

Memorandum

Date: January 9, 2026

To: Douglas County Planning Commission

From: Matt Jakubowski, AICP, Chief Planner
Curtis J. Weitkunat, AICP, Long Range Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services

Subject: **Chatfield Urban Area Expansion – CMP Land Use Map Amendment
Additional Documents for DR2025-011**

SUMMARY

Attached is additional correspondence and a revised Referral Response Report received since submission of the January 31, 2025 staff report for the above application.

ATTACHMENTS

Correspondence – Referral Response Sterling Ranch Community Authority Board
Revised Referral Response Report
Correspondence – Applicant Response to Referral Comments

REFERRAL RESPONSE REQUEST–COMPREHENSIVE MASTER PLAN AMD.

Date sent: November 21, 2025

Comments due by: **December 26, 2025**
Fax: 303.660.9550

Project Name: Chatfield Urban Area Expansion

Project File #: DR2025-011

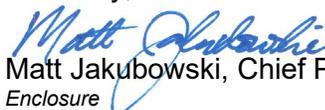
Project Summary: Sterling Ranch proposes to amend the Douglas County Comprehensive Master Plan (CMP) Land Use Map to change the designation of 448 acres of land from the Louviers Rural Community to the Chatfield Urban Area. If approved by the Planning Commission, the project area would be subject to the policies of CMP Section 2 – Urban Land Use, and specifically the Chatfield Urban Area. Additional rezoning, subdivision and/or site plan processes would be required to develop the property.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: _____	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Sterling Ranch Community Authority Board	Phone #: (720) 830-5275
Your Name: Gary Debus <i>(please print)</i>	Your Signature: 
	Date: 12/4/2025

Agenies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,


Matt Jakubowski, Chief Planner
Enclosure

STERLING RANCH



COMMUNITY AUTHORITY BOARD

Douglas County
Department of Community Development, Planning Services
Attn: Matthew Jakubowski, AICP, Chief Planner
100 Third Street
Castle Rock, CO 80104

Project Number: DR2025-011
Project Name: Chatfield Urban Area Expansion

Dear Members of the Planning Commission:

The Sterling Ranch Community Authority Board "CAB" manages the public improvements, services, and facilities for the Sterling Ranch community, ensuring the well-being of the Districts, residents and property owners. CAB will be able to provide water and wastewater services for the Chatfield Urban Area Expansion.

Thank you for your consideration.

Kind regards,

A handwritten signature in black ink, appearing to read "Gary Debus". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Gary Debus
General Manager
Sterling Ranch Community Authority Board

Referral Agency Response Report

Project Name: Chatfield Urban Area Expansion

Project File #: DR2025-011

Date Sent: 11/21/2025

Date Due: 12/26/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	11/24/2025	No Comment.	No action necessary.
Arrowhead Shores		No Response Received.	No action necessary.
Assessor	12/23/2025	Received (verbatim response): none	No action necessary.
AT&T Long Distance - ROW	11/25/2025	AT&T identified no conflicts with the proposal. See letter for detail.	No action necessary.
Backcountry Association, Inc		No Response Received.	No action necessary.
Black Hills Energy		No Response Received.	No action necessary.
Braley Acres HOA		No Response Received.	No action necessary.
Building Services	11/24/2025	No Comment.	No action necessary.
CDPHE - All Referrals	12/03/2025	Colorado Department of Public Health and Environment, Air Pollution Control Division, had no comments. See letter for detail.	No action necessary.
CenturyLink		No Response Received.	No action necessary.
Chatfield Community Association		No Response Received.	No action necessary.
Chatfield East HOA		No Response Received.	No action necessary.
Chatfield Farms 1-A	12/02/2025	Received (verbatim response): The Chatfield Farms 1A HOA Board has reviewed project DR2025-011 and has concerns about the build-out of the Waterton business park and Zebulon. Currently, there are significant concerns about whether our neighborhood can evacuate the Roxborough area with the build-out of Sterling Ranch given that the number and size of the evacuation routes are limited. The Chatfield Farms 1A HOA supports the County's 2050 transportation plans for the area, specifically the widening of West Waterton Rd, Titan Rd/US 85 improvements, and the Airport Rd/US 85 improvements. To ensure the safety of our residents, the County needs to ensure those transportation improvements are completed prior to any new traffic expected from both the Waterton business park and Zebulon. If either is allowed to begin operations without all those transportation projects completed, it is very likely to increase fatalities if a wildfire occurs in the Roxborough area, which is at high risk for wildfires and similar in nature to the area burned by the Marshall fire.	These comments have been provided to the applicant.

