



PLANNING COMMISSION REGULAR MEETING

MONDAY, NOVEMBER 17, 2025

AGENDA

Monday, November 17, 2025

6:00 PM

Hearing Room

Disclaimer - This packet is provided for informational purposes only and is subject to change. Some documents may have been unavailable at the time this agenda was prepared. For additional information, contact the responsible staff person.

Instructions to access the video or audio of the meeting are available here:
<https://www.douglas.co.us/board-county-commissioners/boards-commissions/planning-commission/>
To submit written public comment and/or exhibits for a Planning Commission meeting, please send them, in advance, to planningcommission@douglas.co.us. Instructions for providing audio comments at the remote meeting are available at the webpage above.

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call
- c. Attorney Certification of the Agenda
- d. Planning Commission Disclosures

2. Approval of Minutes

- a. Unofficial Minutes from November 3, 2025. **4113**
Attachments: [Unofficial Minutes from November 3, 2025](#)

3. Land Use Hearing Items

- a. 501 Tenderfoot Drive, Sage Port Water Treatment Plant Chemical Building - **4112**
Location and Extent - Project File: LE2025-020.
Carolyn Washee-Freeland, AICP, Senior Planner — *Department of Community Development*
Attachments: [Staff Report - LE2025-020](#)

4. Adjournment

The Next Regular Meeting Will be Held on Monday, December 1, 2025 @ 6:00 p.m.

www.douglas.co.us

MEETING DATE: November 17, 2025

DESCRIPTION: Unofficial Minutes from November 3, 2025.

ATTACHMENTS:

Unofficial Minutes from November 3
2025



PLANNING COMMISSION REGULAR MEETING

MONDAY, NOVEMBER 3, 2025

MINUTES

Monday, November 3, 2025

6:00 PM

Hearing Room

1. Call to Order

Commissioner Gilmartin presented virtual hearing instructions.

- a. Pledge of Allegiance
- b. Roll Call

PRESENT

Commissioner Len Abruzzo
Commissioner Stephen Allen
Commissioner Calvin Downs
Commissioner Jack Gilmartin
Commissioner Mark Hampton
Commissioner Ed Kubly
Commissioner Michael McKesson
Alternate Mark Witkiewicz

EXCUSED

Commissioner Ed Rhodes
Commissioner Jim Smallwood

- c. Attorney Certification of the Agenda

Chris Pratt, Managing County Attorney, stated that all items on today's agenda have been reviewed by the County Attorney's Office, they have been properly noticed and the Commission has jurisdiction to hear them.

- d. Planning Commission Disclosures

2. Approval of Minutes

- a. Unofficial Minutes from October 20, 2025.

Commissioner Stephen Allen moved that the Commission approve the Minutes from October 20, 2025 as amended.

RESULT: APPROVED
MOVER: Stephen Allen
SECONDER: Mike McKesson

AYES: Len Abruzzo, Stephen Allen, Calvin Downs, Jack Gilmartin, Mark Hampton, Mike McKesson, Mark Witkiewicz
ABSTAIN: Ed Kubly

3. Land Use Hearing Items

The Planning Commission moved item a. Sterling Ranch Planned Development, 13th Amendment – Planned Development Major Amendment – Project File: ZR2025-009 to the last item on the agenda.

- a. 9560 S. East Cherry Creek Road – Use by Special Review for Horse Riding Lessons – Project File: US2025-003.

Heather Scott, AICP, Principal Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Mark Hernandez, Cornerstone Riding Academy – provided additional information.

Commissioner Gilmartin opened public comment.

Megan Guntermann, Douglas County, Colorado – provided comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

Commissioner Ed Kubly moved to recommend approval of the 9560 S. East Cherry Creek Road – Use by Special Review for Horse Riding Lessons – Project File: US2025-003, subject to the (1) condition recommended by staff.

RESULT: APPROVED

MOVER: Ed Kubly

SECONDER: Stephen Allen

AYES: Len Abruzzo, Stephen Allen, Calvin Downs, Jack Gilmartin, Mark Hampton, Mike McKesson, Ed Kubly, Mark Witkiewicz

NAYS: None

- b. Bears Den Rural Site Plan, 2nd Exemption Lot 16B – Use by Special Review – Project File: US2025-012.

Trevor Bedford, AICP, Principal Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Kevin Archer, David E. Archer & Associates - provided additional information.

Commissioner Gilmartin opened public comment.

Doug Grillaert, Douglas County, Colorado – provided comment.

Ken Puncerelli, Douglas County, Colorado – provided comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

The applicant's representative, Patrick Wagner – provided additional information.

Commissioner Calvin Downs moved to recommend approval of the Bears Den Rural Site Plan, 2nd Exemption Lot16B – Use by Special Review – Project File: US2025-012, subject to the (2) conditions recommended by staff.

RESULT: APPROVED

MOVER: Calvin Downs

SECONDER: Len Abruzzo

AYES: Len Abruzzo, Stephen Allen, Calvin Downs, Jack Gilmartin, Mark Hampton, Mike McKesson, Ed Kubly, Mark Witkiewicz

NAYS: None

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

Brett Thomas, AICP, Chief Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Susan Beckman, Sterling Ranch Development Company - provided additional information.

The applicant's representative, Kevin Johnk, Sterling Ranch Development Company – provided additional information.

Commissioner Gilmartin opened public comment.

Charles Hogan, Douglas County, Colorado – provided comment.

Ellie Reynolds, John Adams Academy – provided comment.

Kim Gilmartin, Douglas County, Colorado – provided comment.

Frank McNulty, Douglas County, Colorado – provided comment.

Lauren Kirschbaum, Douglas County, Colorado – provided comment.

Jaclyn Charles, Douglas County, Colorado – provided comment.

Erin Yao, Douglas County, Colorado – provided comment.

Keri Schalchter, Douglas County, Colorado – provided comment.

Jason Kassay, Douglas County, Colorado – provided comment.

Krista Horn, Douglas County, Colorado – provided comment.

Robyn DePan, Douglas County, Colorado – provided comment.

Jane Smith, Douglas County, Colorado – provided comment.

Suzanne Burnell, Douglas County, Colorado – provided comment.

Jackie Millet, Douglas County School District – provided comment.

Chelsea Forquer, Douglas County, Colorado – provided comment.

Ashley Basuthakur, Douglas County, Colorado – provided comment.

The Planning Commission took a brief recess due to technical difficulties.

The Planning Commission hearing resumed.

Lora Thomas, Douglas County, Colorado – provided comment.

Bob Marshall, Douglas County, Colorado – provided comment.

Sudee Floyd, Douglas County, Colorado – provided comment.

Katie Frank, Douglas County, Colorado – provided comment.

Shelly Cook, Douglas County, Colorado – provided comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

The applicant's representative, Abby Kirkbride, Legal Counsel to Sterling Ranch Development Company – provided additional information.

The applicant's representative, Brock Smethills, Sterling Ranch Development Company – provided additional information.

Commissioner Calvin Downs moved to recommend denial of the Sterling Ranch Planned Development, 13th Amendment – Planned Development, Major Amendment – Project File: ZR2025-009.

RESULT: NO RECOMMENDATION

MOVER: Calvin Downs

SECONDER: Len Abruzzo

AYES: Abruzzo, Calvin Downs, Ed Kubly, Mark Witkiewicz

NAYS: Stephen Allen, Jack Gilmartin, Mark Hampton, Mike McKesson

4. Adjournment

The meeting was adjourned at 9:26 p.m.

Calvin Downs, Secretary

Samantha Hutchison, Recording Secretary

MEETING DATE: November 17, 2025

STAFF PERSON RESPONSIBLE: Carolyn Washee-Freeland, AICP, Senior Planner

DESCRIPTION: 501 Tenderfoot Drive, Sage Port Water Treatment Plant Chemical Building - Location and Extent - Project File: LE2025-020.

SUMMARY: The request is for approval of a Location and Extent for the construction of a new chemical building and other improvements on property located at 501 Tenderfoot Drive.

STAFF ASSESSMENT: Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has indicated that the new chemical building and other improvements will remove radium from the Perry Park Water and Sanitation District drinking water supply and ensure that the District is in compliance with Colorado Department of Health and Environment drinking water quality.

Should the Planning Commission approve the Location and Extent request, the applicant will be required to obtain any necessary permits for completion of the proposed watermain and other improvements.

REVIEW:

Steven E Koster	Approve	11/5/2025
Samantha Hutchison - FYI	Notified - FYI	11/5/2025

ATTACHMENTS:

Staff Report - LE2025-020

Location and Extent Staff Report

Date: November 3, 2025

To: Douglas County Planning Commission

From: Carolyn Washee-Freeland, AICP, Senior Planner *CWF*
Jeanette Bare, AICP, Planning Manager *JB*
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*

Subject: **501 Tenderfoot Drive, Sage Port Water Treatment Plant Chemical Building, Location and Extent**

Project File: LE2025-020

Planning Commission Hearing:

November 17, 2025 @ 6:00 p.m.

I. EXECUTIVE SUMMARY

Perry Park Water and Sanitation District ("PPWSD") requests approval of a Location and Extent (L&E) to construct a new chemical building and other improvements in Larkspur. The new chemical building will house chemicals required for radium removal from groundwater used for drinking water supply for PPWSD customers. The project site is in the south-central portion of Douglas County, located at 501 Tenderfoot Drive, just west of I-25, and south of Jellystone Park in Larkspur.

The project area is generally located in the Larkspur Unincorporated Municipal Planning Area of the 2040 Douglas County Comprehensive Mater Plan.

II. APPLICATION INFORMATION

A. Applicant

Perry Park Water and Sanitation District
Diana Miller
5676 West Red Rock Drive
Larkspur, CO 80118

B. Applicant's Representative

Conner Lindholm
TST Infrastructure
5655 S. Yosemite Street
Greenwood Village, CO 80111

C. Request

PPWSD requests approval of a L&E for the construction of a new chemical building and other improvements on property located at 501 Tenderfoot Drive.

E. Location

The project site is 14.57 acres in size and is located on PPWSD-owned property which is approximately two miles north of the Town of Larkspur, and immediately adjacent to Jellystone Park and I-25, and the Sage Port Subdivision to the west. The project vicinity, zoning, and aerial maps are provided in the attachments to this staff report.

F. Project Description

The applicant proposes to construct a 400-square foot prefabricated modular chemical building at its existing water treatment plant. The new building will contain chemicals required for radium removal from groundwater used as PPWSD's drinking water supply. New water service and drain lines are planned to be installed to serve the building, as well as chemical feed lines that will be installed starting at the chemical building and will run to the existing raw water line for raw water processing. The new chemical building will provide the necessary capacity to remove radium from water, for compliance with CDPHEs Regulation 11.

With the addition of the proposed chemical building, radium will be introduced into the waste stream. Because the existing wastewater treatment plant cannot treat radium, an alternative handling method is required to ensure proper handling and disposal. Under the proposed design of the new chemical treatment building, the sludge management process will change. Instead of immediately sending the sludge to the wastewater treatment plant, it will be retained in the waste basin to allow the solids to settle out. The water from the basin will then be sent to the wastewater treatment plant, while the settled solids (iron, manganese, and radium) will remain in the basin. Once the basin reaches capacity, a licensed third-party contractor will remove the accumulated solids and transport them to an approved landfill for proper disposal.

Construction activities are anticipated to begin in the second quarter of 2026 and will be completed in the third quarter of 2027. According to the applicant, construction activities will take place between 7:00 a.m. to 5:00 p.m. Monday through Friday, with no construction activities scheduled at night.

The applicant indicates that there will be an increase in traffic flow in the project area through the duration of the construction schedule. Traffic from construction will consist of trucks, heavy machinery, and material deliveries to access the property from Tenderfoot Drive. Once construction is complete, additional traffic will travel to the site on a daily basis for maintenance. The new chemical building will be owned and operated by PPWSD.

