segment, assuming that such six-lane roadway is centered on the current centerline for the Titan Road Additional Dedication Segment. Notwithstanding the foregoing, Owner shall not be required to dedicate any property pursuant to this Section S-1.3(C) to provide right-of-way along any segment ofTitan Road to the extent right-of-way for a six-lane road along such segment of Titan Road has already been provided at the time of the County's request pursuant to this Section S-1.3 (C).

S-1.4 Fire.

(A) Fire Station.

Owner shall offer for dedication to the Fire District a fire station site, with the specific size and location thereof to be determined by Owner, the County and the Fire District. The dedication of such site shall be subject to: (i) a covenant containing the right of first refusal provided in this Section S-1.4(A), and (ii) such other terms and conditions acceptable to both Owner and the Fire District. The dedication of such site shall occur at a time acceptable to the Fire District. Before the Fire District may sell, transfer or convey any land dedicated to the Fire District pursuant to this Section S-1.4(A), the Fire District shall deliver written notice to Lead Owner of its intention to sell, transfer or convey such land. Lead Owner shall then have 60 days to provide written notice to the Fire District of Lead Owner's interest in purchasing all or any portion of such land. If Lead Owner timely delivers to the Fire District a written notice of Lead Owner's interest in purchasing all or any portion of such land, then the Fire District shall not be permitted to sell any portion of such land for the period ending 60 days after the Fire District's receipt of such notice. The purchase of such land by Lead Owner shall be upon such terms and conditions and for such consideration as Lead Owner and the Fire District may mutually agree; however, in no event shall the purchase price exceed the fair market value of such land at the time it was dedicated to the Fire District. With respect to any land dedicated to the Fire District pursuant to this Section S-1.4(A), the right of first refusal negotiation provided in this Section S-1.4(A) shall expire 20 years after the date such land was dedicated to the Fire District.

(B) Fire Protection Systems.

All fire protection systems serving the Property shall be designed to meet the requirements of the Fire District and the County, including without limitation, fire codes adopted by the County, and those requirements set forth in Section 3(b)(1)(a)-(f) of Appendix A of Section 15 of the Zoning Resolution.

(C) Fire Protection Submittals to the Fire District.

All engineering documents submitted to the Fire District shall bear the wet signature and seal of the engineer or architect in responsible charge of the design unless the Fire District indicates it does not require the same.

(D) Fire Protection Improvements Installed.

Water distribution and site access components necessary for fire protection of any structure under construction (in accordance with Fire District standards) shall be installed and in service prior to the construction of such structure, except by special permit issued by the Fire District.

S-1.5 Electric and Gas Sites and Facilities.

In connection with platting any portion of the Property, Owner shall provide sites for electric substations, gas and electric transmission line easements, and gas regulator/meter station sites as needed to serve the development proposed by such plat.

S-1.6 Owners' Reserved Rights.

(A) General.

With respect to all offers of dedications and dedications provided in this Development Plan or otherwise, but excluding dedications and offers of dedications for public rights-of-way, the Owners shall be deemed to have reserved for themselves, their successors and assigns, and for the benefit of any special districts, utility providers or other persons or entities as may be designated by the dedicating Owner(s), easements and rights to construct, install, use, operate, maintain, repair and replace (on such dedicated lands) Utility-Minor Facilities, Utility Service Facilities, Thoroughfares, trails, other infrastructure and improvements related thereto. Such reserved rights shall be set forth on Final Plats pursuant to which such dedications are made, otherwise such rights shall be deemed to expire with respect to land dedicated on such Final Plat.

(B) Gardens and Organized Agricultural Activities .

In addition to the reservation set forth in Section S-1.6(A), with respect to all offers of dedication and dedications of C1 areas as provided in this Development Plan or otherwise, the Owners shall be deemed to have reserved for themselves, their successors and assigns, and for the benefit of any special districts, utility providers or other persons or entities as may be designated by the dedicating Owner(s), easements and rights to use such areas for community gardens and organized agricultural activities, and to construct, install, use, operate, maintain, repair and replace improvements related thereto (on such dedicated lands).

(C) Minerals.

In addition to the reservations set forth in Sections S-1.6(A) and S-1.6(B), with respect to all offers of dedications and dedications of any portion of Regional Parks (Planning Area RP), Open Preserve (Planning Area O1), Multi-function Open Space (Character Zone C1) and Other Parks provided in this Development Plan or otherwise, the Owners shall be deemed to have reserved for themselves, their successors and assigns, all mineral, oil and gas rights and interests with respect thereto.

(D) Other.

With respect to all offers of dedications and dedications provided in this Development Plan, the Owner making such offer of dedication and the County may permit such Owner to reserve easements and/or other rights in addition to those otherwise provided in this Development Plan, including without limitation easements and other rights for agricultural purposes. Owners may assign or otherwise transfer all or any of its easements and rights deemed reserved by this Development Plan to one or more special districts, utility providers or other persons or entities.

S-1.7 Adjustments to Boundaries and Alignments.

Notwithstanding any other provision in this Development Plan:

(A) the boundaries of Burns Regional Park, Heritage Regional Park and Sterling Gulch Regional Park as set forth generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(B).

(B) the boundaries of the "O1" Planning Area as set forth generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(A).

(C) the boundaries of the portions of the Property depicted generally as "C1" on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(C).

(D) the alignments of Regional Trails depicted generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section S-1.1 (G), and

(E) the alignments of the Primary Thoroughfares depicted generally on the Thoroughfare Plan are subject to adjustment as provided in Section S-1.3.

S-1.8 Title Insurance.

An Owner making a dedication of land to the County shall provide title insurance for such County dedicated land as required by the Subdivision Resolution.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: Sep 18, 2025

Statement Of Commitments

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STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

S-2. ON-SITE OR OFF-SITE IM PROVEMENTS

S-2.1 Provision of Major Infrastructure.

It is anticipated that one or more special districts will be formed to facilitate the design, construction and financing of on-site and off-site infrastructure necessary for the development of the Property. These facilities may be constructed directly by the special districts or. at Owner's option , may be constructed by Owner and acquired by the special districts. Infrastructure elements that may be facilitated by such special districts include, without limitation, roads and interchange improvements, water and sewer facilities, fire protection, drai nage facilities (including without limitation, detenuon and retention facilities), mosquito control, la ndscaping, park im provements and trails. Notwithsta nding any provision in this Development Pla n, each obligation of Owner to design, construct or install improvements as set forth in this Development Pla n, may be performed by, and/or fina nced (in whole or in part) by one or more special districts

S-2.2 Regional Park Improvements.

The Owner and Special District will work to identify future regional park amenities. In recognition that recreational needs change over time and to allow the ability to respond to such changing needs, the Owner and Special District may substitute improvements set forth in Table S-2.2 below to accommodate the recreational needs of Douglas County residents and Sterling Ranch residents.

Table S-2.2

	Improvement	Improvement Value
Burns Regional Park	Four Multi-purpose play fields (turf)	$1,000,000
	Turf amphitheater & small band shell	$500,000
	Picnic shelters, Picnic tables	$106,000
	Hard surface area with 4 courts	$120,000
	Two Tennis courts	$80,000
	Large children's play area	$200,000
	Small children's play area	$75,000
	Two permanent toilet facilities	$400,000
	250 car paved parking lot	$420,000
	BMX/mountain bike skills course	$500,000
	Trails & paths	$500,000
	Park furniture	$100,000
	Ped & security lighting	$75,000
	Park ID, Regulatory & directional signage	$75,000
	General utility work sewers/electric etc	$200,000
Heritage Regional Park	Visitor Center	$1,000,000
	Rustic Amphitheater for 30 to 50 people	$30,000
	50 car paved parking lot/access drive	$102,000
	Outdoor interpretive exhibits, trail loop & signage	$75,000
	500sf multi-purpose shade structure	$40,000
	Trails & Paths	$500,000
	20 car parking area and access drive	$42,000
	150-200sf shade/picnic shelter	$20,000
	Interpretive signage	$50,000
	Regulatory, interpretive & directional signage	$75,000
	Benches/tables/ trash cans/shade structures/trees	$500,000
Sterling Gulch Regional Park	30 car lot with + 15 spaces for trailers	$48,000
	Carry-in boat launch	$25,000
	Interpretive, directional & regulatory signage	$75,000
	Fish cleaning station	$10,000
	Continuous 8' paved loop trail	$249,200
	Continuous 5' graveled loop trail (no edging)	$62,300
	Benches	$9,600
	Fishing piers	$40,000
Total for All Regional Parks		**$7,304,000**

S-2.3 Other Park Improvements.

In connection with the dedication of any Other Park, Owner (or one or more special districts Formed for the Property) may provide Recreational Improvements within such Other Park in accordance with the provisions of the Commitments Matrix.

S-2.4 Water and Sewer Facilities.

Except to the extent set forth in Note H of Table 2 regarding certain improvements as specified in such Note H, all lots within this Property will be served by central water and wastewater systems. Central water and wastewater facilities shall be provided in a manner consistent with the Water Appeal. If, in respect of any sketch plan, minor development final plat or site improvement plan, the water service for improvements proposed therein is proposed to be provided by a New Special District (as defined in Section 18A of the Zoning Resolution) to be created, then evidence pertaining to the creation of such New Special District and execution of all intergovernmental agreements, if any, necessary to provide such service shall be provided to the County contemporaneously with or prior to submittal of such sketch plan, minor development final plat or site improvement plan. The provisions of this SectJon S-2.4 shall not be deemed to modify, and shall be subject to the provisions of the Subdivision Resolution.

S-2.5 Roadway Improvements.

(A) Within the Property.

(i) General. Thoroughfares within the Property shall be provided by Owner or one or more special districts Formed for the Property (unless such Thoroughfares already exist and conform to County standards as the same may be modified by any alternate roadway desig n sta ndards approved by the County) as needed to serve development of the Property at such times as requested by the County in accorda nce with County requirements, as modified by any alternate roadway design standards approved by the County. The following road segments shall be deemed "Thoroughfares within the Property" for purposes of this Section S-2.5, and accordingly, shall be Owner's responsibility to provide, subject to the provisions of this Section S-2.5, provided, however, Owner shall not be required to provide auxiliary lanes along the following roads segments that are needed for access for development (including redevelopment) outside the Property:

a) Titan Road from Roxborough Park Road to the western boundary of the Xcel Parcel where the Xcel Parcel meets Titan Road (as shown on the Thoroughfare Plan),

b) Roxborough Park Road from Titan Road to the most northerly point where the Property is contiguous with Roxborough Park Road (as shown on the Thoroughfare Plan),

c) the segment of Rampart Range Road that is contiguous with the Property (as shown on the Thoroughfare Plan), and

d) the segment of Moore Road between Titan Road and the most southerly point where the Property is contiguous with Moore Road.

(ii) Road Standards. All Thoroughfares within the Property shall be designed and constructed, at no cost to the County, in accordance with all applicable County standards, as the sa me may be modified by any alternate roadway design standards approved by the County.

(B) Traffic Impact Studies.

To the extent requested by the Cou nty, each Traffic-generating Application shall include a traffic impact analysis developed in accordance with the Douglas County Roadway Design and Construction Standards.

(C) Outside the Property But Within the Concurrency Area.

Please refer to the *Sterling Ranch Infrastructure Agreement Concerning the Construction of Roadway Improvements for the Titan Road and Waterton Road Concurrency Segments.* This agreement was implemented to clarify certain roadway commitments as described in the Sterling Ranch Planned Development.

(i) Titan Road Concurrency. If, at the time a Traffic-generating Application is submitted to the County, then-existing traffic volumes plus the traffic volumes projected to be generated by the development proposed by such Traffic-generating Application would cause the Titan Concurrency Segment to fall below the County's Road Concurrency Standard, then the County may condition the approval of such Traffic-generating Application upon a requirement that no building permits for traffic-generating improvements proposed by such Traffic-generating Application shall be issued, or, in respect of traffic-generating improvements that do not require a building permit, a requirement that such improvements may not operate in a manner that will generate material traffic, as appropriate. until there is deemed provided either the improvements set forth in Section S-2.5(C) (i)(a) or Section 2.5(C) (i)(b), as selected by the Owner submitting such Traffic-generating Application:

(a) the combination of: (7) through lanes within the Titan Concurrency Segment as then-needed to bring the Tita n Concurrency Segment to at least the County's Road Concurrency Standard, however, collectively, all such Owners shall not be required to provide more than six through lanes therein, and (2) improvements to the following intersections/ interchanges as then-needed to bring the Titan Concurrency Segment to at least the County's Road Concurrency Standard: (A) Titan Road and Highway 85, including highway ramps, (B) Titan Road and Titan Park Circle, and (C) Titan Road and Wildlife Way, plus improvements to other roads as needed to meet the County's Road Concurrency Standard, or (b) such other improvements as are then-necessary to bring the Titan Concurrency Segment to at least the County's Road Concurrency Standard, which other improvements may include construction of Southern Connector Improvements if acceptable to such Owner and the County.

(ii) Waterton Road Concurrency. If, at the time a Traffic-generati ng Application is submitted to the County, then-existing traffic volumes plus the traffic volumes projected to be generated by the development proposed by such Traffic-generating Application would cause the Waterton Concurrency Section to fall below the County's Road Concurrency Standard, then the County may condition the approval of such Traffic-generating Application upon a requirement that no building permits for tra ffic-generating improvements proposed by such Traffic-generating Application shall be issued, or, in respect of traffic-generating improvements that do not require a building permit, a requirement that such improvements are not allowed to operate in a manner that will generate material traffic, as appropriate, until there is deemed provided either the improvements set forth in Section S-2.5(C)(ii)(a) or Section 2.5(C)(ii) (b), as selected by the Owner submitting such Traffic-generating Application:

(a) the combination of: (1) through lanes within the Waterton Concurrency Segment as then-needed to bring the Waterton Concurrency Segment to at least the County's Road Concurrency Standard, however, collectively, all such Owners shall not be required to provide more than four through lanes therein, and (2) the following improvements as then-needed to bring the Waterton Concurrency Segment to at least the County's Road Concurrency Standard: (A) a bridge over the Highline Canal as it intersects with the Waterton Concurrency Segment, however, collectively, all such Owners shall not be required to provide more than four lanes within such bridge, (B) a bridge over the South Platte River as it intersects the Waterton Concurrency Segment, however collectively, all such Owners shall not be required to provide more than four lanes within such bridge, and (C) improvements to the intersections of Waterton Road and the following streets and accessways: (A) Dante Drive, (B) Campfire St., (C) Liverpool Circle/Hunters Hill Lane, (D) the access driveway located between Lot 118 and Lot 177E according to the Chatfield Farms Plat, (E) the access driveway located on Lot 117E of the Chatfield Farms Plat. and (F) Rampart Range Road, or

(b) such other improvements as are necessary to bring the Waterton Concurrency Segment to at least the County's Road Concurrency Standard, which other improvements may include construction of Southern Connector Improvements if acceptable to such applicant and the County.

(iii) Road Design to Accom modate Lawrence Commercial Traffic. All improvements to North Moore Road affecting the access to/egress from North Moore Road and Lawrence Construction Company located on the Lawrence Parcel shall be designed in accordance with County standards; however to the extent accepta ble to the County, Owner shall also design such improvements to accommodate turning movements for girders and other long bridge components traditionally hauled by Lawrence Construction Company. Similarly, all improvements to the intersection of North Moore Road and West Tita n Road shall be designed in accordance with County standards; however to the extent acceptable to the County. Owner shall also design such improvements to accommodate a turning radius so as to not restrict a right turn from northbound North Moore Road onto West Titan Road by commercial vehicles traditiona lly used by Lawrence Construction Company.

(iv) Provided. As set forth in the County's concurrency regulations contained with the zoning Resolution as of February 9, 2009 (the date the application for the Development Plan was submitted to the County for approval) , for purposes of this Section S-2.5(C), improvements shall be deemed provided in respect of any proposed residential development if (a) such improvements are under construction and will be available at the time the impacts from such proposed residential development will occur, (b) such improvements are guaranteed by an enforceable development agreement, subdivision improvement agreement or other agreement that ensures such improvements will be availa ble at the time the impacts from such proposed residentia l development will occur, (c) such improvements are Planned Capital Improvements (as such term is defined in the Zoning Resolution), or (d) such other provision as may be acceptable to the County is made for ensuring such improvements will be available at the time the impacts from such proposed residential development will occur.

(v) Road Standards. Road improvements to be provided pursuant to this Section S-2.5(C) shall be designed and constructed in accordance with all applicable County standards, as the same may be modified by any alternate roadway design standards approved by the County.

(D) State Highways .

(i) System Level Study.

(a)Upon request of the Cou nty, Lead Owner shall pay to the County an amount not to exceed $100,000.00 as its contribution for use by the County, working in conjunction with CDOT and Jefferson County, and other appropriate entities, to develop and secure an approval of findings of a system level study (the "SLS") associated with the 1601 process by the CDOT Transportation Commission or designated approval authority (the "Commission ") , if required by COOT, as generally described in this Section S-2.5 (D) , unless the County and Lead Owner agree otherwise. Such payment shall be made within 30 days of written request from the County.

(b) The SLS shall: (1) analyze traffic on the State Highway Segments projected to be generated from development as of the projected build-out of the Property, (2) determine the improvements to the State Highway Segments that are needed to accommodate such traffic projections, (3) set forth projected costs for such improvements, and (4) set forth the total amount of Lead Owner's obligation to pay its pro rata share of the costs to construct such improvements to the 85 Segment and to the 121 Segment, as calculated in accordance with the provisions of Section S-2.5(D)(ii)(a).

(c) The County reserves the right to expand the SLS to the extent necessary to secure Commission approval of the SLS; provided, however that in no case shall Lead Owner be required to pay more than $1 00,000 toward the cost of the SLS.

(d)The SLS shall be performed by a traffic engineer mutually-acceptable to the County and Lead Owner.

(e)If the Owner desires to advance the processing of final plats prior to Commission approval of the SLS, the pro rata share payments as described and limited in Section S-2.S(D) (ii) (a) related to applications for final plats may be deferred to a date no later than 60 days after the approval of the SLS by the Commission unless the County and Lead Owner agree otherwise. In no case shall the Owner be allowed to defer pro rata share payments related to applications for final plats beyond an aggregate of 1,000 platted lots unless the County and Lead Owner agree otherwise. The pro rata share payments as described and limited in Section S-2.5(D)(ii)(a) related to applications for use by special review, site improvement plan and location and extent may be deferred to a date no later than 60 days after Commission approval of the SLS unless the County and Lead Owner agree otherwise. Notwithstanding the foregoing, if the County expands the scope of the SLS beyond that described above, then the pro rata share payments as described and limited in Section S-2.5 (D) (ii) (a) related to applications for final plats, use by special review, site improvement plan and location and extent may be deferred to a date no later than 60 days after Commission approval of such expanded SLS unless the County and Lead Owner agree otherwise.

(ii) Improvements . Traffic (including future traffic) not generated by development on the Property as well as traffic generated by development on the Property will contribute to the total traffic on the State Highway Segments. Owner desires to be part of a regional solution to provide improvements to the State Highway Segments as needed to accommodate traffic thereon. Accordingly, Owner is willing to make the commitments set forth in this Section S-2.5(D)(ii) .

(a) Owner shall pay its pro rata share of the costs to construct those improvements to the 85 Segment and the 121 Segment, as such costs are determined by the SLS, and as such improvements are deemed necessary pursuant to the SLS to accommodate projected traffic thereon through 2035. Owner's pro rata share of such costs shall be calculated based on the proportionate amount of traffic on each of the 85 Segment and the 121 Segment (considered separately) projected to be generated from development on the Property as of the projected build-out of the Property as determined by the SLS versus the amount of traffic on the 85 Segment or the 121 Segment, as appropriate, projected to be generated by sources other than development on the Property as of the projected build-out of the Property as determined by the SLS. Payments to satisfy Owner's pro rata share obligation under this Section S-2.5(D) (ii)(a) shall be due incrementally as development occurs on the Property as follows: Each of: (1) the Recording of any final plat proposing traffic-generating improvements on the Property submitted to the County by Owner, and (2) the County's approval of any application for use by special review or site development plan proposing traffic-generating improvements on unplatted portions of the Property submitted to the County by Owner, shall be conditioned upon Owner paying to the County the amount equal to the total amount of Owner's pro rata share obligation under this Section S-2.5(D) (ii) (a) for each of the 85 Segment and the 121 Segment, multiplied by the CPI Adjustment Factor therefore, and then multiplied by a fraction, the numerator of which is the traffic expected to be generated from the improvements on the Property then-being proposed by such final plat. use by special review or site development plan, and the denominator of which is the total traffic expected to be generated from development on the Property. Owner shall not be req ui"red to pay any amount due under this Section S-2.5(D) (ii) (a) in respect of any improvements more than once.

(b) Owner shall cooperate in, and encourage the formation of, a regional transportation authority or other vehicle to provide funding for the construction of improvements to the C-470 Segment as deemed necessary pursuant to the SLS to accommodate projected traffic thereon through 2035. Owner shall participate in such regional transportation district or other funding vehicle in the same manner as other participating land owners.

(iii) CDOT Approval. Modifications to intersections at state highways shall be subject to CDOT review and approval.

S-2.6 Trails.

The Regional Trails shown generally on the Parks, Open Space and Trails Plan shall be designed and constructed by Owner, or one or more special districts formed for the Property , in accordance with the standards set forth in Section S-7.1 . Segments of such Regional Trails shall be constructed no later than the time set forth therefor in the Commitments Matrix. Notwithstanding any provision herein, Owner shall not be required to construct any segment of Regional Trails located outside of the Property. Owner shall design and construct the equestrian trail described in S-1.1 (H) no later than the time set forth therefore in the Commitments Matrix.

S-3. OVERALL PARKS COMMITMENT

S-3.1 Parks Requirement .

(A) Credit. As development of the Property progresses, as required by this Section S-3.1, Owner shall provide land, cash-in-lieu of land, or improvements-in-lieu of land, or any combination thereof, for active and specialized recreation in satisfaction of the Parks Requirement, In furtherance of the intent to provide parks, trails and other facilities for active and specialized recreation for all segments of the population, Owner shall receive credit towards its requirement to satisfy the Parks Requirement for certain land acreage in accordance with Section S- 3.1 (A)(i), and for certain cash and improvements in accordance in Section S-3.1 (A)(ii)-(iv).

(i) Owner shall receive credit towards satisfying the Parks Requirement for:

(a) the number of acres of Regional Parks (exclusive of Thoroughfares the primary purpose of which is not to serve any Regional Park) dedicated in accordance with Section S-1.1(A),

(b) the number of acres of land subject to the Reservoir Easement (including without limitation, submerged land) dedicated in accordance with Section S-1.1 (B),

(c) the number of acres of Other Recreational Parks provided within the Property (exclusive of Thoroughfares the primary purpose of which is not to serve any Other Recreational Park) , on the condition: (1) that such Other Recreational Park is included within the same Final Plat as, or is otherwise reasonably near, the development then-increasing the Parks Requirement, and (2) no more than 10% of the Parks Requirement may be satisfied by Plazas consisting primarily of hardscape improvements and recreational improvements therein.

(d) the number of Regional Trail Acres for which easements are dedicated in accordance with Section S-1.1 (G)(iii) or which are otherwise provided pursuant to the terms of this Development Plan (e.g ., portions of Regional Trails within dedicated rights-of-way, easements located within the Xcel Parcel or the Denver Water Parcel. etc.).

(e) the number of acres of Parks Maintenance Facility Land provided within the Property to the extent the maintenance, storage, service and/or administration facilities thereon support Regional Parks, Regional Trails, Other Recreational Park, or other improvements providing active or specialized recreations, and

(f) 25% of the number of acres of any other portion of the Property upon which Recreational Facilities that are available to the general public, or members of a homeowners association, club or other entity are constructed.

(ii) Cash-in-lieu. Owner shall receive credit towards satisfying the Parks Requirement for the number of acres equal to: (1) the amount of cash provided to the County in lieu of park land dedications, divided by (2) the Fair Market Parks Appraisal Value therefor.

(iii) Recreational Facilities .

(a) General. Owner shall receive credit towards satisfying the Parks Requirement for the number of acres equal to: (1) 100% of the cost of designing, constructing and installing Recreation Facilities provided within the Property, the Xcel Parcel or the Denver Water Parcel, by any person or entity other than the School District; divided by (2) the Fair Market Parks Appraisal Value for such Recreational Facilities; provided that with respect to Recreational Facilities that are owned by a homeowners association, club or other non-governmental entity, and that are: (A) not available for use by persons other than members of such homeowners association, club or such other non-governmental entity, then only 25% of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement, (B) available for use by the general public, with or without a fee, during those times such facilities are open to the general membership of such homeowners association, club or other non-governmental entity, then

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Milistein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
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Statement Of Commitments, Cont.

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

100% of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement, or (C) available for use by the general public, with or without a fee, during only a portion of the times such facilities are open to the general membership of such homeowners association, club or other non-governmental entity, then a portion between 25%and 100% of the of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement. The exact portion of such costs to be so counted for clause (C) above shall be as agreed between Owner and the County based on the portion of the times such facilities are open to the general public. Notwithstanding the foregoing, no more than 10% of the Parks Requirement may be satisfied by Plazas consisting primarily of hardscape improvements and the Recreational Improvements therein.

The Owner or Special District is required to submit plans through the Douglas County Location and Extent process for the review and approval of park improvements.

(iv) Shared-Use Agreements with School District. Owner shall receive credit towards satisfying the Parks Requirement for the number of acres equal to: (a) a portion of the cost of designing, constructing and installing Recreation Facilities provided within the Property, the Xcel Parcel or the Denver Water Parcel, by the School District that are subject to a shared-use arrangement allowing for use of such facilities by the general public, with or without a fee, when such facilities are not being used by the School District; divided by (b) the Parks Appraisal Value for such Recreational Facilities. The portion of such cost to be credited toward the Parks Requirement shall be determined based on the extent such facilities are available for use by the general public as compared to other Facilities for which credit toward the Parks Requirement can be given.

(B) Fees. Notwithstanding the foregoing, if the fee that is charged for use by the general public is substantially greater than the fee charged to the members of such homeowners association, club or other non-governmental entity, and such difference in fee rates is greater than the customary differences (between the rates changed to the general public versus members) in fees charged for similar facilities in the Denver metropolitan area, then only 25% of the of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement.

(C) Tracking. The County may require that any application for preliminary plan proposing SFDUs or site improvement plan proposing MFDUs, Accessory Units, Caretaker Units or Non-residential Buildings contain a tracking report setting forth the then-current Parks Requirement and credits received toward satisfaction of the Parks Requirement. The tracking report may consist of 1) a one page exhibit showing the location and acreages of proposed park and open space tracts, the number of anticipated dwelling units, and the associated park dedication requirement that the number of anticipated dwelling units would generate, and 2) a one-page Park and Open Space tracking spreadsheet with the applicant's summarization of the community-wide park and open space dedication requirements generated and the credits received to date in accordance with Section S-3.1(A).

(D) Parks Appraisal Value. The term "Fair Market Appraisal Value", with respect to any Recreational Facilities or cash-in-lieu, means the per acre value of a parcel of park land, located within either; (i) the Final Plat or the site improvements plan within which the additional SFDUs, MFDU, Accessory Units, Caretaker Units or Non-residential Buildings, as appropriate, are located, that causes the then-current increase in the Parks Requirement or (ii)a Regional Park as designated by Owner, that Owner would have offered for dedication if Owner was not providing Recreational Facilities or cash-in-lieu to satisfy the Parks Requirement. Such per acre value shall be the amount set forth in an appraisal submitted by Owner that conforms to County standards. For valuation purposes, such appraisal shall assume the subject park land is fully platted and identified as park land in the Plat.

S-3.2 Timing.

The Parks Requirement shall be satisfied pursuant to the schedule set forth in the Commitments Matrix.

S-3.3 Reporting.

As a condition to Final Plat approval or the issuance of a building permit for any MFDU, Caretaker Unit or non-residential building, the County may require that the applicant thereto submit a summary report setting forth how the Parks Requirement has been satisfied. The summary report may consist of a one-page exhibit showing 1) the location and acreages of proposed park and open space tracts, the number of anticipated dwelling units, and the associated park dedication requirement that the number of dwelling units would generate, and 2) a one-page park and open space tracking spreadsheet summarizing the community-wide park and open space dedication requirements generated and the credits received to date in accordance with Section S-3.1(A).

S-4. WILDLIFE AND WETLANDS/RIPARIAN PRESERVATION PLAN

S-4 .1 Protection and Enhancement of Water Resources, including Wetlands and Riparian Areas.

Willow Creek. sections of Sterling Gulch and certain unnamed washes and secondary streams, which include East Willow Creek and a number of unnamed minor swales in the upland areas of the Property are included in the open space network to be dedicated in accordance with this Development Plan. To the extent reasonable, storm water quality areas within the open space network will be designed to create a series of wet meadows and shrub riparian zones (including, without limitation, porous landscape detention, extended detention, wetlands, ponds, constructed wetlands and other best management practices not inconsistent with applicable County requirements). Other portions of the storm water system will be characterized by naturalized streams and swales, herbaceous and scrub/shrub wetlands, and other riparian areas that will provide wildlife habitat. Notwithstanding the foregoing, other best management practices providing water quality, such as extended detention basins and constructed wetlands basins shall be permitted. Sterling Gulch Reservoir is proposed for the north end of Sterling Gulch near Titan Road. If constructed, this reservoir may serve as a water storage facility and may provide aquatic and shoreline habitat for fish, waterfowl, shorebirds, and other wildlife.

S-4.2 Connectivity of Core Wildlife Habitats and Wildlife Corridors .

Portions of the open space network to be dedicated in accordance with this Development Plan serve to connect the Core Conservation Areas. Willow Creek, portions of Sterling Gulch, and certain unnamed drainages within the Property are included in the open space network to be dedicated in accordance with this Development Plan.

(A) Willow Creek Wildlife Corridor.

The width of the Willow Creek Wildlife Corridor may vary but shall be at least 1,400 feet wide on average and not less tha n 1,200 feet wide at any given point, not considering: (i) road crossings and grade-separated crossings, and (ii) narrowings to facilitate road crossings and grade-separated crossings that do not materially hinder wildlife movement through the corridor. One road crossing of this area shall be permitted; other human activities on, and other uses of, these open space areas will be limited as set forth in Table 2.

(B) East Willow Creek Drainage.

The width of the East Willow Creek Drainage may vary but shall be at least 350 feet wide on average and not less than 225 feet wide at any given point, not considering road crossings.

(C) Sterling Gulch Wildlife Corridor.

The Sterling Gulch Wildlife Corridor shall extend from the north boundary of the Property to the south boundary of the Property. The width of the Sterling Gulch Wildlife Corridor may vary but shall be not less than 300 feet wide at any given point; other than: (i) at road crossings and grade-separated crossings, and (ii) narrowings to facilitate road crossings and grade-separated crossings that do not materially hinder wildlife movement through the corridor.

S-4 .3 Grade-Separated Wildlife Crossings.

Owner shall provide grade-separated wildlife crossings in the three locations shown generally on the Parks, Open Space and Trails Plan. The specific locations of such crossings shall be within the Willow creek Wildlife Corridor or the Sterling Gulch Wildlife Corridor, as applicable, and shall otherwise be determined by Owner at the time the relevant thoroughfare is constructed. Such grade-separated wildlife crossings shall be in a form selected by Owner that is either: (a) a culvert, (b) a Thoroughfare bridge, or (c) other means that would allow wildlife to make a safe grade-separated crossing of the subject Thoroughfare. If any grade-separated wildlife crossing is provided by means of a culvert, then such culvert shall have an openness ratio (i .e., the height multiplied by width divided by length) at least equal to 1.5 (as calculated in metric units).

