

Plat Approval Extension Staff Report

DATE: JULY 8, 2024
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
JEANETTE BARE, AICP, PLANNING MANAGER
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES
SUBJECT: HIGHLAND VIEW ESTATES, 1ST AMENDMENT – APPROVAL EXTENSION
PROJECT FILE: XT2024-004

OWNER:
KRISTIN CLIFT SEPARATE PROPERTY TRUST
10750 HIGHLAND VIEW COURT
LITTLETON, COLORADO 80124

REPRESENTATIVE:
KEVIN ARCHER
DAVID E. ARCHER & ASSOCIATES
105 WILCOX STREET
CASTLE ROCK, COLORADO 80104

BOARD OF COUNTY COMMISSIONERS MEETING: JULY 23, 2024 @ 2:30 PM

I. EXECUTIVE SUMMARY

The applicant requests an additional one-year extension of the approval of the Highland View Estates, 1st Amendment replat for the purposes of plat recordation. The applicant requests an approval expiration date of August 8, 2025.

A. Location

The site is located south of Bluffs Regional Park, west of the Southridge Preserve development within the City of Lone Tree, and east of the McArthur Ranch subdivision as depicted on the attached maps.

B. Background

The Board of County Commissioners (Board) approved a replat which added a note prohibiting further subdivision of the lot and amended the existing building envelope to establish an accessory use building envelope. The following conditions of approval were placed on the replat in 2021. The first condition was accomplished with the approval of the rezoning by the Board in August of 2023.

1. Prior to the Board’s action on the replat, the concurrent rezoning application (ZR2020-013) shall be approved by the Board.
2. Prior to recordation of the replat exhibit, Note 3 shall be revised to read, “A guest house is not permitted within the accessory use building envelope.”
3. Prior to recordation of the replat exhibit, technical corrections to the replat exhibit shall be made to the satisfaction of Douglas County.
4. 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 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.

Section 710.02 of the *Douglas County Subdivision Resolution (DCSR)* indicates that within 60 days of approval of the replat, unless stated otherwise in such approval, the applicant shall submit a mylar original of the approved replat exhibit ready for recordation, all required documentation, and all mapping and recordation fees to the Planning Office. Section 711.02 of the *DCSR* indicates that the Director of Community Development (Director) may grant a time extension for plat recordation of up to one year from the date of Board approval, upon a written request by the applicant or staff for good cause being shown. Further extensions may be granted by the Board at a public meeting, upon written request by the applicant or staff.

The applicant was granted a one-year time extension from August 8, 2023, to August 8, 2024, by the Director.

II. STAFF ASSESSMENT

Replat approval extension requests are governed by Section 711 of the *DCSR*. Section 711.02 requires that the applicant provide a narrative discussing the reasons for the applicants’ inability to comply with the specified deadlines. In this case, the applicant has indicated that obtaining the signature from the lien holder on the replat exhibit has taken longer than expected.

No changes in the neighborhood, the *2040 Comprehensive Master Plan, Douglas County Zoning Resolution*, and *DCSR* affect the approval or would generate additional conditions.