III. CONTEXT

A. Background

PPWSD is a water and wastewater utility that has provided water and sewer services to the Perry Park community since the 1960s. The district service area encompasses

approximately 8,300 acres and is comprised of Perry Park, Perry Park East, Remuda Ranch, Sage Port, and Sandstone Ranch. Additionally, PPWSD provides services to parcels located outside of the general district boundaries. The new chemical building is proposed at the existing water treatment plant and will provide the necessary capacity to remove radium from water as required by CDPHE regulations.

B. Adjacent Land Uses and Zoning

The project site is zoned Agricultural One (A-1). The following table reflects the zone districts and land uses surrounding the project area.

Zoning and Land Use

Direction	Zoning	Land Use
North	Town of Larkspur	Jellystone Park, Outdoor Recreation
South	Agricultural One	PPWSD-owned Property; and Single-Family Residential Lot
East	Town of Larkspur	Jellystone Park, Outdoor Recreation; and Interstate 25
West	Suburban Residential	Single-Family Residential, Sage Port Subdivision

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The overall topography of the project site is composed of rolling hills, pine trees, shrubs, and natural vegetation. The project area has slight contour elevations that fall in the 6,620-foot range.

B. Access

The new chemical building will be accessed from the existing access drive on Tenderfoot Drive.

D. Drainage and Erosion

A Phase III Drainage Report, and Grading Erosion & Sediment Control (GESC) plan and report will be submitted to Douglas County Engineering Services for review and approval prior to permits being issued for construction activities. Any additional requirements will be identified in referral comments provided by Engineering.

E. Floodplain

The project site is not located within any FEMA-mapped 100-year floodplain.

V. PROVISION OF SERVICES

A. Fire Protection

Larkspur Fire Department (LFD) provides fire and emergency medical services to the site. LFD has not provided referral comments at the writing of this staff report.

B. Sheriff Services

The Douglas County Sheriff’s Office (DCSO) provides emergency services to the site. DCSO has not provided referral comments at the writing of this staff report.

C. Water and Sanitation

The chemical building will be owned and maintained by PPWSD to serve customers within its service area.

D. Utilities

Area utility providers were sent a referral on this application. At the writing of this staff report, there were no referral comments from utility providers to address.

E. Other Required Processes and Permits

The proposed project will require Grading Erosion and Sediment Control (GESC) Plans and Permits, and other applicable construction plans and permits, from Public Works Engineering. These permits will be required prior to commencement of construction.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to abutting property owners. No responses were received from property owners at the writing of this staff report.

Referral response requests were sent to referral agencies on October 27, 2025. Referral responses are due at the conclusion of the referral period on November 10, 2025, prior to the Planning Commission hearing. Agency responses received are included as an attachment to this staff report.

VII. STAFF ASSESSMENT

Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has indicated that the new chemical building and other improvements will remove radium from the PPWSD drinking water supply and ensure that the District is in compliance with CDPHE drinking water quality.

Should the Planning Commission approve the Location and Extent request, the applicant will be required to obtain any necessary permits for completion of the proposed water main and other improvements.

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LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services. *NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.*

OFFICE USE ONLYPROJECT TITLE: **501 Tenderfoot Drive**PROJECT NUMBER: **LE2025-020**PROJECT TYPE: Chemical Building AdditionMARKETING NAME: Sageport Water Treatment Plant Chemical BuildingPRESUBMITTAL REVIEW PROJECT NUMBER: 2025-137**PROJECT SITE:**Address: 501 Tenderfoot Drive, Larkspur, CO 80118State Parcel Number(s): 2607-210-00-008Subdivision/Block#/Lot# (if platted): Metes and Bounds**PROPERTY OWNER(S):**Name(s): Perry Park Water and Sanitation DistrictAddress: 5676 West Red Rock Drive, Larkspur, CO 80118Phone: 303-681-2050Email: dmiller_ppwsd@comcast.net

AUTHORIZED REPRESENTATIVE: (Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)

Name: Conner LindholmAddress: 5655 S. Yosemite St, Greenwood Village, CO 80111Phone: 720-404-4472Email: clindholm@tstinfrastucture.com

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*.



Applicant Signature

October 21, 2025

Date

PERRY PARK WATER AND
SANITATION DISTRICT



SAGEPORT WTP CHEMICAL BUILDING

L&E APPLICATION

October 2025

Prepared By:

TST Infrastructure, LLC
5655 S. Yosemite Street, Suite 101
Greenwood Village, CO 80111
303.799.5197

032.086.10

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IV. COMPLIANCE WITH DOUGLAS COUNTY 2040 COMPREHENSIVE
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I. INTRODUCTION

Perry Park Water and Sanitation District (PPWSD) is requesting the approval of this Location and Extent application to construct a new chemical building. This new facility will require the construction of new utilities to service the facility and includes other site improvements. A description of the need for this project, proposed site improvements, and community impacts are presented in the following sections.

A. BACKGROUND

PPWSD services an area encompassing approximately 8,300 acres and is comprised of two primary development areas, East and West Perry Park. Both development areas are primarily served by the water treatment plant on the east side of Perry Park, which is supplied through four existing non-tributary wells. Quarterly regulatory sampling of radionuclides in the treated water in Quarter 3 of 2024 determined that elevated radium concentrations were present in violation of the radionuclides in Regulation 11 per Colorado Department of Health and Environment (CDPHE). Regulation 11 specifies an exceedance of the maximum contaminant limit (MCL) for radium when the average radium concentration taken from the previous four quarters is greater than 5 picocuries per liter (pCi/L). This exceedance resulted in a notice of violation issued by CDPHE to PPWSD on September 11th. PPWSD took additional sampling after the notice was issued in Quarter 3 of 2024 which resulted in the four-quarter average dropping below 5 pCi/L. Since the concentration dropped below the MCL, CDPHE rescinded the notice of violation on October 23, 2024. PPWSD still monitors the radium concentrations quarterly and the drinking water continues to meet the requirements per Regulation 11, but it is close to the limit.

PPWSD takes the health and safety of their customers as their top priority and began to evaluate treatment methods to reduce the radium levels in the water supply to achieve compliance with Regulation 11. Ultimately, selected to move forward with implementing a hydrous manganese oxide treatment process (HMO). When potassium permanganate and manganese sulfate are mixed, solid manganese dioxide is formed. Manganese dioxide acts like a magnet to trap the radium, making it easier to attract and filter the radium out of the water.

II. PROJECT DESCRIPTION

A new chemical building will be constructed on PPWSD's property at 501 Tenderfoot Drive, Larkspur CO 80118. The property is part of the Larkspur Municipal Planning Area. Construction is anticipated to begin in the second quarter of 2026 and is expected to be completed in the third quarter of 2027. This new building will house the chemicals required for radium removal from the groundwater used as the PPWSD's drinking water supply and continue to achieve future compliance for radium concentrations as required under Regulation 11. The new chemical building is planned to be a prefabricated modular building, with an approximate size of 20' wide and 20' long and 14' tall. The building will have horizontal lap siding. New water service and drain lines are planned to be installed to serve the building, along with chemical feed lines being installed from the chemical building to the existing raw water line to properly inject into the raw water. This project is necessary as it provides the existing water treatment plant the capability to remove radium from the water, ensuring future compliance with CDPHE's Regulation 11. Access to the building will be through the existing access road for the existing water treatment plant. A location and site vicinity map show are shown in Figure 1 and Figure 2, respectively, highlighting the general project site, or limits to where construction is planned to occur.

Figure 1 – Location Map



Figure 2 – Site Vicinity Map



III. COMMUNITY IMPACTS

The project will enable PPWSD to continue providing safe drinking to the customers of Perry Park for the foreseeable future. Community impacts from this project related to the construction of a new structure and utilities as well as long term operation of the site are anticipated to be minor.

There will be a temporary increase in the noise generated at the site during construction due to heavy machinery necessary to install utilities and construct the new structure. This noise will be isolated to normal business hours during the day, 7am – 5pm, when construction is occurring. Construction outside of this timeframe is not anticipated at this time. Once construction is completed, noise from the site is expected to be similar to current levels.

Exterior lighting is planned to be provided at the entrance to the new chemical building. The exterior lighting is expected to be equipped with motion sensors so the lights will only turn on when someone approaches the building. There would also be an option to keep the exterior lighting on while operators are performing maintenance so they will not need to repeatedly trip the motion sensors. All light fixtures will be fully shielded and directed downward to maintain dark sky compliance. This approach would provide for site lighting as needed while minimizing the impact of new light sources on surrounding homes.

This project is expected to temporarily increase the traffic flow in Perry Park during construction. Trucks, heavy machinery, and material deliveries will be required to access the property along Tenderfoot Drive. After construction is completed, vehicles will visit the site daily to perform maintenance, but additional vehicle traffic from what is already experienced at the Sageport Water and Wastewater Treatment Plant is not expected.

The overall site grading in the area and total impervious area are not anticipated to change significantly due to the proposed improvements. The access road is planned to be gravel so it will allow infiltration. The only increase in impervious area at the site will be the footprint of the new structure which will result in approximately 800 square feet of additional impervious area at the site. PPWSD will coordinate drainage impacts with Douglas County. Efforts will be made to match the existing site grading so there will be no adjustment to the overall drainage pattern of the area resulting from these improvements. The site generally drains from the south to the north where it sheet flows along or adjacent to an existing access road.

Currently, all waste generated from the water treatment is sent to the existing wastewater treatment plant. Sending all water treatment waste to the wastewater treatment plant is no longer a viable option as the wastewater treatment plant does not have the capability to remove radium. Therefore, waste generated from the water treatment will be held in an existing waste basin at the water treatment plant. A third-party company will collect and dispose the waste properly when the basin is full.

IV. COMPLIANCE WITH DOUGLAS COUNTY 2040 COMPREHENSIVE MASTER PLAN (CMP)

It is the intent of this project to be consistent with the CMP and meet the various goals and objectives outlined therein to improve the long term stability and sustainability of Perry Park as well as Douglas County. The new chemical building will be located in the West Plum Creek Subarea. An evaluation of how this project achieves specific goals and objectives in the CMP is outlined in the following paragraphs.

Section 2: Urban Land Use

Policy 2-15B.2 in the CMP states “Ensure development or redevelopment enhances existing community services such as utilities, fire protection, schools, and water supply”. This chemical building project is being designed to provide a way for the existing water treatment plant to remove radium from the water. By doing so, it would enhance the existing community services for water supply by continuing to ensure clean drinking water is being supplied to the customers of Perry Park.

Section 8: Environmental Quality

Goal 8-2 in the CMP is to “Limit land uses in floodplains”. This project is not located within a floodplain designated by the Federal Emergency Management Agency (FEMA). Drainage conditions after the chemical building is constructed will be kept the same as existing drainage conditions.