(A) Modifications to Grade-Separated Wildlife Crossings for the Sterling Gulch Wildlife Corridor. If the Owner or special district selects a culvert as the grade-separated wildlife crossing for Sterling Gulch, the Owner or special district may propose modifications to the openness ratio found in Section S-4.3, provided that: (a) mod ifications to the culvert design are reviewed and accepted by the County. In the event that the change in the design of the Grade-Separated Wildlife Crossing for the Sterling Gulch Wildlife Corridor results in material cost savings for the Owner or special district, a portion of the cost savings shall be applied to future wildlife habitat enhancement projects in northwest Douglas County. The Owner or a special district shall provide payment to the County for a portion of the cost savings to be negotiated with the County in the earlier of 4 years after January 31st, 2021 or prior to recordation of the last final plat adjacent to the Sterling Gulch Wildlife Corridor south of the Xcel Parcel.

S-5. PHASING RESTRICTIONS

No restrictions are imposed with regard to project phasing other than as expressly set forth in this Development Plan or in any development agreement between the Owner and the County.

S-6. PAYMENT OF TAXES ON LAND TO BE DEDICATED FOR PUBLIC USE

All taxes on land to be dedicated for public use shall be paid in full prior to dedication.

S-7. OTHER COMMITMENTS AND PROVISIONS

S-7.1 Regional Trail Standards .

(A) Multi-Use. The width of those Regional Multi-use Trails shown generally on the Parks, Open Space and Trails Plan shall be at least eight feet in width. Those Regional Multi-use Trails shown generally on the Parks, Open Space and Trails Plan may be hard or soft surface, shall have no more than a 2% cross slope, and shall have no more than a 5% slope (within trail) to the extent feasible and desirable given topographic conditions and considering intended trail usage.

(B) Equestrian. Those Regional Equestrian-only Trails shown generally on the Parks, Open Space and Trails Plan shall be at least four-feet in width, provided that segments of such trails may have a lesser width if necessary to accommodate steep slopes (to provide traverses, etc.), stands of trees or shrubs, rock outcroppings, water features, or other topographic, natural, design features, or site considerations or to reflect the character of such trail. Those Regional Equestrian-only Trails shown generally on the Parks, Open Space and Trails Plan shall have a natural surface, crusher-fines surface, or other surface approved by the County.

S-7.2 Architectural Control Committee .

All development within the Property (including, without limitation, publicly-owned buildings and improvements) shall be subject to CC&Rs, which will establish one or more architectural control committees that will utilize Design Guidelines in the review of development within the Property. The Design Guidelines will define specific site and building requirements such as colors, materials, landscaping and other items that will enable such architectural control committees to assure design integrity and intent. The Design Guidelines are intended to achieve a consistent quality image for the development of the Property.

S-7 .3 Lighting and Dari< Skies.

Development within the Property shall be subject to Section 30 of the zoning Resolution, and the Sterling Ranch Lighting and Dari< Skies Standards, which shall be incorporated into the Design Guidelines

S-7 .4 Overlot Grading.

Overlot grading plans shall be designed, submitted and accepted per the Douglas County Grading, Erosion and Sediment Control (GESC) Manual, and a GESC permit shall be obtained prior to the commencement of any grading operation.

S-7 .5 Weed Ma nagement .

Weed management on all portions of the Property, including parks and open space areas, shall be the responsibility of the respective owner(s) thereof.

S-7.6 State Land Board .

The County acknowledges that Parcel 7 of the Property is owned by the State Land Board acting by and through its Board of Land Commissioners (the "State"), and. accordingly, the State Land Board is an Owner. With respect to all offers of dedication and all dedications from the State Land Board provided in this Development Plan or otherwise; (A) the State Land Board shall be deemed to have reserved for itself (and for its successors and assigns to the extent permitted by applicable law) all mineral rights and mineral interests, including without limitation, oil and gas rights and interests, in respect thereof, and (B) such offers of dedications shall be subject to all other requirements of applicable law.

S-7 .7 Archaeological Resources.

(A) Discovery Protocol.

(i) Prior to commencement of any material excavation activities for initial construction occurring on any Owner's portion of the Property, such Owner shall provide to the project's supervising geotechnical engineer (or other consultant appointed by Owner) and all excavation contractors and excavation equipment operators materials that describe potential Archeological Resources, including photographic examples of manifestation of cultural and paleontological resources most likely to be encountered in discovery situations. Such manifestations include buried charcoal stains (especially associated with anomalous concentrations of rock in otherwise fine-textured sediments) , concentrations of rock not associated with charcoal stains, rock alignments, the foundations of prehistoric and historic structures, and historic and prehistoric artifacts such as chipped and ground stone tools and pottery. Prior to commencement of any material excavation activities for initial construction occurring on any Owner's portion of the Property, such Owner shall conduct a training session for the supervising geotechnical engineer (or other consultant appointed by Owner), excavation contractors and excavation equipment operators regarding identification of Archaeological Resources. Each such training session shall be conducted by a professional archaeologist.

(ii) If any fossils, remains of structures or artifacts that could reasonably be Archeological Resources are discovered during any material excavation activities for initial construction occurring on any portion of the Property, then construction and excavation operations shall immediately cease within a 100-foot radius of the discovery, and the supervising geotechnical engineer (or other consultant appointed by Owner) shall be notified of the discovery. If, after examination of the discovery, the supervising geotechnical engineer (or other consultant appointed by Owner) determines the discovery could reasonably be an Archaeological Resource, then Owner shall engage a professional archaeologist to further evaluate the discovery. If such archaeologist determines such discovery is not an Archaeological Resource, then construction and excavation activities may proceed . If such archaeologist determines that further examination and evaluation is necessary, then construction and excavation activities shall not commence until either: (i) the discovery is preserved (to the extent reasonably possible) and removed from the site, or (ii) such archaeologist determines that such discovery is not an Archaeological Resource. The provisions of this Section S-7.7 shall not be deemed to relieve Owner from complying with any applicable laws.

(iii) "Archaeological Resource" means any paleontological resource or any structure or object that is at least 100 years of age and that provides information pertaining to the historical or pre-historical culture of people within the boundaries of the State of Colorado.

(B) Plan Review. To the extent the County adopts any ordinances, resolutions or regulations requiring County approval of any plan regarding the preservation of, excavation of, or mitigation of impacts to any Archaeological Resource observed or discovered within the County, then the County shall approve, approve with conditions, or

deny such plan within the earlier of: (i) the time period set forth therefore in the duly adopted ordinances and resolutions of the County, or (ii) 90 days after receiving written request therefor from the Owner of the portion of the Property upon which such Archaeological Resource is located.

(C) Comments. To the extent the County is requested by the Office of the State Archaeologist (established under C.RS. § 24-80-403), the State Historic Preservation Officer or other official state or federal agency or officer to comment on any proposed plan regarding the preservation of, excavation of, or mitigation of impacts to any Archaeological Resource observed or discovered on the Property, then: (i) within 15 days after receiving such request the County shall notify the Owner of the portion of the Property upon which such Archaeological Resource is located that the County has received such request, and (ii) the County shall provide its comments in response to such request within 45 days after receiving written request therefor from the Owner of the portion of the Property upon which such Archaeological Resource is located.

(D) Class II Reports. As part of each application submitted to the County for a preliminary plan for any part of the Property, the applicant thereof shall submit a Class II cultural resource report covering the portions of the Property including within such preliminary plan that are to be developed.

S-7.8 Livestock and Other Animals.

The number of animals permitted on any lot within the Property shall not exceed those permitted under Section 24 of the Zoning Resolution. Setbacks for Ag/Livestock Structures and parking areas related thereto shall be as set forth in Section 2411 of the Zoning Resolution. The provisions of Sections 2412 - 2417 of the Zoning Resolution shall apply to the Property.

S-7.9 Fencing.

(A) Height. Solid fences, walls and hedges may extend up to eight feet in height provided that they do not obstruct the vision of automobile traffic on adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual. Solid fences, walls and hedges may exceed eight feet in height if permitted by the County.

(B) Development Areas A and B. Notwithstanding any other provisions of this Development Plan, all fencing within Development Areas A and B shall be wildlife friendly, unless otherwise permitted by the County, and except as needed to protect agricultural production.

S-7. 10 Storm Water Facilities.

(A) Construction. Owner shall be required to design and construct all storm water facilities, in accordance with applicable regulations, as and when such facilities are needed to serve development on the Property. To the extent allowed by applicable law, rainwater harvesting practices may be incorporated into storm water facilities.

(B) Maintenance. Owner, or one or more homeowners associations the County deems able to fulfill such obligations, or special districts designated by Owner that accept such obligations, shall be required to maintain all storm water facilities serving the Property except to the extent such facilities are deemed by the County to be public, in which case the County shall be responsible for such maintenance. Easements shall be granted to the County, at no cost to the County, to permit the County to enter and maintain storm water facilities that the County is responsible to maintain (to the extent such facilities are not located within a publicly dedicated and accepted right-of-way). At the County's request, easements shall be granted to the County, at no cost to the County, for all private storm water facilities for the purpose of maintaining the storm water facilities in the event the Owner or such other entity fails to satisfactorily maintain or repair such facilities.

(C) Scope. For purposes of this Section S-7.10, storm water facilities shall include, without limitation, regional detention/water quality ponds, drainageway stabilization, inlets, pipes, culverts, riprap, ditches, reinforced concrete pipe, manholes and hydraulic structures used for storm water detention or conveyance.

(D) Recreational Facilities . All recreational activities planned for use within storm water facilities shall be in accordance with County Urban Drainage and Flood Control District regulations.

S-7. 11 Floodplain.

The Owner shall be required to obtain all appropriate approvals from the County and the Federal Emergency Management Agency (FEMA) for any proposed modifications to the FEMA designated floodplains for Willow Creek, East Willow Creek and Sterling Gulch. All platted residential lots must be located outside of the FEMA designated floodplain, as the same may be modified by a FEMA letter of map revision, letter of map amendment or letter of map revision based on fill .

S-7.12 Attainable Housing.

(A) Provision of Attainable Housing Units.

It is the intent of this Development Plan that by build-out by Sterling Ranch there shall have been built within Sterting Ranch AHUs in an amount at least equal to the lesser of: (a) 3% of the number of Dwelling Units (other than AHUs and Accessory Units) within Sterling Ranch for which the County has issued final certificates of occupancy, or (b) 360.

(i) 50% Buildout.

(a) If after the County has issued final certificates of occupancy for 6,025 Dwelling Units (other than AHUs and Accessory Units) within Sterling Ranch, the number of AHUs that have been built within Sterling Ranch is:

(1) more than one but less than 180, then as a condition to the County's issuance of building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to the product of: (A) $1,050. (B) 6,025, and (C) a fraction, the numerator of which is 180 minus the number of AHUs that have been built within Sterling Ranch, and the denominator of which is 180, or

(2) zero, then as a condition to the County's issuance of any building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to $6,326,250.

(b) Once Owner pays DCHP the amount required as a condition to the issuance of future building permits pursuant to Section S-7.12(A)(i)(a)(1) or S-7.12(A)(i)(a)(2), if any, then Owner shall be deemed to have provided at least 180 AHUs within Sterling Ranch.

(ii) 80% Buildout.

(a) If after the County has issued final certificates of occupancy for 9,640 Dwelling Units (other than AHUs and Accessory Units) within Sterling Ranch, the number of AHUs that have been built (or deemed to have been built) within Sterling Ranch is less than 288, then as a condition to the County's issuance of building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to the product of: (1) $1,050, (2) 9,640, and (3) a fraction, the numerator of which is 288 minus the number of AHUs that have been built (and/or have been deemed built) within Sterling Ranch, and the denominator of which is 288.

(b) Once Owner pays DCHP the amount required as a condition to the issuance of future building permits pursuant to Section S-7.1 2(A)(ii) (a), if any, then Owner shall be deemed to have provided at least 288 AHUs within Sterling Ranch.

(iii)Buildout.

(a) If upon submittal to the County of an application for the final plat proposing to subdivide the last portion of the Property upon which Dwelling Units may be constructed, the number of AHUs that have been built (or deemed to have been built) within Sterling Ranch plus the number of AHUs proposed within such final plat is less than the lesser of (1) 3% of the sum of the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, or (2) 360, then as a condition to the County's issuance of any building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to the product of:

(1) $1,050.

(2) the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, and

(3) a fraction, the numerator of which is: (1) the lesser of: (a) the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, or (b) 360, minus (2) the total number of AHUs built (and/or deemed to have been built) within Sterling Ra nch plus the number of additional AHUs expected to be built within Sterling Ranch, and the denominator of which is the lesser of: (x) the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, or (y) 360.

(b) Once Owner pays DCHP the amount required as a condition to the issuance of future building permits pursuant to Section S-7.12(A)(iii)(a), if any, then Owner shall be deemed to have fully satisfied its obligations under this Section S-7.12.

(iv) Funds Paid to DCHP. All funds paid to DCHP pursuant to this Section S-7.12 shall be used exclusively to provide affordable housing within Douglas County. Not more than 10% of the amount of funds paid to DCHP pursuant to this Section S-7.1 2 shall be used for administrative or operational expenses.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Milistein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street Suite 200
Denver, CO 80202
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6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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(B) Fees and Processing.

It is anticipated that, in accordance with and the goals, policies and objectives of the Douglas County Comprehensive Master Plan designed to facilitate and encourage attainable housing, the County may waive application, review, permit and inspection fees for development applications proposing attainable housing units, and the County may expedite the processing of development applications proposing attainable housing units. If the County waives such fees and expedites such applications, Owner may provide additional attainable housing units over and above that required under this Section S-7.12.

Processing Step	Processing Deadline
Completeness review by Planning Division	7 business days
Deadline for referral agencies to submit comments	20 calendar days after referral packets are mailed or electroically distributed

S-7.13 Further Development Applications.

The provisions of this Section S-7.13 are established in light of the extensive, comprehensive and detailed planning of the Property incorporated into this Development Plan, the desire to avoid the inefficiency inherent in repeating development reviews of issues which have already been addressed, and to avoid placing Douglas County at a competitive disadvantage to other jurisdictions in terms of attracting desired housing, employment, and commercial opportunities. Whether a particular land use is permitted, and whether a particular density is appropriate, shall not be raised in connection with future development approvals, except in connection with applications for Warrants and amendments to this Development Plan. Notwithstanding the foregoing, this Section S-7.13 shall not be deemed to modify any provision, process or approval criteria of the Subdivision Resolution or the Zoning Resolution, and referral agencies responsible for reviewing future development applications under the Subdivision Resolution or Zoning Resolution, as appropriate, shall have the review authority as set forth in the Subdivision Resolution or Zoning Resolution, as appropriate.

S-7.14 Signage.

To promote interesting, attractive and viable neighborhoods for residents and visitors, and to encourage unique neighborhood design and pedestrian involvement and wayfinding, building mounted signage in Planning Area D3 and special Character Zones SCZ-D, SCZ-E and SCZ-F, shall be subject to the following regulations:

(A) Size. Exterior building mounted signs shall not exceed 1,50 square feet (sum total) per 1.0 linear feet of building face. No single sign may be larger than 200 square feet.

(B) Combination and Number. For the following sign types, exterior building mounted signage may be in any combination of type and number, subject to the requirements listed herein:

(i) Signs attached parallel to the wall (i.e., signs in relief).

(ii) Signs attached perpendicular to the wall (i.e., "blade" and "fin" signs). These shall extend no more than 30 inches from the wall surface.

(iii) Wall surface painted signs other than artistic wall murals shall be limited to 2 building faces per building.

(iv) Roof signs. These must be mounted at the parapet or eave and shall extend 28 inches or less above the parapet or eave.

(v) Awning signs.

(vi) Window signs. Any signage, whether at a window or beyond it, that is legible and understandable as signage from a distance of 10' or more, qualifies as window signage. Interior architectural elements and retail products do not qualify as window signage.

(vii) Exposed neon and LED (light emitting diode) signs shall be subject to review and approval of the Director to determine if such signs would create a public hazard. Such signs shall not be permitted if they create a public hazard such as creating a disability glare on motor vehicle traffic. Technical specifications of such proposed signage shall be provided as requested by the Director to assist in the Director's determination.

(C) Numerical Variations. Departures of up to 25% from the numerical standards set forth in this Section S-7.14 may be approved by the Director to promote interesting, attractive and viable neighborhoods for residents and visitors, and to encourage unique neighborhood design and pedestrian involvement and wayfinding.

(D) Exclusions. The restrictions set forth in this S-7.14 shall not apply to scoreboards, signage for special events, or interior signage.

S-7.15 Water.

With each Development Applicotion proposing a project within the Property the water supply for which is proposed to be nontributary groundwater underneath land within Margin B or the Central Basin (as such terms are defined in the Zoning Resolution), or at final plat if not previously provided, unless waived by the County or previously submitted, the applicant shall submit to the County the information described in Section 1810A.03 of the Zoning Resolution. Notwithstanding the foregoing, unless otherwise approved by the County, water beneath the Property (whether in Margin A or Margin B, as such terms are defined in the Zoning Resolution) shall not be used as the water supply to serve uses on the Property newly-permitted by this Development Plan.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO
acting by and through the
STATE BOARD OF LAND
COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD
COLORADO SOCCER
ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND &
GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein &
Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

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1842 Clarkson Street
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P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

Statement Of Commitments, Cont.

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STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

Parks/Trails/Open Space Commitments Matrix

	Timing of Dedication	Prep. & Approval of Plan	Construction Timing	Construction Responsibility	Ownership and Maintenance Responsibility
Sterling Gulch Regional Park	One or more dedications of all or any portion of Sterling Gulch Regional Park shall be made as needed to satisfy the Parks Requirement. It is contemplated that such dedications will be made in phases. The amount of land included within the first dedication of any portion of the Sterling Gulch Regional Park plus the amount of land subjected to the Reservoir Easement, if any, contemporaneously therewith, shall not be less than 50 acres. Such dedications shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	With respect to all improvements Owner elects or is required by this Development Plan to provide, plans shall be submitted by Owner during referral period of preliminary plan or wtih application for building permit, as appropriate. Plan shall be approved administratively by the Director.	Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	Special district or other governmental entity as designated by owner; provided, however, owner may not so designate the County unless the County agrees.
Reservoir Easement	Portions of the Property within or near Sterling Gulch Regional Park may be subjected to the Reservoir Easement as needed to satisfy the Parks Requirement.		n/a	n/a	Owner, special district or other governmental entity as designated by owner; provided, however, owner may not so designate the County unless the County agrees.
Burns Regional Park	One or more dedications of all or any portion of Burns Regional Park shall be made as needed to satisfy the Parks Requirement. Is is contemplated that such dedications will be made in phases. The amount of land included within the first dedication of any portion of the Burns Regional Park shall not be less than 50 acres. Such dedication shall be made before or contemporaraneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.		Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	Special district, or other governmental entity as designated by owner: provided, however, owner may not so designate the County unless the County agrees.
Portions of Heritage Regional Park Located on Parcel 1 of the Property	One or more dedications of all or any portion Heritage Regional Park located on Parcel 1 of the Property shall be made as needed to satisfy the Parks Requirement. It is contemplated that such i.Jedications will be made in phases. The amount of land included within the first dedication of any portion of Heritage Regional Park shall not be less than 50 acres. Such dedication shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to section S-3.1.				
Portions of Heritage Regional Park Located on Parcel 3 of the Property and North of Waterton Road	Dedication of that part of Heritage Regional Park located on Parcel 3 of the Property and north of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) shall be made before or contemporaneously with Recording of the first Final Plat of any portion of Parcel 3 of the Property located north of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) and north of area O1 -A as depicted generally on the O1 Dedication Map. The amount of land included within the first dedication of any portion of Heritage Regional Park shall not be less than 50 acres.				
Portions of Heritage Regional Park Located on Parcel 3 of the Property and South of Waterton Road	Dedication of that part of Heritage Regional Park located on Parcel 3 of the Property and south of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) shall be made before or contemporaneously with Recording of the first Final Plat of any portion of Parcel 3 of the Property located south of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3). The amount of land included within the first offer of dedication of any portion of Heritage Regional Park shall not be less than 50 acres.				
01 (Open Preserve)	See O1 Dedication Table	n/a	n/a	n/a	
C1 (Multi- function Open Space)	Dedications of C1 areas and Other Recreational Parks shall be made as needed to satisfy the Parks Requirement. It is contemplated that such dedications will be made in phases. Such dedications shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Proposed plans depicting parks, trails and open space areas shall be provided by Owner during preliminary plan and final plat review, or at the time of site improvements plan review, as determined necessary by the County. The general locations of these facilities shall be identified at sketch plan unless not requested by the County. With respect to <111 improvements Owner elects or is required by this Development Plan to provide. plans shall be submitted by Owner during referral period of preliminary plan or with application for building permit, as appropriate. Plans shall be approved administratively by the Director.	Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	
Other Recreational Parks					
Regional Trails shown generally on the Parks, Open Space and Trails Plan	For each segment of Regional Trails shown generally on the Parks, Open Space and Trails Plan, the Owner shall grant a trail easement therefor no later than the Recording of the Final Plat that includes such segment.				
Equestrian Trail Connection connecting the Plum Valley Heights neighborhood to the Regional Equestrian-only Trail system within the Property.	The Owner shall grant an easement therefor no later than the Recording of the Final Plat that includes such trail connection.	n/a	n/a	n/a	Plum Valley Heights Homeowners Association

O1 Dedications

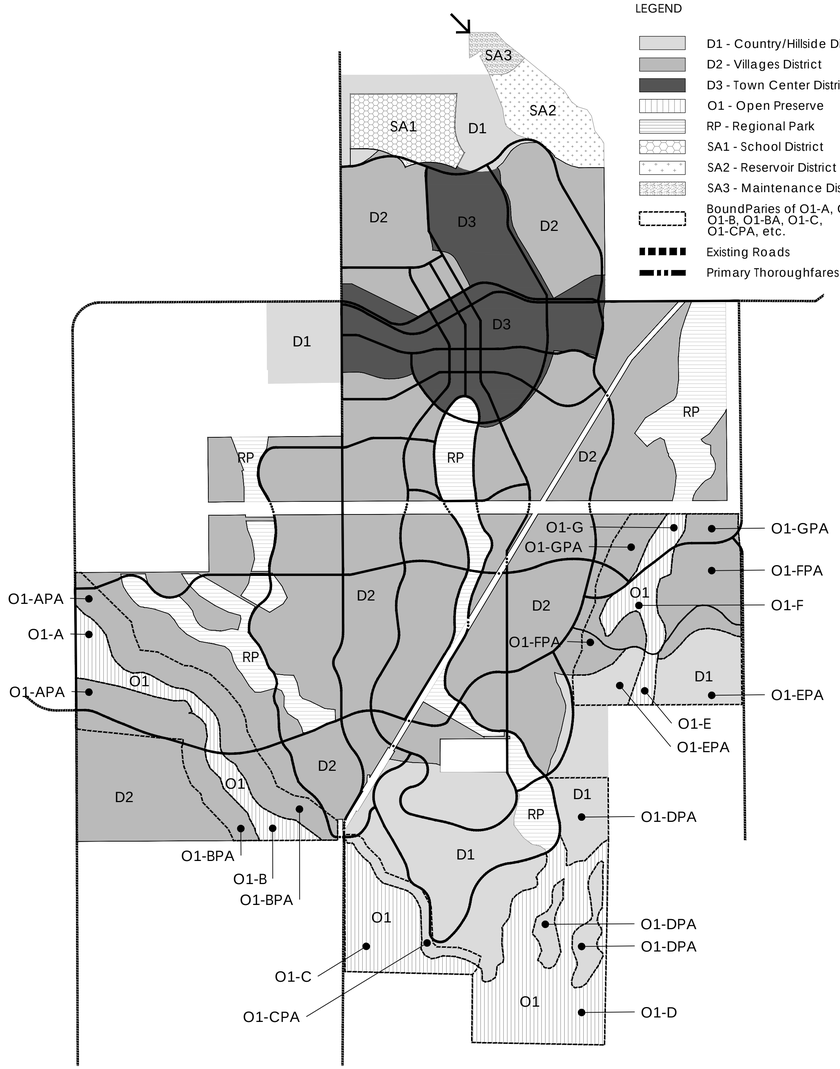
Portions of the Property designated as within the O1 Planning Area pursuant to this Development Plan shall be dedicated in phases in accordance with the provisions of the O1 Dedication Map and the O1 Dedication Table. The O1 Dedication Map generally depicts various segments of the O1 Planning Area; such segments are labeled O1-A through O1-G on the O1 Dedication Map. The O1 Dedication Table sets forth the time by which each of the O1-A through O1-G segments must be offered for dedication in accordance with Section S-1.1 (C). Such designated areas are depicted generally on the O1 Dedication Map as O1-APA through O1-GPA, and defined specifically in the O1 Dedication Table. (The "PA" included within the name of each such designated area refers to a platted area.)

The exact boundaries and shape of Planning Area O1 and each of segments O1-A through O1-G thereof may vary from the general depiction thereof shown on the O1 Dedication Map, on the condition that the total acreage of the O1 areas to be offered for dedication (pursuant to Section S-1.1 (C)) upon occurrence of all events requiring such O1 areas to be offered for dedication pursuant to the O1 Dedication Table, shall not be less than the aggregate amount set forth therefor on the Land Use Plan (inclusive of thoroughfares that fall within or cross such O1 areas), and: (a) the change in boundaries does not materially and negatively impact habitat qualities, (b) with respect to the Willow Creek Wildlife Corridor, result in a corridor width narrower than required by Section S-4.2(A), and (c) with respect to the Sterling Gulch Wildlife Corridor, result in a corridor width narrower than required by S-4.2(C).

O1Dedication Table

O1 Segment	Timing of Dedication
O1-A	01-A shall be offered for dedic<1tion, in accordance with Section S-1.1 (C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07 -APA as depicted generally on the 01 Dedication Map. The 01-APA area is defined specifically as the area within 500 feet of 01-A
O1-B	01-B shall be offered for dedication, in accorda nee with Section S-1.1 (C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07-BPA as depicted generally on the 01 Dedication Map. The 01-BPA area is defined specifically as the area within 500 feet of 01-B.
O1-C	01-C shall be of fered for dedication, in accordance with Section S- 1.1 (C). no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07- CPA as depicted generally on the 01 Dedication Map. The 01-CPA area is defined specifically as the area within 200 feet of 07-C.
O1-D	01-D shall be offered for dedication. in accordance with Section S-1.l(C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07 -DPA as depicted generally on the 01 Dedication Map.
O1-E	01-E shall be offered for dedication. in accordance with Section S-1.1 (C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07-EPA as depicted generally on the 01 Dedication Map.
O1-F	01-F shall be offered for dedication, in accordance with Section 1.1 (B) of the Statement of Commitments, no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 01-FPA as depicted generally on the 01 Dedication Map.
O1-G	01-G shall be offered for dedication, in accordance with Section 1.1 (B) of the Statement of Commitments, no later than 90 days after the Recording of one or more Final Plat, at least 50% of any portion of the area within 07-GPA as depicted generally on the 01 Dedication Map.

O1 Dedications Map



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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Statement Of Commitments, Cont.

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

DEVELOPMENT STANDARDS

D-1. PROPERTY DESIGNATIONS

D-1.1 Planning Overview.

The Property is comprised of eight Planning Areas, which are depicted generally on the Land Use Plan as O1, D1, D2, D3, SA1, SA2, SA3 and RP. Planning Area RP is comprised of three regional parks, which are depicted generally on the Parks, Open Space and Trails Plan as Sterling Gulch Regional Park, Burns Regional Park, and Heritage Regional Park.

(A) Overview of Planning Areas D1, 02 and D3 .

Subject to, and pursuant to, the provisions of this Development Plan.

(i) one or more Neighborhood Plans may be established for each of Planning Areas D1, D2 and 03,

(ii) each Neighborhood Plan shall establish one or more Neighborhoods,

(iii) each portion of the Property within a Neighborhood shall be assigned to a Character Zone, and

(iv) these Development Standards establish permitted uses, allowable densities, and other development standards and regulations for each Character Zone, which are applicable to those portions of the Property assigned to such Character Zone.

(B) Overview re Planning Areas 01, SA 1, SA2, SA3 and RP .

Subject to, and pursuant to, the provisions of this Development Plan, those portions of the Property included within any of Planning Areas O1, SA 1, SA2, SA3 or RP: (i) shall not be included within any Neighborhood, and (ii) shall not be assigned to any Character Zone, except as provided in Tables 17, 18 and 19. Permitted uses and other development standards and regulations applicable to portions of the Property within Planning Areas O1, SA 1, SA2, SA3, and each Regional Park are set forth in these Development Standards (including Tables 2, 17, 18 and 19).

D-1.2 Neighborhood Plans.

(A) Preparation. Neighborhood Plans and amendments to Neighborhood Plans may be established by Lead Owner, and only by Lead Owner. Neighborhood Plans and amendments thereto shall comply with the requirements of Section D-1.2(B).

(B) Neighborhood Plans Requirements.

(i) Neighborhoods. Each Neighborhood Plan shall include one or more Neighborhoods as structured by Lead Owner in accordance with this Section D-1.2(B).

(ii) Eligible Property. Only those portions of the Property included within Planning Areas D1, D2 and D3 (including those portions of the Property within special Character Zones SCZ-A. SCZ-B and SCZ-C) may be included within a Neighborhood; provided, however , that no portion of the Property may be included within a Neighborhood if such portion of the Property is included within special Character Zones SCZ-D, SCZ-E or SCZ-F pursuant to Section D-2.4. No portion of the Property included within Planning Areas O1, SA 1 SA2. SA3 or RP shall be included within a Neighborhood.

(iii) Contained Within One Planning Area. A Neighborhood may not be comprised of land from more than one Planning Area.

(iv) Planning Area Boundaries. In each Neighborhood Plan, Lead Owner shall specify the portions of any the Planning Area boundary that also serve as the boundary for any Neighborhood set forth in such Neighborhood Plan. The boundaries of Planning Areas shall be established in accordance with the limitations set forth in Section D-2.1.

(v) Neighborhood Types. In each Neighborhood Plan, Lead Owner shall specify the Neighborhood Type for each Neighborhood set forth therein.

(a) CND Neighborhoods. Clustered Neighborhood Development (CND) Neighborhoods shall be permitted only within Planning Areas D1 and D2.

(b) TND Neighborhoods. Traditional Neighborhood Development (TND) Neighborhoods shall be permitted only within Planning Areas D2 and D3.

(c) TCD Neighborhoods. Town Center Development (TCD) Neighborhoods shall be permitted only within Planning Area D3.

(vi) Neighborhood Sizes and Relationships to Pedestrian Sheds.

(a) CND Neighborhoods.

(1) The boundaries of each Clustered Neighborhood Development (CND) Neighborhood shall be established by Lead Owner on the relevant Neighborhood Plan and structured generally by one Standard Pedestrian Shed, however, the actual boundaries of such Neighborhood may be altered by Lead Owner and vary from the boundaries of such Standard Pedestrian Shed in order to respond to property lines, Planning Area boundaries, existing conditions and proposed development, Thoroughfares and other improvements within or adjacent to such Neighborhood.