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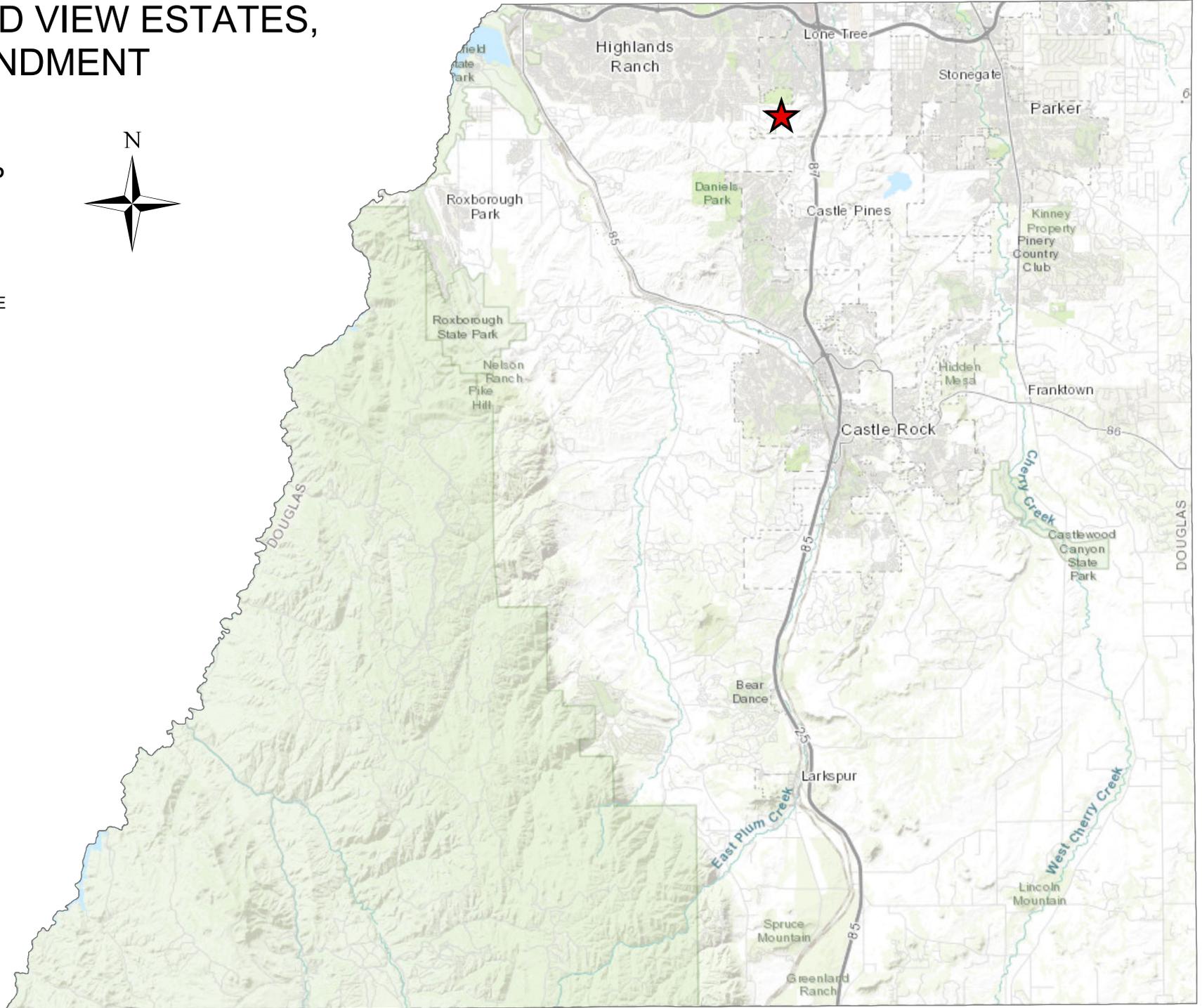
HIGHLAND VIEW ESTATES, 1ST AMENDMENT