Referral Agency Response Report**Project Name:** Chatfield Urban Area Expansion**Project File #:** DR2025-011**Date Sent:** 11/21/2025**Date Due:** 12/26/2025

Agency	Date Received	Agency Response	Response Resolution
Chatfield Farms 1-B HOA		No Response Received.	No action necessary.
Chatfield Farms Estates HOA		No Response Received.	No action necessary.
Chatfield State Park	12/08/2025	No Comment	No action necessary.
Chatfield Watershed Authority		No Response Received.	No action necessary.
Cherokee Ridge Estates HOA		No Response Received.	No action necessary.
Colorado Department of Local Affairs – Division of Planning		No Response Received.	No action necessary.
Colorado Department of Transportation CDOT-Region # 1		No Response Received.	No action necessary.
Colorado Division of Water Resources	12/11/2025	Colorado Division of Water Resources had no objections to the proposal since no changes to the water supply plan for Sterling Ranch are identified. See full letter for detail.	No action necessary.
Colorado Geological Survey	12/17/2025	No Comment	No action necessary.
Colorado Parks and Wildlife (Northwest DC - District 551)	12/22/2025	Colorado Parks and Wildlife (CPW) described the site's value as wildlife habitat and a wildlife migration corridor. CPW stated that "CPW strongly opposes the proposed amendment of the Douglas County CMP as written. We instead recommend that the 184 remaining acres of land intended for a conservation easement stay within the Louviers Rural Community." See full letter for detail.	These comments have been provided to the applicant.
Comcast		No Response Received.	No action necessary.

Referral Agency Response Report**Project Name:** Chatfield Urban Area Expansion**Project File #:** DR2025-011**Date Sent:** 11/21/2025**Date Due:** 12/26/2025

Agency	Date Received	Agency Response	Response Resolution
CORE Electric Cooperative	12/23/2025	<p>Received (verbatim response): CORE Electric Cooperative has completed its review of the referral response packet referenced above. Our evaluation included an assessment of existing CORE facilities, utility easements, electric loading, and service requirements associated with the proposed project.</p> <p>Please be advised of the following: CORE Electric Cooperative operates as the certificated electric utility under rules and regulations established by our Board of Directors. The parcel of land located in Section 33, Township 6 South, Range 68 West of the 6th P.M., Douglas County, Colorado, is situated within CORE's service territory.</p> <p>CORE Electric Cooperative is willing to extend electric facilities to serve the proposed project in accordance with our established line-extension policies. CORE will serve as the electric service provider for both Option 1 and Option 2 of the new Douglas County Operations Facility. The remaining acreage associated with this development will be served jointly by CORE Electric Cooperative and Xcel Energy, as depicted on the attached CORE-Xcel Service Territory Boundary Map.</p> <p>Contact Information For questions, additional coordination, or to discuss project requirements, please contact: Brooks Kaufman Lands & Rights-of-Way Manager CORE Electric Cooperative</p>	No action necessary.
Dominion Water and Sanitation District	12/26/2025	<p>Dominion Water and Sanitation District stated the proposal is consistent with District Rules and Regulations.</p> <p>See full letter for detail.</p>	No action necessary.
Douglas County Conservation District	12/24/2025	<p>Douglas County Conservation District discussed the site's wildlife habitat value and the limitations of the soils on the site. The District stated that it "...does not support development proposals that are located in or near drainages or development that disturbs wetlands."</p> <p>See full letter for detail.</p>	These comments have been provided to the applicant.

