PLANNING COMMISSION REGULAR MEETING
MONDAY, NOVEMBER 3, 2025
AGENDA

Monday, November 3, 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 October 20, 2025. **4058**

Attachments: Unofficial Minutes from October 20, 2025

3. Land Use Hearing Items

a. Sterling Ranch Planned Development, 13th Amendment - Planned Development Major Amendment - Project File: ZR2025-009. **4077**
Brett Thomas, AICP, Chief Planner — *Department of Community Development*

Attachments: ZR2025-009 - Sterling Ranch Planned Development, 13th Amendment
ZR2025-009 - Supplemental Information

b. 9560 S. East Cherry Creek Road - Use by Special Review for Horse Riding Lessons - Project File: US2025-003. **4070**
Heather Scott, AICP, Principal Planner — *Department of Community Development*

Attachments: Staff Report - US2025-003

c. Bears Den Rural Site Plan, 2nd Exemption, Lot 16B - Use by Special Review - Project File: US2025-012. **4071**
Trevor Bedford, AICP, Senior Planner — *Department of Community Development*

Attachments: Staff Report - US2025-012

4. Adjournment

The Next Regular Meeting Will be Held on Monday, November 17, 2025 @ 6:00 p.m.

MEETING DATE: November 3, 2025

DESCRIPTION: Unofficial Minutes from October 20, 2025.

ATTACHMENTS:

Unofficial Minutes from October 20
2025

PLANNING COMMISSION REGULAR MEETING
MONDAY, OCTOBER 20, 2025
MINUTES

Monday, October 20, 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 Jack Gilmartin
Commissioner Mark Hampton
Commissioner Ed Kubly
Commissioner Michael McKesson
Commissioner Ed Rhodes - Virtual
Commissioner Jim Smallwood
Alternate Michael McCormick
EXCUSED
Commissioner Calvin Downs
Alternate Mark Witkiewicz

c. Attorney Certification of the Agenda

Arielle Denis, Assistant 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

Ed Kubly stated that there are conflicts for item SV2025-007, and he will be abstaining from voting on this item and will be recusing himself from the discussion.

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

2. Approval of Minutes

a. Unofficial Minutes from October 6, 2025.

Commissioner Jim Smallwood moved that the Commission approve the Minutes from October 6, 2025 as amended.

RESULT:	APPROVED
MOVER:	Jim Smallwood
SECONDER:	Mike McKesson
AYES:	Len Abruzzo, Jack Gilmartin, Mark Hampton, Ed Kubly, Mike McKesson, Jim Smallwood
ABSTAIN:	Ed Rhodes, Stephen Allen, Michael McCormick

3. Land Use Meeting Items

a. Range Metropolitan District Nos. 1-3 – First Amendment – Project File: SV2025-007.

DJ Beckwith, Principal Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Megan Murphy, WBA Local Gov Law – provided additional information.

Commissioner Gilmartin opened public comment.

There was no public comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

Commissioner Mike McKesson moved to recommend approval of the Range Metropolitan District Nos. 1-3 – First Amendment – Project File: SV2025-007.

RESULT:	APPROVED
MOVER:	Mike McKesson
SECONDER:	Jim Smallwood
AYES:	Len Abruzzo, Stephen Allen, Jack Gilmartin, Michael McCormick, Mike McKesson, Ed Rhodes, Jim Smallwood
NAYS:	Mark Hampton
ABSTAIN:	Ed Kubly

4. Land Use Hearing Items

a. 5960 N US Highway 85 – Location and Extent – Project File: LE2025-019.

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

The applicant's representative, Mary Kasal, K2 Civil Consultants - provided additional information.

Commissioner Gilmartin opened public comment.

There was no public comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

The applicant's representative, Adam Monchak, Kimley-Horn – provided additional information.

Commissioner Jim Smallwood moved to approve the 5960 N US Highway 85 – Location and Extent – Project File: LE2025-019.

RESULT:	APPROVED
MOVER:	Jim Smallwood
SECONDER:	Ed Kubly
AYES:	Len Abruzzo, Stephen Allen, Jack Gilmartin, Mark Hampton, Ed Kubly, Michael McCormick, Mike McKesson, Ed Rhodes, Jim Smallwood
NAYS:	None

b. Pinery Planned Development, 33rd Amendment – Planned Development Major Amendment – Project File: ZR2025-006.

Curt Weitkunaut, AICP, Planning Manager - Department of Community Development - presented the proposed application.

The applicant's representative, Craig Campbell, Starwood Land Advisors, LLC - provided additional information.

Commissioner Gilmartin opened public comment.

There was no public comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

Commissioner Stephen Allen moved to recommend approval of the Pinery Planned Development, 33rd Amendment – Planned Development Major Amendment – Project File: ZR2025-006.

RESULT:	APPROVED
MOVER:	Stephen Allen
SECONDER:	Len Abruzzo
AYES:	Len Abruzzo, Stephen Allen, Jack Gilmartin, Mark Hampton, Ed Kubly, Michael McCormick, Mike McKesson, Ed Rhodes, Jim Smallwood
NAYS:	None

c. 9998 South Perry Park Road – Zone Map Change – Project File: DR2025-004.

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

Commissioner Gilmartin opened public comment.

There was no public comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

Commissioner Jim Smallwood moved to recommend approval of the 9998 South Perry Park Road – Zone Map Change – Project File: DR2025-004.

RESULT:	APPROVED
MOVER:	Jim Smallwood
SECONDER:	Mike McKesson
AYES:	Len Abruzzo, Stephen Allen, Jack Gilmartin, Mark Hampton, Ed Kubly, Michael McCormick, Mike McKesson, Ed Rhodes, Jim Smallwood
NAYS:	None

5. Adjournment

The meeting was adjourned at 7:23 p.m.

_____
Calvin Downs, Secretary

_____
Samantha Hutchison, Recording Secretary

MEETING DATE: November 3, 2025

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

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

SUMMARY: The request is for approval of a major amendment to the Sterling Ranch Planned Development to update school land dedication and cash-in-lieu of land dedication commitments.

STAFF ASSESSMENT: Staff assessed the major amendment request in accordance with Sections 1519-1523 of the Douglas County Zoning Resolution. Should the Planning Commission find that the approval criteria for the major amendment are met, the following proposed condition should be considered for inclusion in the recommendation to the Board of County Commissioners:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.

REVIEW:

Steven E Koster	Approve	10/23/2025
Samantha Hutchison - FYI	Notified - FYI	10/23/2025

ATTACHMENTS:

ZR2025-009 - Sterling Ranch Planned Development
13th Amendment
ZR2025-009 - Supplemental Information

DOUGLAS COUNTY
COLORADO

Planned Development Major Amendment Staff Report

Date:	October 22, 2025
To:	Douglas County Planning Commission
From:	Brett Thomas, AICP, Chief Planner BT Curtis J. Weitkunat, AICP, Long Range Planning Manager CW Steven E. Koster, AICP, Assistant Director of Planning Services SK
Subject:	**Sterling Ranch Planned Development, 13th Amendment**
Project File:	**ZR2025-009**

Planning Commission Hearing:	**November 3, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**November 18, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The applicant requests approval of a major amendment to the Sterling Ranch Planned Development (PD) to revise Section S-1.2 pertaining to the dedication of land for school sites, to update maps within the PD regarding the number and location of potential public school sites, and to relocate the Special Area 1 - School (SA1) planning area.

II. APPLICATION INFORMATION

A. Applicant

Sterling Ranch, LLC
8155 Piney River Avenue, Suite 200
Littleton, Colorado 80125

B. Request

Approval of a major amendment to the Sterling Ranch PD to update school land dedication and cash-in-lieu of land dedication commitments.

C. Process

A major amendment to a PD is processed pursuant to Sections 1519 through 1523 of the Douglas County Zoning Resolution (DCZR). The request meets the eligibility criteria of DCZR 1519.05 as the proposed amendment changes text related to commitments.

Per DCZR Section 1522.06, "The Planning Commission shall evaluate the application, referral comments, staff report, and public testimony, and make a recommendation to the Board to approve, approve with conditions, table for further study, or deny the amendment request. The Planning Commission's comments shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies and other guidelines."

D. Location

The Sterling Ranch PD is generally west of the intersection of US Highway 85 and Titan Parkway, more specifically west of Moore Road, south of Chatfield State Park, east of Rampart Range Road, and north of agriculturally zoned land in the Chatfield Valley as shown on the attached maps.

E. Project Description

The request proposes to amend text in the PD related to schools, specifically the commitments in Section S-1.2(A), Dedication, and Section S-1.2(B), Cash-in-lieu. The applicant proposes to replace the system for calculating student generation and acres to be dedicated per student within Section S-1.2(A). In place of that system, the applicants would commit to dedicating 110 acres of land for public schools based on a maximum of 12,050 units at full buildout of the PD.

The revision to Section S-1.2(A) also proposes that the owner will identify land for a school site at the time of preliminary plan, but land for a school site will not be transferred to the County until the "provision by the County or public school of an approved 5-year Capital Plan or Bond Plan demonstrating the ability to fund and construct a school on a given site." The amendment also proposes that, if the County or public school has not shown a reasonably necessary need for the school site prior to recordation of the final plat, "the site will be retained and developed by Owner, and Owner will provide an alternative school site for consideration or cash-in-lieu thereof."

The amendment proposes to revise the commitment in Section S-1.2(B) of the PD regarding payment of cash-in-lieu of school land dedication. Currently, the commitment refers to Section 1004 of the Douglas County Subdivision Resolution (DCSR) to identify the process for determining the amount of a cash-in-lieu payment. The amendment proposes that, in the Sterling Ranch PD, "the amount of any cash-in-lieu payment shall be based on the fair market value of the land that has been identified as a school site in the preliminary plan." Per Section 1004.05.3 of the DCSR, "the cash-in-lieu fee shall be equivalent to the full market value of the acreage required for school land dedication. Value shall be based on anticipated market value after completion of platting."

In addition, the amendment updates the land use plan maps within the PD to reflect the applicant's proposal for the location of school sites. The school site locations within Sterling Ranch Filing 1 and Sterling Ranch Filing 6 are identified as 12-acre and 26-acre school sites respectively. The school site proposed within Sterling Ranch Preliminary Plan 7 is identified as a 12-acre school site. Other locations previously identified as potential school sites are removed. Specific references to elementary, middle, and high schools are replaced with a reference to school site. SA1 is proposed to be relocated to the northwest of its current location within the PD. The area previously identified as SA1 is proposed to be designated as Planning Area D3.

III. CONTEXT

A. Background

The Sterling Ranch PD was approved by the Board of County Commissioners (Board) in July of 2013. This is the 13th Amendment to the original PD document.

The applicant conveyed a 12-acre school site in Sterling Ranch Filing 1 to Douglas County in 2015. That site was subsequently conveyed to the Douglas County School District, which is proceeding with plans to develop an elementary school that will serve approximately 750 students. In 2025, the applicant conveyed a 26-acre school site to the John Adams Academy charter school for development of an elementary school, a middle school, and a high school that will serve approximately 1,000 students. The John Adams Academy is proceeding with plans to develop the site at this time.

IV. PROVISION OF SERVICES

A. Schools

The Sterling Ranch PD is within the Douglas County School District (DCSD). No referral response was received from DCSD.

B. Fire Protection

Fire protection is provided by South Metro Fire Rescue (South Metro). South Metro reviewed the request and noted no objection to the proposed amendment.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection to the site. No response was received from DCSO.

D. Water and Sanitation

No change in water supply or demand is associated with the request.

E. Utilities

Utility service providers include Xcel Energy for natural gas and electrical service, and CenturyLink and Comcast for phone and data services.

V. PUBLIC NOTICE AND INPUT

DCZR Section 1523 requires mailed notice to abutting landowners, published notice, and posted notice of the public hearings.

All referral agency responses are outlined in the Referral Agency Response Report attached to this staff report. Public Works Engineering provided comments related to the availability of adequate infrastructure in place to serve future schools. A referral response was not received from the School District.

Public correspondence has been received in opposition to the request and is attached to this staff report. In general, the correspondents' concerns were regarding the amount of land to be dedicated to DCSD, the proposal that dedication of school sites would be contingent on a demonstration of need and funding plans, and the effect of changes to the commitments on current and future residents.

VI. STAFF ANALYSIS

Section 1520 of the DCZR establishes criteria to be considered in the review of a major PD amendment application.

1520.01: Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.
Staff Comment: The amendment proposes to revise the school land dedication and cash-in-lieu of land dedication commitments within Sections S-1.2(A) and S-1.2(B) of the PD.

The applicant's narrative states, "Sterling Ranch is committed to seeing school sites built within the community to serve the growing population and to providing resources for the necessary expansion of public services."

1520.02: Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.
Staff Comment: The applicant's narrative indicates the intent of the amendment is to facilitate the efficient development of school sites within the Sterling Ranch community and to update proposed school site locations to be in concert with current planning efforts and the vision for the community as it moves into future phases of development. The applicant notes the clarity provided by defining and committing to the locations and acreages of future school sites will facilitate the efficient development and preservation of the entire PD.

1520.03: Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.
Staff Comment: The applicant's narrative indicates the proposed changes are intended to be in accordance with the needs of the County, the DCSD, residents, and the owner. The applicant states, "Defining and committing to the locations and acreages of future school sites as depicted generally on the land use plan will provide a clearer vision and roadmap for school dedication in Sterling Ranch."

1520.04: Whether the sole purpose of the amendment is to confer a special benefit upon an individual.
Staff Comment: The applicant's narrative indicates the proposed amendment is not solely to confer a special benefit upon an individual, and the proposed changes are intended to be in accordance with the needs of the County, the DCSD, residents, and the owner.

1520.05: For applications proposing an increase in the intensity of allowed land uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.
Staff Comment: This amendment does not increase the intensity of allowed land uses within the PD.

1520.06: Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.
Staff Comment: The applicant's narrative acknowledges public facilities and services for any future development will be vetted during the applicable land use process(es).

Public Works Engineering noted concern that a potential school site might be dedicated in a location without adequate infrastructure in place if land for a school is not dedicated at the time of final plat.

1520.07: Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.
Staff Comment: The applicant's narrative acknowledges additional traffic studies will occur "as needed based on how the future dwelling units and school sites are distributed within the community during subsequent preliminary plans, plats, and/or site improvement plan processes in order to verify that roadway capacity will be available concurrently with the impacts of the development."

Public Works Engineering noted concern that a potential school site might be dedicated in a location without adequate infrastructure in place if land for a school is not dedicated at the time of final plat.

VII. STAFF ASSESSMENT

Staff assessed the major amendment request in accordance with Sections 1519-1523 of the DCZR. Should the Planning Commission find that the approval criteria for the major amendment are met, the following proposed condition should be considered for inclusion in the recommendation to the Board of County Commissioners:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.

ATTACHMENTS **PAGE**

Douglas County Land Use Application 7
Applicant's Narrative 8
Comprehensive Master Plan Land Use Reference Map 12
Zoning Map 13
Aerial Map 14

Referral Agency Response Report 15
Referral Response Letters 16
Public Correspondence 18
Redlined Sterling Ranch Planned Development, 13th Amendment 23
Sterling Ranch Planned Development, 13th Amendment 33

DOUGLAS COUNTY
COLORADO

Land Use Application

Please complete, sign, and date this application. Return it with the required items on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Resources.

PROJECT INFORMATION

Project Type: Major PD Amendment

Marketing Name: Sterling Ranch 13th Amendment

Presubmittal Review Project Number:

PROJECT SITE

Address: 8155 Piney River Ave

State Parcel Number(s):

Subdivision/Block#/Lot# *(if platted)*:

PROPERTY OWNER(S)

Name(s): Brock Smethills

Address: 8155 Piney River Ave

Phone: 303-202-6800

Email:

AUTHORIZED REPRESENTATIVE

Name: Susan Beckman

Company: Sterling Ranch Development Company

Address: 8155 Piney River Ave

Phone: 303-881-7119

Email:

A notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative.

ACKNOWLEDGMENT

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*.

Susan Beckman — Applicant's Signature

Sept 18, 2025 — Date

NOTICE: Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in @douglas.co.us; beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our public outreach and assistance team at 303-660-7460 or email planning@douglas.co.us.

Project Number (Office Use Only):

DATE: 9-25-2025

OWNER:
STERLING RANCH LLC
8155 PINEY RIVER AVENUE, SUITE 200
LITTLETON, COLORADO 80125
BROCK SMETHILLS
(303) 202-6800

APPLICANT:
STERLING RANCH LLC
8155 PINEY RIVER AVENUE, SUITE 200
LITTLETON, COLORADO 80125
SUSAN BECKMAN
(303) 881-7119

SUBJECT: **STERLING RANCH PLANNED DEVELOPMENT - 13TH AMENDMENT**
MAJOR AMENDMENT APPLICATION

REQUEST: **Revise Section S-1.2 of the Sterling Ranch Planned Development pertaining to the dedication of land for School Sites.**

NARRATIVE / WRITTEN EXPLANATION OF THE REQUEST: (Per DCZR 1521.05)

The intent of this proposed PD amendment is to facilitate the efficient development of school sites within the Sterling Ranch community and to update proposed school site locations to be in concert with current planning efforts and the vision for the community as it moves into future phases of development.

Major Amendment – Process Eligibility Criteria:

Per DCZR 1519 – An amendment request shall be considered a major amendment if it meets the following criteria:

1519.05 – Text Changes – Substantial changes to development standards or commitments.

The proposed PD amendment requests text changes under *Section S-1.2 (Schools)* on Sheet 14 of the Sterling Ranch PD. Specifically, this amendment seeks to modify Sections S-1.2(A) and S-1.2(B) pertaining to school site dedication methodologies and cash-in-lieu of school site dedication standards.

The intent of this PD amendment is to align the PD with Article 10 of the Douglas County Subdivision Resolution and § 30-28-133, C.R.S., as it pertains to school dedication standards. while adding text to Section S-1.2 of the PD is being modified to supplement or offset the school dedication requirements outlined in Article 10. Specifically, the PD amendment proposes the following modifications to each of the following PD sections.

Section S-1.2 Schools (A) Dedication

In prior conversations between Sterling Ranch and the Douglas County School District, the District had indicated that the total acreage needed for school purposes for the projected buildout of the entire Sterling Ranch development is 110 acres. Sterling Ranch supports this acreage dedication and is committed to seeing school sites built within the community. In place of the tables provided in Article 1004.01 of the Douglas County Zoning Resolution and Section S-1.2(A) of the PD, that outline methodologies for determining the number of students generated by residential development and the acres of school sites required per student, Sterling Ranch agrees to dedicate a total of 110 acres of land to Douglas County to be developed as public schools within the Sterling Ranch PD. The land use plan and plan details on Sheets 8-13 of the PD have been updated to generally depict the proposed school sites totaling 110 acres. The land use plan identifies 3 existing school sites south of Titan Road totaling approximately 50 acres, and another school site north of Titan Road totaling approximately 60 acres.

The proposed PD amendment also stipulates that the Owner shall set aside the proposed school site locations but shall not transfer title to the County unless the public school or Douglas County has an approved 5-year Capital Plan or a Bond Plan demonstrating the ability to fund and construct a school on a given site during the process of completing the Preliminary Plan in which a school site is intended to be included.

The dedication of each school site to Douglas County shall occur upon 1) provision of a report demonstrating a reasonably necessary need for the property to be used for construction of a school, and 2) provision by the public school or Douglas County of an approved 5-year Capital Plan or a Bond Plan that demonstrates the ability to fund and construct a school on a given site.

The PD amendment specifies that the final boundaries of the school sites depicted generally on the land use plan will be decided during the process of completing the Preliminary Plan for the area in which a school site is intended to be included in order to allow flexibility in timing and location to best serve the needs of the public school and the community.

Section S-1.2 Schools (B) Cash in Lieu

The proposed PD amendment seeks to replace PD Section S-1.2(B) pertaining to Cash-in-lieu of school site dedication with the following intent:

Cash-in-lieu of land dedication shall be required when deemed, by the Board, to be more appropriate in satisfying the needs of the proposed development and concerned agencies. Upon a determination that a school site is not needed, warranted, or likely to be constructed as part of the Preliminary Plan process for a given area, Owner may provide a Cash-in-lieu of land dedication payment to the County or offer other acceptable land for a public school. Any cash-in-lieu payment shall be used for purposes of providing school services or facilities within the Property. The amount of any Cash-in-Lieu payment shall be based on the fair market value of the acreage of land that is identified as a school site in the Preliminary Plan for that part of the community.

Major Amendment – Approval Criteria:

Per DCZR Sections 1512 through 1523 - The following criteria shall be considered by the Board for approval of the major amendment:

1519.01 - Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development;

1519.02 - Whether the amendment will affect the enjoyment of land abutting upon or across a street from the planned development in a substantially adverse manner;

1519.03 – Whether the amendment will affect the public interest in a substantially adverse manner;

1519.04 – Whether the sole purpose of the amendment is to confer a special benefit upon an individual;

1520.01 - Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development;

1520.02 - Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development;

1520.03 - Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land;

1520.04 - Whether the sole purpose of the amendment is to confer a special benefit upon an individual;

1520.05 - For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution;

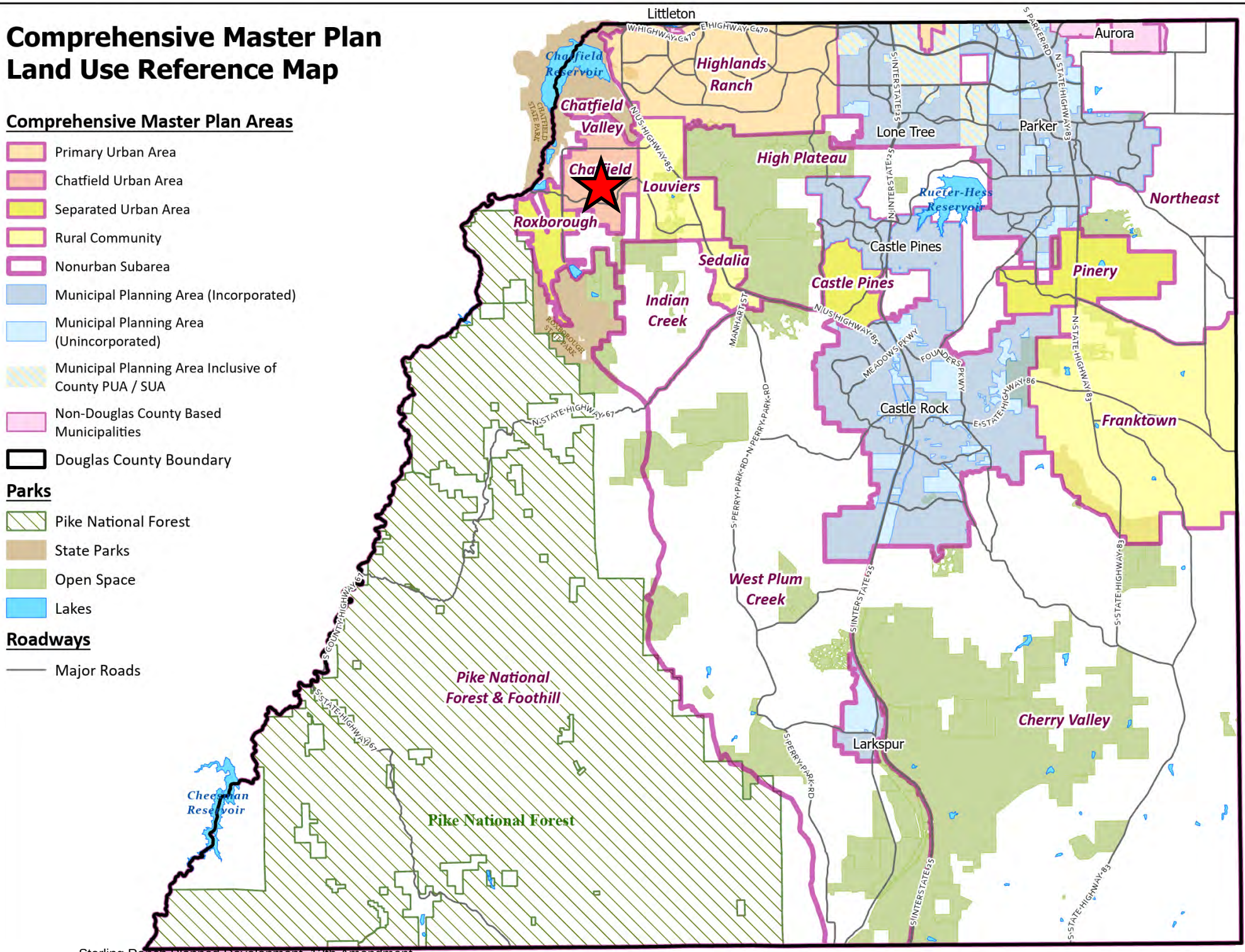
1520.06 - Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development; and

1520.07 - Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.

The proposed PD amendment is consistent with the development standards, commitments, and overall intent of the PD. Sterling Ranch is committed to seeing school sites built within the community to serve the growing population and to providing resources for the necessary expansion of public services. The proposed changes to the PD are intended to be in accordance with the needs of Douglas County, the School District, the residents, and the Owner. Defining and committing to the locations and acreages of future school sites as depicted generally on the land use plan will provide a clearer vision and roadmap for school dedication in Sterling Ranch. The proposed land use map changes bring the PD up to date with already dedicated and identified school sites and current planning efforts for the community regarding planned locations of school sites. Such clarity will facilitate the efficient development and preservation of the entire planned development.

The purpose of the proposed amendment is not to confer a special benefit upon any individual and will not adversely affect the enjoyment of the adjacent land or the public interest. While the amendment does modify the location of the SA-1 Planning Area boundary and put additional D3 Planning Area in its former location; water supply, public facilities, services, and roadway capacity for any future school site, residential, commercial, or other development, will be vetted during the required preliminary plan, plat, and/or site improvement plan processes as the remainder of the community develops. Water will continue to be available through the Dominion Water and Sanitation District. Additional traffic studies will occur as needed based on how the future dwelling units and school sites are distributed within the community during subsequent preliminary plans, plats, and/or site improvement plan processes in order to verify that roadway capacity will be available concurrently with the impacts of the development.

Comprehensive Master Plan Land Use Reference Map



Comprehensive Master Plan Areas

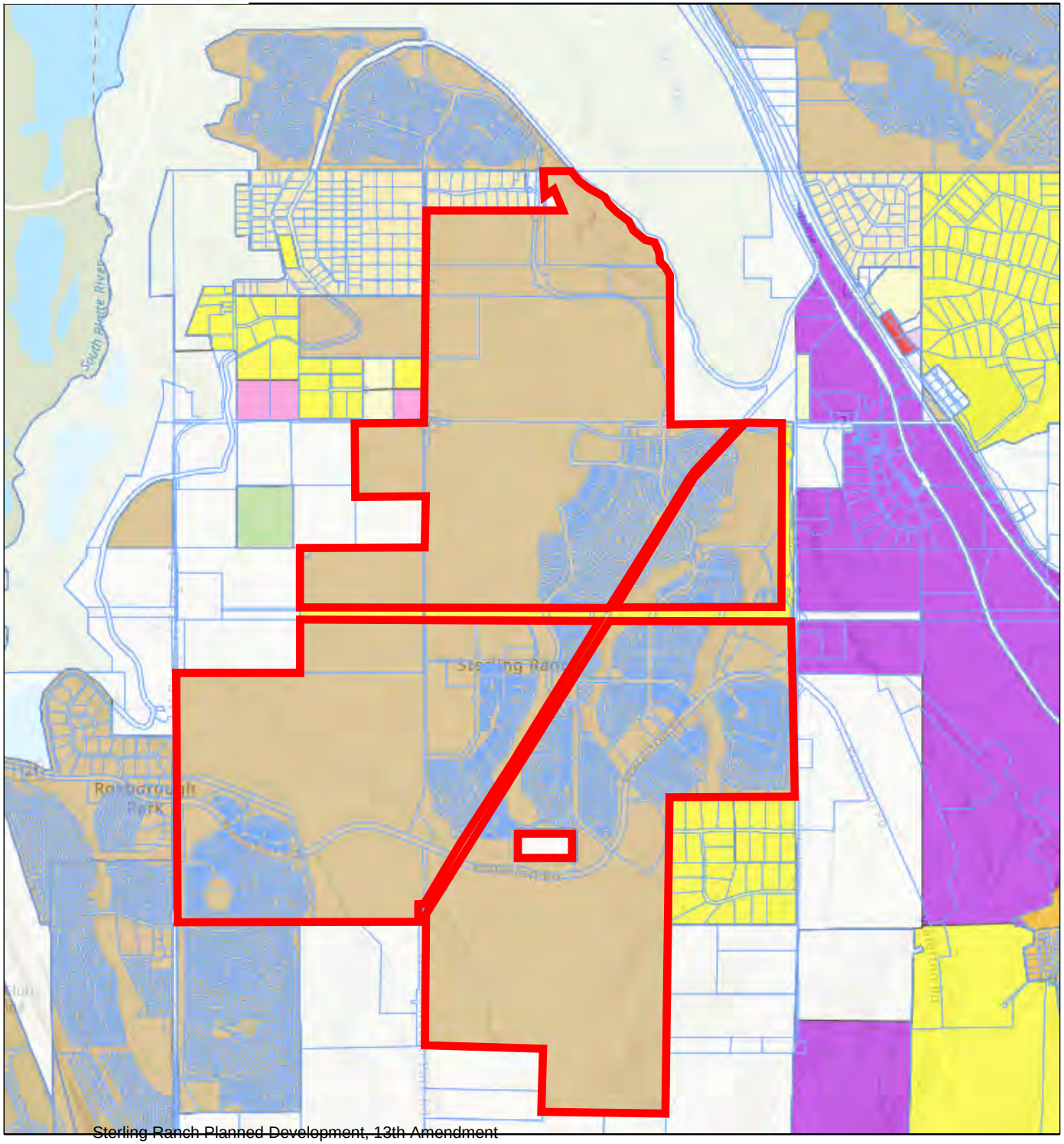
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

- Major Roads



STERLING RANCH PD 13TH AMENDMENT

ZR2025-009 ZONING MAP

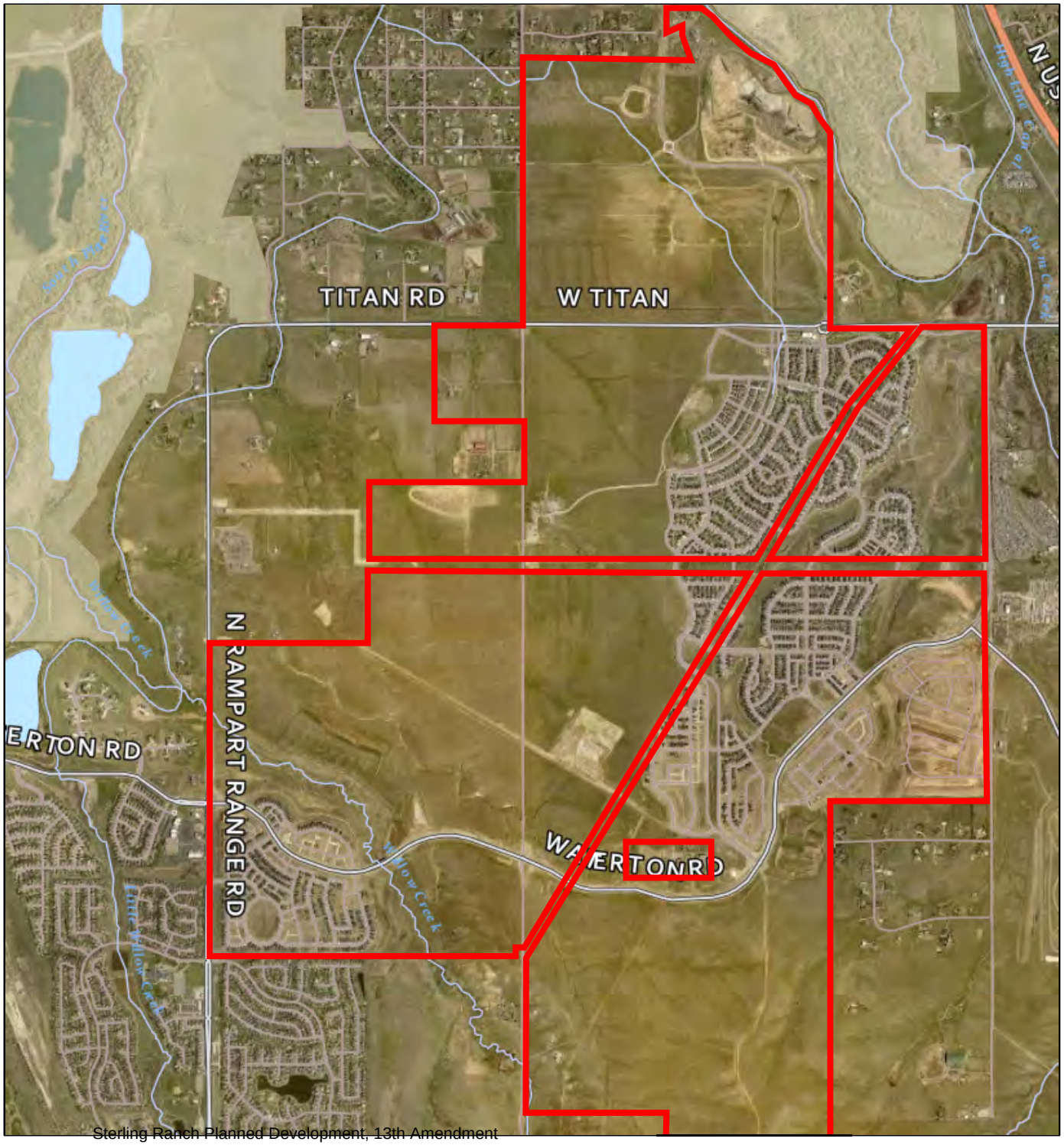
LEGEND

- STERLING RANCH PD
- MAJOR ROADS
- OTHER ROADS

N

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



STERLING RANCH PD 13TH AMENDMENT

ZR2025-009
AERIAL MAP

N

LEGEND

- STERLING RANCH PD
- MAJOR ROADS
- OTHER ROADS

Project Name: Sterling Ranch Planned Development, 13th Amendment
Project File #: ZR2025-009
Date Sent: 09/26/2025 **Date Due:** 10/17/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	09/29/2025	No comment.	No action necessary.
Arrowhead Shores		No response received.	
Braley Acres HOA		No response received.	
Building Services	10/09/2025	No comment.	No action necessary.
Chatfield Community Association		No response received.	
Chatfield Farms 1-A		No response received.	
Chatfield Farms Estates HOA		No response received.	
Douglas County School District RE 1		No response received.	
Douglas County Sheriff's Office		No response received.	
Engineering Services	10/21/2025	**Summary of response letter:** Public Works Engineering provided a comment regarding the availability of adequate infrastructure for school sites not dedicated on a final plat.	Comments provided to applicant.
Jefferson County Planning and Zoning		No response received.	
Office of Emergency Management	09/30/2025	No comment.	No action necessary.
Plum Valley Heights HOA		No response received.	
Roxborough 16B HOA		No response received.	
South Metro Fire Rescue	10/01/2025	**Summary of response letter:** South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Planned Development amendment.	No action necessary.
Sterling Ranch Community Authority Board		No response received.	
The Plum Creek/View Ridge Voice		No response received.	

MEMORANDUM

To: Brett Thomas, AICP, Chief Planner

From: Brad Jackson, PE, Development Review Supervisor Brad J

CC: Zeke Lynch, P.E., CFM, Assistant Director Public Works Engineering

Date: 10/21/2025

RE: Sterling Ranch Planned Development (PD) 13th Amendment

The Douglas County Department of Public Works Engineering has reviewed the Sterling Ranch Planned Development (PD) 13th Amendment Project and has the following comments:

General Comments:

S1.2 – Schools (A) Dedication

1. If a school site is not dedicated on a final plat, in a location where a school site was contemplated with a preliminary plan how will the required dedication be tracked moving forward within the overall PD development? Douglas County Engineering is concerned that a potential school site might end up being dedicated in a location that does not have adequate infrastructure in place to serve a proposed school. This could cause the school district to construct additional offsite infrastructure to open a proposed future school.

If the applicant has any questions regarding these comments, please feel free to contact me directly. Thank you for the opportunity to review this request.

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Brett Thomas, AICP, Chief Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name:	Sterling Ranch Planned Development, 13th Amendment
Project File #:	**ZR2025-009**
S Metro Review #	REFOTH25-00227
Review date:	October 1, 2025
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	Request for a major Planned Development (PD) amendment to the Sterling Ranch Planned Development to revise Section S-1.2 pertaining to the dedication of land for school sites.
Code Reference:	Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Planned Development amendment.

Brett Thomas

From: lauren@scholz2016.de <lauren@scholz2016.de>
Sent: Tuesday, October 21, 2025 12:48 PM
To: Planning <Planning@douglas.co.us>
Subject: Opposition to Amendment 13 – Sterling Ranch Public School Land

Dear Commissioners and Planning Commission Members,

I am writing to respectfully express my **strong opposition to Amendment 13** to the Sterling Ranch Development Plan. This amendment would allow land granted to a **private charter school** to be counted as part of the acreage originally designated for **public schools** within the development.

When Sterling Ranch was approved, residents were assured that specific land would be reserved for **district-operated public schools**—institutions open to all students and accountable to elected public boards. Allowing private charter property to substitute for that commitment undermines both the intent and the integrity of the original agreement.

Charter schools may contribute to educational diversity, but they do not serve the same role as public schools in providing **equitable, accessible education** for every child in the community. Reclassifying this land reduces the capacity of Douglas County School District to meet the needs of a growing population and erodes public trust.

I urge the Board and Planning Commission to **reject Amendment 13** and maintain the full amount of land originally promised for publicly operated schools in Sterling Ranch. Doing so will protect long-term educational access and uphold the commitments made to current and future residents.

Thank you for your time and for your continued service to our community.

Sincerely,

Lauren Scholz
Sterling Ranch Resident / Concerned Parent / Community Member
Ascent Village, Sterling Ranch
lauren@scholz2016.de
(303)923–8922

Brett Thomas

From: Chris Wildgen <chriswildgen@gmail.com>
Sent: Tuesday, October 21, 2025 1:16 PM
To: Planning <Planning@douglas.co.us>
Subject: Sterling Ranch 13th Amendment

I am writing to comment on the proposed 13th amendment.

I do not support this amendment and wish that the board does a full analysis on the impact to the people and community if this passes. The general public does not support this amendment and I call on this board to support and achieve what its constituents want. Please allow for full public comment and analysis before approving anything related to this.

This will avoid dedicating land for public schools and instead convey it to private entities. It greatly undermines the public planning process and threatens the future of our community's educational infrastructure. Please pay attention to this issue.

Thank you for considering my opinion in your determination and decision on this matter.

Chris Wildgen

Brett Thomas

From: Rachel Staras Lesser <rachelslesser@gmail.com>
Sent: Tuesday, October 21, 2025 2:00 PM
To: Planning <Planning@douglas.co.us>
Subject: Urge you to DENY SR Land Amendment 13

To the members of the Douglas County Planning Commission:

I am a resident of Sterling Ranch and have recently received notification of upcoming changes to the Sterling Ranch School Land Amendment. I am emailing to urge you to deny the 13th Amendment.

When we moved into our house, we understood that the land management plan promised a specific amount of land to go to district-led public schools - not charter schools that fall outside of district-led and public management. The proposed “set-aside” land is not the same as dedicated land since DCSD will not be able to plan or build schools without knowing if those sites are still slated for district-led public schools. School land dedication should not depend on whether DCSD has immediate bond money.

We moved here knowing that a certain amount of land would be dedicated to district-led public schools, this was a selling point since these types of schools support a healthy community. A change to this plan will threaten our sense of community, and, if the Amendment is allowed to pass, this will hurt Douglas County as future residents will not trust land management for the communities they wish to move into.

Already Sterling Ranch is having to adjust to the JAA charter school being built before the district-led public school is. This Amendment will give developers too much leverage and will very likely delay or prevent needed public schools. I urge you to not allow developers to change what has been promised for district-led schools for instead using “school sites” for private or charter schools - as has been the case for JAA.

Again, I urge you to deny Amendment 13 regarding the Sterling Ranch School Land dedication. Sterling Ranch was approved with the expectation of district-led public schools, not charter schools. Communities thrive better when they have public schools and when we can trust land management promises as we invest in housing and living in Douglas County.

Thank you.

Best regards,
Rachel Lesser
404-395-0395

Brett Thomas

From: Sylvia Arpke <scarpke@gmail.com>
Sent: Tuesday, October 21, 2025 11:08 AM
To: Planning Commission <PlanningCommission@douglas.co.us>
Subject: Please Protect Sterling Ranch's Public School Commitments

Dear Members of the Douglas County Planning Commission,

I'm writing as a Sterling Ranch resident and parent to express serious concern about the proposed 13th Amendment to the Sterling Ranch Master Plan. I understand that amendments are part of a growing community's evolution, but this one raises significant issues of public trust, planning integrity, and equitable access to education.

As written, the amendment would:

- Reduce guaranteed school land to just 110 acres across all of Sterling Ranch;
- Eliminate the clearly designated elementary, middle, and high school sites; and
- Delay land transfer to the Douglas County School District (DCSD) until the district can both prove need and secure funding.

On paper, these changes may look like flexibility. In practice, they erode one of the most essential public commitments embedded in the original plan, that Sterling Ranch would include district-run public schools serving its families.

As you know, Douglas County has struggled for years to pass school bond measures. By conditioning land transfer on bond passage, the amendment creates a nearly insurmountable obstacle for DCSD to plan and build schools in a timely way. It also gives disproportionate leverage to the developer over when (or if!) public school land is ever truly dedicated.

We've already seen how this dynamic can play out when the John Adams Academy site was "gifted" land while DCSD continues to wait for its first public school to break ground. Counting privately run charter schools toward the community's school land requirements undermines the intent of the original master plan and shortchanges families who moved here expecting access to district-led options.

The Planning Commission's role is to ensure that development remains aligned with Douglas County's long-term vision, one that balances private enterprise with public infrastructure. A neighborhood of this size without strong, guaranteed, district-led schools will eventually face serious challenges in community cohesion, traffic, and even property value stability.

I respectfully urge the Planning Commission to **deny or delay the 13th Amendment** until:

1. DCSD has been fully consulted and agrees that its ability to plan for district-run schools will not be compromised, and
2. The master plan restores clear, enforceable commitments for dedicated public school sites.

Thank you for your attention to this matter and for your continued work to ensure that Sterling Ranch grows responsibly and remains true to the public commitments that made it such a promising community.

Respectfully,
Sylvia Arpke
Sterling Ranch Resident

Brett Thomas

From: Tracy M <tracy.ruck89@gmail.com>
Sent: Wednesday, October 22, 2025 12:46 PM
To: George Teal <gteal@douglas.co.us>; Kevin VanWinkle <kvanwinkle@douglas.co.us>; Abe Laydon <alaydon@douglas.co.us>; Planning <Planning@douglas.co.us>
Subject: URGENT: Opposition to Sterling Ranch School Land Amendment

Dear Planning Commission Members/County Commissioners,

I hope this message finds you well. I am writing to express my urgent concerns regarding the proposed amendment to the Sterling Ranch master plan, which poses a significant threat to the future of public, district-run schools in our community.

The current proposal by Sterling Ranch LLC to reduce guaranteed school land to just 110 acres, along with the removal of specific sites for elementary, middle, and high schools, is alarming. The vague labeling of all sites as “School Site” without grade-level guarantees raises serious doubts about the commitment to providing the necessary public education infrastructure our families rely on.

Key points of concern include:

- The developer's control over school land until the Douglas County School District (DCSD) can prove funding availability, which could indefinitely delay the establishment of public schools.
- The option for the developer to pay “cash-in-lieu” instead of dedicating land, which could further jeopardize our community's access to public education.
- The risk of charter or private schools occupying these sites instead of ensuring that public, district-run schools are prioritized.

This amendment not only undermines the promise of public education in Sterling Ranch but also opens the door for potential inequities in educational access. The history of bonding measures in Douglas County indicates that funding for public schools is challenging, further complicating our efforts to secure adequate facilities for our children.

I urge the Planning Commission and County Commissioners to take immediate action by:

1. Denying or delaying the 13th Amendment until DCSD and the community are fully consulted.
2. Ensuring that school sites are transferred when needed, regardless of the district's current funding status, to allow for proper planning and responsiveness to community needs.
3. Reiterating the original expectations of Sterling Ranch, which included commitments to public, district-led schools.

Our community deserves a clear, dedicated path to public education that prioritizes the needs of our children. I appreciate your attention to this urgent matter and hope to see a commitment to the public schools that our families were promised.

Thank you for your consideration.

Sincerely,

Tracy Meier
Solstice Resident

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

13TH

New County Certification

COUNTY CERTIFICATION

ADMINISTRATIVE AMENDMENT OF THE STERLING RANCH DEVELOPMENT PLAN AMENDING THE MINIMUM LOT AREA WITHIN THE C3 CHARACTER ZONE AND CLARIFYING OFF-SITE ROAD IMPROVEMENT REQUIREMENTS AS DEPICTED HEREON PURSUANT TO DEFINITIONS FOR 'COUNTY'S ROAD CONCURRENCY STANDARD' AND 'STATE HIGHWAY SEGMENTS', SECTION S-2.5(C), SECTION S-2.5(D), AND TABLE 7.1.