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

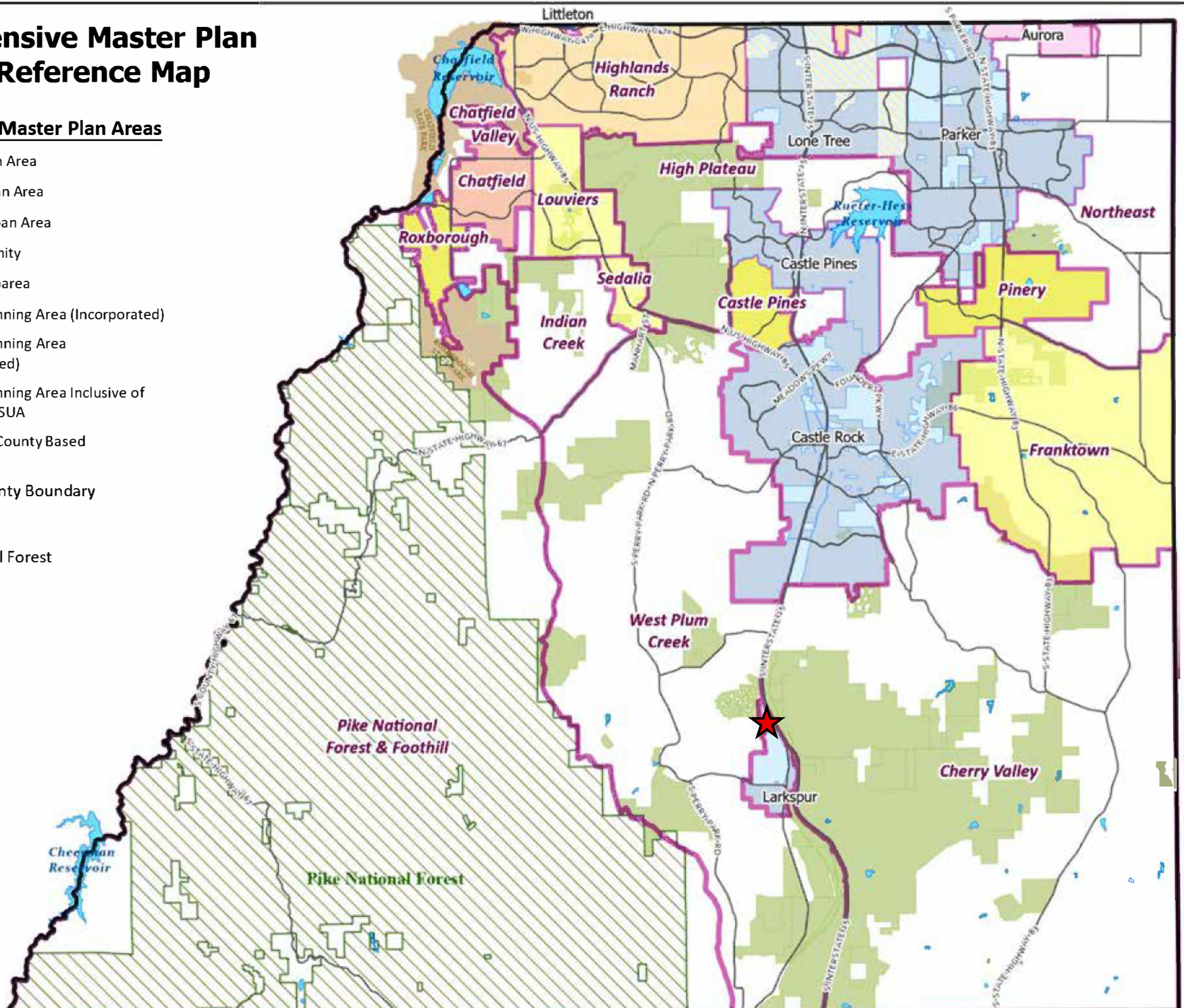
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

- Major Roads



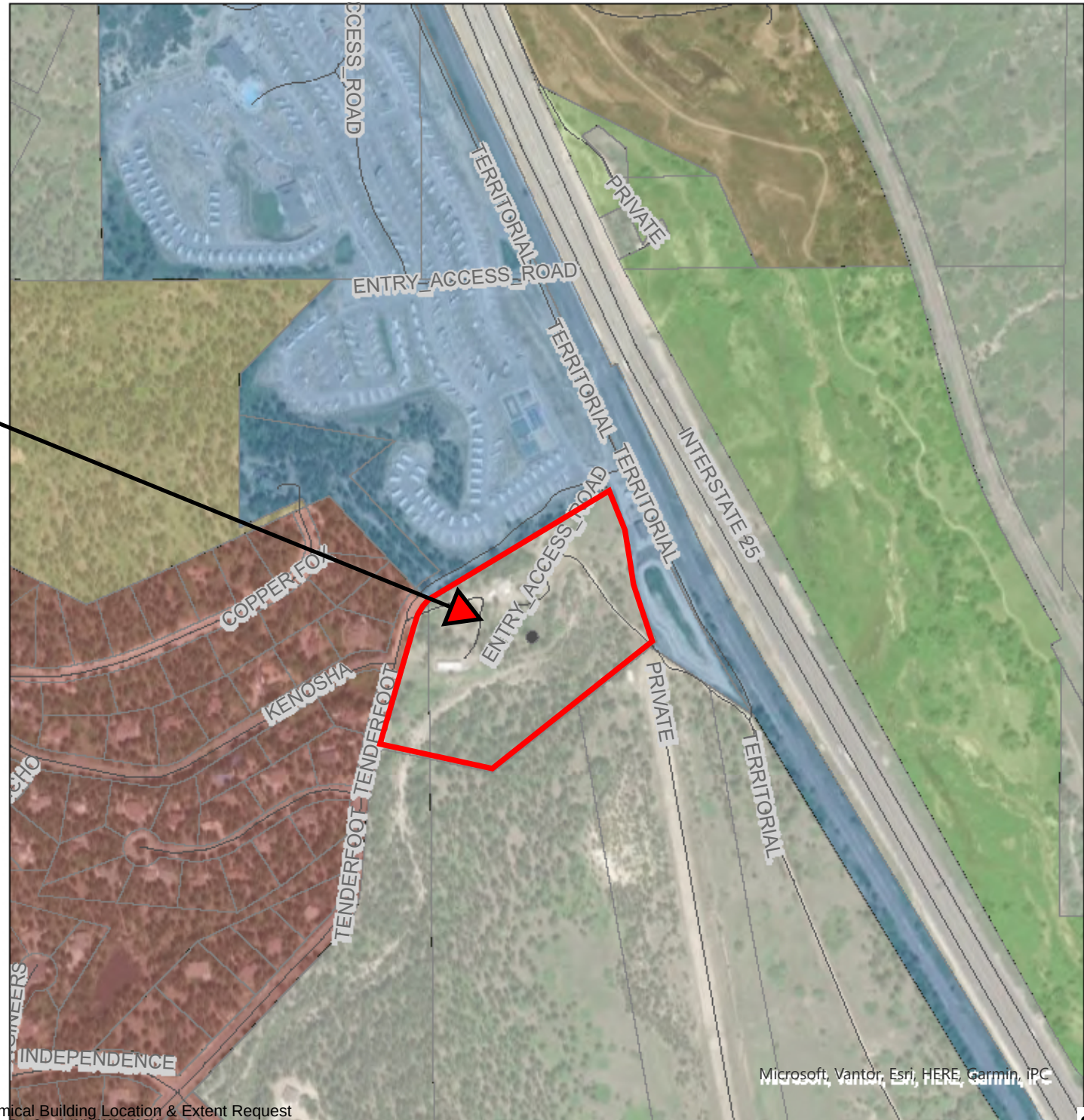
LE2025-020 LOCATION AND EXTENT

PERRY PARK WATER & SANITATION DISTRICT
501 TENDERFOOT DRIVE
CHEMICAL BUILDING L&E

ZONING

LEGEND

- Roads
- Parcels
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- CTY
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION



Microsoft, Vantor, Esri, HERE, Garmin, IPC

LE2025-020 LOCATION AND EXTENT

PERRY PARK WATER & SANITATION DISTRICT

501 TENDERFOOT DRIVE
CHEMICAL BUILDING L&E

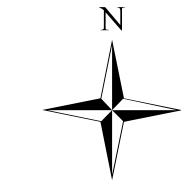
AERIAL

LEGEND

-  Roads
-  Parcels



Microsoft, Vantor, Esri, HERE, Garmin, IPC



Referral Agency Response Report**Page 1 of 5****Project Name:** 501 Tenderfoot Drive, Chemical Building L&E**Project File #:** LE2025-020**Date Sent:** 10/27/2025**Date Due:** 11/10/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	10/28/2025	No Comment	No action necessary
Assessor	Awaiting Response		
AT&T Long Distance - ROW	Awaiting Response		
Building Services	10/31/2025	Permit is required. Please visit the Douglas County website for detailed requirements or call 303-660-7497 with any questions.	Comments forwarded to applicant
CenturyLink	Awaiting Response		
Colorado Department of Transportation CDOT-Region # 1	10/27/2025	Received: I have reviewed the referral for an L&E to construct a new chemical building at the existing Wastewater Treatment Plant located at 501 Tenderfoot Drive, Larkspur and have no objections. Steve Loeffler Permits Unit- Region 1, 303.757.9891 2829 W. Howard Pl. 2nd Floor, Denver, CO 80204 steven.loeffler@state.co.us www.codot.gov www.cotrip.org	Comments forwarded to applicant
Comcast	Awaiting Response		
CORE Electric Cooperative	Awaiting Response		
Douglas County Health Department	Awaiting Response		
Engineering Services	10/30/2025	The construction plans, GESC Plans, drainage letter, traffic narrative, and applicable permits are not needed for the approval of the L&E but are required prior to construction. Jacob Gabel	Comments forwarded to applicant
Larkspur Fire Department	Awaiting Response		

Referral Agency Response Report**Page 2 of 5****Project Name:** 501 Tenderfoot Drive, Chemical Building L&E**Project File #:** LE2025-020**Date Sent:** 10/27/2025**Date Due:** 11/10/2025

Agency	Date Received	Agency Response	Response Resolution
Mountain View Electric Association	10/29/2025	This project is outside of the MVEA service territory. Thank you, Samantha Sherman Engineering Administrative Supervisor Mountain View Electric Association, Inc. Falcon Office 11140 E. Woodmen Road, Falcon, CO 80831 Direct: (719) 494-2699, Cell: (719)715-3039 www.mvea.coop	No action necessary
Office of Emergency Management	10/28/2025	No Comment	No action necessary
Perry Park Water & Sanitation District	Awaiting Response		
Rural Water Authority of Douglas County	Awaiting Response		
Sage Port HOA	Awaiting Response		
Sheriff's Office	Awaiting Response		
Sheriff's Office E911	Awaiting Response		

Referral Agency Response Report**Page 3 of 5****Project Name:** 501 Tenderfoot Drive, Chemical Building L&E**Project File #:** LE2025-020**Date Sent:** 10/27/2025**Date Due:** 11/10/2025

State of Colorado: CDPHE	11/04/2025	Summary: The Colorado Department of Public Health and Environment's Air Pollution Control Division (APCD or Division) has reviewed the project letter and respectfully offers the following comments. Please note that the following Air Quality Control Commission (AQCC) regulations may not be inclusive of the regulations the proposed project will be subject to. It is the responsibility of the involved parties to determine what regulations they are subject to and follow them accordingly. VOC and Hazardous Air Pollutants (HAPS) Analysis for Small Wastewater Projects - An Air Pollutant Emissions Notice (APEN) for VOC and HAPS may be required depending on the existing and new throughput of your facility. Municipal wastewater projects may use the following chart to estimate VOC and HAPs emissions in order to determine if they are required to submit an APEN under Regulation Number 3. (See chart in Referral Comment Letter). Odor All businesses in Colorado are subject to AQCC Regulation Number 2 (Odor Emission) and a permit may be required for the installation of odor control equipment. Please refer to AQCC Number 2 for guidance on odor suppression actions. You may also view the complete regulatory language at https://cdphe.colorado.gov/aqcc-regulations. Land Development We also note that projects similar to this proposal often involve land development. Under Colorado air quality regulations, land development refers to all land clearing activities,	Comments forwarded to applicant
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Referral Agency Response Report**Page 4 of 5****Project Name:** 501 Tenderfoot Drive, Chemical Building L&E**Project File #:** LE2025-020**Date Sent:** 10/27/2025**Date Due:** 11/10/2025

		including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulated by the Division. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. It is important to note that even if a permit is not required, fugitive dust control measures including the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table (See table in Referral Comment Letter). Please refer to the website https://cdphe.colorado.gov/apens-and-air-permits for information on land use APENs and permit forms. Click on "Land Development" to access the land development specific APEN form. Please contact KC Houlden, Construction Permits Unit Supervisor, at 303-692-4092, kenneth.houlden@state.co.us if you have any specific questions about APENs and permit forms. If you have any other questions or need additional information, please use the contact info listed above, or e-mail or call me directly. Sincerely, Brendan Cicone Air Quality and Transportation Planner General SIP Unit Air Pollution Control Division Colorado Department of Public	
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Referral Agency Response Report**Page 5 of 5****Project Name:** 501 Tenderfoot Drive, Chemical Building L&E**Project File #:** LE2025-020**Date Sent:** 10/27/2025**Date Due:** 11/10/2025

Agency	Date Received	Agency Response	Response Resolution
		Health and Environment 303-691-4104 // brendan.cicione@state.co.us	
Town of Larkspur	10/30/2025	No Comment	No action necessary
Wildfire Mitigation	Awaiting Response		
Xcel Energy-Right of Way & Permits	Awaiting Response		



Dedicated to protecting and improving the health and environment of the people of Colorado

Carolyn Washee-Freeland
Senior Planner
Douglas County Planning Services
100 Third Street Castle Rock, CO 80104

VIA EMAIL

RE: Douglas County eReferral (LE2025-020) Is Ready For Review

Dear Carolyn Washee-Freeland,

The Colorado Department of Public Health and Environment's Air Pollution Control Division (APCD or Division) received a request for an air quality administrative review concerning the proposed Perry Park Water & Sanitation District project as described in your correspondence dated October 27, 2025. The Division has reviewed the project letter and respectfully offers the following comments. Please note that the following Air Quality Control Commission (AQCC) regulations may not be inclusive of the regulations the proposed project will be subject to. It is the responsibility of the involved parties to determine what regulations they are subject to and follow them accordingly.