(2) Each Clustered Neighborhood Development (CND) Neighborhood shall contain at least 30 acres but shall not contain more than 80 acres exclusive of the area of any Remnant Parcels that may be added to such Neighborhood in accordance with Section D-1.2(B)(vii). Notwithstanding the foregoing, any portion of the Property that is depicted generally on the Land Use Plan as subject to potential inclusion within special Character Zone SCZ-D, SCZ-E or SCZ-F and that is not actually included within such special Character Zone, as appropriate, may constitute a CND Neighborhood even if such area is less than 30 acres.

(b) TND Neighborhoods.

(1) The boundaries of each Traditional Neighborhood Development (TND) Neighborhood shall be established by Lead Owner on the relevant Neighborhood Plan and shall be structured generally by one Standard Pedestrian Shed, however, the actual boundaries of such Neighborhood may be altered by Lead Owner and vary from the boundaries of such Standard Pedestrian Shed in order to respond to property lines, Planning Area boundaries, existing conditions and proposed development, Thoroughfares and other improvements within or adjacent to such Neighborhood.

(2) Each Traditional Neighborhood Development (TND) Neighborhood shall contain at least 40 acres but shall not contain more than 160 acres exclusive of the area of any Remnant Parcels that may be added to such Neighborhood in accordance with Section D-1.2(B)(vii). Notwithstanding the other provisions of this Section D-1.2(B)(vi)(b), one Traditional Neighborhood Development (TND) Neighborhood located generally in the southwest corner of Section 36, Township 6 South, Range 69 West of the Sixth Principal Meridian may contain up to 200 acres exclusive of the area of any Remnant Parcels that may be added to such Neighborhood in accordance with Section D-1.2(B)(vii). Notwithstanding the foregoing, any portion of the Property that is depicted generally on the Land Use Plan as subject to potential inclusion within special Character Zone SCZ-D, SCZ-E or SCZ-F and that is not actually included within such special Character Zone, as appropriate, may constitute a CND Neighborhood even if such area is less than 40 acres.

(c) Town Center Development (TCD) Neighborhoods.

(1) The boundaries of each Town Center Development (TCD) Neighborhood shall be established by Lead Owner on the relevant Neighborhood Plan and shall be structured generally by one Standard Pedestrian Shed or one Long Pedestrian Shed, however, the actual boundaries of such Neighborhood may be altered by Lead Owner and may vary from the boundaries of such Standard Pedestrian Shed or Long Pedestrian Shed in order to respond to property lines, Planning Area boundaries, existing conditions and proposed development, Thoroughfares and other improvements within or adjacent to such Neighborhood.

(2) Each TCD Neighborhood shall contain at least 60 acres but shall not contain more than 300 acres exclusive of the area of any Remnant Parcels that may be added to such Neighborhood in accordance with Section D-1.2(B)(vii).

(d) Other. The boundaries of Pedestrian Sheds set forth on any Neighborhood Plan may overlap. A Neighborhood may be smaller than its Pedestrian Shed, Portions of a Neighborhood may lie outside of its Pedestrian Shed if Lead Owner includes such portions within the Neighborhood pursuant to the terms of this Section D-1.2(B).

(vii) Remnant Parcels. The Lead Owner may include any Remnant Parcel within any Neighborhood to which such Remnant Parcel is contiguous, and shall not include any Remnant Parcel within any Neighborhood to which such Remnant Parcel is not contiguous.

(viii) Bisected and Contoured Neighborhoods. Neighborhoods may be bisected by, or contoured around, any or all of Planning Area O1, Planning Area RP, areas within Character Zone C1, and/or parcels not included within the Property. However: (a) parcels not included within the Property shall not be included in any Neighborhood, and (b) portions of the Property included within Planning Area O1, SA1, SA2, SA3 or RP shall not be included within any Neighborhood. To the extent practicable, portions of any Neighborhood that are completely separated from the remainder of the such Neighborhood by portions of Planning Area O1, a Regional Park, areas within the C1 Character Zone and/or parcels not included within the Property shall be connected to the remainder of such Neighborhood by a trail, path, sidewalk, or Thoroughfare to facilitate creation of a cohesive identity among the entire Neighborhood.

(ix) Assignment of Character Zones . Lead Owner, and only Lead Owner, shall assign a Character Zone to each portion of the land included within a Neighborhood. Such assignments shall be set forth on Neighborhood Plans.

(a) Allocation. The amount of land within each Neighborhood that lead Owner assigns to each Character Zone shall be consistent with the requirements of Table 1.

(b) C1 Character Zone. Lead Owner shall assign portions of the Property within any Neighborhood to Character Zone C1 as required by Section D-2.2(C).

(c) Town Center District (D3 Planning Area). Character Zones C2 and C3 included within Neighborhoods in the D3 Planning Area shall generally be directed to the perimeter of the D3 Planning Area to the extent reasonably practicable taking into consideration Lead Owner's design objectives for the Neighborhood.

(d) School Sites. Lead Owner shall assign a Character Zone to each School Site that Lead Owner includes within a Neighborhood. Lead Owner may assign any School Site included within a Neighborhood Plan to any Character Zone permitted within the relevant Neighborhood, consistent with uses permitted in accordance with Table 2.

(e) Special Character Zones SCZ-A, SCZ-B and SCZ-C. Each portion of the Property within special Character Zones SCZ-A, SCZ-B or SCZ-C that Lead Owner includes within a Neighborhood shall be assigned (by Lead Owner) a Character Zone in accordance with the requirements of Tables 11 through 13.

(f) Remnant Parcels. Each portion of a Remnant Parcel that Lead Owner includes within a Neighborhood that is not required to be assigned to Character Zone C1 pursuant to Section D-2.2(C) and not a School Site, shall be assigned by Lead Owner to either:

(1) Character Zone C1,

(2) the same Character Zone assigned to any portion of the Property adjacent to such Remnant Parcel. or

(3) a Character Zone that is within one integer of the Character Zone number assigned to any portion of the Property adjacent to such Remnant Parcel.

For example, if a portion of the Property adjacent to such Remnant Parcel has been assigned to Character Zone C3, then any portion of such Remnant Parcel may be assigned to Character Zone C1, C2, C3 or C4.

(g) Amendments to be Consistent with Existing Development Approvals. In each amendment to a Neighborhood Plan, Lead Owner shall designate each portion of the Property subject to an Existing Development Approval to either: (i) the Character Zone established for such portion of the Property by the Neighborhood Plan (or amendment thereto), or (ii) another Character Zone provided that if all improvements a pp roved within Existing Development Approvals on such portion of the Property are constructed, such improvements would conform to the development standards for such other Character Zone, unless otherwise agreed by the Director.

(h) Other Land. Each portion of the Property included within a Neighborhood other than (i) portions of land assigned to Character Zone C1 pursuant to these Development Standards, (ii) portions of land assigned to Character Zones pursuant to Tables 11 through 13, (iii) School Sites, (iv) Remnant Parcels and (v) portions of land assigned to Character Zones pursuant to Section D-1.2(B)(ix)(g), shall be assigned by Lead Owner to a Character Zone in accordance with the parameters set forth in Table 1.

(x) Unifying Civic Features. Each Neighborhood shall contain at least one unifying civic feature, the land for which shall be designated by Lead Owner on the Neighborhood Plan establishing such Neighborhood. Such unifying features may include, without limitation, a neighborhood park, green square, plaza, playground, School Site, other civic building site, a commercial area, recreation amenity site, or open space. The location of a unifying civic feature within a Neighborhood may vary depending on the intended purpose of the feature, site attributes and site constraints. For example, a commercial area may be located on a Neighborhood edge due to the need to locate retail on a major Thoroughfare.

(xi) Streets. Lead Owner shall depict the general alignments of all streets to be located with the Neighborhoods included within such Neighborhood Plan.

(xii) Regional Trails. On each Neighborhood Plan, Lead Owner shall depict the general alignments of all segments of those Regional Trails shown generally on the Parks, Open Space and Trails Plan that are to be located within the Neighborhoods included in such Neighborhood Plan.

(xiii) Retail Locations in C2 and C3. If a Neighborhood Plan contains a Neighborhood containing either or both of Character Zones C2 or C3 and may contain 300 or more Dwelling Units, then for each 300 Dwelling Units that may be located within such Neighborhood. consistent with the Notes within Table 2, Lead Owner shall designate (on such Neighborhood Plan) one block corner within the C2 and C3 Character Zones within such Neighborhood where a Retail use shall be permitted.

D-1.3 Neighborhood Plan Prerequisite.

The County shall not accept or process any application for a Future Development Approval with respect to any portion of the Property within Planning Areas D1, D2 or D3 that is not included within Special Character Zones SCZ-D, SCZ-E or SCZ-F pursuant to Section D-2.4, unless a Neighborhood Plan for such portion of the Property has been submitted to the County by Lead Owner and the Director has determined that such Neighborhood Plan complies with the requirements of Section D-1.2. Within 10 business days after Lead Owner submits a Neighborhood Plan or amendment thereto to the Director, the Director shall deliver to Lead Owner the Director's written determination regarding whether such Neighborhood Plan or amendment complies with the requirements of Section D-1.2(B). If the Director determines that such Neighborhood Plan does not comply with such requirements, then the Director's written determination shall include a list specifically setting forth which requirements were not satisfied and why such requirements were not met.

D-1.4 Applications for Future Development Approvals.

To assist the County's review of Future Development Applications, all applications submitted to the County for Future Development Approvals on any land within any of Planning Areas D1, D2 or D3 that is not included within Special Character Zones SCZ-D, SCZ-E or SCZ-F pursuant to Section D-2.4, shall indentify therein, by location, Character Zones(s) assigned to such land pursuant to the applicable Neighborhood Plan, including amendments thereto, if any.

D-2. BOUNDARIES

D-2.1 Boundaries of Planning Areas DI, D2, D3, SA1, SA2 and SA3.

The Land Use Plan is intended to depict the general locations of Planning Areas DI, D2, D3, SA 1, SA2 and SA3. The exact boundaries and shape of Planning Areas DI, D2 and D3 (not included within special Character Zones SCZ-D, SCZ-E or SCZ-F pursuant to Section D-2.4) shall be determined by Lead Owner and set forth in the Neighborhood Plans (together with amendments thereto), and the exact boundaries and shape of Planning Areas SA 1, SA2 and SA3 shall be determined by Lead Owner and set forth on Final Plats of such areas, on the condition that: (a) the total acreage within Planning Areas SA1 (the School District) may not be increased beyond 90 Net Usable Acres, (b) the total acreage within Planning Area D2 may not increase by more than 5% from that shown on the Land Use Plan, and (c) the total acreage within each of Planning Areas DI, D3, SA2, and SA3 may not increase by more than 15% from that shown on Land Use Plan. Changes in the boundaries of such Planning Areas resulting in an increase in the total acreage within Planning Areas SA1 beyond 90 Net Usable Acres, an increase in the total acreage within any of Planning Area D2 by more than 5% from that shown on the Land Use Plan, and an increase in the total acreage within any of Planning Areas D1, D3, SA2, or SA3 by more than 15% from that shown on the Land Use Plan, shall be permitted in accordance with the Administrative Amendment and Major Amendment procedures, as applicable, set forth in the PD-Planned Development District section of the Zoning Resolution.

D-2.2 Boundaries of Planning Areas 01 and RP and Character Zone C1

The Parks, Open Space and Trails Plan is intended to depict the general location of Planning Area O1 (Open Preserve), Planning Area RP (Regional Parks) and certain portions of Character Zone C1 (Multi-function Open Space). The boundaries and shape of such areas may be altered as provided herein.

(A) Planning Area 07.

(i) Boundaries. The exact boundaries and shape of any portion of the area identified generally on the Land Use Pian as Planning Area O1 shall be determined by Owner (subject to approval by the Director as set forth in Section D-2.2(A)(iii)) at the time such portion is dedicated (as required by Section S-1.1 (C)) and may vary from the general depiction thereof shown on the Parks, Open Space and Trails Plan, on the condition that the total acreage of such O1 areas to be so dedicated upon occurrence of the events requiring all such dedications pursuant to the O1 Dedication Table, shall not be less than the amount set forth therefor on the Land Use Plan (inclusive of Thoroughfares that fall within or cross such O1 areas), and any difference between the boundaries or shape of such areas proposed to be dedicated versus the boundaries of such areas depicted generally on the Land Use Plan satisfies the criteria set forth in Section D-2.2(A)(iii).

(ii) County Review and Approval. The boundaries of any portion of the Property that Owner desires to dedicate pursuant to Section S-1.1 (C) shall be submitted to the Director for the Director's review and approval. Within ten business days after the date any such proposed boundaries are submitted by Owner to the Director, the Director shall review such submittal and deliver written notice to such Owner wherein the Director either approves or rejects such proposed boundaries. If the Director rejects any such proposed boundaries, then the Director shall set forth in such notice the specific reasons why such proposed boundaries fail to satisfy the criteria for approval (set forth in Section D-2.2(A)(iii)).

(iii) Criteria. The Director shall approve proposed boundaries of any portion of the Property that Owner desires to dedicate pursuant to Section S-1.1 (C) if:

(a) the proposed boundaries do not materially and negatively impact habitat qualities,

(b) the proposed boundaries do not result in any portion of the Blufftop Protection Area being removed from the O1 Planning Area,

(c) with respect to the Willow Creek Wildlife Corridor, the proposed boundaries do not result in a corridor width narrower than required by Section S-4.2(A), or otherwise conflict with applicable County floodplain regulations,

(d) with respect to the Sterling Gulch Wildlife Corridor, the proposed boundaries do not result in a corridor width narrower than required by Section S-4.2(C) or otherwise conflict with applicable County floodplain regulations, and

(e) such boundaries do not violate any applicable provision of this Development Plan or applicable County floodplain regulations.

(iv) Appeal. The Director's decision to reject any proposed boundaries for Planning Area O1 may be appealed by the Owner to the Douglas County Board of Adjustment.

(v) Final Plats. The boundaries of any portion of Planning Area O1 included within any Final Plat shall be consistent with the boundaries proposed by Owner and approved by the Director. Any proposed modification to the boundaries of any portion of Planning Area O1 that has been included within a Final Plat will be reviewed by the County during the platting process and shall be approved if such proposed modifications satisfies the criteria set forth in Section D-2.2(A)(iii) and the plat approval criteria set fort in the Subdivision Resolution.

(vi) Tracking. To track O1 dedications, each application for a final plat of any portion of the Property shall submit to the County, with such application, a report identifying all O1 areas previously dedicated pursuant to Section S-1.1 (C) and the acreages thereof.

(B) Planning Area RP (Regional Parks).

(i) Burns Regional Park. The exact boundaries and shape of any portion of Burns Regional Park shall be determined by Owner at the time such portion is dedicated and may vary from the general depiction thereof shown on the Parks, Open Space and Trails Plan, on the condition that the County concurs that the usability of such portion dedicated as a regional park in terms of accessibility, location, slope and the ability to provide active and specialized recreation therein is not materially less than the usability (in terms of accessibility, location, slope and the ability to provide active or specialized recreation therein) of such portion of land depicted generally within Burns Regional Park on the Parks, Open Space and Trails Plan and the proposed boundaries do not violate any applicable provisions of this Development Plan or applicable County floodplain regulations.

(ii) Sterling Gulch Regional Park. The exact boundaries and shape of any portion of Sterling Gulch Regional Park shall be determined by Owner at the time such portion is dedicated and may vary from the general depiction thereof shown on the Parks, Open Space and Trails Plan and shall not include any land Owner designates for use as a potential reservoir, on the condition that the County concurs that the usability of such dedicated land as a regional park in terms of accessibility, location and slope is not materially less than the usability (in terms of accessibility, location and slope) of the land depicted generally as Sterling Gulch Regional Park on the Parks, Open Space and Trails Plan (other than the land Owner designates for use as a potential reservoir) and the proposed boundaries do not do not violate any applicable provisions of this Development Plan or applicable County floodplain regulations.

(iii) Heritage Regional Park. The exact boundaries and shape of any portion of Heritage Regional Park shall be determined by Owner at the time such portion is dedicated and may vary from the general depiction thereof shown on the Parks, Open Space and Trails Plan, on the condition that the County concurs that the usability of such portion dedicated as a regional park in terms of accessibility, location slope and opportunities for archeological education is not materially less than the usability (in terms of accessibility, location, slope and opportunities for archeological education) of such portion of land depicted generally within Heritage Regional Park on the Parks, Open Space and Trails Plan and the proposed boundaries do not do not violate any applicable provisions of this Development Plan or applicable County floodplain regulations.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Milistein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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Development Standards

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

(C) Character Zone C1.

The portions of the Property to be included within Character Zone C1 shall be determined in accordance with this Section D-2.2(C) and Tables 11, 13 and 17. The exact boundaries and shape of any portion of the Property included within Character Zone C1 shall be set forth on the Final Plats thereof.

(i) Parks, Open Space and Trails Plan and Tables. Each portion the Property depicted generally as within Character Zone C1 on the Parks, Open Space and Trails Plan, or that is required to be assigned to Character Zone C1 pursuant to Table 11, Table 13 or Table 17, and that is: (1) included within a Neighborhood shall be assigned to Character Zone C1 on the Neighborhood Plan that includes any such portion of the Property, or (2) within Planning Area SA 1, SA2 or SA3 shall be assigned to Character Zone C1 on Final Plats of Property within Planning Area SA1, SA2 or SA3, as applicable.

(ii) Adjustments. The boundaries and shape of each C1 area within any Neighborhood, or set forth on any Final Plat may vary from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, or in any Neighborhood Plan, on the condition that:

(a) the total acreage included within all such C1 areas once included in Neighborhood Plans and/or Final Plats shall not be less than the total area thereof as depicted on the Parks, Open Space and Trails Plan (inclusive of Thoroughfares that fall within or cross such C1 areas).

(b) the change in boundaries does not materially and negatively impact habitat qualities,

(c) with respect to the 'Willow Creek Wildlife Corridor, does not result in a corridor with a narrower width than required by Section S-4.2(A),

(d) with respect to the East Willow Creek Drainage, does not result in a corridor with narrower width than required by Section S-4.2(B),

(e) with respect to the Sterling Gulch Wildlife Corridor, does not result in a corridor width narrower than required by Section S-4.2(C), and

(f) the change in boundaries does not violate any applicable provision of this Development Plan or applicable County floodplain regulations.

(iii) Additional Land Assigned to Character Zone C1. In addition to those portions of the Property depicted generally at Character Zone C1 on the Parks, Open Space and Trails Plan or any Neighborhood Plan, additional portion of the Property may be assigned by the Owner thereof to Character Zone C1 in any Neighborhood Plan or Final Plat to the extent not inconsistent with Table 1.

(iv) Thoroughfares. The Thoroughfare alignments set forth on the Thoroughfare Plan or any Neighborhood Plan may be adjusted as set forth in Section S-1.3(A) and shall not determine the boundaries any Planning Area, or Character Zone.

D-2.3 Character Zones C2-C6 and Special Character Zones SCZ-A, SCZ-B and SCZ-C.

The boundaries Character Zones C2 through C6 shall be established by Lead Owner within Neighborhood Plans. The boundaries of special Character Zones SCZ-A, SCZ-B and SCZ-C shall be established by Lead Owner within Neighborhood Plans and may vary from the depictions thereof shown generally on Tables 11 through 1 3 provided that such boundaries comply with the other provisions of Tables 11 through 13.

D-2.4 Boundaries of Special Character Zones SCZ-D, SCZ-E and SCZ-F.

(A) Inclusion.

Pursuant to Section D-2.4(C), Lead Owner, and only Lead Owner. may designate for inclusion within special Character Zones SCZ-D, SCZ-E and SCZ-F, all, any or none of the land depicted generally on the Land Use Plan as land subject to potential inclusion within such special Character Zones, as appropriate. Notwithstanding the foregoing, no portion of the Property included within a Neighborhood Plan shall be included within special Character Zones SCZ-D, SCZ-E or SFZ-F.

(B) Removal.

Pursuant to Section D-2.4(C), any land previously included within special Character Zone SCZ-D, SCZ-E or SCZ-F may be removed from such special Character Zone by Lead Owner, and only Lead Owner. However, notwithstanding the foregoing, Lead Owner may not remove any land from special Character Zone SCZ-D, SCZ-E or SCZ-F if doing so would cause improvements approved in Existing Development Approvals to not comply with the development standards (set forth in this Development Plan) that would thereby apply.

(C) Notice.

To designate land within, or remove land from, special Character Zone SCZ-D or SCZ-E. Lead Owner shall file a written notice thereof with the Community Development Department.

(D) Boundaries.

The boundaries of the land subject to potential inclusion within special Character zones SCZ-D, SCZ-E and SCZ-F are depicted generally on the Land Use Plan. The exact boundaries and shape of such special Character Zones shall be determined by Lead Owner in connection with the notices Lead Owner delivers to the Community Development Department pursuant to Section D-2.4(C), on the condition that the total acreage within any of such special Character Zones may not increase by more than 15% from the area therefore shown on Land Use Plan. Changes in the boundaries of special Character Zone SCZ-D, SCZ-E or SCZ-F resulting in an increase of more than 15% of the total acreage within such special Character Zone shall be permitted in accordance with the Administrative Amendment and Major Amendment procedures. as applicable, set forth in the PD-Planned Development District section of the Zoning Resolution as if such special Character Zones were planning areas.

(E) Designation Prerequisite.

The County shall not accept or process any application for a Future Development Approval with respect to any pomon of the Property subject to potential inclusion within special Character Zone SCZ-D, SCZ-E or SCZ-F unless such portion of the Property has been either: (a) included within such special Character Zone pursuant to this Section D-2.4, or (b) included within a Neighborhood Plan submitted to the County by Lead Owner.

D-3. FINAL PLATS

D-3.1 Character Zone Designations .

Final Plats that include any land within Planning Areas D1, D2 and D3 shall include (on such Final Plat) Character Zone designations for such land. Such Character Zone designations for such land shall be the Character Zones that Lead Owner assigned thereto pursuant to the applicable Neighborhood Plan.

D-3.2 Character Zones C2 and C3.

The Final Plat of any portion of a Neighborhood containing either or both of Character Zones C2 or C3 shall contain use restrictions consistent with this Section D-3.2 and Note 9 of Table 2 regarding the areas upon which Retail use within Character Zones C2 and C3 is permitted and prohibited. Such designation of retail block corners within Character Zones C2 or C3 within any Neighborhood shall not prohibit such block corner from being used for other uses permitted in accordance with Table 2. Further, such designation shall not prohibit Retail uses in other Character Zones within such Neighborhood. For example, if a Neighborhood Plan contains Character Zones C2 and/or C3 and may contain 610 Dwelling Units. then the Neighborhood Plan for such Neighborhood shall designate two block corners within Character Zone C2 and/or C3 of such Neighborhood as available for Retail use.

D-3.3 Accessory Units.

Final Plats shall expressly indicate those lots included therein upon which Accessory Units may be located.

D-4. DENSITY

D-4.1 Residential.

Subject to the provisions of this Development Plan, the maximum number of Dwelling Units (including Accessory Units) permitted within the Property shall be the number set forth therefor on Table 1. The gross maximum residential density permitted within any Character zone within any Neighborhood established by a Neighborhood Plan is set forth in Table 1.

D-4.2 Non-residential.

Subject to the provisions of this Development Plan. the maximum a mount of non-residential space permitted within the Property shall be determined by the physical constraints and parking requirements set forth in these Development Standards.

D-4.3 Density Allocation.

Lead Owner shall be responsible for allocating Unallocated Density to specific parcels of land within the Property. Such allocation may be by deed or by other written instrument of transfer that: (A) identifies the portion of the Property to which such Dwelling Unit density is being allocated, (B) is executed by Lead Owner, and (C) is Recorded. The County shall not approve any site improvement plan, subdivision or amendment thereto unless the applicant therefor submits to the County a written certification from the Lead Owner that the necessary Unallocated Density has been allocated by the Lead Owner to the property in question. No person or entity other than Lead Owner shall have the right to transfer to any person or entity any Dwelling Unit density to or for use on other land without Lead Owner's prior written consent.

D-4.4 Tables Incorporated.

The following Tables 1 through 20 are hereby incorporated into and made a part of these Development Standards.

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APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Milistein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 1 : Planning Areas/Neighborhood Types/Character Zones.

(A) The Property is comprised of eight planning areas (O1, RP, D1, D2, D3, SA 1, SA2 and SA3). Neighborhood Plans will be developed for the portions of the Property within Planning Areas D1, D2, and D3 (that are not included within special Character Zones SCZ-D, SCZ-E and SCZ-F) in accordanc e with the terms of this Development Plan. Certain types of Neighborhoods (i.e., CND, TND, TCD) shall be permitted only within certain Planning Areas (D1, D2, and D3) as set forth in Table 1 below. Each portion of the Property included within a Neighborhood shall be assigned to a Character Zone (C1 through C6) in accordance with the terms of this Development Plan. Unique regulations regarding minimum lot area, minimum and maximum setbacks and building heights and other matters are established for each Character Zone pursuant to Tables 5 through 10. Each portion of the Property assigned to a Character Zone shall be subject to the regulations set forth in this Development Plan applicable to such Character Zone. Regulations regarding minimum lot size, minimum and maximum setbacks and building heights within each of the special Character Zones SCZ-A, SCZ-B, SCZ-C, SCZ-D, SCZ-E, and SCZ-F and Planning Areas SA 1, SA2 and SA3 are set forth in Tables 11 through 19 and Section S-7.8.

(B) Character Zones C2, C3, C4, CS and C6 shall be permitted only within certain Planning Are.as and within certain Neighborhood types as set forth in Table 1 below. Character Zone C1 shall be permitted within any of Planning Areas D1, D2, D3, SA 1, SA2 and SA3 in any amount.

(C) Each portion of the Property included within any Neighborhood set forth on a Neighborhood Plan shall be assigned to a Character Zone; provided that: (a) the amount of land included within a Neighborhood, but not included within an Excluded Parcel, that is assigned to Character Zone C2, C3, C4, C5 and C6 shall be within the parameters set forth therefor in Table 1 below, (b) certain portions of the Property shall be assigned to special Character Zones SCZ-A, SCZ-B and SCZ-C in accordance with Tables 11, 12 and 13, and (c) certain portions of the Property may be assigned to special Character Zones SCZ-D, SCZ-E and SCZ-F in accordance with Tables 14, 15 and 16, and (d) Remnant Parcels shall be assigned to Character Zones in accordance with Section D-1.2(B)(ix)(f).

(D) The residential gross density within any Character Zone within any Neighborhood set forth on a Neighborhood Plan shall not exceed the amount set forth therefor in Table 1 below.

PLANNING AREA		TYPES OF NEIGHBORHOODS PERMITTED WITHIN EACH PLANNING AREAS	PERMITTED CHARACTER ZONES		RESIDENTIAL GROSS DENSITY MAXIMUM [1]	DWELLING UNITS MAXIMUM
O1	OPEN PRESERVE	n/a				0
RP	REGIONAL PARKS	n/a				0
D1	COUNTRYSIDE AND HILLSIDE DISTRICT	CND CLUSTERED NEIGHBORHOOD DEVELOPMENT	C2	RURAL ZONE	1 du/ac	n/a
			C3	NEIGHBORHOOD EDGE ZONE	4.5 du/ac	
D2	VILLAGES DISTRICT	CND CLUSTERED NEIGHBORHOOD DEVELOPMENT	C2	RURAL ZONE	1 du/ac	n/a
			C3	NEIGHBORHOOD EDGE ZONE	4.5 du/ac	
			C4	NEIGHBORHOOD GENERAL ZONE	7.5 du/ac	
		TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT	C2	RURAL ZONE	1.5 du/ac	
			C3	NEIGHBORHOOD EDGE ZONE	5 du/ac	
			C4	NEIGHBORHOOD GENERAL ZONE	8 du/ac	
			C5	NEIGHBORHOOD CENTER ZONE	15 du/ac	
D3	TOWN CENTER DISTRICT	TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT	C2	RURAL ZONE	1.5 du/ac	n/a
			C3	NEIGHBORHOOD EDGE ZONE	5 du/ac	
			C4	NEIGHBORHOOD GENERAL ZONE	8 du/ac	
			C5	NEIGHBORHOOD CENTER ZONE	15 du/ac	
		TCD TOWN CENTER DEVELOPMENT	C4	NEIGHBORHOOD GENERAL ZONE	8 du/ac	
			C5	NEIGHBORHOOD CENTER ZONE	16 du/ac	
			C6	URBAN CORE ZONE	21 du/ac	
SA1	SCHOOL	n/a				0
SA2	RESERVOIR	n/a				0
SA3	MAINTENANCE	n/a				0
						12,050

Notes:
1 "Residential Gross Density", with respect to any character Zone, means a fraction, the numerator of which is the total number of Dwelling Units within such Character Zone, and the denominator of which is the total number of acres, including without limitation of thoroughfares, parks and open space areas, within such Character Zone.

TABLE 2: Specific Function and Use.

(A) This Table 2 sets forth for each Character Zone, Special Area, Regional Park and O1 space: (a) permitted principal uses by right, (b) permitted accessory uses by right, (c) principal uses permitted by special review, and (d) accessory uses permitted by special review.

(B) For purposes of this Table 2: (a) the Perimeter Lots within Character Zone SCZ-A shall be deemed within the C2 Character Zone in accordance with the terms of Table 11, (b) portions of the Property assigned to Character Zone SCZ-B shall be deemed within the C3 Character Zone in accordance with the terms of Table 12, and (c) portions of the Property assigned to Character Zone SCZ-C shall be deemed within the C2 Character Zone in accordance with the terms of Table 13.

(C) In addition to those accessory uses set forth in this Table 2, additional uses and buildings that are accessory to a principal use shall be permitted on the same lot as the principal use to which they are accessory.

(D) Uses that are not set forth in Table 2 shall be permitted within any particular area if the Director determines that such uses are similar to uses permitted within such area pursuant to this Table 2.

(E) Oil and gas drilling operations shall be permitted as a use by special review in that portion of the Property located in the west half of Section 29, Township 6 South, Range 68 West, of the 6th Principal Meridian, Douglas County, Colorado.

(F) Notwithstanding any other provision herein, neither group homes for registered sex offenders nor sexually-oriented businesses shall be permitted within the Property.

(G) Water Storage Facilities and Major Water Storage Facilities shall be permitted as a use-by-right on the ARS Parcel.

(H) Special Conditions for Limited Athletic Development -Without limiting the generality of the Principal and Accessory Uses Permitted by Right and Uses by Special Review for SCZ-D set forth below, and notwithstanding any provision in this Development Plan, the following provisions shall apply for the approval, installation and operation of up to two synthetic turf athletic fields within SCZ-D and improvements related thereto: (1) access to such fields and improvements related thereto may be provided by private roads and/or private driveways, (2) the primary access to such fields and related improvements from a public street shall be least a 40' wide and shall have an aggregate road base or such other base material as may be acceptable to the County and the Owner, (3) Primary Thoroughfares included within any Final Plat of a portion of SCZ-D intended to facilitate transfer or development of land for such fields and/or related improvements need not be offered for dedication at the time of such Final Plat, on the condition that such Primary Thoroughfares shall be dedicated prior to the approval of any site improvements plan or issuance of any building permit for material vertical improvements other than such fields and the improvements related to such fields, (4) neither central water nor central wastewater service shall be required for such fields or the improvements related thereto, (5) neither evidence of the creation of one or more new special districts providing central water and wastewater service, nor intergovernmental agreements related thereto, shall be required in connection with such fields, any improvements related thereto or approval related thereto, and (6) not more than 120 parking stalls shall be required for such fields and the improvements related thereto.