APPROVED THIS _____ DAY OF _____, 2025, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT. THIS AMENDMENT NO. 12 AFFECTS ONLY DEFINITIONS FOR 'COUNTY'S ROAD CONCURRENCY STANDARD' AND 'STATE HIGHWAY SEGMENTS', SECTION S-2.5(C), SECTION S-2.5(D), AND TABLE 7.1.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

COUNTY CERTIFICATION

THIS MAJOR AMENDMENT OF THE STERLING RANCH PLANNED DEVELOPMENT PLAN AMENDING COMMITMENTS FOR SCHOOL DEDICATION AND CASH-IN-LIEU OF SCHOOL LAND DEDICATION, AS DEPICTED HEREON PURSUANT TO SECTIONS S-1.2(A), S-1.2(B), AND THE LAND USE PLAN AND PLAN DETAILS ON SHEETS 8-13, 18, and 30 HAS BEEN APPROVED BY BOARD MOTION NO._____ON (/ /).

THIS AMENDMENT NO. 13 AFFECTS ONLY SECTIONS S-1.2(A), S-1.2(B), AND THE LAND USE PLAN AND PLAN DETAILS ON SHEETS 8-13, 18, and 30 AS DESCRIBED IN FILE NO. ZR2025-XXX.

_____ _____
Chair, Board of Douglas County Commissioners (Date)

_____ _____
Director of Community Development (Date)

SHEET INDEX

Sheet	Title
General	
1	Cover Sheet
2	Legal Description
3	Legal Description, Cont.
4	Vicinity and Adjacent Zoning
5	General Provisions and Definitions
6	General Provisions and Definitions, Cont.
Plan Areas	
7	Thoroughfare Plan Overview
8	Land Use Plan Overview
9	Parks, Open Space and Trails Plan Overview
10	Plan Detail A
11	Plan Detail B
12	Plan Detail C
13	Plan Detail D
Statement of Commitments	
14-18	Statement of Commitments
Development Standards	
19-31	Development Standards
Easements Structures and Slope	
32	Easements, Structures and Slope Overview
33	Easements, Structures and Slope Detail A
34	Easements, Structures and Slope Detail B
35	Easements, Structures and Slope Detail C
36	Easements, Structures and Slope Detail D

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
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ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
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F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

STERLING RANCH

New date

ZR2009-004
Revision Date: AUG 25, 2025

Cover Sheet

Sheet: 1 of 36

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

13th

Relocate SA-1 to this location.

Add School Site (60 acres) and Symbol (S).

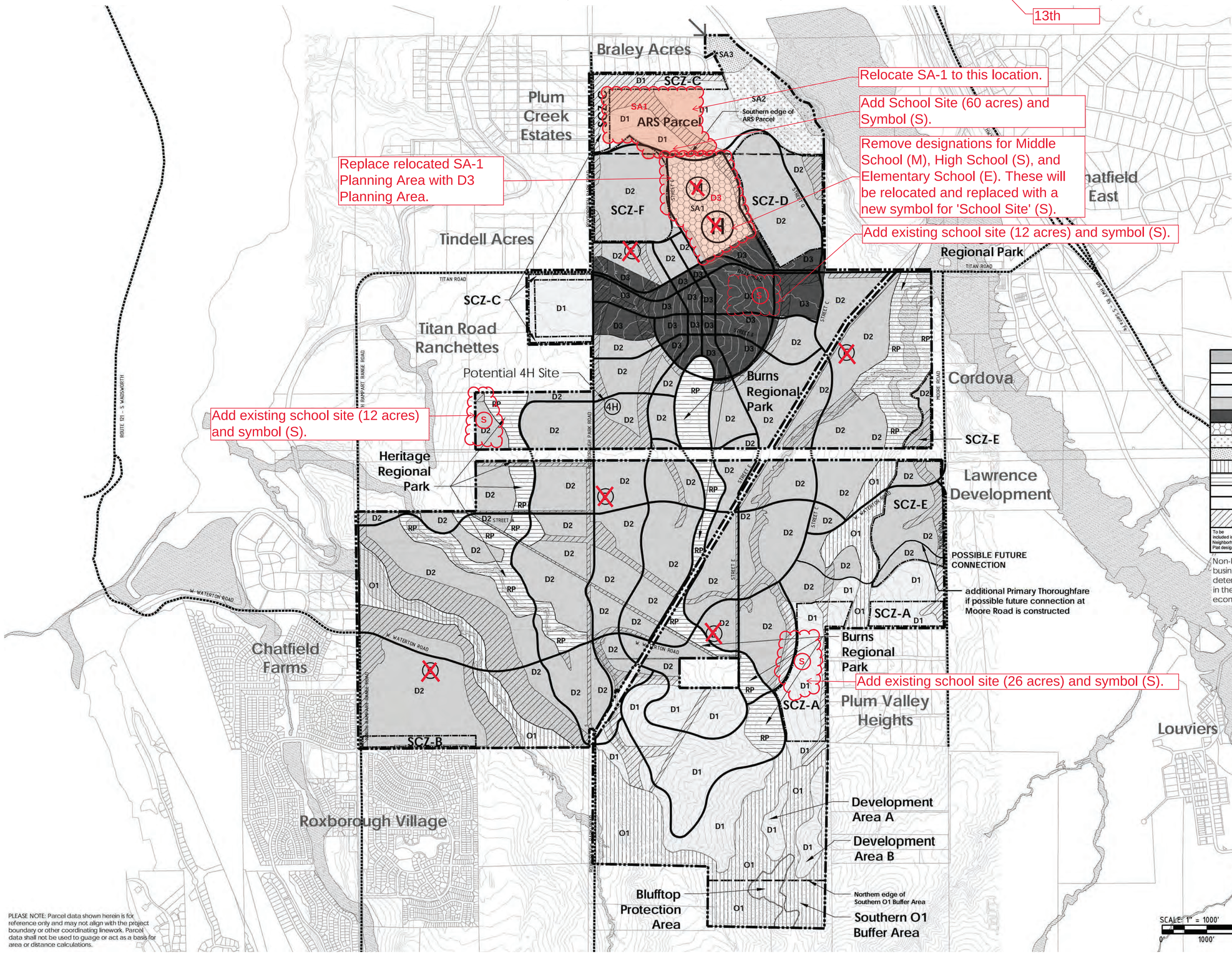
Remove designations for Middle School (M), High School (S), and Elementary School (E). These will be relocated and replaced with a new symbol for 'School Site' (S).

Replace relocated SA-1 Planning Area with D3 Planning Area.

Add existing school site (12 acres) and symbol (S).

Add existing school site (12 acres) and symbol (S).

Add existing school site (26 acres) and symbol (S).



LEGEND

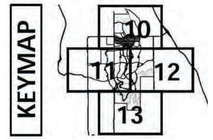
PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District

OTHER

- (S) School Site
- (E) Potential Elementary School
- (M) Potential Middle School
- (H) Potential High School
- Special Character Zones
- Character Zone C1 - Multi-Function Open Space
- Floodplain
- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Property Boundary

KEYMAP



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
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ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206

Architect, LLC
Street, No. 701
Denver, CO 80218
P: 720 635 6837

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Denver, CO 80203
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Centennial, CO 80111
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143 Union Boulevard, Suite 600
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Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

Land Use

(Subject to adjustment pursuant to the terms of the Development Plan)

Planning Areas	Acres
D1 - Country/Hillside	593.57
D2 - Villages	1818.22
D3 - Town Center	226.48
SA1 - School	72.66
SA2 - Reservoir	59.42
SA3 - Maintenance/Industrial	13.24
O1 - Open Preserve	336.77
RP - Regional Park	281.01
TOTAL	3400.77
Character Zone C1 - Multi-Function Open Space	516.09
To be included in Neighborhood/ Plat designs — Other Parks to be designated within Neighborhoods	57.00 (estimated)

533.57 122

298.54

60.00

Non-Residential square footage: Totals for business, commercial, and industrial space will be determined by development standards set forth in the Development Plan and sustainable and economic practices

Areas Subject to Potential Inclusion within SCZ-D, SCZ-E and SCZ-F

(Subject to adjustment pursuant to the terms of the Development Plan)

Area	Acres
SCZ-D	100.80
SCZ-E	92.47
SCZ-F	84.72

NOTES

1. The location of various areas and improvements depicted generally hereon and acreages set forth hereon are subject to change pursuant to the other provisions of this Development Plan.
2. The acreages of areas set forth hereon include thoroughfares within such areas.
3. Some Primary Thoroughfares are or may be located on Existing Roads.

PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

SCALE: 1" = 1000'

0' 1000' 2000' 4000'

NORTH

ZR2009-004

New Date

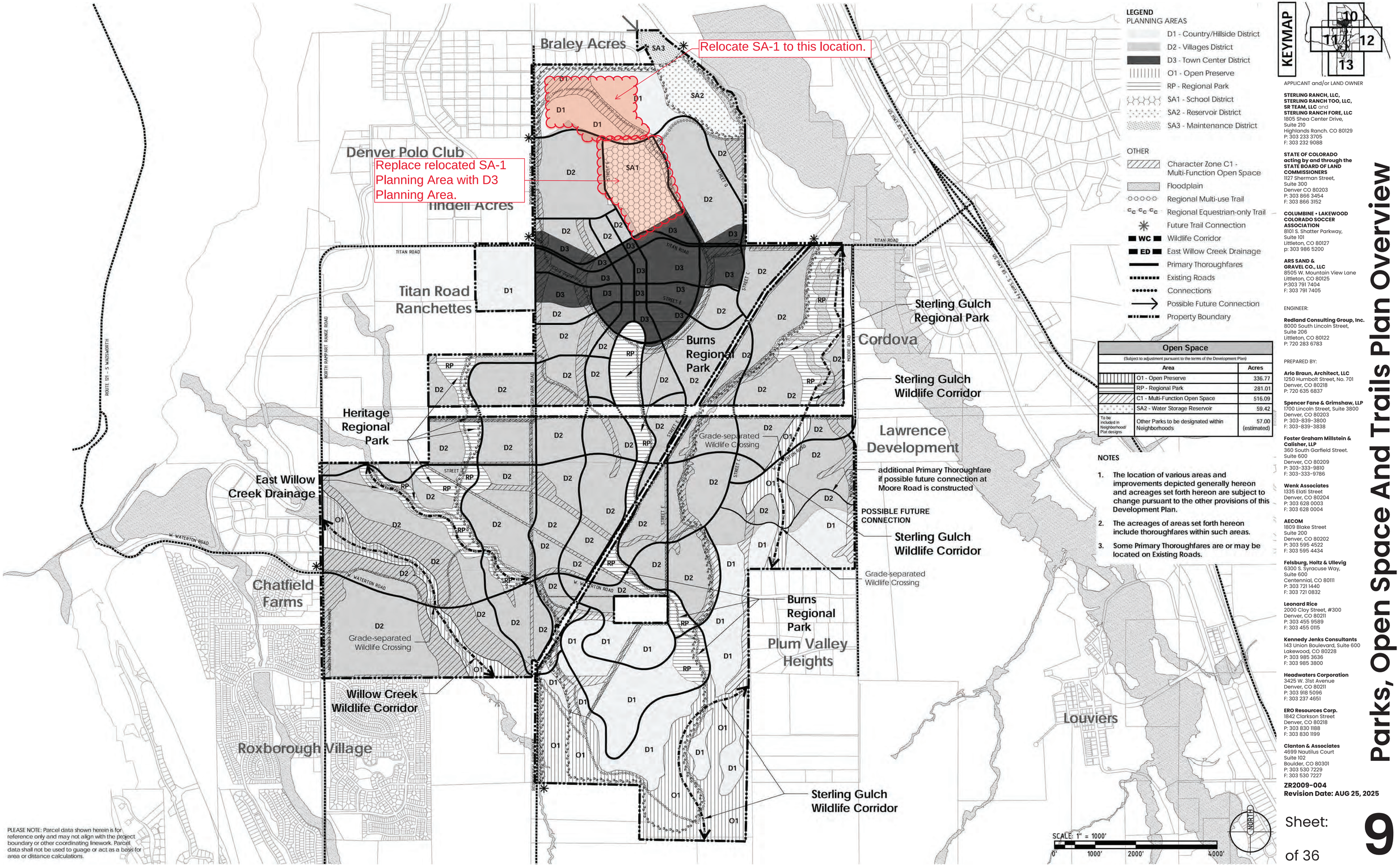
Revision Date: AUG 25, 2025

Sheet: 8 of 36

Land Use Plan OVerview

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units



LEGEND

PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District

OTHER

- Character Zone C1 - Multi-Function Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
- WC - Wildlife Corridor
- ED - East Willow Creek Drainage
- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Property Boundary

KEYMAP

Open Space		
(Subject to adjustment pursuant to the terms of the Development Plan)		
Area		Acres
	O1 - Open Preserve	336.77
	RP - Regional Park	281.01
	C1 - Multi-Function Open Space	516.09
	SA2 - Water Storage Reservoir	59.42
To be included in Neighborhood/ Plat designs	Other Parks to be designated within Neighborhoods	57.00 (estimated)

NOTES

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2. The acreages of areas set forth hereon include thoroughfares within such areas.
3. Some Primary Thoroughfares are or may be located on Existing Roads.

SCALE: 1" = 1000'

0' 1000' 2000' 4000'

NORTH

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P: 303 233 3705
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P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
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Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
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P: 303 721 1440
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Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
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Denver, CO 80211
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1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

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Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: AUG 25, 2025

Sheet: 9 of 36

Parks, Open Space And Trails Plan Overview

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

13th

Relocate SA-1 to this location.

Replace with 'School Site' and 'S' Symbol.

Add 'School Site (60 acres)' and Symbol (S).

Remove designations for Middle School (M), High School (H), and Elementary School (E). These will be relocated and replaced with a new symbol for 'School Site' (S).

Add existing school site (12 acres) and symbol (S).

New Date

Braley Acres

Plum Creek Estates

Tindell Acres

Titan Road Ranchettes

ROXBOROUGH PARK ROAD

ARS Parcel

Southern edge of ARS Parcel

Burns Regional Park

Sterling Gulch Wildlife Corridor

Sterling Gulch Regional Park

See Sheet 11

See Sheet 12

PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

SCALE: 1" = 400'

0' 400' 800' 1600'

NORTH

LEGEND

PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District
- ~~Potential Elementary School~~
- ~~Potential Middle School~~
- ~~Potential High School~~
- Special Character Zones

OTHER

- Character Zone C1 - Multi-Function Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
- Wildlife Corridor
- East Willow Creek Drainage
- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Property Boundary

NOTES

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3. Some Primary Thoroughfares are or may be located on Existing Roads.

KEYMAP

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
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P: 303-839-3800
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360 South Garfield Street.
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Denver, CO 80209
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Denver, CO 80211
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Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
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Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
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Plan Detail A

Sheet: 10 of 36

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Add existing school site (12 acres) and symbol (S).

Replace with 'School Site' and 'S' Symbol

Remove designations for Middle School (M), High School (S), and Elementary School (E). These will be relocated and replaced with a new symbol for 'School Site' (S).

LEGEND

PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District
- (E) Potential Elementary School
- (M) Potential Middle School
- (H) Potential High School
- Special Character Zones

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- Character Zone C1 - Multi-Function Open Space
- Floodplain
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- Existing Roads
- Connections
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NOTES

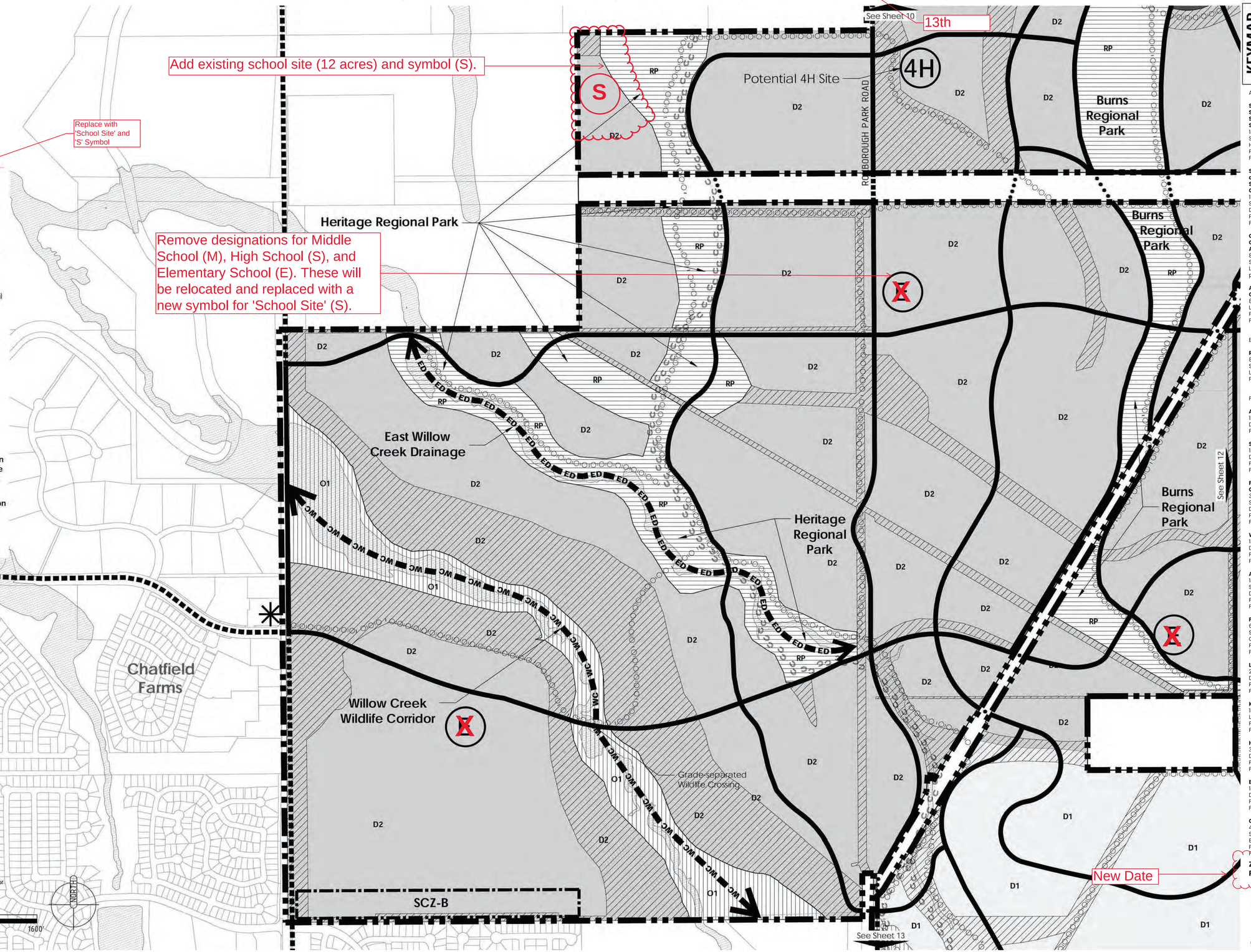
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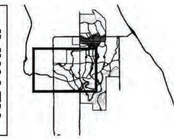
SCALE: 1" = 400'

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NORTH



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P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
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Denver CO 80203
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8101 S. Shatter Parkway,
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Littleton, CO 80127
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Centennial, CO 80111
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Denver, CO 80211
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Kennedy Jenks Consultants
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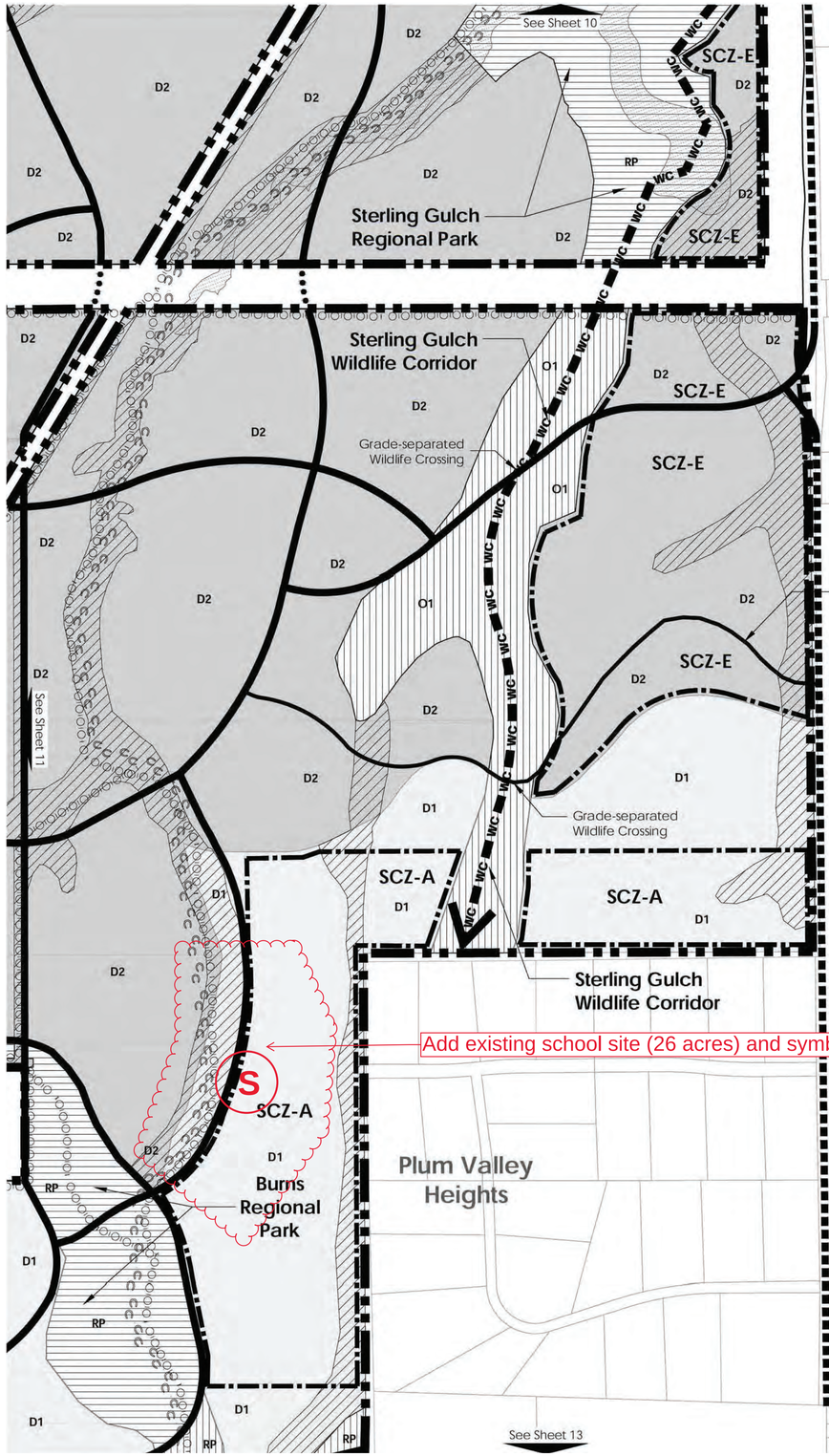
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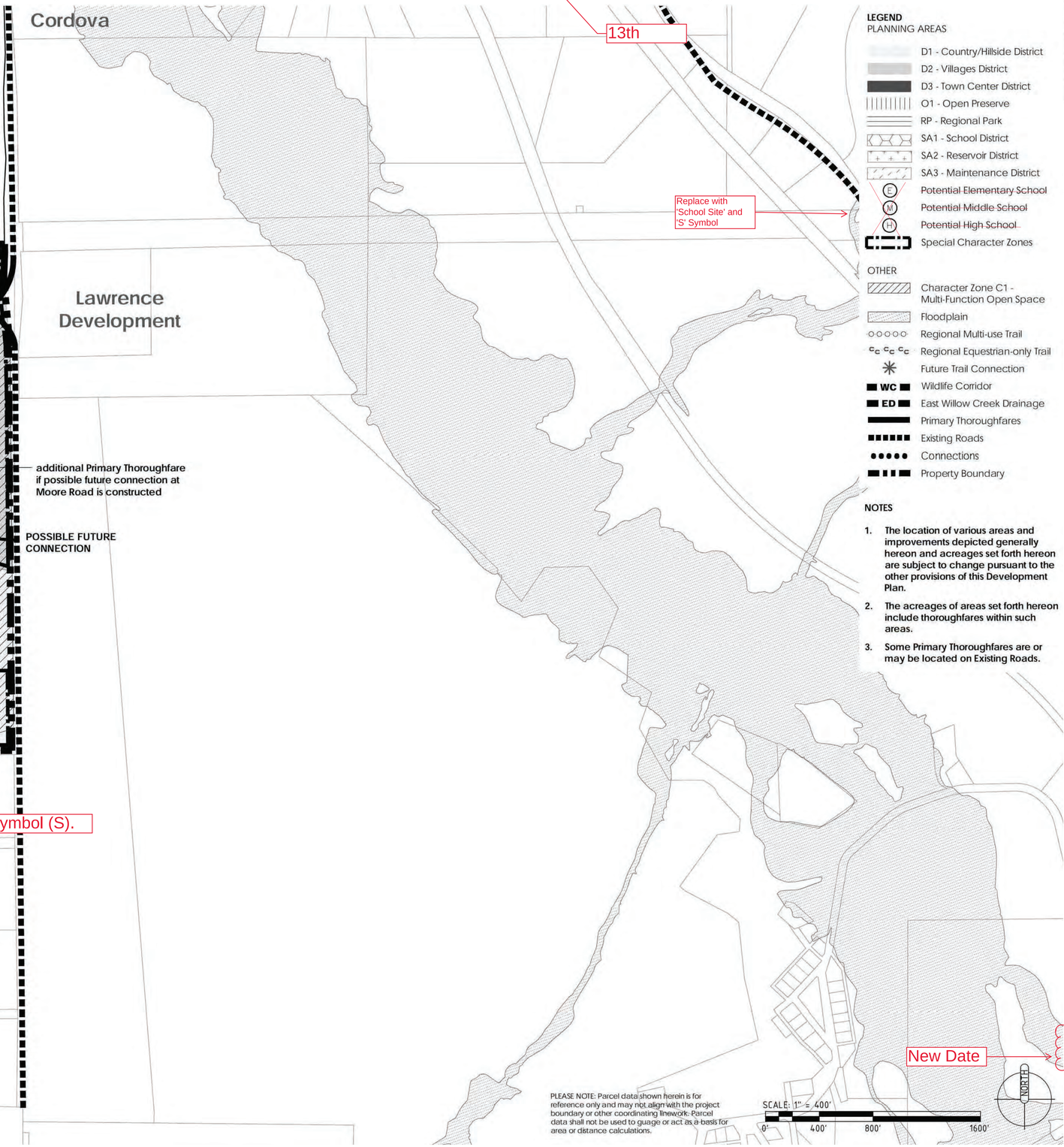
Sheet: 11

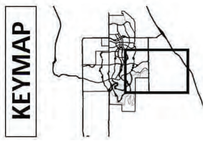
of 36

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

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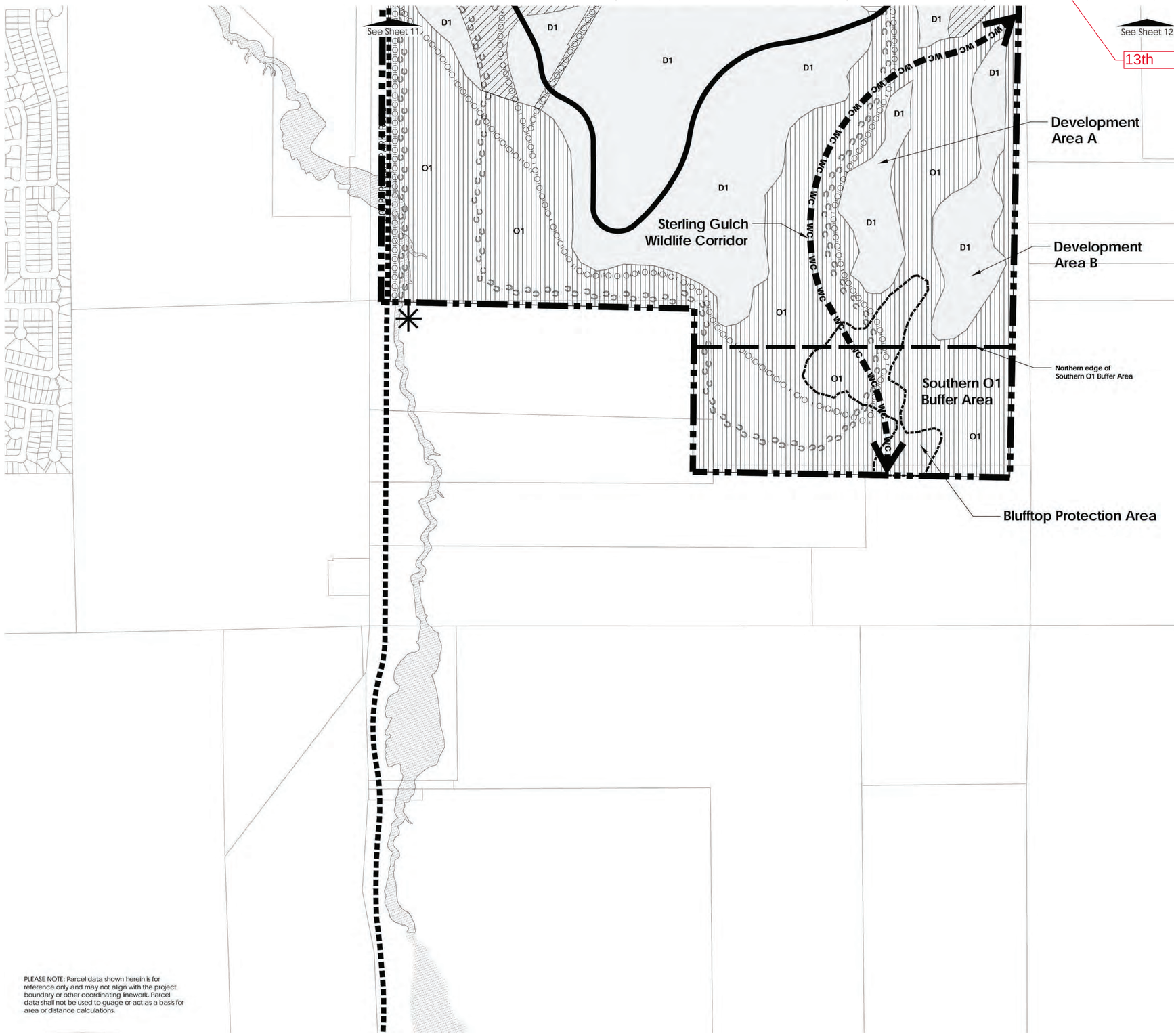
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Replace with 'School Site' and 'S' Symbol

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Plan Detail D

New Date

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STATEMENT OF COMMITMENTS

For so long as this Development Plan remains in effect with respect to the Property, pursuant to and subject to the terms of this Development Plan, the following conditions shall be satisfied in connection with development of the Property.

S-1. DEDICATIONS

Subject to the conditions set forth in this Development Plan, the following dedications and offers of dedications of land shall be made (with all water rights retained by the Owners) to fulfill concurrency and subdivision requirements in connection with the development of the Property:

S-1.1 Parks, Open Space and Regional Trails.

All parks, open space and trails dedicated and accepted pursuant to this Section S-1.1 shall remain open to public use, subject to the provisions of this Section S-1.1 and subject to seasonal closures and other rules and regulations acceptable to the entity to which such dedication is made and accepted.

(A) Regional Parks.

(i) General. Subject to the condit
Plan, Owner shall dedicate, in pho
Requirement or as otherwise req
portions of the land depicted ger
and Trails Plan as Burns Regional
and Heritage Regional Park. Each
to a special district or another go
the Owner; provided, however, th
County unless the County agree
each portion of the Regional Park
Section S-1.1 (A) shall provide a fu
Park and shall be dedicated in a
for functional and cohesive Regio
the first dedication of any portion
provide the County with a plan d
for such portion of such Regional
may be constructed within future
such Regional Park. Such plan sh
but shall show how the entirety o
developed. After such dedication
such land shall be owned and m
dedication was made and by wh

Remove text and tables in Section S-1.2(A) and replace with the following:

Sterling Ranch will dedicate 110 acres of land for public schools within the Sterling Ranch PD.

Dedication of each school site by Owner to Douglas County will occur upon the County or public school demonstrating a reasonably necessary need for the property for the construction of a school, and upon provision by the County or public school of an approved 5-year Capital Plan or a Bond Plan demonstrating the ability to fund and construct a school on a given site.

The final boundaries of the school sites depicted generally on the land use plan will be decided during the process of completing the Preliminary Plan for the area in which a school site is intended to be included.

If a school site, as identified on the Preliminary Plan, has not been conveyed by Owner to Douglas County at or prior to the recording of the Final Plat in which the school site is located because the County or public school has not shown a reasonably necessary need for the site or has not demonstrated the ability to fund and construct a school on that site, the site will be retained and developed by Owner, and Owner will provide an alternative school site for consideration or cash-in-lieu thereof.

(ii) Sterling Gulch Regional Park a
Contemporaneously with the dedication of any portion of Sterling Gulch Regional Park pursuant to Section S-1.1 (A)(i), Owner may reserve from such dedication the right to have all or any portion of such land, as identified by Owner, reconveyed to Owner at Owner's election at any time prior to December 31, 2035, on the condition that simultaneously with such reconveyance to Owner such reconveyed land is subjected to the Reservoir Easement.

(iii) Public Access Regional Parks dedicated by Owner shall permit public access to and use of the area dedicated in perpetuity, subject to seasonal closures and other rules and regulations acceptable to the entity to which such dedication is made and accepted.

(B) Reservoir Easement.

Owner may designate port
Gulch Regional Park as par
to the conditions set forth i
subject portions of such lar
required to satisfy the Parks
by Commitments Matrix. If
shall be granted to a speci
designated by the Owner;
so designate the County u
Easement is granted, it sha
Sterling Gulch Reservoir for purposes of recreational activities that do not involve human body contact with reservoir water. Such permitted uses include fishing from the shore and from piers, non-motorized boating, wildlife observation, and such other uses as Owner and the County may agree. If the Reservoir Easement is granted, it shall either: (i) require that a majority of the land subject to the Reservoir Easement maintain a water depth of at least ten feet at all times except in case of exigent need to address water supply needs, and that access to the water's edge be provided, and/or (ii) other provisions be made for active or specialized recreation within the area burdened by the Reservoir Easement. If the Reservoir Easement is granted, the use of Sterling Gulch Reservoir by the public shall be subject to: (a) seasonal closures, (b) the Owner's right to use such property for water storage (including the installation, construction, use, operation, maintenance, repair and replacement of pipes, structures, facilities and other improvements related thereto), (c) the Owner's right to use such property for any use that does not unreasonably interfere with the uses set forth in the Reservoir Easement, and (d) other rules and regulations acceptable to Owner and the County. Owner may convey or otherwise transfer any or all of its fee interest in Sterling Gulch Reservoir, and may assign or otherwise transfer any or all of its rights with respect to the Sterling Gulch Reservoir (including without limitation, mineral, oil and gas interests and access rights) to a special district or any other person or entity.

Remove text in Section S-1.2(B) and replace with the following:

Cash-in-lieu of land dedication shall be required when deemed, by the Board, to be more appropriate in satisfying the needs of the proposed development and concerned agencies. Owner may provide a cash-in-lieu of land dedication payment to the County or offer other acceptable land for a public school. Any cash-in-lieu payment shall be used for purposes of providing school services or facilities within the Property. The amount of any Cash-in-Lieu payment shall be based on the fair market value of the land that has been identified as a school site in the Preliminary Plan.

(C) Open Preserve (O1).

Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required by the Commitments Matrix, the land depicted generally on the Parks, Open Space and Trails Plan as "O1". Each such dedication shall be made to a homeowners' association, special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. After such dedication of any portion of O1 land, such land shall be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in Table 2.

(D) Multi-function Open Space (C1).

Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required to satisfy the Parks Requirement (as more particularly set forth in the Commitments Matrix), portions of the land depicted generally on the Parks, Open Space and Trails Plan as "C1". Each such dedication shall be made to a homeowners' association, special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. After such dedication of any portion of C1 land, such land shall thereafter be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in Table 2.

(E) Other Parks.

Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required to satisfy the Parks Requirement

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segment of such Regional Trails shall be established at the time of Final Plan therefore, to the extent public access is not already provided, and may vary from the depiction thereof shown on the Parks, Open Space and Trails Plan or on any Neighborhood Plan, on the condition that (a) all such Final Plats and the Regional Trail alignments thereon comply with the requirements of the Subdivision Resolution, (b) Regional Trail connectivity within the Property is not materially decreased from that depicted generally on the Parks, Open Space and Trails Plan, (c) connectivity between the Regional Trails (on the Property) and regional trails outside the Property is not materially decreased from that depicted generally on the Parks, Open Space and Trails Plan. and (d) Regional Multi-use Trails depicted generally on the Parks, Open Space and Trails Plan shall be located so as to cross roadways at intersections
emplated).
dor shall be
d generally
gional Trails
outer edges

may be
tion within
ent public
such
ents or
other rights for such trail segments to a special district or other governmental entity designated by the Owner in accordance with the requirements of Section-1.1 (G)(ii) or Section S-1.1 (G)(v), as appropriate; provided, however, that Owner may not so designate the County unless the County agrees.

(iii) Dedication. To the extent public access is not already provided, Owner shall dedicate easements for those Regional Trails within the Property shown generally on the Parks, Open Space and Trails Plan. Owner may dedicate easements for Regional Trails other than those shown generally on the Parks, Open Space and Trails Plan, Each such dedication shall be made to a special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. Notwithstanding any provision herein, Owner shall not be required to obtain dedicated easements for any segment of Regional Trails located outside of the Property.

(iv) Ownership and Maintenance. After dedication of any easement for Regional Trails pursuant to Section S-1.1 (G)(iii), all Regional Trails within such easement shall be owned and maintained by the entity to which such dedication is made and by which such dedication is accepted.

(v) Use.

(a) Multi-use Trails. Each easement for a Regional Multi-use Trail shown generally on the Parks, Open Space and Trails Plan shall permit public access to and use of the area subjected thereto for purposes of pedestrian, non-motorized vehicular transportation, and motorized vehicular transportation to the extent required by the Americans with Disabilities Act, 42 U .S.C. § 12101 et. seq., subject to seasonal closures and other rules and regulations acceptable to the entity to which such easement is dedicated and by which such dedication is accepted.

(b) Equestrian Trails. Each easement for a Regional Equestrian-only Trail shown generally on the Parks, Open Space and Trails Plan shall permit public access and use of the area subjected thereto for purposes of equestrian riding, subject to seasonal closures and other rules and regulations acceptable to the entity to which such easement is dedicated and by which is such dedication is accepted.

(H) Plum Valley Heights Trail Connection. Pursuant to the schedule set forth in the Commitments Matrix, Owner shall grant an easement to the Plum Valley Heights Homeowners Association for an equestrian-only trail connecting the Plum Valley Heights neighborhood to the Regional Equestrian-only Trail system within the Property.

S-1.2 Schools.

(A) Dedication.

~~Unless otherwise agreed by the School District, the Owner shall offer School Sites for dedication to the County as needed based on the number of students generated by residential development to the extent such residential development actually occurs within the Property. The number of students generated by residential development shall be determined pursuant to the generation rates in Table S-1.2(A) below and the acres of School Sites required per student shall be determined pursuant to Table S-1.2(B) below, unless Owner, the County and the School District agree to different methodologies.~~

~~Table S-1.2 (A)~~				
~~Density (expressed in terms of Dwelling Units/acre.)~~	~~K-6~~	~~7-8~~	~~9-12~~	~~Total~~
~~X < 0.1~~	~~0.5~~	~~0.2~~	~~0.4~~	~~1.1~~
~~0.1 < X <0.5~~	~~0.54~~	~~0.15~~	~~0.31~~	~~1~~
~~0.5 < X <2.0~~	~~0.52~~	~~0.15~~	~~0.29~~	~~0.96~~
~~2.0 < X < 5.0~~	~~0.48~~	~~0.14~~	~~0.28~~	~~0.9~~
~~5.0 < X <7.5~~	~~0.39~~	~~0.12~~	~~0.24~~	~~0.75~~
~~7.5 < X <9.0~~	~~0.26~~	~~0.08~~	~~0.16~~	~~0.5~~
~~9.0 < X <12.0~~	~~0.19~~	~~0.06~~	~~0.12~~	~~0.37~~
~~12.0 < X <15.0~~	~~0.17~~	~~0.05~~	~~0.11~~	~~0.33~~
~~15.0 < X <22.0~~	~~0.07~~	~~0.03~~	~~0.05~~	~~0.15~~

~~Table S-1.2(A)~~	
~~Facility~~	~~Acres per Student~~
~~K-6~~	~~0.018~~
~~7-8~~	~~0.03~~
~~9-12~~	~~0.03~~

~~The number of and locations of School Sites depicted on the Land Use Plan are conceptual and may change. The specific size and location of each School Sites to be offered for dedication shall be determined by Owner, the School District and the County. All dedications of School Sites shall be subject to the right of first refusal and other provisions provided in C.R.S. § 30-28-133(4)(a). (ii).~~

(B) Cash-in-lieu.

~~A number of School Sites will be offered for dedication in connection with the development of the Property and generation of students by residential development within the Property. However, to address the situation that the amount of additional students to be generated by the projected residential development within the Property may not be large enough to require an additional School Site be offered for dedication, instead of offering a site for dedication the Owners may provide at the time of final plat of such residential development in accordance with Section 1004 of the Subdivision Resolution: (i) cash-in-lieu, or (ii) other interests in real or personal property in lieu thereof if such property interests are acceptable to the School District for use by the School District for administrative and other school support purposes. All cash-in-lieu and property interests provided to the School District pursuant to this Section S-1.2(B) may be used by the School District only for schools and school support facilities located within the Property, which may provide service to students residing within and outside the Property.~~

(C) Capital Mitigation.

(i) Amount. Owner shall provide $1,500 for each SFDU that is not an AHU, at or prior to the Recording of Final Plat thereof, and $750 for each MFDU that is not an AHU, as a condition of Site Improvement Plan approval thereof, in both cases to be used solely for the School District capital improvements within the Property. All funds provided to the School District pursuant to this Section S-1.2(C) may be used within the current high school feeder area for students generated from the Property until such time as there is enough student population generated from the Property and funding available to build a complete high school feeder within the Property. After such time as there is enough student population generated from the Property and funding available to build a complete high school feeder within the Property, Owner shall not be required to make further payments under this Section S-1.2(C) in respect of any Final Plat or Site Improvement Plan if as of the date Owner desires to Record such Final Plat. or the date of the County's approval of such Site Improvement Plan, as appropriate, the School District has failed to execute and deliver to Owner written commitments restricting the use of such funds to capital improvements within Sterling Ranch, in form and substance reasonably acceptable to Lead Owner.

(ii) In-Kind. Amounts due under this Section S-1.2(C) shall be reduced by the value of any in-kind contributions from Owner to the School District as may be acceptable to Owner and the School District.

(D) Extent.

No dedication, cash-in-lieu thereof, or capital mitigation for schools other than as expressly set forth in this Development Plan shall be required in connection with the subdivision or development of the Property.

(E) Alternate Mechanisms.

Alternate mechanisms of the development and provision of school facilities (including, without limitation, land ownership) may be employed in place of the dedication, cash-in-lieu and/or capital mitigation requirements of Sections S-1.2(A)-(C) if adequate school facilities are provided to accommodate the need created by Sterling Ranch in accordance with County regulations if such alternate mechanisms are acceptable to Lead Owner, the School District and the County.

S-1.3 Thoroughfares.

(A) Alignments.

Alignments for the Primary Thoroughfares are depicted generally on the Thoroughfare Plan. The exact alignments of Primary Thoroughfares shall be determined by Owner at the time of Final Plat thereof and may vary from the depictions set forth on the Thoroughfare Plan or any Neighborhood Plan without the need to amend this Planned Development or any Neighborhood Plan, on the condition that: (1) all plats of such Primary Thoroughfares are approved by the County in accordance with the Subdivision Resolution, (2) such alignments conform to, and are provided at such times as are required by, all other applicable County standards, including without limitation the County's street concurrency requirements set forth in Appendix A of the Zoning Resolution and the Douglas County Roadway Design and Construction Standards, as the same may be modified by any alternate roadway design standards approved by the County, and (3) the overall connectivity and functionality of such Primary Thoroughfares as depicted on the Thoroughfare Plan are maintained.

(B) Public and Private.

The Primary Thoroughfares will be public thoroughfares offered for dedication to the County at Final Plat. The determination of whether Thoroughfares within the Property other than the Primary Thoroughfares will be public or private will be determined by Owner and the County, with all of such Thoroughfares that will be public being offered for dedication at Final Plat thereof, at no cost to the County.

(C) Additional Dedications for Titan Road .