VOC and Hazardous Air Pollutants (HAPS) Analysis for Small Wastewater Projects

An Air Pollutant Emissions Notice (APEN) for VOC and HAPS may be required depending on the existing and new throughput of your facility. Municipal wastewater projects may use the following chart to estimate VOC and HAPs emissions in order to determine if they are required to submit an APEN under Regulation Number 3.

Pollutant	Emission Factor Lb/MM gallon	Reporting Threshold
VOC	3.49414	1 ton/year OR 2 ton/year
Hexamine	0.41207	250 lbs/year
Perchloroethylene	0.00890	
Benzene	0.22873	
Toluene	0.00267	
Total Xylene	0.00267	
Ammonia	19.0000	

Odor

All businesses in Colorado are subject to AQCC Regulation Number 2 (Odor Emission) and a permit may be required for the installation of odor control equipment. Please refer to AQCC Number 2 for guidance on odor suppression actions. You may also view the complete regulatory language at <https://cdphe.colorado.gov/aqcc-regulations>.



Land Development

We also note that projects similar to this proposal often involve land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulated by the Division. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. It is important to note that even if a permit is not required, fugitive dust control measures including the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	
Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Please refer to the website <https://cdphe.colorado.gov/apens-and-air-permits> for information on land use APENs and permit forms. Click on “Land Development” to access the land development specific APEN form. Please contact KC Houlden, Construction Permits Unit Supervisor, at 303-692-4092, kenneth.houlden@state.co.us if you have any specific questions about APENs and permit forms.

If you have any other questions or need additional information, please use the contact info listed above, or e-mail or call me directly. Thank you for contacting the Air Pollution Control Division about your project.

Sincerely,
Brendan Cicone
Air Quality and Transportation Planner
General SIP Unit
Air Pollution Control Division
Colorado Department of Public Health and Environment
303-691-4104 // brendan.cicone@state.co.us





Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

November 3, 2025

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

Attn: Carolyn Washee-Freeland

Re: 501 Tenderfoot Drive, Case # LE2025-020

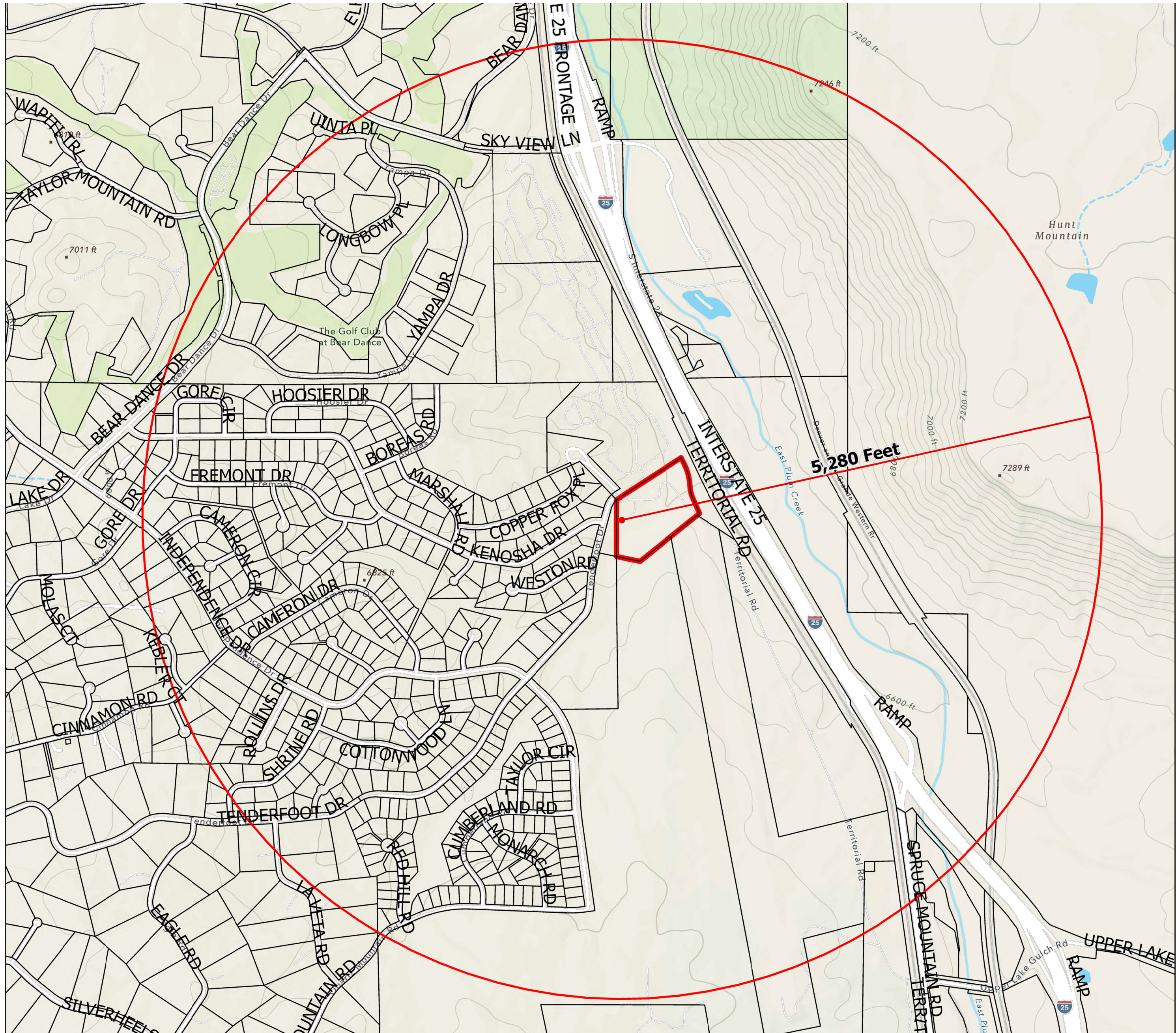
Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request to construct a new chemical building at the existing Wastewater Treatment Plant located at 501 Tenderfoot Drive, Larkspur and currently has no apparent conflict.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

SAGEPORT WATER TREATMENT PLANT CHEMICAL BUILDING
PERRY PARK WATER AND SANITATION DISTRICT
LOCATION AND EXTENT EXHIBIT

SECTION 21, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO
AREA 14.57 ACRES
LE2025-020



VICINITY MAP
1" = 834'

Legend

- RADIUS LINE
- PROJECT RADIUS
- PROJECT SITE AREA
- PARCELS

LEGAL DESCRIPTION:
TRACT IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 9, RANGE 67
APPROX. 14.57 ACRES

PERRY PARK WATER AND SANITATION DISTRICT
5676 WEST RED ROCK DRIVE
LARKSPUR, CO 80118
PHONE: 303-681-2050

LOCATION AND EXTENT PLAN
SAGEPORT WTP CHEMICAL BUILDING

Preparer: TST Infrastructure, LLC
Contact: Conner Lindholm, PE
Address: 5655 South Yosemite Street, Suite 101
Greenwood Village, CO 80111
Phone: 303-799-5197

Owner: Perry Park Water and Sanitation District
Contact: Diana Miller
Address: 5676 West Red Rock Drive
Larkspur, CO 80118
Phone: 303-979-7286

SHEET INDEX

SHEET 1	COVER / VICINITY MAP
SHEET 2	OVERALL SITE LAYOUT
SHEET 3	EXISTING SITE AND UTILITY PLAN
SHEET 4	SITE PLAN
SHEET 5	ENLARGED CHEMICAL BUILDING PLAN
SHEET 6	LANDSCAPING PLAN
SHEET 7	ISOMETRIC VIEWS
SHEET 8	ARCHITECTURAL ELEVATIONS