Referral Agency Response Report**Project Name:** Chatfield Urban Area Expansion**Project File #:** DR2025-011**Date Sent:** 11/21/2025**Date Due:** 12/26/2025

Agency	Date Received	Agency Response	Response Resolution
Douglas County Health Department	12/22/2025	<p>Following is an excerpt of the referral comments from the Douglas County Health Department (DCHD).</p> <p>“A will-serve letter has been provided by Dominion Water & Wastewater District. Based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of water service and sewage disposal.”</p> <p>See full letter for detail.</p>	No action necessary.
Douglas County Historic Preservation	12/09/2025	<p>Following are excerpts from Douglas County Historic Preservation’s comments.</p> <p>“Please note that the proposed new Open Space (O1-Open Preserve) is located next to Louviers Village. The Village has been listed on the National Register of Historic Places since 1999. At this time the Curator does not see any impact to the Village and has no recommendations.”</p> <p>“If there is future development with ground disturbance on the property a cultural survey should be performed.”</p> <p>“Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms.”</p> <p>See full letter for detail.</p>	These comments have been provided to the applicant.
Douglas County Parks and Trails	12/08/2025	Received (verbatim response): Parks does not have any concerns with this project.	No action necessary.
Douglas County Water Commission		No Response Received.	No action necessary.

Referral Agency Response Report**Project Name:** Chatfield Urban Area Expansion**Project File #:** DR2025-011**Date Sent:** 11/21/2025**Date Due:** 12/26/2025

Agency	Date Received	Agency Response	Response Resolution
Douglas County School District RE 1	12/26/2025	<p>Following are excerpts of referral comments received from the Douglas County School District (DCSD).</p> <p>"At the outset, it is important to understand that growth does not pay its own way when it comes to building schools to accommodate growth."</p> <p>"With this in mind, the School District would like to speak to the potential need for school land driven by this proposed amendment to the CMP and Land Use Map."</p> <p>"As for this application, the School District simply asks the Commission to ensure future school needs are considered and accounted for in the approval of this application, as required by Section 10-2A(4) and (5) of the CMP."</p> <p>See full letter for detail.</p>	These comments have been provided to the applicant.
Douglas Land Conservancy		No Response Received.	No action necessary.
DRCOG		No Response Received.	No action necessary.
Engineering Services	12/26/2025	<p>Following is an excerpt of the referral comments from the Douglas County Engineering.</p> <p>"Douglas County Public Works Engineering has no specific comments on this application. We will continue to work with Sterling Ranch on the update to the Master Traffic Impact Study (MTIS) that is currently in process."</p> <p>See full letter for detail.</p>	No action necessary.
Highlands Ranch Community Association	12/10/2025	<p>Received (verbatim response):</p> <p>Thank you for the opportunity to review and provide comment on this application. HRCA has reviewed the referral and takes no exceptions to the proposal. The subject property lies outside HRCA's jurisdiction and does not implicate HRCA governing documents or policies. No further comment is offered.</p>	No action necessary.
Jefferson County Planning and Zoning		No Response Received.	No action necessary.

Referral Agency Response Report

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Project File #: DR2025-011

Date Sent: 11/21/2025

Date Due: 12/26/2025

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Louviers Conservation Partnership	12/22/2025	<p>Following is a summary of referral comments received from the Louviers Conservation Partnership (LCP).</p> <p>The LCP stated that Louviers residents are concerned with the request to add the conservation easement area into the Chatfield Urban Area.</p> <p>The LCP had several questions about plans for the conservation easement area.</p> <p>The LCP stated its opinion that the conservation easement area should keep its designation as part of the Louviers Rural Community.</p> <p>See full letter for detail.</p>	These comments and questions have been provided to the applicant.
Louviers Water and Sanitation District		No Response Received.	No action necessary.
Mile High Flood District		No Response Received.	No action necessary.
Office of Emergency Management	11/22/2025	Received (verbatim response): Emergency Management supports this project.	No action necessary.
Open Space and Natural Resources	12/24/2025	<p>Open Space and Natural Resources (OSNR) commented on the importance of wildlife migration and habitat in the area, described investments made to protect wildlife habitat and migration corridors in the area, and provided information on ways to reduce impacts from development on adjacent wildlife corridors and habitats. OSNR also suggested that "it would be better to remove the conservation parcel (185 acres) from the application and leave it in non-urban designation."</p> <p>See full letter for detail.</p>	These comments have been provided to the applicant.
Plum Valley Heights HOA		No Response Received.	No action necessary.
Public Works Operations	11/24/2025	No Comment.	No action necessary.
Ravenna Homeowners Master Association		No Response Received.	No action necessary.
Roxborough 16B HOA		No Response Received.	No action necessary.