At the County's request and at no cost to the County, Owner shall dedicate those portions of the Property located along the southern edge of the Titan Road Additional Dedication Segment as needed to accommodate the southern half of a six-lane roadway along the Titan Road Additional Dedication Segment, assuming that such six-lane roadway is centered on the current centerline for the Titan Road Additional Dedication Segment. Notwithstanding the foregoing, Owner shall not be required to dedicate any property pursuant to this Section S-1.3(C) to provide right-of-way along any segment ofTitan Road to the extent right-of-way for a six-lane road along such segment of Titan Road has already been provided at the time of the County's request pursuant to this Section S-1.3 (C).

S-1.4 Fire.

(A) Fire Station.

Owner shall offer for dedication to the Fire District a fire station site, with the specific size and location thereof to be determined by Owner, the County and the Fire District. The dedication of such site shall be subject to: (i) a covenant containing the right of first refusal provided in this Section S-1.4(A), and (ii) such other terms and conditions acceptable to both Owner and the Fire District. The dedication of such site shall occur at a time acceptable to the Fire District. Before the Fire District may sell, transfer or convey any land dedicated to the Fire District pursuant to this Section S-1.4(A), the Fire District shall deliver written notice to Lead Owner of its intention to sell, transfer or convey such land. Lead Owner shall then have 60 days to provide written notice to the Fire District of Lead Owner's interest in purchasing all or any portion of such land. If Lead Owner timely delivers to the Fire District a written notice of Lead Owner's interest in purchasing all or any portion of such land, then the Fire District shall not be permitted to sell any portion of such land for the period ending 60 days after the Fire District's receipt of such notice. The purchase of such land by Lead Owner shall be upon such terms and conditions and for such consideration as Lead Owner and the Fire District may mutually agree; however, in no event shall the purchase price exceed the fair market value of such land at the time it was dedicated to the Fire District. With respect to any land dedicated to the Fire District pursuant to this Section S-1.4(A), the right of first refusal negotiation provided in this Section S-1.4(A) shall expire 20 years after the date such land was dedicated to the Fire District.

(B) Fire Protection Systems.

All fire protection systems serving the Property shall be designed to meet the requirements of the Fire District and the County, including without limitation, fire codes adopted by the County, and those requirements set forth in Section 3(b)(1)(a)-(f) of Appendix A of Section 15 of the Zoning Resolution.

(C) Fire Protection Submittals to the Fire District.

All engineering documents submitted to the Fire District shall bear the wet signature and seal of the engineer or architect in responsible charge of the design unless the Fire District indicates it does not require the same.

(D) Fire Protection Improvements Installed.

Water distribution and site access components necessary for fire protection of any structure under construction (in accordance with Fire District standards) shall be installed and in service prior to the construction of such structure, except by special permit issued by the Fire District.

S-1.5 Electric and Gas Sites and Facilities.

In connection with platting any portion of the Property, Owner shall provide sites for electric substations, gas and electric transmission line easements, and gas regulator/meter station sites as needed to serve the development proposed by such plat.

S-1.6 Owners Reserved Rights.

(A) General.

With respect to all offers of dedications and dedications provided in this Development Plan or otherwise, but excluding dedications and offers of dedications for public rights-of-way, the Owners shall be deemed to have reserved for themselves, their successors and assigns, and for the benefit of any special districts, utility providers or other persons or entities as may be designated by the dedicating Owner(s), easements and rights to construct, install, use, operate, maintain, repair and replace (on such dedicated lands) Utility-Minor Facilities, Utility Service Facilities, Thoroughfares, trails, other infrastructure and improvements related thereto. Such reserved rights shall be set forth on Final Plats pursuant to which such dedications are made, otherwise such rights shall be deemed to expire with respect to land dedicated on such Final Plat.

(B) Gardens and Organized Agricultural Activities .

In addition to the reservation set forth in Section S-1.6(A), with respect to all offers of dedication and dedications of C1 areas as provided in this Development Plan or otherwise, the Owners shall be deemed to have reserved for themselves, their successors and assigns, and for the benefit of any special districts, utility providers or other persons or entities as may be designated by the dedicating Owner(s), easements and rights to use such areas for community gardens and organized agricultural activities, and to construct, install, use, operate, maintain, repair and replace improvements related thereto (on such dedicated lands).

(C) Minerals.

In addition to the reservations set forth in Sections S-1.6(A) and S-1.6(B), with respect to all offers of dedications and dedications of any portion of Regional Parks (Planning Area RP), Open Preserve (Planning Area O1), Multi-function Open Space (Character Zone C1) and Other Parks provided in this Development Plan or otherwise, the Owners shall be deemed to have reserved for themselves, their successors and assigns, all mineral, oil and gas rights and interests with respect thereto.

(D) Other.

With respect to all offers of dedications and dedications provided in this Development Plan, the Owner making such offer of dedication and the County may permit such Owner to reserve easements and/or other rights in addition to those otherwise provided in this Development Plan, including without limitation easements and other rights for agricultural purposes. Owners may assign or otherwise transfer all or any of its easements and rights deemed reserved by this Development Plan to one or more special districts, utility providers or other persons or entities.

S-1.7 Adjustments to Boundaries and Alignments.

Notwithstanding any other provision in this Development Plan:

(A) the boundaries of Burns Regional Park, Heritage Regional Park and Sterling Gulch Regional Park as set forth generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(B).

(B) the boundaries of the "O1" Planning Area as set forth generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(A).

(C) the boundaries of the portions of the Property depicted generally as "C1" on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(C).

(D) the alignments of Regional Trails depicted generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section S-1.1 (G), and

(E) the alignments of the Primary Thoroughfares depicted generally on the Thoroughfare Plan are subject to adjustment as provided in Section S-1.3.

S-1.8 Title Insurance.

An Owner making a dedication of land to the County shall provide title insurance for such County dedicated land as required by the Subdivision Resolution.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 0227

Statement Of Commitments

ZR2009-004
Revision Date: AUG 25, 2025

New Date

Sheet: 14
of 36

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

13th

Parks/Trails/Open Space Commitments Matrix

	Timing of Dedication	Prep. & Approval of Plan	Construction Timing	Construction Responsibility	Ownership and Maintenance Responsibility
Sterling Gulch Regional Park	One or more dedications of all or any portion of Sterling Gulch Regional Park shall be made as needed to satisfy the Parks Requirement. It is contemplated that such dedications will be made in phases. The amount of land included within the first dedication of any portion of the Sterling Gulch Regional Park plus the amount of land subjected to the Reservoir Easement, if any, contemporaneously therewith, shall not be less than 50 acres. Such dedications shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	With respect to all improvements Owner elects or is required by this Development Plan to provide, plans shall be submitted by Owner during referral period of preliminary plan or with application for building permit, as appropriate. Plan shall be approved administratively by the Director.	Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-Use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	Special district or other governmental entity as designated by owner; provided, however, owner may not so designate the County unless the County agrees.
Reservoir Easement	Portions of the Property within or near Sterling Gulch Regional Park may be subjected to the Reservoir Easement as needed to satisfy the Parks Requirement.		n/a	n/a	Owner, special district or other governmental entity as designated by owner; provided, however, owner may not so designate the County unless the County agrees.
Burns Regional Park	One or more dedications of all or any portion of Burns Regional Park shall be made as needed to satisfy the Parks Requirement. Is is contemplated that such dedications will be made in phases. The amount of land included within the first dedication of any portion of the Burns Regional Park shall not be less than 50 acres. Such dedication shall be made before or contemporaraneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.		Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	
Portions of Heritage Regional Park Located on Parcel 1 of the Property	One or more dedications of all or any portion Heritage Regional Park located on Parcel 1 of the Property shall be made as needed to satisfy the Parks Requirement. It is contemplated that such ii.Jedications will be made in phases. The amount of land included within the first dedication of any portion of Heritage Regional Park shall not be less than 50 acres. Such dedication shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to section S-3.1.				
Portions of Heritage Regional Park Located on Parcel 3 of the Property and North of Waterton Road	Dedication of that part of Heritage Regional Park located on Parcel 3 of the Property and north of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) shall be made before or contemporaneously with Recording of the first Final Plat of any portion of Parcel 3 of the Property located north of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) and north of area O1 -A as depicted generally on the O1 Dedication Map. The amount of land included within the first dedication of any portion of Heritage Regional Park shall not be less than 50 acres.				
Portions of Heritage Regional Park Located on Parcel 3 of the Property and South of Waterton Road	Dedication of that part of Heritage Regional Park located on Parcel 3 of the Property and south of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) shall be made before or contemporaneously with Recording of the first Final Plat of any portion of Parcel 3 of the Property located south of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3). The amount of land included within the first offer of dedication of any portion of Heritage Regional Park shall not be less than 50 acres.				
01 (Open Preserve)	See O1 Dedication Table	n/a	n/a	n/a	
C1 (Multi- function Open Space)	Dedications of C1 areas and Other Recreational Parks shall be made as needed to satisfy the Parks Requirement. It is contemplated that such dedications will be made in phases. Such dedications shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Proposed plans depicting parks, trails and open space areas shall be provided by Owner during preliminary plan and final plat review, or at the time of site improvements plan review, as determined necessary by the County. The general locations of these facilities shall be identified at sketch plan unless not requested by the County. With respect to <111 improvements Owner elects or is required by this Development Plan to provide. plans shall be submitted by Owner during referral period of preliminary plan or with application for building permit, as appropriate. Plans shall be approved administratively by the Director.	Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	
Other Recreational Parks					
Regional Trails shown generally on the Parks, Open Space and Trails Plan	For each segment of Regional Trails shown generally on the Parks, Open Space and Trails Plan, the Owner shall grant a trail easement therefor no later than the Recording of the Final Plat that includes such segment.				
Equestrian Trail Connection connecting the Plum Valley Heights neighborhood to the Regional Equestrian-only Trail system within the Property.	The Owner shall grant an easement therefor no later than the Recording of the Final Plat that includes such trail connection.	n/a	n/a	n/a	Plum Valley Heights Homeowners Association

O1 Dedications

Portions of the Property designated as within the O1 Planning Area pursuant to this Development Plan shall be dedicated in phases in accordance with the provisions of the O1 Dedication Map and the O1 Dedication Table. The O1 Dedication Map generally depicts various segments of the O1 Planning Area; such segments are labeled O1-A through O1-G on the O1 Dedication Map. The O1 Dedication Table sets forth the time by which each of the O1-A through O1-G segments must be offered for dedication in accordance with Section S-1.1 (C). Such designated areas are depicted generally on the O1 Dedication Map as O1-APA through O1-GPA, and defined specifically in the O1 Dedication Table. (The "PA" included within the name of each such designated area refers to a platted area.)

The exact boundaries and shape of Planning Area O1 and each of segments O1-A through O1-G thereof may vary from the general depiction thereof shown on the O1 Dedication Map, on the condition that the total acreage of the O1 areas to be offered for dedication (pursuant to Section S-1.1 (C)) upon occurrence of all events requiring such O1 areas to be offered for dedication pursuant to the O1 Dedication Table, shall not be less than the aggregate amount set forth therefor on the Land Use Plan (inclusive of thoroughfares that fall within or cross such O1 areas), and: (a) the change in boundaries does not materially and negatively impact habitat qualities, (b) with respect to the Willow Creek Wildlife Corridor, r in a corridor width narrower than required by Section S-4.2(A), and (c) with respect to the Sterling Gulch Wildlife Corridor, result in a corridor w narrower than required by S-4.2(C).

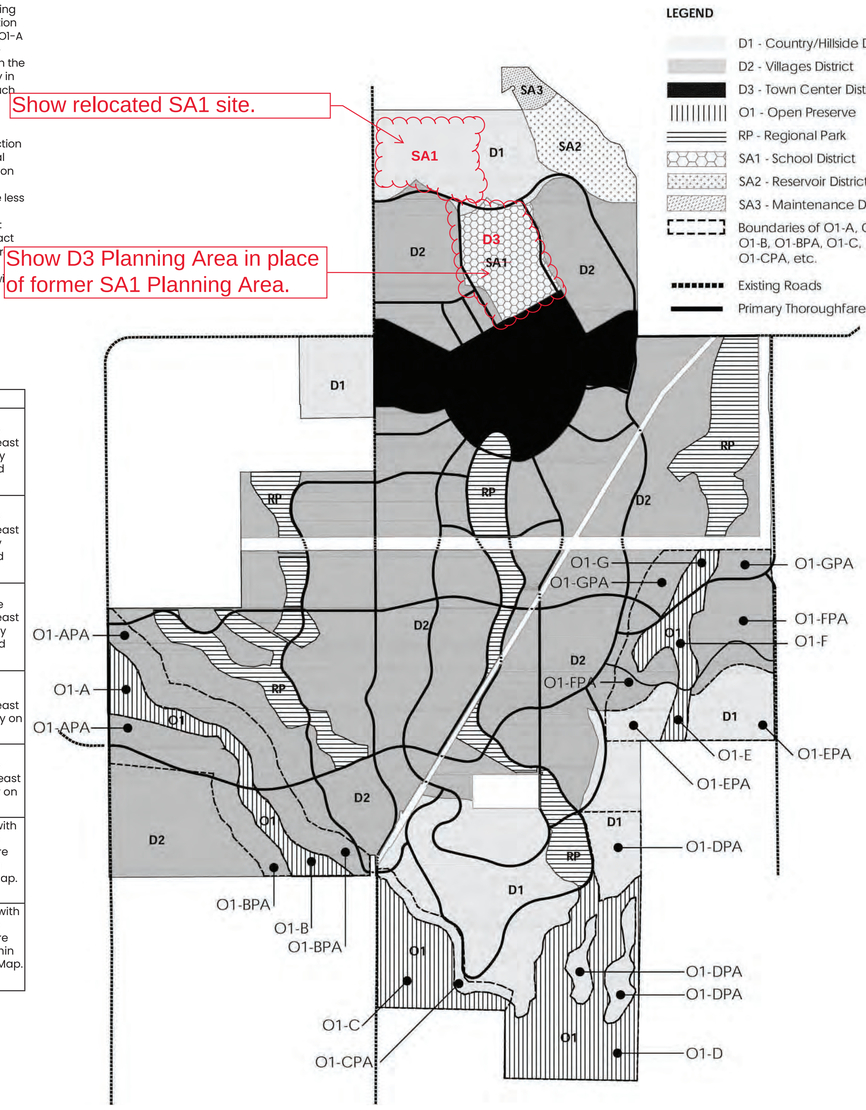
O1Dedication Table

O1 Segment	Timing of Dedication
O1-A	01-A shall be offered for dedic<1tion, in accordance with Section S-1.1 (C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07 -APA as depicted generally on the 01 Dedication Map. The 01-APA area is defined specifically as the area within 500 feet of 01-A
O1-B	01-B shall be offered for dedication, in accorda nee with Section S-1.1 (C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07-BPA as depicted generally on the 01 Dedication Map. The 01-BPA area is defined specifically as the area within 500 feet of 01-B.
O1-C	01-C shall be of fered for dedication, in accordance with Section S- 1.1 (C). no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07- CPA as depicted generally on the 01 Dedication Map. The 01-CPA area is defined specifically as the area within 200 feet of 07-C.
O1-D	01-D shall be offered for dedication. in accordance with Section S-1i(C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07 -DPA as depicted generally on the 01 Dedication Map.
O1-E	01-E shall be offered for dedication. in accordance with Section S-1.1 (C), no later than 90 days after the Recording of one or more Final Plats containing as least 50% of the area within 07-EPA as depicted generally on the 01 Dedication Map.
O1-F	01-F shall be offered for dedication, in accordance with Section 1.1 (B) of the Statement of Commitments, no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 01-FPA as depicted generally on the 01 Dedication Map.
O1-G	01-G shall be offered for dedication, in accordance with Section 1.1 (B) of the Statement of Commitments, no later than 90 days after the Recording of one or more Final Plat, at least 50% of any portion of the area within 07-GPA as depicted generally on the 01 Dedication Map.

O1 Dedications Map

Show relocated SA1 site.

Show D3 Planning Area in place of former SA1 Planning Area.



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
H 303 530 7227

Statement Of Commitments, Cont.

ZR2009-004
Revision Date: AUG 25, 2025

New Date

Sheet: 18 of 36

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado – 3,400.77 Acres– 12,050 Dwelling Units

Show relocated SA1 site.

Show D3 Planning Area in Place of former SA1 Planning Area.

13th

TABLE 17: Special Area 1 (SA1) - School.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within SA1 - School. Notwithstanding the foregoing: (A) in connection with the first Final Plat within the SA1 Planning Area, Owner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated generally as C1 on the Parks, Open Space and Trails Plan that is included within the SA1 Planning Area; however, Owner may vary the boundaries and shape of each such assigned C1 areas from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, on the condition that, the total acreage included within the C1 areas is not less than the area thereof as depicted on the Parks, Open Space and Trails Plan, and (B) all portions of Planning Area SA1 that Owner assigns to Character Zone C1 pursuant to this Table 17 shall not be subject to the development standards applicable to SA1, but shall be subject to the development standards applicable to Character Zone C1 as set forth in this Development Plan.

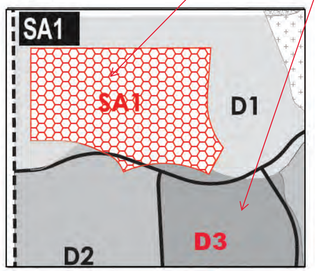


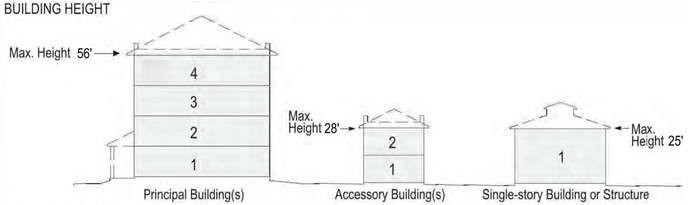
Table 17.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	56 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - ALL BUILDINGS[2]	
(c.1) Front Setback Primary	0 ft. min., 24 ft. max.
(c.2) Front Setback Secondary	0 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	0 ft. min., no max.
d. SETBACKS - COVERED PARKING[1]	
(d.1) Front Setback Primary	0 ft. min
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*

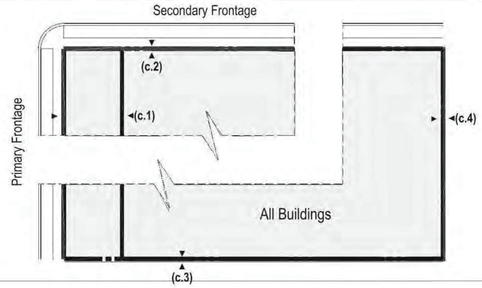
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 56 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall; provided however sports facilities, buildings, field houses, stadiums and arenas may be three stories with varying floor heights, but a maximum overall building height of 75 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

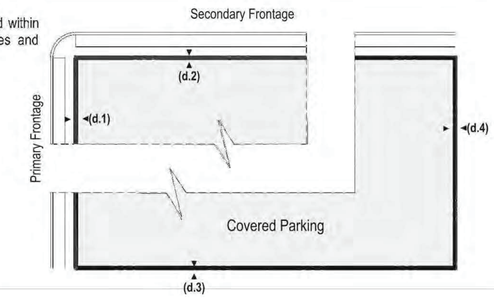
SETBACKS - ALL BUILDINGS

1. All buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

1. Off-street parking may be located within any distance from property lines and right-of-way lines.



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

TABLE 18: Special Area SA2 - Reservoir.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within SA2 - Reservoir. Notwithstanding the foregoing: (A) in connection with the first Final Plat within the SA2 Planning Area, Owner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated generally as C1 on the Parks, Open Space and Trails Plan that is included within the SA2 Planning Area; however, Owner may vary the boundaries and shape of each such assigned C1 areas from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, on the condition that, the total acreage included within the C1 areas is not less than the area thereof as depicted on the Parks, Open Space and Trails Plan, and (B) all portions of Planning Area SA2 that Owner assigns to Character Zone C1 pursuant to this Table 18 shall not be subject to the development standards applicable to SA2, but shall be subject to the development standards applicable to Character Zone C1 as set forth in this Development Plan.

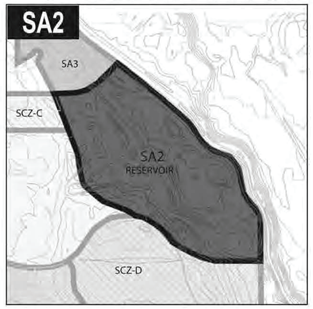


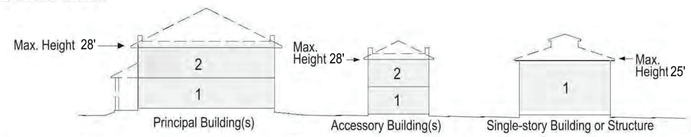
Table 18.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal and Accessory Bldg(s)	28 ft. max.
c. SETBACKS - ALL BUILDINGS & COVERED PARKING	
(c.1) Front Setback Primary	10 ft. min.
(c.2) Front Setback Secondary	10 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	20 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*

BUILDING HEIGHT

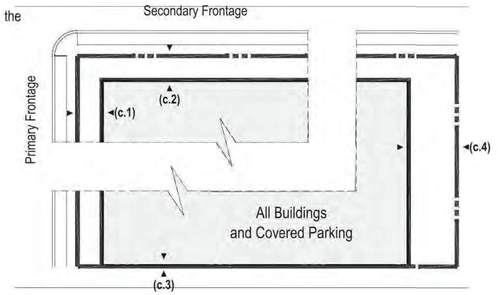


1. Building height shall be measured from the finished floor of the first level to the bottom of the eave or the top of the roof deck, whichever is lowest, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to. finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - ALL BUILDINGS

1. All buildings shall be distanced from the lot lines as shown.

COVERED PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

New Date

ZR2009-004
Revision Date: AUG 25, 2025

Sheet: 30 of 36

Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

COUNTY CERTIFICATION

THIS MAJOR AMENDMENT OF THE STERLING RANCH PLANNED DEVELOPMENT PLAN AMENDING COMMITMENTS FOR SCHOOL DEDICATION AND CASH-IN-LIEU OF SCHOOL SCHOOL LAND DEDICATION, AS DEPICTED HEREON PURSUANT TO SECTIONS S-1.2(A), S-1.2(B), AND THE LAND USE PLAN AND PLAN DETAILS ON SHEETS 8-13, 18, AND 30 HAS BEEN APPROVED BY BOARD MOTION NO._____ON (/ /).

THIS AMENDMENT NO. 13 AFFECTS ONLY SECTIONS S-1.2(A), S-1.2(B), AND THE LAND USE PLAN AND PLAN DETAILS ON SHEETS 8-13, 18, AND 30 AS DESCRIBED IN FILE NO. ZR2025-XXX.

_____ _____
Chair, Board of Douglas County Commissioners (Date)

_____ _____
Director of Community Development (Date)

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STERLING RANCH

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO
acting by and through the
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1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD
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8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND &
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8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

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Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

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Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
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Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
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6300 S. Syracuse Way,
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P: 303 721 1440
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Leonard Rice
2000 Cloy Street, #300
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P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
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Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
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1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: Sep 18, 2025

Cover Sheet

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of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

PARCEL 1 CARS SAND & GRAVEL CO., LLC)

PARCEL I IS COMPRISED OF THE FOLLOWING FOUR PARCELS: PARCEL 1-A, PARCEL 1-E, PARCEL 1-G AND PARCEL 1-H.

PARCEL 1-A:

THE NE 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT THAT PORTION OF THE SAID NE I /4 DESCRIBED BY A DEED TO DARLENE JUNE FEHR RECORDED AUGUST 8, 1968 RECORDED IN 6185 P469, EXCEPT THAT PORTION OF THE SAID NE I /4 LYING NORTHEASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF THE DENVER BOARD OF WATER COMMISSIONERS HIGHLINE CANAL ACQUIRED BY THE UNITED STATES DEPARTMENT OF DEFENSE, DEPARTMENT OF ARMY CORP. OF ENGINEERS, KNOWN AS TRACT 268 IN CONDEMNATION CASE NO. C-3867, CHATFIELD DAM PROJECT, EXCEPT FOR THAT PORTION OF SAID NE I /4 DESCRIBED BY A DEED RECORDED DECEMBER 19, 1968 TO ALPERT C. ENAX AND MARGARET E. ENAX, GRANTEES, IN B189 P217 IN THE RECORDS OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, EXCEPT THE DENVER BOARD OF WATER COMMISSIONERS HIGHLINE CANAL AND EXCEPT THAT PORTION OF MOUNTAIN VIEW LANE, AS DEDICATED ON THE PLAT OF BRALEY ACRES FILING NO. 1, THAT LIES WITHIN SAID LANDS, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 1-E:

THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT THAT PART CONVEYED TO THE NORTHERN COLORADO IRRIGATION COMPANY IN INSTRUMENT RECORDED NOVEMBER 27, 1933 IN B88 P162, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 1-G:

SOUTH 1/2 OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., AND SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 1-H:

A PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 19, THENCE NORTH 00 DEGREES I0 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 662.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 1146.34 FEET TO A POINT; THENCE SOUTH 89 DEGREES 47 MINUTES 36 SECONDS EAST, LEAVING SAID WESTERLY LINE, ALONG THE SOUTHERLY LINE BRALEY ACRES-FILING NO. 1 AMENDED AND BRALEY ACRES-FILING NO. 2 AS RECORDED AMONG THE LAND RECORDS OF SAID DOUGLAS COUNTY, A DISTANCE OF 2552.75 FEET TO A POINT ON THE EASTERLY LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 00 DEGREES 15 MINUTES 25 SECONDS EAST, ALONG SAID EASTERLY LINE A DISTANCE OF 1150.81 FEET TO A POINT; THENCE N 89 DEGREES 41 MINUTES 35 SECONDS WEST, LEAVING SAID EASTERLY LINE A DISTANCE OF 2554.59 FEET TO THE POINT OF BEGINNING.

PARCEL 2 {STERLING RANCH FORE, LLC)

A PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 3 (NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 19 AND CONSIDERING THE NORTH LINE OF SAID GOVERNMENT LOT 3 (NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) TO BEAR SOUTH 89°56'08" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°56'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ROXBOROUGH PARK ROAD, ALSO KNOWN AS COUNTY ROAD 3, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°56'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1121.54 FEET: THENCE SOUTH 00°26'42" EAST, A DISTANCE OF 1324.41 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 3; THENCE NORTH 89°56'42" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1121.54 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 00°26'42" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 1324.60 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (STERLING RANCH TOO, LLC)

A PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 3 (NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 19 AND CONSIDERING THE NORTH LINE OF SAID GOVERNMENT LOT 3 (NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) TO BEAR SOUTH 89°56'08" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°56'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1151.54 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK 1254 AT PAGE 403 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING: THENCE CONTINUING SOUTH 89°56'08" EAST, ALONG SAID NORTH LINE OF GOVERNMENT LOT 3, A DISTANCE OF 88.76 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 00°30'29" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 1324.41 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE NORTH 89°56'42" WEST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 90.21 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN SAID BOOK 1254 AT PAGE 403; THENCE NORTH 00°26'42" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 1324.41 FEET TO THE POINT OF BEGINNING.

PARCEL 4 (STERLING RANCH TOO, LLC)

THE SOUTH HALF OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 19 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 00°26'40" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1324.44 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19;THENCE SOUTH 89°56'42" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1241.75 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;THENCE NORTH 00°30'29" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1324.41 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;THENCE SOUTH 89°56'08" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1315.31 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19;THENCE SOUTH 89°39'43" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2636.35 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER;THENCE SOUTH 00°26'54" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2635.57 FEET TO SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°56'24" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 2632.95 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 19;THENCE NORTH 89°57'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1315.81 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19;THENCE NORTH 89°57'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1243.22 FEET TO THE POINT OF BEGINNING;

PARCEL 5 (COLUMBINE-LAKEWOOD COLORADO SOCCER ASSOCIATION)

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 25; AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00°15'22" EAST ALONG EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1599.407 FEET; THENCE SOUTH 89°02'47" WEST, A DISTANCE OF 1454.28 FEET; THENCE NORTH 00°31 '24" WEST, A DISTANCE OF 272.17 FEET; THENCE SOUTH 89°02'47" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°31'24" WEST, A DISTANCE OF 1344.47 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 89°42'58" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1481.71 FEET TO THE POINT OF BEGINNING,

PARCEL 6 (STERLING RANCH, LLC)

PARCEL 6 IS COMPRISED OF THE FOLLOWING FOUR PARCELS: PARCEL 6-A, PARCEL 6-B, PARCEL 6-C AND PARCEL 6-D.

PARCEL 6-A

A PARCEL OF LAND BEING A PART OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

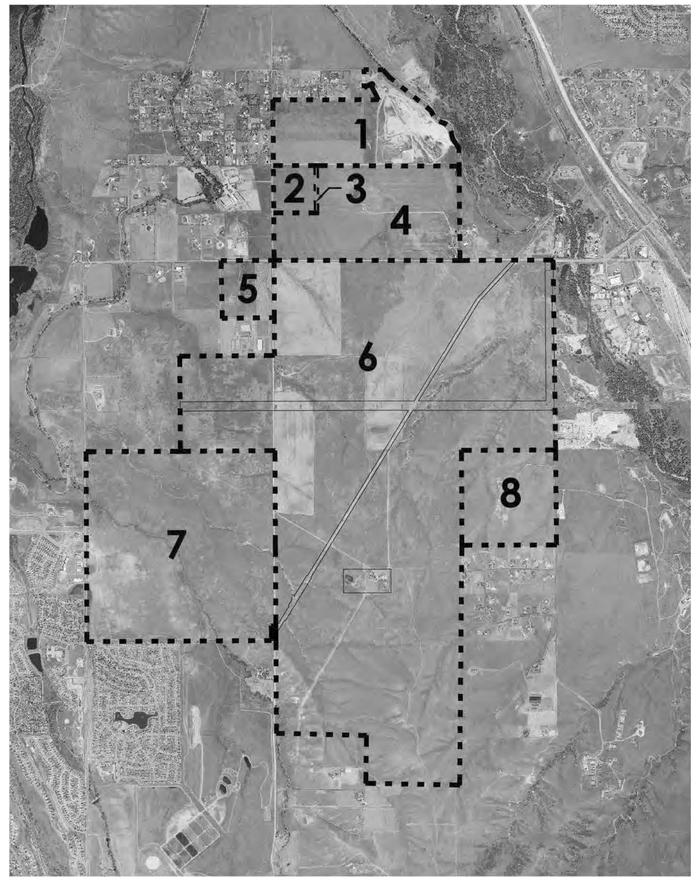
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°57'02" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1243.22 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 89°57'02" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1315.81 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 89°56'24" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2632.95 FEET TO THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 89°43'08" EAST, A DISTANCE OF 1456.70 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WESTERLY BOUNDARY LINE;

I.SOUTH 42°26'06" WEST, A DISTANCE OF 1485.03 FEET;
2.SOUTH 31°24'06" WEST, A DISTANCE OF 3327.27 FEET TO THE NORTHERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 197, PAGE 188 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTHERLY BOUNDARY LINE;

1. NORTH 89°59'23" WEST, A DISTANCE OF 1325.46 FEET;
2. SOUTH 89°52'05" WEST, A DISTANCE OF 2569.83 FEET;
3. SOUTH 89°35'35" WEST, A DISTANCE OF 2645.18 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE NORTH 00°25'25" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1277.50 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 89°32'56" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2648.81 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 00°15'22" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2659.94 FEET TO THE POINT OF BEGINNING;



Parcel Keymap

SCALE: 1" = 2000'
0' 2000' 4000' 8000'
NORTH

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: Sep 18, 2025

Legal Description

Sheet: 2 of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

PARCEL 6-B

A PARCEL OF LAND BEING A PART OF THE WEST HALF OF SECTION 29 AND THE EAST HALF OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°43'08" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 1592.79 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING THE POINT OF BEGINNING;THENCE CONTINUING NORTH 89°43'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 784.95 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 197, PAGE 188 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WESTERLY AND NORTHERLY BOUNDARY LINES OF SAID PARCEL OF LAND;

1.SOUTH 00°22'12" EAST, A DISTANCE OF 3935.79 FEET;
2.SOUTH 89°52'45" WEST, A DISTANCE OF 2372.20 FEET;
3.NORTH 89° 59'23" WEST, A DISTANCE OF 1192.78 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID EASTERLY BOUNDARY LINE;

1.NORTH 31°24'06" EAST, A DISTANCE OF 3256.59 FEET;
2.NORTH 42°26'06" EAST, A DISTANCE OF 1567.69 FEET TO THE POINT OF BEGINNING;

PARCEL 6-C

A PARCEL OF LAND BEING A PART OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 68 WEST AND SECTIONS 29, 30 AND 31 TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 31 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00°16'21" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 2648.85 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 00°17'15" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 2649.78 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 01°05'15" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 2725.82 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH 01°06'08" WEST, ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 1326.12 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 88°57'37" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 1309.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 88°57'09" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1308.96 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00°35'55" EAST, ALONG THE WEST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 1339.60 FEET TO CENTER QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 88°39'05" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 2512.37 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 00°19'15" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 2591.74 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 00°17'59" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 218.14 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID EASTERLY BOUNDARY LINE;

l. NORTH 89°42'01" EAST, A DISTANCE OF 30.00 FEET;
2. NORTH 31°24'06" EAST, A DISTANCE OF 408.75 FEET;
3. SOUTH 58°33'54" EAST, A DISTANCE OF 25.00 FEET;
4. NORTH 31 °24'06" EAST, A DISTANCE OF 1400.00 FEET;
5. NORTH 58°35'54" WEST, A DISTANCE OF 25.00 FEET;
6. NORTH 31°24'06" EAST. A DISTANCE OF 5466.77 FEET TO THE SOUTHERLY BOUNDARY LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 118, RECEPTION NO. 99145 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY BOUNDARY LINE;

l. SOUTH 89°59'23" EAST, A DISTANCE OF 1352.92 FEET;
2. NORTH 89°52'45" EAST, A DISTANCE OF 2595.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MOORE ROAD ALSO KNOWN AS DOUGLAS COUNTY ROAD 19 AS DESCRIBED IN BOOK 180, PAGE 481 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE;

l. SOUTH 00°50'12" EAST, A DISTANCE OF 60.48 FEET;
2. SOUTH 02°01'48" WEST, A DISTANCE OF 200.30 FEET:
3. SOUTH 05°24'42" EAST, A DISTANCE OF 501.60 FEET;
4. SOUTH 01°59'12" EAST, A DISTANCE OF 29.07 FEET;
5. SOUTH 00°22'13" EAST, A DISTANCE OF 325.31 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH 89°50'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2630.78 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM;

THAT PARCEL OF LAND AS DESCRIBED IN BOOK 125, PAGE 273 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 30°03'08" EAST, A DISTANCE OF 3823.57 FEET TO THE POINT OF BEGINNING;

THENCE THE FOLLOWING SIX (6) COURSES ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY BOUNDARY LINES OF SAID PARCEL DESCRIBED IN BOOK 125, PAGE 273 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER

1. NORTH 89°53'44" EAST. A DISTANCE OF 664.07 FEET;
2. NORTH 89°52'27" EAST, A DISTANCE OF 661.63 FEET;
3. SOUTH 00°07'50" EAST, A DISTANCE OF 662.77 FEET;
4. SOUTH 89°52'46" WEST, A DISTANCE OF 662.10 FEET;
5. SOUTH 89°52'20" WEST, A DISTANCE OF 663.91 FEET;
6. NORTH 00°06' 12" WEST, A DISTANCE OF 662.98 FEET TO THE POINT OF BEGINNING;

PARCEL 6-D

A PARCEL OF LAND BEING A PART OF SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 68 WEST AND SECTION 25, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 31 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°38'16" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2641.28 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 00°25'25" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1117.50 FEET TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 118, RECEPTION NO. 99145 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTHERLY LINE;

1. NORTH 89°35'35" EAST, A DISTANCE OF 2644.45 FEET;
2. NORTH 89°52'05" EAST, A DISTANCE OF 2570.21 FEET:
3. SOUTH 89°59'23" EAST, A DISTANCE OF 1165.20 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING ELEVEN (11) COURSES ALONG SAID WESTERLY BOUNDARY LINE;

1. SOUTH 31°24'06" WEST, A DISTANCE OF 1306.30 FEET;
2. SOUTH 31°24'06' WEST, A DISTANCE OF 4099.46 FEET;
3. NORTH 58°35'54" WEST, A DISTANCE OF 25.00 FEET;
4. SOUTH 31°24'05" WEST, A DISTANCE OF 698.67 FEET;
5. NORTH 04°24'06" EAST, A DISTANCE OF 50.93 FEET;
6. NORTH 85°35'54" WEST, A DISTANCE OF 50.00 FEET:
7. SOUTH 04°24'06" WEST, A DISTANCE OF 149.07 FEET;
8. SOUTH 31°24'06" WEST, A DISTANCE OF 191.19 FEET;
9. SOUTH 58°35'54" EAST, A DISTANCE OF 25.00 FEET;
10. SOUTH 31°24'06" WEST, A DISTANCE OF 646.83 FEET;
11. SOUTH 89°42'01"WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31;

THENCE NORTH 00°17'59" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2243.14 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 00°18'03" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 2651.47 FEET TO THE POINT OF BEGINNING;

PARCEL 7 (STATE OF COLORADO ACTING BY AND THROUGH THE STATE BOARD OF LAND COMMISIONERS)

A PART OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 36; AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36 TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00°18'03" EAST ALONG SAID EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 2651.47 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00° 17'59" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 2651.57 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 36: THENCE SOUTH 89°39'52" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN RULE AND ORDER CIVIL ACTION NO. 4002 RECORDED SEPTEMBER 21, 1973 IN BOOK 252 AT PAGE 654 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER; THENCE ALONG THE BOUNDARY OF SAID RULE AND ORDER CIVIL ACTION NO. 4002 THE FOLLOWING THREE (3) COURSES;

1. NORTH 00°17'59" WEST, A DISTANCE OF 410.00 FEET;
2 SOUTH 89°39'52" WEST, A DISTANCE OF 100.00 FEET;
3 SOUTH 00°17'59" EAST, A DISTANCE OF 410.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°39'52" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2508.30 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 89°39'29" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2641.93 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE NORTH 00°25'22" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1328.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER: THENCE NORTH 00°25'13" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1328.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 00°06'53" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2649.27 FEET TO THE NORTHWEST CORNER OF SAID SECTION 36; THENCE NORTH 89°45'31" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2636.00 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE NORTH 89°38'16" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2641.28 FEET TO THE POINT OF BEGINNING.

PARCEL 8 (STERLING RANCH FORE, LLC)

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 32; AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO BEAR NORTH 89°50'25" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°50'25" EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 2630.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MOORE ROAD ALSO KNOWN AS COUNTY ROAD 19; THENCE SOUTH 00°33'39" EAST. ALONG SAID WESTERLY RIGHT-OF-WAY LINE PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2647.79 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER: THENCE SOUTH 89°48'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2644.10 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 32; THENCE NORTH 00°16'21" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 2648.85 FEET TO THE POINT OF BEGINNING.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Clay Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

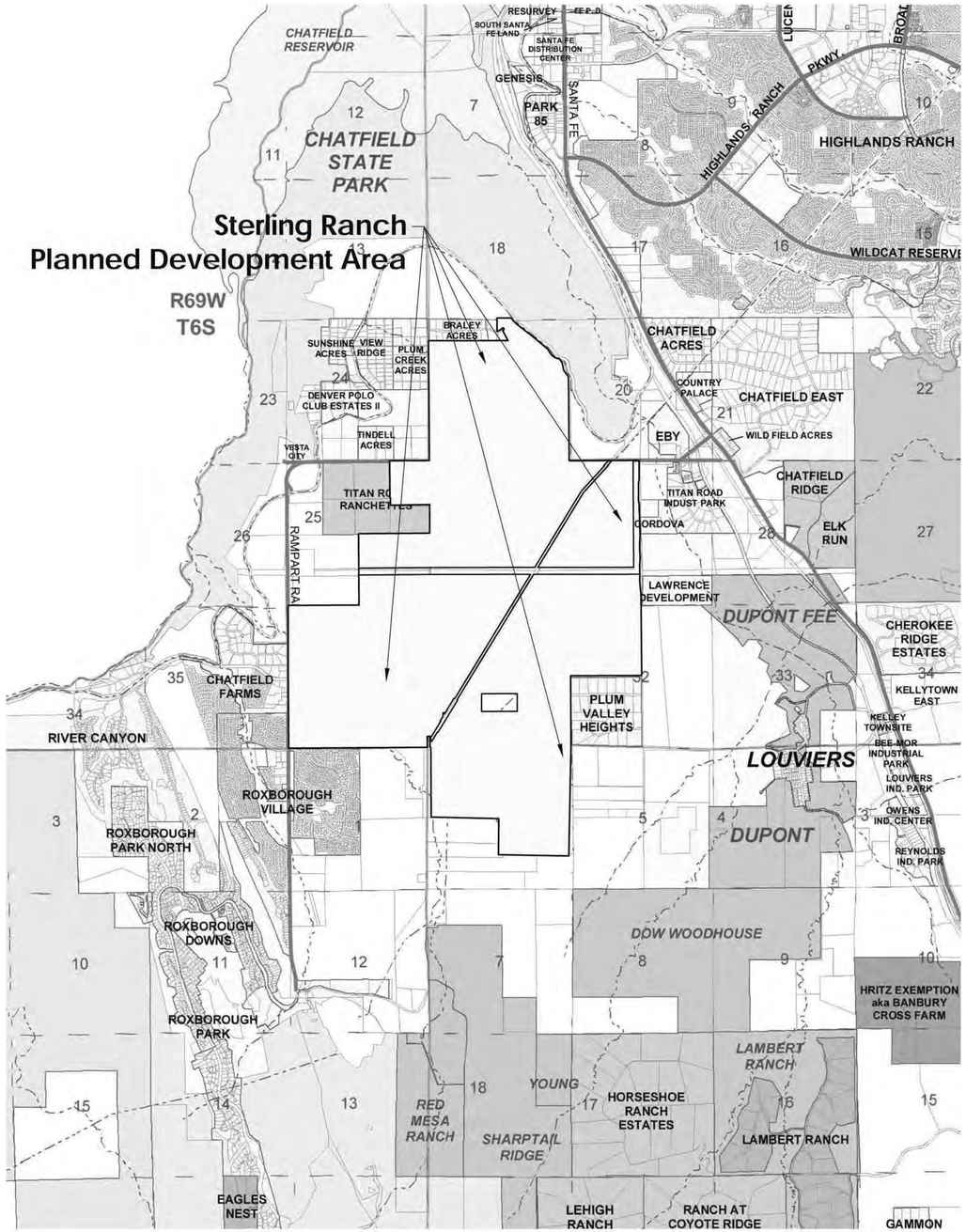
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Revision Date: Sep 18, 2025

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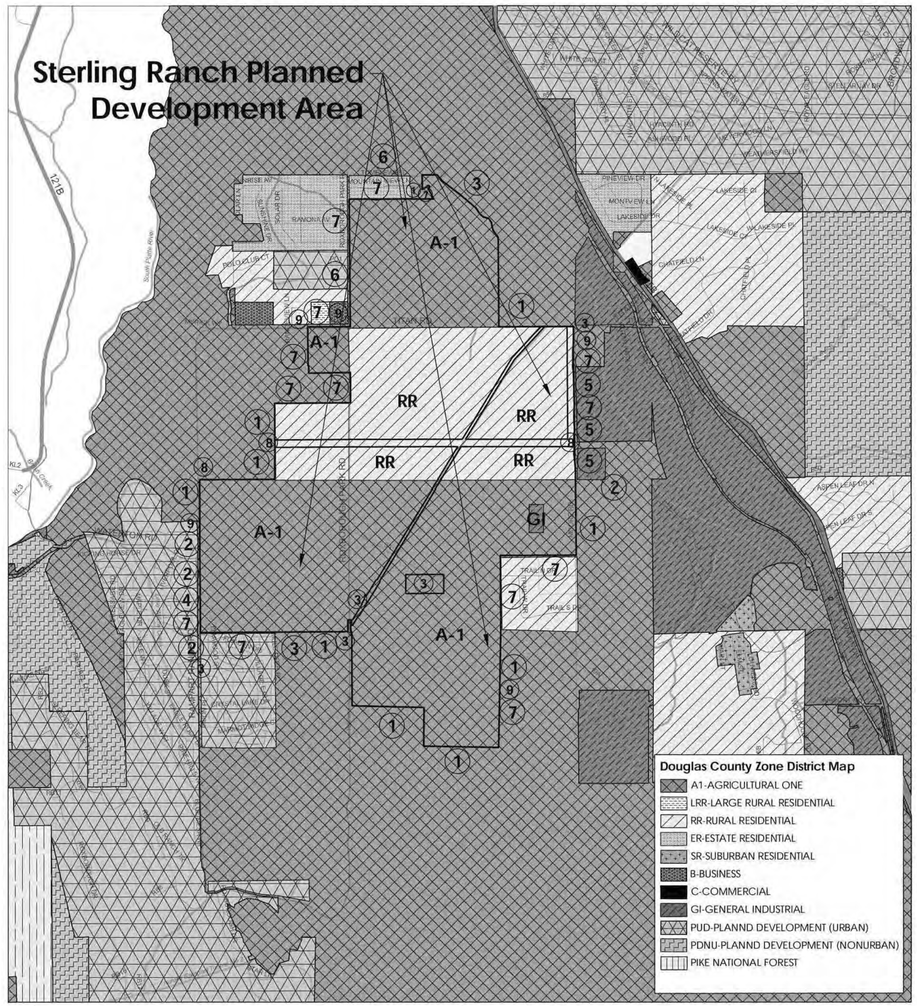
Sheet: 3 of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units



Vicinity Map



Land Use Key

1 Agriculture
2 Commercial
3 Exempt
4 HOA
5 Industrial
6 Mobile Home
7 Residential
8 Utilities
9 Vacant Land

Existing Adjacent Zoning and Land Use

SCALE: 1" = 2500'
0' 2500' 5000' 10000'
NORTH

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO
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STATE BOARD OF LAND
COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD
COLORADO SOCCER
ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND &
GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Milistein &
Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
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Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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Vicinity And Adjacent Zoning

Sheet: 4 of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

GENERAL PROVISIONS

G-1. Authority.