(I) As of the date hereof, the Lawrence Parcel is owned by Lawrence Construction Company, a Colorado corporation ("LCC"). Unless agreed otherwise in writing by LCC or Richard Lawrence and Polly Lawrence, the owners of LCC, no residential development shall be allowed within 300 feet of the Lawrence Parcel, which parcel is currently owned by LCC, until the earlier to occur of: (1) the date such parcel is no longer owned by LCC, Richard Lawrence and/or Polly Lawrence, or (2) the date LCC, Richard Lawrence and Polly Lawrence no longer conduct commercial activities on such parcel.

(J) Rainwater harvesting shall be permitted on the Property to the extent permitted by state law.

TABLE 12: Specific Function and Use.

X = Principal Use - Permitted by Right XA = Accessory Use - Permitted by Right USR = Use by Special Review	CHARACTER ZONES								SPECIAL ZONES			REGIONAL PARKS			OPEN SPACE	
	Rural	Neigh Edge	Neigh General	Neigh Center	Urban Core	Special	Special	Special	School	Reservoir	Maintenance/ Industrial	Sterling Gulch	Burns Park	Heritage Park	Preserve	Multi-Function
a. RESIDENTIAL	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Residence																
-Accessory Unit[6]	XA	XA	XA	XA												
-Caretaker[7]	X	X	X	X	X		X	X	X					X		
-Caretaker- Mobile Home[7]	USR	USR	USR	USR	USR				USR							
-Single-Family	X	X	X	X	X											
-Single-FamilyAttached		X	X	X	X											
-Multifamily			X	X	X			X								
Accessory Buildings and Structures	XA	XA	XA	XA		XA	XA	XA	XA							
Group Home - up to 8 - 750' separation	X	X	X	USR	USR			USR								
Group Residential Facility (custodial, etc)[2]	X	X	X	X	X	XA		X								
In-Home Elder Care	XA	XA	XA	XA	XA											
Live-work	X	X	X	X	X											
Mixed Use			X	X	X			X								
Nursing Home				X	X											
Retirement Home	X	X	X	X	X			X								
Temporary Home	X	X	X													
Mobile Home - 1 per lot[2]	USR	USR	USR	USR	USR											
b. LODGING[8]	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Bed and Breakfast - up to 5 rooms[4]	X	X	X	X	X											
Dormitory				XA	XA	XA	XA	X								
Inn - up to 12 rooms			X	X	X											
Hotel				X	X		X									
c. OFFICE[8]	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Bank/Financial Institution with or without driveup facilities				X	X		X									
Construction Office - Temporary	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X[10]
Home Occupation - Class 1[7]	XA	XA	XA	XA	XA											
Home Occupation - Class 2[3,7,11]	XA	XA	XA	XA	XA											
Home Occupation - Other[7]	USR	USR	USR	USR	USR											
Live-Work			X	X	X											
Mixed-Use				X	X			X								
Office - Genl/Med/Denta/Prof/Govt				X	X	X	X	X								
Sales Office - Temporary	X	X	X	X	X		X	X	X							
d. RETAIL[9]	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Bar/Lounge			USR	X	X											
Building Materials - Wholesale and Retail				X	X	X	X	X			X					
Convenience Store	X	X	X	X	X	X	X	X								
Day-Care Household Pets	X		X	X	X		X									
Equipment Rental				X	X		X				X					
Equipment Rental - small				X	X	X	X				X					
Farmer's Market[16]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Funeral Home				X	X		X									
Kiosk			X	X	X	X	X	X								
Push Cart				USR	USR	USR	USR	XA								
Food Service incl. Restaurant/Fast Food[10]	X	X	X	X	X	X	X	X								
Retail/Service Business	X	X	X	X	X	X	X	X								
Seasonal Use	X	X	X	X	X		X	X								
Theater - indoor				X	X	X	X	X								
Theater - outdoor	X[14]	X	X	X	X		X	X								X[10]
Theater - Drive-Up facilities	XA	XA	XA	XA	XA	XA	XA	XA								

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Milistein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

Development Standards, Cont.

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STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 2: Specific Function and Use (continued).

X = Principal Use - Permitted by Right XA = Accessory Use - Permitted by Right USR = Use by Special Review	CHARACTER ZONES								SPECIAL ZONES			REGIONAL PARKS			OPEN SPACE	
	Rural	Neigh Edge	Neigh General	Neigh Center	Urban Core	Special	Special	Special	School	Reservoir	Maintenance/ Industrial	Sterling Gulch	Burns Park	Heritage Park	Preserve	Multi-Function
	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
e. CIVIC SPACES including Parks and other Recreational Facilities																
Neighborhood Park - 5 acres min	X[14]	X	X			X	X	X	X							X[10]
Green - 2-5 acres		X	X	X	X	X	X	X	X							X[10]
Square - 0.5-3 acres			X	X	X	X	X	X	X							X[10]
Plaza - 0.5-1 acre				X	X	X	X	X	X							
Parks Maintenance Facility	X	X				X	X	X	X	X	X	X	X	X		X[10]
Playground	X[14]	X	X	X	X	XA	X	X	X			X	X	X		X[10]
Recreational Facility not specifically listed below	X[14]	X	X	X	X	X	X	X	X			X	X	X		X[10]
-Bird Blind	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Cross Country Skiing	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Archeological/Cultural/Historical Resource Study	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Equestrian Trail	X[14]	X	X	X	X	X	X	X	X	X		X	X	X	X	
-Interpretive Exhibit	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Overlook	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Sledding Area	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Soft Surface Trail	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
-Other Trails	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

f. CIVIC BUILDINGS	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Church - 350 seats max & Church Schools	X	X	X	X	X	X	X	X								
Church - over 350 seats & Church Schools	X	X	X	X	X	X	X	X								
Conference Center				USR	X	X	X	X								
Convention Center					USR	X	X	X								
Cultural Facility (see below)																
-Museum, Art Gallery, Perf Art Center				X	X	X	X	X	X							
-Sports Stadium/Arena						X	X	X	X							
Library	X	X	X	X	X	X	X	X	X							

g. COMMUNITY USES: EDUCATION	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Day-Care Center	X	X	X	X	X	X		X								
Day-Care Center for empl children				XA	XA	XA	XA	X								
School - Public/Private (see below)																
-K through 8	X	X	X	X	X	X	X	X	X	X	X					
-9 through 12	X	X	X	X	X	X	X	X	X	X	X					
College			X	X	X		X	X	X							
University			X	X	X		X	X	X							

h. COMMUNITY USES: CIVIL SUPPORT	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Clinic - Dental or Medical			USR	X	X	X	X	X								
Fire Station - no training	X	X	X	X	X		X	X								
Fire Station - w/ training							X									
Hospital					X	X	X	X								
Sheriff Substation	X			X	X	X		X	X							
Veterinary Clinic/Hospital	X			X	X		X	X	X							

i. COMMUNITY USES: OTHER	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Bus Shelter	X	X	X	X	X	X	X	X	X			X	X	X		
Campground	USR[14]	USR	USR	USR	USR				USR			USR	USR	USR		USR
Cemetery	X	USR	USR				X									
Club/Country Club	X	X	X	X	X		X									
Fairground							USR									
Fountain/Public Art	X	X	X	X	X	X	X	X	X			X	X	X	X[10,12]	X[10]
Religious Retreat	X	X	X	X	X		X	X	X							

j. AGRICULTURE/ANIMALS/EQUESTRIAN	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Agricultural Recreational Activities[2]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Youth-Oriented Agricultural Activities/4H[6]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Animals (see below)																
-Horse/Cow/Mule/Llama[4]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
-Pig/Goat/Sheep/Miniature Horse/Alpaca[4]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
-Buffalo/Ostrich/Emu/Bees[2]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
-Chicken/Turkey/Duck[4]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
-Dog/Cat/Pot-bellied Pig	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
-Wolf/Bear/Snake/Mtn Lion[4]	USR							USR								USR[10]
-Kennel	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR		
Community Garden	X[14]	X	X	X	X	X	X	X				X	X	X	X[15]	X[10]
Urban Farm	X[14]	X	X	X	X	X	X	X				X	X	X	X[10,13]	X[10]
Dude Ranch[3]	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR		USR[10]
Farm	X						X	X				X	X	X	X[10]	X[10]
Commercial Garden Building	X						X	X				X	X	X	X[10,13]	X[10]
Agriculture	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X[10]	X[10]
Grain Storage	X						X	X	X	X	X					X[10]
Greenhouse - 1 acre maximum	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Greenhouse - greater than 1 acre	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X[10]
Horses - Owned/Boarded[1]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X[10]
Horse Rental Stable[2]	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR		USR[10]
Horse Training - nonowned/unrel riders[4]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X[10]
Horse Training - exceed by right[5]	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR		USR[10]
Plant Nursery[2]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Roadside Stand	X	X	X	X	X	X	X	X	X	X	X	X	X	X		

k. TRANSPORTATION	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Automobile Service/Repair/Car Wash				X	X		X									
Automobile Service Station - gas pumps/Car Wash				X	X		X									
Garage - private, 3,000 sf max[3]	XA															
Garage - private, 1,000 sf max	XA	XA	XA	XA	XA											
Heliport					USR	USR	USR									
Parking Lot - public/private				X	X	XA	X	X	X	X	X					
Parking Garage				X	X	X	X	X	X							
Public and Private Transportation Facilities including Thoroughfares	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	X[12]	X

TABLE 2: Specific Function and Use (continued).

X = Principal Use - Permitted by Right XA = Accessory Use - Permitted by Right USR = Use by Special Review	CHARACTER ZONES								SPECIAL ZONES			REGIONAL PARKS			OPEN SPACE	
	Rural	Neigh Edge	Neigh General	Neigh Center	Urban Core	Special	Special	Special	School	Reservoir	Maintenance/ Industrial	Sterling Gulch	Burns Park	Heritage Park	Preserve	Multi-Function
	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
l. LIGHT INDUSTRIAL																
Mini Warehouse				X	X	X	X	X								
Mixing Plant (concrete, mortar, asphalt) - Temporar (not to exceed 2 years)	X	X	X	X	X	X	X	X	X		X					
Motorized Vehicle/Equip. Service Repair							X				X					
Product Distribution/Storage							X	X			X					
Recycle/Trash Transfer Facility							USR				USR					
Research and Development Facility					USR	X	X	X	X		X					
RV Storage Lot	USR						USR	USR								
Sawmill - portable[2]	USR	USR	USR	USR	USR		X	USR	USR			USR	USR	USR		USR[10]
Storage Area - Commercial				USR	USR	USR	X	X	USR							
Warehouse				X	X	X	X	X			X					
Wholesale Business - sales/service				X	X	X	X	X								

m. UTILITIES	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Drainage Facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Satellite Dish	XA	XA	XA	XA	XA	XA	XA	XA	XA	XA	XA					
Satellite Earth Station	USR	USR	USR	USR	USR	XA	USR	XA	USR	USR	USR	USR	USR	USR		USR
Septic Waste & Domestic Sludge Appl	USR							USR								
Telecommunications Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Utility - Minor Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Utility - Major Facility	USR	USR	USR	USR	USR	USR	X	X	USR	USR	USR	USR	USR	USR		USR
Utility Service Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Water Storage Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Major Water Storage Facility	USR	USR	USR	USR	USR	USR	USR	USR	USR	X	USR	USR	USR	USR	USR	USR
Wind Energy Conservation Systems[3]	USR	USR	USR	USR	USR	USR	USR	X	USR	USR	USR	USR	USR	USR	USR	USR
Non-Traditional Energy Systems other than Wind Energy Systems	USR	USR	USR	USR	USR	USR	X	X	USR	X	USR	USR	USR	USR	USR	USR

n. OTHER	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Mining, Quarry, Sand/Gravel Operation or Similar						USR	USR			USR	USR					
Firing Range - indoor	USR				X	USR	X	X								
Firing Range - outdoor[1]	USR	USR	USR	USR	USR		USR		USR			USR	USR	USR	USR	USR
Hunting/Fishing Club[1]	USR	USR	USR	USR	USR				USR	X		USR	USR	USR		USR
Entertainment Events[17]	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Notes:

1. *on parcels 35 acres or larger*
2. *on lots 9 acres or larger*
3. *on lots 4.5 acres or larger*
4. *on lots 2.3 acres or larger*
5. *There shall be no more than one Accessory Unit per lot.*
6. *Lodging in C2, C3 and C4 must be owner occupied. Food service in lodging facilities in C2, C3 and C4 may be provided only in the a.m. The maximum length of stay in lodging facilities in C2, C3, and C4 shall not exceed ten days.*
7. *Home Occupations (Class 1, Class 2 and Other) may be located in a principal building or an accessory building or both.*
8. *Office use within C4 shall be limited to the first story of any principal building or any accessory structure.*
9. *Retail use within C2 and C3 within any Neighborhood shall be restricted to one block corner location at the first story for each 300 Dwelling Units within such Neighborhood. Retail uses within C4 are restricted to the first story of buildings at corner locations.*
10. *Notwithstanding the above, these uses shall not be permitted within the Willow Creek Wildlife Corridor, except for the multipurpose regional trail and associated connectors.*
11. *Home Occupations - Class 2 are permitted (as accessory uses) only on lots 4.5 acres and larger and are subject to requirements set forth in Section 23 of the Zoning Resolution.*
12. *Notwithstanding the above, these uses shall not be permitted in the Southern O1 Buffer Area, which is depicted on the Land Use Plan.*
13. *Notwithstanding the above, these uses shall not be permitted by right in the Southern O1 Buffer Area, but shall be permitted as a use by special review in the Southern O1 Buffer Area.*
14. *Notwithstanding the above, these uses shall not be permitted in any portion of the Property incuded within the portion of SCZ-A located north of the Plum Valley Heights neighborhood; however Thoroughfares shall be permitted in this area.*
15. *Notwithstanding the above, Water Storage Facilities and Major Water Storage Facilities shall be permitted as a use by right on the ARS Parcel.*
16. *includes commercial distribution of agriculture production*
17. *Entertainment events are allowed as a Principal use - Permitted by Right in all Character Zones as well as all other areas not assigned a Character Zone, subject to the requirements set forth in Section 22B of the Zoning Resolution.*

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5086
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 3: PARKING STANDARDS

This Table 3 sets forth the number of parking spaces required for specific uses for each development within Sterling Ranch. In the event a use is not specifically mentioned, the required number of parking spaces for a similar use shall apply.

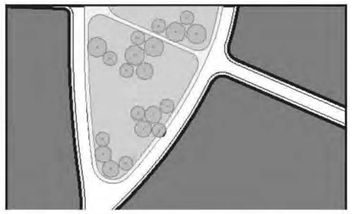
Use	Parking Ratio
RESIDENTIAL	
Single-Family Dwelling	
<2,000 sq. ft.:	1/Dwelling Unit
2,000-3,000 sq. ft.:	2/Dwelling Unit
>3,000 sq. ft.:	3/Dwelling Unit
Multifamily Dwelling	
Rented:	1.65/MFDU
Owned:	1.85/MFDU
Accessory Unit	1/Accessory Unit
Sleeping Rooms	1/unit or room, plus 2 for owners/managers
Group Homes and Group Residential Facilities	0.5/bed
Nursing Homes	0.5/bed
Retirement Home	
Housing for Seniors	0.5/Dwelling Unit
Congregate Care or Assisted Living	0.35/Dwelling Unit
Mobile Homes	2/mobile home located at least 15 feet from the interior road from which it takes access.
LODGING	
Bed and Breakfast, Dormitory, Inn and Hotel	1.25/room plus 10/1,000 sq.ft of GFA for loundge and/or restaurant, plus conference/banquet facilities at the following rates:
<20 sq.ft./room:	0
20 sq.ft./room:	30/1,000 sq.ft. of GFA
20-50 sq.ft./room:	Scaled proportionally between 20 and 50 sq.ft./room
>50 sq.ft/room:	20/1,000 sq.ft. of GFA
OFFICE	
Bank/Financial Institution with or without driveup facilities	1/300 sf.ft. of GFA + 6 stacking spaces/drive up window
Professional/General Business Offices	
<25,000 sq.ft.:	3.8/1,000 sq.ft. of GFA
25,000-100,000 sq.ft.:	Scaled proportionally between 3.8 and 3.4/1,000 sq.ft. of GFA
100,000 sq.ft.:	3.4/1,000 sq.ft. of GFA
100,000-500,000 sq.ft.:	Scaled proportionally between 3.4 and 2.8/1,000 sq. ft. of GFA
>500,000 sq.ft.:	2.8/1,000 sq.ft. of GFA
Consumer Services Offices	4.6/1,000 sq.ft. of GFA
Data Process, Telemarketing, or Operations Offices	6/1,000 sq.ft. of GFA
Dental/Medical Offices that are not part of a hospital campus	4.5/1,000 sq.ft. of GFA
Dental/Medical Offices within a hospital campus	4/1,000 sq.ft. of GFA
Government Office Facilities	Should be established in accordance with a study of parking needs prepared specifically for the subject property
RETAIL	
Bar/Lounge	19/1,000 sq.ft. of GFA
General/Convenience Store	2.75/1,000 sq.ft. of GFA
Grocery Store*	6.75/1,000 sq.ft. of GFA
Discount Superstores*	5.5/1,000 sq.ft. of GFA, including outdoor sales areas
Specialty Superstores*	4.5/1,000 sq.ft. of GFA, including outdoor sales areas
Shopping Centers with not more than 10% of Net Space in nonretail sales and service uses	
<400,000 sq.ft.:	4.0/1,000 sq.ft. of Net Space
400,000-600,000 sq.ft.:	Scaled proportionally between 4.0 and 4.5/1,000 sq.ft. of Net Space
>600,000 sq.ft.:	4.5/1,000 sq.ft. of Net Space
Shopping Centers with more than 10% of Net Space in nonretail sales and service uses	Should be established in accordance with a shared parking study prepared specifically for the subject project
Funeral Home	1/100 sq.ft. of GFA for public use
Restaurants	
Fine or Casual Dining (with bar)	20/1,000 sq.ft. of GFA
Family Restaurant (without bar)	15/1,000 sq.ft. of GFA
Fast Food Restaurant	15/1,000 sq.ft. of GFA
Theater	0.4/seat
Cinema	
1 screen:	0.5/seat
2-5 screens:	0.33/seat
5-10 screens:	0.3/seat
>10 screens:	0.27/seat
CIVIC SPACES	
Where not seated:	0.25/person, based on permitted capacity
Where seated:	0.3/seat
Health Club	7/1,000 sq.ft. of GFA
CIVIC BUILDINGS	
Church	0.4/seat
Conference, Convention and Performance Arts Centers	
<25,000 sq.ft.:	30/1,000 sq.ft. of GFA
25,000-50,000 sq.ft.:	Scaled proportionally between 30 and 20/1,000 sq.ft. of GFA
50,000 sq.ft.:	20/1,000 sq.ft. of GFA
50,000-100,000 sq.ft.:	Scaled proportionally between 20 and 10/1,000 sq.ft. of GFA
100,000 sq.ft.:	10/1,000 sq.ft. of GFA
100,000-250,000 sq.ft.:	Scaled proportionally between 10 and 6/1,000 sq.ft. of GFA
>250,000 sq.ft.:	6/1,000 sq.ft. of GFA
Library, Museum and Art Gallery	1/300 sq.ft. of GFA
Sports Facilities	
Arena	0.33/seat
Football Stadium	0.31/seat
Baseball Stadium	0.35/seat
COMMUNITY USES: EDUCATION	
Day Care Center	0.3/person, based on licensed enrollment capacity
Elementary or Middle School (K through 8)	0.2/gym or auditorium seat, or 0.25/student - whichever is higher
Secondary School (9 through 12)	0.3/gym or auditorium seat, or 0.3/student whichever is higher
College or University	Should be established in accordance with a study of parking needs prepared specifically for the subject institution
TRANSPORTATION	
Automobile Service/Repair	1/employee (max shift) + 2/bay or stall + 2/ pump island
Automobile Service Station - gas pumps	1/employee (max shift)+ 2/pump island
LIGHT INDUSTRIAL	
Warehouse	1.75/100 units
Manufacturing or Industrial	1.85/1,000 sq.ft. of GFA, plus required parking spaces for office, sales, or similar uses where those uses exceed 10% of GFA
Product Distribution/Wholesale/Storage	0.67/1,000 sq.ft. of GFA
OTHER	
Firing Range	1/platform + 1/employee (max shift)
*Not in a shopping center	
SHARED PARKING ADJUSTMENTS	
The number of parking spaces required under these parking standards for a specific use may be reduced on the basis of a shared-parking study approved by the Director.	
ADJUSTMENT FOR USES NEAR TRANSIT STOPS	
The number of parking spaces required under these parking standards for a specific use may be reduced based on its proximity to a transit stop based on a parking study approved by the Director.	
OFF-SITE PARKING	
Parking for any use shall be provided on the same lot as such use or within 400 feet of the nearest point of such use, or for uses within CS, C6, SCZ-D, and SCZ-F within 1,000 feet of the nearest point of such use. On-street parking may be used to satisfy parking requirements. Off-Site parking (that is not on-street parking) may be used to satisfy parking requirements if a parking use agreement is recorded or other provisions acceptable to the Director are provided.	

TABLE 4: Other Parks.

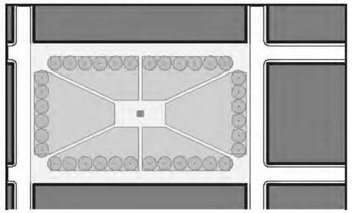
This table sets forth definitions for the various types of Other Parks permitted within the Property.

a. Neighborhood Park: An Other Recreational Park dedicated in accordance with this Development Plan and available for active and passive recreation. A Neighborhood Park may be spatially defined by landscaping rather than building frontages. It may include courts, picnic areas, multi-purpose fields, playgrounds, other Recreational Facilities, nature areas and other improvements permitted pursuant to this Development Plan. Each Neighborhood Park shall contain a minimum of 5 acres.

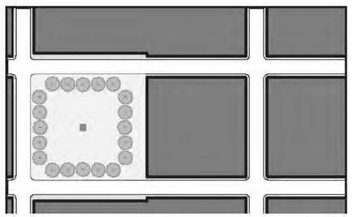
b. Green: An Other Park or Other Recreational Park dedicated in accordance with this Development Plan, or other land, that is available for structured or unstructured recreation. A Green may be spatially defined by landscaping arranged in a naturalistic manner rather than building frontages. It may include open areas, multi-purpose fields, other Recreational Facilities, nature areas and other improvements permitted pursuant to this Development Plan. Greens may also include "green breathing spaces" located along the C1 corridors and spaced at approximately ¼ to ½ mile intervals. Green breathing spaces may contain the same amenities as described above. Each Green shall contain a minimum of 0.5 acres and not more than 5 acres.



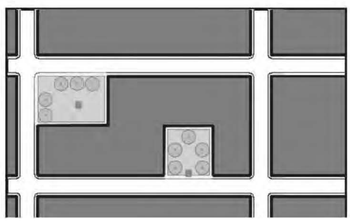
c. Square: An Other Park or Other Recreational Park dedicated in accordance with this Development Plan, or other land, that is available for structured or unstructured recreation and/or civic purposes. A Square is spatially defined by building frontages. Its landscape of paths, lawns, hardscape and trees shall be formally disposed. Each Square shall contain a minimum of 0.5 acres and not be larger than 3 acres.



d. Plaza: An Other Park or Other Recreational Park dedicated in accordance with this Development Plan, or other land, that is available for civic purposes, public gathering, and/or commercial activities. A Plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement; trees are optional. Each Plaza shall contain a minimum of 0.05 acres and not be larger than 1 acre.



e. Playground: A space designed and equipped for the recreation of children. A playground may be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a Block. Playgrounds may be included within C1 – Multifunction Open Space, Regional Parks, Neighborhood Parks, and Greens. There shall be no minimum or maximum size.



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STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

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Suite 300
Denver CO 80203
P: 303 866 3454
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COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
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Suite 101
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ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
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P:303 791 7404
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ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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Development Standards, Cont.

Sheet: 23 of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 5: C1 Character Zone.
This table sets forth the minimum lot area, the maximum building height, setbacks and certain parking standards applicable to those portions of the Property within the C1 Character Zone.

C1 MULTI-FUNCTION OPEN SPACE

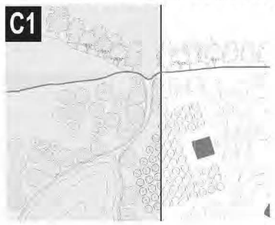


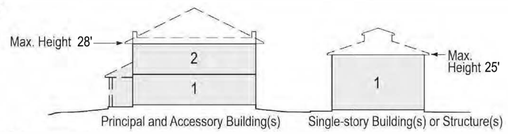
Table 5.1

a. LOT AREA	
Minimum Lot Area	NA
b. BUILDING HEIGHT	
Principal Building(s)	28 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - PRINCIPAL & ACCESSORY BLDGS [1]	
(c.1) Front Setback Primary	25 ft. min.[5] 50 ft. min.[6]
(c.2) Front Setback Secondary	15 ft. min.[3] 25 ft. min.[4]
(c.3) Side Setback	15 ft. min.
(c.4) Rear Setback	25 ft. min.
d SETBACKS - COVERED PARKING [1]	
(d.1) Front Setback Primary	25 ft. min.[5] 50 ft. min.[6]
(d.2) Front Setback Secondary	15 ft. min.[3] 25 ft. min.[4]
(d.3) Side Setback	15 ft. min. 25 ft. min.
(d.4) Rear Setback	15 ft. min. 25 ft. min.

Notes:

1. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
2. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
3. *for lots less than 2.3 acres*
4. *for lots 2.3 acres or larger*
5. *for lots less than 4.5 acres*
6. *for lots 4.5 acres or larger*

BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet inheight from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - PRINCIPAL AND ACCESSORY BUILDINGS
1. All Buildings shall be distanced from the lot lines as shown.

COVERED PARKING PLACEMENT
1. Uncovered parking is permitted in front and side setbacks.

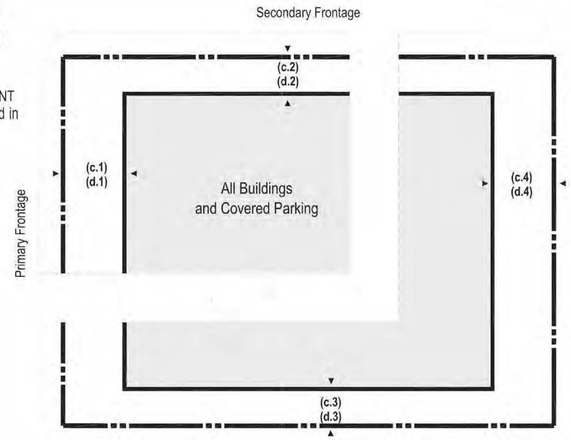


TABLE 6: C2 Character Zone.
This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C2 Character Zone.

C2 RURAL STANDARDS

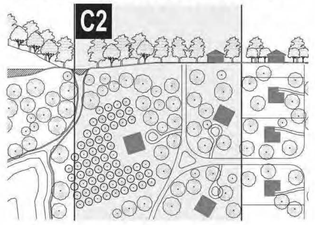


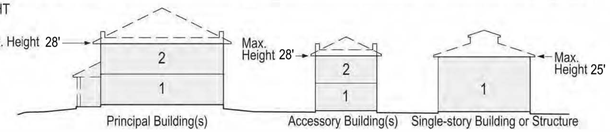
Table 6.1

a. LOT AREA	
Minimum Lot Area	20,000 sq. ft. [1]
b. BUILDING HEIGHT	
Principal Building(s)	28 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S) [2]	
(c.1) Front Setback Primary	25 ft. min.[6] 50 ft. min.[7]
(c.2) Front Setback Secondary	15 ft. min.[4] 25 ft. min.[5]
(c.3) Side Setback	15 ft. min.
(c.4) Rear Setback	25 ft. min.
d. SETBACKS - ACCESSORY BUILDING(S) [2]	
(d.1) Front Setback Primary	25 ft. min.[6] 50 ft. min.[7]
(d.2) Front Setback Secondary	15 ft. min.[4] 25 ft. min.[5]
(d.3) Side Setback	15 ft. min.[4] 25 ft. min.[5]
(d.4) Rear Setback	15 ft. min.[4] 25 ft. min.[5]
e. SETBACKS - COVERED PARKING [3]	
(e.1) Front Setback Primary	25 ft. min.[6] 50 ft. min.[7]
(e.2) Front Setback Secondary	15 ft. min.[4] 25 ft. min.[5]
(e.3) Side Setback	15 ft. min. 25 ft. min.
(e.4) Rear Setback	15 ft. min. 25 ft. min.

Notes:

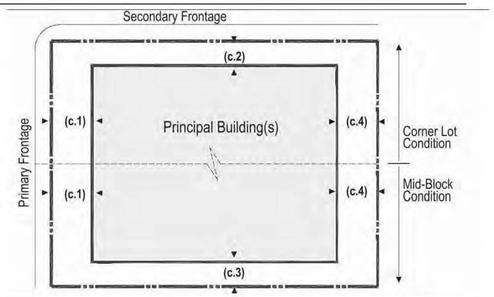
1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
3. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
4. *for lots less than 2.3 acres*
5. *for lots 2.3 acres or larger*
6. *for lots less than 4.5 acres*
7. *for lots 4.5 acres or larger*

BUILDING HEIGHT

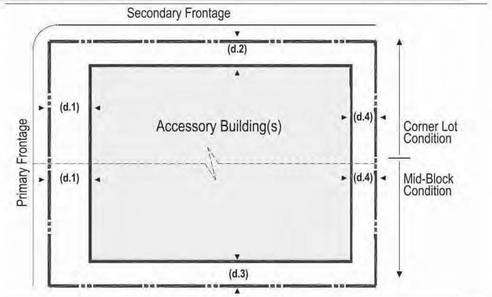


1. Building height shall be measured in feet, excluding attics and raised or walkout basements,
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

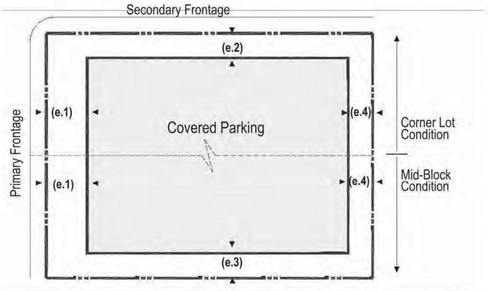
SETBACKS - PRINCIPAL BLDG(S)
1. Principal Building(s) shall be distanced from the lot lines as shown.



SETBACKS - ACCESSORY BLDG(S)
1. Accessory Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT



ENCROACHMENTS
1. Porches may encroach up to 1/3 of the depth of the Principal Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Principal Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.
6. Cantilevered, interior floor area of a Principal Building may extend up to 40% of the required front or side setback, to a maximum of 4 feet, except when: A. Such an extension results in an encroachment into a platted sight distance easement. B. Such an extension overhangs an established utility, communication, or drainage easement.
7. All encroachments will be reviewed by Douglas County for compliance with the applicable building codes.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: Sep 18, 2025

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 7: C3 Character Zone.
This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C3 Character Zone.