Referral Agency Response Report

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Date Sent: 11/21/2025

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Roxborough Park Foundation		No Response Received.	No action necessary.
Roxborough Ridge HOA		No Response Received.	No action necessary.
Roxborough Village Filing 14B HOA		No Response Received.	No action necessary.
Roxborough Village First HOA	12/22/2025	<p>The Roxborough Village First HOA stated that it does not support the Chatfield Urban Area Expansion. The HOA stated concerns about emergency evacuations, traffic, and safety. The HOA stated concerns about the Zebulon project. The HOA had questions about wastewater treatment capacity for Sterling Ranch. The HOA requested that “the County Commissioners deny this request.”</p> <p>See full letter for detail.</p>	These comments and questions have been provided to the applicant.
Roxborough Water & Sanitation District		No Response Received.	No action necessary.
RTD - Planning & Development Dept	12/23/2025	<p>RTD indicated no exceptions to the submittal.</p> <p>See full letter for detail.</p>	No action necessary.
Rural Water Authority of Douglas County		No Response Received.	No action necessary.
Sheriff's Office		No Response Received.	No action necessary.
Sheriff's Office E911		No Response Received.	No action necessary.
South Metro Fire Rescue	12/04/2025	<p>Received (verbatim response):</p> <p>South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Douglas County Comprehensive Master Plan amendment.</p>	No action necessary.
Sterling Ranch Community Authority Board	01/05/2026	The Sterling Ranch Community Authority Board will be able to provide water and wastewater services for the project area.	No action necessary.
Sunshine Acres HOA		No Response Received.	No action necessary.
The Plum Creek/View Ridge Voice		No Response Received.	No action necessary.
Titan Road Industrial Park Water Association Inc		No Response Received.	No action necessary.
Wildfire Mitigation		No Response Received.	No action necessary.

Referral Agency Response Report

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Date Sent: 11/21/2025

Date Due: 12/26/2025

Agency	Date Received	Agency Response	Response Resolution
Xcel Energy-Right of Way & Permits	12/16/2025	<p>Received (verbatim response): Public Service Company of Colorado's (PSCO) Right of Way & Permits Referral Desk has reviewed the request for the Chatfield Urban Area Expansion.</p> <p>Please be advised that Public Service Company has intermediate high-pressure natural gas distribution facilities within the areas indicated in this proposed expansion. Public Service Company has no objection to this project, contingent upon PSCO's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.</p>	These comments have been provided to the applicant.



January 5, 2026

Matt Jakubowski, AICP
Chief Planner
Douglas County
100 Third Street
Castle Rock, CO 80140

**RE: Chatfield Urban Area Expansion
Comprehensive Master Plan Land Use Map Amendment DR2025-011
Applicant Response Referral Review Letter**

Dear Mr. Jakubowski,

Please accept the Referral Comments for agencies for the Comprehensive Master Plan Map Amendment DR2025-014 Chatfield Urban Area (CMP Map Amendment Applicant Response Letter). The applicant responses are below.

Chatfield Farms 1-A

The Chatfield Farms 1A HOA Board has reviewed project DR2025-011 and has concerns about the built out of the Waterton business park and Zebulon. Currently, there are significant concerns about whether our neighborhood can evacuate the Roxborough area with the build-out of Sterling Ranch given that the number and size of the evacuation routes are limited. The Chatfield Farms 1A HOA supports the County's 2050 transportation plans for the area, specifically the widening of West Waterton Rd, Titan Rd/US 85 improvements, and the Airport Rd/US 85 improvements. To ensure the safety of our residents, the County needs to ensure those transportation improvements are completed prior to any new traffic expected from both the Waterton business park and Zebulon. If either is allowed to begin operations without all those transportation projects completed, it is very likely to increase fatalities if a wildfire occurs in the Roxborough area, which is at high risk for wildfires and similar in nature to the area burned by the Marshall fire.