This Development Plan is authorized by Section 15 - Planned Development District of the Douglas County Zoning Resolution adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

G-2. Applicability.

The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Community Development Director or the Board of County Commissioners.

G-3. Adoption.

The adoption of this Development Plan shall evidence the findings and decision of the Douglas County Board of Commissioners that this Development Plan for Sterling Ranch is in general conformity with the Douglas County Comprehensive Master Plan; is authorized by the provision of Section 15 of the Douglas County Zoning Resolution; and that such Section 15 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

G-4. Relationship to County Regulations.

The provisions of this Development Plan shall prevail and govern the development of Sterling Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Douglas County Zoning Resolution, as amended, or any other applicable resolutions or regulations of Douglas County, shall be applicable.

G-5. Enforcement.

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of land and the location of common open space shall run in favor of Douglas County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

G-6. Confiict.

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director of Community Development.

G-7. Maximum Level of Development.

The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the Planning Areas is the maximum development requested for the platting or construction. The actual number of dwellings or level of development for commercial, business or industrial properties may be less due to subdivision or site improvement plan requirements, land carrying capacity or other requirements of the Board of County Commissioners.

G-8. Project Tracking.

At the time of subdivision final plat, the applicant shall provide a summary of the development, to date, along with the final plat submittal to the Planning Division, in order to assure maximum development limits are not exceeded.

G-9. Diagrams and Illustrations.

The metrics and text set forth in Tables 1 through 20 are an integral part of this Development Plan. However, the diagrams and illustrations that accompany them are provided for information purposes only and are not regulatory, with the exception of the diagrams and illustrations set forth in Tables 5 through 20 regarding building heights, setbacks and parking placement, which are binding. To the extent of any conflict between any text (including a metric contained in text) and a diagram or illustration (including a metric shown on a diagram or illustration), the text shall control.

G-10. Intent.

The intent of this Development Plan is to enable and encourage the implementation of the following policies: (a) that neighborhoods should generally be compact, pedestrian oriented, and mixed-use to the extent permitted by Table 2, (b) that ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive, (c) that interconnected networks ofThoroughfares should be designed to disperse traffic and reduce the length of automobile trips, (d) shared-use of parking facilities should be encouraged, (e) that within most neighborhoods. a range of housing types should be provided, (f) that appropriate land uses should be provided within walking distance of transit stops, and (g) that a range of open space areas, including Regional Parks, Neighborhood Parks, Greens, Squares and Plazas, should be distributed within the Property. The provisions of this Section G-10 shall not be deemed regulatory or binding, but may be used for purposes of granting Warrants in accordance with Section G-11.

G-11. Warrants.

(A) General.

For purposes of this Development Plan, a "Warrant" is a rule that would permit a practice that is not consistent with a specific provision of this Development Plan but is consistent with the intent provisons of Section G-10 and complies with the Zoning Resolution and the Subdivision Resolution. Requests for Warrants shall be approved or disapproved by the Director. Any request for a Warrant shall be approved or disapproved by the Director within 30 days after the Director's receipt of written request therefor. A request for a Warrant with respect to any provision of this Development Plan shall not open up for review any other provision of this Development Plan.

(B) Exclusions.

Notwithstanding the foregoing, requests to: (1) decrease a setback required by this Development Plan, (2) decrease a minimum lot size required by this Development Plan, (3) increase a maximum building height established by this Development Plan, (4) increase the number of Dwelling Units permitted within any Character Zone, Planning Area or the Property other than as permitted by this Development Plan, or (5) alter the boundary of a Planning Area other than as permitted by this Development Plan, may not be approved by Warrant. However, this Section G-11 sIlall not be deemed to prohibit administrative amendments, major amendments or other amendments to this Development Plan, or the granting of variances or other relief provided pursuant to the provisions of the Zoning Resolution, tlle Subdivision Resolution, or the County's other ordinances, resolutions and policies.

G-12. Interpretation.

When used in this Development Plan, the term "shall" indicates a mandatory provision and each of the terms "should" and "may" indicates a permissive provision that is not mandatory.

G-13. References.

(A) Sections.

Unless otherwise specified, any reference in this Development Plan to a "Section" shall mean a section of this Development Plan. For convenience, references contained in this Development Plan to sections of this Development Plan also include a prefacing letter, either "G", "S" or "D" to indicate whether such Section is within the General Provisions portion of this Development Plan (G), the Statement of Commitments portion of this Development Plan (S), or the Development Standards Section of this Development Plan (D).

(B) Tables.

Unless otherwise specified, any reference in this Development Plan to a "Table" shall mean a table set forth in the Development Standards section of this Development Plan.

G.-14 Certain Guiding Elements.

The commitments made in the video presentation from Owners to the Board on April 12, 2011 shall be guiding elements in the implementation of the Sterling Ranch Planned Development.

DEFINITIONS

All capitalized terms used but not defined in this Development Plan but defined in the Douglas County Zoning Resolution, as amended, shall have the meanings ascribed to them in the Douglas County Zoning Resolution, as amended; provided, however, if capitalized terms used in this Development Plan are defined in both this Development Pian and the Douglas County Zoning Resolution, as amended, the definitions contained in this Development Plan shall control. For purposes of this Development Plan, the terms set forth below shall have the meaning ascribed to them below:

"85 Segment" means U.S. Highway 85 from State Highway C-470 to State Highway 67, including the interchanges thereof.

"121 Segment" means State Highway 121 from State Highway C-470 to the Douglas County/Jefferson County boundary, including the interchanges therein.

"C-470 Segment" means State Highway C-470 from Kipling Parkway to Lucent Boulevard, including the interchanges thereof.

"Accessory Building", with respect to any lot. means a building: (1) located on the same lot as the Principal Building for such lot. (2) that is accessory to such Pnncipal Building, and {3) that may be connected to such Principal Buildings by breezeway or other external improvements. See Table 20.

"Accessory Unit" means a one-bedroom Dwelling Unit that: (1) contains no more than 1,500 square feet of interior floor area, (2) is located on the same lot as a principal Dwelling Unit that is a single-family detached dwelling, (3) contains both kitchen and bathroom facilities as part of such one-bedroom Dwelling Unit that are separate and distinct from the kitchen and bathroom facilities intended to serve the principal Dwelling Unit to which such one-bedroom Dwelling Unit is accessory, and (4) is located on a lot the Final Plat of which expressly states that an Accessory Unit may be located on such lot. An Accessory Unit may be held out for lease or rent, but may not be conveyed separately from the principal dwelling to which it is accessory. For purposes of this definition of Accessory Units, the term "interior floor area" means the interior finished floor area on any story contained within the perimeter walls, windows and doors, as measured to the interior surface of such walls, windows and doors, but does not include upper level openings for stairs or other features, balconies or garages.

"Ag/Livestock Structure" means a barn, corral, paddock, run pen, round pen or similar buildings or structures intended to contain livestock or agricultural uses.

"AHU" - see "Attainable Housing Unit"

"AMI" means the Area Median Income for Douglas County, Colorado as defined by HUD.

"ARS Parcel" means that portion of the Property identified as "Parcel 1" in the legal description of the Property included on Sheet 2 of the Development Plan.

"Attainable Housing Unit" or "AHU" means a housing unit (including an Accessory Unit) if: (1) at the time of development thereof, the unit qualifies as affordable or attainable housing pursuant to any governmental program operating in the State of Colorado that follows guidelines similar to those used by HUD or CHFA for both rental and homeownership, (2) at the time of the initial sale thereof, the unit's purchase price does not exceed maximum sales price as calculated below, or (3) at the time of the initial rental thereof, the initial monthly rental rate does not exceed the maximum initial monthly rental rate as calculated below:

(a) The maximum initial monthly rental rate shall be the monthly rental amount established by CHFA for the applicable unit type (e.g., 1-bedroom, 2-bedroom, etc.) and assuming 90% of median income for Douglas County.

(b) The maximum sales price shall be the product of: (A) 90%, (B) the most-recently published AMI. and (C) 2.75.

"Blufftop Protection Area" means the area designated as such on the Land Use Plan.

"Board" means the Board of County Commissioners for Douglas County, Colorado.

"Caretaker Unit" means a Dwelling Unit that: (1) is located within a building that is otherwise used for commercial, industrial or otlier non-residential purposes and (2) is intended to be occupied by one or more persons providing property management, security or similar services with respect to such building.

"CC&Rs" means the covenants, conditions and restrictions that Owner records against the Property, as amended.

"CDOT" means the State of Colorado Department of Transportation.

"Character Zone" means any of the designations C1, C2, C3, C4, CS, C6, SCZ-A. SCZ-B, SCZ-C, SCZ-D, SCZ-E and SCZ-F, which are assigned to various portions of the Property pursuant to this Development Plan, and which establish permitted uses, allowable densities and other development standards and regulations for those portions of the Property assigned thereto.

"Chatfield Farms Plat" means the plat of Chatfield Farms, Filing 1-A Recorded on August 2, 2002 at reception no. 2002075776, as modified by amendments thereto Recorded on July 23, 2003 at reception no. 2003109967, on February 10, 2005 at reception no. 2005012389, and on June 21, 2005 at reception no. 2005055642, and on January 2, 2007 at reception no. 2007000606.

"CHFA" means the Colorado Housing and Finance Authority.

"CND" or "Clustered Neighborhood Development" is one Neighborhood type permitted to be developed on certain portions of the Property pursuant to the terms of this Development Plan.

"Commitments Matrix" means the Parks/Trails/Open Space Commitments Matrix set forth on Sheet 18 of this Development Plan.

"Community Development Department" means the Community Planning and Sustainable Development Department for Douglas County, Colorado.

"Community Development Director" means the Director.

"Core Conservation Areas" means the areas identified as the core conservation areas in the Chatfield Basin Conservation Network's 2006 Green Infrastructure System Report.

"County" means Douglas County, Colorado.

"County's Road Concurrency Standard' means the concurrency level of service standard for urban streets established by Section 1524 of the Zoning Resolution. After the approval of the Sterling Ranch Planned Development the County repealed the 'County's Road Concurrency Standard' and it is no longer part of the County's Zoning Resolution.

"CPI" means the Consumer Price Index , All Urban Consumers, U.S City Average, All Items (1982-84=100), Not Seasonally Adjusted, as published by the Bureau of Land Statistics of the United States Department of Labor.

"CPI Adjustment Factor," in respect of any payment under Section S-2.5(d)(ii)(a) toward the cost of any improvement to the 85 Segment or the 121 Segment, means a fraction, the numerator of which is the most recent CPI available at the time such payment is due, and the denominator of which is the most-recent CPI available when the costs For such improvements were estimated under the SLS.

"D1" means Planning Area D1 (Country and Hillside District) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1.

"D2" means Planning Area D2 (Villages District) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1 .

"D3" means Planning Area D3 (Town Center District) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1 .

"DCHP" means the Douglas County Housing Partnership.

"Design Guidelines" means the written design and architectural standards and guidelines adopted by one or more architectural control committees established by the CC&Rs.

"Denver Water Parcel" means the following two parcels of real property, which generally bisect the Property:

Parcel A

A strip of land being a portion of the land formerly described in deed recorded in book 251 at page 741, said strip being a portion of the section 31, township 6 south, range 68 west of the sixth principal meridian, County of Douglas, State of Colorado being more particularly described as follows:

commencing at the southwest corner of said section 31 and considering the west line of the southwest quarter of said section 31 to bear north 00°17'59" west, 2651.57 feet with all bearings contained herein being relative thereto; thence north 00°17'59" west, along the west line of said southwest quarter, a distance of 218.14 feet; thence north 89°42'01" east, a distance of 30.00 feet to a point on the easterly right of way line of Roxborough Park Road, said point being the point of beginning; thence north 00°17'59" west, a distance of 190.29 feet; thence north 31°24'06" east, a distance of 646.83 feet; thence north 58°35'54" west, a distance of 25.00 feet; thence north 31°24'06" east, a distance of 191 .19 feet; thence north 04°24'06" east, a distance of 149.07 feet; thence south 85°35'54" east, a distance of 50.00 feet; thence south 04°24'06" west, a distance of 50.93 Feet: thence north 31°24'06" east. a distance of 698.67 feet; thence south 58°35'54" east, a distance of 25.00 Feet; thence north 31°24'06" east, a distance of 5405. 76 feet to a point on the southerly line of that parcel of land as described in deed recorded in book 118 under reception no. 99145; thence south 89°59'23" east, along said southerly line, a distance of 117.14 feet; thence south 31°24'06" west, a distance of 5466.77 feet; thence south 58°35'54" east, a distance of 25.00 feet; thence south 31°24'06" west, a distance of 1400.00 feet; thence north 58°33'54" west, a distance of 25.00 feet; thence south 31°24'06" west, a distance of 408.75 feet to the point of beginning, said Parcel A containing a calculated area of 781,401 square feet or 17.938 acres more or less.

Parcel B

A stnp of land being a portion of the land formerly described in deed recorded in book 251 at page 741, said strip being a portion of the east half of section 30 and a portion of the northwest quarter of section 29, township 6 south, range 68 west of the sixth principal meridian, County of Douglas, State of Colorado being more particularly described as follows:

commencing at the northwest corner of said section 29 and considering the west line of the southwest quarter of section 31, township 6 south, range 68 west of the sixth principal meridian to bear north 00°17'59" west. 2651.57 feet with all bearings contained herein being relative thereto; thence north 89°43'08" east. along the north line of the northwest quarter of said section 29, a distance of 1428.99 feet; thence south 00°16'52" east. a distance of 30.00 feet to a point on the southerly right of way line of titan road, said point being the point of beginning; thence north 89°43'08" east, along said southerly right of way line, a distance of 136.10 feet; thence south 42°26'06" west, a distance of 1526.86 feet; thence south 31°24'06" west, a distance of 3256.59 feet to a point on the northerly line of that parcel of land as described in deed recorded in book 197 at page 188; thence north 89°59'23" west, along said northerly line, a distance of 117.14 feet; thence north 31°24 '06" east, a distance of 3327 .27 feet; thence north 42°26'06" east, a distance of 1444.19 feet to the point of beginning, said Parcel B containing a calculated area of 477.734 square feet or 10.967 acres more or less.

"Development Application" means each application requesting County approval of a preliminary plan, minor development plan, site improvement plan on unplatted property, use by special review, or location and extent permit.

"Development Areas A and B" means those portions of Planning Area D1 so identified on the Land Use Plan

"Development Plan- means this development plan (consisting of a total of 36 Sheets, labeled Sheets 1 through 36) for the Sterling Ranch Planned Development.

"Development Standards" means the development standards at Sheets 19 through 31 of this Development Plan.

"Director" means the County's Planning Services Director.

"Director of Community Development" means the Director.

"Dwelling Unit" means a building or portion thereof within the Property intended to be used predominantly for residential occupancy, including single-family, two-family, multi-Family dwelling units and Accessory Units and the portion of a Live-Work unit intended to be used predominantly for residential occupancy. but not including mobile homes, hotels, motels, hospitals, dormitories, assisted living facilities, nursing homes, or motor homes.

"East Willow Creek Drainage" means those portions of the Property depicted generally on the Parks, Open Space and Trails plan as the "East Willow Creek Drainage" and designated within Character Zone C1.

"Eave", in respect of any structure, means the lowest portion of the roof assembly for such structure that overhangs a wall.

"Effective Date- means the date this Development Plan is first recorded.

"Exception Parcels" means the Xcel Parcel, the Denver Water Parcel and the Roxborough W/S Parcel.

"Excluded Parcel" means: (1) all land assigned to Character Zone C1 in accordance with this Development Plan, (2) all Remnant Parcels. and (3) all School Sites.

"Existing Development Approval" means a Future Development Approval that has been approved by the County to the extent such approval has not expired or been vacated.

"Fairgrounds" means property primarily used for outdoor fairs or exhibitions.

"Final Plat" means a final plat, including all amendments thereto, approved by the County and Recorded.

"Fire District" means the South Metro Fire Rescue Authority or a successor district providing fire protection services for the Property.

"Future Development Approval" means a development approval for subdivision, site improvements plan. use by special review or location and extent permit.

"Gross Floor Area" or "GFA" with respect to any Non-residential Building, means the total floor area, including the exterior building walls, on all floors of such Non-residential Building. "Gross Floor Area" does not include parking areas and floor area within such Non-residential Building occupied by HVAC, mechanical, electrical, communications, or security equipment and other similar facilities and areas.

"Gross Site Area" with respect to any Non-residential Building, means the total land area included within the site improvement plan for such Non-residential Building.

"Home Occupation - Class I" means a Home Occupation (as defined in the Zoning Resolution) meeting the criteria set forth in the Zoning Resolution, however, for Class One Home Occupations - Class I may be located within the principal building, an accessory building or both, and may not exceed 1,500 square feet within such accessory building.

"Home Occupation - Class 2" means a Home Occupation (as defined in the Zoning Resolution) meeting the criteria for Class Two Home Occupations set forth in the Zoning Resolution.

"Home Occupation - Other" means a Home Occupation (as defined in the Zoning Resolution) that is not a Home Occupation - Class 1 or a Home Occupation - Class 2.

"HUD" means the United States Department of Housing and Urban Development.

"Inn" means an owner-occupied lodging facility offering between 6 and 12 rooms to guests.

"Land Use Plan" means the Land Use Plan Overview set forth on Sheet 8 of this Development Plan.

"Lawrence Parcel" means that part of the SE1 /4 of Section 29, Township 6 South, Range 68 West of the 6th PM .. described as follows:

Commencing at the Southeast corner of said SE 1/4; thence North 00°48'43" West along the East line of said SE1 /4, a distance of 1112.93 feet to the South line of a 210.00 foot wide Public Service Right Of Way as described in Book 118 at Page 59; thence North 89°51 '00" West along said South line, 1630.96 Feet to the true point of beginning; thence continuing North 89°51'00" West along said South line 982.00 feet to the Easterly right of way line of Moore Road; thence along said Easterly line the Following 4 courses and distances:

Thence South 00°34'00" East, 56.89 feet,
Thence South 02°28'30" East, 300.20 feet;
Thence South 03°43'30" West, 401 .10 feet;
Thence South 00°34'00" East, 40.14 feet;

Thence Easterly on an interior angle of 90°40'56", a distance of 996.99 feet, Thence Northerly on an interior angle of 89°40'44", a distance of 796.64 feet to the true Point of Beginning,

Also known as Lots 1 & 2, Lawrence Development, Douglas County. Colorado.

"Lead Owner" means Sterling Ranch, LLC, a Colorado limited liability company, and its successors and assigns, but only to the extent: (1) such successors and assigns are so designated by Lead Owner by separate written instrument that specifically and expressly designates such successor or assign by reference to this Development Plan and this definition of "Lead Owner", and (2) such instrument is executed on behalf of the then-Lead Owner and Recorded.

"Live-Work" means a mixed-use unit containing a residential and a commercial function that is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity.

"Long Pedestrian Shed" means a Pedestrian Shed that has an average radius of 2,640 Feet (or ½ mile).

"Major Water Storage Facility" means a facility used for water storage with a designed ca pa city of 300,000 gallons or more.

"MFDU" (Multi-family Dwelling Unit) means a Dwelling Unit located within a building, containing one or more other Dwelling Units other than Accessory Units arranged. designed or intended for occupancy by two or more families living independently of each other, including condominiums or duplexes.

"Mixed-use Building" means a building containing: (1) more than one Dwelling Unit and (2) commercial, industrial or other non-residential spaces that is constructed within the Property.

"Neighborhood" means a portion of the Property established as a "Neighborhood" pursuant to Section D-1.2.

"Neighborhood Plan" means a plan prepared by the Lead Owner in compliance with Section D-1.2, which establishes: (1) the locations of Neighborhoods and Character Zones within Planning Areas D1, D2 and D3, except for those areas included in special Character Zones SCZ-D, SCZ-E, and SCZ-F pursuant to Section D-2 4. and (2) the Neighborhoods Type for each such Neighborhood.

"Neighborhood Type" means a CND, a TND or a TCD.

"Net Space", with respect to any Office or Retail use, means the interior finished floor area on any story contained within the perimeter walls, windows and doors, as measured to the interior surface of such walls, windows and doors, and measured to the midpoint of walls and doors separating such areas from interior common or other areas. "Net Space" does not include areas within a building's public corridors, stairways, elevator rooms, janitors closets, restrooms, and other similar facilities and areas.

"Non-residential Building" means a commercial, industrial or other similar non-residential building constructed within the Property and that does not contain any Dwelling Unit other than one Caretaker Unit.

"O1" means Planning Area O1 (Open Preserve) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.2(A).

"O1 Dedication Map" means the map labeled "O1 Dedication Map" set forth on Sheet 18 of this Development Plan.

"O1 Dedication Table" means the table labeled "O1 Dedication Table" set forth on Sheet 18 of this Development Plan.

"Official Records" means the official real property records of the Clerk and Recorder for Douglas County, Colorado.

"Other Park" means any portion of land Property dedicated in accordance with Section S-1.1 (C), S-1.1 (D) or S-1.1 (E) (including without limitation, Neighborhood Parks, Greens, Squares, Plazas and Playgrounds as described in Table 4).

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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General Provisions And Definitions

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

"Other Recreational Park" means an Other Park within which Recreational Facilities, other than merely a trail are provided, however, if interpretative signs, monuments or other improvements facilitating the interpretation or viewing of wildlife, the environment, or matters of archeological or historical interest are provided in connection with such trail, then such Other Park will qualify as an Other Recreational Park.

"Owner" means each of: (1) Sterling Ranch, LLC, a Colorado limited liability company, (2) Sterling Ranch Too, LLC, a Colorado limited liability company, (3) the State of Colorado acting by and through its Board of Land Commissioners, (4) Columbine-Lakewood Colorado Soccer Association, a Colorado nonprofit corporation, (5) Sterling Ranch Fore, LLC, a Colorado limited liability company, and (6) ARS Sand & Gravel Co .. LLC, a Colorado limited liability company, to the extent of their respective interests in the Property, together with their respective successors and assigns with respect to such interests.

"Parcel 1 of the Property" means the portion of the Property described as Parcel 1 on Sheet 2 of this Development Plan.

"Parcel 2 of the Property" means the portion of the Property described as Parcel 2 on Sheet 2 of this Development Plan.

"Parcel 3 of the Property" means the portion of the Property described as Parcel 3 on Sheet 2 of this Development Plan.

"Parcel 4 of the Property" means the portion of the Property described as Parcel 4 on Sheet 2 of this Development Plan.

"Parcel 5 of the Property" means the portion of the Property described as Parcel 5 on Sheet 2 of this Development Plan.

"Parcel 6 of the Property" means the portion of the Property described as Parcel 6 on Sheet 2 and Sheet 3 of this Development Plan.

"Parcel 7 of the Property" means the portion of the Property described as Parcel 7 on Sheet 3 of this Development Plan.

"Parcel 8 of the Property" means the portion of the Property described as Parcel 8 on Sheet 3 of this Development Plan.

"Parks Maintenance Facility" means a maintenance, storage, service and/or administrative facility primarily supporting parks, trails and/or open space.

"Parks Maintenance Facility Land" means land to the extent used for a Parks Maintenance Facility.

"Parks, Open Space and Trails Plan" means the Parks, Open Space and Trails Plan Overview set forth on Sheet 9 of this Development Plan.

"Parks Requirement" means the requirement, as set forth in Section S-3, 1, to provide park land (or cash or improvements in lieu thereof) in the amount equal to the sum of (1) the total number of SFDUs that are not Accessory Units multiplied by 0.045 acres/SFDU, plus (2) the total number of MFDUs, Accessory Units and Caretaker Units for which the County has issued a building permit multiplied by 0.03285 acres/(MFDU, Accessory Unit or Caretaker Unit for which the County has issued a building permit), plus, (3) 3% of Gross Site Area of Non-residential Buildings for which the County has issued a building permit. Notwithstanding the foregoing, commercial, industrial, and other non-residential uses and spaces within Mixed-use Buildings shall not be included when calculating the Parks Requirement: however all MFDUs in Mixed-use Buildings (for which the County has issued a building permit) and all Caretaker Units (for which the County has issued a building permit) within Non-residential Buildings shall be included when calculating the Parks Requirement The amount of the Parks Requirement at any given time will be determined by the number of SFDUs created by Final Plats Recorded as of such time, the number of MFDUs, Accessory Units and Caretaker Units for which the County has issued building permits as of such time, and the Gross Site Area of Non-residential Buildings for which the County has issued building permits as of such time.

"Pedestrian Shed" means an area defined by the average distance that may be traversed at an easy walking pace from its edge to its center. A "Pedestrian Shed" may be a Standard Pedestrian Shed or a Long Pedestrian Shed.

"Plan" means this development plan (consisting of a total of 36 Sheets, labeled Sheets 1 through 36) for the Sterling Ranch Planned Development.

"Planning Areas· means the eight planning areas depicted generally on the Land Use Plan as O1, D1, D2, D3, SA 1, SA2, SA3 and RP the boundaries of which may be adjusted as set forth in Section D-2.1 and D-2.2.

"Planning Division" means the Community Planning and Sustainable Development Department for Douglas County, Colorado.

"Porch" means an exterior structure that extends outside a building; usually roofed and generally open-sided, but may also be partially enclosed, screened, or glass-enclosed; typically, an addition to the main structure and used to protect an entrance.

"Previously Dedicated O1 or Regional Park Areas", with respect to any given time, means those portions of the Property within the O1 Planning Area that have previously been dedicated pursuant to Section S-1.1(C) and accepted and those portions of the Property that have previously been dedicated as a Regional Park pursuant to Section S-1.1 (A) and accepted.

"Primary Frontage" means, with respect to a building on a corner lot, the side of such building designated to bear the primary pedestrian entrance to such building.

"Primary Thoroughfare" means a Thoroughfare within the Property that is identified as a "Primary Thoroughfare· on the Thoroughfare Plan.

"Principal Building", with respect to any lot, means the main building on such lot. see Table 20.

"Property" means land included within (and subject to) this Development Plan.

"Record", "Recorded" or "Recording" means record, recorded, or recording, as appropriate, in the Official Records.

"Recreation Facilities" means: (7) facilities that can be used for active or specialized recreation for one or more segments of the population, including without limitation, ball fields, playfields, volleyball courts, basketball courts, tennis courts, other soft-surface or hard-surface courts, swimming pools, recreation centers, fitness facilities, fountain play areas, other water play areas, rodeo facilities, 4H facilities used for specialized or active recreation, equestrian arenas, polo facilities, other equestrian facilities, fitness course facilities, disk golf facilities, off-leash dog park facilities, mountain bike facilities, BMX facilities, climbing facilities, rollerblade facilities, skateboard facilities, docks, piers, non-motorized boat launches, playgrounds, trails (including, without limitation, trails and related improvements located outside the Property that serve to connect trails within the Property to the regional trail system located outside the Property), pavilions, picnic facilities, and areas designed to accommodate walking, jogging or running circuits (including, without limitation, walkway areas located in plazas that are expressly or implicitly designated for such use by specialized pavers, other surfacing or other methods). (2) gardening facilities for retirement-focused or assisted-living communities, (3) gardens and facilities used for other organized agricultural activities (including without limitation, 4H facilities used for organized agricultural activities) but only if the net monetary proceeds generated thereby, if any, are used solely to support community or educational activities, (4) facilities that can be used for active or specialized recreation related to fish or wildlife management (including, without limitation, 4H facilities related to fish and wildlife management), (5) interpretative signs, monuments and other improvements facilitating the interpretation or viewing of wildlife, the environment, or matters of archeological or historical interest, (6) landscaping, benches, other seating, and other site furnishings for parks, trails, or other facilities that can be used for active or specialized recreation, and (7) other improvements accessory to or necessary in providing the foregoing, including without limitation maintenance, storage, service and administration facilities and improvements, irrigation facilities, restrooms, drinking fountains, waste receptacles, lighting, other site furnishings, grading, drainage, detention, retention, and storm water facilities and improvements. Thoroughfares and parking facilities, utilities, and grade-separated trail crossings. All recreational activities within storm water facilities shall be in accordance with the County regulations.

"Regional Equestrian-only Trails" means those trails depicted generally on the Parks, Open Space and Trails Plan as "Regional Equestrian-only Trails", together with any other equestrian trails connected thereto located within the Property or the Exception Parcels.

"Regional Multi-use Trails" means those trails depicted generally on the Parks, Open Space and Trails Plan as "Regional Multi-use Trails", together with any other trails connected thereto located within the Property or the Exception Parcels.

"Regional Parks" means Sterling Gulch Regional Park, Burns Regional Park and Heritage Regional Park.

"Regional Trail Acres": (1) with respect to any easement for a Regional Trail dedicated pursuant to Section S-1.1 (G)(iii), means the width of such Regional Trail to be built within such easement plus four feet on each side of such Regional Trail; and, (2) with respect to any segment of the Regional Trails provided within any portion of a dedicated right-of-way (including sidewalks), means the area within such dedicated right-of-way intended for use as a Regional Trail and dedicated with a recognizable difference in appearance to the extent not part of a sidewalk.

"Regional Trails" means Regional Multi-Use Trails and Regional Equestrian-only Trails.

"Remnant Parcel" means each portion of the Property that is not included within Planning Areas O1, SA1, SA2, or RP, and that is too small to become its own Neighborhood due to the minimum size requirements set forth in Section D-1.2(B)(vi).

"Reservoir Easement" means an easement burdening Sterling Gulch Reservoir that Owner may dedicate pursuant to Section S-1.1(B).

"Roxborough W/S Parcel" means the following parcel of real property, which is surrounded by the Property:

A parcel of land being the southeast quarter of the northeast quarter of the southwest quarter and the southwest quarter of the northwest quarter of the southeast quarter of section 31, township 6 south, range 68 west of the sixth principal meridian, as conveyed to city of aurora by deed recorded August 23, 1958 in book 125 at page 273, said parcel being located in the County of Douglas, State of Colorado being more particularly described as follows:

commencing at the southeast corner of the southwest quarter of said section 31 and considering the east line of the southwest quarter of said section 31 to bear north 00°05'22" west, 2650. 77 feet with all bearings contained herein being relative thereto; thence north 00°05'22" west, along the east line of said southwest quarter, a distance of 1325.37 feet to the southeast corner of the southeast quarter of the northeast quarter of the southwest quarter of said section 31, said point also being the point of beginning; thence along the south, west and north lines of said southeast quarter of the northeast quarter of the southwest quarter of section 31 the following three (3) courses; (1) south 89°52'20" west, a distance of 663.91 feet (2) north 00°06'12" west, a distance of 662.98 feet: (3) north 89°53'44" east a distance of 664.07 feet to the northwest corner of the southwest quarter of the northwest quarter of the southeast quarter of said section 31; thence along the north, east and south line of said southwest quarter of the northwest quarter of the southeast quarter of section 31 the following three (3) courses; (1) north 89°52'27" east, a distance of 661.63 feet: (2) south 00°07'50" east, a distance of 662.77 feet; (3) south 89°52'46" west a distance of 662. 10 feet to the point of beginning, said parcel containing a calculated area of 878,768 square feet or 20.174 acres more or less.

"RP" means Planning Area RP (Regional Parks) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set Forth in Section D-2.2(C)

"SA1" means Planning Area SA1 (School District) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2 .1.

"SA2" means Planning Area SA2 (Reservoir) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1.

"SA3" means Planning Area SA3 (Maintenance/Industrial) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1.

"School District" means the Douglas County School District.

"School Sites" means those portions of the Property that Owner intends to offer For dedication to the County for purposes of constructing and operating schools thereon pursuant to Section S-1.2.

"SCZ-A Perimeter Lot" has the meaning set forth in Table 11.

"SCZ-B Perimeter Lot" has the meaning set forth in Table 12.

"Secondary Frontage" means, with respect to a building on a corner lot, the side of such building facing a Thoroughfare that is not designated to bear the primary pedestrian entrance to such building.

"SFDU" (Single-family Dwelling Unit) means a legal lot within the Property established by a Final Plat and intended for one single-family detached Dwelling Unit.

"SLS" has the meaning set forth in Section S-2.5.

"Southern Connector Improvements" means a new road consisting of two through lanes connecting Moore Road and U.S. Highway 85, together with all intersections along such new road including those at Moore Road and U.S. Highway 85, and required traffic signals along such new road including those at Moore Road and U.S. Highway 85.

"Southern O1 Buffer Area" means the portion of the Property so identified on the Land Use Plan.

"Standard Pedestrian Shed" means a Pedestrian Shed that has an average distance between its edge and its center of 1,320 feet (or ¼ mile).

"State Highway Segments" means the 85 Segment, the 121 Segment, the C4 70 Segment, the Waterton Concurrency Segment, and the Titan Concurrency Segment.

"State Land Board" means the State of Colorado acting by and through its Board of Land Commissioners.

"Sterling Gulch Reservoir" means those portions of the Property within or near Sterling Gulch Regional Park that Owner may designate for use as a potential reservoir and may subject to the Reservoir Easement.

"Sterling Gulch Wildlife Corridor" means those portions of the Property that are: (1) depicted generally on the Parks, Open Space and Trails Plan as the Sterling Gulch Wildlife Corridor, and (2) either: (a) within Planning Area 01 and dedicated in accordance with this Development Plan, (b) designated within Character Zone C1 in accordance with this Development Plan, (c) burdened by the Reservoir Easement, if any, (d) within Sterling Gulch Regional Parl<, or (e) land designated by Lead Owner for inclusion within the Sterling Gulch Wildlife Corridor and that is subject to a Recorded covenant in favor of the County that prohibits permanent buildings on such land and prohibits fencing on such land that is not wildlife friendly.

"Sterling Ranch" means the Property.

"Subdivision Resolution" means the Douglas County Subdivision Resolution, as the same may be amended from time to time.

"TCD" or "Town Center Development" is one Neighborhood type permitted to be developed on certain portions of the Property pursuant to the terms of this Development Plan.

"Thoroughfare" means a street roadway, passage, drive, lane or similar area intended primarily for vehicular traffic.

"Thoroughfare Plan" means the Thoroughfare Plan Overview set forth on Sheet 7 of this Development Plan.

"Titan Concurrency Segment" means the segment ofTitan Road between U.S. Highway 85 and the western boundary of the Xcel Parcel where the Xcel Parcel meets Titan Road (as shown on the Thoroughfare Plan).

"Titan Road Additional Dedication Segment" means the portion of Titan Road between Street C (as shown on the Thoroughfare Plan) and the western edge of the Xcel Parcel where the Xcel Parcel intersects Titan Road (as shown on the Thoroughfare Plan).

"TND" or "Traditional Neighborhood Development" is one Neighborhood type permitted to be developed on certain portions of the Property pursuant to the terms of this Development Plan.

"Traffic-generating Application" means an application for approval of a sketch plan, preliminary plan, final plat, use by special review, location and extent. or site improvements plan that proposes improvements on the Property and is submitted to the County by owner.

"Unallocated Density" means Dwelling Unit density permitted within the Property pursuant to Section D-4 .1 that is not yet constructed and not previously allocated by Lead Owner in accordance with Section D-4.3.

"Utility-Minor Facilities" mean any electric distribution lines, natural gas distribution pipelines, telegraph lines, telephone lines, cable television lines, data transmission lines, gas regulators, motor stations, lift stations, pumps and pump stations, pipes, systems and structures designed to collect transfer or distribute potable water (including, without limitation, water wells, treatment and storage facilities), systems and structures designed to collect, treat distribute, or dispose of sewage, water storage tanks, ponds, lakes, reservoirs (other than Major Water Storage Facilities), permitted well facilities, drainageways and storm water structures, conveyances, retention and detention areas and facilities, and other structures, facilities, equipment , and improvements similar or related to any of the foregoing.

"Warrant" has the meaning given to that term in Section G-11.

"Waterton Concurrency Segment" means the segment of Waterton Road between Rampart Range Road and the Douglas County/Jefferson County boundary.

"Willow Creek Wildlife Corridor" means those portions of the Property along Willow Creek that are: (1) depicted generally on the Parks, Open Space and Trails Plan as the "Willow Creek Wildlife Corridor," and (2) either: (A) within Planning Area O1 and dedicated in accordance with this Development Plan, or (B) designated as Character Zone C1 in accordance with this Development Plan.

"Xcel Parcel" means the following two parcels of real property, which generally bisect the Property:

Parcel A:

A strip of land 260.00 feet in width being a portion of the land formerly described in deeds recorded in book 118 under reception no. 99145 and in book 197 at page 188, said strip being a portion of the southeast quarter of section 25, township 6 south, range 69 west of the sixth principal meridian, County of Douglas, State of Colorado being more particularly described as follows:

commencing at the southeast corner of said section 25 and considering the east line of the southeast quarter of said section 25 to bear north 00°15'41" west, 2659.11 feet with all bearings contained herein being relative thereto; thence north 00°15'41" west, along the east line of said southeast quarter, a distance of 1119.55 feet; thence south 89°35'35" west, a distance of 30.00 feet to a point on the westerly right of way line of Roxborough Park Road, said point being the point of beginning; thence continuing south 89°35'35" west, a distance of 2614.45 feet to a point on the west line of said southeast quarter; thence north 00°25'25" west, along said west line a distance of 260.00 feet; thence north 89°35'35" east a distance of 2615.18 feet to a point on the westerly right of way line of said Roxborough Park Road; thence south 00°15'41" east, along said westerly right of way line, a distance of 260.00 feet to the point of beginning, said Parcel A containing a calculated area of 679.852 square feet or 15.607 acres more or less.

Parcel B:

A strip of land varying in width being a portion of the land formerly described in deeds recorded in book 118 under reception no. 99145 and in book 197 at page 188, said strip being a portion of the south half of section 30 and a portion of the west half of section 29, township 6 south, range 68 west of the sixth principal meridian, County of Douglas, State of Colorado being more particularly described as follows:

commencing at the southwest corner of said section 30 and considering the west line of the southwest quarter of said section 30 to bear north 00°15'41" west, 2659.11 feet with all bearings contained herein being relative thereto; thence north 00°15'41" west, along the east line of said southwest quarter, a distance of 1119.55 feet; thence north 89°52'05" east, a distance of 30.00 feet to a point on the easterly right of way line of Roxborough Park Road, said point being the point of beginning; thence north 00°15'41" west, along said easterly right of way line, a distance of 260.00 feet; thence north 89°52'05" east, a distance of 2539.83 feet to a point on the west line of the southeast quarter of said section 30; thence south 89°59'23" east, a distance of 2635,38 feet to a point on the west line of the southwest quarter of said section 29; thence north 89°52'45" east, a distance of 2372.20 feet: thence north 00°22'12" west, a distance of 3905.79 to a point on the southerly right of way line of titan road; thence north 89°43'08" east, along said southerly right of way line, a distance of 223.74 feet: thence south 00°08'48" west, a distance of 650.35 feet; thence south 11°27'18" west, a distance of 102.00 feet; thence south 00°08'48" west, a distance of 658.70 feet; thence south 09°28'42" east, a distance of 144.30 feet; thence south 01°31'12" east a distance of 1200.00 feet; thence south 02°47'48" west. a distance of 265.60 feet; thence south 00°50'12" east, a distance of 310.60 feet; thence south 03°42'12" east, a distance of 200.20 feet; thence south 02°58'48" west, a distance of 300.70 feet; thence south 00°50'12" east, a distance of 128.68 feet: thence south 00°50'12" east, a distance of 210.84 feet: thence south 89°52'45" west, a distance of 2595.09 feet to a point on the west line of the southwest quarter of said section 29; thence north 89°59'23" west, a distance of 2635.26 feet to a point on the west line of the southeast quarter of said section 30; thence south 89°52'05" west, a distance of 2540.21 feet to the point of beginning, said Parcel B containing a calculated area of 2,875,265 square feet or 66.007 acres more or less.

"Zoning Resolution" means the Douglas County Zoning Resolution, as the same may be amended from time to time.

General Provisions And Definitions, Cont.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO
acting by and through the
STATE BOARD OF LAND
COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD
COLORADO SOCCER
ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND &
GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein &
Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

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1842 Clarkson Street
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4699 Nautilus Court
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P: 303 530 7229
F: 303 530 7227

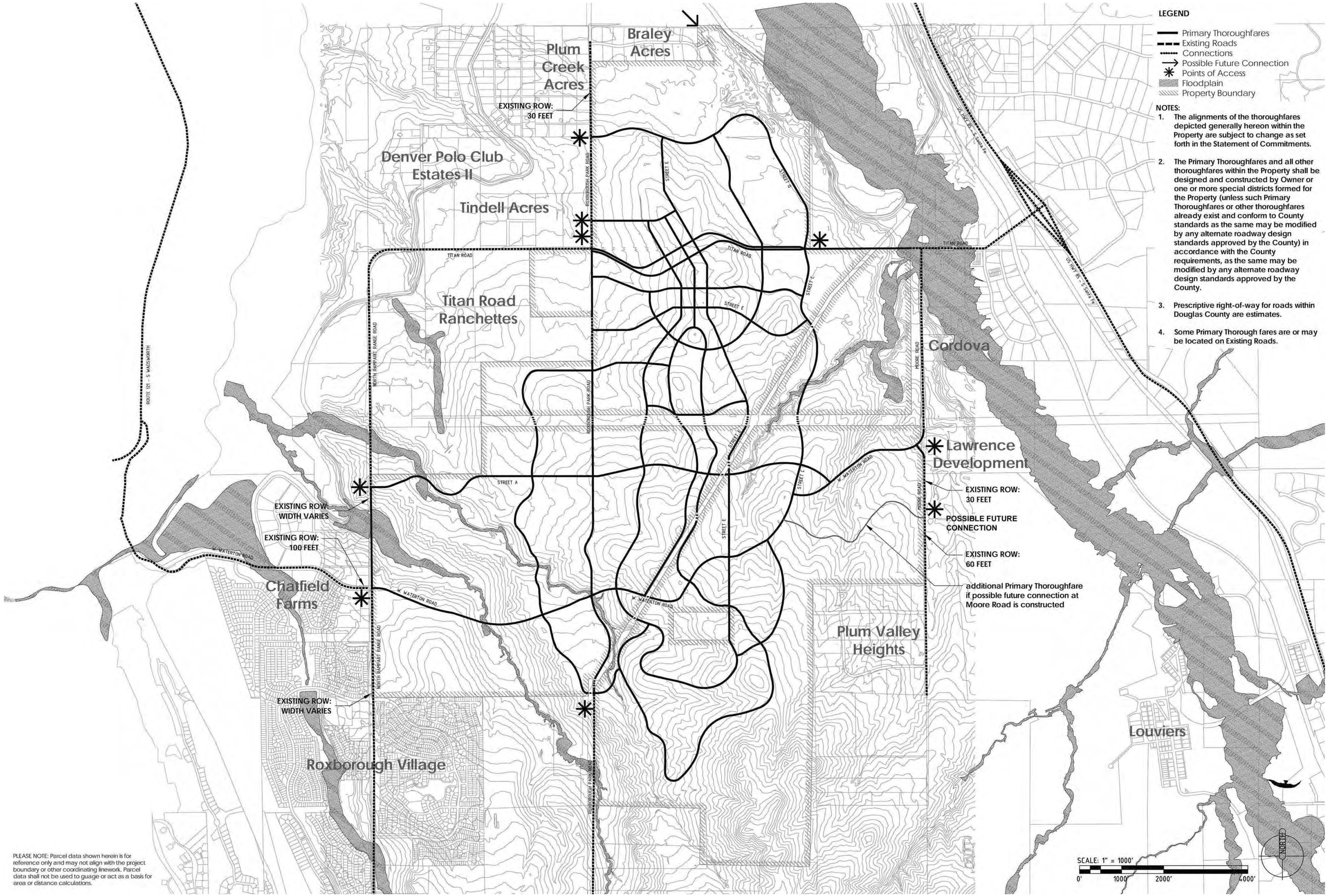
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STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units



LEGEND

- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Points of Access
- Floodplain
- Property Boundary

NOTES:

1. The alignments of the thoroughfares depicted generally hereon within the Property are subject to change as set forth in the Statement of Commitments.
2. The Primary Thoroughfares and all other thoroughfares within the Property shall be designed and constructed by Owner or one or more special districts formed for the Property (unless such Primary Thoroughfares or other thoroughfares already exist and conform to County standards as the same may be modified by any alternate roadway design standards approved by the County) in accordance with the County requirements, as the same may be modified by any alternate roadway design standards approved by the County.
3. Prescriptive right-of-way for roads within Douglas County are estimates.
4. Some Primary Thorough fares are or may be located on Existing Roads.

