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MEETING DATE: February 10, 2026

STAFF PERSON RESPONSIBLE: Eric Pavlinek, Principal Planner

DESCRIPTION: Hemphill Subdivision, 2nd Amendment - Replat - Project File: SB2025-013.

SUMMARY: The request is for approval of a replat of Lot 2A, a 29.97-acre residential lot, into two residential lots.

STAFF ASSESSMENT: Staff has evaluated the replat request in accordance with Article 7 of the Douglas County Subdivision Resolution. Should the Board find that the approval standards for the replat are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to plat recordation, the applicant shall pay \$500 for cash-in-lieu of school land dedication for the additional residential lot to the Douglas County School District.
2. Prior to plat recordation, the applicant shall pay \$250 for cash-in-lieu of school land dedication for the additional residential lot to Douglas County.
3. Prior to plat recordation, the applicant shall re-permit the existing well as a nonexempt well, pursuant to the water decree as requested by the Colorado Division of Water Resources.
4. Prior to or concurrent with plat recordation, the Declaration of Restrictive Covenants reserving all Denver Basin aquifer water for future uses on the property shall be recorded.
5. Prior to any ground disturbance on Lot 2A-2, a Class II survey will need to be performed to evaluate cultural resources.
6. 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.
7. Prior to plat recordation, technical corrections to the replat exhibit shall be made to the satisfaction of Douglas County.

8. All commitments and promises made by the applicant or the applicant's representative during the public meeting and/or agreed to in writing and included in the public record have been relied upon 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:

Steven E Koster	Approve	1/28/2026
Jeff Garcia	Approve	1/30/2026
Christie Guthrie	Approve	1/30/2026
Doug DeBord	Approve	2/3/2026

ATTACHMENTS:

Staff Report - SB2025-013