Applicant Response

Sterling Ranch also supports the County's 2050 transportation plan for the area specifically the widening of West Waterton Rd, Titan Rd/US 85 improvements. These projects, in part, have been made possible by a recent Infrastructure Agreement between Sterling Ranch and Douglas County that helps fund each one of these projects. In fact Sterling Ranch is committed to pay a voluntary Highway and Offsite Road Voluntary fee of approximately \$4000 dollars for each residential lot to pay for future transportation projects listed above.

The opening of the Waterton Road extension in 2022 through Sterling Ranch is viewed as a positive development for evacuation routes. Completed in phases, it connects Rampart Range Road to Moore Road and US Highway 85, providing an alternative to congested routes such as Titan Road.



This 2.8-mile, two-lane roadway was prioritized specifically to serve as a second evacuation option for communities including Roxborough Village, and Chatfield Farms. Sterling Ranch is responsible to pay for the regional Waterton Road infrastructure project with an additional approximately \$4000 per Waterton Road Fee per lot.

Roxborough Village First HOA

The HOA stated concerns about emergency evacuations, traffic, and safety. They have concerns about the Capacity of wastewater treatment capacity for Sterling Ranch.

Applicant Response:

The Property is in the Dominion Water and Sanitation District (Dominion) service area. Sterling Ranch has worked with Dominion, and they have confirmed that they have the sufficient renewable water supplies to serve the Waterton Business Park area and have issued a Dominion Wholesale Water and Wastewater Service Commitment for Waterton Business Park.

In 2024, the Douglas County Board of County Commissioners voted unanimously to allow \$20 million of the Federal American Rescue Plan Act Dollars (ARPA) to be spent to improve water and wastewater infrastructure in Northern Douglas County.

This partnership between Douglas County, Sterling Ranch Community Authority Board, and Dominion Water and Sanitation District will provide infrastructure for water and wastewater to this area. The intergovernmental agreement titled Amended and Restated Intergovernmental Agreement Between Dominion Water & Sanitation District Acting Through Its Sterling Ranch Water Enterprise Fund and Douglas County for The Northern Highway 85 Wastewater Collection and Treatment System, The Louviers Renewable Waterline, Master Meter and Corrosion Study submitted with the CMP Map amendment details the timelines of the water and wastewater project. The design of the Chatfield Basin Water Reclamation Facility begins in August of 2024, construction begins in 2025, construction complete Q4 of 2027. The \$20 million ARPA funds that Douglas County allocated to the project must be expended by Dec 2026.

Regarding comments on traffic concerns and emergency evacuation. As a part of this application, Sterling Ranch has been deliberately meeting with both the Office of Emergency Management and South Metro Fire Rescue. Both agencies are familiar with the project and have provided valuable feedback at this stage that is centered upon providing critical fire suppression and vegetation management for these new areas. The existing master plan has a robust water network with fire hydrants for fire suppression. Additionally, there are comprehensive vegetation management efforts and landscaping requirements that lend to minimizing wildfire risk. We will be providing the same strong hydrant infrastructure and vegetation management to these new areas, vastly improving the existing conditions.

As Douglas County has been updating its 2050 Transportation Master Plan, Sterling Ranch has also been updating its 2050 Transportation Master Plan. In collaboration with County Engineering staff, we have been analyzing our current traffic conditions, updating our future traffic forecasts, identifying critical projects, and planning for their funding and construction/delivery. Many of these projects are under design or construction right now. Sterling Ranch has multiple mechanisms to



ensure we are contributing to the funding and completion of these projects. This includes multiple fee contributions for every lot we entitle, infrastructure agreements that fund specific projects, and construction scopes to build specific projects. Please consult the Douglas County 2050 Transportation Master Plan for more details on project horizons and location information. We are confident that these projects will increase capacity and maintain safe traffic operations in the region.