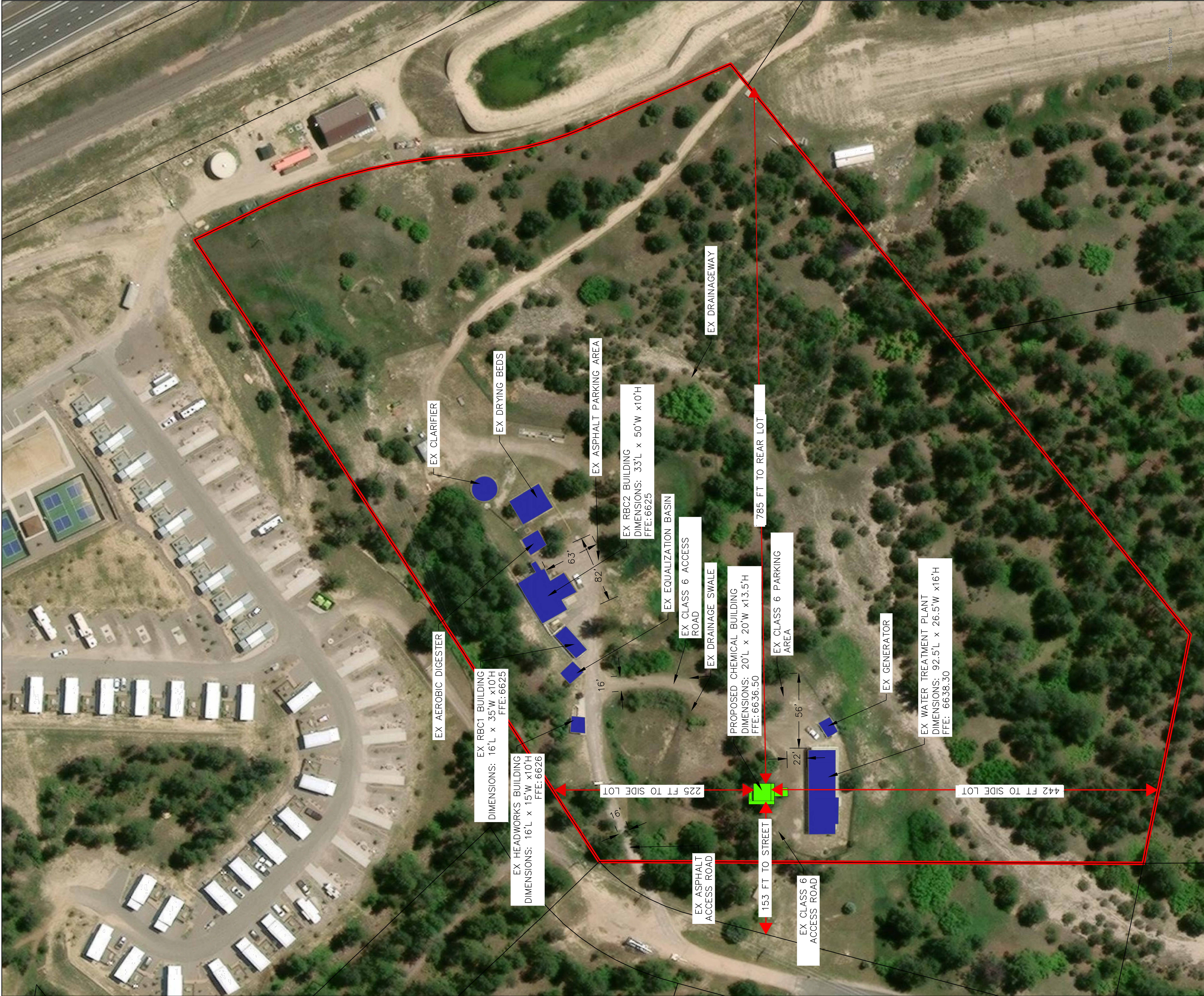


BAR PLOTS 1-INCH
AT FULL SCALE

COVER / VICINITY MAP
SHEET 1 OF 8

SAGEPORT WATER TREATMENT PLANT CHEMICAL BUILDING
PERRY PARK WATER AND SANITATION DISTRICT
LOCATION AND EXTENT EXHIBIT

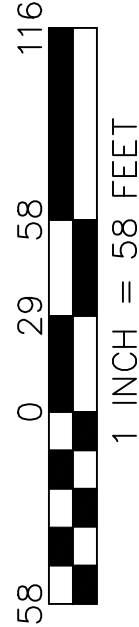
SECTION 21, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO
AREA 14.57 ACRES
LE2025-020



OVERALLS SITE LAYOUT
SCALE 1"=58'

SUBURBAN RESIDENTIAL ZONING SETBACKS FROM:	REQUIRED SETBACK DISTANCE
STREET LOT LINE	100 FT
SIDE LOT LINE	50 FT
REAR LOT LINE	50 FT
ACCESSORY SETBACK	25 FT
POWERLINE SETBACK	100 FT

SITE LAYOUT LEGEND	DESCRIPTION
SYMBOL	EXISTING SITE BUILDINGS
	PROPOSED CHEMICAL BUILDING
	OVERALL SITE BOUNDARY



Perry Park
Water & Sanitation District

TST INFRASTRUCTURE, LLC
Consulting Engineers

BAR PLOTS: 1-INCH
AT FULL SCALE

OVERALL SITE LAYOUT
SHEET 2 OF 8

SAGEPORT WATER TREATMENT PLANT CHEMICAL BUILDING PERRY PARK WATER AND SANITATION DISTRICT LOCATION AND EXTENT EXHIBIT

SECTION 21, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO
AREA 14.57 ACRES
LE2025-020

LINE TYPE LEGEND

EXISTING UTILITY LINE TYPES

- SAN EXISTING SEWER LINE
- PW EXISTING POTABLE WATER LINE
- UGE EXISTING UNDERGROUND ELECTRIC
- GAS EXISTING GAS
- PH EXISTING UNDERGROUND TELEPHONE
- NPW EXISTING NON POTABLE WATER LINE
- OHE EXISTING OVERHEAD ELECTRICAL
- BW EXISTING BACKWASH WASTE LINE
- DR EXISTING DRAIN LINE

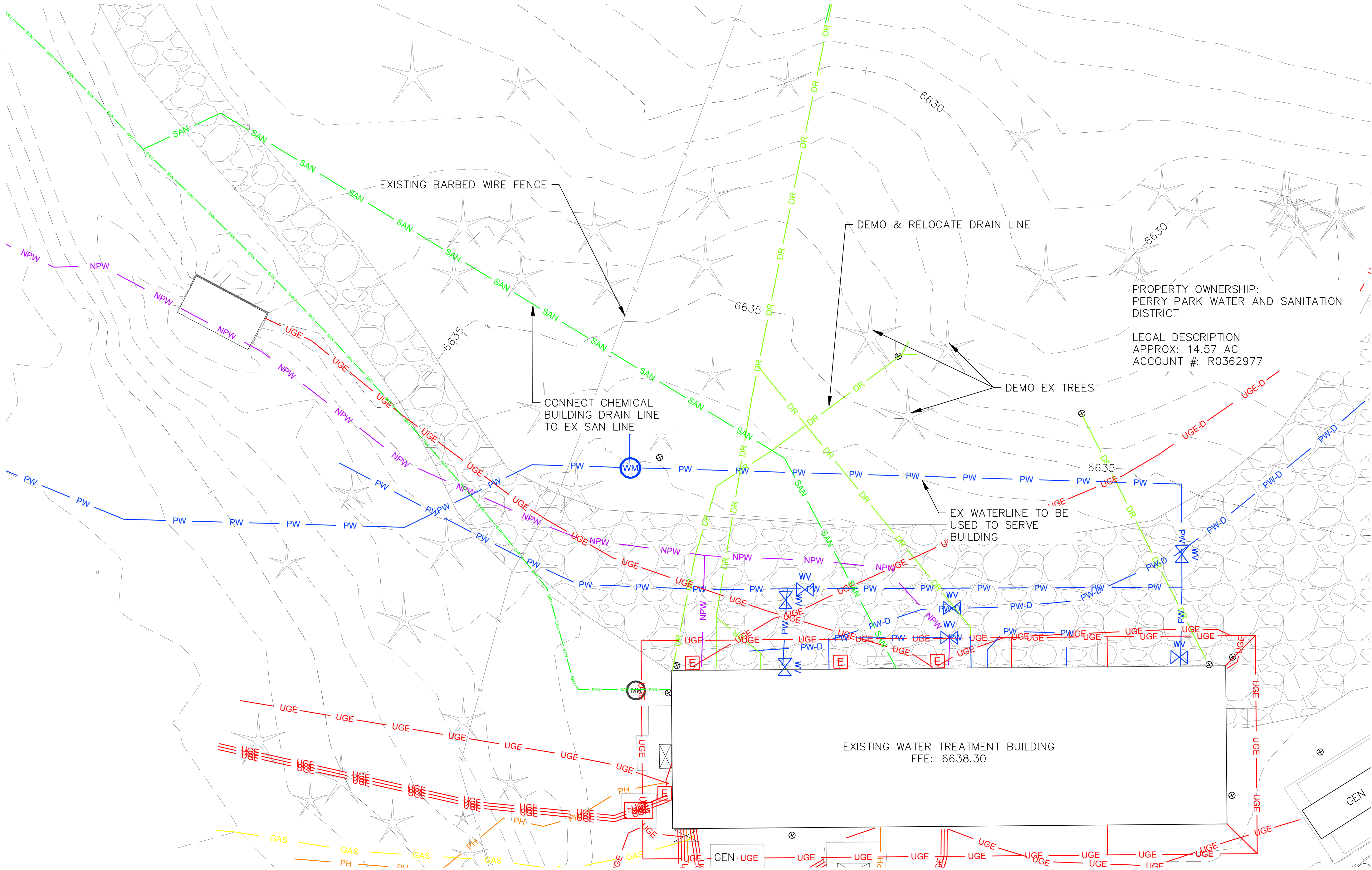
EXISTING SURFACE LINE TYPES

- 6220 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- x- EXISTING FENCELINE

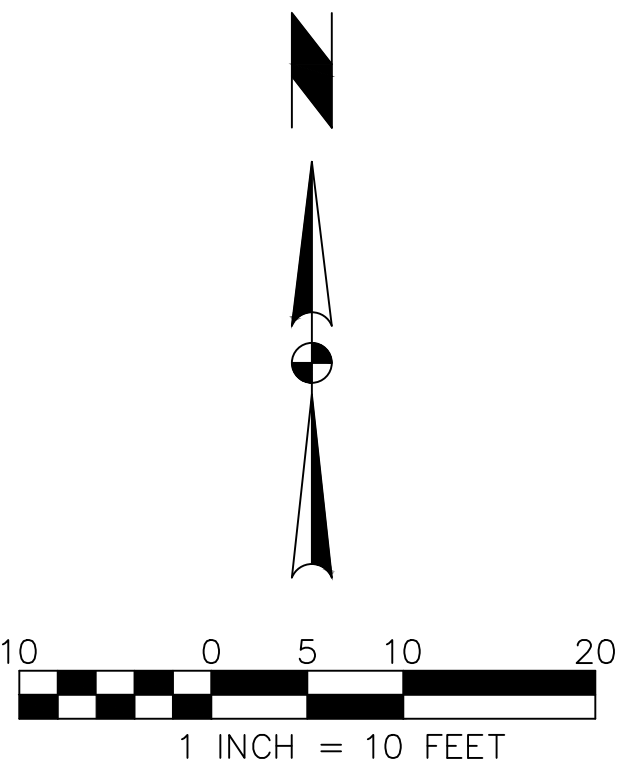
SYMBOL LEGEND

EXISTING

- EX WATER LINE VALVE
- EX SS CLEANOUT
- EX SS MANHOLE
- EX WATER MANHOLE
- EX BOLLARD
- EX. ELEC UTILITY BOX
- EX GRAVEL ROAD
- EX CONIFEROUS TREE



EXISTING SITE & UTILITY PLAN
SCALE 1"=10'



BAR PLOTS 1-INCH
AT FULL SCALE

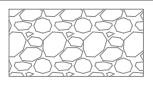
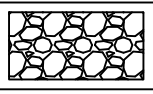
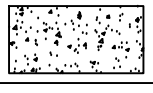
EXISTING SITE & UTILITY PLAN
SHEET 3 OF 8