XT2024-004
VICINITY MAP



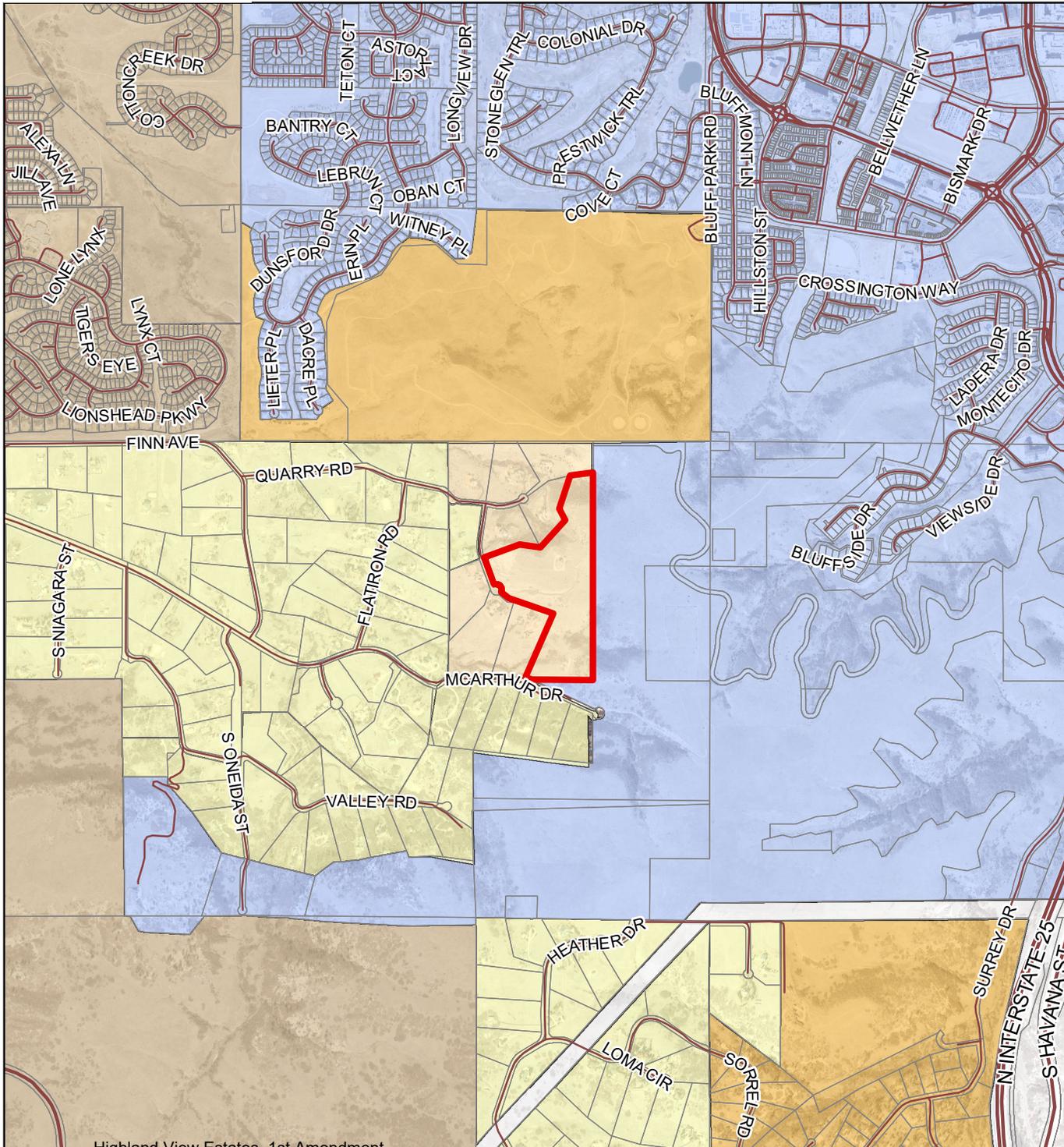
LEGEND

 PROJECT SITE



HIGHLAND VIEW ESTATES, 1ST AMENDMENT

XT2024-004
ZONING MAP



LEGEND

- PROJECT SITE
- 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

JUNE 2022
DOUGLAS COUNTY
DEPARTMENT OF
COMMUNITY DEVELOPMENT



HIGHLAND VIEW ESTATES, 1ST AMENDMENT

XT2024-004
AERIAL MAP



LEGEND

-  PROJECT SITE
-  MAJOR ROADS
-  OTHER ROADS

JUNE 2022
DOUGLAS COUNTY
DEPARTMENT OF
COMMUNITY DEVELOPMENT



DAVID E. ARCHER & ASSOCIATES, INC.
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July 4, 2024
Job No. 20-0680

Mr. Terrence T. Quinn
Director of Community Development
Department of Community Development
100 Third Street
Castle Rock, CO 80104

RE: Highland View Estates, 1st Amendment SB2022-005

Dear Mr. Quinn,

Pursuant to Article 6, Section 611 of the Douglas County Subdivision Resolution, I am requesting a 1-year time extension of the final plat recordation for the Highland View Estate, 1st Amendment, SB2022-005, approved by Douglas County Board of County Commissioners on August 8, 2023.

The reason for the request is because of a recent restructuring of First National Bank of Omaha. The Mylar is currently signed by everyone, but the Bank and we are currently working with them to determine who at the bank needs to sign the Final Plat.

Since the approval of the plat in August there have been no changes to the Neighborhood Plan, County Master Plan and zoning or Subdivision resolutions that would alter or in any way affect this Plat.

Please feel free to contact me if you have any questions or need additional information.

Thank you,

Kevin E. Archer, P.E.