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Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
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STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
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ENGINEER:

Redland Consulting Group, Inc.
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1250 Humbolt Street, No. 701
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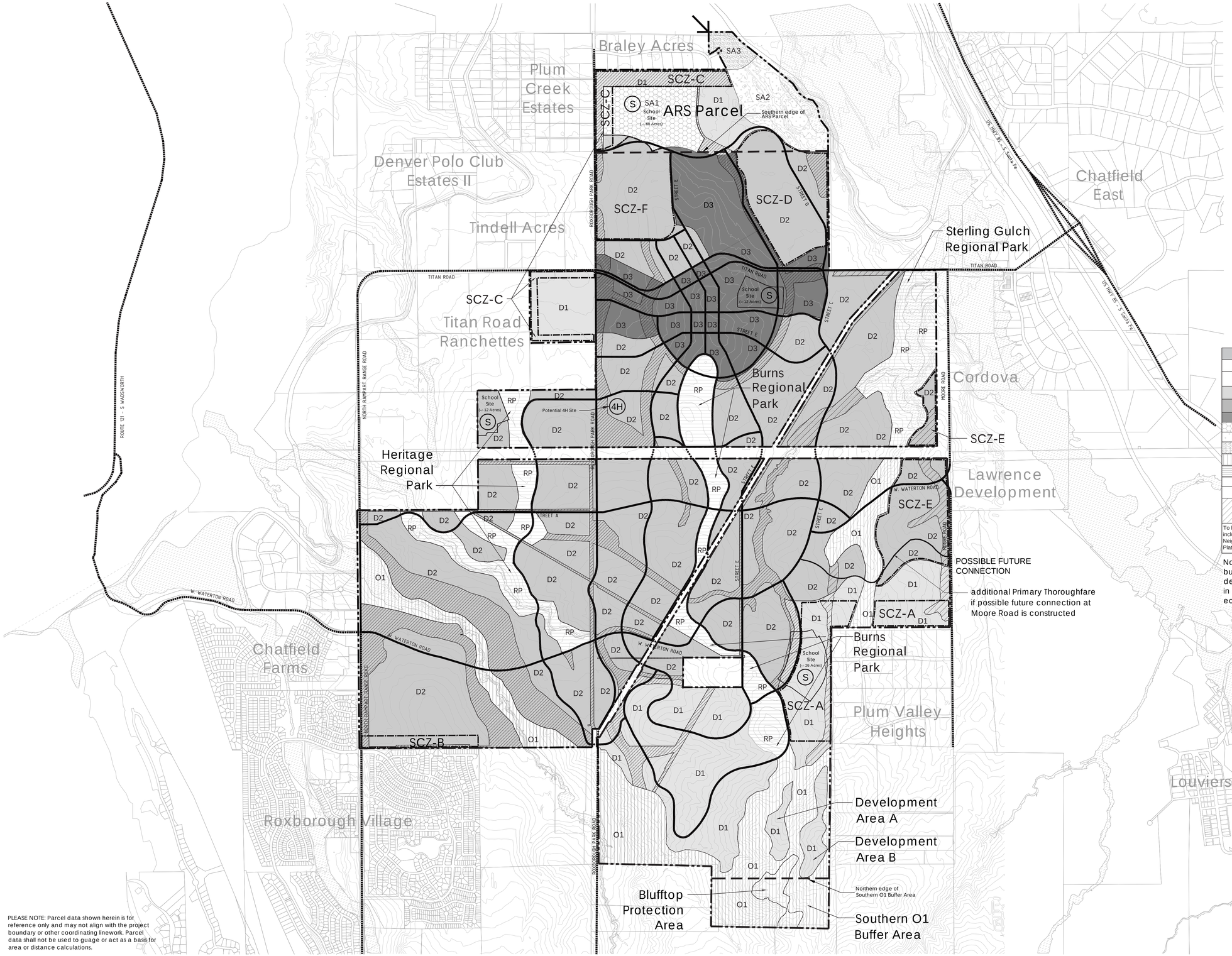
ZR2009-004
Revision Date: Sep 18, 2025

Thoroughfare Plan Overview

Sheet: 7 of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

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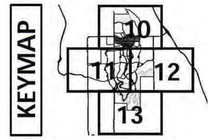
PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District

OTHER

- School Site
- Special Character Zones
- Character Zone C1 - Multifunction Open Space
- Floodplain
- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Property Boundary

KEYMAP



Land Use

(Subject to adjustment pursuant to the terms of the Development Plan)

Planning Areas	Acres
D1 - Country/Hillside	533.57
D2 - Villages	1818.22
D3 - Town Center	298.54
SA1 - School	60.00
SA2 - Reservoir	59.42
SA3 - Maintenance/Industrial	13.24
O1 - Open Preserve	336.77
RP - Regional Park	281.01
TOTAL	**3400.77**
Character Zone C1 - Multi-Function Open Space	516.09
To be included in Neighborhood/ Plat designs — Other Parks to be designated within Neighborhoods	57.00 (estimated)

Non-residential square footage: Totals for business, commercial, and industrial space will be determined by development standards set forth in the Development Plan and sustainable and economic practices.

Areas Subject to Potential Inclusion within SCZ-D, SCZ-E and SCZ-F

(Subject to adjustment pursuant to the terms of the Development Plan)

Area	Acres
SCZ-D	100.80
SCZ-E	92.47
SCZ-F	84.72

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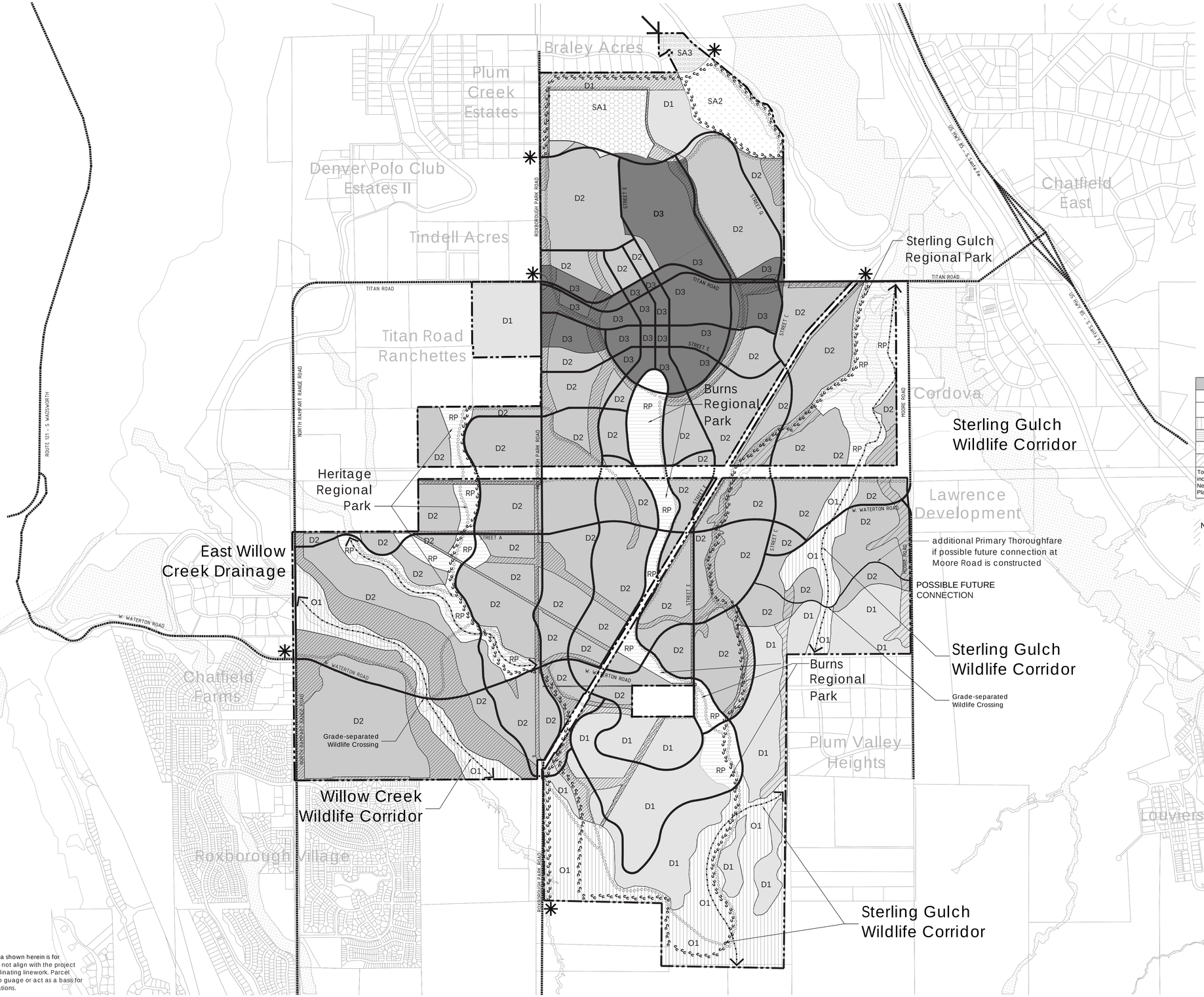
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Land Use Plan OVerview

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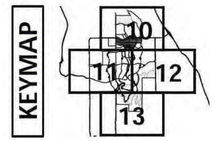
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- Character Zone C1 - Multifunction Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
- Wildlife Corridor
- East Willow Creek Drainage
- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Property Boundary

KEYMAP



Open Space (Subject to adjustment pursuant to the terms of the Development Plan)		
	Area	**Acres**
	O1 - Open Preserve	336.77
	RP - Regional Park	281.01
	C1 - Multi-Function Open Space	516.09
	SA2 - Water Storage Reservoir	59.42
To be included in Neighborhood/ Plat designs	Other Parks to be designated within Neighborhoods	57.00 (estimated)

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ZR2009-004
Revision Date: Sep 18, 2025

Sheet: 9 of 36

Parks, Open Space And Trails Plan Overview

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0' 200' 400' 800'

SCALE: 1" = 400'

N

LEGEND

PLANNING AREAS

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- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
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- School Site
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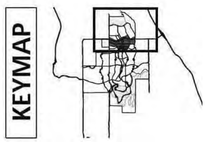
OTHER

- Character Zone C1 - Multifunction Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
- Wildlife Corridor
- East Willow Creek Drainage
- Primary Thoroughfares
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ZR2009-004
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Plan Detail A

Sheet: 10 of 36

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LEGEND

PLANNING AREAS

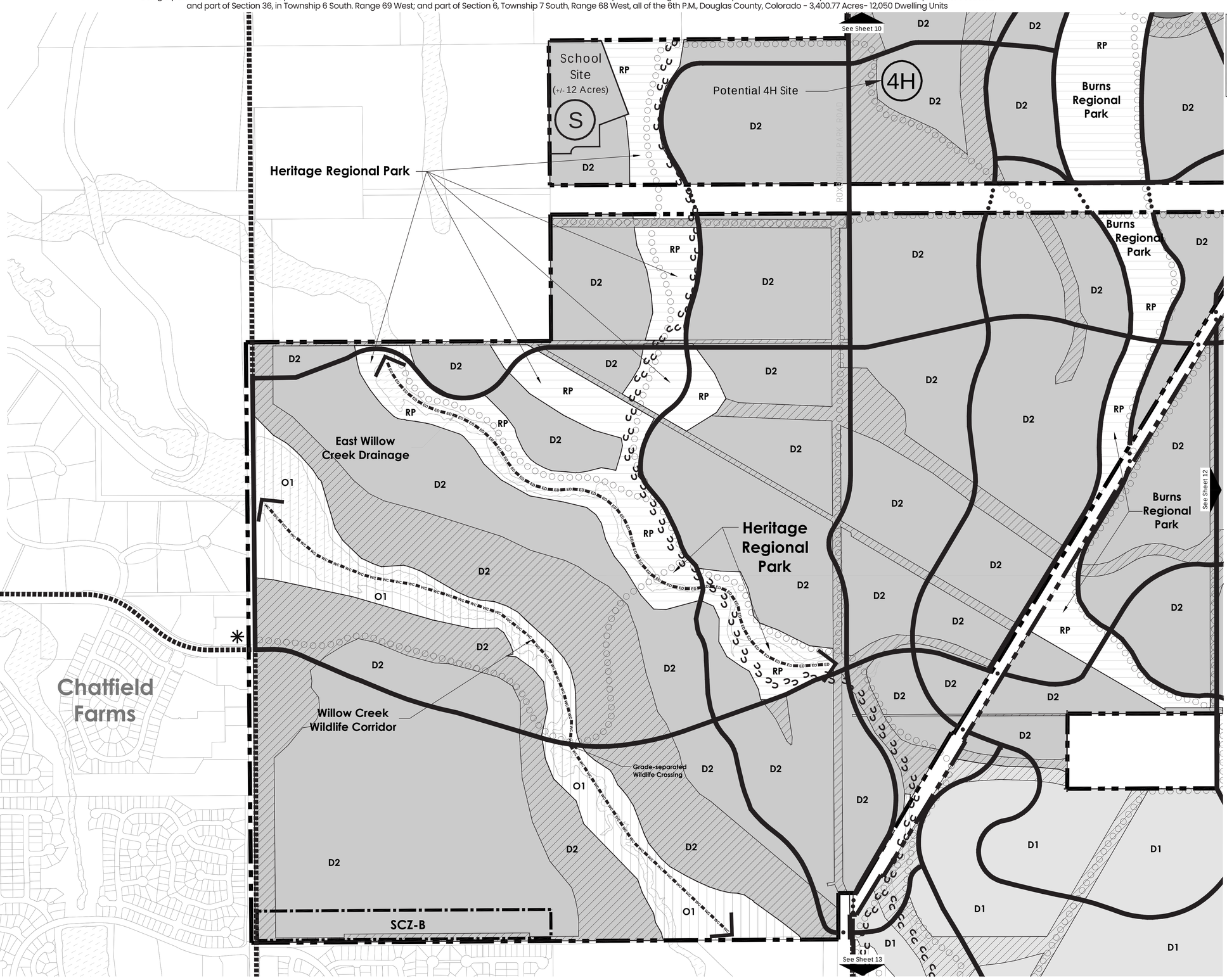
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- (S) School Site
- Special Character Zones

OTHER

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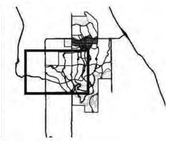
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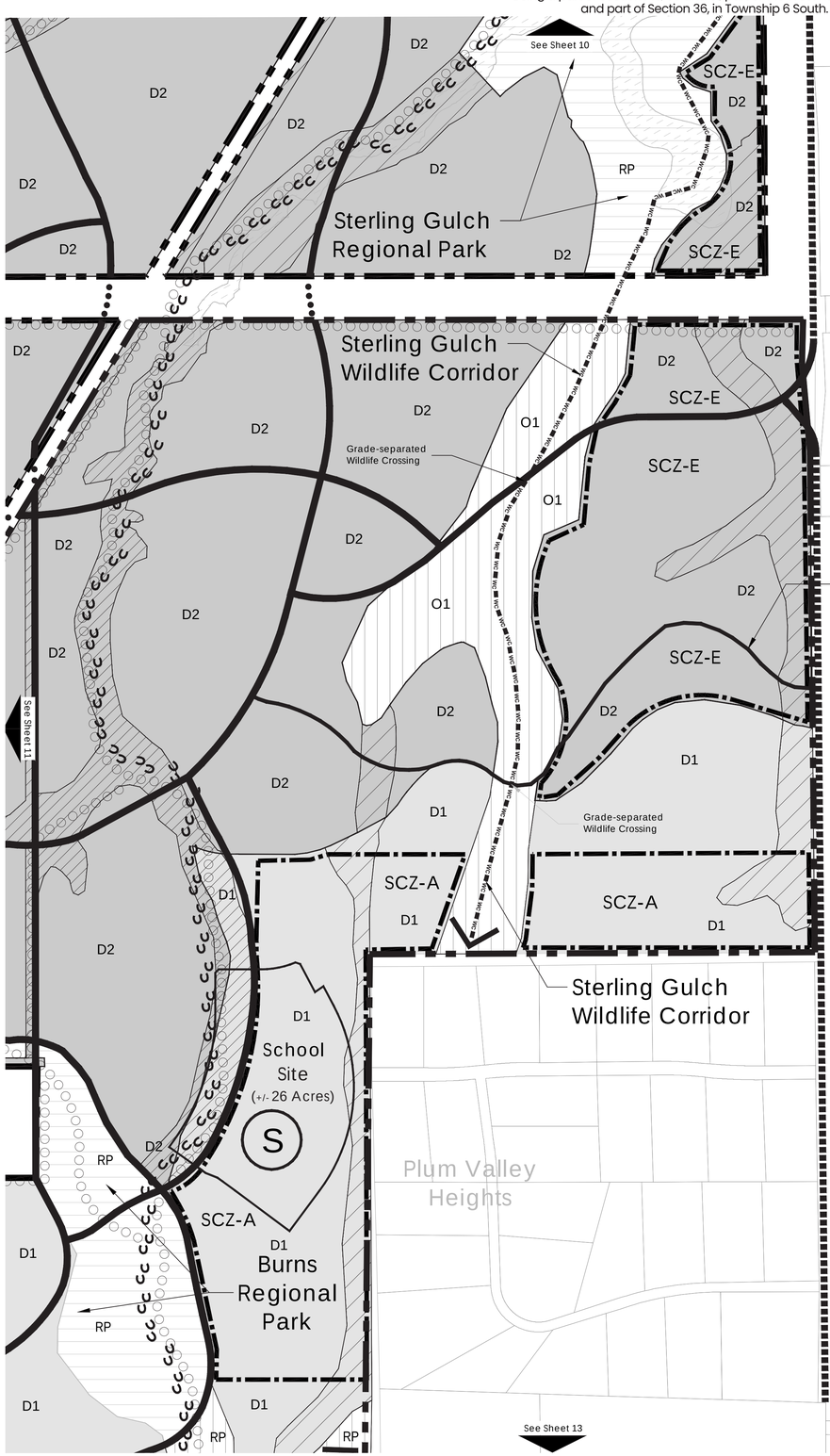
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Plan Detail B

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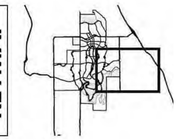
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- East Willow Creek Drainage
- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Property Boundary

NOTES:

1. The location of various areas and improvements depicted generally hereon and acreages set forth hereon are subject to change pursuant to the other provisions of this Development plan.
2. The acreages of areas set forth hereon include thoroughfares within such areas.
3. Some Primary Thoroughfares are or may be located on Existing Roads.

KEYMAP



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Milistein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: Sep 18, 2025

PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

0' 200' 400' 800'
SCALE: 1" = 400'

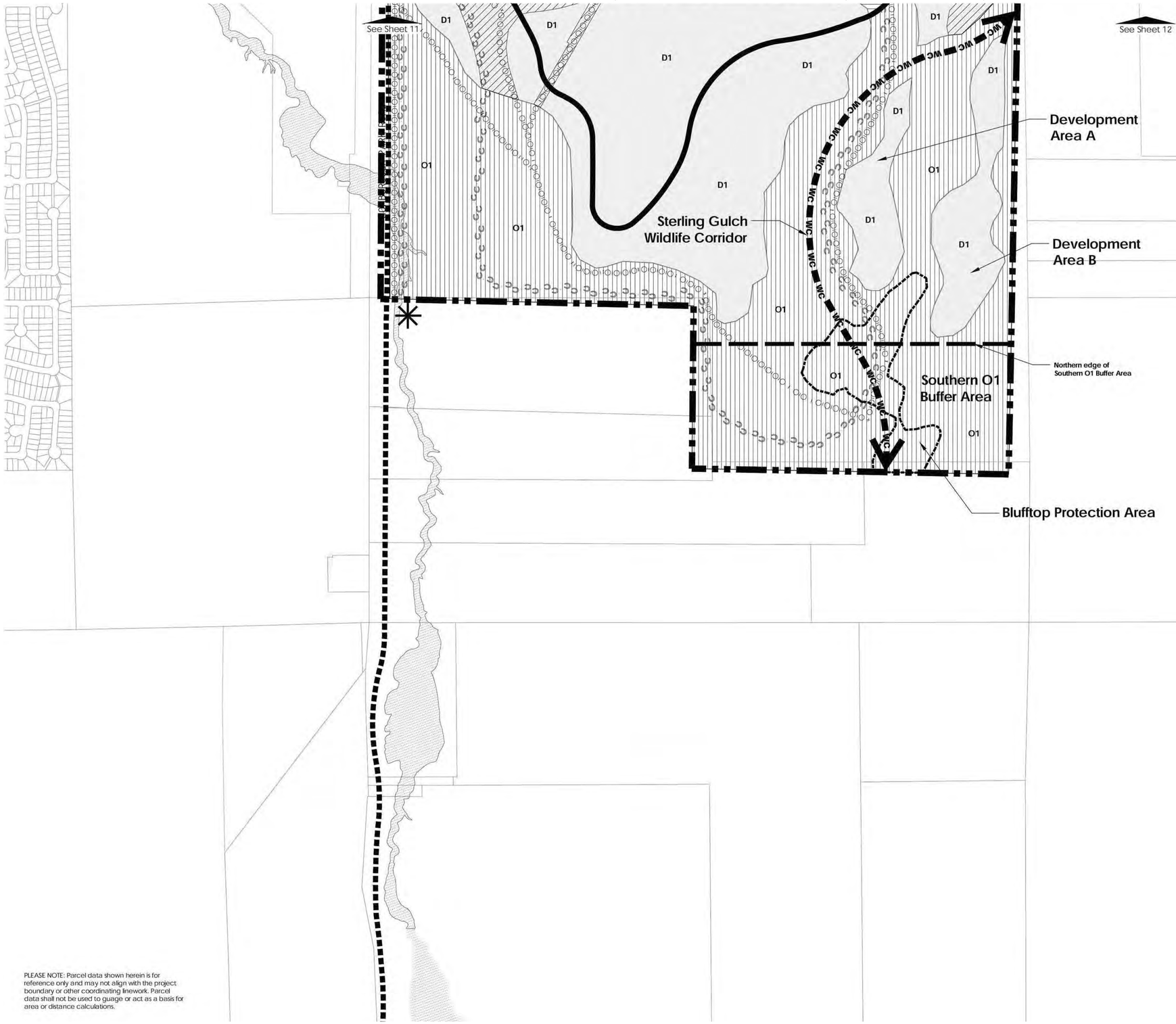
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Sheet: 12
of 36

Plan Detail C

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units



PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

LEGEND

PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District
- (S) School Site
- Special Character Zones

OTHER

- Character Zone C1 - Multi-Function Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
- WC Wildlife Corridor
- ED East Willow Creek Drainage
- Primary Thoroughfares
- Existing Roads
- Connections
- Property Boundary

NOTES

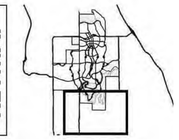
1. **The location of various areas and improvements depicted generally hereon and acreages set forth hereon are subject to change pursuant to the other provisions of this Development Plan.**
2. **The acreages of areas set forth hereon include thoroughfares within such areas.**
3. **Some Primary Thoroughfares are or may be located on Existing Roads.**

SCALE: 1" = 400'

0' 400' 800' 1600'

NORTH

KEYMAP



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
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COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
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P:303 791 7404
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ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
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AECOM
1809 Blake Street
Suite 200
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P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Clay Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
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Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
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Revision Date: Sep 18, 2025

Plan Detail D

Sheet: 13 of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

STATEMENT OF COMMITMENTS

For so long as this Development Plan remains in effect with respect to the Property, pursuant to and subject to the terms of this Development Plan, the following conditions shall be satisfied in connection with development of the Property.

S-1. DEDICATIONS

Subject to the conditions set forth in this Development Plan, the following dedications and offers of dedications of land shall be made (with all water rights retained by the Owners) to fulfill concurrency and subdivision requirements in connection with the development of the Property:

S-1.1 Parks, Open Space and Regional Trails.

All parks, open space and trails dedicated and accepted pursuant to this Section S-1.1 shall remain open to public use, subject to the provisions of this Section S-1.1 and subject to seasonal closures and other rules and regulations acceptable to the entity to which such dedication is made and accepted.

(A) Regional Parks.

(i) General. Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required to satisfy the Parks Requirement or as otherwise required by Commitments Matrix, portions of the land depicted generally on the Parks, Open Space and Trails Plan as Burns Regional Park, Sterling Gulch Regional Park, and Heritage Regional Park. Each such dedication shall be made to a special district or another government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. Notwithstanding the foregoing, each portion of the Regional Parks dedicated in accordance with this Section S-1.1 (A) shall provide a functional addition to the Regional Park and shall be dedicated in a manner and in amounts that allow for functional and cohesive Regional Parks. Contemporaneously with the first dedication of any portion of any Regional Park, Owner shall provide the County with a plan depicting planned improvements for such portion of such Regional Park and improvements that may be constructed within future phases (future dedications) of such Regional Park. Such plan shall not be binding in any manner, but shall show how the entirety of such Regional Park could be developed. After such dedication of any land for a Regional Park, such land shall be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted.

(ii) Sterling Gulch Regional Park and the Reservoir Easement. Contemporaneously with the dedication of any portion of Sterling Gulch Regional Park pursuant to Section S-1.1 (A)(i), Owner may reserve from such dedication the right to have all or any portion of such land, as identified by Owner, reconveyed to Owner at Owner's election at any time prior to December 31, 2035, on the condition that simultaneously with such reconveyance to Owner such reconveyed land is subjected to the Reservoir Easement.

(iii) Public Access Regional Parks dedicated by Owner shall permit public access to and use of the area dedicated in perpetuity, subject to seasonal closures and other rules and regulations acceptable to the entity to which such dedication is made and accepted.

(B) Reservoir Easement.

Owner may designate portions of the Property within or near Sterling Gulch Regional Park as part of the Sterling Gulch Reservoir. Subject to the conditions set forth in this Development Plan, Owner may subject portions of such land to the Reservoir Easement in phases as required to satisfy the Parks Requirement or as otherwise required by Commitments Matrix. If the Reservoir Easement is granted, it shall be granted to a special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. If the Reservoir Easement is granted, it shall grant public access to and use of Sterling Gulch Reservoir for purposes of recreational activities that do not involve human body contact with reservoir water. Such permitted uses include fishing from the shore and from piers, non-motorized boating, wildlife observation, and such other uses as Owner and the County may agree. If the Reservoir Easement is granted, it shall either: (i) require that a majority of the land subject to the Reservoir Easement maintain a water depth of at least ten feet at all times except in case of exigent need to address water supply needs, and that access to the water's edge be provided, and/or (ii) other provisions be made for active or specialized recreation within the area burdened by the Reservoir Easement. If the Reservoir Easement is granted, the use of Sterling Gulch Reservoir by the public shall be subject to: (a) seasonal closures, (b) the Owner's right to use such property for water storage (including the installation, construction, use, operation, maintenance, repair and replacement of pipes, structures, facilities and other improvements related thereto), (c) the Owner's right to use such property for any use that does not unreasonably interfere with the uses set forth in the Reservoir Easement, and (d) other rules and regulations acceptable to Owner and the County. Owner may convey or otherwise transfer any or all of its fee interest in Sterling Gulch Reservoir, and may assign or otherwise transfer any or all of its rights with respect to the Sterling Gulch Reservoir (including without limitation, mineral, oil and gas interests and access rights) to a special district or any other person or entity.

(C) Open Preserve (O1).

Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required by the Commitments Matrix, the land depicted generally on the Parks, Open Space and Trails Plan as "O1". Each such dedication shall be made to a homeowners' association, special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. After such dedication of any portion of O1 land, such land shall be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in Table 2.

(D) Multi-function Open Space (C1).

Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required to satisfy the Parks Requirement (as more particularly set forth in the Commitments Matrix), portions of the land depicted generally on the Parks, Open Space and Trails Plan as "C1". Each such dedication shall be made to a homeowners' association, special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. After such dedication of any portion of C1 land, such land shall thereafter be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in Table 2.

(E) Other Parks.

Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required to satisfy the Parks Requirement (as more particularly set forth in the Commitments Matrix), Other Parks (as described in Table 4), Each such dedication shall be made to a homeowners' association, special district or other government entity as designated by the Owner: provided, however, that Owner may not so designate the County unless the County agrees. After dedication of any land pursuant to this Section S-1.1 (E), such land shall be owned and maintained by the entity to which such dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in Table 2. Other Parks shall be distributed roughly evenly throughout the developed portions of the Property, based on need.

(F) Form of Dedication.

Notwithstanding any other provision of this Development Plan, dedications of any portion of the Regional Parks, Open Preserve (Planning Area O1), Multi-function Open Space (Character Zone C1) and Other Parks, may be by deed, by plat or by other mechanism acceptable to the Owner making such dedication, and the entity to which such dedication is made, including, without limitation, by conservation easement.

(G) Regional Trails.

(i) Within the Property. Certain Regional Trails are depicted generally on the Parks, Open Space and Trails Plan. Final alignments for each segment of such Regional Trails shall be established at the time of Final Plan therefore, to the extent public access is not already provided, and may vary from the depiction thereof shown on the Parks, Open Space and Trails Plan or on any Neighborhood Plan, on the condition that (a) all such Final Plats and the Regional Trail alignments thereon comply with the requirements of the Subdivision Resolution, (b) Regional Trail connectivity within the Property is not materially decreased from that depicted generally on the Parks, Open Space and Trails Plan, (c) connectivity between the Regional Trails (on the Property) and regional trails outside the Property is not materially decreased from that depicted generally on the Parks, Open Space and Trails Plan. and (d) Regional Multi-use Trails depicted generally on the Parks, Open Space and Trails Plan shall be located so as to cross roadways at intersections (except where grade-separated crossings are contemplated). Trails permitted within the Willow Creek Wildlife Corridor shall be limited to: (1) the one Regional Multi-use Trail depicted generally on the Parks, Open Space and Trails Plan and (2) Regional Trails and other trails within the area generally forming the outer edges of the Willow Creek Wildlife Corridor.

(ii) Outside the Property. Segments of Regional Trails may be located outside the Property, including without limitation within the Exception Parcels, on the condition that, to the extent public access is not already provided, the relevant owner of such adjacent parcel consents thereto and grants easements or other rights for such trail segments to a special district or other governmental entity designated by the Owner in accordance with the requirements of Section-1.1 (G)(iii) or Section S-1.1 (G)(v), as appropriate; provided, however, that Owner may not so designate the County unless the County agrees.

(iii) Dedication. To the extent public access is not already provided, Owner shall dedicate easements for those Regional Trails within the Property shown generally on the Parks, Open Space and Trails Plan. Owner may dedicate easements for Regional Trails other than those shown generally on the Parks, Open Space and Trails Plan, Each such dedication shall be made to a special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. Notwithstanding any provision herein, Owner shall not be required to obtain dedicated easements for any segment of Regional Trails located outside of the Property.

(iv) Ownership and Maintenance. After dedication of any easement for Regional Trails pursuant to Section S-1.1 (G)(iii), all Regional Trails within such easement shall be owned and maintained by the entity to which such dedication is made and by which such dedication is accepted.

(v) Use.

(a) Multi-use Trails. Each easement for a Regional Multi-use Trail shown generally on the Parks, Open Space and Trails Plan shall permit public access to and use of the area subjected thereto for purposes of pedestrian, non-motorized vehicular transportation, and motorized vehicular transportation to the extent required by the Americans with Disabilities Act, 42 U .S.C. § 12101 et. seq., subject to seasonal closures and other rules and regulations acceptable to the entity to which such easement is dedicated and by which such dedication is accepted.

(b) Equestrian Trails. Each easement for a Regional Equestrian-only Trail shown generally on the Parks, Open Space and Trails Plan shall permit public access and use of the area subjected thereto for purposes of equestrian riding, subject to seasonal closures and other rules and regulations acceptable to the entity to which such easement is dedicated and by which is such dedication is accepted.

(H) Plum Valley Heights Trail Connection. Pursuant to the schedule set forth in the Commitments Matrix, Owner shall grant an easement to the Plum Valley Heights Homeowners Association for an equestrian-only trail connecting the Plum Valley Heights neighborhood to the Regional Equestrian-only Trail system within the Property.

S-1.2 Schools.

(A) Dedication.

Sterling Ranch will dedicate 110 acres of land for public schools within the Sterling Ranch PD.

Dedication of each school site by Owner to Douglas County will occur upon the County or public school demonstrating a reasonably necessary need for the property for the construction of a school, and upon provision by the County or public school of an approved 5-year Capital Plan or a Bond Plan demonstrating the ability to fund and construct a school on a given site.

The final boundaries of the school sites depicted generally on the land use plan will be decided during the process of completing the Preliminary Plan for the area in which a school site is intended to be included.

If a school site, as identified on the Preliminary Plan, has not been conveyed by Owner to Douglas County at or prior to the recording of the Final Plat in which the school site is located because the County or public school has not shown a reasonably necessary need for the site or has not demonstrated the ability to fund and construct a school on that site, the site will be retained and developed by Owner, and Owner will provide an alternative school site for consideration or cash-in-lieu thereof..

(B) Cash-in-lieu.

Cash-in-lieu of land dedication shall be required when deemed, by the Board, to be more appropriate in satisfying the needs of the proposed development and concerned agencies. Owner may provide a cash-in-lieu of land dedication payment to the County or offer other acceptable land for a public school. Any cash-in-lieu payment shall be used for purposes of providing school services or facilities within the Property. The amount of any Cash-in-Lieu payment shall be based on the fair market value of the land that has been identified as a school site in the Preliminary Plan.

(C) Capital Mitigation.

(i) Amount. Owner shall provide $1,500 for each SFDU that is not an AHU, at or prior to the Recording of Final Plat thereof, and $750 for each MFDU that is not an AHU, as a condition of Site Improvement Plan approval thereof, in both cases to be used solely for the School District capital improvements within the Property. All funds provided to the School District pursuant to this Section S-1.2(C) may be used within the current high school feeder area for students generated from the Property until such time as there is enough student population generated from the Property and funding available to build a complete high school feeder within the Property. After such time as there is enough student population generated from the Property and funding available to build a complete high school feeder within the Property, Owner shall not be required to make further payments under this Section S-1.2(C) in respect of any Final Plat or Site Improvement Plan if as of the date Owner desires to Record such Final Plat. or the date of the County's approval of such Site Improvement Plan, as appropriate, the School District has failed to execute and deliver to Owner written commitments restricting the use of such funds to capital improvements within Sterling Ranch, in form and substance reasonably acceptable to Lead Owner.

(ii) In-Kind. Amounts due under this Section S-1.2(C) shall be reduced by the value of any in-kind contributions from Owner to the School District as may be acceptable to Owner and the School District.

(D) Extent.

No dedication, cash-in-lieu thereof, or capital mitigation for schools other than as expressly set forth in this Development Plan shall be required in connection with the subdivision or development of the Property.

(E) Alternate Mechanisms.

Alternate mechanisms of the development and provision of school facilities (including, without limitation, land ownership) may be employed in place of the dedication, cash-in-lieu and/or capital mitigation requirements of Sections S-1.2(A)-(C) if adequate school facilities are provided to accommodate the need created by Sterling Ranch in accordance with County regulations if such alternate mechanisms are acceptable to Lead Owner, the School District and the County.

S-1.3 Thoroughfares.

(A) Alignments.

Alignments for the Primary Thoroughfares are depicted generally on the Thoroughfare Plan. The exact alignments of Primary Thoroughfares shall be determined by Owner at the time of Final Plat thereof and may vary from the depictions set forth on the Thoroughfare Plan or any Neighborhood Plan without the need to amend this Planned Development or any Neighborhood Plan, on the condition that: (1) all plats of such Primary Thoroughfares are approved by the County in accordance with the Subdivision Resolution, (2) such alignments conform to, and are provided at such times as are required by, all other applicable County standards, including without limitation the County's street concurrency requirements set forth in Appendix A of the Zoning Resolution and the Douglas County Roadway Design and Construction Standards, as the same may be modified by any alternate roadway design standards approved by the County, and (3) the overall connectivity and functionality of such Primary Thoroughfares as depicted on the Thoroughfare Plan are maintained.

(B) Public and Private.

The Primary Thoroughfares will be public thoroughfares offered for dedication to the County at Final Plat. The determination of whether Thoroughfares within the Property other than the Primary Thoroughfares will be public or private will be determined by Owner and the County, with all of such Thoroughfares that will be public being offered for dedication at Final Plat thereof, at no cost to the County.

(C) Additional Dedications for Titan Road .

At the County's request and at no cost to the County, Owner shall dedicate those portions of the Property located along the southern edge of the Titan Road Additional Dedication Segment as needed to accommodate the southern half of a six-lane roadway along the Titan Road Additional Dedication Segment, assuming that such six-lane roadway is centered on the current centerline for the Titan Road Additional Dedication Segment. Notwithstanding the foregoing, Owner shall not be required to dedicate any property pursuant to this Section S-1.3(C) to provide right-of-way along any segment ofTitan Road to the extent right-of-way for a six-lane road along such segment of Titan Road has already been provided at the time of the County's request pursuant to this Section S-1.3 (C).

S-1.4 Fire.

(A) Fire Station.

Owner shall offer for dedication to the Fire District a fire station site, with the specific size and location thereof to be determined by Owner, the County and the Fire District. The dedication of such site shall be subject to: (i) a covenant containing the right of first refusal provided in this Section S-1.4(A), and (ii) such other terms and conditions acceptable to both Owner and the Fire District. The dedication of such site shall occur at a time acceptable to the Fire District. Before the Fire District may sell, transfer or convey any land dedicated to the Fire District pursuant to this Section S-1.4(A), the Fire District shall deliver written notice to Lead Owner of its intention to sell, transfer or convey such land. Lead Owner shall then have 60 days to provide written notice to the Fire District of Lead Owner's interest in purchasing all or any portion of such land. If Lead Owner timely delivers to the Fire District a written notice of Lead Owner's interest in purchasing all or any portion of such land, then the Fire District shall not be permitted to sell any portion of such land for the period ending 60 days after the Fire District's receipt of such notice. The purchase of such land by Lead Owner shall be upon such terms and conditions and for such consideration as Lead Owner and the Fire District may mutually agree; however, in no event shall the purchase price exceed the fair market value of such land at the time it was dedicated to the Fire District. With respect to any land dedicated to the Fire District pursuant to this Section S-1.4(A), the right of first refusal negotiation provided in this Section S-1.4(A) shall expire 20 years after the date such land was dedicated to the Fire District.

(B) Fire Protection Systems.

All fire protection systems serving the Property shall be designed to meet the requirements of the Fire District and the County, including without limitation, fire codes adopted by the County, and those requirements set forth in Section 3(b)(1)(a)-(f) of Appendix A of Section 15 of the Zoning Resolution.

(C) Fire Protection Submittals to the Fire District.

All engineering documents submitted to the Fire District shall bear the wet signature and seal of the engineer or architect in responsible charge of the design unless the Fire District indicates it does not require the same.

(D) Fire Protection Improvements Installed.

Water distribution and site access components necessary for fire protection of any structure under construction (in accordance with Fire District standards) shall be installed and in service prior to the construction of such structure, except by special permit issued by the Fire District.

S-1.5 Electric and Gas Sites and Facilities.

In connection with platting any portion of the Property, Owner shall provide sites for electric substations, gas and electric transmission line easements, and gas regulator/meter station sites as needed to serve the development proposed by such plat.

S-1.6 Owners' Reserved Rights.

(A) General.

With respect to all offers of dedications and dedications provided in this Development Plan or otherwise, but excluding dedications and offers of dedications for public rights-of-way, the Owners shall be deemed to have reserved for themselves, their successors and assigns, and for the benefit of any special districts, utility providers or other persons or entities as may be designated by the dedicating Owner(s), easements and rights to construct, install, use, operate, maintain, repair and replace (on such dedicated lands) Utility-Minor Facilities, Utility Service Facilities, Thoroughfares, trails, other infrastructure and improvements related thereto. Such reserved rights shall be set forth on Final Plats pursuant to which such dedications are made, otherwise such rights shall be deemed to expire with respect to land dedicated on such Final Plat.

(B) Gardens and Organized Agricultural Activities .

In addition to the reservation set forth in Section S-1.6(A), with respect to all offers of dedication and dedications of C1 areas as provided in this Development Plan or otherwise, the Owners shall be deemed to have reserved for themselves, their successors and assigns, and for the benefit of any special districts, utility providers or other persons or entities as may be designated by the dedicating Owner(s), easements and rights to use such areas for community gardens and organized agricultural activities, and to construct, install, use, operate, maintain, repair and replace improvements related thereto (on such dedicated lands).

(C) Minerals.

In addition to the reservations set forth in Sections S-1.6(A) and S-1.6(B), with respect to all offers of dedications and dedications of any portion of Regional Parks (Planning Area RP), Open Preserve (Planning Area O1), Multi-function Open Space (Character Zone C1) and Other Parks provided in this Development Plan or otherwise, the Owners shall be deemed to have reserved for themselves, their successors and assigns, all mineral, oil and gas rights and interests with respect thereto.

(D) Other.

With respect to all offers of dedications and dedications provided in this Development Plan, the Owner making such offer of dedication and the County may permit such Owner to reserve easements and/or other rights in addition to those otherwise provided in this Development Plan, including without limitation easements and other rights for agricultural purposes. Owners may assign or otherwise transfer all or any of its easements and rights deemed reserved by this Development Plan to one or more special districts, utility providers or other persons or entities.

S-1.7 Adjustments to Boundaries and Alignments.

Notwithstanding any other provision in this Development Plan:

(A) the boundaries of Burns Regional Park, Heritage Regional Park and Sterling Gulch Regional Park as set forth generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(B).

(B) the boundaries of the "O1" Planning Area as set forth generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(A).

(C) the boundaries of the portions of the Property depicted generally as "C1" on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(C).

(D) the alignments of Regional Trails depicted generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section S-1.1 (G), and

(E) the alignments of the Primary Thoroughfares depicted generally on the Thoroughfare Plan are subject to adjustment as provided in Section S-1.3.

S-1.8 Title Insurance.

An Owner making a dedication of land to the County shall provide title insurance for such County dedicated land as required by the Subdivision Resolution.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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Statement Of Commitments

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STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

S-2. ON-SITE OR OFF-SITE IM PROVEMENTS

S-2.1 Provision of Major Infrastructure.

It is anticipated that one or more special districts will be formed to facilitate the design, construction and financing of on-site and off-site infrastructure necessary for the development of the Property. These facilities may be constructed directly by the special districts or. at Owner's option , may be constructed by Owner and acquired by the special districts. Infrastructure elements that may be facilitated by such special districts include, without limitation, roads and interchange improvements, water and sewer facilities, fire protection, drai nage facilities (including without limitation, detenuon and retention facilities), mosquito control, la ndscaping, park im provements and trails. Notwithsta nding any provision in this Development Pla n, each obligation of Owner to design, construct or install improvements as set forth in this Development Pla n, may be performed by, and/or fina nced (in whole or in part) by one or more special districts

S-2.2 Regional Park Improvements.

The Owner and Special District will work to identify future regional park amenities. In recognition that recreational needs change over time and to allow the ability to respond to such changing needs, the Owner and Special District may substitute improvements set forth in Table S-2.2 below to accommodate the recreational needs of Douglas County residents and Sterling Ranch residents.

Table S-2.2

	Improvement	Improvement Value
Burns Regional Park	Four Multi-purpose play fields (turf)	$1,000,000
	Turf amphitheater & small band shell	$500,000
	Picnic shelters, Picnic tables	$106,000
	Hard surface area with 4 courts	$120,000
	Two Tennis courts	$80,000
	Large children's play area	$200,000
	Small children's play area	$75,000
	Two permanent toilet facilities	$400,000
	250 car paved parking lot	$420,000
	BMX/mountain bike skills course	$500,000
	Trails & paths	$500,000
	Park furniture	$100,000
	Ped & security lighting	$75,000
	Park ID, Regulatory & directional signage	$75,000
	General utility work sewers/electric etc	$200,000
Heritage Regional Park	Visitor Center	$1,000,000
	Rustic Amphitheater for 30 to 50 people	$30,000
	50 car paved parking lot/access drive	$102,000
	Outdoor interpretive exhibits, trail loop & signage	$75,000
	500sf multi-purpose shade structure	$40,000
	Trails & Paths	$500,000
	20 car parking area and access drive	$42,000
	150-200sf shade/picnic shelter	$20,000
	Interpretive signage	$50,000
	Regulatory, interpretive & directional signage	$75,000
	Benches/tables/ trash cans/shade structures/trees	$500,000
Sterling Gulch Regional Park	30 car lot with + 15 spaces for trailers	$48,000
	Carry-in boat launch	$25,000
	Interpretive, directional & regulatory signage	$75,000
	Fish cleaning station	$10,000
	Continuous 8' paved loop trail	$249,200
	Continuous 5' graveled loop trail (no edging)	$62,300
	Benches	$9,600
	Fishing piers	$40,000
Total for All Regional Parks		**$7,304,000**

S-2.3 Other Park Improvements.