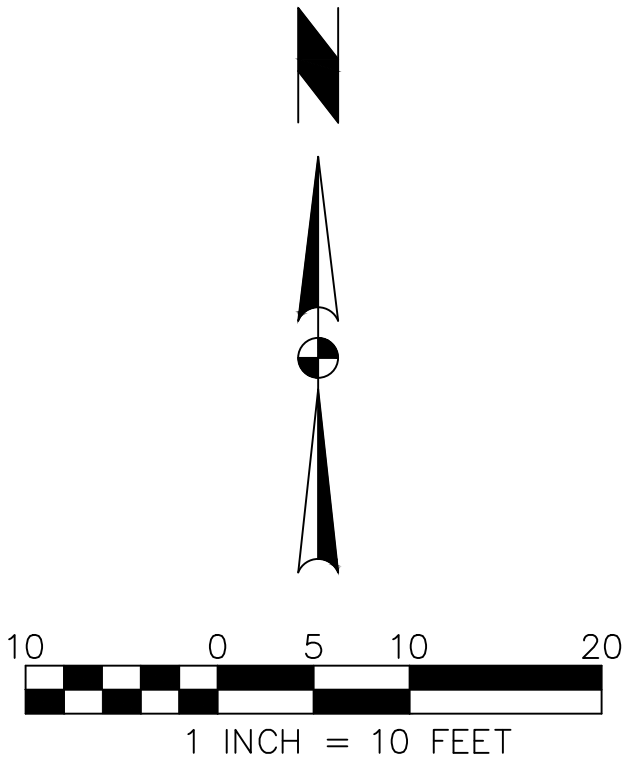
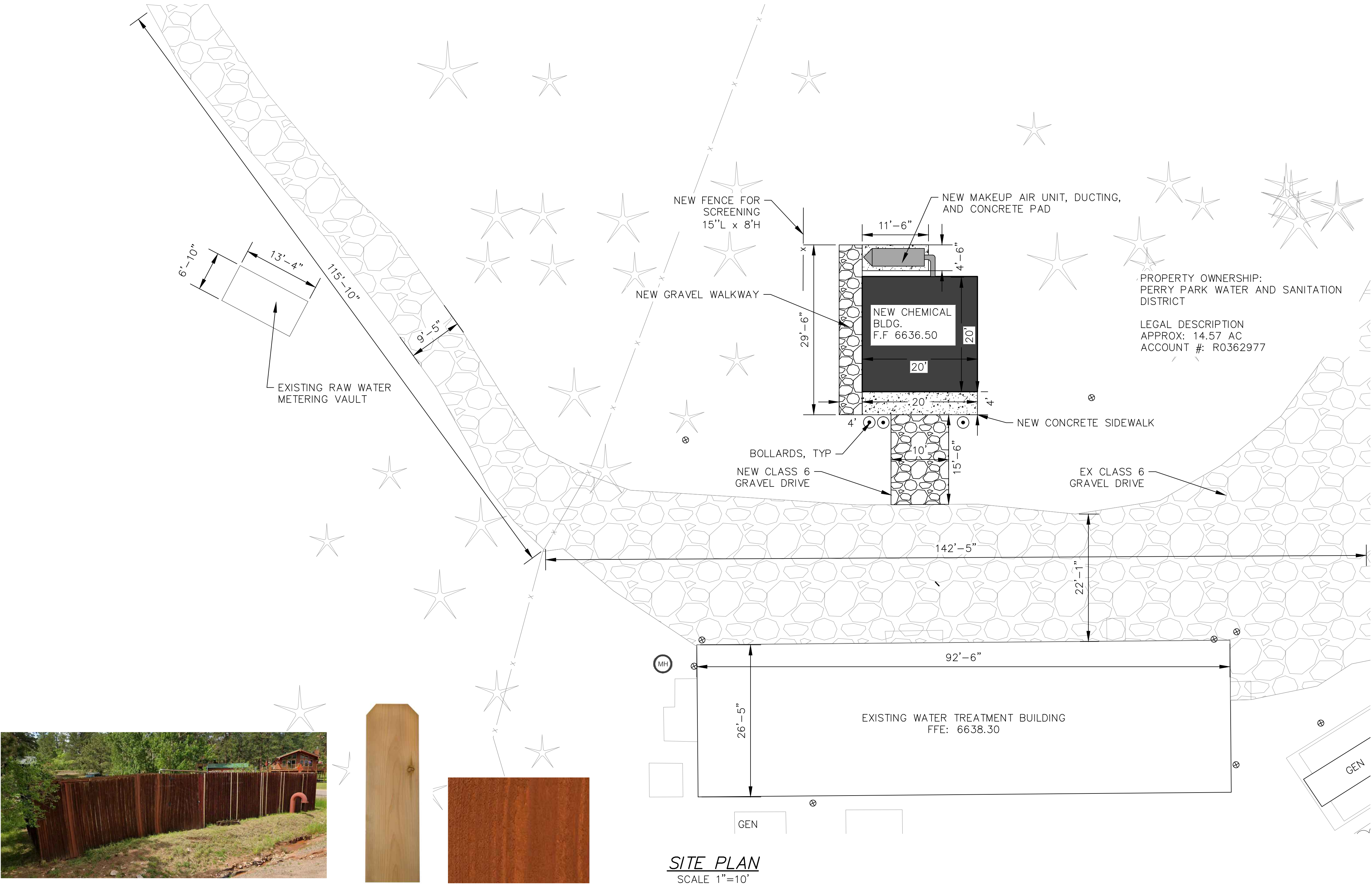
H:\Drawings\Perry Park\032.086.10 - Radium Approvals\DC\L&E Exhibits\L&E Plan Sheets.dwg, SITE PLAN, 2/4/2025 6:37 PM

SAGEPORT WATER TREATMENT PLANT CHEMICAL BUILDING PERRY PARK WATER AND SANITATION DISTRICT LOCATION AND EXTENT EXHIBIT

SECTION 21, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO
AREA 14.57 ACRES
LE2025-020

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	634,670	100
EXISTING BUILDINGS	8,743	1.38
EXISTING ASPHALT ACCESS ROAD	9,900	1.56
EXISTING CLASS 6 ACCESS ROAD	22,280	3.51
NEW CLASS 6 ACCESS ROAD	280	0.04
NEW CONCRETE IMPROVEMENTS	132	0.02
HARDSCAPE TOTAL	41335	6.51
PLANTED AREA	0	0
EXISTING VEGETATION	593,455	93.49
LANDSCAPE TOTAL	593,455	93.49

SITE LEGEND	
SYMBOL	DESCRIPTION
	EXISTING GRAVEL ROAD
	EXISTING CONIFEROUS TREE
	NEW GRAVEL ROAD
	NEW CONCRETE

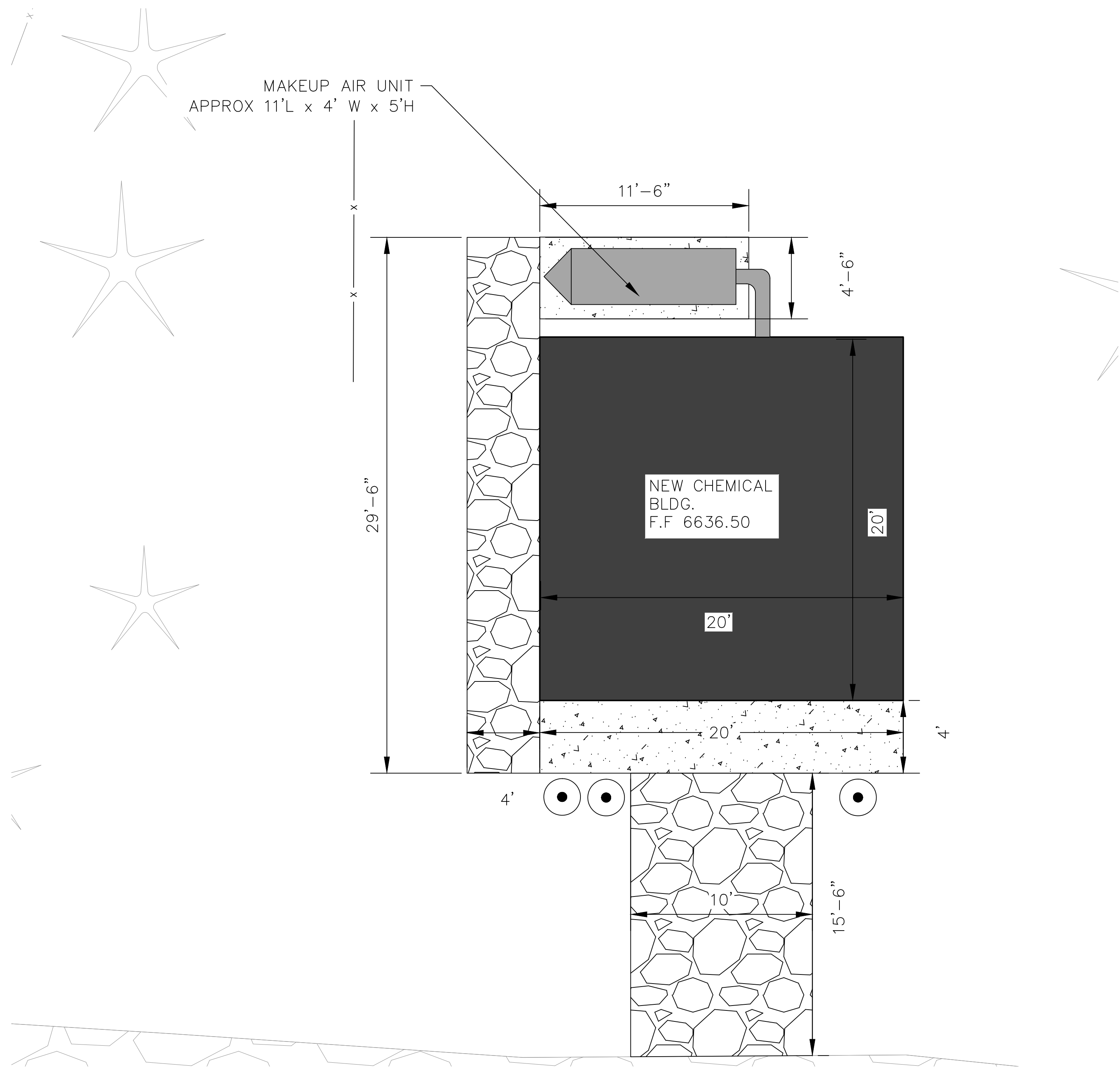


BAR PLOTS 1-INCH
AT FULL SCALE

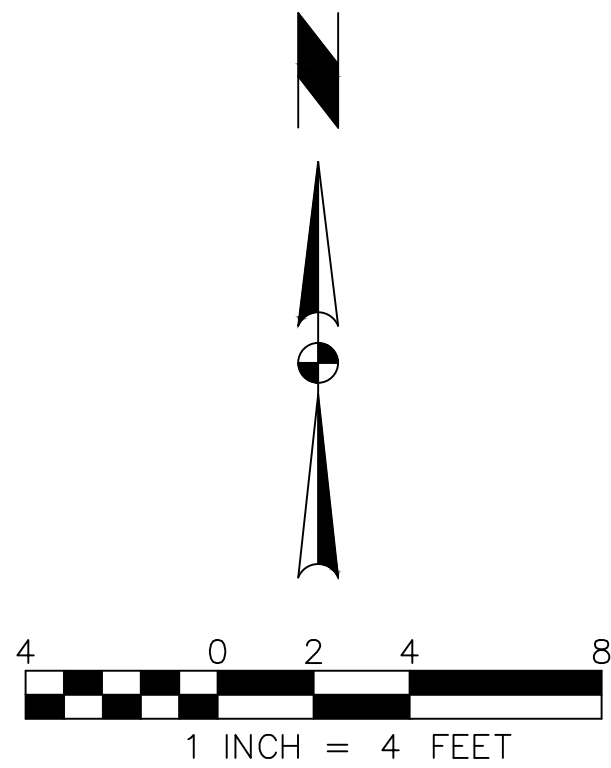
SITE PLAN
SHEET 4 OF 8

SAGEPORT WATER TREATMENT PLANT CHEMICAL BUILDING PERRY PARK WATER AND SANITATION DISTRICT LOCATION AND EXTENT EXHIBIT

SECTION 21, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO
AREA 14.57 ACRES
LE2025-020



