

MEETING DATE: March 24, 2026

STAFF PERSON RESPONSIBLE: Mike Pesicka, AICP, Principal Planner

DESCRIPTION: Pinery Village Filing 2 - Minor Development Final Plat - Project File: SB2021-049.

SUMMARY: The request is for approval of a minor development final plat consisting of 3 lots and 7 tracts within the Pinery Planned Development.

STAFF ASSESSMENT: Staff has evaluated the minor development final plat request in accordance with Article 6A of the Douglas County Subdivision Resolution. Should the Board of County Commissioners find that the approval standards for the minor development final plat are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to approval of the minor development final plat, the associated Subdivision Improvements Agreement - Intergovernmental Agreement for the subdivision shall be approved by the Board.
2. Prior to recordation of the final plat, the applicant shall provide a copy of an executed license agreement with Xcel Energy.
3. During construction activity within the development, the applicant, its successors and assigns shall conduct a burrowing owl study if any earth moving will take place between March 15th and October 31st.
4. During construction activity within the development, the applicant, its successors and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural history resources and shall immediately notify Douglas County and complete appropriate Colorado Office of Archaeology and Historic Preservation Data management forms in the event of such discovery.
5. Prior to recordation of the final plat, technical corrections to the final plat exhibit shall be made to the satisfaction of Douglas County.
6. 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 condition upon the applicant's full satisfaction of all such

commitments and promises.

REVIEW:

Steven E Koster	Approve	2/26/2026
Jeff Garcia	Approve	2/27/2026
Christie Guthrie	Approve	2/27/2026
Doug DeBord	Approve	3/2/2026
Steven E Koster	Approve	3/12/2026
Jeff Garcia	Approve	3/13/2026
Christie Guthrie	Approve	3/13/2026
Doug DeBord	Approve	3/17/2026

ATTACHMENTS:

Staff Report - SB2021-049