In connection with the dedication of any Other Park, Owner (or one or more special districts Formed for the Property) may provide Recreational Improvements within such Other Park in accordance with the provisions of the Commitments Matrix.

S-2.4 Water and Sewer Facilities.

Except to the extent set forth in Note H of Table 2 regarding certain improvements as specified in such Note H, all lots within this Property will be served by central water and wastewater systems. Central water and wastewater facilities shall be provided in a manner consistent with the Water Appeal. If, in respect of any sketch plan, minor development final plat or site improvement plan, the water service for improvements proposed therein is proposed to be provided by a New Special District (as defined in Section 18A of the Zoning Resolution) to be created, then evidence pertaining to the creation of such New Special District and execution of all intergovernmental agreements, if any, necessary to provide such service shall be provided to the County contemporaneously with or prior to submittal of such sketch plan, minor development final plat or site improvement plan. The provisions of this SecUon S-2.4 shall not be deemed to modify, and shall be subject to the provisions of the Subdivision Resolution.

S-2.5 Roadway Improvements.

(A) Within the Property.

(i) General. Thoroughfares within the Property shall be provided by Owner or one or more special districts Formed for the Property (unless such Thoroughfares already exist and conform to County standards as the same may be modified by any alternate roadway desig n sta ndards approved by the County) as needed to serve development of the Property at such times as requested by the County in accorda nce with County requirements, as modified by any alternate roadway design standards approved by the County. The following road segments shall be deemed "Thoroughfares within the Property" for purposes of this Section S-2.5, and accordingly, shall be Owner's responsibility to provide, subject to the provisions of this Section S-2.5, provided, however, Owner shall not be required to provide auxiliary lanes along the following roads segments that are needed for access for development (including redevelopment) outside the Property:

a) Titan Road from Roxborough Park Road to the western boundary of the Xcel Parcel where the Xcel Parcel meets Titan Road (as shown on the Thoroughfare Plan),

b) Roxborough Park Road from Titan Road to the most northerly point where the Property is contiguous with Roxborough Park Road (as shown on the Thoroughfare Plan),

c) the segment of Rampart Range Road that is contiguous with the Property (as shown on the Thoroughfare Plan), and

d) the segment of Moore Road between Titan Road and the most southerly point where the Property is contiguous with Moore Road.

(ii) Road Standards. All Thoroughfares within the Property shall be designed and constructed, at no cost to the County, in accordance with all applicable County standards, as the sa me may be modified by any alternate roadway design standards approved by the County.

(B) Traffic Impact Studies.

To the extent requested by the Cou nty, each Traffic-generating Application shall include a traffic impact analysis developed in accordance with the Douglas County Roadway Design and Construction Standards.

(C) Outside the Property But Within the Concurrency Area.

Please refer to the *Sterling Ranch Infrastructure Agreement Concerning the Construction of Roadway Improvements for the Titan Road and Waterton Road Concurrency Segments.* This agreement was implemented to clarify certain roadway commitments as described in the Sterling Ranch Planned Development.

(i) Titan Road Concurrency. If, at the time a Traffic-generating Application is submitted to the County, then-existing traffic volumes plus the traffic volumes projected to be generated by the development proposed by such Traffic-generating Application would cause the Titan Concurrency Segment to fall below the County's Road Concurrency Standard, then the County may condition the approval of such Traffic-generating Application upon a requirement that no building permits for traffic-generating improvements proposed by such Traffic-generating Application shall be issued, or, in respect of traffic-generating improvements that do not require a building permit, a requirement that such improvements may not operate in a manner that will generate material traffic, as appropriate. until there is deemed provided either the improvements set forth in Section S-2.5(C) (i)(a) or Section 2.5(C) (i)(b), as selected by the Owner submitting such Traffic-generating Application:

(a) the combination of: (7) through lanes within the Titan Concurrency Segment as then-needed to bring the Tita n Concurrency Segment to at least the County's Road Concurrency Standard, however, collectively, all such Owners shall not be required to provide more than six through lanes therein, and (2) improvements to the following intersections/ interchanges as then-needed to bring the Titan Concurrency Segment to at least the County's Road Concurrency Standard: (A) Titan Road and Highway 85, including highway ramps, (B) Titan Road and Titan Park Circle, and (C) Titan Road and Wildlife Way, plus improvements to other roads as needed to meet the County's Road Concurrency Standard, or (b) such other improvements as are then-necessary to bring the Titan Concurrency Segment to at least the County's Road Concurrency Standard, which other improvements may include construction of Southern Connector Improvements if acceptable to such Owner and the County.

(ii) Waterton Road Concurrency. If, at the time a Traffic-generati ng Application is submitted to the County, then-existing traffic volumes plus the traffic volumes projected to be generated by the development proposed by such Traffic-generating Application would cause the Waterton Concurrency Section to fall below the County's Road Concurrency Standard, then the County may condition the approval of such Traffic-generating Application upon a requirement that no building permits for tra ffic-generating improvements proposed by such Traffic-generating Application shall be issued, or, in respect of traffic-generating improvements that do not require a building permit, a requirement that such improvements are not allowed to operate in a manner that will generate material traffic, as appropriate, until there is deemed provided either the improvements set forth in Section S-2.5(C)(ii)(a) or Section 2.5(C)(ii) (b), as selected by the Owner submitting such Traffic-generating Application:

(a) the combination of: (1) through lanes within the Waterton Concurrency Segment as then-needed to bring the Waterton Concurrency Segment to at least the County's Road Concurrency Standard, however, collectively, all such Owners shall not be required to provide more than four through lanes therein, and (2) the following improvements as then-needed to bring the Waterton Concurrency Segment to at least the County's Road Concurrency Standard: (A) a bridge over the Highline Canal as it intersects with the Waterton Concurrency Segment, however, collectively, all such Owners shall not be required to provide more than four lanes within such bridge, (B) a bridge over the South Platte River as it intersects the Waterton Concurrency Segment, however collectively, all such Owners shall not be required to provide more than four lanes within such bridge, and (C) improvements to the intersections of Waterton Road and the following streets and accessways: (A) Dante Drive, (B) Campfire St., (C) Liverpool Circle/Hunters Hill Lane, (D) the access driveway located between Lot 118 and Lot 177E according to the Chatfield Farms Plat, (E) the access driveway located on Lot 117E of the Chatfield Farms Plat. and (F) Rampart Range Road, or

(b) such other improvements as are necessary to bring the Waterton Concurrency Segment to at least the County's Road Concurrency Standard, which other improvements may include construction of Southern Connector Improvements if acceptable to such applicant and the County.

(iii) Road Design to Accom modate Lawrence Commercial Traffic. All improvements to North Moore Road affecting the access to/egress from North Moore Road and Lawrence Construction Company located on the Lawrence Parcel shall be designed in accordance with County standards; however to the extent accepta ble to the County, Owner shall also design such improvements to accommodate turning movements for girders and other long bridge components traditionally hauled by Lawrence Construction Company. Similarly, all improvements to the intersection of North Moore Road and West Tita n Road shall be designed in accordance with County standards; however to the extent acceptable to the County. Owner shall also design such improvements to accommodate a turning radius so as to not restrict a right turn from northbound North Moore Road onto West Titan Road by commercial vehicles traditiona lly used by Lawrence Construction Company.

(iv) Provided. As set forth in the County's concurrency regulations contained with the zoning Resolution as of February 9, 2009 (the date the application for the Development Plan was submitted to the County for approval) , for purposes of this Section S-2.5(C), improvements shall be deemed provided in respect of any proposed residential development if (a) such improvements are under construction and will be available at the time the impacts from such proposed residential development will occur, (b) such improvements are guaranteed by an enforceable development agreement, subdivision improvement agreement or other agreement that ensures such improvements will be availa ble at the time the impacts from such proposed residentia l development will occur, (c) such improvements are Planned Capital Improvements (as such term is defined in the Zoning Resolution), or (d) such other provision as may be acceptable to the County is made for ensuring such improvements will be available at the time the impacts from such proposed residential development will occur.

(v) Road Standards. Road improvements to be provided pursuant to this Section S-2.5(C) shall be designed and constructed in accordance with all applicable County standards, as the same may be modified by any alternate roadway design standards approved by the County.

(D) State Highways .

(i) System Level Study.

(a)Upon request of the Cou nty, Lead Owner shall pay to the County an amount not to exceed $100,000.00 as its contribution for use by the County, working in conjunction with CDOT and Jefferson County, and other appropriate entities, to develop and secure an approval of findings of a system level study (the "SLS") associated with the 1601 process by the CDOT Transportation Commission or designated approval authority (the "Commission ") , if required by COOT, as generally described in this Section S-2.5 (D) , unless the County and Lead Owner agree otherwise. Such payment shall be made within 30 days of written request from the County.

(b) The SLS shall: (1) analyze traffic on the State Highway Segments projected to be generated from development as of the projected build-out of the Property, (2) determine the improvements to the State Highway Segments that are needed to accommodate such traffic projections, (3) set forth projected costs for such improvements, and (4) set forth the total amount of Lead Owner's obligation to pay its pro rata share of the costs to construct such improvements to the 85 Segment and to the 121 Segment, as calculated in accordance with the provisions of Section S-2.5(D)(ii)(a).

(c) The County reserves the right to expand the SLS to the extent necessary to secure Commission approval of the SLS; provided, however that in no case shall Lead Owner be required to pay more than $1 00,000 toward the cost of the SLS.

(d)The SLS shall be performed by a traffic engineer mutually-acceptable to the County and Lead Owner.

(e)If the Owner desires to advance the processing of final plats prior to Commission approval of the SLS, the pro rata share payments as described and limited in Section S-2.S(D) (ii) (a) related to applications for final plats may be deferred to a date no later than 60 days after the approval of the SLS by the Commission unless the County and Lead Owner agree otherwise. In no case shall the Owner be allowed to defer pro rata share payments related to applications for final plats beyond an aggregate of 1,000 platted lots unless the County and Lead Owner agree otherwise. The pro rata share payments as described and limited in Section S-2.5(D)(ii)(a) related to applications for use by special review, site improvement plan and location and extent may be deferred to a date no later than 60 days after Commission approval of the SLS unless the County and Lead Owner agree otherwise. Notwithstanding the foregoing, if the County expands the scope of the SLS beyond that described above, then the pro rata share payments as described and limited in Section S-2.5 (D) (ii) (a) related to applications for final plats, use by special review, site improvement plan and location and extent may be deferred to a date no later than 60 days after Commission approval of such expanded SLS unless the County and Lead Owner agree otherwise.

(ii) Improvements . Traffic (including future traffic) not generated by development on the Property as well as traffic generated by development on the Property will contribute to the total traffic on the State Highway Segments. Owner desires to be part of a regional solution to provide improvements to the State Highway Segments as needed to accommodate traffic thereon. Accordingly, Owner is willing to make the commitments set forth in this Section S-2.5(D)(ii) .

(a) Owner shall pay its pro rata share of the costs to construct those improvements to the 85 Segment and the 121 Segment, as such costs are determined by the SLS, and as such improvements are deemed necessary pursuant to the SLS to accommodate projected traffic thereon through 2035. Owner's pro rata share of such costs shall be calculated based on the proportionate amount of traffic on each of the 85 Segment and the 121 Segment (considered separately) projected to be generated from development on the Property as of the projected build-out of the Property as determined by the SLS versus the amount of traffic on the 85 Segment or the 121 Segment, as appropriate, projected to be generated by sources other than development on the Property as of the projected build-out of the Property as determined by the SLS. Payments to satisfy Owner's pro rata share obligation under this Section S-2.5(D) (ii)(a) shall be due incrementally as development occurs on the Property as follows: Each of: (1) the Recording of any final plat proposing traffic-generating improvements on the Property submitted to the County by Owner, and (2) the County's approval of any application for use by special review or site development plan proposing traffic-generating improvements on unplatted portions of the Property submitted to the County by Owner, shall be conditioned upon Owner paying to the County the amount equal to the total amount of Owner's pro rata share obligation under this Section S-2.5(D) (ii) (a) for each of the 85 Segment and the 121 Segment, multiplied by the CPI Adjustment Factor therefore, and then multiplied by a fraction, the numerator of which is the traffic expected to be generated from the improvements on the Property then-being proposed by such final plat. use by special review or site development plan, and the denominator of which is the total traffic expected to be generated from development on the Property. Owner shall not be req ui"red to pay any amount due under this Section S-2.5(D) (ii) (a) in respect of any improvements more than once.

(b) Owner shall cooperate in, and encourage the formation of, a regional transportation authority or other vehicle to provide funding for the construction of improvements to the C-470 Segment as deemed necessary pursuant to the SLS to accommodate projected traffic thereon through 2035. Owner shall participate in such regional transportation district or other funding vehicle in the same manner as other participating land owners.

(iii) CDOT Approval. Modifications to intersections at state highways shall be subject to CDOT review and approval.

S-2.6 Trails.

The Regional Trails shown generally on the Parks, Open Space and Trails Plan shall be designed and constructed by Owner, or one or more special districts formed for the Property , in accordance with the standards set forth in Section S-7.1 . Segments of such Regional Trails shall be constructed no later than the time set forth therefor in the Commitments Matrix. Notwithstanding any provision herein, Owner shall not be required to construct any segment of Regional Trails located outside of the Property. Owner shall design and construct the equestrian trail described in S-1.1 (H) no later than the time set forth therefore in the Commitments Matrix.

S-3. OVERALL PARKS COMMITMENT

S-3.1 Parks Requirement .

(A) Credit. As development of the Property progresses, as required by this Section S-3.1, Owner shall provide land, cash-in-lieu of land, or improvements-in-lieu of land, or any combination thereof, for active and specialized recreation in satisfaction of the Parks Requirement, In furtherance of the intent to provide parks, trails and other facilities for active and specialized recreation for all segments of the population, Owner shall receive credit towards its requirement to satisfy the Parks Requirement for certain land acreage in accordance with Section S- 3.1 (A)(i), and for certain cash and improvements in accordance in Section S-3.1 (A)(ii)-(iv).

(i) Owner shall receive credit towards satisfying the Parks Requirement for:

(a) the number of acres of Regional Parks (exclusive of Thoroughfares the primary purpose of which is not to serve any Regional Park) dedicated in accordance with Section S-1.1(A),

(b) the number of acres of land subject to the Reservoir Easement (including without limitation, submerged land) dedicated in accordance with Section S-1.1 (B),

(c) the number of acres of Other Recreational Parks provided within the Property (exclusive of Thoroughfares the primary purpose of which is not to serve any Other Recreational Park) , on the condition: (1) that such Other Recreational Park is included within the same Final Plat as, or is otherwise reasonably near, the development then-increasing the Parks Requirement, and (2) no more than 10% of the Parks Requirement may be satisfied by Plazas consisting primarily of hardscape improvements and recreational improvements therein.

(d) the number of Regional Trail Acres for which easements are dedicated in accordance with Section S-1.1 (G)(iii) or which are otherwise provided pursuant to the terms of this Development Plan (e.g ., portions of Regional Trails within dedicated rights-of-way, easements located within the Xcel Parcel or the Denver Water Parcel. etc.).

(e) the number of acres of Parks Maintenance Facility Land provided within the Property to the extent the maintenance, storage, service and/or administration facilities thereon support Regional Parks, Regional Trails, Other Recreational Park, or other improvements providing active or specialized recreations, and

(f) 25% of the number of acres of any other portion of the Property upon which Recreational Facilities that are available to the general public, or members of a homeowners association, club or other entity are constructed.

(ii) Cash-in-lieu. Owner shall receive credit towards satisfying the Parks Requirement for the number of acres equal to: (1) the amount of cash provided to the County in lieu of park land dedications, divided by (2) the Fair Market Parks Appraisal Value therefor.

(iii) Recreational Facilities .

(a) General. Owner shall receive credit towards satisfying the Parks Requirement for the number of acres equal to: (1) 100% of the cost of designing, constructing and installing Recreation Facilities provided within the Property, the Xcel Parcel or the Denver Water Parcel, by any person or entity other than the School District; divided by (2) the Fair Market Parks Appraisal Value for such Recreational Facilities; provided that with respect to Recreational Facilities that are owned by a homeowners association, club or other non-governmental entity, and that are: (A) not available for use by persons other than members of such homeowners association, club or such other non-governmental entity, then only 25% of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement, (B) available for use by the general public, with or without a fee, during those times such facilities are open to the general membership of such homeowners association, club or other non-governmental entity, then

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STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
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P: 303 233 3705
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1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
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Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Milistein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
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AECOM
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6300 S. Syracuse Way, Suite 600
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P: 303 830 1188
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Clanton & Associates
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Boulder, CO 80301
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F: 303 530 7227

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100% of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement, or (C) available for use by the general public, with or without a fee, during only a portion of the times such facilities are open to the general membership of such homeowners association, club or other non-governmental entity, then a portion between 25%and 100% of the of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement. The exact portion of such costs to be so counted for clause (C) above shall be as agreed between Owner and the County based on the portion of the times such facilities are open to the general public. Notwithstanding the foregoing, no more than 10% of the Parks Requirement may be satisfied by Plazas consisting primarily of hardscape improvements and the Recreational Improvements therein.

The Owner or Special District is required to submit plans through the Douglas County Location and Extent process for the review and approval of park improvements.

(iv) Shared-Use Agreements with School District. Owner shall receive credit towards satisfying the Parks Requirement for the number of acres equal to: (a) a portion of the cost of designing, constructing and installing Recreation Facilities provided within the Property, the Xcel Parcel or the Denver Water Parcel, by the School District that are subject to a shared-use arrangement allowing for use of such facilities by the general public, with or without a fee, when such facilities are not being used by the School District; divided by (b) the Parks Appraisal Value for such Recreational Facilities. The portion of such cost to be credited toward the Parks Requirement shall be determined based on the extent such facilities are available for use by the general public as compared to other Facilities for which credit toward the Parks Requirement can be given.

(B) Fees. Notwithstanding the foregoing, if the fee that is charged for use by the general public is substantially greater than the fee charged to the members of such homeowners association, club or other non-governmental entity, and such difference in fee rates is greater than the customary differences (between the rates changed to the general public versus members) in fees charged for similar facilities in the Denver metropolitan area, then only 25% of the of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement.

(C) Tracking. The County may require that any application for preliminary plan proposing SFDUs or site improvement plan proposing MFDUs, Accessory Units, Caretaker Units or Non-residential Buildings contain a tracking report setting forth the then-current Parks Requirement and credits received toward satisfaction of the Parks Requirement. The tracking report may consist of 1) a one page exhibit showing the location and acreages of proposed park and open space tracts, the number of anticipated dwelling units, and the associated park dedication requirement that the number of anticipated dwelling units would generate, and 2) a one-page Park and Open Space tracking spreadsheet with the applicant's summarization of the community-wide park and open space dedication requirements generated and the credits received to date in accordance with Section S-3.1(A).

(D) Parks Appraisal Value. The term "Fair Market Appraisal Value", with respect to any Recreational Facilities or cash-in-lieu, means the per acre value of a parcel of park land, located within either; (i) the Final Plat or the site improvements plan within which the additional SFDUs, MFDU, Accessory Units, Caretaker Units or Non-residential Buildings, as appropriate, are located, that causes the then-current increase in the Parks Requirement or (ii)a Regional Park as designated by Owner, that Owner would have offered for dedication if Owner was not providing Recreational Facilities or cash-in-lieu to satisfy the Parks Requirement. Such per acre value shall be the amount set forth in an appraisal submitted by Owner that conforms to County standards. For valuation purposes, such appraisal shall assume the subject park land is fully platted and identified as park land in the Plat.

S-3.2 Timing.

The Parks Requirement shall be satisfied pursuant to the schedule set forth in the Commitments Matrix.

S-3.3 Reporting.

As a condition to Final Plat approval or the issuance of a building permit for any MFDU, Caretaker Unit or non-residential building, the County may require that the applicant thereto submit a summary report setting forth how the Parks Requirement has been satisfied. The summary report may consist of a one-page exhibit showing 1) the location and acreages of proposed park and open space tracts, the number of anticipated dwelling units, and the associated park dedication requirement that the number of dwelling units would generate, and 2) a one-page park and open space tracking spreadsheet summarizing the community-wide park and open space dedication requirements generated and the credits received to date in accordance with Section S-3.1(A).

S-4. WILDLIFE AND WETLANDS/RIPARIAN PRESERVATION PLAN

S-4 .1 Protection and Enhancement of Water Resources, including Wetlands and Riparian Areas.

Willow Creek. sections of Sterling Gulch and certain unnamed washes and secondary streams, which include East Willow Creek and a number of unnamed minor swales in the upland areas of the Property are included in the open space network to be dedicated in accordance with this Development Plan. To the extent reasonable, storm water quality areas within the open space network will be designed to create a series of wet meadows and shrub riparian zones (including, without limitation, porous landscape detention, extended detention, wetlands, ponds, constructed wetlands and other best management practices not inconsistent with applicable County requirements). Other portions of the storm water system will be characterized by naturalized streams and swales, herbaceous and scrub/shrub wetlands, and other riparian areas that will provide wildlife habitat. Notwithstanding the foregoing, other best management practices providing water quality, such as extended detention basins and constructed wetlands basins shall be permitted. Sterling Gulch Reservoir is proposed for the north end of Sterling Gulch near Titan Road. If constructed, this reservoir may serve as a water storage facility and may provide aquatic and shoreline habitat for fish, waterfowl, shorebirds, and other wildlife.

S-4.2 Connectivity of Core Wildlife Habitats and Wildlife Corridors .

Portions of the open space network to be dedicated in accordance with this Development Plan serve to connect the Core Conservation Areas. Willow Creek, portions of Sterling Gulch, and certain unnamed drainages within the Property are included in the open space network to be dedicated in accordance with this Development Plan.

(A) Willow Creek Wildlife Corridor.

The width of the Willow Creek Wildlife Corridor may vary but shall be at least 1,400 feet wide on average and not less tha n 1,200 feet wide at any given point, not considering: (i) road crossings and grade-separated crossings, and (ii) narrowings to facilitate road crossings and grade-separated crossings that do not materially hinder wildlife movement through the corridor. One road crossing of this area shall be permitted; other human activities on, and other uses of, these open space areas will be limited as set forth in Table 2.

(B) East Willow Creek Drainage.

The width of the East Willow Creek Drainage may vary but shall be at least 350 feet wide on average and not less than 225 feet wide at any given point, not considering road crossings.

(C) Sterling Gulch Wildlife Corridor.

The Sterling Gulch Wildlife Corridor shall extend from the north boundary of the Property to the south boundary of the Property. The width of the Sterling Gulch Wildlife Corridor may vary but shall be not less than 300 feet wide at any given point; other than: (i) at road crossings and grade-separated crossings, and (ii) narrowings to facilitate road crossings and grade-separated crossings that do not materially hinder wildlife movement through the corridor.

S-4 .3 Grade-Separated Wildlife Crossings.

Owner shall provide grade-separated wildlife crossings in the three locations shown generally on the Parks, Open Space and Trails Plan. The specific locations of such crossings shall be within the Willow creek Wildlife Corridor or the Sterling Gulch Wildlife Corridor, as applicable, and shall otherwise be determined by Owner at the time the relevant thoroughfare is constructed. Such grade-separated wildlife crossings shall be in a form selected by Owner that is either: (a) a culvert, (b) a Thoroughfare bridge, or (c) other means that would allow wildlife to make a safe grade-separated crossing of the subject Thoroughfare. If any grade-separated wildlife crossing is provided by means of a culvert, then such culvert shall have an openness ratio (i .e., the height multiplied by width divided by length) at least equal to 1.5 (as calculated in metric units).

(A) Modifications to Grade-Separated Wildlife Crossings for the Sterling Gulch Wildlife Corridor. If the Owner or special district selects a culvert as the grade-separated wildlife crossing for Sterling Gulch, the Owner or special district may propose modifications to the openness ratio found in Section S-4.3, provided that: (a) mod ifications to the culvert design are reviewed and accepted by the County. In the event that the change in the design of the Grade-Separated Wildlife Crossing for the Sterling Gulch Wildlife Corridor results in material cost savings for the Owner or special district, a portion of the cost savings shall be applied to future wildlife habitat enhancement projects in northwest Douglas County. The Owner or a special district shall provide payment to the County for a portion of the cost savings to be negotiated with the County in the earlier of 4 years after January 31st, 2021 or prior to recordation of the last final plat adjacent to the Sterling Gulch Wildlife Corridor south of the Xcel Parcel.

S-5. PHASING RESTRICTIONS

No restrictions are imposed with regard to project phasing other than as expressly set forth in this Development Plan or in any development agreement between the Owner and the County.

S-6. PAYMENT OF TAXES ON LAND TO BE DEDICATED FOR PUBLIC USE

All taxes on land to be dedicated for public use shall be paid in full prior to dedication.

S-7. OTHER COMMITMENTS AND PROVISIONS

S-7.1 Regional Trail Standards .

(A) Multi-Use. The width of those Regional Multi-use Trails shown generally on the Parks, Open Space and Trails Plan shall be at least eight feet in width. Those Regional Multi-use Trails shown generally on the Parks, Open Space and Trails Plan may be hard or soft surface, shall have no more than a 2% cross slope, and shall have no more than a 5% slope (within trail) to the extent feasible and desirable given topographic conditions and considering intended trail usage.

(B) Equestrian. Those Regional Equestrian-only Trails shown generally on the Parks, Open Space and Trails Plan shall be at least four-feet in width, provided that segments of such trails may have a lesser width if necessary to accommodate steep slopes (to provide traverses, etc.), stands of trees or shrubs, rock outcroppings, water features, or other topographic, natural, design features, or site considerations or to reflect the character of such trail. Those Regional Equestrian-only Trails shown generally on the Parks, Open Space and Trails Plan shall have a natural surface, crusher-fines surface, or other surface approved by the County.

S-7.2 Architectural Control Committee .

All development within the Property (including, without limitation, publicly-owned buildings and improvements) shall be subject to CC&Rs, which will establish one or more architectural control committees that will utilize Design Guidelines in the review of development within the Property. The Design Guidelines will define specific site and building requirements such as colors, materials, landscaping and other items that will enable such architectural control committees to assure design integrity and intent. The Design Guidelines are intended to achieve a consistent quality image for the development of the Property.

S-7 .3 Lighting and Dari< Skies.

Development within the Property shall be subject to Section 30 of the zoning Resolution, and the Sterling Ranch Lighting and Dari< Skies Standards, which shall be incorporated into the Design Guidelines

S-7 .4 Overlot Grading.

Overlot grading plans shall be designed, submitted and accepted per the Douglas County Grading, Erosion and Sediment Control (GESC) Manual, and a GESC permit shall be obtained prior to the commencement of any grading operation.

S-7 .5 Weed Ma nagement .

Weed management on all portions of the Property, including parks and open space areas, shall be the responsibility of the respective owner(s) thereof.

S-7.6 State Land Board .

The County acknowledges that Parcel 7 of the Property is owned by the State Land Board acting by and through its Board of Land Commissioners (the "State"), and. accordingly, the State Land Board is an Owner. With respect to all offers of dedication and all dedications from the State Land Board provided in this Development Plan or otherwise; (A) the State Land Board shall be deemed to have reserved for itself (and for its successors and assigns to the extent permitted by applicable law) all mineral rights and mineral interests, including without limitation, oil and gas rights and interests, in respect thereof, and (B) such offers of dedications shall be subject to all other requirements of applicable law.

S-7 . 7 Archaeological Resources.

(A) Discovery Protocol.

(i) Prior to commencement of any material excavation activities for initial construction occurring on any Owner's portion of the Property, such Owner shall provide to the project's supervising geotechnical engineer (or other consultant appointed by Owner) and all excavation contractors and excavation equipment operators materials that describe potential Archeological Resources, including photographic examples of manifestation of cultural and paleontological resources most likely to be encountered in discovery situations. Such manifestations include buried charcoal stains (especially associated with anomalous concentrations of rock in otherwise fine-textured sediments) , concentrations of rock not associated with charcoal stains, rock alignments, the foundations of prehistoric and historic structures, and historic and prehistoric artifacts such as chipped and ground stone tools and pottery. Prior to commencement of any material excavation activities for initial construction occurring on any Owner's portion of the Property, such Owner shall conduct a training session for the supervising geotechnical engineer (or other consultant appointed by Owner), excavation contractors and excavation equipment operators regarding identification of Archaeological Resources. Each such training session shall be conducted by a professional archaeologist.

(ii) If any fossils, remains of structures or artifacts that could reasonably be Archeological Resources are discovered during any material excavation activities for initial construction occurring on any portion of the Property, then construction and excavation operations shall immediately cease within a 100-foot radius of the discovery, and the supervising geotechnical engineer (or other consultant appointed by Owner) shall be notified of the discovery. If, after examination of the discovery, the supervising geotechnical engineer (or other consultant appointed by Owner) determines the discovery could reasonably be an Archaeological Resource, then Owner shall engage a professional archaeologist to further evaluate the discovery. If such archaeologist determines such discovery is not an Archaeological Resource, then construction and excavation activities may proceed . If such archaeologist determines that further examination and evaluation is necessary, then construction and excavation activities shall not commence until either: (i) the discovery is preserved (to the extent reasonably possible) and removed from the site, or (ii) such archaeologist determines that such discovery is not an Archaeological Resource. The provisions of this Section S-7.7 shall not be deemed to relieve Owner from complying with any applicable laws.

(iii) "Archaeological Resource" means any paleontological resource or any structure or object that is at least 100 years of age and that provides information pertaining to the historical or pre-historical culture of people within the boundaries of the State of Colorado.

(B) Plan Review. To the extent the County adopts any ordinances, resolutions or regulations requiring County approval of any plan regarding the preservation of, excavation of, or mitigation of impacts to any Archaeological Resource observed or discovered within the County, then the County shall approve, approve with conditions, or

deny such plan within the earlier of: (i) the time period set forth therefore in the duly adopted ordinances and resolutions of the County, or (ii) 90 days after receiving written request therefor from the Owner of the portion of the Property upon which such Archaeological Resource is located.

(C) Comments. To the extent the County is requested by the Office of the State Archaeologist (established under C.RS. § 24-80-403), the State Historic Preservation Officer or other official state or federal agency or officer to comment on any proposed plan regarding the preservation of, excavation of, or mitigation of impacts to any Archaeological Resource observed or discovered on the Property, then: (i) within 15 days after receiving such request the County shall notify the Owner of the portion of the Property upon which such Archaeological Resource is located that the County has received such request, and (ii) the County shall provide its comments in response to such request within 45 days after receiving written request therefor from the Owner of the portion of the Property upon which such Archaeological Resource is located.

(D) Class II Reports. As part of each application submitted to the County for a preliminary plan for any part of the Property, the applicant thereof shall submit a Class II cultural resource report covering the portions of the Property including within such preliminary plan that are to be developed.

S-7.8 Livestock and Other Animals.

The number of animals permitted on any lot within the Property shall not exceed those permitted under Section 24 of the Zoning Resolution. Setbacks for Ag/Livestock Structures and parking areas related thereto shall be as set forth in Section 2411 of the Zoning Resolution. The provisions of Sections 2412 - 2417 of the Zoning Resolution shall apply to the Property.

S-7.9 Fencing.

(A) Height. Solid fences, walls and hedges may extend up to eight feet in height provided that they do not obstruct the vision of automobile traffic on adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual. Solid fences, walls and hedges may exceed eight feet in height if permitted by the County.

(B) Development Areas A and B. Notwithstanding any other provisions of this Development Plan, all fencing within Development Areas A and B shall be wildlife friendly, unless otherwise permitted by the County, and except as needed to protect agricultural production.

S-7. 10 Storm Water Facilities.

(A) Construction. Owner shall be required to design and construct all storm water facilities, in accordance with applicable regulations, as and when such facilities are needed to serve development on the Property. To the extent allowed by applicable law, rainwater harvesting practices may be incorporated into storm water facilities.

(B) Maintenance. Owner, or one or more homeowners associations the County deems able to fulfill such obligations, or special districts designated by Owner that accept such obligations, shall be required to maintain all storm water facilities serving the Property except to the extent such facilities are deemed by the County to be public, in which case the County shall be responsible for such maintenance. Easements shall be granted to the County, at no cost to the County, to permit the County to enter and maintain storm water facilities that the County is responsible to maintain (to the extent such facilities are not located within a publicly dedicated and accepted right-of-way). At the County's request, easements shall be granted to the County, at no cost to the County, for all private storm water facilities for the purpose of maintaining the storm water facilities in the event the Owner or such other entity fails to satisfactorily maintain or repair such facilities.

(C) Scope. For purposes of this Section S-7.10, storm water facilities shall include, without limitation, regional detention/water quality ponds, drainageway stabilization, inlets, pipes, culverts, riprap, ditches, reinforced concrete pipe, manholes and hydraulic structures used for storm water detention or conveyance.

(D) Recreational Facilities . All recreational activities planned for use within storm water facilities shall be in accordance with County Urban Drainage and Flood Control District regulations.

S-7. 11 Floodplain.

The Owner shall be required to obtain all appropriate approvals from the County and the Federal Emergency Management Agency (FEMA) for any proposed modifications to the FEMA designated floodplains for Willow Creek, East Willow Creek and Sterling Gulch. All platted residential lots must be located outside of the FEMA designated floodplain, as the same may be modified by a FEMA letter of map revision, letter of map amendment or letter of map revision based on fill .

S-7.12 Attainable Housing.

(A) Provision of Attainable Housing Units.

It is the intent of this Development Plan that by build-out by Sterling Ranch there shall have been built within Sterting Ranch AHUs in an amount at least equal to the lesser of: (a) 3% of the number of Dwelling Units (other than AHUs and Accessory Units) within Sterling Ranch for which the County has issued final certificates of occupancy, or (b) 360.

(i) 50% Buildout.

(a) If after the County has issued final certificates of occupancy for 6,025 Dwelling Units (other than AHUs and Accessory Units) within Sterling Ranch, the number of AHUs that have been built within Sterling Ranch is:

(1) more than one but less than 180, then as a condition to the County's issuance of building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to the product of: (A) $1,050. (B) 6,025, and (C) a fraction, the numerator of which is 180 minus the number of AHUs that have been built within Sterling Ranch, and the denominator of which is 180, or

(2) zero, then as a condition to the County's issuance of any building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to $6,326,250.

(b) Once Owner pays DCHP the amount required as a condition to the issuance of future building permits pursuant to Section S-7.12(A)(i)(a)(1) or S-7.12(A)(i)(a)(2), if any, then Owner shall be deemed to have provided at least 180 AHUs within Sterling Ranch.

(ii) 80% Buildout.

(a) If after the County has issued final certificates of occupancy for 9,640 Dwelling Units (other than AHUs and Accessory Units) within Sterling Ranch, the number of AHUs that have been built (or deemed to have been built) within Sterling Ranch is less than 288, then as a condition to the County's issuance of building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to the product of: (1) $1,050, (2) 9,640, and (3) a fraction, the numerator of which is 288 minus the number of AHUs that have been built (and/or have been deemed built) within Sterling Ranch, and the denominator of which is 288.

(b) Once Owner pays DCHP the amount required as a condition to the issuance of future building permits pursuant to Section S-7.1 2(A)(ii) (a), if any, then Owner shall be deemed to have provided at least 288 AHUs within Sterling Ranch.

(iii)Buildout.

(a) If upon submittal to the County of an application for the final plat proposing to subdivide the last portion of the Property upon which Dwelling Units may be constructed, the number of AHUs that have been built (or deemed to have been built) within Sterling Ranch plus the number of AHUs proposed within such final plat is less than the lesser of (1) 3% of the sum of the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, or (2) 360, then as a condition to the County's issuance of any building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to the product of:

(1) $1,050.

(2) the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, and

(3) a fraction, the numerator of which is: (1) the lesser of: (a) the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, or (b) 360, minus (2) the total number of AHUs built (and/or deemed to have been built) within Sterling Ra nch plus the number of additional AHUs expected to be built within Sterling Ranch, and the denominator of which is the lesser of: (x) the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, or (y) 360.

(b) Once Owner pays DCHP the amount required as a condition to the issuance of future building permits pursuant to Section S-7.12(A)(iii)(a), if any, then Owner shall be deemed to have fully satisfied its obligations under this Section S-7.12.

(iv) Funds Paid to DCHP. All funds paid to DCHP pursuant to this Section S-7.12 shall be used exclusively to provide affordable housing within Douglas County. Not more than 10% of the amount of funds paid to DCHP pursuant to this Section S-7.1 2 shall be used for administrative or operational expenses.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Milistein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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(B) Fees and Processing.

It is anticipated that, in accordance with and the goals, policies and objectives of the Douglas County Comprehensive Master Plan designed to facilitate and encourage attainable housing, the County may waive application, review, permit and inspection fees for development applications proposing attainable housing units, and the County may expedite the processing of development applications proposing attainable housing units. If the County waives such fees and expedites such applications, Owner may provide additional attainable housing units over and above that required under this Section S-7.12.

Processing Step	Processing Deadline
Completeness review by Planning Division	7 business days
Deadline for referral agencies to submit comments	20 calendar days after referral packets are mailed or electroically distributed

S-7.13 Further Development Applications.

The provisions of this Section S-7.13 are established in light of the extensive, comprehensive and detailed planning of the Property incorporated into this Development Plan, the desire to avoid the inefficiency inherent in repeating development reviews of issues which have already been addressed, and to avoid placing Douglas County at a competitive disadvantage to other jurisdictions in terms of attracting desired housing, employment, and commercial opportunities. Whether a particular land use is permitted, and whether a particular density is appropriate, shall not be raised in connection with future development approvals, except in connection with applications for Warrants and amendments to this Development Plan. Notwithstanding the foregoing, this Section S-7.13 shall not be deemed to modify any provision, process or approval criteria of the Subdivision Resolution or the Zoning Resolution, and referral agencies responsible for reviewing future development applications under the Subdivision Resolution or Zoning Resolution, as appropriate, shall have the review authority as set forth in the Subdivision Resolution or Zoning Resolution, as appropriate.

S-7.14 Signage.

To promote interesting, attractive and viable neighborhoods for residents and visitors, and to encourage unique neighborhood design and pedestrian involvement and wayfinding, building mounted signage in Planning Area D3 and special Character Zones SCZ-D, SCZ-E and SCZ-F, shall be subject to the following regulations:

(A) Size. Exterior building mounted signs shall not exceed 1,50 square feet (sum total) per 1.0 linear feet of building face. No single sign may be larger than 200 square feet.

(B) Combination and Number. For the following sign types, exterior building mounted signage may be in any combination of type and number, subject to the requirements listed herein:

(i) Signs attached parallel to the wall (i.e., signs in relief).

(ii) Signs attached perpendicular to the wall (i.e., "blade" and "fin" signs). These shall extend no more than 30 inches from the wall surface.

(iii) Wall surface painted signs other than artistic wall murals shall be limited to 2 building faces per building.

(iv) Roof signs. These must be mounted at the parapet or eave and shall extend 28 inches or less above the parapet or eave.

(v) Awning signs.

(vi) Window signs. Any signage, whether at a window or beyond it, that is legible and understandable as signage from a distance of 10' or more, qualifies as window signage. Interior architectural elements and retail products do not qualify as window signage.

(vii) Exposed neon and LED (light emitting diode) signs shall be subject to review and approval of the Director to determine if such signs would create a public hazard. Such signs shall not be permitted if they create a public hazard such as creating a disability glare on motor vehicle traffic. Technical specifications of such proposed signage shall be provided as requested by the Director to assist in the Director's determination.

(C) Numerical Variations. Departures of up to 25% from the numerical standards set forth in this Section S-7.14 may be approved by the Director to promote interesting, attractive and viable neighborhoods for residents and visitors, and to encourage unique neighborhood design and pedestrian involvement and wayfinding.

(D) Exclusions. The restrictions set forth in this S-7.14 shall not apply to scoreboards, signage for special events, or interior signage.

S-7.15 Water.

With each Development Applicotion proposing a project within the Property the water supply for which is proposed to be nontributary groundwater underneath land within Margin B or the Central Basin (as such terms are defined in the Zoning Resolution), or at final plat if not previously provided, unless waived by the County or previously submitted, the applicant shall submit to the County the information described in Section 1810A.03 of the Zoning Resolution. Notwithstanding the foregoing, unless otherwise approved by the County, water beneath the Property (whether in Margin A or Margin B, as such terms are defined in the Zoning Resolution) shall not be used as the water supply to serve uses on the Property newly-permitted by this Development Plan.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO
acting by and through the
STATE BOARD OF LAND
COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD
COLORADO SOCCER
ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND &
GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein &
Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

Parks/Trails/Open Space Commitments Matrix

	Timing of Dedication	Prep. & Approval of Plan	Construction Timing	Construction Responsibility	Ownership and Maintenance Responsibility
Sterling Gulch Regional Park	One or more dedications of all or any portion of Sterling Gulch Regional Park shall be made as needed to satisfy the Parks Requirement. It is contemplated that such dedications will be made in phases. The amount of land included within the first dedication of any portion of the Sterling Gulch Regional Park plus the amount of land subjected to the Reservoir Easement, if any, contemporaneously therewith, shall not be less than 50 acres. Such dedications shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	With respect to all improvements Owner elects or is required by this Development Plan to provide, plans shall be submitted by Owner during referral period of preliminary plan or wtih application for building permit, as appropriate. Plan shall be approved administratively by the Director.	Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	Special district or other governmental entity as designated by owner; provided, however, owner may not so designate the County unless the County agrees.
Reservoir Easement	Portions of the Property within or near Sterling Gulch Regional Park may be subjected to the Reservoir Easement as needed to satisfy the Parks Requirement.		n/a	n/a	Owner, special district or other governmental entity as designated by owner; provided, however, owner may not so designate the County unless the County agrees.
Burns Regional Park	One or more dedications of all or any portion of Burns Regional Park shall be made as needed to satisfy the Parks Requirement. Is is contemplated that such dedications will be made in phases. The amount of land included within the first dedication of any portion of the Burns Regional Park shall not be less than 50 acres. Such dedication shall be made before or contemporaraneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.		Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	Special district, or other governmental entity as designated by owner: provided, however, owner may not so designate the County unless the County agrees.
Portions of Heritage Regional Park Located on Parcel 1 of the Property	One or more dedications of all or any portion Heritage Regional Park located on Parcel 1 of the Property shall be made as needed to satisfy the Parks Requirement. It is contemplated that such ¿Jedications will be made in phases. The amount of land included within the first dedication of any portion of Heritage Regional Park shall not be less than 50 acres. Such dedication shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to section S-3.1.				
Portions of Heritage Regional Park Located on Parcel 3 of the Property and North of Waterton Road	Dedication of that part of Heritage Regional Park located on Parcel 3 of the Property and north of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) shall be made before or contemporaneously with Recording of the first Final Plat of any portion of Parcel 3 of the Property located north of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) and north of area O1 -A as depicted generally on the O1 Dedication Map. The amount of land included within the first dedication of any portion of Heritage Regional Park shall not be less than 50 acres.				
Portions of Heritage Regional Park Located on Parcel 3 of the Property and South of Waterton Road	Dedication of that part of Heritage Regional Park located on Parcel 3 of the Property and south of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) shall be made before or contemporaneously with Recording of the first Final Plat of any portion of Parcel 3 of the Property located south of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3). The amount of land included within the first offer of dedication of any portion of Heritage Regional Park shall not be less than 50 acres.				
01 (Open Preserve)	See O1 Dedication Table	n/a	n/a	n/a	
C1 (Multi- function Open Space)	Dedications of C1 areas and Other Recreational Parks shall be made as needed to satisfy the Parks Requirement. It is contemplated that such dedications will be made in phases. Such dedications shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Proposed plans depicting parks, trails and open space areas shall be provided by Owner during preliminary plan and final plat review, or at the time of site improvements plan review, as determined necessary by the County. The general locations of these facilities shall be identified at sketch plan unless not requested by the County. With respect to <111 improvements Owner elects or is required by this Development Plan to provide. plans shall be submitted by Owner during referral period of preliminary plan or with application for building permit, as appropriate. Plans shall be approved administratively by the Director.	Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	
Other Recreational Parks					
Regional Trails shown generally on the Parks, Open Space and Trails Plan	For each segment of Regional Trails shown generally on the Parks, Open Space and Trails Plan, the Owner shall grant a trail easement therefor no later than the Recording of the Final Plat that includes such segment.				
Equestrian Trail Connection connecting the Plum Valley Heights neighborhood to the Regional Equestrian-only Trail system within the Property.	The Owner shall grant an easement therefor no later than the Recording of the Final Plat that includes such trail connection.	n/a	n/a	n/a	Plum Valley Heights Homeowners Association

O1 Dedications

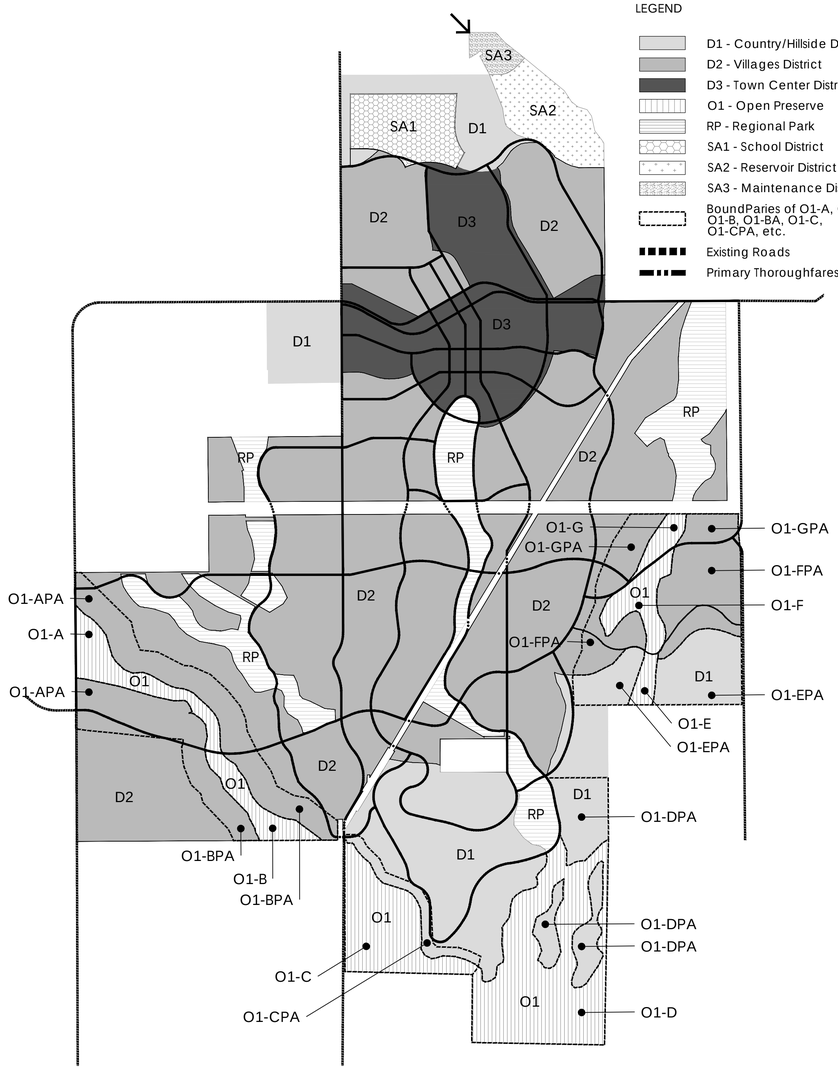
Portions of the Property designated as within the O1 Planning Area pursuant to this Development Plan shall be dedicated in phases in accordance with the provisions of the O1 Dedication Map and the O1 Dedication Table. The O1 Dedication Map generally depicts various segments of the O1 Planning Area; such segments are labeled O1-A through O1-G on the O1 Dedication Map. The O1 Dedication Table sets forth the time by which each of the O1-A through O1-G segments must be offered for dedication in accordance with Section S-1.1 (C). Such designated areas are depicted generally on the O1 Dedication Map as O1-APA through O1-GPA, and defined specifically in the O1 Dedication Table. (The "PA" included within the name of each such designated area refers to a platted area.)