SITE LEGEND	
SYMBOL	DESCRIPTION
	EXISTING GRAVEL ROAD
	EXISTING CONIFEROUS TREE
	NEW GRAVEL ROAD
	NEW CONCRETE

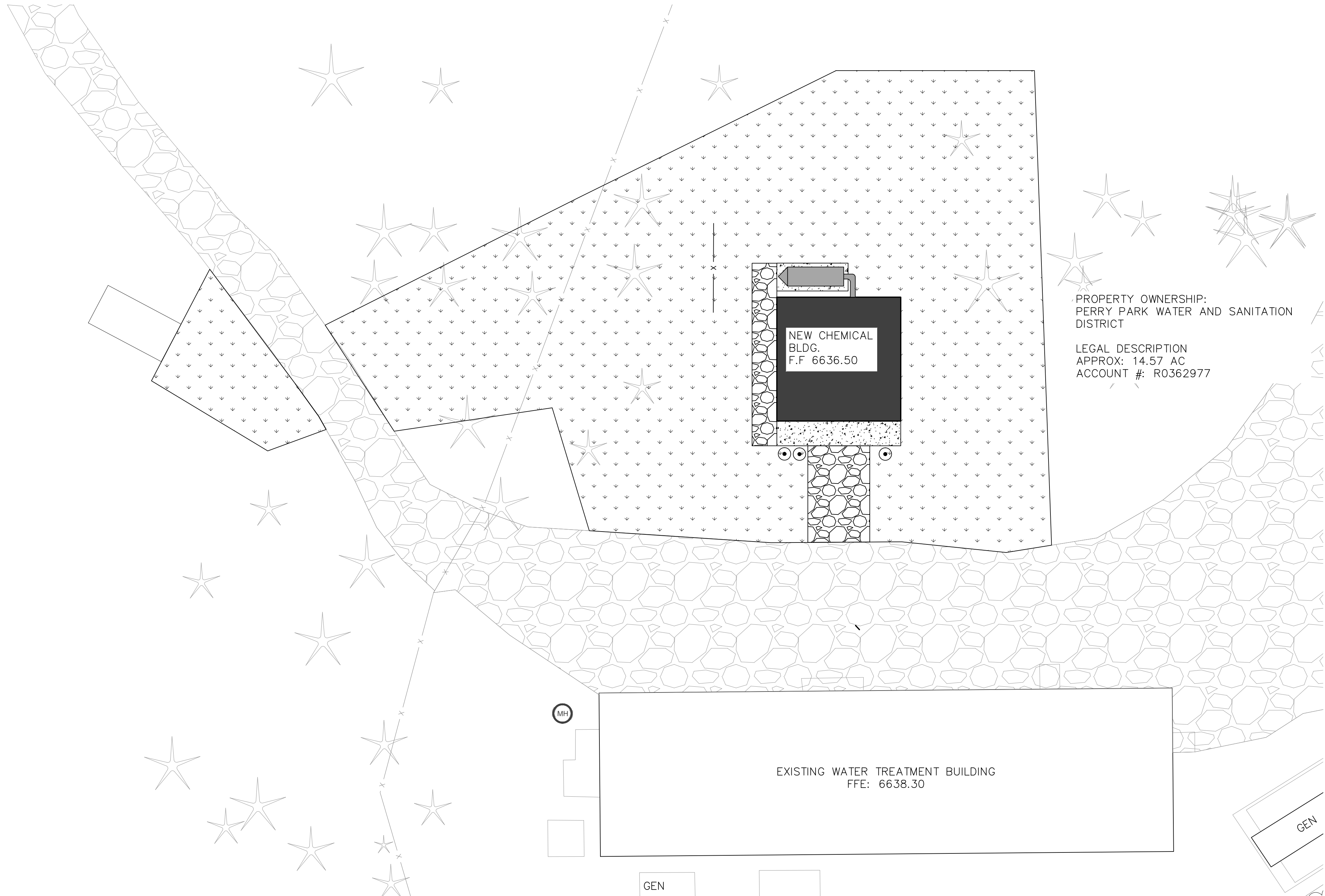


BAR PLOTS 1-INCH
AT FULL SCALE

ENLARGED CHEMICAL BUILDING PLAN
SHEET 5 OF 8

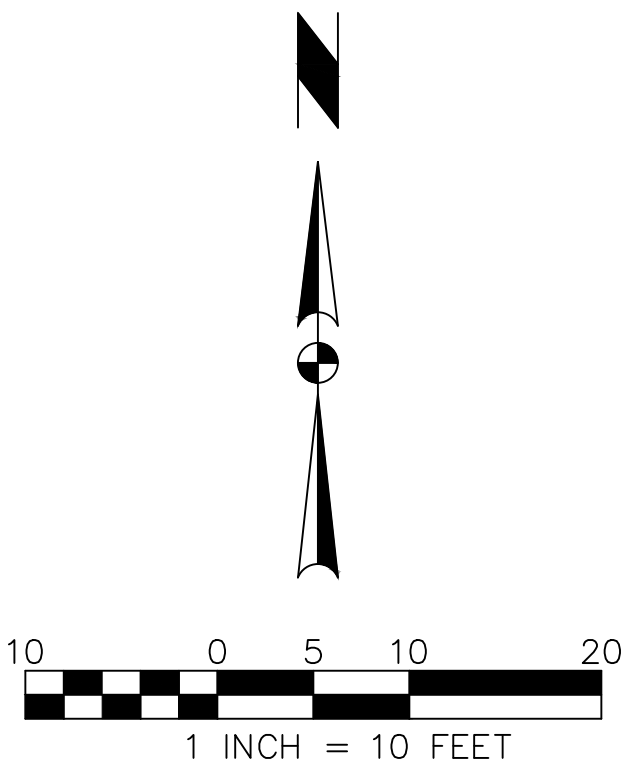
SAGEPORT WATER TREATMENT PLANT CHEMICAL BUILDING PERRY PARK WATER AND SANITATION DISTRICT LOCATION AND EXTENT EXHIBIT

SECTION 21, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO
AREA 14.57 ACRES
LE2025-020



LANDSCAPING LEGEND	
SYMBOL	DESCRIPTION
	DOUGLAS COUNTY NATIVE SEED MIX
	EXISTING CONIFEROUS TREE

NOTE:
THREE TOTAL EXISTING CONIFEROUS TREES ARE PLANNED TO
BE REMOVED FOR THIS PROJECT



BAR PLOTS 1-INCH
AT FULL SCALE

LANDSCAPING PLAN
SHEET 6 OF 8

SAGEPORT WATER TREATMENT PLANT CHEMICAL BUILDING
PERRY PARK WATER AND SANITATION DISTRICT
LOCATION AND EXTENT EXHIBIT

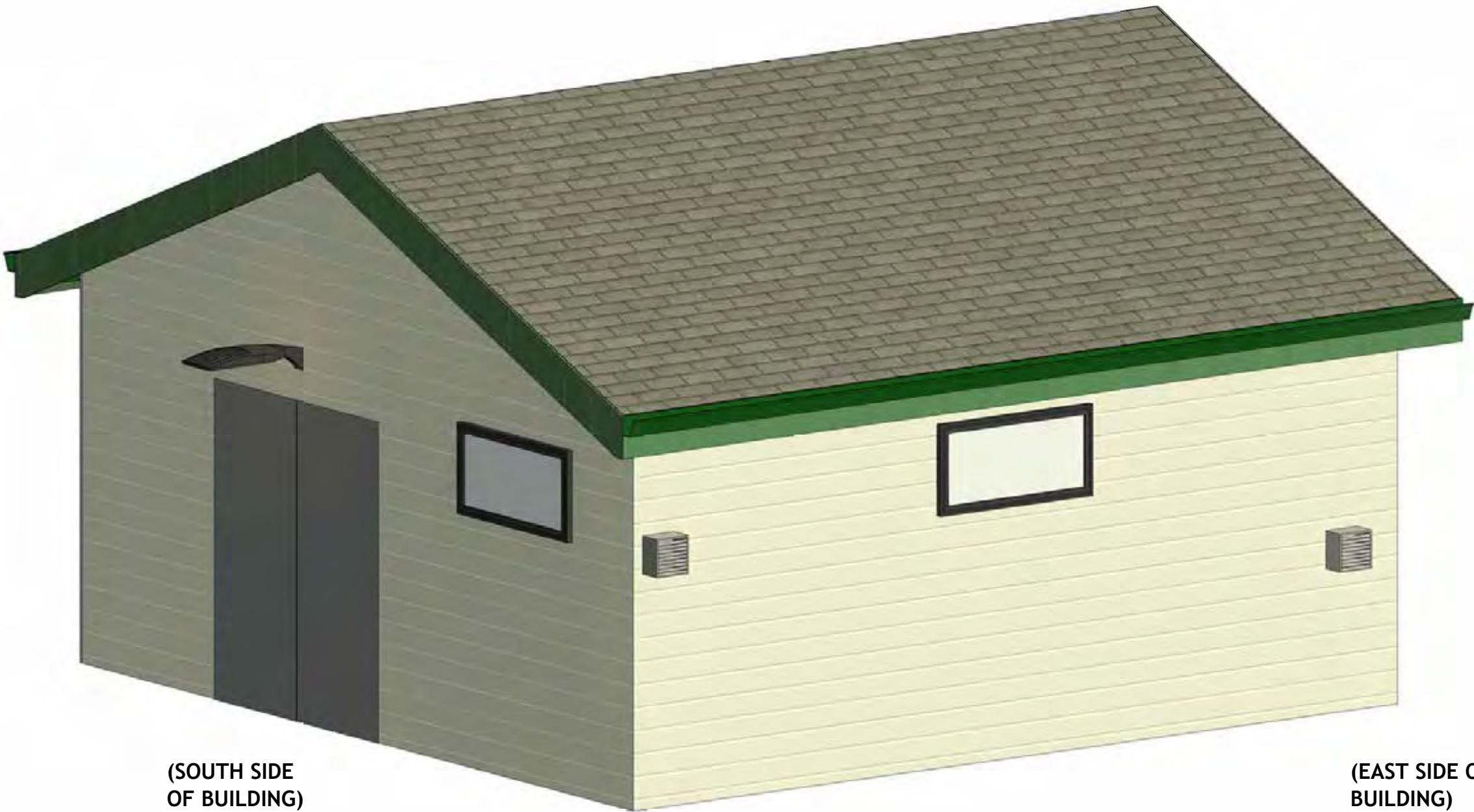
SECTION 12, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO
AREA 14.57 ACRES
LE2025-020



NOTE:
BUILDING WILL BE CONSTRUCTED OUT OF
SIMILAR BUILDING MATERIALS AS SHOWN IN
THE PICUTRE TO THE LEFT



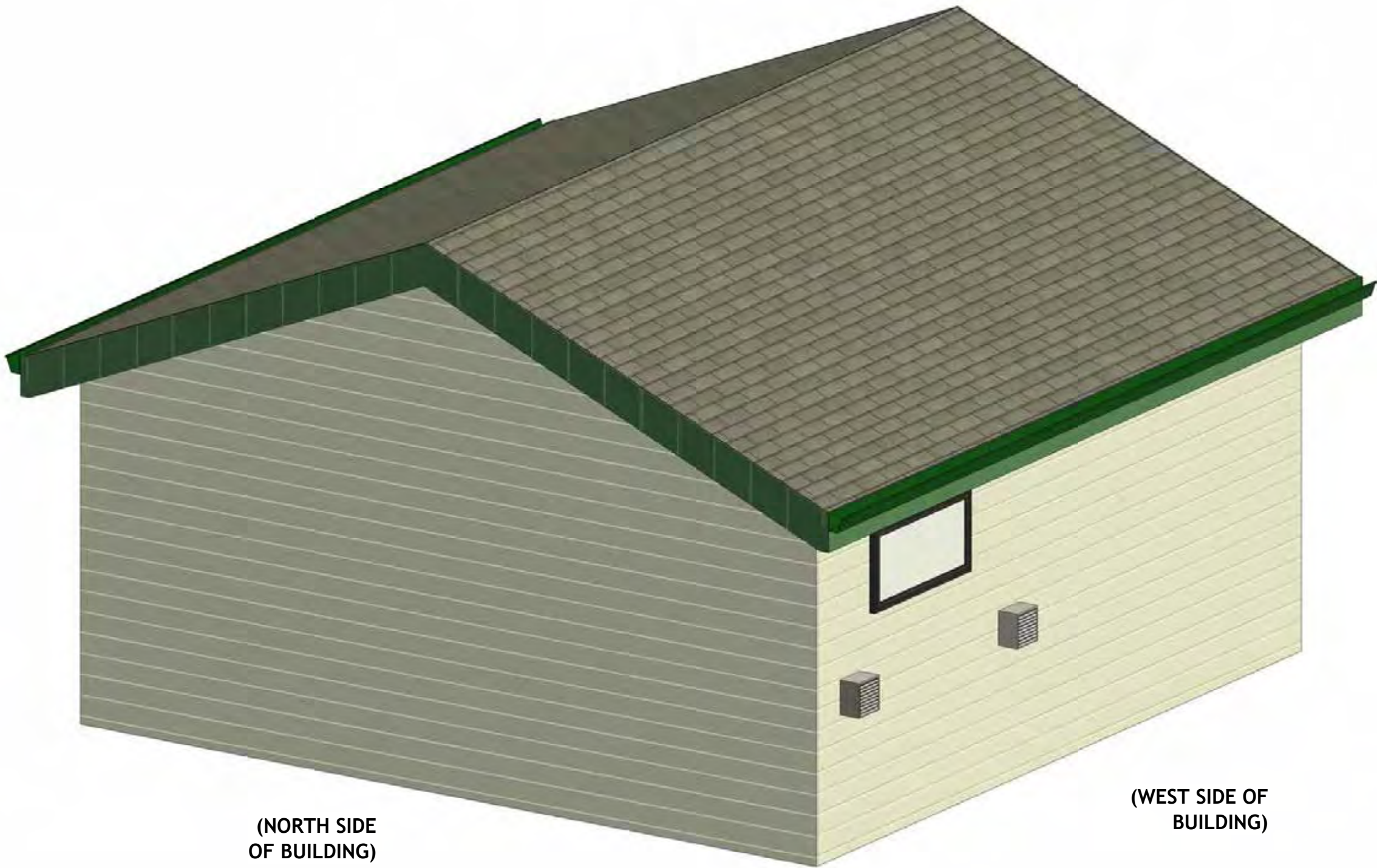
LOOKING EAST (WEST SIDE OF BLDG)