C3 NEIGHBORHOOD EDGE STANDARDS

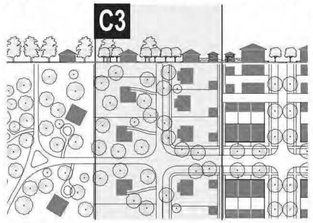


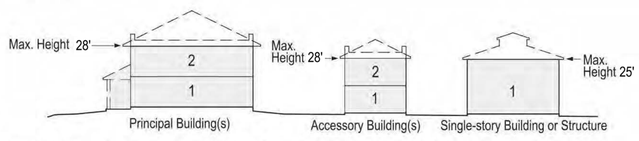
Table 7.1

a. LOT AREA	
Minimum Lot Area	4,000 sq. ft.[1]
b. BUILDING HEIGHT	
Principal Building(s)	28 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S) [3]	
(c.1) Front Setback Primary	18 ft. min.[5]
(c.2) Front Setback Secondary	7 ft. min.
(c.3) Side Setback	5 ft. min.
(c.4) Rear Setback	3 ft. min.[2]
d. SETBACKS - ACCESSORY BUILDING(S) [4]	
(d.1) Front Setback Primary	Actual Principal Bldg Setback + 18 ft. min.
(d.2) Front Setback Secondary	7 ft. min.
(d.3) Side Setback	5 ft. min.
(d.4) Rear Setback	3 ft. min.[2]
e. SETBACKS - COVERED PARKING [4]	
(e.1) Front Setback Primary	10 ft. min.[5]
(e.2) Front Setback Secondary	7 ft. min.
(e.3) Side Setback	5 ft. min.
(e.4) Rear Setback	3 ft. min.[2]

Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *or 13 ft. from center line of alley, whichever is greater.*
3. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
4. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
5. *For Sterling Ranch Filing 6C: Lots 8-47, 170-192, and 219-221, the required minimum Front Setback Primary for Principal Buildings is 15 feet. The required miminum Front Setback Primary for Covered Parking is 8 feet.*

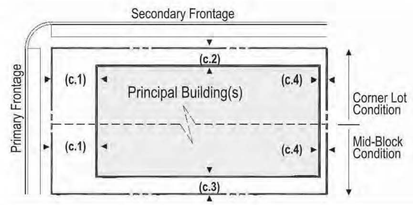
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roofmounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

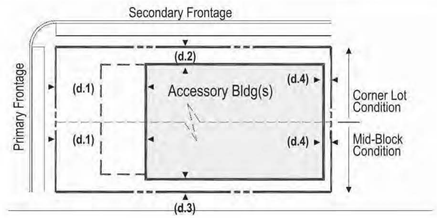
SETBACKS - PRINCIPAL BLDG(S)

1. Principal Building(s) shall be distanced from the lot lines as shown.

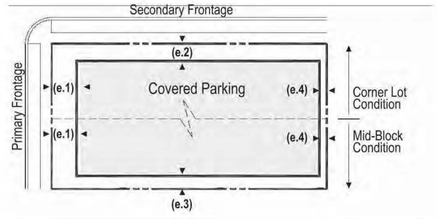


SETBACKS - ACCESSORY BLDG(S)

1. Accessory Building(s) shall be distanced from the lot lines as shown.



PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Principal Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Principal Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.
6. Cantilevered, interior floor area of a Principal Building may extend up to 40% of the required front or side setback, to a maximum of 4 feet, except when: A. Such an extension results in an encroachment into a platted sight distance easement. B. Such an extension overhangs an established utility, communication, or drainage easement.
7. All encroachments will be reviewed by Douglas County for compliance with the applicable building codes.

TABLE 8: C4 Character Zone.
This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C4 Character Zone.

C4 NEIGHBORHOOD GENERAL STANDARDS

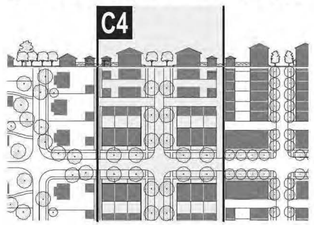


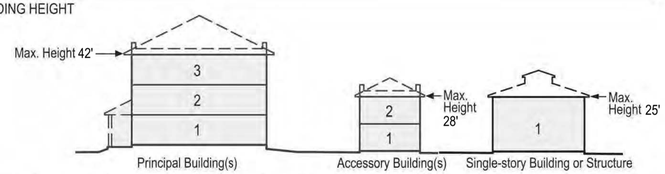
Table 8.1

a. LOT AREA	
Minimum Lot Area	1,400 sq. ft. [1]
b. BUILDING HEIGHT	
Principal Building(s)	42 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S) [3]	
(c.1) Front Setback Primary	6 ft. min..
(c.2) Front Setback Secondary	6 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	3 ft. min.[2]
d. SETBACKS - ACCESSORY BUILDING(S) [3]	
(d.1) Front Setback Primary	Actual Principal Bldg Setback + 18 ft. min.
(d.2) Front Setback Secondary	6 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	3 ft. min.[2]
e. SETBACKS - COVERED PARKING [4]	
(e.1) Front Setback Primary	6 ft. min.
(e.2) Front Setback Secondary	6 ft. min.
(e.3) Side Setback	0 ft. min.
(e.4) Rear Setback	3 ft. min.

Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *or 13 ft. from center line of alley, whichever is greater*
3. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
4. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*

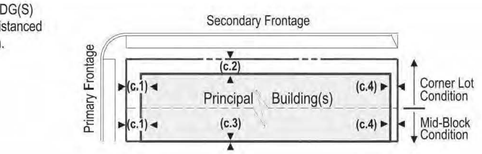
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 42 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roofmounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

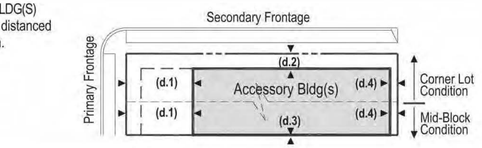
SETBACKS - PRINCIPAL BLDG(S)

1. Principal Buildings shall be distanced from the lot lines as shown.

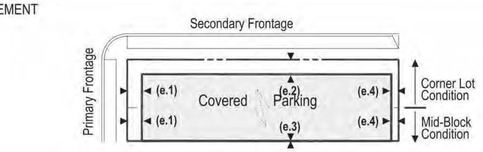


SETBACKS - ACCESSORY BLDG(S)

1. Accessory Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/2 of the depth of the Principal Building Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Principal Building Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
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Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
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Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
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143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
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Headwaters Corporation
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P: 303 830 1188
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Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: Sep 18, 2025

Development Standards, Cont.

Sheet: 25 of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 9: C5 Character Zone.
This table sets forth minimum lot area, maximum and minimum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C5 Character Zone.

C5 NEIGHBORHOOD CENTER STANDARDS

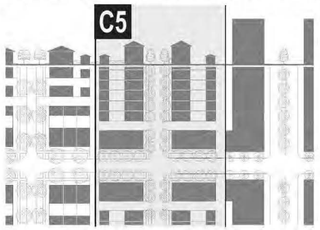


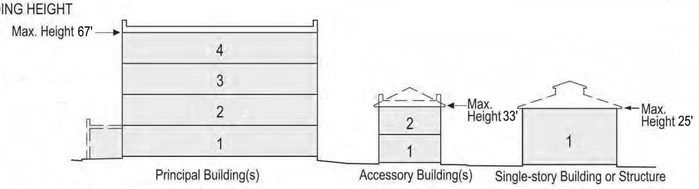
Table 9.1

a. LOT AREA	
Minimum Lot Area	520 sq. ft. [1]
b. BUILDING HEIGHT	
Principal Building(s)	67 ft. max.
Accessory Building(s)	33 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S)	
(c.1) Front Setback Primary	2 ft. min.
(c.2) Front Setback Secondary	2 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	3 ft. min.[2]
d. SETBACKS - ACCESSORY BUILDING(S) [3]	
(d.1) Front Setback Primary	40 ft. max. from rear prop. line
(d.2) Front Setback Secondary	2 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	3 ft. min.[2]
e. SETBACKS - COVERED PARKING [4,5,6]	
(e.1) Front Setback Primary	20 ft. min.
(e.2) Front Setback Secondary	2 ft. min.
(e.3) Side Setback	0 ft. min.
(e.4) Rear Setback	3 ft. min.

Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *or 13 ft. from center line of alley, whichever is greater*
3. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
4. *In any area where surface parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parking in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the frontage line.*
5. *Notwithstanding the above, off-street, above-ground, multi-level structured parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines, but subject to the setback requirements set forth for Principal Buildings in Table 9.1.e above. However, parking shall not be permitted within: (a) the street-level portions of such structure that have a direct Primary Frontage or a direct Secondary Frontage, and (b) the street-level portions of such structure as are reasonably necessary to provide residential, lodging, office, retail, civic or community uses within those portions of such structure having a direct Primary Frontage or a direct Secondary Frontage.*
6. *Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.*

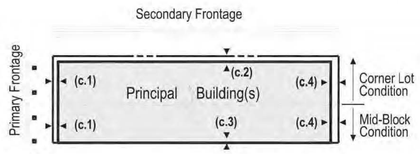
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 67 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

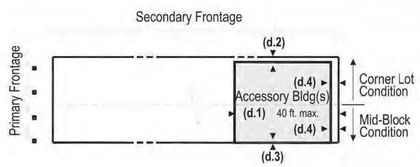
SETBACKS - PRINCIPAL BLDG(S)

1. Principal Building(s) shall be distanced from the lot lines as shown.



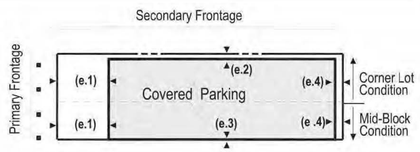
SETBACKS - ACCESSORY BLDG(S)

1. Accessory Building(s) shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

1. `Off-street surface parking spaces may be covered or uncovered.
2. Off-street surface parking shall be located behind buildings or on the sides of buildings.
3. On lots with alleys, all vehicular access drives shall be from the alley.
4. On corner lots, all vehicular access drives shall be from the alley or the side street.
5. Shared access vehicular drives are encouraged between adjacent lots to minimize curb cuts.



ENCROACHMENTS

1. Awnings, arcades, cornices, canopies, eaves and similar architectural features may encroach the sidewalk to within 2 feet of the curb, but such improvements other than support improvements must clear the sidewalk vertically by at least 8 feet. A license agreement shall be obtained from the County prior to construction of any private features within County right-of-way.
2. Stoops, lightwells, balconies, bay windows, and terraces may encroach up to 100% of the depth of the Principal Building Setback
3. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
4. Fences and easements shall be permitted within setbacks.

TABLE 10: C6 Character Zone.
This table sets forth minimum lot area, maximum and minimum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C6 Character Zone.

C6 URBAN CORE STANDARDS

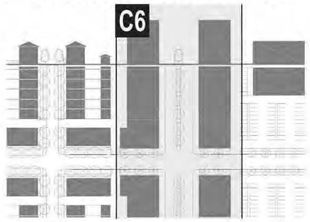


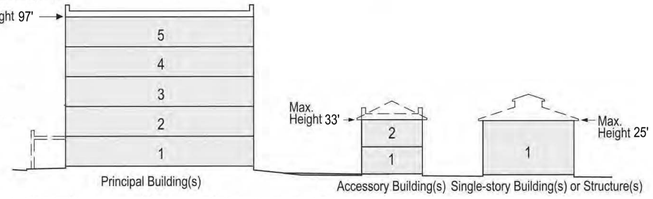
Table 10.1

a. LOT AREA	
Minimum Lot Area	none
b. BUILDING HEIGHT	
Principal Building	97 ft. max.
Accessory Building	33 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S) [2]	
(c.1) Front Setback Primary	0 ft. min.
(c.2) Front Setback Secondary	0 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	0 ft. min.[1]
d. SETBACKS - ACCESSORY BUILDING(S) [3]	
(d.1) Front Setback Primary	40 ft. max. from rear prop. line
(d.2) Front Setback Secondary	2 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.[2]
e. SETBACKS - COVERED PARKING [3]	
(e.1) Front Setback Primary	0 ft. min.
(e.2) Front Setback Secondary	0 ft. min.
(e.3) Side Setback	0 ft. min.
(e.4) Rear Setback	0 ft. min.

Notes:

1. *or 13 ft. from center line of alley, whichever is greater*
2. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
3. *In any area where surface parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parking in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the frontage line.*

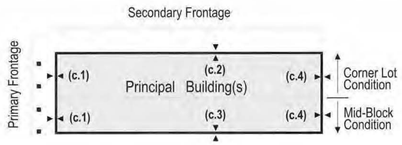
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 97 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall. A first floor Commercial function must be a minimum of 11 feet with a maximum of 25 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

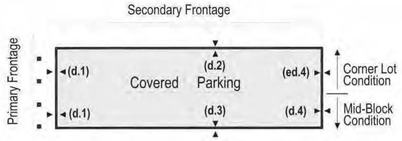
SETBACKS - PRINCIPAL BLDG(S)

1. Principal Building(s) shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

1. Off-street surface parking spaces may be covered or uncovered.
2. Off-street surface parking shall be located behind buildings.
3. Off-street, above-ground, multi-level structured parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines. However, parking shall not be permitted within: (a) the street-level portions of such structure that have a direct Primary Frontage or a direct Secondary Frontage, and (b) the street-level portions of such structure as are reasonably necessary to provide residential, lodging, office, retail, civic or community uses within those portions of such structure having a direct Primary Frontage or a direct Secondary Frontage.
4. Underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.
5. On lots with alleys, all vehicular access drives shall be from the alley.
6. On corner lots, all vehicular access drives shall be from the alley or the side street.
7. Shared access vehicular drives are encouraged between adjacent lots to minimize curb cuts.



ENCROACHMENTS

1. Awnings, arcades, cornices, canopies, eaves and similar architectural features may encroach the sidewalk to within 2 feet of the curb, but such improvements other than support improvements must clear the sidewalk vertically by at least 8 feet. A license agreement shall be obtained from the County prior to construction of any private features within County right-of-way.
2. Stoops, lightwells, balconies, bay windows, and terraces may encroach up to 100% of the depth of the Principal Building Setback.
3. Fences and easements shall be permitted within setbacks.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 11: Special Character Zone - A (SCZ-A).

(A) SCZ-A will be a transition area along the northern and western edges of the existing Plum Valley Heights neighborhood adjacent to Sterling Ranch as shown generally in the diagram included in this Table 11

(B) Immediately west of and contiguous with Plum Valley Heights, Character Zone C1 (Multi-function Open Space) will form a landscape buffer. The depth of such Character Zone C1 area (and such landscape buffer) shall be determined in accordance with Section D-2.2(D), given consideration to final design and engineering of the open space, trail, grading and storm water drainage. Each lot immediately west of and contiguous to such landscape buffer, and each lot immediately north of and contiguous with Plum Valley Heights (each an "SCZ-A Perimeter Lot") shall be 2.3 acres or larger.

(C) All buildings within SCZ-A shall comply with the height limitations set forth in this Table 11.

(D) SCZ-A shall be part of a CND Neighborhood. Each portion of SCZ-A included within a Neighborhood shall be assigned a Character Zone designation in accordance with the requirements of Table 1. Each SCZ-A Perimeter Lot that is included in a Neighborhood Plan shall be assigned to Character Zone C2.

(E) Each portion of SCZ-A that is assigned to a Character Zone shall be subject to the use regulations, setback requirements, parking standards and other standards and requirements applicable to such Character Zone pursuant to this Development Plan; provided, however, standards for maximum buildings heights and minimum lot areas for all land within SCZ-A shall be determined in accordance with this Table 11 (and shall not be governed by the building height and lot area standards set forth for Character Zones).

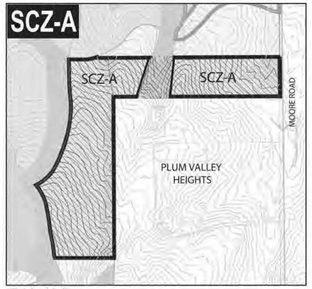
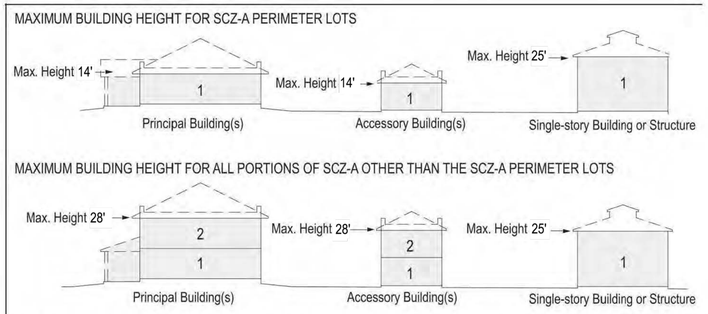


Table 11.1

a. BUILDING HEIGHT	
Principal Bldg(s) (Perimeter Lots)	14 ft. max.
Principal Bldg(s) (other lots) - no walkout	28 ft. max.
Principal Bldg(s) (other lots) - w/ walkout	14 ft. max.
Accessory Bldg(s) (Perimeter Lots)	14 ft. max.
Accessory Bldg(s) (other lots) - no walkout	28 ft. max.
Accessory Bldg(s) (other lots) - w/ walkout	14 ft. max.

Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished fioor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roofmounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

TABLE 12: Special Character Zone - B (SCZ-B).

(A) SCZ-B will be a 600' deep transition area along the northern edge of the existing Roxborough Village neighborhood adjacent to Sterling Ranch as shown generally in the diagram included in this Table 12.

(B) Immediately north of and contiguous with the Roxoborough Village neighborhood, Character Zone C1 (Multi-function Open Space) will form a landscape buffer. The depth of such Character Zone C1 area (and such landscape buffer) shall be determined in accordance with Section D-2.2(D), given consideration to final design and engineering of the open space, trail, grading and storm water drainage. The size of each lot immediately north of and contiguous to such landscape buffer (each an "SCZ-B Perimeter Lot") shall be at least 5,200 square feet.

(C) All buildings within SCZ-B shall comply with the height limitations set forth in this Table 12.

(D) SCZ-B shall be part of a TND Neighborhood. Each portion of SCZ-B included within a Neighborhood shall be assigned a Character Zone designation in accordance with the requirements of Table 1. Each SCZ-B Perimeter Lot that is included in a Neighborhood Plan shall be assigned to Character Zone C3.

(E) Each portion of SCZ-B that is assigned to a Character Zone shall be subject to the use regulations, setback requirements, parking standards and other standards and requirements applicable to such Character Zone pursuant to this Development Plan; provided, however, standards for maximum buildings heights and minimum lot areas for all land within SCZ-B shall be determined in accordance with this Table 12 (and shall not be governed by the building height and lot area standards set forth for Character Zones).

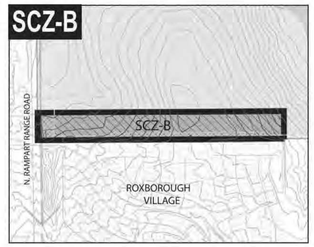
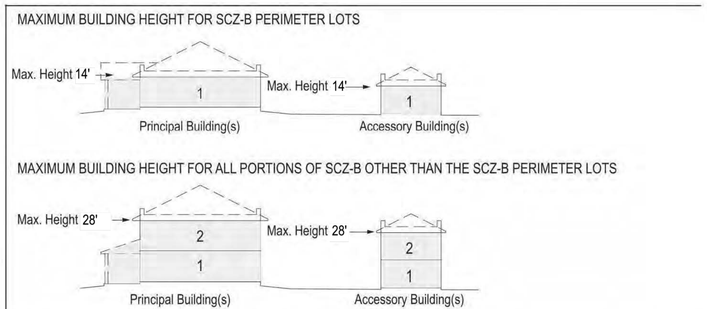


Table 12.1

a. BUILDING HEIGHT	
Principal Bldg(s) (Perimeter Lots)	14 ft. max.
Principal Bldg(s) (other lots)	28 ft. max.
Accessory Bldg(s) (Perimeter Lots)	14 ft. max.
Accessory Bldg(s) (other lots)	28 ft. max.

Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measure from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 13: Special Character Zone - C (SCZ-C).

(A) SCZ-C will consist of two separate transition areas: a 400' deep area along the northwestern edges of Sterling Ranch east of Tindell Acres and a 200' deep area south of Tindell Acres as shown generally in the diagram included in this Table 13.
(B) All buildings within SCZ-C shall comply with the height limitations set forth in this Table 13.
(C) SCZ-C area shall be part of CND Neighborhoods. Each portion of SCZ-C included within a Neighborhood shall be assigned to Character Zone C1 or C2.
(D) Each portion of SCZ-B that is assigned to a Character Zone shall be subject to the use regulations, minimum lot areas, setback requirements, parking standards and other standards and requirements applicable to such Character Zone pursuant to this Development Plan; provided, however, standards for maximum buildings heights for all land within SCZ-C shall be determined in accordance with this Table 13 (and shall not be governed by the building height standards set forth for Character Zones).

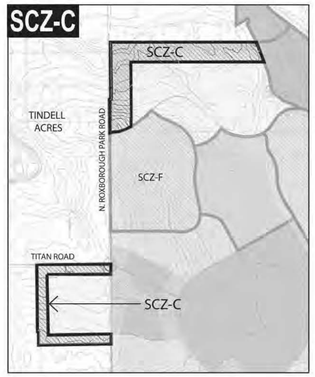
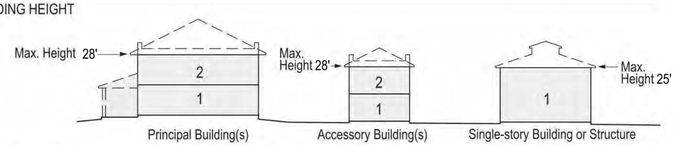


Table 13.1

a. BUILDING HEIGHT	
Principal Building(s)	28 ft. max.
Accessory Building(s)	28 ft. max.

Notes:
1. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*

BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roofmounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

TABLE 14: Area Subject to Potential Inclusion within Special Character Zone - D (SCZ-D).

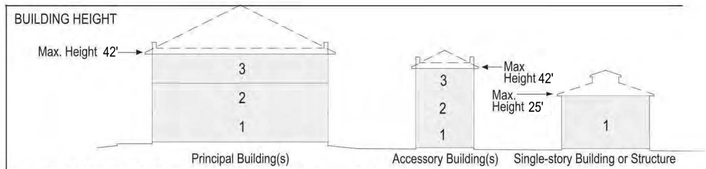
This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property that Lead Owner designates for inclusion within the special Character Zone D (SCZ-D). No portion of the Property shall be included within the SCZ-D Special Character Zone unless so designated by Lead Owner in accordance with Section D-2.4.

Table 14.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	42 ft. max.
Accessory Building(s)	42 ft. max.
c. SETBACKS - ALL BUILDINGS[2]	
(c.1) Front Setback Primary	0 ft. min. 24 ft. max.
(c.2) Front Setback Secondary	0 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	0 ft. min. no max.
d. SETBACKS - COVERED PARKING[1,3]	
(d.1) Front Setback Primary	0 ft. min.
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.

Notes:
1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*
3. *Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.*

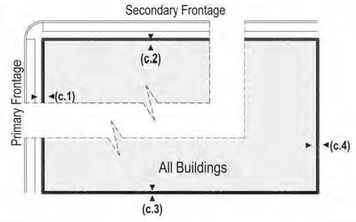
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 42 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall; provided however sports facilities, buildings, field houses, stadiums and arenas may be three stories with varying floor heights, but a maximum overall building height of 75 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

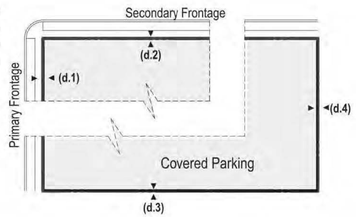
SETBACKS - ALL BUILDINGS

1. All Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

1. Uncovered parking is permitted in front setbacks provided that the driveway depth to a street-facing garage door is a minimum of 20 feet to prevent vehicles parked in the driveway from extending beyond the property line.



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: Sep 18, 2025

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 15: Area Subject to Potential Inclusion within Special Character Zone - E (SCZ-E).

This table sets forth minimum lot area, maximum building heights, setbacks, and certain parking standards applicable to those portions of the Property that Lead Owner designates for inclustion within the special Character Zone E (SCZ-E). No portion of the Property shall be included within the SCZ-E Special Character Zone unless so designated by Lead Owner in accordance with Section D-2.4.

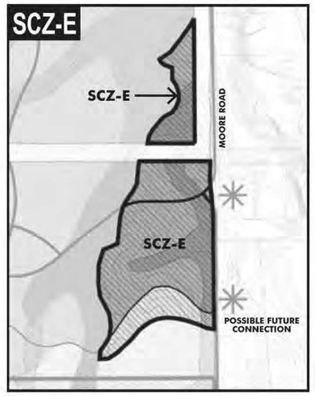


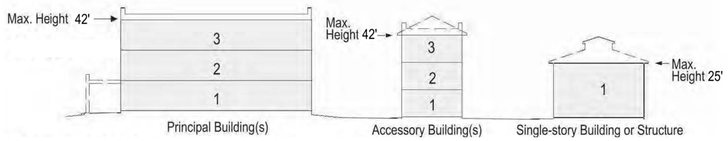
Table 15.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	42 ft. max.
Accessory Building(s)	42 ft. max.
c. SETBACKS - ALL BUILDINGS[2]	
(c.1) Front Setback Primary	12 ft. min.
(c.2) Front Setback Secondary	12 ft. min.
(c.3) Side Setback	12 ft. min.
(c.4) Rear Setback	12 ft. min.
d. SETBACKS - COVERED PARKING[1]	
(d.1) Front Setback Primary	0 ft. min.
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*
3. *Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.*

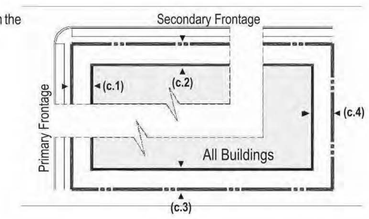
BUILDING HEIGHT



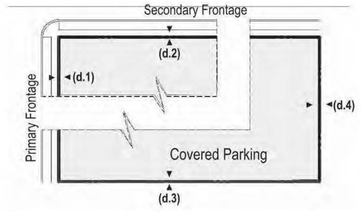
1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 42 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - ALL BUILDINGS

1. All Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

TABLE 16: Area Subject to Potential Inclusion within Special Character Zone - F (SCZ-F).

This table sets forth minimum lot area, maximum building heights, setbacks, certain parking standards applicable to those portions of the Property that Lead Owner designates for inclustion within the special Character Zone F (SCZ-F). No portion of the Property shall be included within the SCZ-F Special Character Zone unless so designated by Lead Owner in accordance with the Development Plan. SCZ-F is established to allow for flexible placement of buildings. The zone is intended to include transitional areas that taper off in intensity towards adjacent residential neighborhoods, but can also incorporate and be adjacent to more intense development.

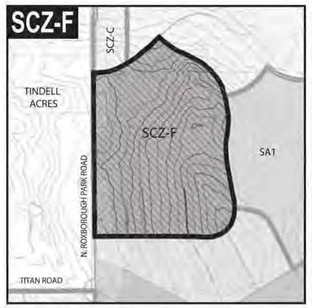


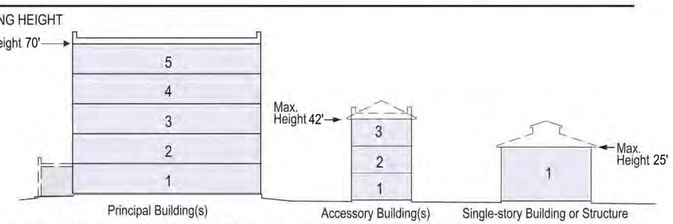
Table 16.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	70 ft. max.
Accessory Building(s)	42 ft. max.
c. SETBACKS - ALL BUILDINGS	
(c.1) Primary Frontage	10 ft. min.
(c.2) Secondary Frontage	10 ft. min.
(c.3) Side Interior	7.5 ft. min.
(c.4) Rear - Alley	5 ft. min.
(c.5) Rear - No Alley	20 ft. min.
d. SETBACKS - COVERED PARKING[3]	
(d.1) Primary Frontage	0 ft. min.
(d.2) Secondary Frontage	0 ft. min.
(d.3) Side Interior	0 ft. min.
(d.4) Rear	0 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*
3. *Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.*

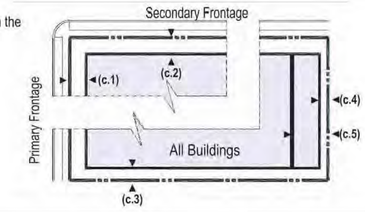
BUILDING HEIGHT



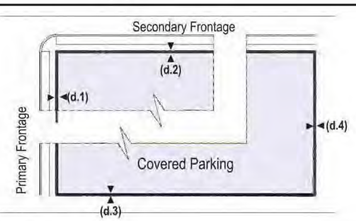
1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 70 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall; provided however sports facilities, buildings, field houses, stadiums and arenas may be three stories with varying floor heights, but a maximum overall building height of 75 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - ALL BUILDINGS

1. All Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

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Suite 300
Denver CO 80203
P: 303 866 3454
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8101 S. Shatter Parkway,
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Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: Sep 18, 2025

Development Standards, Cont.

Sheet: 29 of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 17: Special Area 1 (SA1) - School.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within SA1 - School. Notwithstanding the foregoing: (A) in connection with the first Final Plat within the SA1 Planning Area, Owner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated generally as C1 on the Parks, Open Space and Trails Plan that is included within the SA1 Planning Area; however, Owner may vary the boundaries and shape of each such assigned C1 areas from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, on the condition that, the total acreage included within the C1 areas is not less than the area thereof as depicted on the Parks, Open Space and Trails Plan, and (B) all portions of Planning Area SA1 that Owner assigns to Character Zone C1 pursuant to this Table 17 shall not be subject to the development standards applicable to SA1, but shall be subject to the development standards applicable to Character Zone C1 as set forth in this Development Plan.