The exact boundaries and shape of Planning Area O1 and each of segments O1-A through O1-G thereof may vary from the general depiction thereof shown on the O1 Dedication Map, on the condition that the total acreage of the O1 areas to be offered for dedication (pursuant to Section S-1.1 (C)) upon occurrence of all events requiring such O1 areas to be offered for dedication pursuant to the O1 Dedication Table, shall not be less than the aggregate amount set forth therefor on the Land Use Plan (inclusive of thoroughfares that fall within or cross such O1 areas), and: (a) the change in boundaries does not materially and negatively impact habitat qualities, (b) with respect to the Willow Creek Wildlife Corridor, result in a corridor width narrower than required by Section S-4.2(A), and (c) with respect to the Sterling Gulch Wildlife Corridor, result in a corridor width narrower than required by S-4.2(C).

O1Dedication Table

O1 Segment	Timing of Dedication
O1-A	01-A shall be offered for dedic<1tion, in accordance with Section S-1.1 (C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07 -APA as depicted generally on the 01 Dedication Map. The 01-APA area is defined specifically as the area within 500 feet of 01-A
O1-B	01-B shall be offered for dedication, in accorda nee with Section S-1.1 (C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07-BPA as depicted generally on the 01 Dedication Map. The 01-BPA area is defined specifically as the area within 500 feet of 01-B.
O1-C	01-C shall be of fered for dedication, in accordance with Section S- 1.1 (C). no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07- CPA as depicted generally on the 01 Dedication Map. The 01-CPA area is defined specifically as the area within 200 feet of 07-C.
O1-D	01-D shall be offered for dedication. in accordance with Section S-1.1(C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07 -DPA as depicted generally on the 01 Dedication Map.
O1-E	01-E shall be offered for dedication. in accordance with Section S-1.1 (C), no later than 90 days after the Recording of one or more Final Plats containing as least 50% of the area within 07-EPA as depicted generally on the 01 Dedication Map.
O1-F	01-F shall be offered for dedication, in accordance with Section 1.1 (B) of the Statement of Commitments, no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 01-FPA as depicted generally on the 01 Dedication Map.
O1-G	01-G shall be offered for dedication, in accordance with Section 1.1 (B) of the Statement of Commitments, no later than 90 days after the Recording of one or more Final Plat, at least 50% of any portion of the area within 07-GPA as depicted generally on the 01 Dedication Map.

O1 Dedications Map



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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Statement Of Commitments, Cont.

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

DEVELOPMENT STANDARDS

D-1. PROPERTY DESIGNATIONS

D-1.1 Planning Overview.

The Property is comprised of eight Planning Areas, which are depicted generally on the Land Use Plan as O1, D1, D2, D3, SA1, SA2, SA3 and RP. Planning Area RP is comprised of three regional parks, which are depicted generally on the Parks, Open Space and Trails Plan as Sterling Gulch Regional Park, Burns Regional Park, and Heritage Regional Park.

(A) Overview of Planning Areas D1, 02 and D3 .

Subject to, and pursuant to, the provisions of this Development Plan.

(i) one or more Neighborhood Plans may be established for each of Planning Areas D1, D2 and 03,

(ii) each Neighborhood Plan shall establish one or more Neighborhoods,

(iii) each portion of the Property within a Neighborhood shall be assigned to a Character Zone, and

(iv) these Development Standards establish permitted uses, allowable densities, and other development standards and regulations for each Character Zone, which are applicable to those portions of the Property assigned to such Character Zone.

(B) Overview re Planning Areas 01, SA 1, SA2, SA3 and RP .

Subject to, and pursuant to, the provisions of this Development Plan, those portions of the Property included within any of Planning Areas O1, SA 1, SA2, SA3 or RP: (i) shall not be included within any Neighborhood, and (ii) shall not be assigned to any Character Zone, except as provided in Tables 17, 18 and 19. Permitted uses and other development standards and regulations applicable to portions of the Property within Planning Areas O1, SA 1, SA2, SA3, and each Regional Park are set forth in these Development Standards (including Tables 2, 17, 18 and 19).

D-1.2 Neighborhood Plans.

(A) Preparation. Neighborhood Plans and amendments to Neighborhood Plans may be established by Lead Owner, and only by Lead Owner. Neighborhood Plans and amendments thereto shall comply with the requirements of Section D-1.2(B).

(B) Neighborhood Plans Requirements.

(i) Neighborhoods. Each Neighborhood Plan shall include one or more Neighborhoods as structured by Lead Owner in accordance with this Section D-1.2(B).

(ii) Eligible Property. Only those portions of the Property included within Planning Areas D1, D2 and D3 (including those portions of the Property within special Character Zones SCZ-A. SCZ-B and SCZ-C) may be included within a Neighborhood; provided, however , that no portion of the Property may be included within a Neighborhood if such portion of the Property is included within special Character Zones SCZ-D, SCZ-E or SCZ-F pursuant to Section D-2.4. No portion of the Property included within Planning Areas O1, SA 1 SA2. SA3 or RP shall be included within a Neighborhood.

(iii) Contained Within One Planning Area. A Neighborhood may not be comprised of land from more than one Planning Area.

(iv) Planning Area Boundaries. In each Neighborhood Plan, Lead Owner shall specify the portions of any the Planning Area boundary that also serve as the boundary for any Neighborhood set forth in such Neighborhood Plan. The boundaries of Planning Areas shall be established in accordance with the limitations set forth in Section D-2.1.

(v) Neighborhood Types. In each Neighborhood Plan, Lead Owner shall specify the Neighborhood Type for each Neighborhood set forth therein.

(a) CND Neighborhoods. Clustered Neighborhood Development (CND) Neighborhoods shall be permitted only within Planning Areas D1 and D2.

(b) TND Neighborhoods. Traditional Neighborhood Development (TND) Neighborhoods shall be permitted only within Planning Areas D2 and D3.

(c) TCD Neighborhoods. Town Center Development (TCD) Neighborhoods shall be permitted only within Planning Area D3.

(vi) Neighborhood Sizes and Relationships to Pedestrian Sheds.

(a) CND Neighborhoods.

(1) The boundaries of each Clustered Neighborhood Development (CND) Neighborhood shall be established by Lead Owner on the relevant Neighborhood Plan and structured generally by one Standard Pedestrian Shed, however, the actual boundaries of such Neighborhood may be altered by Lead Owner and vary from the boundaries of such Standard Pedestrian Shed in order to respond to property lines, Planning Area boundaries, existing conditions and proposed development, Thoroughfares and other improvements within or adjacent to such Neighborhood.

(2) Each Clustered Neighborhood Development (CND) Neighborhood shall contain at least 30 acres but shall not contain more than 80 acres exclusive of the area of any Remnant Parcels that may be added to such Neighborhood in accordance with Section D-1.2(B)(vii). Notwithstanding the foregoing, any portion of the Property that is depicted generally on the Land Use Plan as subject to potential inclusion within special Character Zone SCZ-D, SCZ-E or SCZ-F and that is not actually included within such special Character Zone, as appropriate, may constitute a CND Neighborhood even if such area is less than 30 acres.

(b) TND Neighborhoods.

(1) The boundaries of each Traditional Neighborhood Development (TND) Neighborhood shall be established by Lead Owner on the relevant Neighborhood Plan and shall be structured generally by one Standard Pedestrian Shed, however, the actual boundaries of such Neighborhood may be altered by Lead Owner and vary from the boundaries of such Standard Pedestrian Shed in order to respond to property lines, Planning Area boundaries, existing conditions and proposed development, Thoroughfares and other improvements within or adjacent to such Neighborhood.

(2) Each Traditional Neighborhood Development (TND) Neighborhood shall contain at least 40 acres but shall not contain more than 160 acres exclusive of the area of any Remnant Parcels that may be added to such Neighborhood in accordance with Section D-1.2(B)(vii). Notwithstanding the other provisions of this Section D-1.2(B)(vi)(b), one Traditional Neighborhood Development (TND) Neighborhood located generally in the southwest corner of Section 36, Township 6 South, Range 69 West of the Sixth Principal Meridian may contain up to 200 acres exclusive of the area of any Remnant Parcels that may be added to such Neighborhood in accordance with Section D-1.2(B)(vii). Notwithstanding the foregoing, any portion of the Property that is depicted generally on the Land Use Plan as subject to potential inclusion within special Character Zone SCZ-D, SCZ-E or SCZ-F and that is not actually included within such special Character Zone, as appropriate, may constitute a CND Neighborhood even if such area is less than 40 acres.

(c) Town Center Development (TCD) Neighborhoods.

(1) The boundaries of each Town Center Development (TCD) Neighborhood shall be established by Lead Owner on the relevant Neighborhood Plan and shall be structured generally by one Standard Pedestrian Shed or one Long Pedestrian Shed, however, the actual boundaries of such Neighborhood may be altered by Lead Owner and may vary from the boundaries of such Standard Pedestrian Shed or Long Pedestrian Shed in order to respond to property lines, Planning Area boundaries, existing conditions and proposed development, Thoroughfares and other improvements within or adjacent to such Neighborhood.

(2) Each TCD Neighborhood shall contain at least 60 acres but shall not contain more than 300 acres exclusive of the area of any Remnant Parcels that may be added to such Neighborhood in accordance with Section D-1.2(B)(vii).

(d) Other. The boundaries of Pedestrian Sheds set forth on any Neighborhood Plan may overlap. A Neighborhood may be smaller than its Pedestrian Shed, Portions of a Neighborhood may lie outside of its Pedestrian Shed if Lead Owner includes such portions within the Neighborhood pursuant to the terms of this Section D-1.2(B).

(vii) Remnant Parcels. The Lead Owner may include any Remnant Parcel within any Neighborhood to which such Remnant Parcel is contiguous, and shall not include any Remnant Parcel within any Neighborhood to which such Remnant Parcel is not contiguous.

(viii) Bisected and Contoured Neighborhoods. Neighborhoods may be bisected by, or contoured around, any or all of Planning Area O1, Planning Area RP, areas within Character Zone C1, and/or parcels not included within the Property. However: (a) parcels not included within the Property shall not be included in any Neighborhood, and (b) portions of the Property included within Planning Area O1, SA1, SA2, SA3 or RP shall not be included within any Neighborhood. To the extent practicable, portions of any Neighborhood that are completely separated from the remainder of the such Neighborhood by portions of Planning Area O1, a Regional Park, areas within the C1 Character Zone and/or parcels not included within the Property shall be connected to the remainder of such Neighborhood by a trail, path, sidewalk, or Thoroughfare to facilitate creation of a cohesive identity among the entire Neighborhood.

(ix) Assignment of Character Zones . Lead Owner, and only Lead Owner, shall assign a Character Zone to each portion of the land included within a Neighborhood. Such assignments shall be set forth on Neighborhood Plans.

(a) Allocation. The amount of land within each Neighborhood that Lead Owner assigns to each Character Zone shall be consistent with the requirements of Table 1.

(b) C1 Character Zone. Lead Owner shall assign portions of the Property within any Neighborhood to Character Zone C1 as required by Section D-2.2(C).

(c) Town Center District (D3 Planning Area). Character Zones C2 and C3 included within Neighborhoods in the D3 Planning Area shall generally be directed to the perimeter of the D3 Planning Area to the extent reasonably practicable taking into consideration Lead Owner's design objectives for the Neighborhood.

(d) School Sites. Lead Owner shall assign a Character Zone to each School Site that Lead Owner includes within a Neighborhood. Lead Owner may assign any School Site included within a Neighborhood Plan to any Character Zone permitted within the relevant Neighborhood, consistent with uses permitted in accordance with Table 2.

(e) Special Character Zones SCZ-A, SCZ-B and SCZ-C. Each portion of the Property within special Character Zones SCZ-A, SCZ-B or SCZ-C that Lead Owner includes within a Neighborhood shall be assigned (by Lead Owner) a Character Zone in accordance with the requirements of Tables 11 through 13.

(f) Remnant Parcels. Each portion of a Remnant Parcel that Lead Owner includes within a Neighborhood that is not required to be assigned to Character Zone C1 pursuant to Section D-2.2(C) and not a School Site, shall be assigned by Lead Owner to either:

(1) Character Zone C1,

(2) the same Character Zone assigned to any portion of the Property adjacent to such Remnant Parcel. or

(3) a Character Zone that is within one integer of the Character Zone number assigned to any portion of the Property adjacent to such Remnant Parcel.

For example, if a portion of the Property adjacent to such Remnant Parcel has been assigned to Character Zone C3, then any portion of such Remnant Parcel may be assigned to Character Zone C1, C2, C3 or C4.

(g) Amendments to be Consistent with Existing Development Approvals. In each amendment to a Neighborhood Plan, Lead Owner shall designate each portion of the Property subject to an Existing Development Approval to either: (i) the Character Zone established for such portion of the Property by the Neighborhood Plan (or amendment thereto), or (ii) another Character Zone provided that if all improvements a pp roved within Existing Development Approvals on such portion of the Property are constructed, such improvements would conform to the development standards for such other Character Zone, unless otherwise agreed by the Director.

(h) Other Land. Each portion of the Property included within a Neighborhood other than (i) portions of land assigned to Character Zone C1 pursuant to these Development Standards, (ii) portions of land assigned to Character Zones pursuant to Tables 11 through 13, (iii) School Sites, (iv) Remnant Parcels and (v) portions of land assigned to Character Zones pursuant to Section D-1.2(B)(ix)(g), shall be assigned by Lead Owner to a Character Zone in accordance with the parameters set forth in Table 1.

(x) Unifying Civic Features. Each Neighborhood shall contain at least one unifying civic feature, the land for which shall be designated by Lead Owner on the Neighborhood Plan establishing such Neighborhood. Such unifying features may include, without limitation, a neighborhood park, green square, plaza, playground, School Site, other civic building site, a commercial area, recreation amenity site, or open space. The location of a unifying civic feature within a Neighborhood may vary depending on the intended purpose of the feature, site attributes and site constraints. For example, a commercial area may be located on a Neighborhood edge due to the need to locate retail on a major Thoroughfare.

(xi) Streets. Lead Owner shall depict the general alignments of all streets to be located with the Neighborhoods included within such Neighborhood Plan.

(xii) Regional Trails. On each Neighborhood Plan, Lead Owner shall depict the general alignments of all segments of those Regional Trails shown generally on the Parks, Open Space and Trails Plan that are to be located within the Neighborhoods included in such Neighborhood Plan.

(xiii) Retail Locations in C2 and C3. If a Neighborhood Plan contains a Neighborhood containing either or both of Character Zones C2 or C3 and may contain 300 or more Dwelling Units, then for each 300 Dwelling Units that may be located within such Neighborhood. consistent with the Notes within Table 2, Lead Owner shall designate (on such Neighborhood Plan) one block corner within the C2 and C3 Character Zones within such Neighborhood where a Retail use shall be permitted.

D-1.3 Neighborhood Plan Prerequisite.

The County shall not accept or process any application for a Future Development Approval with respect to any portion of the Property within Planning Areas D1, D2 or D3 that is not included within Special Character Zones SCZ-D, SCZ-E or SCZ-F pursuant to Section D-2.4, unless a Neighborhood Plan for such portion of the Property has been submitted to the County by Lead Owner and the Director has determined that such Neighborhood Plan complies with the requirements of Section D-1.2. Within 10 business days after Lead Owner submits a Neighborhood Plan or amendment thereto to the Director, the Director shall deliver to Lead Owner the Director's written determination regarding whether such Neighborhood Plan or amendment complies with the requirements of Section D-1.2(B). If the Director determines that such Neighborhood Plan does not comply with such requirements, then the Director's written determination shall include a list specifically setting forth which requirements were not satisfied and why such requirements were not met.

D-1.4 Applications for Future Development Approvals.

To assist the County's review of Future Development Applications, all applications submitted to the County for Future Development Approvals on any land within any of Planning Areas D1, D2 or D3 that is not included within Special Character Zones SCZ-D, SCZ-E or SCZ-F pursuant to Section D-2.4, shall indentify therein, by location, Character Zones(s) assigned to such land pursuant to the applicable Neighborhood Plan, including amendments thereto, if any.

D-2. BOUNDARIES

D-2.1 Boundaries of Planning Areas DI, D2, D3, SA1, SA2 and SA3.

The Land Use Plan is intended to depict the general locations of Planning Areas DI, D2, D3, SA 1, SA2 and SA3. The exact boundaries and shape of Planning Areas D1, D2 and D3 (not included within special Character Zones SCZ-D, SCZ-E or SCZ-F pursuant to Section D-2.4) shall be determined by Lead Owner and set forth in the Neighborhood Plans (together with amendments thereto), and the exact boundaries and shape of Planning Areas SA 1, SA2 and SA3 shall be determined by Lead Owner and set forth on Final Plats of such areas, on the condition that: (a) the total acreage within Planning Areas SA1 (the School District) may not be increased beyond 90 Net Usable Acres, (b) the total acreage within Planning Area D2 may not increase by more than 5% from that shown on the Land Use Plan, and (c) the total acreage within each of Planning Areas DI, D3, SA2, and SA3 may not increase by more than 15% from that shown on Land Use Plan. Changes in the boundaries of such Planning Areas resulting in an increase in the total acreage within Planning Areas SA1 beyond 90 Net Usable Acres, an increase in the total acreage within any of Planning Area D2 by more than 5% from that shown on the Land Use Plan, and an increase in the total acreage within any of Planning Areas D1, D3, SA2, or SA3 by more than 15% from that shown on the Land Use Plan, shall be permitted in accordance with the Administrative Amendment and Major Amendment procedures, as applicable, set forth in the PD-Planned Development District section of the Zoning Resolution.

D-2.2 Boundaries of Planning Areas 01 and RP and Character Zone C1

The Parks, Open Space and Trails Plan is intended to depict the general location of Planning Area O1 (Open Preserve), Planning Area RP (Regional Parks) and certain portions of Character Zone C1 (Multi-function Open Space). The boundaries and shape of such areas may be altered as provided herein.

(A) Planning Area 07.

(i) Boundaries. The exact boundaries and shape of any portion of the area identified generally on the Land Use Pian as Planning Area O1 shall be determined by Owner (subject to approval by the Director as set forth in Section D-2.2(A)(iii)) at the time such portion is dedicated (as required by Section S-1.1 (C)) and may vary from the general depiction thereof shown on the Parks, Open Space and Trails Plan, on the condition that the total acreage of such O1 areas to be so dedicated upon occurrence of the events requiring all such dedications pursuant to the O1 Dedication Table, shall not be less than the amount set forth therefor on the Land Use Plan (inclusive of Thoroughfares that fall within or cross such O1 areas), and any difference between the boundaries or shape of such areas proposed to be dedicated versus the boundaries of such areas depicted generally on the Land Use Plan satisfies the criteria set forth in Section D-2.2(A)(iii).

(ii) County Review and Approval. The boundaries of any portion of the Property that Owner desires to dedicate pursuant to Section S-1.1 (C) shall be submitted to the Director for the Director's review and approval. Within ten business days after the date any such proposed boundaries are submitted by Owner to the Director, the Director shall review such submittal and deliver written notice to such Owner wherein the Director either approves or rejects such proposed boundaries. If the Director rejects any such proposed boundaries, then the Director shall set forth in such notice the specific reasons why such proposed boundaries fail to satisfy the criteria for approval (set forth in Section D-2.2(A)(iii)).

(iii) Criteria. The Director shall approve proposed boundaries of any portion of the Property that Owner desires to dedicate pursuant to Section S-1.1 (C) if:

(a) the proposed boundaries do not materially and negatively impact habitat qualities,

(b) the proposed boundaries do not result in any portion of the Blufftop Protection Area being removed from the O1 Planning Area,

(c) with respect to the Willow Creek Wildlife Corridor, the proposed boundaries do not result in a corridor width narrower than required by Section S-4.2(A), or otherwise conflict with applicable County floodplain regulations,

(d) with respect to the Sterling Gulch Wildlife Corridor, the proposed boundaries do not result in a corridor width narrower than required by Section S-4.2(C) or otherwise conflict with applicable County floodplain regulations, and

(e) such boundaries do not violate any applicable provision of this Development Plan or applicable County floodplain regulations.

(iv) Appeal. The Director's decision to reject any proposed boundaries for Planning Area O1 may be appealed by the Owner to the Douglas County Board of Adjustment.

(v) Final Plats. The boundaries of any portion of Planning Area O1 included within any Final Plat shall be consistent with the boundaries proposed by Owner and approved by the Director. Any proposed modification to the boundaries of any portion of Planning Area O1 that has been included within a Final Plat will be reviewed by the County during the platting process and shall be approved if such proposed modifications satisfies the criteria set forth in Section D-2.2(A)(iii) and the plat approval criteria set fort in the Subdivision Resolution.

(vi) Tracking. To track O1 dedications, each application for a final plat of any portion of the Property shall submit to the County, with such application, a report identifying all O1 areas previously dedicated pursuant to Section S-1.1 (C) and the acreages thereof.

(B) Planning Area RP (Regional Parks).

(i) Burns Regional Park. The exact boundaries and shape of any portion of Burns Regional Park shall be determined by Owner at the time such portion is dedicated and may vary from the general depiction thereof shown on the Parks, Open Space and Trails Plan, on the condition that the County concurs that the usability of such portion dedicated as a regional park in terms of accessibility, location, slope and the ability to provide active and specialized recreation therein is not materially less than the usability (in terms of accessibility, location, slope and the ability to provide active or specialized recreation therein) of such portion of land depicted generally within Burns Regional Park on the Parks, Open Space and Trails Plan and the proposed boundaries do not violate any applicable provisions of this Development Plan or applicable County floodplain regulations.

(ii) Sterling Gulch Regional Park. The exact boundaries and shape of any portion of Sterling Gulch Regional Park shall be determined by Owner at the time such portion is dedicated and may vary from the general depiction thereof shown on the Parks, Open Space and Trails Plan and shall not include any land Owner designates for use as a potential reservoir, on the condition that the County concurs that the usability of such dedicated land as a regional park in terms of accessibility, location and slope is not materially less than the usability (in terms of accessibility, location and slope) of the land depicted generally as Sterling Gulch Regional Park on the Parks, Open Space and Trails Plan (other than the land Owner designates for use as a potential reservoir) and the proposed boundaries do not do not violate any applicable provisions of this Development Plan or applicable County floodplain regulations.

(iii) Heritage Regional Park. The exact boundaries and shape of any portion of Heritage Regional Park shall be determined by Owner at the time such portion is dedicated and may vary from the general depiction thereof shown on the Parks, Open Space and Trails Plan, on the condition that the County concurs that the usability of such portion dedicated as a regional park in terms of accessibility, location slope and opportunities for archeological education is not materially less than the usability (in terms of accessibility, location, slope and opportunities for archeological education) of such portion of land depicted generally within Heritage Regional Park on the Parks, Open Space and Trails Plan and the proposed boundaries do not do not violate any applicable provisions of this Development Plan or applicable County floodplain regulations.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Milistein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

(C) Character Zone C1.

The portions of the Property to be included within Character Zone C1 shall be determined in accordance with this Section D-2.2(C) and Tables 11, 13 and 17. The exact boundaries and shape of any portion of the Property included within Character Zone C1 shall be set forth on the Final Plats thereof.

(i) Parks, Open Space and Trails Plan and Tables. Each portion the Property depicted generally as within Character Zone C1 on the Parks, Open Space and Trails Plan, or that is required to be assigned to Character Zone C1 pursuant to Table 11, Table 13 or Table 17, and that is: (1) included within a Neighborhood shall be assigned to Character Zone C1 on the Neighborhood Plan that includes any such portion of the Property, or (2) within Planning Area SA 1, SA2 or SA3 shall be assigned to Character Zone C1 on Final Plats of Property within Planning Area SA1, SA2 or SA3, as applicable.

(ii) Adjustments. The boundaries and shape of each C1 area within any Neighborhood, or set forth on any Final Plat may vary from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, or in any Neighborhood Plan, on the condition that:

(a) the total acreage included within all such C1 areas once included in Neighborhood Plans and/or Final Plats shall not be less than the total area thereof as depicted on the Parks, Open Space and Trails Plan (inclusive of Thoroughfares that fall within or cross such C1 areas).

(b) the change in boundaries does not materially and negatively impact habitat qualities,

(c) with respect to the 'Willow Creek Wildlife Corridor, does not result in a corridor with a narrower width than required by Section S-4.2(A),

(d) with respect to the East Willow Creek Drainage, does not result in a corridor with narrower width than required by Section S-4.2(B),

(e) with respect to the Sterling Gulch Wildlife Corridor, does not result in a corridor width narrower than required by Section S-4.2(C), and

(f) the change in boundaries does not violate any applicable provision of this Development Plan or applicable County floodplain regulations.

(iii) Additional Land Assigned to Character Zone C1. In addition to those portions of the Property depicted generally at Character Zone C1 on the Parks, Open Space and Trails Plan or any Neighborhood Plan, additional portion of the Property may be assigned by the Owner thereof to Character Zone C1 in any Neighborhood Plan or Final Plat to the extent not inconsistent with Table 1.

(iv) Thoroughfares. The Thoroughfare alignments set forth on the Thoroughfare Plan or any Neighborhood Plan may be adjusted as set forth in Section S-1.3(A) and shall not determine the boundaries any Planning Area, or Character Zone.

D-2.3 Character Zones C2-C6 and Special Character Zones SCZ-A, SCZ-B and SCZ-C.

The boundaries Character Zones C2 through C6 shall be established by Lead Owner within Neighborhood Plans. The boundaries of special Character Zones SCZ-A, SCZ-B and SCZ-C shall be established by Lead Owner within Neighborhood Plans and may vary from the depictions thereof shown generally on Tables 11 through 1 3 provided that such boundaries comply with the other provisions of Tables 11 through 13.

D-2.4 Boundaries of Special Character Zones SCZ-D, SCZ-E and SCZ-F.

(A) Inclusion.

Pursuant to Section D-2.4(C), Lead Owner, and only Lead Owner. may designate for inclusion within special Character Zones SCZ-D, SCZ-E and SCZ-F, all, any or none of the land depicted generally on the Land Use Plan as land subject to potential inclusion within such special Character Zones, as appropriate. Notwithstanding the foregoing, no portion of the Property included within a Neighborhood Plan shall be included within special Character Zones SCZ-D, SCZ-E or SFZ-F.

(B) Removal.

Pursuant to Section D-2.4(C), any land previously included within special Character Zone SCZ-D, SCZ-E or SCZ-F may be removed from such special Character Zone by Lead Owner, and only Lead Owner. However, notwithstanding the foregoing, Lead Owner may not remove any land from special Character Zone SCZ-D, SCZ-E or SCZ-F if doing so would cause improvements approved in Existing Development Approvals to not comply with the development standards (set forth in this Development Plan) that would thereby apply.

(C) Notice.

To designate land within, or remove land from, special Character Zone SCZ-D or SCZ-E. Lead Owner shall file a written notice thereof with the Community Development Department.

(D) Boundaries.

The boundaries of the land subject to potential inclusion within special Character zones SCZ-D, SCZ-E and SCZ-F are depicted generally on the Land Use Plan. The exact boundaries and shape of such special Character Zones shall be determined by Lead Owner in connection with the notices Lead Owner delivers to the Community Development Department pursuant to Section D-2.4(C), on the condition that the total acreage within any of such special Character Zones may not increase by more than 15% from the area therefore shown on Land Use Plan. Changes in the boundaries of special Character Zone SCZ-D, SCZ-E or SCZ-F resulting in an increase of more than 15% of the total acreage within such special Character Zone shall be permitted in accordance with the Administrative Amendment and Major Amendment procedures. as applicable, set forth in the PD-Planned Development District section of the Zoning Resolution as if such special Character Zones were planning areas.

(E) Designation Prerequisite.

The County shall not accept or process any application for a Future Development Approval with respect to any pomon of the Property subject to potential inclusion within special Character Zone SCZ-D, SCZ-E or SCZ-F unless such portion of the Property has been either: (a) included within such special Character Zone pursuant to this Section D-2.4, or (b) included within a Neighborhood Plan submitted to the County by Lead Owner.

D-3. FINAL PLATS

D-3.1 Character Zone Designations .

Final Plats that include any land within Planning Areas D1, D2 and D3 shall include (on such Final Plat) Character Zone designations for such land. Such Character Zone designations for such land shall be the Character Zones that Lead Owner assigned thereto pursuant to the applicable Neighborhood Plan.

D-3.2 Character Zones C2 and C3.

The Final Plat of any portion of a Neighborhood containing either or both of Character Zones C2 or C3 shall contain use restrictions consistent with this Section D-3.2 and Note 9 of Table 2 regarding the areas upon which Retail use within Character Zones C2 and C3 is permitted and prohibited. Such designation of retail block corners within Character Zones C2 or C3 within any Neighborhood shall not prohibit such block corner from being used for other uses permitted in accordance with Table 2. Further, such designation shall not prohibit Retail uses in other Character Zones within such Neighborhood. For example, if a Neighborhood Plan contains Character Zones C2 and/or C3 and may contain 610 Dwelling Units. then the Neighborhood Plan for such Neighborhood shall designate two block corners within Character Zone C2 and/or C3 of such Neighborhood as available for Retail use.

D-3.3 Accessory Units.

Final Plats shall expressly indicate those lots included therein upon which Accessory Units may be located.

D-4. DENSITY

D-4.1 Residential.

Subject to the provisions of this Development Plan, the maximum number of Dwelling Units (including Accessory Units) permitted within the Property shall be the number set forth therefor on Table 1. The gross maximum residential density permitted within any Character zone within any Neighborhood established by a Neighborhood Plan is set forth in Table 1.

D-4.2 Non-residential.

Subject to the provisions of this Development Plan. the maximum a mount of non-residential space permitted within the Property shall be determined by the physical constraints and parking requirements set forth in these Development Standards.

D-4.3 Density Allocation.

Lead Owner shall be responsible for allocating Unallocated Density to specific parcels of land within the Property. Such allocation may be by deed or by other written instrument of transfer that: (A) identifies the portion of the Property to which such Dwelling Unit density is being allocated, (B) is executed by Lead Owner, and (C) is Recorded. The County shall not approve any site improvement plan, subdivision or amendment thereto unless the applicant therefor submits to the County a written certification from the Lead Owner that the necessary Unallocated Density has been allocated by the Lead Owner to the property in question. No person or entity other than Lead Owner shall have the right to transfer to any person or entity any Dwelling Unit density to or for use on other land without Lead Owner's prior written consent.

D-4.4 Tables Incorporated.

The following Tables 1 through 20 are hereby incorporated into and made a part of these Development Standards.

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APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Milistein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 1 : Planning Areas/Neighborhood Types/Character Zones.

(A) The Property is comprised of eight planning areas (O1, RP, D1, D2, D3, SA 1, SA2 and SA3). Neighborhood Plans will be developed for the portions of the Property within Planning Areas D1, D2, and D3 (that are not included within special Character Zones SCZ-D, SCZ-E and SCZ-F) in accordanc e with the terms of this Development Plan. Certain types of Neighborhoods (i.e., CND, TND, TCD) shall be permitted only within certain Planning Areas (D1, D2, and D3) as set forth in Table 1 below. Each portion of the Property included within a Neighborhood shall be assigned to a Character Zone (C1 through C6) in accordance with the terms of this Development Plan. Unique regulations regarding minimum lot area, minimum and maximum setbacks and building heights and other matters are established for each Character Zone pursuant to Tables 5 through 10. Each portion of the Property assigned to a Character Zone shall be subject to the regulations set forth in this Development Plan applicable to such Character Zone. Regulations regarding minimum lot size, minimum and maximum setbacks and building heights within each of the special Character Zones SCZ-A, SCZ-B, SCZ-C, SCZ-D, SCZ-E, and SCZ-F and Planning Areas SA 1, SA2 and SA3 are set forth in Tables 11 through 19 and Section S-7.8.

(B) Character Zones C2, C3, C4, CS and C6 shall be permitted only within certain Planning Are.as and within certain Neighborhood types as set forth in Table 1 below. Character Zone C1 shall be permitted within any of Planning Areas D1, D2, D3, SA 1, SA2 and SA3 in any amount.

(C) Each portion of the Property included within any Neighborhood set forth on a Neighborhood Plan shall be assigned to a Character Zone; provided that: (a) the amount of land included within a Neighborhood, but not included within an Excluded Parcel, that is assigned to Character Zone C2, C3, C4, C5 and C6 shall be within the parameters set forth therefor in Table 1 below, (b) certain portions of the Property shall be assigned to special Character Zones SCZ-A, SCZ-B and SCZ-C in accordance with Tables 11, 12 and 13, and (c) certain portions of the Property may be assigned to special Character Zones SCZ-D, SCZ-E and SCZ-F in accordance with Tables 14, 15 and 16, and (d) Remnant Parcels shall be assigned to Character Zones in accordance with Section D-1.2(B)(ix)(f).

(D) The residential gross density within any Character Zone within any Neighborhood set forth on a Neighborhood Plan shall not exceed the amount set forth therefor in Table 1 below.

PLANNING AREA		TYPES OF NEIGHBORHOODS PERMITTED WITHIN EACH PLANNING AREAS	PERMITTED CHARACTER ZONES		RESIDENTIAL GROSS DENSITY MAXIMUM [1]	DWELLING UNITS MAXIMUM
O1	OPEN PRESERVE	n/a				0
RP	REGIONAL PARKS	n/a				0
D1	COUNTRYSIDE AND HILLSIDE DISTRICT	CND CLUSTERED NEIGHBORHOOD DEVELOPMENT	C2	RURAL ZONE	1 du/ac	n/a
			C3	NEIGHBORHOOD EDGE ZONE	4.5 du/ac	
D2	VILLAGES DISTRICT	CND CLUSTERED NEIGHBORHOOD DEVELOPMENT	C2	RURAL ZONE	1 du/ac	n/a
			C3	NEIGHBORHOOD EDGE ZONE	4.5 du/ac	
			C4	NEIGHBORHOOD GENERAL ZONE	7.5 du/ac	
		TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT	C2	RURAL ZONE	1.5 du/ac	
			C3	NEIGHBORHOOD EDGE ZONE	5 du/ac	
			C4	NEIGHBORHOOD GENERAL ZONE	8 du/ac	
			C5	NEIGHBORHOOD CENTER ZONE	15 du/ac	
D3	TOWN CENTER DISTRICT	TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT	C2	RURAL ZONE	1.5 du/ac	n/a
			C3	NEIGHBORHOOD EDGE ZONE	5 du/ac	
			C4	NEIGHBORHOOD GENERAL ZONE	8 du/ac	
			C5	NEIGHBORHOOD CENTER ZONE	15 du/ac	
		TCD TOWN CENTER DEVELOPMENT	C4	NEIGHBORHOOD GENERAL ZONE	8 du/ac	
			C5	NEIGHBORHOOD CENTER ZONE	16 du/ac	
			C6	URBAN CORE ZONE	21 du/ac	
SA1	SCHOOL	n/a				0
SA2	RESERVOIR	n/a				0
SA3	MAINTENANCE	n/a				0
						12,050

Notes:
1 "Residential Gross Density", with respect to any character Zone, means a fraction, the numerator of which is the total number of Dwelling Units within such Character Zone, and the denominator of which is the total number of acres, including without limitation of thoroughfares, parks and open space areas, within such Character Zone.

TABLE 2: Specific Function and Use.

(A) This Table 2 sets forth for each Character Zone, Special Area, Regional Park and O1 space: (a) permitted principal uses by right, (b) permitted accessory uses by right, (c) principal uses permitted by special review, and (d) accessory uses permitted by special review.

(B) For purposes of this Table 2: (a) the Perimeter Lots within Character Zone SCZ-A shall be deemed within the C2 Character Zone in accordance with the terms of Table 11, (b) portions of the Property assigned to Character Zone SCZ-B shall be deemed within the C3 Character Zone in accordance with the terms of Table 12, and (c) portions of the Property assigned to Character Zone SCZ-C shall be deemed within the C2 Character Zone in accordance with the terms of Table 13.

(C) In addition to those accessory uses set forth in this Table 2, additional uses and buildings that are accessory to a principal use shall be permitted on the same lot as the principal use to which they are accessory.

(D) Uses that are not set forth in Table 2 shall be permitted within any particular area if the Director determines that such uses are similar to uses permitted within such area pursuant to this Table 2.

(E) Oil and gas drilling operations shall be permitted as a use by special review in that portion of the Property located in the west half of Section 29, Township 6 South, Range 68 West, of the 6th Principal Meridian, Douglas County, Colorado.

(F) Notwithstanding any other provision herein, neither group homes for registered sex offenders nor sexually-oriented businesses shall be permitted within the Property.

(G) Water Storage Facilities and Major Water Storage Facilities shall be permitted as a use-by-right on the ARS Parcel.

(H) Special Conditions for Limited Athletic Development -Without limiting the generality of the Principal and Accessory Uses Permitted by Right and Uses by Special Review for SCZ-D set forth below, and notwithstanding any provision in this Development Plan, the following provisions shall apply for the approval, installation and operation of up to two synthetic turf athletic fields within SCZ-D and improvements related thereto: (1) access to such fields and improvements related thereto may be provided by private roads and/or private driveways, (2) the primary access to such fields and related improvements from a public street shall be least a 40' wide and shall have an aggregate road base or such other base material as may be acceptable to the County and the Owner, (3) Primary Thoroughfares included within any Final Plat of a portion of SCZ-D intended to facilitate transfer or development of land for such fields and/or related improvements need not be offered for dedication at the time of such Final Plat, on the condition that such Primary Thoroughfares shall be dedicated prior to the approval of any site improvements plan or issuance of any building permit for material vertical improvements other than such fields and the improvements related to such fields, (4) neither central water nor central wastewater service shall be required for such fields or the improvements related thereto, (5) neither evidence of the creation of one or more new special districts providing central water and wastewater service, nor intergovernmental agreements related thereto, shall be required in connection with such fields, any improvements related thereto or approval related thereto, and (6) not more than 120 parking stalls shall be required for such fields and the improvements related thereto.

(I) As of the date hereof, the Lawrence Parcel is owned by Lawrence Construction Company, a Colorado corporation ("LCC"). Unless agreed otherwise in writing by LCC or Richard Lawrence and Polly Lawrence, the owners of LCC, no residential development shall be allowed within 300 feet of the Lawrence Parcel, which parcel is currently owned by LCC, until the earlier to occur of: (1) the date such parcel is no longer owned by LCC, Richard Lawrence and/or Polly Lawrence, or (2) the date LCC, Richard Lawrence and Polly Lawrence no longer conduct commercial activities on such parcel.

(J) Rainwater harvesting shall be permitted on the Property to the extent permitted by state law.

TABLE 12: Specific Function and Use.

X = Principal Use - Permitted by Right XA = Accessory Use - Permitted by Right USR = Use by Special Review	CHARACTER ZONES								SPECIAL ZONES			REGIONAL PARKS			OPEN SPACE	
	Rural	Neigh Edge	Neigh General	Neigh Center	Urban Core	Special	Special	Special	School	Reservoir	Maintenance/ Industrial	Sterling Gulch	Burns Park	Heritage Park	Preserve	Multi-Function
a. RESIDENTIAL	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Residence																
-Accessory Unit[6]	XA	XA	XA	XA												
-Caretaker[7]	X	X	X	X	X		X	X	X					X		
-Caretaker- Mobile Home[7]	USR	USR	USR	USR	USR				USR							
-Single-Family	X	X	X	X	X											
-Single-FamilyAttached		X	X	X	X											
-Multifamily			X	X	X			X								
Accessory Buildings and Structures	XA	XA	XA	XA		XA	XA	XA	XA							
Group Home - up to 8 - 750' separation	X	X	X	USR	USR			USR								
Group Residential Facility (custodial, etc)[2]	X	X	X	X	X	XA		X								
In-Home Elder Care	XA	XA	XA	XA	XA											
Live-work	X	X	X	X	X											
Mixed Use			X	X	X			X								
Nursing Home				X	X											
Retirement Home	X	X	X	X	X			X								
Temporary Home	X	X	X													
Mobile Home - 1 per lot[2]	USR	USR	USR	USR	USR											

b. LODGING[8]	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Bed and Breakfast - up to 5 rooms[4]	X	X	X	X	X											
Dormitory				XA	XA	XA	XA	X								
Inn - up to 12 rooms			X	X	X											
Hotel				X	X		X									

c. OFFICE[8]	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Bank/Financial Institution with or without driveup facilities				X	X		X									
Construction Office - Temporary	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X[10]
Home Occupation - Class 1[7]	XA	XA	XA	XA	XA											
Home Occupation - Class 2[3,7,11]	XA	XA	XA	XA	XA											
Home Occupation - Other[7]	USR	USR	USR	USR	USR											
Live-Work			X	X	X											
Mixed-Use				X	X			X								
Office - Genl/Med/Denta/Prof/Govt				X	X	X	X	X								
Sales Office - Temporary	X	X	X	X	X		X	X	X							

d. RETAIL[9]	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Bar/Lounge			USR	X	X											
Building Materials - Wholesale and Retail				X	X	X	X	X			X					
Convenience Store	X	X	X	X	X	X	X	X								
Day-Care Household Pets	X		X	X	X		X									
Equipment Rental				X	X		X				X					
Equipment Rental - small				X	X	X	X				X					
Farmer's Market[16]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Funeral Home				X	X		X									
Kiosk			X	X	X	X	X	X								
Push Cart				USR	USR	USR	USR	XA								
Food Service incl. Restaurant/Fast Food[10]	X	X	X	X	X	X	X	X								
Retail/Service Business	X	X	X	X	X	X	X	X								
Seasonal Use	X	X	X	X	X		X	X								
Theater - indoor				X	X	X	X	X								
Theater - outdoor	X[14]	X	X	X	X		X	X								X[10]
Theater - Drive-Up facilities	XA	XA	XA	XA	XA	XA	XA	XA								

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Milistein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

Development Standards, Cont.

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TABLE 2: Specific Function and Use (continued).