(SOUTH SIDE
OF BUILDING)

LOOKING NORTHWEST

(EAST SIDE OF
BUILDING)



(NORTH SIDE
OF BUILDING)

(WEST SIDE OF
BUILDING)

LOOKING SOUTHEAST



(SOUTH SIDE OF BUILDING)

LOOKING NORTH

ISOMETRIC VIEWS



Perry Park
Water & Sanitation District



TST
TST INFRASTRUCTURE, LLC
Consulting Engineers



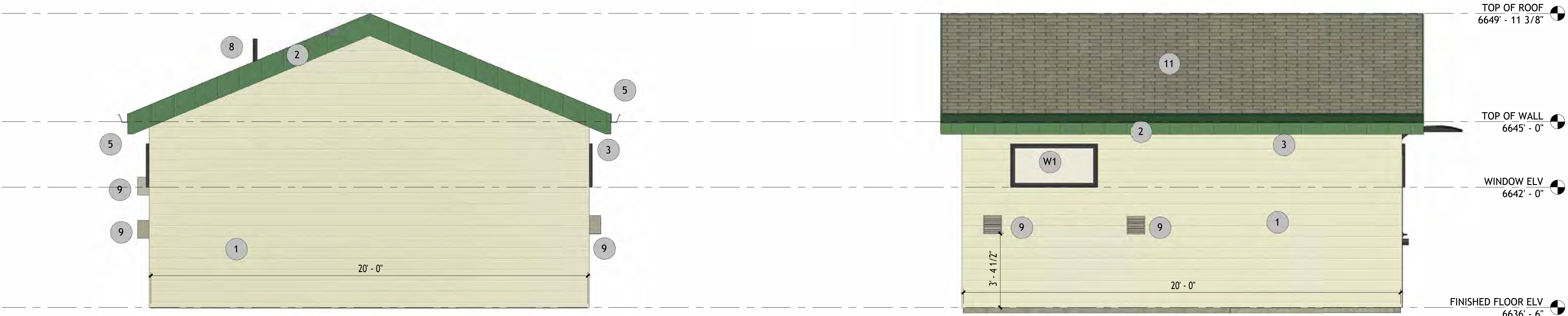
BAR PLOTS 1—INCH
AT FULL SCALE

ISOMETRIC VIEWS

SHEET 7 OF 8

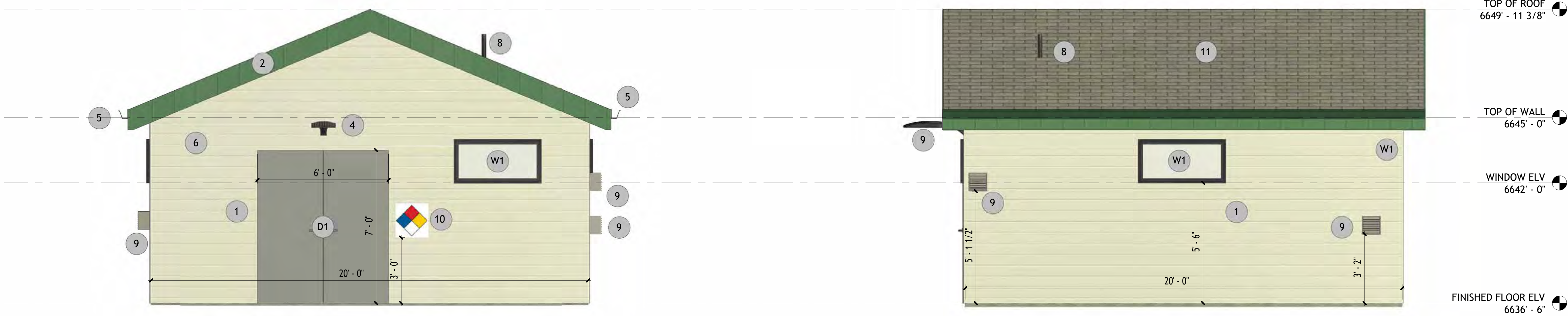
PERRY PARK WATER AND SANITATION DISTRICT
SAGEPORT WTP CHEMICAL BUILDING

SECTION 12, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO
AREA 14.57 ACRES
LOCATION AND EXTENT PLAN -- PS2025-137
501 TENDERFOOT DR
LARKSPUR, CO 80118



NORTH BUILDING ELEVATION
3/8" = 1'-0"

WEST BUILDING ELEVATION
3/8" = 1'-0"



SOUTH BUILDING ELEVATION
3/8" = 1'-0"

EAST BUILDING ELEVATION
3/8" = 1'-0"



PAINTED METAL DOOR,
GREENFIELD (SW 6439)

- (W1) 48" X 24" WINDOWS
- (D1) 72" X 84" HOLLOW METAL EXTERIOR DOOR
- (1) 8" CEMENT BOARD LAP SIDING - COLOR BEIGE - SW 7557
- (2) CEMENT BOARD FASCIA - COLOR GREEN - SW 6439
- (3) CEMENT BOARD SOFFIT - COLOR GREEN - SW 6439
- (4) OUTDOOR LIGHTING - SEE NOTE 1
- (5) METAL GUTTERS - COLOR GREEN - SW 6439



- (6) ADDRESS NUMBER (MIN 8" HEIGHT AND MIN 1" STROKE WIDTH)
- (7) KNOX BOX
- (8) EXHAUST FAN
- (9) STAINLESS STEEL VENT GUARD
- (10) CHEMICAL HAZARD SIGN
- (11) 3-SHINGLE ROOF - COLOR CHARCOAL



<https://luxurymetals.com/wallvents.html#anch90>

NOTE:
1. ALL EXTERIOR LIGHTING SHALL BE FULL CUT-OFF TYPES, AND WILL BE INSTALLED TO ELIMINATE ANY LIGHT SPILLAGE

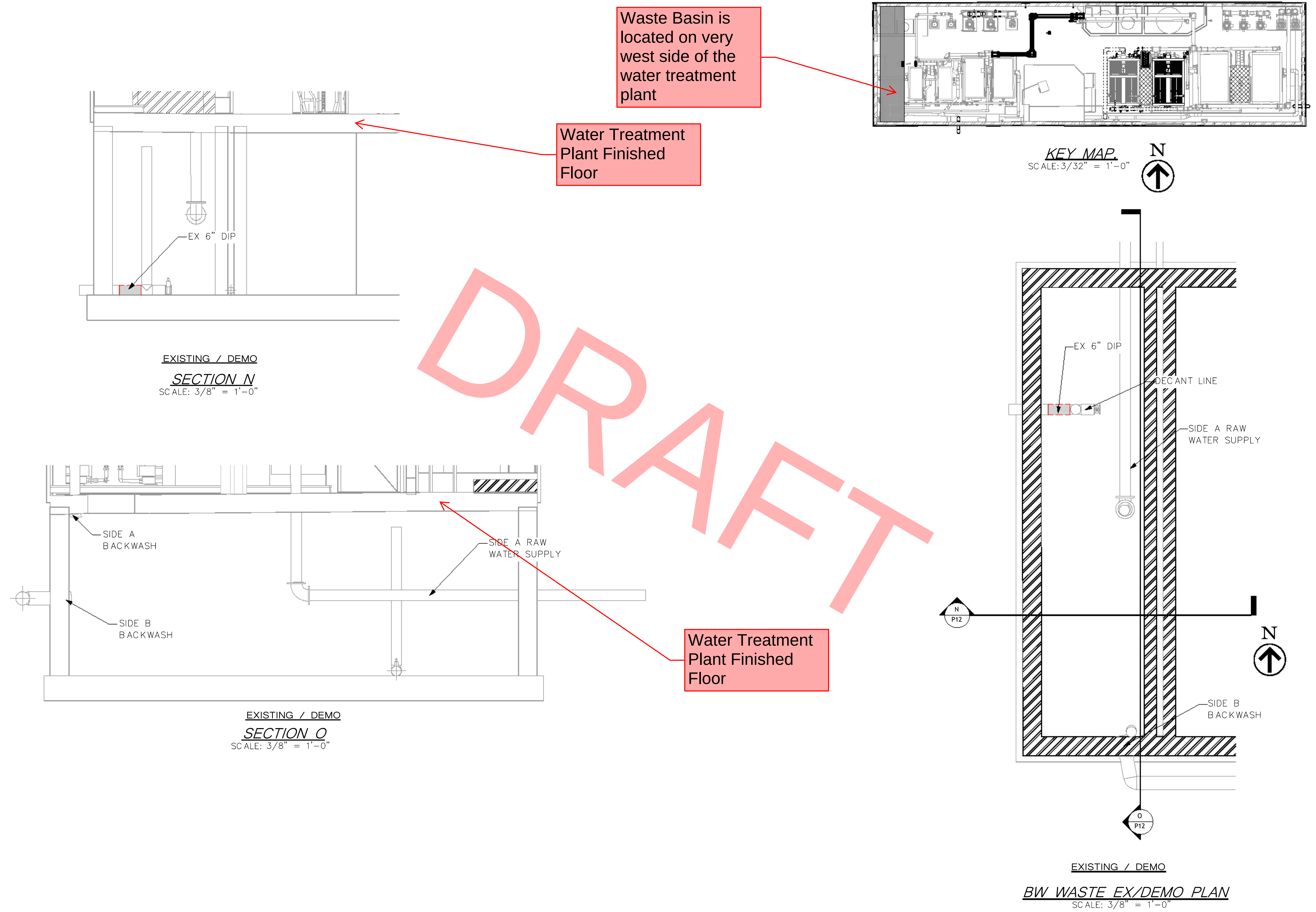
BAR PLOTS 1-INCH
AT FULL SCALE

ARCHITECTURAL ELEVATIONS

SHEET 8 OF 8

H:\Drawings\Perry Park\032.086.01 - Radium Treatment\Revit\Sageport WTP Radium Removal_Tuff_Shed.rvt 10/27/2025 8:57:20 AM

H:\Drawings\Perry Park\032.086.01 - Radium Treatment\Revit\WTP Revit\50114_Mechanical_v2019_AB.rvt10/7/2025 1:54:35 PM



PRELIMINARY

REVISIONS	
NO.	DESCRIPTION
DESIGNED	CML
CHECKED	MJG
DRAWN	CML
BAR PLOTS 1" AT FULL SCALE	
1 INCH	
PERRY PARK WATER AND SANITATION DISTRICT SAGEPORT WTP CHEMICAL BUILDING	
EXISTING BACKWASH WASTE	
Perry Park Water & Sanitation District	
TST TST INFRASTRUCTURE, LLC Consulting Engineers	
DATE	OCTOBER, 2025
JOB NO.	032.086.01
DRAWING NO.	P12