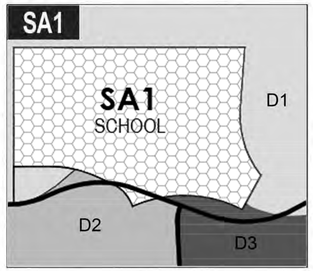


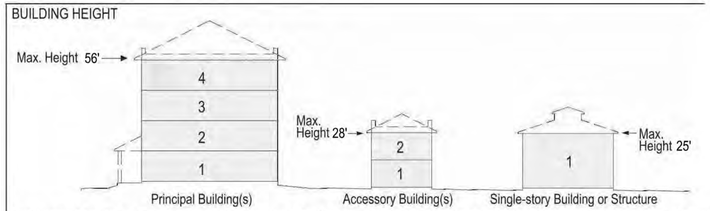
Table 17.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	56 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - ALL BUILDINGS[2]	
(c.1) Front Setback Primary	0 ft. min., 24 ft. max.
(c.2) Front Setback Secondary	0 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	0 ft. min., no max.
d. SETBACKS - COVERED PARKING[1]	
(d.1) Front Setback Primary	0 ft. min
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*

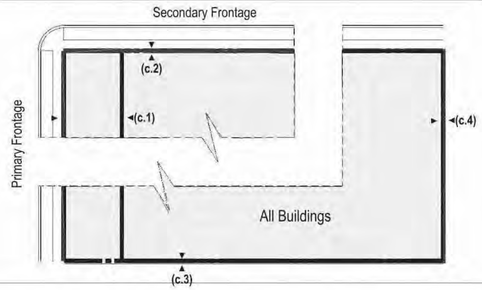
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 56 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall; provided however sports facilities, buildings, field houses, stadiums and arenas may be three stories with varying floor heights, but a maximum overall building height of 75 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

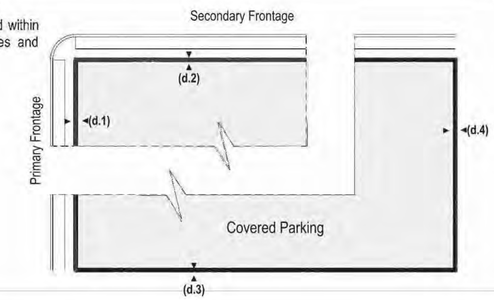
SETBACKS - ALL BUILDINGS

1. All buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

1. Off-street parking may be located within any distance from property lines and right-of-way lines.



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

TABLE 18: Special Area SA2 - Reservoir.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within SA2 - Reservoir. Notwithstanding the foregoing: (A) in connection with the first Final Plat within the SA2 Planning Area, Owner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated generally as C1 on the Parks, Open Space and Trails Plan that is included within the SA2 Planning Area; however, Owner may vary the boundaries and shape of each such assigned C1 areas from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, on the condition that, the total acreage included within the C1 areas is not less than the area thereof as depicted on the Parks, Open Space and Trails Plan, and (B) all portions of Planning Area SA2 that Owner assigns to Character Zone C1 pursuant to this Table 18 shall not be subject to the development standards applicable to SA2, but shall be subject to the development standards applicable to Character Zone C1 as set forth in this Development Plan.

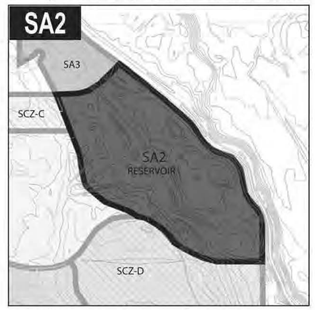


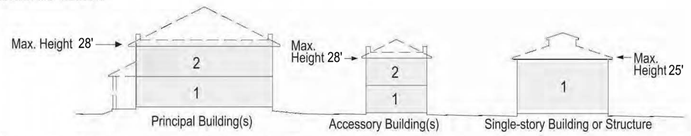
Table 18.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal and Accessory Bldg(s)	28 ft. max.
c. SETBACKS - ALL BUILDINGS & COVERED PARKING	
(c.1) Front Setback Primary	10 ft. min.
(c.2) Front Setback Secondary	10 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	20 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*

BUILDING HEIGHT

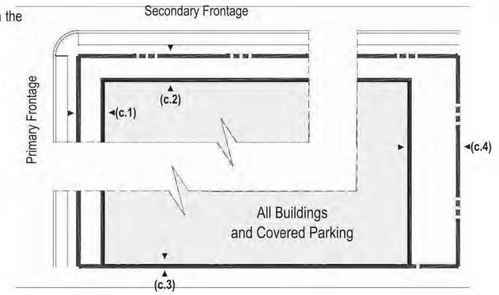


1. Building height shall be measured from the finished floor of the first level to the bottom of the eave or the top of the roof deck, whichever is lowest, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to. finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - ALL BUILDINGS

1. All buildings shall be distanced from the lot lines as shown.

COVERED PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

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STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
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P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

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P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

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1250 Humbolt Street, No. 701
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143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

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3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

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Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court Suite 102
Boulder, CO 80301
P: 303 530 7229
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Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

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TABLE 19: Special Area SA3 - Maintenance.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within SA3 - Maintenance. Notwithstanding the foregoing: (A) in connection with the first Final Plat within the SA3 Planning Area, Owner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated generally as C1 on the Parks, Open Space and Trails Plan that is included within the SA3 Planning Area; however, Owner may vary the boundaries and shape of each such assigned C1 areas from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, on the condition that, the total acreage included within the C1 areas is not less than the area thereof as depicted on the Parks, Open Space and Trails Plan, and (B) all portions of Planning Area SA3 that Owner assigns to Character Zone C1 pursuant to this Table 19 shall not be subject to the development standards applicable to SA3, but shall be subject to the development standards applicable to Character Zone C1 as set forth in this Development Plan.

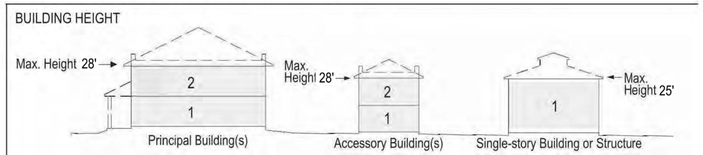
Table 19.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal and Accessory Bldg(s)	28 ft. max.
c. SETBACKS - ALL BUILDINGS	
(c.1) Front Setback Primary	12 ft. min.
(c.2) Front Setback Secondary	12 ft. min.
(c.3) Side Setback	12 ft. min.
(c.4) Rear Setback	12 ft. min.
(c.5) Lots adjacent to Highline Canal	25 ft. min.
d. SETBACKS - COVERED PARKING	
(d.1) Front Setback Primary	0 ft. min.
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.
(d.5) Lots adjacent to Highline Canal	0 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*

BUILDING HEIGHT



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2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the s any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measure from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

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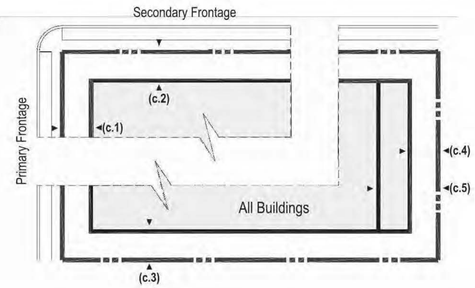

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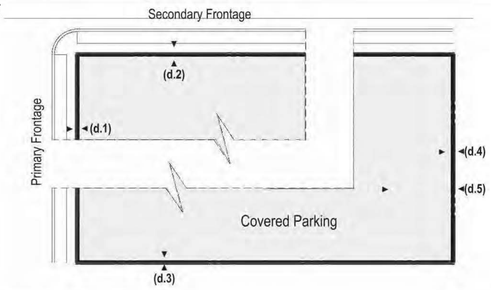

ENCROACHMENTS

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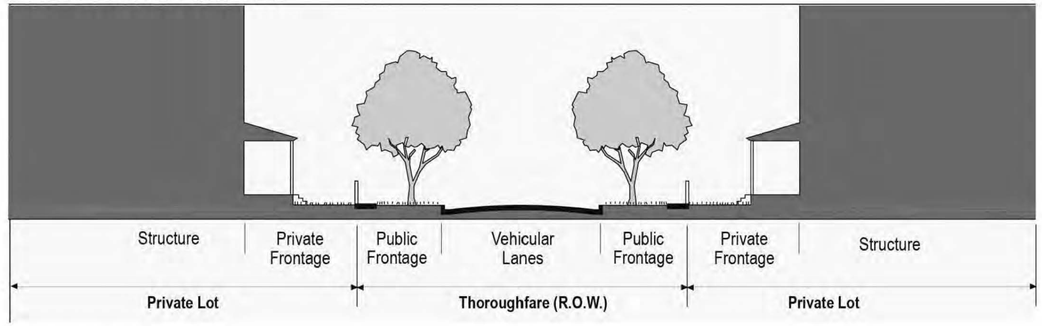
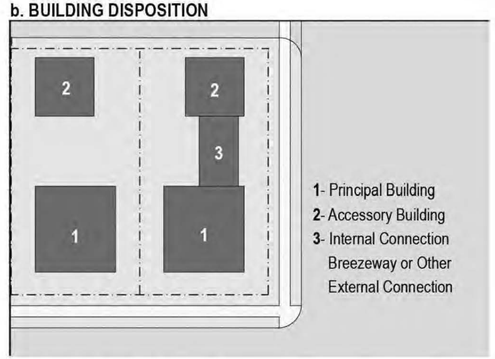
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

TABLE 20: Definitions Illustrated.

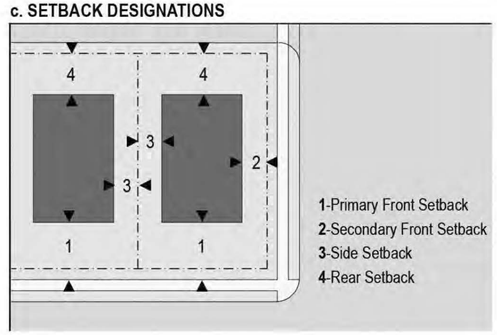
a. THOROUGHFARE & FRONTAGES



b. BUILDING DISPOSITION



c. SETBACK DESIGNATIONS



Notes:

1. *Table 20a (regarding Thoroughfares and Frontages) merely depicts the areas defined as Public Frontage and Private Frontage. It shall not be interpreted for setting any standard regarding streetscape improvements or landscaping.*

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO
acting by and through the
STATE BOARD OF LAND
COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD
COLORADO SOCCER
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8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND &
GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
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ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
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Foster Graham Millstein &
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Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
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Lakewood, CO 80228
P: 303 985 3636
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Headwaters Corporation
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Denver, CO 80211
P: 303 918 5096
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ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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Development Standards, Cont.

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STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

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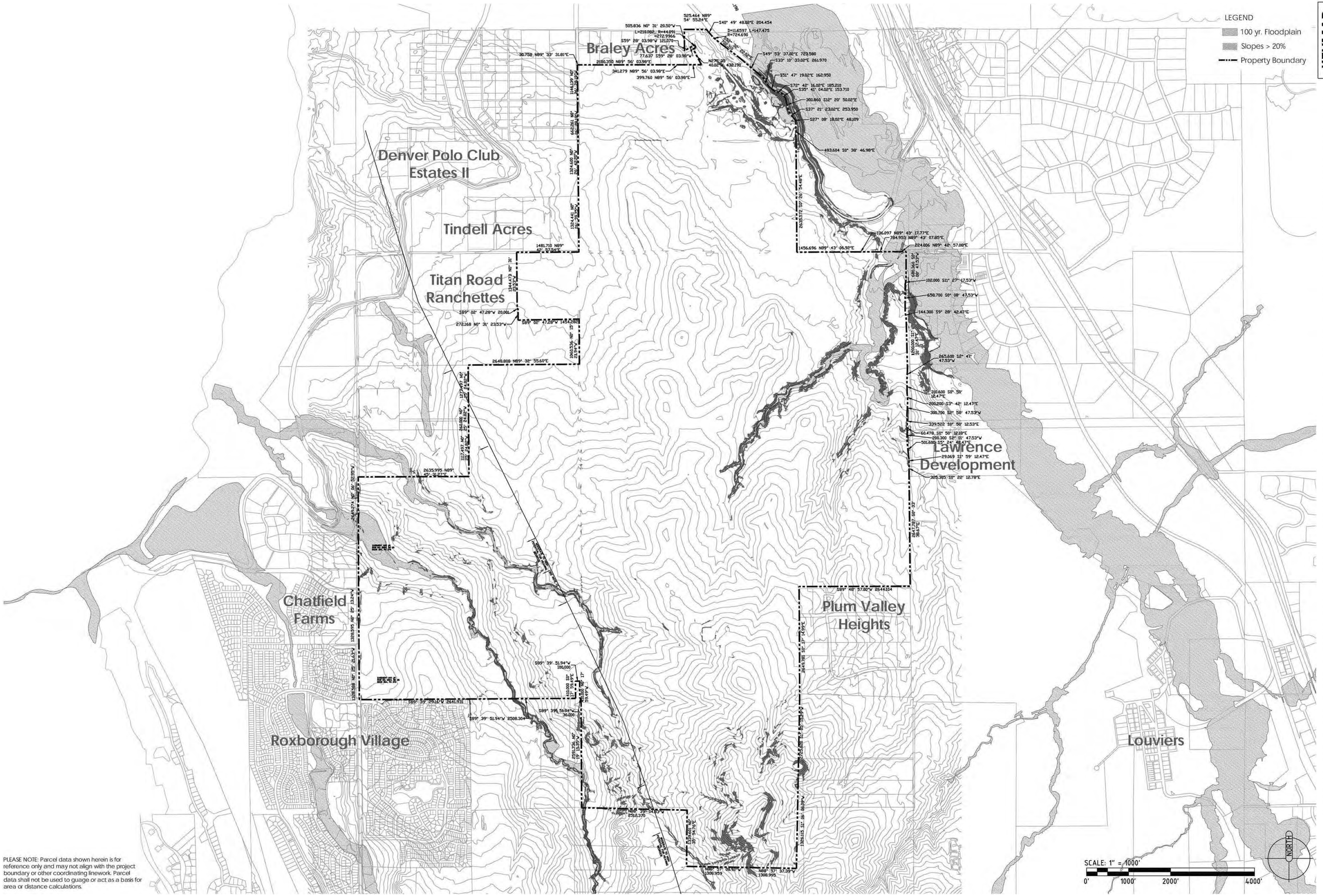

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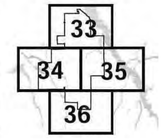

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STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
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Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
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P:303 791 7404
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ENGINEER:

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P: 720 283 6783

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P: 720 635 6837

Spencer Fane & Grimshaw, LLP
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P: 303-839-3800
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Denver, CO 80209
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143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
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Headwaters Corporation
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Denver, CO 80211
P: 303 918 5096
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1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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Easements, Structures And Slope Overview

Sheet: 32 of 36

PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

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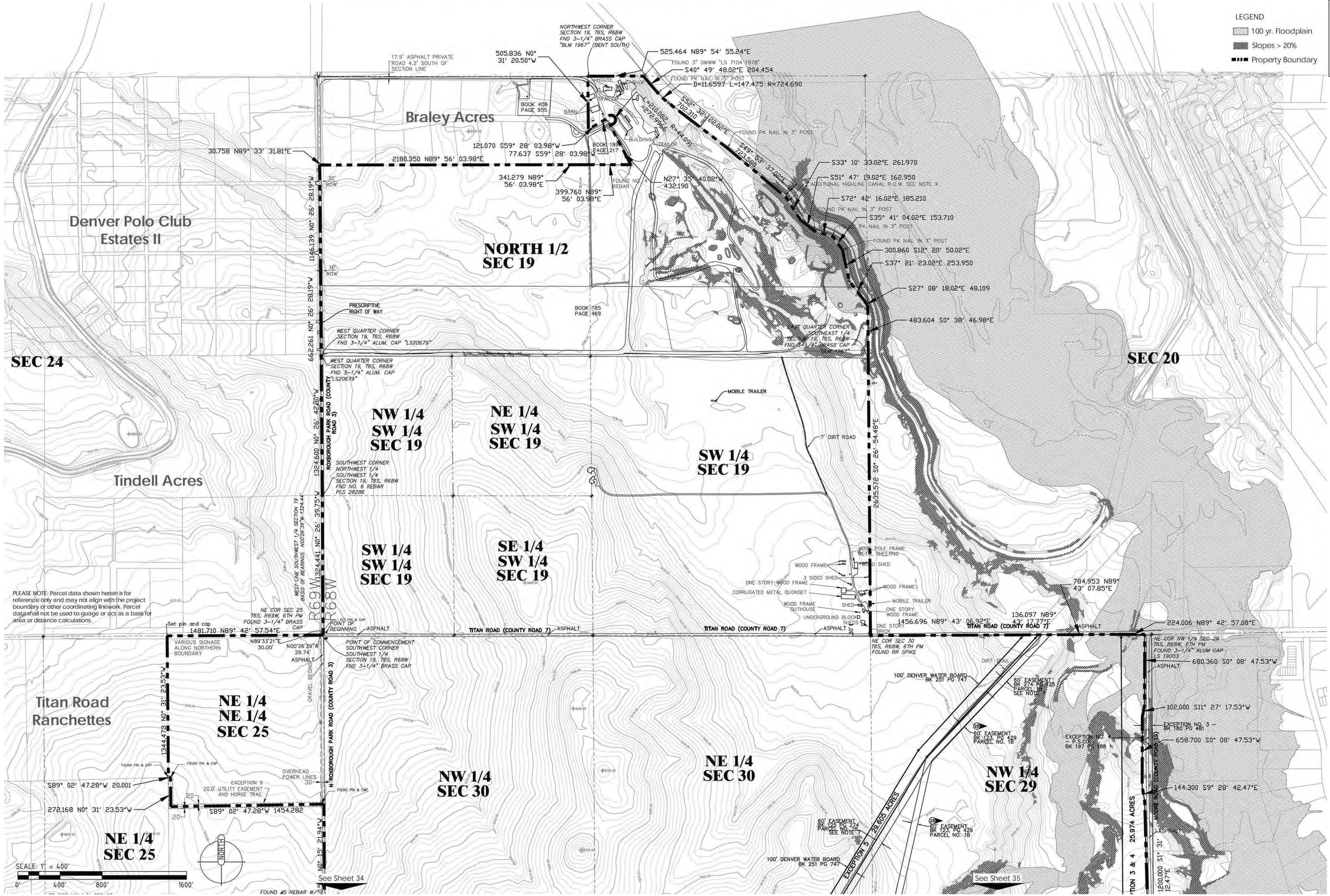

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P: 303 233 3705
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STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
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P: 303 866 3454
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COLUMBINE - LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

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Clanton & Associates
4699 Nautilus Court
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P: 303 530 7229
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Slope Detail A

Easements, Structures And

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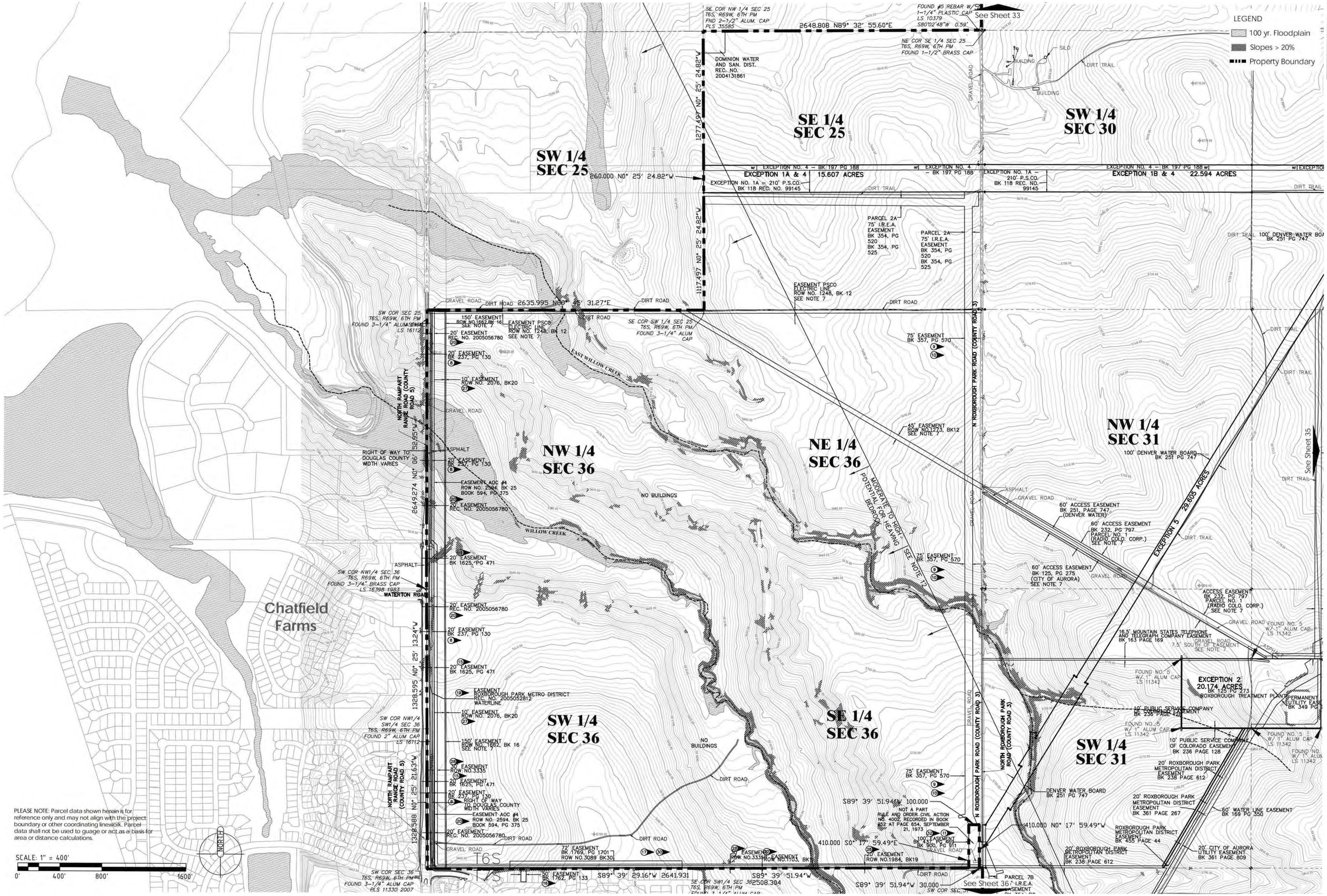
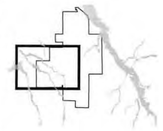


LEGEND

- 100 yr. Floodplain
- Slopes > 20%
- Property Boundary

KEYMAP



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Easements, Structures And Slope Detail B

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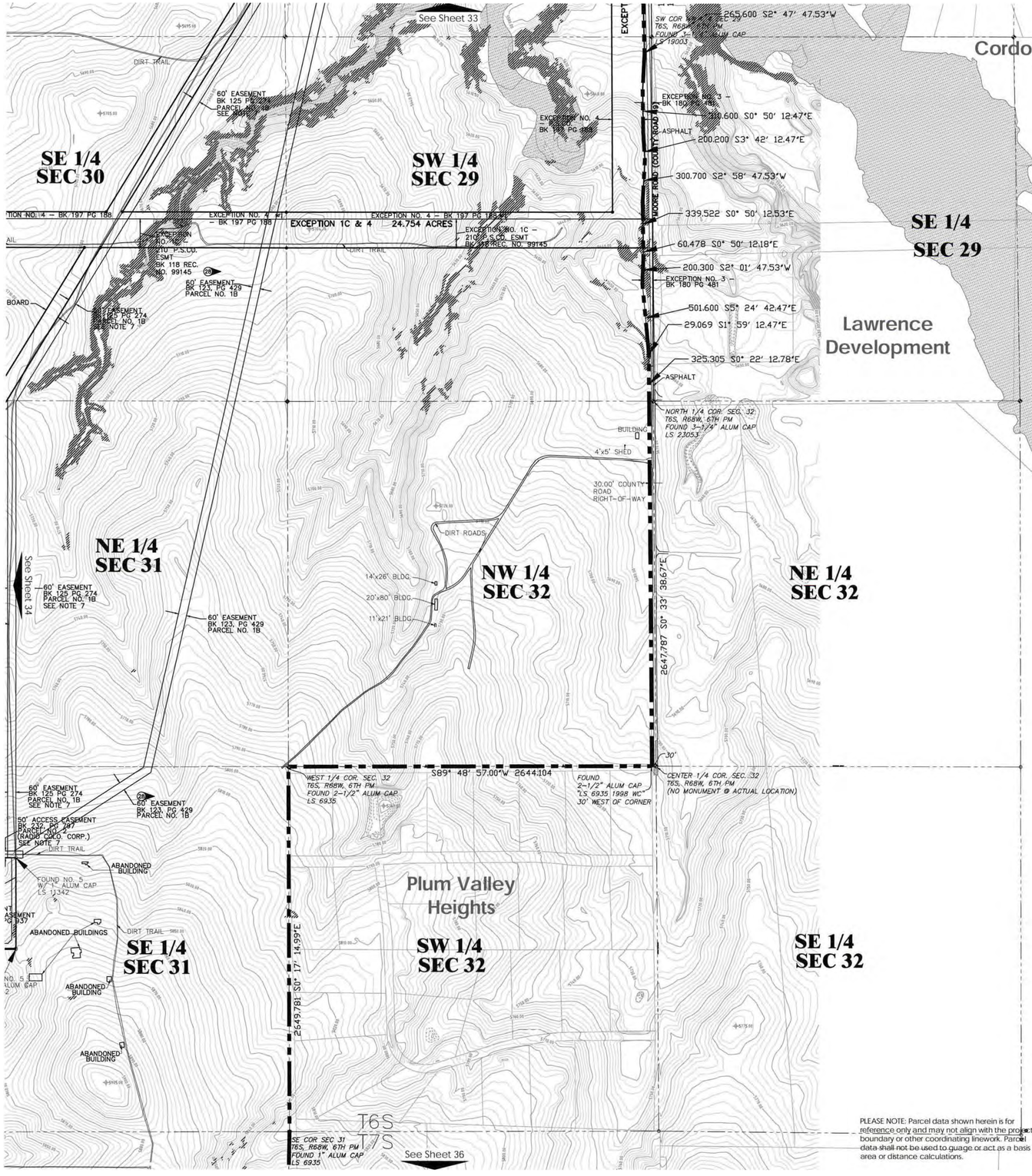
STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units



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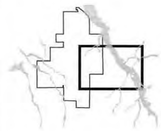
KEYMAP



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: Sep 18, 2025

Easements, Structures And Slope Detail C

Sheet: 35 of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

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Littleton, CO 80127
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P:303 791 7404
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8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
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ZR2009-004
Revision Date: Sep 18, 2025

Sheet: 36 of 36

Easements, Structures And Slope Detail D

DOUGLAS COUNTY
COLORADO

Memorandum

Date:	November 21, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development
CC:	Brett Thomas, AICP, Chief Planner Curtis J. Weitkunat, AICP, Long Range Planning Manager Steven E. Koster, AICP, Assistant Director of Planning Services
Subject:	**Sterling Ranch Planned Development, 13th Amendment**
Project File:	**ZR2025-009**

Planning Commission Hearing:	**November 3, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing (continued):	**November 18, 2025 @ 2:30 p.m.**
Board of County Commissioners Hearing:	**November 25, 2025 @ 2:30 p.m.**

The attached correspondence was received after the staff report to the Board of County Commissioners was finalized on November 12, 2025.

ATTACHMENTS **PAGE**

Public Correspondence Since Staff Report Finalized 2

Brett Thomas

From: Susan Meek <smeek@dcsdk12.org>
Sent: Thursday, November 20, 2025 10:37 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BOCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a current and continuing Douglas County School Board Member to provide my position as one member of our school board regarding Sterling Ranch's proposed amendment to reduce the remaining land dedication by the 26 acres donated to John Adams Academy.

First, I want to acknowledge the strong collaborative relationship we have historically had with Douglas County. Smart land-use planning is essential to serving students and protecting taxpayer resources. DCSD relies on the county's master planning process to ensure adequate school sites are secured as communities like Sterling Ranch grow.

As you know, Sterling Ranch is **only about 20% built out**. Under the original agreement, the developer was required to dedicate **110 acres** for public school purposes. We have used **12 acres** for the first elementary school. If the amendment were approved, DCSD would be left with only **approximately 72 acres**, which would be insufficient for:

- A future **elementary school**, and
- A combined **middle/high school campus**, which will be needed as the community reaches full buildout.

Our professional planning team has consistently communicated that DCSD still needs **98 additional acres** in Sterling Ranch to meet long-term enrollment needs.

It is also important to clarify a key legal concern:
Deducting land that was donated to an unaffiliated charter school from the District's required school site dedication violates state law and does not meet Douglas County's own school site dedication requirements.

Land conveyed directly to a charter school does **not** satisfy the developer's statutory obligation to dedicate land to the *school district* for the construction of public schools that serve all students. Approving such an amendment would set a precedent that undermines the legal structure that has supported responsible growth planning in Douglas County for decades.

The 26-acre parcel given to John Adams Academy was never designated as a DCSD school site, and the District had no authority over its conveyance. But allowing charter-only land to offset required public school acreage would:

- Eliminate land needed for true DCSD neighborhood schools
- Undermine long-range planning for communities like Sterling Ranch and Roxborough
- Reduce the District's ability to serve all students—including those with disabilities, English learners, and students needing specialized supports
- Create long-term financial consequences for future taxpayers

To be clear, **DCSD values our charter partners**. They play an important role in public education. But charter-specific land must not replace the land needed for district-operated schools. And if a charter operating on donated land were

ever to close, that land should revert to DCSD—not be privately held or sold—so the community does not permanently lose a school site.

From a planning, financial, and legal perspective, DCSD cannot support reducing the acreage that was originally required for Sterling Ranch. Approving this amendment would leave the District unable to meet its obligations to families who will live in this community over the next decade and beyond.

It is my understanding that our staff will be submitting written comments, and both our COO and Superintendent will offer professional testimony on the technical details. My purpose with this written comment is simply to reinforce our commitment to ensuring that every child in Sterling Ranch and Roxborough has access to safe, high-quality neighborhood schools—now and for generations to come.

Thank you for your time and for your commitment to responsible growth planning in Douglas County. We look forward to continuing our collaboration with you.

Respectfully,
Director Susan Meek

Douglas County School District
Learn Today, Lead Tomorrow

Susan Meek (she/her)
District A Director
Board of Education

email: smeek@dcsdk12.org

620 Wilcox Street, Castle Rock, CO 80104

Sender and receiver should be mindful that all incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et. seq Privileged, Confidential Statement: This email message and any accompanying documents contain information which is privileged, confidential, and intended only for the use of the above-named recipient.

If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, printing or copying of this message is strictly prohibited. If you have received this message in error, please immediately return the email message to me. Thank you.

Brett Thomas

From: Bradford Geiger <bgeiger1@dcsdk12.org>
Sent: Friday, November 21, 2025 9:51 AM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Amendment 13 Sterling Ranch planned development

Commissioners,

I am writing as a current and continuing Douglas County School Board Member to provide my position as one member of our school board regarding Sterling Ranch's proposed amendment to reduce the remaining land dedication by the 26 acres donated to John Adams Academy. This simply is not a decision in accord with good county planning and support of current and future students.

The district values the strong collaborative relationship we have historically had with Douglas County. Effective long range land-use planning is essential to serving students and protecting taxpayer resources. DCSD relies on the county's master planning process to ensure adequate school sites are secured as communities like Sterling Ranch grow. In my decade of involvement in long range planning for the District we have always seen the planning department of Douglas County as an important supporter of district schools. That support is allowing us to build two new elementary schools after the voters approved a bond in 2024. Construction of neighborhood schools has the additional benefit of supporting growth in the County which will help grow the tax base. As population growth slows in the state, Douglas County needs good policies and good planning to buck this trend. New schools in growing areas are part of that planning. The evidence is clear that thriving neighborhood schools attract young families.

Currently the important Sterling Ranch development is only about 20% built out. As the development continues it is expected that area will be home to a number of new school age children. The the original agreement required the developer to dedicate 110 acres for public school purposes based upon projected student numbers and the future need for neighborhood schools. We have used 12 acres for the first elementary school which will open in 2027. The remaining allocated acreage is vital for future student growth. Specifically that land is needed for a future elementary school, and a combined middle/high school campus, which will be needed as the community reaches full buildout. I need to remind the Commissioners that the current nearest middle and high school are across Santa Fe and some 20-30 minutes from Sterling Ranch. While the District has dedicated land elsewhere, the need for land specifically in the Sterling Ranch area is paramount for those students.