Sterling Ranch is committed to continue working with County Engineering, Emergency Management, and South Metro Fire Rescue to ensure public safety and wildfire prevention is prioritized.

Colorado Parks and Wildlife Concerns

Colorado Parks and Wildlife (CPW) described the site's value as wildlife habitat and a wildlife migration corridor. CPW stated that "CPW strongly opposes the proposed amendment of the Douglas County CMP as written. We instead recommend that the 184 remaining acres of land intended for a conservation easement stay within the Louviers Rural Community."

Applicant Response

The Applicant is in agreement to leave the Wildlife Corridor in the Louviers Rural Community CMP Map Amendment Designation.

Douglas County Historic Preservation

Following is a summary of referral comments received from Douglas County Historic Preservation. See full letter for detail. The property has not been surveyed for cultural resources. There is potential for buried archaeological resources. At future phases of development, more specific analysis will be necessary, including a Class II Cultural Resource Survey. Should buried artifacts be discovered, Colorado Office of Archaeology and Historic Preservation (OAHP) forms should be completed and submitted to OAHP.

Applicant Response

Comments Received. At a future phase of development, as required, a Class II Cultural Resource Survey will be done on the Waterton Business Park land.

Louviers Conservation Partnership

The LCP stated that Louviers residents are concerned with the request to add the conservation area into the Chatfield Urban Area. The LCP stated its opinion that the conservation_easement area should keep its designation as a Wildlife Corridor in in the Louviers Rural Community.

Applicant Response

The Applicant is in agreement to leave the Wildlife Corridor in the Louviers Rural Community CMP Map Amendment Designation.



Douglas County Historic Preservation

Please note that the proposed new Open Space(O1-Open Preserve) is located next to Louviers Village. The Village has been listed on the National Register of Historic Places since 1999. At this time, the Curator does not see any impact to the Village and has no recommendations.”

“If there is future development with ground disturbance on the property a cultural survey should be performed. Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms.”

Applicant Response

Sterling Ranch Appreciates the relationship that we have with Douglas County Historic Preservation and respect and value their input and feedback. The First Amendment to Contract to Exchange Real Property between Douglas County and Sterling Ranch has agreed to place a restrictive Zoning Category on the Property called the Open Space Conservation (OSC) . Sterling Ranch will complete a cultural survey of the property at the appropriate time and commit to notifying the appropriate State Department and County Departments if warranted.

Open Space and Natural Resources

Open Space and Natural Resources (OSNR) commented on the importance of migration and habitat in the area, described investments made to protect wildlife habitat and migration corridors in the area and provided information on ways to reduce impacts from development on adjacent wildlife corridors and habitats. OSNR also suggested that “it would be better to remove the conservation parcel (185 acres) from the application and leave it in nonurban designation.”

Applicant Response

The Applicant is in agreement to leave the Wildlife Corridor in the Louviers Rural Community CMP Map Amendment Designation.

Douglas County School District

At the outset, it is important to understand that growth does not pay its own way when it comes to building schools to accommodate growth. “With this in mind, the School District would like to speak to the potential need for school land driven by this proposed amendment to the CMP and Land Use Map. “As for this application, the School District simply asks the Commission to ensure future school needs are considered and accounted for in the approval of this application, as required by Section 10-2A(4) and (5) of the CMP.”

Applicant Response

Sterling Ranch looks forward to the renewed partnership created by the agreement to the land dedication terms in the Sterling Ranch 13th Amendment. Sterling Ranch agrees to communicate and collaborate with the school district to define needs of the district when it comes to growth and school land dedication.

This concludes Sterling Ranch’s response to the referral comments from agencies for the Comprehensive Master Plan Map Amendment DR2025-011 Chatfield Urban Area CMP Map



Amendment Applicant Response Letter. Please let me know if you have any follow-up questions or need additional information.

With Respect,

Susan Beckman
Zoning Director
Sterling Ranch Development Company