Our professional planning team has consistently communicated that DCSD still needs 98 additional acres in Sterling Ranch to meet long-term enrollment needs.Granting this amendment simply will deny the residents of the Sterling Ranch community a local middle and high school for the foreseeable future while likely overcrowding Ranch View and Thunderridge. I simply do not believe that homeowners in Sterling Ranch bought there believing that the County would deny them the chance to build and develop their own high school feeder. Even students that attend charter schools in kindergarten through eighth grade often attend neighborhood high schools. There is a special connection with a neighborhood high school that cannot be duplicated.

As you are aware there is a legal concern that deducting land that was donated to an unaffiliated charter school from the District's required school site dedication violates state law and does not meet Douglas County's own school site dedication requirements. This is not the kind of decision that should be based upon narrow, biased readings of the statute but instead should respect the intent of the legislature to provide appropriate land for neighborhood schools.

Land conveyed directly to a charter school does not satisfy the developer's statutory obligation to dedicate land to the *school district* for the construction of public schools that serve all students. Approving such an amendment would set a precedent that undermines the legal structure that has supported responsible growth planning in Douglas County for decades. While charter schools certainly serve a purpose, our experience is that more than 75% of parents choose neighborhood schools.

The 26-acre parcel given to John Adams Academy was never designated as a DCSD school site, and the District had no authority over its conveyance. Indeed, in front of the school board JAA committed that their land would not reduce the land available to the District. Allowing charter-only land to offset required public school acreage would eliminate land needed for DCSD neighborhood school and undermine long-range planning for communities like Sterling Ranch and Roxborough. Charter-specific land must not replace the land needed for district-operated schools. And if a charter operating on donated land were ever to close, that land should revert to DCSD—not be privately held or sold—so the community does not permanently lose a school site.

From a planning, financial, and legal perspective, DCSD cannot support reducing the acreage that was originally required for Sterling Ranch. Approving this amendment would leave the District unable to meet its obligations to families who will live in this community over the next decade and beyond. It is surprising that the developers, having promoted this area as family friendly, now will limit the opportunities for those families.

It is my understanding that our staff will be submitting written comments, and both our COO and Superintendent will offer professional testimony on the technical details. My purpose with this written comment is to reinforce **my** commitment to ensuring that every child in Sterling Ranch and Roxborough has access to safe, high-quality neighborhood schools—now and for generations to come. This requires a long term approach that up to now the County has supported. I am writing to urge you to continue that successful collaboration.

Thank you for your time and for your commitment to responsible growth planning in Douglas County.

--

Douglas County School District
Learn Today, Lead Tomorrow

Brad Geiger
Director DIstrict C

bgeiger1@dcsdk12.org

620 Wilcox Street, Castle Rock, CO 80104

Brett Thomas

From: Loreli Wright <loreli@gmail.com>
Sent: Friday, November 21, 2025 8:45 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Public Comment – November 25 BOCC Hearing – Item 3.a – Sterling Ranch 13th Amendment

Hi Brett,

Please include the following comment in the Supplemental Staff Memo and public record for the Sterling Ranch 13th Planned Development Amendment.

I am concerned that several aspects of the proposed 13th Amendment appear inconsistent with the requirements of **CRS § 30-28-133** governing subdivision regulations and public land dedication.

First, the statute requires that public school land dedication be tied to the **impacts of the subdivision** and occur as part of the **subdivision approval process**. The 13th Amendment instead conditions dedication on whether the school district already has **bond or capital funding available**, which creates a dedication that may never vest. This appears inconsistent with the statute's requirement that dedication be based on development impact, not on a separate governmental entity's fiscal timing.

Second, the Amendment appears to permit **privately owned or privately conveyed school sites** to effectively count toward the required public school land dedication. Colorado's subdivision statute contemplates dedication for **public use**, and it is unclear how privately controlled parcels would satisfy this requirement.

Third, several of the County's approval criteria for major PD amendments appear unsatisfied, including:

- **1520.06 (concurrency)** – public facilities must be available concurrently with development; this amendment makes school-land dedication dependent on uncertain future funding, which undermines concurrency.
- **1520.03 (public interest)** – uncertainty around school-site dedication and long-term public-school capacity adversely affects the public interest.
- **1520.04 (special benefit)** – allowing a private party to control the timing and nature of school-land dedication appears to confer a special benefit not granted to other developers in Douglas County.
- **1520.01/1520.02 (consistency with PD intent and commitments)** – the original PD commitments contemplated publicly dedicated land for district-run public schools, not conditional or private alternatives.

Finally, residents have reported concerns about the fairness of public-comment procedures at recent BOCC hearings. I respectfully request that County staff directly administer the public-comment sign-in process on November 25 to ensure a neutral and orderly procedure.

Given these issues, I respectfully ask that the Board ensure the Amendment fully complies with **CRS § 30-28-133** and with **Sections 1520.01–1520.07** of the County's approval criteria before taking action.

Thank you for including these comments in the record.

Sincerely,

--
Loreli Wright
loreli@gmail.com
(405)208-1141

Brett Thomas

From: Janeen Mcdonald <janeenmcd@yahoo.com>
Sent: Friday, November 21, 2025 9:53 AM
To: Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>; BOCC <BOCC@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Dear Commissioners,

If the land hearing scheduled for November 18th had not been moved to the 25th, I would be sharing this email in person. Sadly that meeting was moved to the busiest travel week of the year, so I, along with many others, will not be in attendance.

I moved to Sterling Ranch with my family 6 years ago when my son was in kindergarten and my daughter was in preschool. They are now in 6th and 3rd grade, so please know my concerns are for what's best for this community, and not what would benefit my own kids.

I have met with many people on staff with Sterling Ranch Development Company, the owners, and the CAB about the community and specifically school sites over these years. I learned quickly that traditional public schools were something they never had on their list for this community, even though publically they shared it was. If I knew about their "behind the scenes" plan to ideally only have charters in this neighborhood, I never would have moved my family here...and I know I'm not the only one who feels that way.

We now have facts, actual data that the majority of children in this neighborhood attend public neighborhood schools, not charter schools. This is what current and future residents want and need based off of data from across our state. 15% of children across CO attend a charter school, while 85% of children attend a neighborhood school. This is a fact, this isn't my opinion.

Why would we want our neighborhood to appeal to a smaller percentage of families instead of a larger percentage? Shouldn't a developer do things to ENCOURAGE more families to move to their development, not that DISCOURAGE families from moving there?

Amenities that seem incredibly basic in other neighborhoods like open grass areas for kids to play in, tennis courts, a skatepark, gym that more than 5 people can work out in at a time seem impossible to get in Sterling Ranch. Even after filling out a survey years ago, no movement has been made to actually do what residents want. Why would anyone move here now, and ESPECIALLY after you ensure one of the best rated school districts doesn't have access to land to build on?

A few more facts I'd like to share compared to some of the false information that was shared at the planning commission meeting.

Susan Beckman mentioned JAA being "wildly popular". I'll give you an example of how that is no where near the truth. A few weeks ago, someone posted in a moms group of about 1,300 moms in Sterling Ranch, Solistice, and Roxborough. She mentioned having a get together at her house for anyone curious about JAA. 3 moms out of 1,300 moms commented that they were interested.

Contrary to that post, sadly, the very next day, a post on our Sterling Ranch Community site from a prospective buyer asking if anyone regretted moving to Sterling Ranch based on high taxes, water bills, lack of amenities, and

schools...almost 150 comments and the majority were of people who had already moved or regretted moving here. That isn't only sad for our community. It should be a wake-up call.

A new community should be about the majority of residents. A developer can have a beautiful plan laid out and if residents think things should steer in a different direction, they should listen, as that will not only make them more money, it will keep residents in their community for years to come.

Not only will the Sterling Development Company lose money if their grand plan is put in place, but our children and residents will suffer. Second rate charter schools can not possibly offer the education most children need. Stand alone charter and private high schools are close to impossible to run due to the high costs. This puts Sterling Ranch, Roxborough, and Solstice at a huge disadvantage with the potential of not having a high school built in this area at all. Our home values will go down, less people will move here, and all of Douglas county will suffer based off of one mistake that could have been prevented.

Why is it that Sterling Ranch Development Company isn't able to do what all other developers have done across the state, and do what is right for any community?

Please know this all comes from a place of wanting this neighborhood to grow and be the successful new community it should be.

Be the leaders that residents will look up to and appreciate, and hold the Sterling Ranch Development Company accountable the way you held all previous communities accountable. Our children deserve what other neighborhoods in Douglas County have. Please deny this amendment, have our developer stay in their lane, and let the school district do what they do best and education our children.

Thank you,
Janeen McDonald
Sterling Ranch Resident

Brett Thomas

From: Robyn DePan <robyndepan@gmail.com>
Sent: Friday, November 21, 2025 8:31 AM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Dear Board of County Commissioners,

I am writing to respectfully ask you to oppose the proposed 13th amendment to the Sterling Ranch Planned Development. This amendment undermines the original commitments that shaped why families like mine chose to invest in Sterling Ranch.

When my husband and I purchased our lot in 2021, we were sold a vision: a strong, connected community supported by district-led neighborhood public schools that would grow alongside our neighborhoods. This was not just marketing; it was a core commitment embedded in the development plan and reinforced through presentations and conversations with builder sales teams. Families were told to expect Douglas County School District neighborhood schools, complemented by some charter options. That vision shaped our decision to invest in Sterling Ranch.

We imagined walking our children to a neighborhood school, building friendships within the community, and benefiting from Douglas County's reputation as one of the best school districts in Colorado. For many families, the choice of a traditional neighborhood public school is essential. If Sterling Ranch becomes known as a community without a clear public school pathway, buyer confidence, property values, and the reputation of the development will suffer.

The proposed amendment raises serious concerns under the County's approval criteria:

- Consistency With Original Commitments (1520.01, 1520.02):
    - The amendment is not consistent with the original commitments requiring publicly owned land for district-run schools. Changing this core promise erodes trust and the integrity of the Planned Development.

- Efficient Development / Preservation of the PD (1520.02):
    - Removing public control over school sites is not efficient planning. Sterling Ranch cannot function as a complete community without adequate land for district schools serving all grade levels.

- Public Interest + Adjacent Land Impacts (1520.03):
    - Reducing neighborhood school options harms families and increases traffic from out-of-area commuting, impacting adjacent neighborhoods and roads.

- Special Benefit to an Individual Entity (1520.04):
    - Counting a private land conveyance as "public dedication" benefits a single private party, contradicting the purpose of public dedication requirements.

- Adequacy of Public Facilities & Services (1520.06):
    - Insufficient land for middle and high schools means future generations will face overcrowded or distant schools.

- Roadway Capacity / Level of Service (1520.07):
    - Charter and private schools typically lack bussing, increasing household traffic and congestion.

- Colorado Law — CRS § 30-28-133:
    - The amendment conflicts with statutory requirements for public school land dedication, which must occur as part of subdivision approval and be dedicated for public use, not privately controlled land.

- Practical Consideration:
    - How can a private conveyance of land (26 acres) between two private entities become a public land dedication? If those 26 acres count toward the 110 acres Sterling Ranch intends to dedicate for schools, that leaves only about 70 acres. This is not enough for a middle or high school campus. Without adequate land, Sterling Ranch families will have no feeder path and will be forced to bus children out of the community. Families will also have to drive long distances for school sports and extracurricular activities, undermining the vision of a complete, connected community.

Beyond these technical points, this issue strikes at the heart of community trust. Residents are not against Sterling Ranch; we have invested deeply and want it to thrive. What we seek is transparency, collaboration, and responsible growth. Framing engagement as hostility creates an adversarial dynamic that helps no one. Sterling Ranch has decades of build-out ahead, and we need structured engagement between the developer, residents, and the school district to ensure long-term success.

Sterling Ranch succeeds when the community succeeds. I urge you to vote against the 13th amendment and uphold the original commitments to ensure adequate public school land dedication for the future of our families and neighborhoods.

Thank you for your time and consideration.

Sincerely,

Robyn DePan

8045 Williams Fork Ave

Brett Thomas

From: Ryan Sundling <ryan.sundling@gmail.com>
Sent: Thursday, November 13, 2025 10:20 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Public Comment – Sterling Ranch 13th Amendment

Commissioners,

I'm writing because I am deeply frustrated and disappointed by what's happening with the proposed 13th PD Amendment for Sterling Ranch. This amendment is not a minor clarification. It is a fundamental rewrite of what residents were promised when we chose to build our lives and families here.

This PD amendment is the latest in a long list of **misleading communication, shifting narratives, and now an amendment that attempts to undo commitments that were made to families who invested in this community in good faith.**

1. The messaging around this amendment is deceptive and that matters.

A recent Sterling Ranch newsletter (screenshot attached) claims the amendment merely "documents current school site locations" and "aligns with planning efforts." That is unambiguously false and misleading.

The amendment changes foundational language about school governance in a way that wasn't disclosed to residents, wasn't explained in any communications, and directly contradicts what we have been told for years about Sterling Ranch schools.

This isn't miscommunication. It is misdirection.

2. Sterling Ranch promised DCSD-run neighborhood schools not generic "public school" language enabling charter-first placement.

My wife and I began our search for a place to raise our family in 2019. Strong district run public schools were one of the most important factors in selecting our home. DCSD, as you know, has been regarded as one of the best public school systems in the state for many years. Reading through the marketing materials it seemed Sterling Ranch also valued this and was working hard to deliver DCSD run schools to further this heritage.

From Sterling Ranch's own website in 2019 (screenshot attached)

"Sterling Ranch sets aside a stipend with each lot sold in order to construct and foster a lifelong educational ecosystem for all residents, including its multiple school sites planned for the community. Douglas County School District governs these neighborhood schools and determines when and where the schools are built. There is a planned school site in Providence Village."

This clearly communicates to residents and future residents that schools built in SR will be built and governed by DCSD. The website also goes on to list all of the public DCSD neighborhood schools in adjacent communities, providing further context as to what to expect in the way of schools.

The PD at that time (and now) specifically lists DCSD as the party land would be dedicated to. This shows there was no miscommunication. The marketing language matched the PD.

From the developer, Brock Smethills, via 2021 Town Hall:
https://www.sterlingranchcab.com/DocumentCenter/View/557/Community-Townhall-Meeting-Chat-Questions1-05-26-2021-

Brock Smethills publicly told residents:

- **“We pay per lot to DCSD and are dedicating land to the district as we plat.”**
- **“Charter schools have their own funding.”**

Again, SR acknowledging school land is for DCSD specifically.

The 13th PD Amendment erases this commitment and replaces it with broad “public school” language designed to open the door for non-district schools to take precedence.

3. The “gift vs dedication” bait-and-switch is unacceptable.

Both Sterling Ranch and John Adams Academy have publicly stated on multiple occasions the land for JAA was “donated” not “dedicated”. This clearly signals the land was gifted in a process that was outside of what is required by the PD.

But the 13th Amendment quietly enables **dedication flexibility**, shifting the legal structure in a way that benefits developers and charter operators, not residents. This completely contradicts what the community was told. You cannot tell residents that land is “donated” and then pass an amendment allowing it to be used otherwise.

4. Charter schools significantly impact traffic — and Sterling Ranch cannot handle it.

District schools primarily serve the neighborhood. Charters do not. They import many more students from all over the region, which means:

- Hundreds of additional cars
- Large, twice-daily pickup lines
- Heavy peak-hour congestion
- Strain on roundabouts already near capacity
- Logjams at the single exit onto Santa Fe

Sterling Ranch’s road system was never designed for charter-scale traffic.

In fact, this is already an issue before the first charter school even opens. Many residents have voiced concerns over unprotected turns and poor infrastructure to handle added traffic.

https://www.change.org/p/john-adams-academy-needs-to-change-primary-access-to-middle-fork-rd-not-snake-river-st

5. The amendment violates the spirit and direction of the original PD.

The PD vision documented in developer statements, marketing materials, and community meetings was for:

- **Walkable, local, district-run neighborhood schools**
- **Land dedicated to DCSD**
- **A clear school governance structure**
- **Predictable traffic and infrastructure planning**

The 13th PD Amendment walks all of that back. It replaces certainty with flexibility, district governance with ambiguity, and resident expectations with developer convenience.

6 The Cash-In-Lieu Clause Is Not A Solution

The introduction of a **cash-in-lieu clause** is also entirely inappropriate and inconsistent with what Sterling Ranch was built on. From the beginning, residents were told that school sites would be **physically dedicated within the community**, not reduced to a fee that could be paid instead of honoring that commitment. Allowing a cash-in-lieu option creates an escape hatch for the developer at precisely the moment when the community most needs certainty. It converts what was promised as a tangible neighborhood asset into a check written to the district, leaving us with no guarantee that the school will actually be located where families were told it would be.

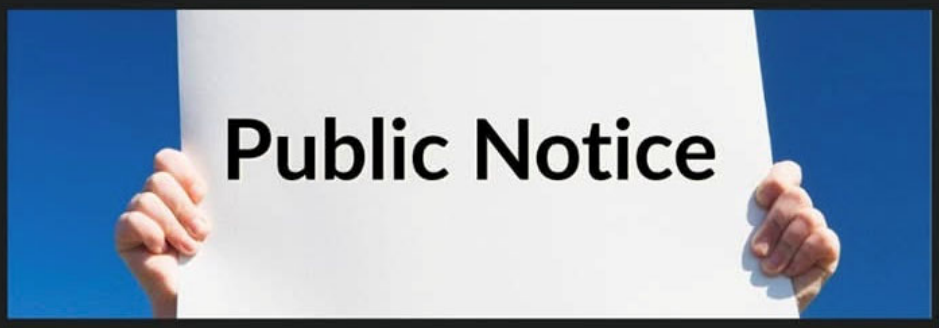
I respectfully ask the Board to reject the 13th PD Amendment.

At a minimum, residents deserve a clear explanation for:

• Why the commitments made in years past are being contradicted
• Why the amendment was misrepresented in recent community messaging
• Why language that explicitly tied school governance to DCSD is now being stripped out
• Why the developer believes they can rewrite foundational promises without meaningful accountability
Until that happens, this amendment represents a breach of trust with residents and one that I vehemently oppose.

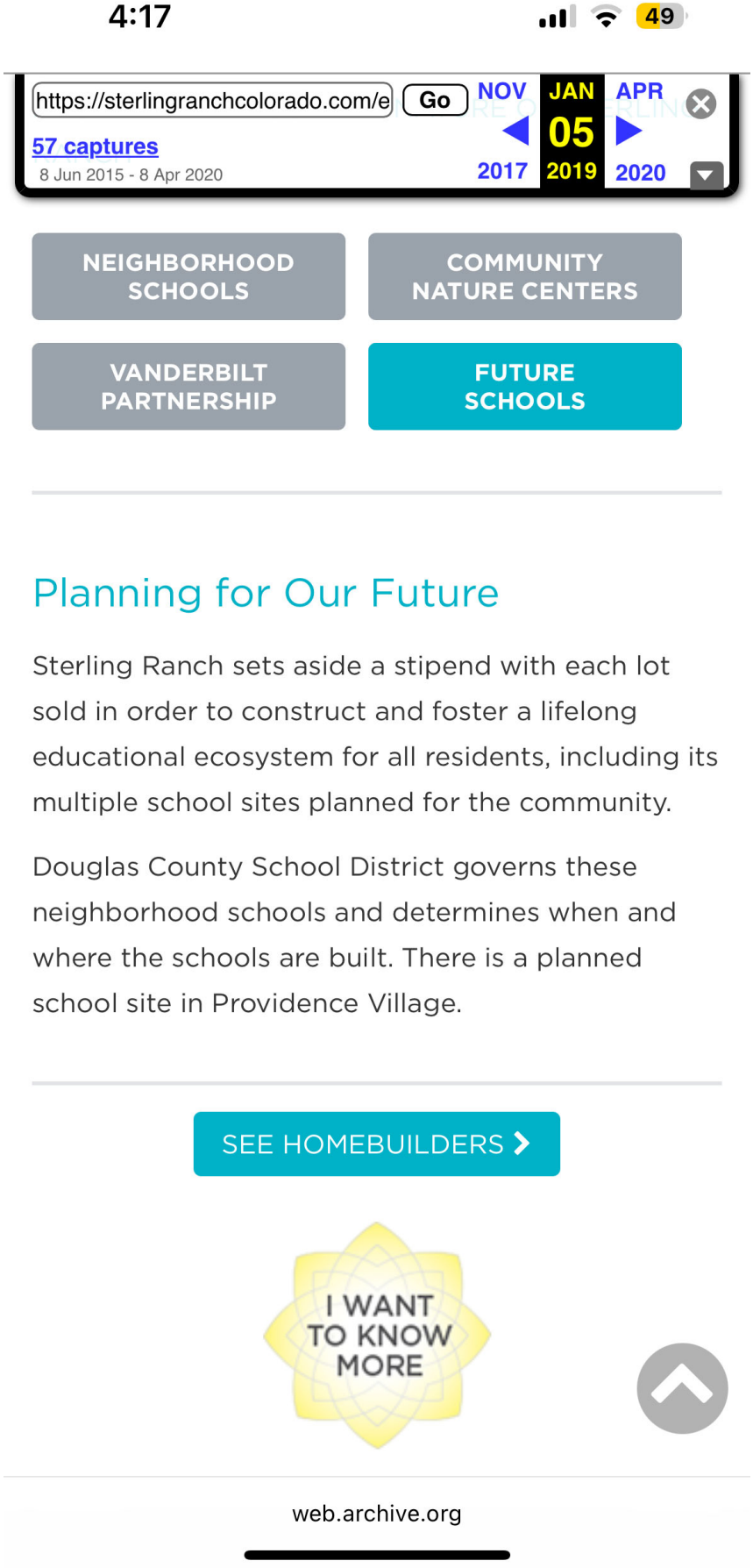
Thank you for your consideration.

Ryan Sundling
Frustrated Sterling Ranch Resident



You might have noticed some large white signs around the community this week. These signs are placed by the Sterling Ranch Development Team to notice the time and place of a public hearing for a Planned Development Amendment. The next hearing will be held before the Board of County Commissioners on November 18, 2025, at 2:30 p.m. in the Commissioners' Hearing Room, 100 Third St. Castle Rock. The proposed amendment is to document current school site locations in Sterling Ranch to align with current planning efforts within Sterling Ranch.

For more information please call Douglas County Planning Services at 303-660-7460.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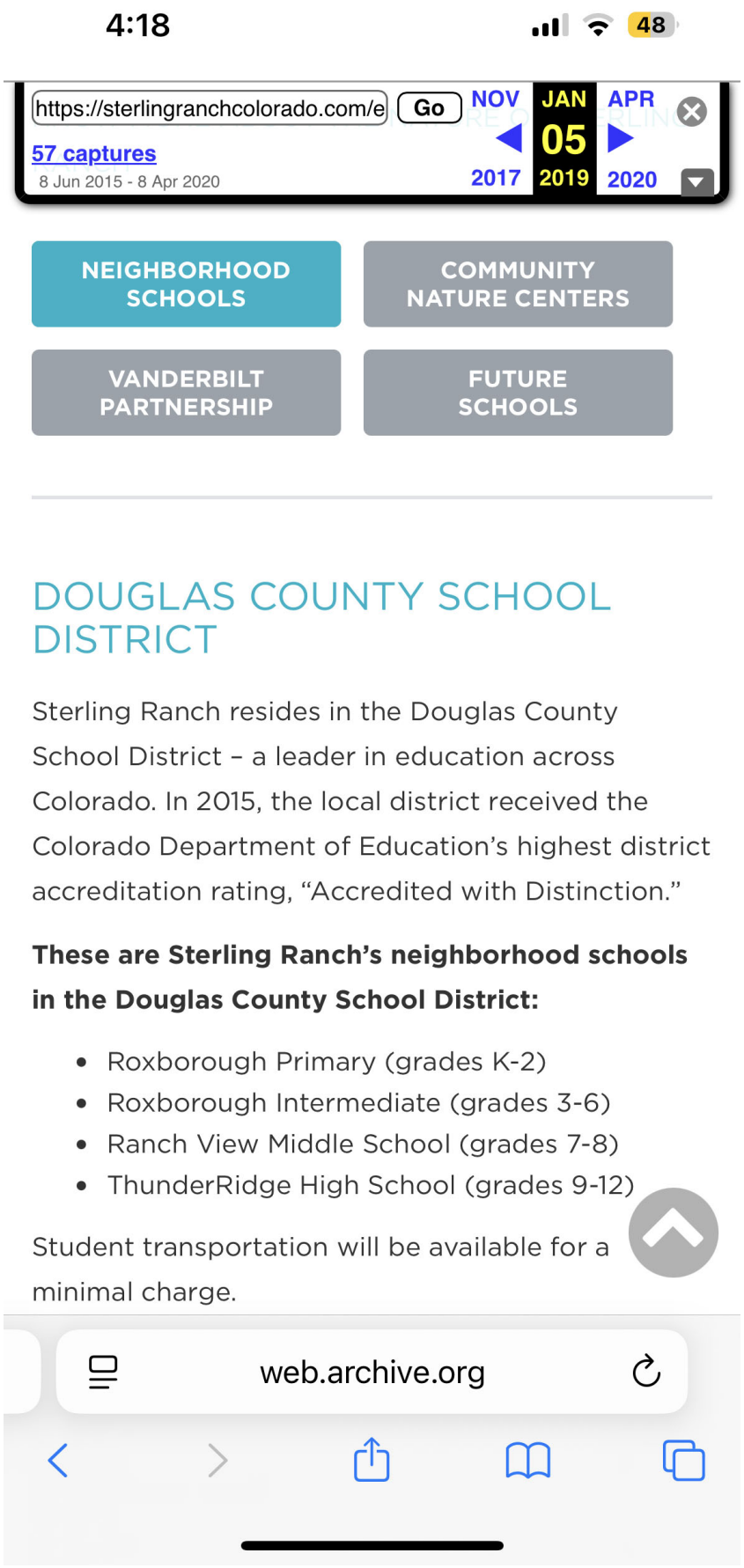
NEIGHBORHOOD SCHOOLS
COMMUNITY NATURE CENTERS
VANDERBILT PARTNERSHIP
FUTURE SCHOOLS
Planning for Our Future
Sterling Ranch sets aside a stipend with each lot sold in order to construct and foster a lifelong educational ecosystem for all residents, including its multiple school sites planned for the community.
Douglas County School District governs these neighborhood schools and determines when and where the schools are built. There is a planned school site in Providence Village.
SEE HOMEBUILDERS
I WANT TO KNOW MORE
web.archive.org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NEIGHBORHOOD SCHOOLS
COMMUNITY NATURE CENTERS
VANDERBILT PARTNERSHIP
FUTURE SCHOOLS
DOUGLAS COUNTY SCHOOL DISTRICT
Sterling Ranch resides in the Douglas County School District – a leader in education across Colorado. In 2015, the local district received the Colorado Department of Education's highest district accreditation rating, "Accredited with Distinction."
These are Sterling Ranch's neighborhood schools in the Douglas County School District:
Roxborough Primary (grades K-2)
Roxborough Intermediate (grades 3-6)
Ranch View Middle School (grades 7-8)
ThunderRidge High School (grades 9-12)
Student transportation will be available for a minimal charge.
web.archive.org

Brett Thomas

From: Elizabeth Jackson <lizjackson85@gmail.com>
Sent: Wednesday, November 19, 2025 10:05 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; usclerk@douglas.co.us
Subject: Please Oppose the Sterling Ranch 13th Amendment - November 25th BOCC Land Use Hearing Item 3.a

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Commissioners,

First, I wanted to state that it has been brought to my attention, purely by word of mouth, that there is a very important meeting scheduled the week of Thanksgiving and in the middle of the day and the outcome of this meeting will effect the future of public schools for the Sterling Ranch, Roxborough, and Solstice communities.
The lack of public knowledge of this issue and its potential impact is alarming.

I am asking you to oppose the proposed Sterling Ranch 13th Amendment. How can we count privately owned land toward the required 110 acres of publicly dedicated school land? This is not consistent with what we were told and promised upon first moving here. I have lived in Sterling Ranch for almost 5 years and currently living in my second home here. We were promised public schools. I assumed that didn't only mean one public elementary school. My child is 3 without this land there will be no middle or high school for her to attend in her community. Families were promised publicly owned land for district-run schools, not private land that the public cannot control.
With only about 70 acres remaining for DCSD, Sterling Ranch will not have the land necessary for future public school facilities or services.
I am also concerned how this will impact our home values and future resale. No one wants to live in a community with no public schools. This needs to be the focus first the charter and private schools can come later. Douglas County Schools have great ratings, that alone increases our property value.

For all these reasons, I respectfully ask you to reject or revise the 13th Amendment and uphold the original commitments made to the public.

Sincerely,
Elizabeth Lamoureux
Sterling Ranch Resident
Sent from my iPhone

Brett Thomas

From: Veronica Morrison <vjmorr@gmail.com>
Sent: Thursday, November 20, 2025 11:42 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Schools in Sterling Ranch

Dear Mr. Thomas,

There is great concern that land promised for future public schools in Sterling Ranch may be redirected for other use.

My husband and I are retired and have no school age children. But, we feel that good public schools are vital to a community. As the community grows, the need for nearby schools will become more important.

Please, agree to keep the promise of dedicated land for schools that was given to Sterling Ranch residents.

Sincerely,
Veronica Morrison
8621 Big Thompson Road

Brett Thomas

From: Jessica Coffee <coffee.jessica@gmail.com>
Sent: Thursday, November 20, 2025 10:40 AM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Commissioners,
I live in the Solstice development and have 3 elementary-aged children. Two of them are on IEPs and are flourishing under the support of the public school teams at Coyote Creek Elementary. I want them to continue their growth and education in Douglas County Public Schools, with licensed teachers and in environments where all students are welcomed and supported. There are many families like mine that believe in the public school system and want nearby K-12 public schools for their children to attend. If you open up dedicated land in Sterling Ranch in a way that could eliminate future public DCSD schools, I worry about how that will affect not only my children's educational options, but how it will make our neighborhoods unattractive for potential buyers in the future. Living in a school desert without trusted public schools could harm property values and will shrink our pool of interested future buyers.
For this reason, I am asking you to oppose (or significantly revise) the proposed Sterling Ranch 13th Amendment. Counting privately owned land toward the required 110 acres of publicly dedicated school land is not consistent with the commitments, development standards, or intent of the original Planned Development. Families were promised publicly owned land for district-run schools, not private land that the public cannot control.
This amendment does not support the efficient development or long-term preservation of the Planned Development. With only about 70 acres remaining for DCSD, Sterling Ranch will not have the land necessary for future public school facilities or services that must be available as the community grows.
The proposal also adversely affects the public interest. Removing district-run school capacity hurts home values, increases traffic, reduces community desirability, and limits the ability of families to access the neighborhood schools that most Colorado families rely on.
I am additionally concerned that counting a private transaction as "public dedication" confers a special benefit on a private party, rather than serving the public good the dedication is meant to ensure.
I respectfully ask you to reject or revise the 13th Amendment and uphold the original commitments made to the public.
Thank you for protecting public land and public trust.
Sincerely,
Jessica Hearn
Solstice Resident

Brett Thomas

From: Tyler Hogan <thogan32@gmail.com>
Sent: Wednesday, November 19, 2025 2:03 PM
To: Brett Thomas <bthomas@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Proposed Amendment to the ZR2025 - 009

Dear Douglas County Planning Commission and Board of County Commissioners,

As a resident of Sterling Ranch, Ascent Village, I strongly urge you to **deny** the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

This amendment would fundamentally weaken the binding commitments made to our community regarding public school sites. It allows the developer to delay or entirely avoid dedicating reserved land to the Douglas County School District (DCSD) until DCSD can prove it has full funding in hand to construct schools. If funding is not secured, the developer may retain the land or substitute a cash payment, opening the door for:

- Indefinite delays or complete elimination of planned public schools,
- Charter or private schools being used to satisfy what was promised as **public-school land**,
- Future DCSD land purchases at market rates — potentially increasing taxes for all Douglas County residents.

When my family chose Sterling Ranch, we relied on the approved Planned Development documents that clearly required dedicated sites for **district-run public schools**, not just any school. This change erodes that promise and the trust thousands of homeowners placed in the County's approvals.

Please honor the original commitments, protect the quality of life we were promised, and **vote NO** on ZR2025-009.

Thank you for listening to residents and putting our community first.

Sincerely,

Tyler Hogan

7967 Williams Fork Ave

Thogan32@gmail.com

Brett Thomas

From: Jesse Reigle (Alumni) <jreigle@mines.edu>
Sent: Wednesday, November 19, 2025 9:10 PM
To: Clerk <Clerk@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; BOCC <BOCC@douglas.co.us>
Subject: Oppose the 13th Amendment—Changing the Rules After the Community Was Built

Commissioners,
I'm writing as a homeowner in Sterling Ranch to urge you to reject the proposed 13th Amendment to the Planned Development. This amendment rewrites the standards that our community was built on.

When Sterling Ranch was first approved, the developer committed to dedicating 110 acres for public schools specifically to Douglas County or Douglas County School District. That was not an abstract commitment. It was built into the long-range planning, used in communications to buyers, and assumed by families when deciding to live here.

Now, after construction is well underway and thousands of residents have moved in, the developer is trying to retroactively change that agreement. Instead of dedicating land, they sold 25+ acres to a charter school operator. They profited from that sale. Now they want credit for it as if a private land sale meets the standard of a public dedication. It doesn't.

If this had been their intent from the beginning, it should have been presented that way up front. But it wasn't. They are attempting to change the terms after the fact, and the only thing standing between the community and that rewrite is your vote.
What's more, the timing of the hearing scheduled for November 25, the Tuesday before Thanksgiving gives the impression that this is being pushed through quietly, while many residents are away or unavailable. That's not acceptable for a proposal with countywide implications.

If approved, this amendment sets a precedent: it opens the door for other developers to reduce their school land obligations by selling to private operators and calling it a "dedication." That is not what was promised, and not what families across Douglas County expect from land-use policy.

This is not about being for or against any school. It's about keeping land that was promised for public schools in public hands and holding the developer to the standards they agreed to when this project began.

Please reject this amendment.
Sincerely,
Jesse Reigle
Douglas County Resident

Brett Thomas

From: Colleen W. Crawley <cwedepohl@gmail.com>
Sent: Wednesday, November 19, 2025 6:18 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Please OPPOSE the Sterling Ranch 13th Amendement

Dear Commissioners,

I am asking you to oppose (or significantly revise) the proposed Sterling Ranch 13th Amendment. Counting privately owned land toward the required 110 acres of publicly dedicated school land is not consistent with the commitments, development standards, or intent of the original Planned Development. Families were promised publicly owned land for district-run schools, not private land that the public cannot control.
This amendment does not support the efficient development or long-term preservation of the Planned Development. With only about 70 acres remaining for DCSD, Sterling Ranch will not have the land necessary for future public school facilities or services that must be available as the community grows.
The proposal also adversely affects the public interest. Removing district-run school capacity hurts home values, increases traffic, reduces community desirability, and limits the ability of families to access the neighborhood schools that most Colorado families rely on.
I am additionally concerned that counting a private transaction as “public dedication” confers a special benefit on a private party, rather than serving the public good the dedication is meant to ensure.

This matters to me because:

• This amendment moves Sterling Ranch away from what I believe makes a successful, thriving neighborhood.
• My family chose this community based on the availability of district-run schools and the commitments made during approval.
• Strong district-run schools are essential to property values, healthy development, and long-term stability.
• A community should support more families rather than fewer; narrowing public school access discourages families from choosing Sterling Ranch.
• This change erodes trust and harms public confidence in the development process.
For all these reasons, I respectfully ask you to reject or revise the 13th Amendment and uphold the original commitments made to the public.

Thank you for protecting public land and public trust.

Sincerely,
Colleen Crawley
Sterling Ranch Resident

Brett Thomas

From: Jennifer Grothe <jennifer.grothe@gmail.com>
Sent: Wednesday, November 19, 2025 5:59 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Reject the proposed 13th amendment

As a longtime resident of Douglas County and a parent living in Sterling Ranch, I urge the county to reject the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment may conflict with state statute. It may reduce the number of neighborhood schools available in an area that definitely needs more. And the process of conveying land privately should not count as "public" land dedication.

My kids have attended charter and neighborhood schools. I work at a neighborhood school in the district as well. I appreciate school choice -- but the importance of neighborhood schools should never be minimized, nor should opportunities for parents to have them as an option for their kids.

Neighborhood schools meet needs that charter schools do not: the convenience of walking to school, the chance to have neighbors as classmates, and most importantly, the in-depth support that some charter schools are not able to provide for students with special needs.

Please don't privatize more and more of our local schools in Sterling Ranch. That strategy might benefit some private entities, but neighborhood *public* schools are meant to benefit all the families in an area. Our kids deserve that.

Thank you for your consideration.

Sincerely,
Jennifer Grothe
9771 Eagle River St.
Littleton, CO 80125

Brett Thomas

From: Liza Cabrera <shadry311@yahoo.com>
Sent: Thursday, November 20, 2025 5:23 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BOCC Special Land Use Hearing — do not disappoint your constituents!!!

Dear Douglas County Commissioners,

As a resident and taxpayer in the Solstice community—neighboring Sterling Ranch—I urge you to oppose any amendment that would allow public land to be sold or transferred to private or charter education entities or any other third parties.

I truly cannot emphasize this enough that this amendment is NOT what tax paying voters want. In fact this amendment is wrong, dishonest, and deeply disappointing for the community at large.

Our area is growing rapidly. While one public elementary school is being built based on bond approval, we will soon need additional elementary, middle, and high schools to serve our families. Land that was allocated for public education must remain just that—public.

Families like mine have invested heavily in these communities with the understanding that this land was set aside for DCSD public schools. Diverting it for private or charter school use would betray that commitment and undermine equitable access to education.

Frankly, all of this even being under question makes this up-and-coming area in Douglas county seem completely deceptive and thus EXTREMELY unattractive to young families— which, I'm sure you'll agree, should be of the utmost concern for county officials such as yourselves.

Please:

1. **Reject** any amendment allowing public land transfers to private or charter schools or other third party entities.
2. **Affirm** support for future DCSD-operated schools in Solstice and Sterling Ranch.

Public land should stay public—serving every family, every child, and the future of our community.

Sincerely,
Liza Cabrera
Solstice Resident.
Douglas County Tax Payer & VOTER.

Sent from my iPhone

Brett Thomas

From: jrnylst <jrnylst@yahoo.com>
Sent: Wednesday, November 19, 2025 11:01 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am trying not to use an entire form letter, but it feels like you often intentionally rob Douglas County residents of the opportunity to participate in these forums, and form letters may be the best we can do to make our feelings known. Please know that we are not happy.

I am a Douglas County resident extremely concerned about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as "public" dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado's subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Please, please give us reason to believe our voices can be heard and that you actually care about protecting public trust.

Sincerely,
[Deborah Atkinson
jrnylst@yahoo.com
Roxborough and Douglas County Resident

Brett Thomas

From: Sarah Turbow <sarahturbow@gmail.com>
Sent: Thursday, November 20, 2025 12:00 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Protect Public School Access in Sterling Ranch - November 25th BCC Special Land Use Hearing Item 3.a

Dear Commissioners,

I'm writing as a Sterling Ranch resident who cares deeply about creating a successful, thriving neighborhood. Public school access is a cornerstone of that vision, and I'm concerned that the proposed 13th Amendment moves us away from that goal.

Counting privately owned land toward the required 110 acres of publicly dedicated school land is not consistent with the commitments or intent of the original Planned Development. Families were promised publicly owned land for district-run schools—not private land that the public cannot control.

With only about 70 acres remaining for Douglas County School District, Sterling Ranch will not have the land needed for future public school facilities as our community grows. This change undermines efficient development and long-term stability.

Strong district-run schools are essential to property values, traffic management, and community desirability. Limiting public school access discourages families from choosing Sterling Ranch and erodes trust in the development process.

This matters to me because I believe public schools are key to making Sterling Ranch a vibrant, family-friendly neighborhood. My family chose this community based on those commitments, and I want to see them honored.

For these reasons, I respectfully ask you to reject or significantly revise the 13th Amendment and uphold the original commitments made to the public.

Thank you for protecting public land and public trust.

Sincerely,
Sarah Turbow Allan
Sterling Ranch Resident

Brett Thomas

From: Krista Horn <klhorn4@gmail.com>
Sent: Thursday, November 20, 2025 8:36 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Sterling Ranch Amendment 13 Public Comment

Dear Commissioners,

I am writing to you to urge you to deny the changes proposed Sterling Ranch Amendment 13 as they exist today. Changing the development commitment and planned dedication of 110 acres from Douglas County Public Schools to possible privately held schools—whether public or private in school access—causes me concern that the school district will not be able to build here.

As DCSD stated in their letter during the Land Planning Commission phase, bonds take a while to pass and there is low confidence that one will pass in time to get the land. I understand that some land that was set aside for the district had sat empty for decades and that this is a concern of the developer. While at some point there needs to be options for that land to be used for something else, this should not be done at this early of a stage in a new community. I will be open – I don't have kids right now but I do want them eventually, and I believe very probable effects of the changes proposed in this amendment will cause me to truly question whether or not Sterling Ranch is the place to be with a family.

I'm a big proponent of public schools and believe neighborhood district schools help build a strong community. What's going to be the attraction for families looking for a new community if there are no neighborhood district schools?

Something I had asked in the land planning public comment that I don't believe I've seen an answer to is what happens to this land if a privately held public school shuts down? Does the land go to the school district for possibility of dedication? As it's written in the amendment, there leaves a giant opening for the land to be turned around and sold to non-academic entities for profit.

Look, I understand the frustration from Sterling Ranch developers of the possibility of land sitting empty for years... But I think there needs to be some major revision to the amendment to give the school district more time and opportunity to establish some schools here so that ***everyone*** can have access to quality education, this includes those that have learning disabilities as private and charter schools don't always have to accommodate these students.

Thank you for reading and taking in my concerns, please deny the Sterling Ranch Amendment 13 to allow for more time and consideration to the concerned residents in the community.

Krista Horn
SR Resident
8724 Hotchkiss St

Brett Thomas

From: s.yuan1087@gmail.com <s.yuan1087@gmail.com>
Sent: Thursday, November 20, 2025 9:02 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Please Oppose the Sterling Ranch 13th Amendment - November 25th BOCC Land Use Hearing Item 3.a

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Commissioners,
I am asking you to oppose (or significantly revise) the proposed Sterling Ranch 13th Amendment. Counting privately owned land toward the required 110 acres of publicly dedicated school land is not consistent with the commitments, development standards, or intent of the original Planned Development. Families were promised publicly owned land for district-run schools, not private land that the public cannot control.
This amendment does not support the efficient development or long-term preservation of the Planned Development. With only about 70 acres remaining for DCSD, Sterling Ranch will not have the land necessary for future public school facilities or services that must be available as the community grows.
The proposal also adversely affects the public interest. Removing district-run school capacity hurts home values, increases traffic, reduces community desirability, and limits the ability of families to access the neighborhood schools that most Colorado families rely on.
I am additionally concerned that counting a private transaction as “public dedication” confers a special benefit on a private party, rather than serving the public good the dedication is meant to ensure.
This matters to me because this amendment moves Sterling Ranch away from what I believe makes a successful, thriving neighborhood. Strong district-run schools are essential to property values, healthy development, and long-term stability. A community should support more families rather than fewer; narrowing public school access discourages families from choosing Sterling Ranch. This change erodes trust and harms public confidence in the development process.
For all these reasons, I respectfully ask you to reject or revise the 13th Amendment and uphold the original commitments made to the public.
Thank you for protecting public land and public trust.

Sincerely,

Stacey Yuan
Sterling Ranch Resident

Brett Thomas

From: Loreli Randolph <loreli@gmail.com>
Sent: Thursday, November 20, 2025 6:36 PM
To: Clerk <Clerk@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; kerri compton <kcompy@yahoo.com>; Janeen Mcdonald <janeenmcd@yahoo.com>; Lenaya Dotseth <lenaya.dotseth@gmail.com>; Dawn Caldwell <dcaldwell011@comcast.net>; George Jackson 1st Vice Chair DougCo Dems <1stViceChair@dougcodems.org>; Robyn DePan <robyndepan@gmail.com>
Subject: Request for BOCC to Manage Public Comment Sign-In Directly on Nov. 25

Dear Commissioners and Clerk,

We have been informed that outside groups may attempt to control or pre-fill the public-comment sign-in sheets for the Nov. 25 hearing.

We respectfully request that:
- BOCC staff, not private individuals, manage the sign-in process;
- Sign-in sheets be placed on the table only when staff is present;
- No one be permitted to pre-fill names, hold multiple spaces, or add duplicate entries.

Our goal is simply a fair and orderly process where all residents—regardless of viewpoint—have equal access to public comment.

Thank you for ensuring transparency and fairness in this important public hearing.

Lori D. Wright

Brett Thomas

From: Lynette Lierman <lslierman@gmail.com>
Sent: Thursday, November 20, 2025 1:09 PM
To: Clerk <Clerk@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; BOCC <BOCC@douglas.co.us>
Subject: Sterling Ranch 13 Amendment: Please Oppose

Commissioners,

Thank you for your time in reading this email. The Douglas County School Board shared in a recent meeting that more than 70% of Sterling Ranch residents prefer public schools. This amendment does not honor that preference.

As you all know, requiring DCSD to have cash on hand at the time the developer considers selling land closes the door for public schools. We just saw 5b take 2 election cycles to pass, even though numbers prove that existing school capacity is critically overextended.

Saying yes to this amendment would undermine the existing measures in-place to deliver public education to the Sterling Ranch community. Please oppose this amendment.

Thanks again for taking the time to hear my voice!
Lynette

Brett Thomas

From: Joey Sikes <sikes@me.com>
Sent: Wednesday, November 19, 2025 10:53 PM
To: Brett Thomas <bthomas@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.

Caution: This email originated outside the organization. Be cautious with links and attachments.

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,
Joey Sikes
Sterling Ranch Resident

Brett Thomas

From: Jennifer Crane <jennifer.ranea@gmail.com>
Sent: Wednesday, November 19, 2025 7:27 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.A

Commissioners,
I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.
This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).
I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.
Thank you for your consideration and for protecting public trust.
Sincerely,
Jennifer Crane
Roxborough Resident

Brett Thomas

From: Daniel M. Harter <dan.mcch@gmail.com>
Sent: Wednesday, November 19, 2025 8:33 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject:

Dear Commissioners,

I am asking you to oppose (or at minimum significantly revise) the proposed Sterling Ranch 13th Amendment. Counting privately owned land toward the required 110 acres of publicly dedicated school land is not consistent with the commitments, development standards, or intent of the original Planned Development. Families were promised publicly owned land for district-run schools, not private land that the public cannot control.

This amendment does not support the efficient development or long-term preservation of the Planned Development. With only about 70 acres remaining for DCSD, Sterling Ranch will not have the land necessary for future public school facilities or services that must be available as the community grows.

The proposal also adversely affects the public interest. Removing district-run school capacity hurts home values, increases traffic, reduces community desirability, and limits the ability of families to access the neighborhood schools that most Colorado families rely on.

I am additionally concerned that counting a private transaction as “public dedication” confers a special benefit on a private party, rather than serving the public good the dedication is meant to ensure.

This matters to me because my family chose this community based on the availability of district-run schools and the commitments made during approval. Strong district-run schools are essential to property values, healthy development, and long-term stability. A community should support more families rather than fewer; narrowing public school access discourages families from choosing Sterling Ranch. And, perhaps most importantly, this change erodes trust and harms public confidence in the development process.

For all these reasons, I respectfully ask you to reject or revise the 13th Amendment and uphold the original commitments made to the public.

Thank you for protecting public land and public trust.

Sincerely,
Daniel Harter
Sterling Ranch Resident

Brett Thomas

From: Alan Emanuel <aemanuel0877@gmail.com>
Sent: Wednesday, November 19, 2025 4:13 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Alan Emanuel

J. Alan Emanuel
aemanuel0877@gmail.com
512-632-3922

Brett Thomas

From: Yubi Ghiardi <lzghiardi@hotmail.com>
Sent: Wednesday, November 19, 2025 5:57 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Dear Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Ljubitza Ghiardi
Sterling Ranch Resident

Brett Thomas

From: Lauren Hardy <itslaurenhardy@gmail.com>
Sent: Wednesday, November 19, 2025 9:53 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Caution: This email originated outside the organization. Be cautious with links and attachments.

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,
Lauren Hardy, MSPAS, PA-C
Sterling Ranch Resident

Brett Thomas

From: Laura Harter <laura.a.harter@gmail.com>
Sent: Wednesday, November 19, 2025 8:16 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Dear Commissioners,

I am asking you to oppose (or at minimum significantly revise) the proposed Sterling Ranch 13th Amendment. Counting privately owned land toward the required 110 acres of publicly dedicated school land is not consistent with the commitments, development standards, or intent of the original Planned Development. Families were promised publicly owned land for district-run schools, not private land that the public cannot control.
This amendment does not support the efficient development or long-term preservation of the Planned Development. With only about 70 acres remaining for DCSD, Sterling Ranch will not have the land necessary for future public school facilities or services that must be available as the community grows.
The proposal also adversely affects the public interest. Removing district-run school capacity hurts home values, increases traffic, reduces community desirability, and limits the ability of families to access the neighborhood schools that most Colorado families rely on.
I am additionally concerned that counting a private transaction as “public dedication” confers a special benefit on a private party, rather than serving the public good the dedication is meant to ensure.
This matters to me because my family chose this community based on the availability of district-run schools and the commitments made during approval. Strong district-run schools are essential to property values, healthy development, and long-term stability. A community should support more families rather than fewer; narrowing public school access discourages families from choosing Sterling Ranch. And, perhaps most importantly, this change erodes trust and harms public confidence in the development process.

For all these reasons, I respectfully ask you to reject or revise the 13th Amendment and uphold the original commitments made to the public.

Thank you for protecting public land and public trust.

Sincerely,
Laura Harter
Sterling Ranch Resident

Brett Thomas

From: Rachel Iwata <iwata.converse@gmail.com>
Sent: Wednesday, November 19, 2025 6:22 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Brett Thomas

From: Abby Thorn <abbythorn419@gmail.com>
Sent: Wednesday, November 19, 2025 6:54 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Commissioners,

I am writing as a Douglas County and Sterling Ranch resident to formally express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,
Abby Jackson
Sterling Ranch Resident

Sent from my iPhone

Brett Thomas

From: ADA C <ada2000@msn.com>
Sent: Wednesday, November 19, 2025 8:13 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: *NO* to Amendment 13! November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Cheers, Ada Lischka
Mom, Gramma, Sterling Ranch Resident, Douglas County Constituent

Brett Thomas

From: Julie Mares <jenzaldo@gmail.com>
Sent: Wednesday, November 19, 2025 8:46 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,
Julie Mares, Sterling Ranch Resident and Concerned Parent

Brett Thomas

From: Laura Meissner <laura.jean.meissner@gmail.com>
Sent: Wednesday, November 19, 2025 6:02 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,
Laura Meissner
Sterling Ranch Resident and Mother of two

Laura Meissner

Brett Thomas

From: Sophia Meza <soph480@gmail.com>
Sent: Wednesday, November 19, 2025 4:46 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioner,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Sophia Meza

Sterling Ranch

Brett Thomas

From: Alysha Nagar <alyshanagar@gmail.com>
Sent: Wednesday, November 19, 2025 7:40 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,
Alysha Nagar
Sterling Ranch Community

Brett Thomas

From: Samantha Sikes <samanthajsikes@icloud.com>
Sent: Wednesday, November 19, 2025 10:47 PM
To: Brett Thomas <bthomas@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,
Samantha Sikes
Sterling Ranch Resident

Brett Thomas

From: Laura T <laura.trued@gmail.com>
Sent: Wednesday, November 19, 2025 4:21 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,
Laura Trued

Sterling Ranch Resident
Littleton, CO 80125

Brett Thomas

From: Betty Bennett <coloradobennett2@comcast.net>
Sent: Thursday, November 20, 2025 10:22 AM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Caution: This email originated outside the organization. Be cautious with links and attachments.

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).
We would like to add that public schools add a sense of community that charter schools do not. Since Sterling Ranch and Solstice are relatively new communities, it is important to establish that community within our public schools.
I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,
Steve and Betty Bennett
Solstice Neighborhood
9516 Stonewash Dr.
Littleton,CO 80125

Brett Thomas

From: Katie Biersmith <katiebiersmith@gmail.com>
Sent: Thursday, November 20, 2025 9:00 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.
Thank you for your consideration and for protecting public trust.

Sincerely,
Katie Biersmith
9616 Taylor River Cir
Littleton, CO 80125

Brett Thomas

From: Lee Allison Clark <leeclark@live.ca>
Sent: Thursday, November 20, 2025 1:35 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as "public" dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado's subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Lee Clark and Matt Nimey
Sterling Ranch - Providence

___
Lee Allison Clark, MBA(c), MSc, BSocSc, Hon BHSc, PMPc

Brett Thomas

From: Bianca Kovalenko <biancajkovalenko@gmail.com>
Sent: Thursday, November 20, 2025 11:15 AM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Caution: This email originated outside the organization. Be cautious with links and attachments.

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Bianca Kovalenko

Brett Thomas

From: pklee8566 <pklee8566@comcast.net>
Sent: Thursday, November 20, 2025 8:32 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.
This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Patricia Lee
9772 Taylor River Circle
Littleton, CO. 80125
Sterling Ranch

Brett Thomas

From: Alyssa Little <alymarlittle@gmail.com>
Sent: Thursday, November 20, 2025 12:32 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Sterling Ranch Proposed 13th Amendment

Commissioners,

As a Douglas County resident, Sterling Ranch homeowner, and parent of a young child, I'm writing to share my concerns regarding the proposed 13th Amendment to the Sterling Ranch Planned Development.

From my understanding, the amendment would change the established approach to public school land dedication by tying the dedication to future conditions, allowing privately transferred parcels to qualify as "public," and leaving unclear when—if ever—land for public schools will actually be secured. These changes create real uncertainty for long-term school capacity planning, broader community development, and consistency with Colorado's subdivision requirements (CRS 30-28-133).

Reducing clarity around public school sites runs counter to the spirit of school choice. Families can only exercise meaningful choice when all school options—including neighborhood public schools—are properly planned for and supported. Delayed or uncertain land dedication undermines that foundation.

I respectfully ask the Board of County Commissioners to either reject the amendment in its current form or require revisions that guarantee school land dedication is timely, assured, and aligned with state law.

Thank you for your attention and for your continued commitment to serving the public.

Sincerely,

Alyssa Little, Sterling Ranch

Brett Thomas

From: Laurie Lorenz <laurie.lorenz@icloud.com>
Sent: Thursday, November 20, 2025 11:39 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as "public" dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado's subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Laurie Lorenz
8141 Arapahoe Peak St, Littleton, CO 80125
Sterling Ranch Resident

Sent from my iPhone

Brett Thomas

From: Alyssa Lunsford <alyssa.sudermann@gmail.com>
Sent: Thursday, November 20, 2025 12:25 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,
Alyssa Lunsford
VCW, Roxborough

--
Alyssa Lunsford
(720) 275-5538

Brett Thomas

From: Jacquelyn Hildebrand <jmhildebrand14@gmail.com>
Sent: Wednesday, November 19, 2025 6:05 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,
Jacquie Hildebrand
Sterling Ranch community

Brett Thomas

From: Andrew Tuttle <tuttl1am@gmail.com>
Sent: Wednesday, November 19, 2025 3:48 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Andy Tuttle

Sterling Ranch Resident

Brett Thomas

From: Daisy Lee <daaasily@gmail.com>
Sent: Thursday, November 20, 2025 9:53 PM
To: Clerk <Clerk@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; BOCC <BOCC@douglas.co.us>
Subject: Please Oppose the Sterling Ranch 13th Amendment - November 25th BOCC Land Use Hearing Item 3.a

Dear Commissioners,
I am asking you to oppose (or significantly revise) the proposed Sterling Ranch 13th Amendment. Counting privately owned land toward the required 110 acres of publicly dedicated school land is not consistent with the commitments, development standards, or intent of the original Planned Development. Families were promised publicly owned land for district-run schools, not private land that the public cannot control.
This amendment does not support the efficient development or long-term preservation of the Planned Development. With only about 70 acres remaining for DCSD, Sterling Ranch will not have the land necessary for future public school facilities or services that must be available as the community grows.
The proposal also adversely affects the public interest. Removing district-run school capacity hurts home values, increases traffic, reduces community desirability, and limits the ability of families to access the neighborhood schools that most Colorado families rely on. I am additionally concerned that counting a private transaction as “public dedication” confers a special benefit on a private party, rather than serving the public good the dedication is meant to ensure.
This matters to me because, as a member of the neighboring Roxborough community, the decisions made at Sterling Ranch impacts my family's well-being significantly. We've watched Sterling Ranch grow for many years now and can only request that Sterling Ranch makes decisions that is best for the entirety of its surroundings, not just the homes within Sterling Ranch. Strong district-run schools are essential to property values, healthy development, and long-term stability. I respectfully ask you to reject or revise the 13th Amendment and uphold the original commitments made to the public.

Thank you for protecting public land and public trust.
Sincerely,
Daisy McKee
Roxborough Resident

Brett Thomas

From: Suzanne Miller <suzannemiller7@gmail.com>
Sent: Thursday, November 20, 2025 10:51 AM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Caution: This email originated outside the organization. Be cautious with links and attachments.

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.
This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Dr. Suzanne Miller
Parker

Brett Thomas

From: Jordan Rice <jordanrice303@gmail.com>
Sent: Thursday, November 20, 2025 8:12 PM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3a.

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,
Jordan Rice
Solstice Neighborhood Resident

Brett Thomas

From: Tatty Betty <tatti.betti@yahoo.com>
Sent: Thursday, November 20, 2025 10:59 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Strong Opposition to land amendment

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Planning Commission,
As a Douglas County taxpayer and Sterling Ranch resident, I strongly oppose any amendment that would allow public land—originally set aside for public schools—to be transferred or used by private or charter education entities. We as taxpayers would like to see a strong public schools K thru 12 built in our community for our children to walk to school and play sports with neighbors not to bus for 45 minutes on highways!
Public land should remain dedicated to Douglas County School District (DCSD)schools that serve all children K–12. Diverting taxpayer-funded land to private interests undermines public trust and weakens our community's investment in quality public education. School choice is only great when the base is built and available.
Please protect public resources and keep public land for public schools only.

Sincerely,
Tatiana Shadrin
8529 Arriba Dr
Sterling Ranch Resident & Douglas County Taxpayer
Sent from my iPhone

Brett Thomas

From: Bianca Smith <biancacbsmith@gmail.com>
Sent: Thursday, November 20, 2025 8:26 AM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,
I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.
This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).
I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.
Thank you for your consideration and for protecting public trust.
Sincerely,
Bianca Smith
Highlands Ranch Resident and Homeowner

Brett Thomas

From: Matthew DePan <matthewdepan@gmail.com>
Sent: Friday, November 21, 2025 9:32 AM
To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: November 25th BCC Special Land Use Hearing Item 3.a

Dear Commissioners,

I am writing to you today to ask that you oppose the proposed thirteenth amendment to the Sterling Ranch Planned Development. I believe this amendment is not consistent with original commitments made to prospective residents of Sterling Ranch, does not align with the overwhelming values of the residents of Douglas County, and poses unnecessary risks to infrastructure and the overall sustainability of the development. I also question the legality of such a measure at the state level.

When my wife and I chose to build our home in Sterling Ranch four years ago, we were assured of our access to district run, public community schools in our neighborhood. This weighed heavily into our decision to choose this community to raise our family. I see this proposed amendment as a threat to that assertion. Under the current Planned Development, land designated for school use is to be used for district run public schools serving all age groups.

This amendment would allow that land to be retained and developed by Sterling Ranch Development Co. if it is deemed (and the amendment is vague on who would make this determination) that the school district "has not shown a reasonably necessary need for the site or has not demonstrated the ability to fund and construct a school on that site…" by the time of Final Plat. This will then allow Sterling Ranch Development Co. to propose an alternative, potentially non-district controlled school site, or provide "cash-in-lieu" to the county (no longer to the school district for district usage) for the site. All options that Sterling Ranch Development Co. would have at their disposal for development of that site following cash-in-lieu status remains unclear to me.

The above paragraph paints a grim picture. If it is deemed that the school district has not demonstrated a need for a district run public school on a particular site, and/or the district does not have the funds immediately available to build such a school at the time of Final Plat (which can be difficult to assure in a county where school bond approval historically is far from guaranteed), there is a real risk of the total loss of future district run public schools in this neighborhood, of which residents were assured.

I also believe this amendment is not in standing with the overall feelings toward school choice that has been demonstrated but Douglas County residents, which I believe can reasonably be supposed of Sterling Ranch as it is a part of Douglas County. 75% of children who reside within Douglas County are educated in DCSD run public schools. The other 25% are educated elsewhere, either by private schools or non-district controlled charter schools within the county, or other schools outside the district. In a state where parents have the option to send their children to any school, public or private, in any district they wish, the fact that 75% of Douglas County residents choose to have their children educated by the DCSD speaks volumes. This amendment would limit the availability of those types of schools within our neighborhood.

There would also be negative impacts to infrastructure within the community. Having district run schools within the neighborhood would allow local students to be bussed to school, drastically reducing the overall traffic of parents needing to drive their kids to school. On the other hand, if sites planned as county run public schools instead were inhabited by private or non-county run public schools (where potentially students residing in the community do not have preference of enrollment over students who live outside the community), more parents would be forced to drive their children to school both from outside the community into the area, and parents looking for district run options would be forced to drive their children to other schools outside the community. This increase in traffic would put unnecessary strain on roads, increase traffic overall, and potentially lead to an increase in traffic related accidents.

I also have concerns for what this amendment could mean for the overall sustainability of this development. As I stated earlier, the prospect of a wealth of district run public schools weighed heavily into our decision to move to Sterling Ranch, as it does for many other families. If this amendment prevented adequate development of DCSD run schools, it could keep families from

seeing Sterling Ranch as a viable option to raise a family and educate their children. This could negatively impact property values which I believe is a concern for all residents, not just those with school aged children.

Lastly, I am concerned about the legality of such an amendment at the state level. The amendment determines land dedication decisions on DCSD's ability to secure funding which CRS § 30-28-133 does not allow. The amendment also allows privately owned or conveyed parcels to count toward the public school land dedication requirement, even though state law requires that dedication be reserved specifically for public use. Acceptance of a measure such as this amendment could put the county in the position where they have approved of acts which violate state law.

I thank you for your consideration on this important matter, and for your continued service to the residents of Douglas County.

Sincerely,
Matt DePan
Sterling Ranch Resident