X = Principal Use - Permitted by Right XA = Accessory Use - Permitted by Right USR = Use by Special Review	CHARACTER ZONES								SPECIAL ZONES			REGIONAL PARKS			OPEN SPACE	
	Rural	Neigh Edge	Neigh General	Neigh Center	Urban Core	Special	Special	Special	School	Reservoir	Maintenance/ Industrial	Sterling Gulch	Burns Park	Heritage Park	Preserve	Multi-Function
	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
e. CIVIC SPACES including Parks and other Recreational Facilities																
Neighborhood Park - 5 acres min	X[14]	X	X			X	X	X	X							X[10]
Green - 2-5 acres		X	X	X	X	X	X	X	X							X[10]
Square - 0.5-3 acres			X	X	X	X	X	X	X							X[10]
Plaza - 0.5-1 acre				X	X	X	X	X	X							
Parks Maintenance Facility	X	X				X	X	X	X	X	X	X	X	X		X[10]
Playground	X[14]	X	X	X	X	XA	X	X	X			X	X	X		X[10]
Recreational Facility not specifically listed below	X[14]	X	X	X	X	X	X	X	X			X	X	X		X[10]
-Bird Blind	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Cross Country Skiing	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Archeological/Cultural/Historical Resource Study	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Equestrian Trail	X[14]	X	X	X	X	X	X	X	X	X		X	X	X	X	
-Interpretive Exhibit	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Overlook	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Sledding Area	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Soft Surface Trail	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
-Other Trails	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

f. CIVIC BUILDINGS	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Church - 350 seats max & Church Schools	X	X	X	X	X	X	X	X								
Church - over 350 seats & Church Schools	X	X	X	X	X	X	X	X								
Conference Center				USR	X	X	X	X								
Convention Center					USR	X	X	X								
Cultural Facility (see below)																
-Museum, Art Gallery, Perf Art Center				X	X	X	X	X	X							
-Sports Stadium/Arena						X	X	X	X							
Library	X	X	X	X	X	X	X	X	X							

g. COMMUNITY USES: EDUCATION	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Day-Care Center	X	X	X	X	X	X		X								
Day-Care Center for empl children				XA	XA	XA	XA	X								
School - Public/Private (see below)																
-K through 8	X	X	X	X	X	X	X	X	X	X	X					
-9 through 12	X	X	X	X	X	X	X	X	X	X	X					
College			X	X	X		X	X	X							
University			X	X	X		X	X	X							

h. COMMUNITY USES: CIVIL SUPPORT	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Clinic - Dental or Medical			USR	X	X	X	X	X								
Fire Station - no training	X	X	X	X	X		X	X								
Fire Station - w/ training							X									
Hospital					X	X	X	X								
Sheriff Substation	X			X	X	X		X	X							
Veterinary Clinic/Hospital	X			X	X		X	X	X							

i. COMMUNITY USES: OTHER	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Bus Shelter	X	X	X	X	X	X	X	X	X			X	X	X		
Campground	USR[14]	USR	USR	USR	USR				USR			USR	USR	USR		USR
Cemetery	X	USR	USR				X									
Club/Country Club	X	X	X	X	X		X									
Fairground							USR									
Fountain/Public Art	X	X	X	X	X	X	X	X	X			X	X	X	X[10,12]	X[10]
Religious Retreat	X	X	X	X	X		X	X	X							

j. AGRICULTURE/ANIMALS/EQUESTRIAN	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Agricultural Recreational Activities[2]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Youth-Oriented Agricultural Activities/4H[6]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Animals (see below)																
-Horse/Cow/Mule/Llama[4]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
-Pig/Goat/Sheep/Miniature Horse/Alpaca[4]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
-Buffalo/Ostrich/Emu/Bees[2]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
-Chicken/Turkey/Duck[4]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
-Dog/Cat/Pot-bellied Pig	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
-Wolf/Bear/Snake/Mtn Lion[4]	USR							USR								USR[10]
-Kennel	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR		
Community Garden	X[14]	X	X	X	X	X	X	X				X	X	X	X[15]	X[10]
Urban Farm	X[14]	X	X	X	X	X	X	X				X	X	X	X[10,13]	X[10]
Dude Ranch[3]	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR		USR[10]
Farm	X						X	X				X	X	X	X[10]	X[10]
Commercial Garden Building	X						X	X				X	X	X	X[10,13]	X[10]
Agriculture	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X[10]	X[10]
Grain Storage	X						X	X	X	X	X					X[10]
Greenhouse - 1 acre maximum	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Greenhouse - greater than 1 acre	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X[10]
Horses - Owned/Boarded[1]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X[10]
Horse Rental Stable[2]	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR		USR[10]
Horse Training - nonowned/unrel riders[4]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X[10]
Horse Training - exceed by right[5]	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR		USR[10]
Plant Nursery[2]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Roadside Stand	X	X	X	X	X	X	X	X	X	X	X	X	X	X		

k. TRANSPORTATION	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Automobile Service/Repair/Car Wash				X	X		X									
Automobile Service Station - gas pumps/Car Wash				X	X		X									
Garage - private, 3,000 sf max[3]	XA															
Garage - private, 1,000 sf max	XA	XA	XA	XA	XA											
Heliport					USR	USR	USR									
Parking Lot - public/private				X	X	XA	X	X	X	X	X					
Parking Garage				X	X	X	X	X	X							
Public and Private Transportation Facilities including Thoroughfares	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	X[12]	X

TABLE 2: Specific Function and Use (continued).

X = Principal Use - Permitted by Right XA = Accessory Use - Permitted by Right USR = Use by Special Review	CHARACTER ZONES								SPECIAL ZONES			REGIONAL PARKS			OPEN SPACE	
	Rural	Neigh Edge	Neigh General	Neigh Center	Urban Core	Special	Special	Special	School	Reservoir	Maintenance/ Industrial	Sterling Gulch	Burns Park	Heritage Park	Preserve	Multi-Function
	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
l. LIGHT INDUSTRIAL																
Mini Warehouse				X	X	X	X	X								
Mixing Plant (concrete, mortar, asphalt) - Temporar (not to exceed 2 years)	X	X	X	X	X	X	X	X	X		X					
Motorized Vehicle/Equip. Service Repair							X				X					
Product Distribution/Storage							X	X			X					
Recycle/Trash Transfer Facility							USR				USR					
Research and Development Facility					USR	X	X	X	X		X					
RV Storage Lot	USR						USR	USR								
Sawmill - portable[2]	USR	USR	USR	USR	USR		X	USR	USR			USR	USR	USR		USR[10]
Storage Area - Commercial				USR	USR	USR	X	X	USR							
Warehouse				X	X	X	X	X			X					
Wholesale Business - sales/service				X	X	X	X	X								

m. UTILITIES	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Drainage Facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Satellite Dish	XA	XA	XA	XA	XA	XA	XA	XA	XA	XA	XA					
Satellite Earth Station	USR	USR	USR	USR	USR	XA	USR	XA	USR	USR	USR	USR	USR	USR		USR
Septic Waste & Domestic Sludge Appl	USR							USR								
Telecommunications Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Utility - Minor Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Utility - Major Facility	USR	USR	USR	USR	USR	USR	X	X	USR	USR	USR	USR	USR	USR		USR
Utility Service Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Water Storage Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Major Water Storage Facility	USR	USR	USR	USR	USR	USR	USR	USR	USR	X	USR	USR	USR	USR	USR	USR
Wind Energy Conservation Systems[3]	USR	USR	USR	USR	USR	USR	USR	X	USR	USR	USR	USR	USR	USR	USR	USR
Non-Traditional Energy Systems other than Wind Energy Systems	USR	USR	USR	USR	USR	USR	X	X	USR	X	USR	USR	USR	USR	USR	USR

n. OTHER	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Mining, Quarry, Sand/Gravel Operation or Similar						USR	USR			USR	USR					
Firing Range - indoor	USR				X	USR	X	X								
Firing Range - outdoor[1]	USR	USR	USR	USR	USR		USR		USR			USR	USR	USR	USR	USR
Hunting/Fishing Club[1]	USR	USR	USR	USR	USR				USR	X		USR	USR	USR		USR
Entertainment Events[17]	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Notes:

1. *on parcels 35 acres or larger*
2. *on lots 9 acres or larger*
3. *on lots 4.5 acres or larger*
4. *on lots 2.3 acres or larger*
5. *There shall be no more than one Accessory Unit per lot.*
6. *Lodging in C2, C3 and C4 must be owner occupied. Food service in lodging facilities in C2, C3 and C4 may be provided only in the a.m. The maximum length of stay in lodging facilities in C2, C3, and C4 shall not exceed ten days.*
7. *Home Occupations (Class 1, Class 2 and Other) may be located in a principal building or an accessory building or both.*
8. *Office use within C4 shall be limited to the first story of any principal building or any accessory structure.*
9. *Retail use within C2 and C3 within any Neighborhood shall be restricted to one block corner location at the first story for each 300 Dwelling Units within such Neighborhood. Retail uses within C4 are restricted to the first story of buildings at corner locations.*
10. *Notwithstanding the above, these uses shall not be permitted within the Willow Creek Wildlife Corridor, except for the multipurpose regional trail and associated connectors.*
11. *Home Occupations - Class 2 are permitted (as accessory uses) only on lots 4.5 acres and larger and are subject to requirements set forth in Section 23 of the Zoning Resolution.*
12. *Notwithstanding the above, these uses shall not be permitted in the Southern O1 Buffer Area, which is depicted on the Land Use Plan.*
13. *Notwithstanding the above, these uses shall not be permitted by right in the Southern O1 Buffer Area, but shall be permitted as a use by special review in the Southern O1 Buffer Area.*
14. *Notwithstanding the above, these uses shall not be permitted in any portion of the Property incuded within the portion of SCZ-A located north of the Plum Valley Heights neighborhood; however Thoroughfares shall be permitted in this area.*
15. *Notwithstanding the above, Water Storage Facilities and Major Water Storage Facilities shall be permitted as a use by right on the ARS Parcel.*
16. *includes commercial distribution of agriculture production*
17. *Entertainment events are allowed as a Principal use - Permitted by Right in all Character Zones as well as all other areas not assigned a Character Zone, subject to the requirements set forth in Section 22B of the Zoning Resolution.*

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1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO
acting by and through the
STATE BOARD OF LAND
COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD
COLORADO SOCCER
ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND &
GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

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8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein &
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360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
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P: 303 455 9589
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P: 303 530 7229
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TABLE 3: PARKING STANDARDS

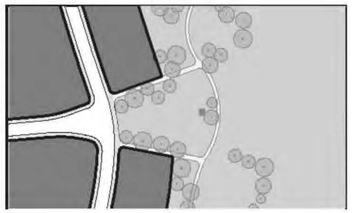
This Table 3 sets forth the number of parking spaces required for specific uses for each development within Sterling Ranch. In the event a use is not specifically mentioned, the required number of parking spaces for a similar use shall apply.

Use	Parking Ratio
RESIDENTIAL	
Single-Family Dwelling	
<2,000 sq. ft.:	1/Dwelling Unit
2,000-3,000 sq. ft.:	2/Dwelling Unit
>3,000 sq. ft.:	3/Dwelling Unit
Multifamily Dwelling	
Rented:	1.65/MFDU
Owned:	1.85/MFDU
Accessory Unit	1/Accessory Unit
Sleeping Rooms	1/unit or room, plus 2 for owners/managers
Group Homes and Group Residential Facilities	0.5/bed
Nursing Homes	0.5/bed
Retirement Home	
Housing for Seniors	0.5/Dwelling Unit
Congregate Care or Assisted Living	0.35/Dwelling Unit
Mobile Homes	2/mobile home located at least 15 feet from the interior road from which it takes access.
LODGING	
Bed and Breakfast, Dormitory, Inn and Hotel	1.25/room plus 10/1,000 sq.ft of GFA for loundge and/or restaurant, plus conference/banquet facilities at the following rates:
<20 sq.ft./room:	0
20 sq.ft./room:	30/1,000 sq.ft. of GFA
20-50 sq.ft./room:	Scaled proportionally between 20 and 50 sq.ft./room
>50 sq.ft/room:	20/1,000 sq.ft. of GFA
OFFICE	
Bank/Financial Institution with or without driveup facilities	1/300 sf.ft. of GFA + 6 stacking spaces/drive up window
Professional/General Business Offices	
<25,000 sq.ft.:	3.8/1,000 sq.ft. of GFA
25,000-100,000 sq.ft.:	Scaled proportionally between 3.8 and 3.4/1,000 sq.ft. of GFA
100,000 sq.ft.:	3.4/1,000 sq.ft. of GFA
100,000-500,000 sq.ft.:	Scaled proportionally between 3.4 and 2.8/1,000 sq. ft. of GFA
>500,000 sq.ft.:	2.8/1,000 sq.ft. of GFA
Consumer Services Offices	4.6/1,000 sq.ft. of GFA
Data Process, Telemarketing, or Operations Offices	6/1,000 sq.ft. of GFA
Dental/Medical Offices that are not part of a hospital campus	4.5/1,000 sq.ft. of GFA
Dental/Medical Offices within a hospital campus	4/1,000 sq.ft. of GFA
Government Office Facilities	Should be established in accordance with a study of parking needs prepared specifically for the subject property
RETAIL	
Bar/Lounge	19/1,000 sq.ft. of GFA
General/Convenience Store	2.75/1,000 sq.ft. of GFA
Grocery Store*	6.75/1,000 sq.ft. of GFA
Discount Superstores*	5.5/1,000 sq.ft. of GFA, including outdoor sales areas
Specialty Superstores*	4.5/1,000 sq.ft. of GFA, including outdoor sales areas
Shopping Centers with not more than 10% of Net Space in nonretail sales and service uses	
<400,000 sq.ft.:	4.0/1,000 sq.ft. of Net Space
400,000-600,000 sq.ft.:	Scaled proportionally between 4.0 and 4.5/1,000 sq.ft. of Net Space
>600,000 sq.ft.:	4.5/1,000 sq.ft. of Net Space
Shopping Centers with more than 10% of Net Space in nonretail sales and service uses	Should be established in accordance with a shared parking study prepared specifically for the subject project
Funeral Home	1/100 sq.ft. of GFA for public use
Restaurants	
Fine or Casual Dining (with bar)	20/1,000 sq.ft. of GFA
Family Restaurant (without bar)	15/1,000 sq.ft. of GFA
Fast Food Restaurant	15/1,000 sq.ft. of GFA
Theater	0.4/seat
Cinema	
1 screen:	0.5/seat
2-5 screens:	0.33/seat
5-10 screens:	0.3/seat
>10 screens:	0.27/seat
CIVIC SPACES	
Where not seated:	0.25/person, based on permitted capacity
Where seated:	0.3/seat
Health Club	7/1,000 sq.ft. of GFA
CIVIC BUILDINGS	
Church	0.4/seat
Conference, Convention and Performance Arts Centers	
<25,000 sq.ft.:	30/1,000 sq.ft. of GFA
25,000-50,000 sq.ft.:	Scaled proportionally between 30 and 20/1,000 sq.ft. of GFA
50,000 sq.ft.:	20/1,000 sq.ft. of GFA
50,000-100,000 sq.ft.:	Scaled proportionally between 20 and 10/1,000 sq.ft. of GFA
100,000 sq.ft.:	10/1,000 sq.ft. of GFA
100,000-250,000 sq.ft.:	Scaled proportionally between 10 and 6/1,000 sq.ft. of GFA
>250,000 sq.ft.:	6/1,000 sq.ft. of GFA
Library, Museum and Art Gallery	1/300 sq.ft. of GFA
Sports Facilities	
Arena	0.33/seat
Football Stadium	0.31/seat
Baseball Stadium	0.35/seat
COMMUNITY USES: EDUCATION	
Day Care Center	0.3/person, based on licensed enrollment capacity
Elementary or Middle School (K through 8)	0.2/gym or auditorium seat, or 0.25/student - whichever is higher
Secondary School (9 through 12)	0.3/gym or auditorium seat, or 0.3/student whichever is higher
College or University	Should be established in accordance with a study of parking needs prepared specifically for the subject institution
TRANSPORTATION	
Automobile Service/Repair	1/employee (max shift) + 2/bay or stall + 2/ pump island
Automobile Service Station - gas pumps	1/employee (max shift)+ 2/pump island
LIGHT INDUSTRIAL	
Warehouse	1.75/100 units
Manufacturing or Industrial	1.85/1,000 sq.ft. of GFA, plus required parking spaces for office, sales, or similar uses where those uses exceed 10% of GFA
Product Distribution/Wholesale/Storage	0.67/1,000 sq.ft. of GFA
OTHER	
Firing Range	1/platform + 1/employee (max shift)
*Not in a shopping center	
SHARED PARKING ADJUSTMENTS	
The number of parking spaces required under these parking standards for a specific use may be reduced on the basis of a shared-parking study approved by the Director.	
ADJUSTMENT FOR USES NEAR TRANSIT STOPS	
The number of parking spaces required under these parking standards for a specific use may be reduced based on its proximity to a transit stop based on a parking study approved by the Director.	
OFF-SITE PARKING	
Parking for any use shall be provided on the same lot as such use or within 400 feet of the nearest point of such use, or for uses within CS, C6, SCZ-D, and SCZ-F within 1,000 feet of the nearest point of such use. On-street parking may be used to satisfy parking requirements. Off-Site parking (that is not on-street parking) may be used to satisfy parking requirements if a parking use agreement is recorded or other provisions acceptable to the Director are provided.	

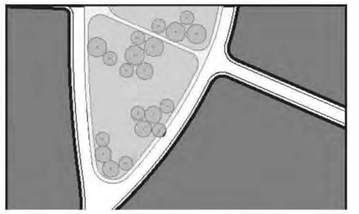
TABLE 4: Other Parks.

This table sets forth definitions for the various types of Other Parks permitted within the Property.

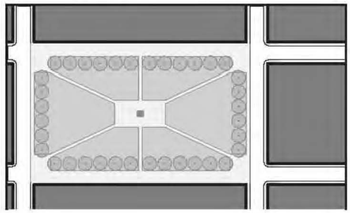
a. Neighborhood Park: An Other Recreational Park dedicated in accordance with this Development Plan and available for active and passive recreation. A Neighborhood Park may be spatially defined by landscaping rather than building frontages. It may include courts, picnic areas, multi-purpose fields, playgrounds, other Recreational Facilities, nature areas and other improvements permitted pursuant to this Development Plan. Each Neighborhood Park shall contain a minimum of 5 acres.



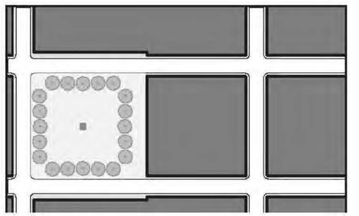
b. Green: An Other Park or Other Recreational Park dedicated in accordance with this Development Plan, or other land, that is available for structured or unstructured recreation. A Green may be spatially defined by landscaping arranged in a naturalistic manner rather than building frontages. It may include open areas, multi-purpose fields, other Recreational Facilities, nature areas and other improvements permitted pursuant to this Development Plan. Greens may also include "green breathing spaces" located along the C1 corridors and spaced at approximately ¼ to ½ mile intervals. Green breathing spaces may contain the same amenities as described above. Each Green shall contain a minimum of 0.5 acres and not more than 5 acres.



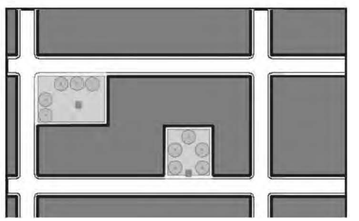
c. Square: An Other Park or Other Recreational Park dedicated in accordance with this Development Plan, or other land, that is available for structured or unstructured recreation and/or civic purposes. A Square is spatially defined by building frontages. Its landscape of paths, lawns, hardscape and trees shall be formally disposed. Each Square shall contain a minimum of 0.5 acres and not be larger than 3 acres.



d. Plaza: An Other Park or Other Recreational Park dedicated in accordance with this Development Plan, or other land, that is available for civic purposes, public gathering, and/or commercial activities. A Plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement; trees are optional. Each Plaza shall contain a minimum of 0.05 acres and not be larger than 1 acre.



e. Playground: A space designed and equipped for the recreation of children. A playground may be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a Block. Playgrounds may be included within C1 – Multifunction Open Space, Regional Parks, Neighborhood Parks, and Greens. There shall be no minimum or maximum size.



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 5: C1 Character Zone.
This table sets forth the minimum lot area, the maximum building height, setbacks and certain parking standards applicable to those portions of the Property within the C1 Character Zone.

C1 MULTI-FUNCTION OPEN SPACE

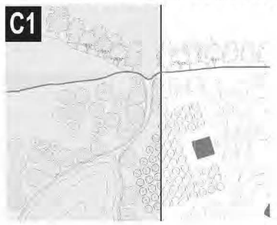


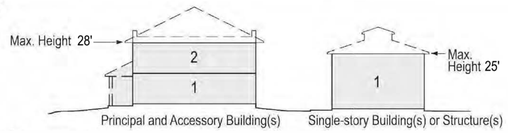
Table 5.1

a. LOT AREA	
Minimum Lot Area	NA
b. BUILDING HEIGHT	
Principal Building(s)	28 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - PRINCIPAL & ACCESSORY BLDGS [1]	
(c.1) Front Setback Primary	25 ft. min.[5] 50 ft. min.[6]
(c.2) Front Setback Secondary	15 ft. min.[3] 25 ft. min.[4]
(c.3) Side Setback	15 ft. min.
(c.4) Rear Setback	25 ft. min.
d SETBACKS - COVERED PARKING [1]	
(d.1) Front Setback Primary	25 ft. min.[5] 50 ft. min.[6]
(d.2) Front Setback Secondary	15 ft. min.[3] 25 ft. min.[4]
(d.3) Side Setback	15 ft. min. 25 ft. min.
(d.4) Rear Setback	15 ft. min. 25 ft. min.

Notes:

1. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
2. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
3. *for lots less than 2.3 acres*
4. *for lots 2.3 acres or larger*
5. *for lots less than 4.5 acres*
6. *for lots 4.5 acres or larger*

BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet inheight from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - PRINCIPAL AND ACCESSORY BUILDINGS
1. All Buildings shall be distanced from the lot lines as shown.

COVERED PARKING PLACEMENT
1. Uncovered parking is permitted in front and side setbacks.

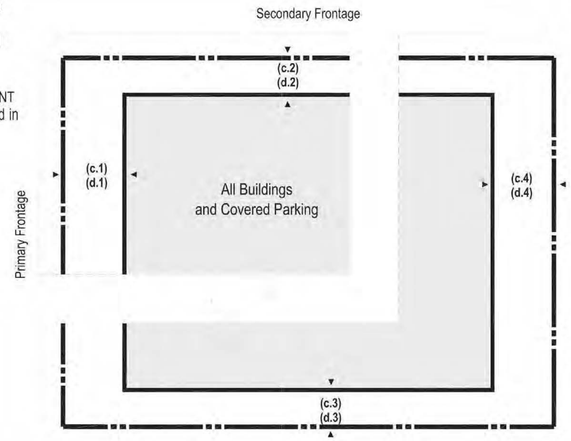


TABLE 6: C2 Character Zone.
This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C2 Character Zone.

C2 RURAL STANDARDS

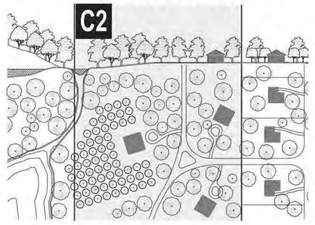


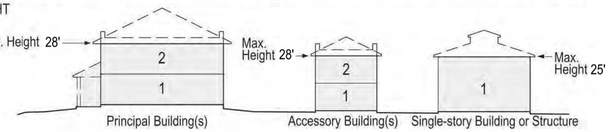
Table 6.1

a. LOT AREA	
Minimum Lot Area	20,000 sq. ft. [1]
b. BUILDING HEIGHT	
Principal Building(s)	28 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S) [2]	
(c.1) Front Setback Primary	25 ft. min.[6] 50 ft. min.[7]
(c.2) Front Setback Secondary	15 ft. min.[4] 25 ft. min.[5]
(c.3) Side Setback	15 ft. min.
(c.4) Rear Setback	25 ft. min.
d. SETBACKS - ACCESSORY BUILDING(S) [2]	
(d.1) Front Setback Primary	25 ft. min.[6] 50 ft. min.[7]
(d.2) Front Setback Secondary	15 ft. min.[4] 25 ft. min.[5]
(d.3) Side Setback	15 ft. min.[4] 25 ft. min.[5]
(d.4) Rear Setback	15 ft. min.[4] 25 ft. min.[5]
e. SETBACKS - COVERED PARKING [3]	
(e.1) Front Setback Primary	25 ft. min.[6] 50 ft. min.[7]
(e.2) Front Setback Secondary	15 ft. min.[4] 25 ft. min.[5]
(e.3) Side Setback	15 ft. min. 25 ft. min.
(e.4) Rear Setback	15 ft. min. 25 ft. min.

Notes:

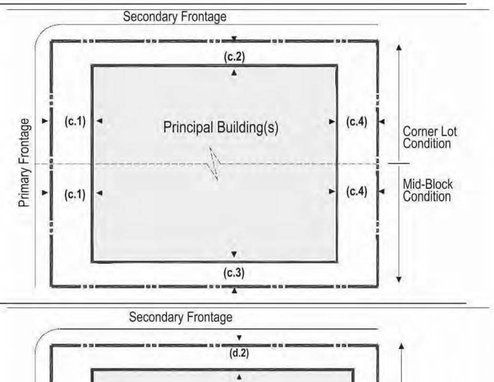
1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
3. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
4. *for lots less than 2.3 acres*
5. *for lots 2.3 acres or larger*
6. *for lots less than 4.5 acres*
7. *for lots 4.5 acres or larger*

BUILDING HEIGHT

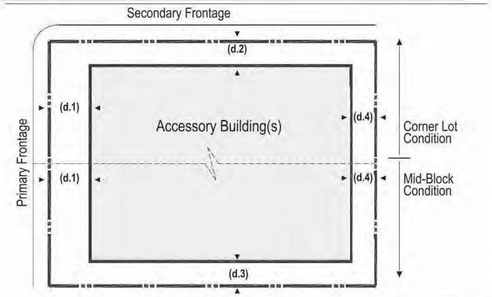


1. Building height shall be measured in feet, excluding attics and raised or walkout basements,
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

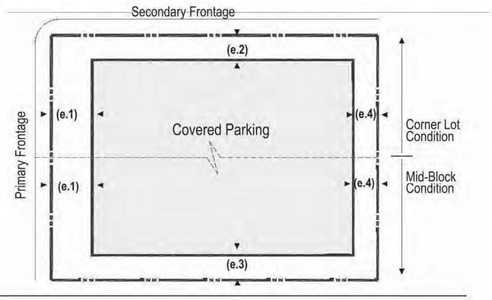
SETBACKS - PRINCIPAL BLDG(S)
1. Principal Building(s) shall be distanced from the lot lines as shown.



SETBACKS - ACCESSORY BLDG(S)
1. Accessory Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT



ENCROACHMENTS
1. Porches may encroach up to 1/3 of the depth of the Principal Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Principal Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.
6. Cantilevered, interior floor area of a Principal Building may extend up to 40% of the required front or side setback, to a maximum of 4 feet, except when: A. Such an extension results in an encroachment into a platted sight distance easement. B. Such an extension overhangs an established utility, communication, or drainage easement.
7. All encroachments will be reviewed by Douglas County for compliance with the applicable building codes.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
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P: 303 866 3454
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COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
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P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

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TABLE 7: C3 Character Zone.
This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C3 Character Zone.

C3 NEIGHBORHOOD EDGE STANDARDS

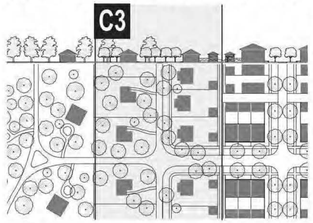


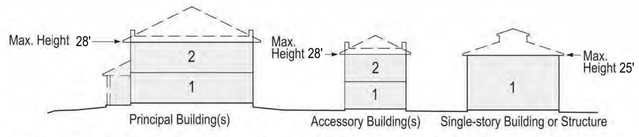
Table 7.1

a. LOT AREA	
Minimum Lot Area	4,000 sq. ft.[1]
b. BUILDING HEIGHT	
Principal Building(s)	28 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S) [3]	
(c.1) Front Setback Primary	18 ft. min. [5]
(c.2) Front Setback Secondary	7 ft. min.
(c.3) Side Setback	5 ft. min.
(c.4) Rear Setback	3 ft. min. [2]
d. SETBACKS - ACCESSORY BUILDING(S) [4]	
(d.1) Front Setback Primary	Actual Principal Bldg Setback + 18 ft. min.
(d.2) Front Setback Secondary	7 ft. min.
(d.3) Side Setback	5 ft. min.
(d.4) Rear Setback	3 ft. min. [2]
e. SETBACKS - COVERED PARKING [4]	
(e.1) Front Setback Primary	10 ft. min.[5]
(e.2) Front Setback Secondary	7 ft. min.
(e.3) Side Setback	5 ft. min.
(e.4) Rear Setback	3 ft. min. [2]

Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *or 13 ft. from center line of alley, whichever is greater.*
3. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
4. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
5. *For Sterling Ranch Filing 6C: Lots 8-47, 170-192, and 219-221, the required minimum Front Setback Primary for Principal Buildings is 15 feet. The required minimum Front Setback Primary for Covered Parking is 8 feet.*

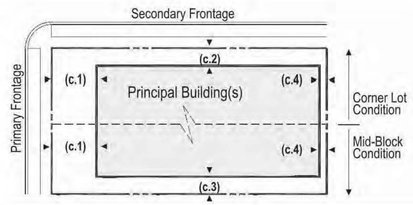
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roofmounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

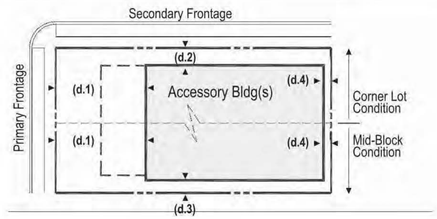
SETBACKS - PRINCIPAL BLDG(S)

1. Principal Building(s) shall be distanced from the lot lines as shown.

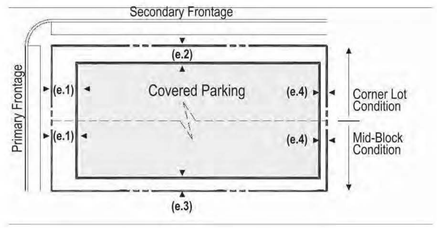


SETBACKS - ACCESSORY BLDG(S)

1. Accessory Building(s) shall be distanced from the lot lines as shown.



PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Principal Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Principal Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.
6. Cantilevered, interior floor area of a Principal Building may extend up to 40% of the required front or side setback, to a maximum of 4 feet, except when: A. Such an extension results in an encroachment into a platted sight distance easement. B. Such an extension overhangs an established utility, communication, or drainage easement.
7. All encroachments will be reviewed by Douglas County for compliance with the applicable building codes.

TABLE 8: C4 Character Zone.
This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C4 Character Zone.

C4 NEIGHBORHOOD GENERAL STANDARDS

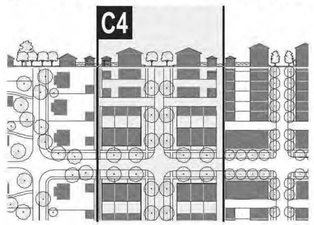


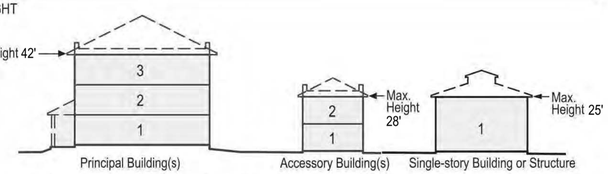
Table 8.1

a. LOT AREA	
Minimum Lot Area	1,400 sq. ft. [1]
b. BUILDING HEIGHT	
Principal Building(s)	42 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S) [3]	
(c.1) Front Setback Primary	6 ft. min..
(c.2) Front Setback Secondary	6 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	3 ft. min.[2]
d. SETBACKS - ACCESSORY BUILDING(S) [3]	
(d.1) Front Setback Primary	Actual Principal Bldg Setback + 18 ft. min.
(d.2) Front Setback Secondary	6 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	3 ft. min.[2]
e. SETBACKS - COVERED PARKING [4]	
(e.1) Front Setback Primary	6 ft. min.
(e.2) Front Setback Secondary	6 ft. min.
(e.3) Side Setback	0 ft. min.
(e.4) Rear Setback	3 ft. min.

Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *or 13 ft. from center line of alley, whichever is greater*
3. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
4. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*

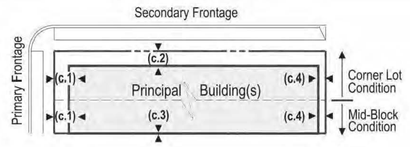
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 42 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roofmounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

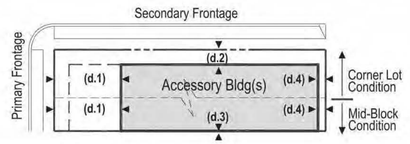
SETBACKS - PRINCIPAL BLDG(S)

1. Principal Buildings shall be distanced from the lot lines as shown.

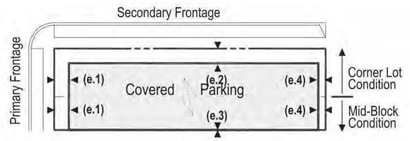


SETBACKS - ACCESSORY BLDG(S)

1. Accessory Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/2 of the depth of the Principal Building Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Principal Building Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: Sep 18, 2025

Development Standards, Cont.

Sheet: 25 of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 9: C5 Character Zone.
This table sets forth minimum lot area, maximum and minimum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C5 Character Zone.

C5 NEIGHBORHOOD CENTER STANDARDS

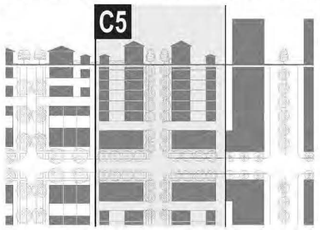


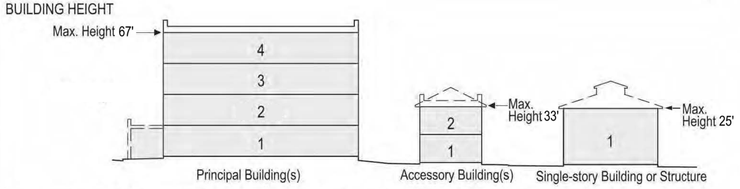
Table 9.1

a. LOT AREA	
Minimum Lot Area	520 sq. ft. [1]
b. BUILDING HEIGHT	
Principal Building(s)	67 ft. max.
Accessory Building(s)	33 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S)	
(c.1) Front Setback Primary	2 ft. min.
(c.2) Front Setback Secondary	2 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	3 ft. min.[2]
d. SETBACKS - ACCESSORY BUILDING(S) [3]	
(d.1) Front Setback Primary	40 ft. max. from rear prop. line
(d.2) Front Setback Secondary	2 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	3 ft. min.[2]
e. SETBACKS - COVERED PARKING [4,5,6]	
(e.1) Front Setback Primary	20 ft. min.
(e.2) Front Setback Secondary	2 ft. min.
(e.3) Side Setback	0 ft. min.
(e.4) Rear Setback	3 ft. min.

Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *or 13 ft. from center line of alley, whichever is greater*
3. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
4. *In any area where surface parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parking in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the frontage line.*
5. *Notwithstanding the above, off-street, above-ground, multi-level structured parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines, but subject to the setback requirements set forth for Principal Buildings in Table 9.1.e above. However, parking shall not be permitted within: (a) the street-level portions of such structure that have a direct Primary Frontage or a direct Secondary Frontage, and (b) the street-level portions of such structure as are reasonably necessary to provide residential, lodging, office, retail, civic or community uses within those portions of such structure having a direct Primary Frontage or a direct Secondary Frontage.*
6. *Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.*

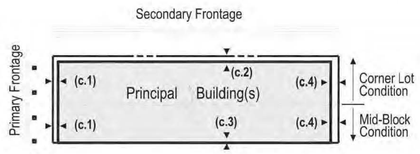
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 67 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

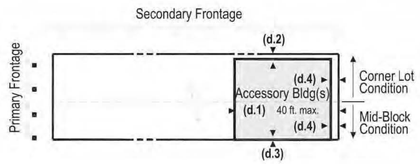
SETBACKS - PRINCIPAL BLDG(S)

1. Principal Building(s) shall be distanced from the lot lines as shown.



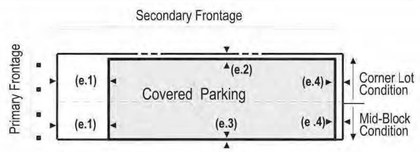
SETBACKS - ACCESSORY BLDG(S)

1. Accessory Building(s) shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

1. `Off-street surface parking spaces may be covered or uncovered.
2. Off-street surface parking shall be located behind buildings or on the sides of buildings.
3. On lots with alleys, all vehicular access drives shall be from the alley.
4. On corner lots, all vehicular access drives shall be from the alley or the side street.
5. Shared access vehicular drives are encouraged between adjacent lots to minimize curb cuts.



ENCROACHMENTS

1. Awnings, arcades, cornices, canopies, eaves and similar architectural features may encroach the sidewalk to within 2 feet of the curb, but such improvements other than support improvements must clear the sidewalk vertically by at least 8 feet. A license agreement shall be obtained from the County prior to construction of any private features within County right-of-way.
2. Stoops, lightwells, balconies, bay windows, and terraces may encroach up to 100% of the depth of the Principal Building Setback
3. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
4. Fences and easements shall be permitted within setbacks.

TABLE 10: C6 Character Zone.
This table sets forth minimum lot area, maximum and minimum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C6 Character Zone.

C6 URBAN CORE STANDARDS

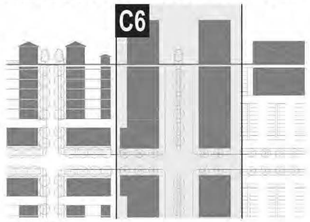


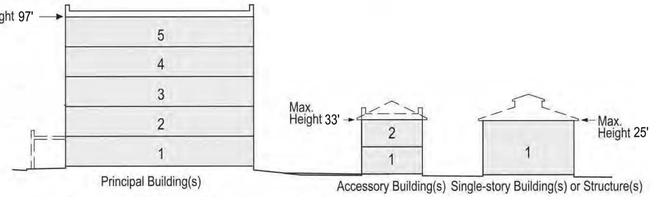
Table 10.1

a. LOT AREA	
Minimum Lot Area	none
b. BUILDING HEIGHT	
Principal Building	97 ft. max.
Accessory Building	33 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S) [2]	
(c.1) Front Setback Primary	0 ft. min.
(c.2) Front Setback Secondary	0 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	0 ft. min.[1]
d. SETBACKS - ACCESSORY BUILDING(S) [3]	
(d.1) Front Setback Primary	40 ft. max. from rear prop. line
(d.2) Front Setback Secondary	2 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.[2]
e. SETBACKS - COVERED PARKING [3]	
(e.1) Front Setback Primary	0 ft. min.
(e.2) Front Setback Secondary	0 ft. min.
(e.3) Side Setback	0 ft. min.
(e.4) Rear Setback	0 ft. min.

Notes:

1. *or 13 ft. from center line of alley, whichever is greater*
2. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
3. *In any area where surface parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parking in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the frontage line.*

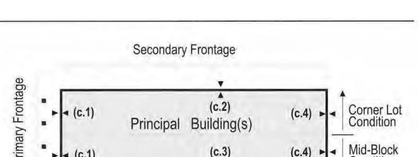
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 97 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall. A first floor Commercial function must be a minimum of 11 feet with a maximum of 25 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

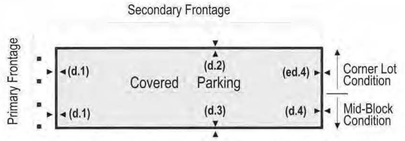
SETBACKS - PRINCIPAL BLDG(S)

1. Principal Building(s) shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

1. Off-street surface parking spaces may be covered or uncovered.
2. Off-street surface parking shall be located behind buildings.
3. Off-street, above-ground, multi-level structured parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines. However, parking shall not be permitted within: (a) the street-level portions of such structure that have a direct Primary Frontage or a direct Secondary Frontage, and (b) the street-level portions of such structure as are reasonably necessary to provide residential, lodging, office, retail, civic or community uses within those portions of such structure having a direct Primary Frontage or a direct Secondary Frontage.
4. Underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.
5. On lots with alleys, all vehicular access drives shall be from the alley.
6. On corner lots, all vehicular access drives shall be from the alley or the side street.
7. Shared access vehicular drives are encouraged between adjacent lots to minimize curb cuts.



ENCROACHMENTS

1. Awnings, arcades, cornices, canopies, eaves and similar architectural features may encroach the sidewalk to within 2 feet of the curb, but such improvements other than support improvements must clear the sidewalk vertically by at least 8 feet. A license agreement shall be obtained from the County prior to construction of any private features within County right-of-way.
2. Stoops, lightwells, balconies, bay windows, and terraces may encroach up to 100% of the depth of the Principal Building Setback.
3. Fences and easements shall be permitted within setbacks.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

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Denver CO 80203
P: 303 866 3454
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8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
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ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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Revision Date: Sep 18, 2025

Development Standards, Cont.

Sheet: 26 of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 11: Special Character Zone - A (SCZ-A).

(A) SCZ-A will be a transition area along the northern and western edges of the existing Plum Valley Heights neighborhood adjacent to Sterling Ranch as shown generally in the diagram included in this Table 11

(B) Immediately west of and contiguous with Plum Valley Heights, Character Zone C1 (Multi-function Open Space) will form a landscape buffer. The depth of such Character Zone C1 area (and such landscape buffer) shall be determined in accordance with Section D-2.2(D), given consideration to final design and engineering of the open space, trail, grading and storm water drainage. Each lot immediately west of and contiguous to such landscape buffer, and each lot immediately north of and contiguous with Plum Valley Heights (each an "SCZ-A Perimeter Lot") shall be 2.3 acres or larger.

(C) All buildings within SCZ-A shall comply with the height limitations set forth in this Table 11.

(D) SCZ-A shall be part of a CND Neighborhood. Each portion of SCZ-A included within a Neighborhood shall be assigned a Character Zone designation in accordance with the requirements of Table 1. Each SCZ-A Perimeter Lot that is included in a Neighborhood Plan shall be assigned to Character Zone C2.

(E) Each portion of SCZ-A that is assigned to a Character Zone shall be subject to the use regulations, setback requirements, parking standards and other standards and requirements applicable to such Character Zone pursuant to this Development Plan; provided, however, standards for maximum buildings heights and minimum lot areas for all land within SCZ-A shall be determined in accordance with this Table 11 (and shall not be governed by the building height and lot area standards set forth for Character Zones).

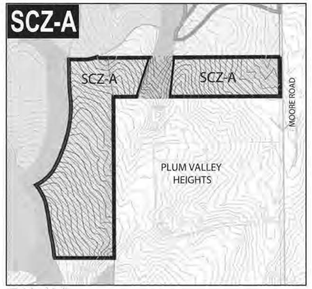
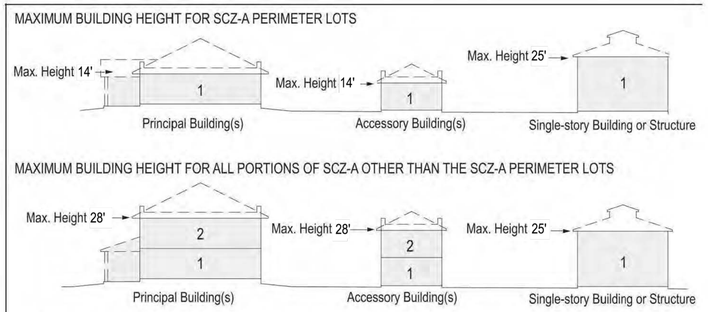


Table 11.1

a. BUILDING HEIGHT	
Principal Bldg(s) (Perimeter Lots)	14 ft. max.
Principal Bldg(s) (other lots) - no walkout	28 ft. max.
Principal Bldg(s) (other lots) - w/ walkout	14 ft. max.
Accessory Bldg(s) (Perimeter Lots)	14 ft. max.
Accessory Bldg(s) (other lots) - no walkout	28 ft. max.
Accessory Bldg(s) (other lots) - w/ walkout	14 ft. max.

Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished fioor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roofmounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

TABLE 12: Special Character Zone - B (SCZ-B).

(A) SCZ-B will be a 600' deep transition area along the northern edge of the existing Roxborough Village neighborhood adjacent to Sterling Ranch as shown generally in the diagram included in this Table 12.

(B) Immediately north of and contiguous with the Roxoborough Village neighborhood, Character Zone C1 (Multi-function Open Space) will form a landscape buffer. The depth of such Character Zone C1 area (and such landscape buffer) shall be determined in accordance with Section D-2.2(D), given consideration to final design and engineering of the open space, trail, grading and storm water drainage. The size of each lot immediately north of and contiguous to such landscape buffer (each an "SCZ-B Perimeter Lot") shall be at least 5,200 square feet.

(C) All buildings within SCZ-B shall comply with the height limitations set forth in this Table 12.

(D) SCZ-B shall be part of a TND Neighborhood. Each portion of SCZ-B included within a Neighborhood shall be assigned a Character Zone designation in accordance with the requirements of Table 1. Each SCZ-B Perimeter Lot that is included in a Neighborhood Plan shall be assigned to Character Zone C3.

(E) Each portion of SCZ-B that is assigned to a Character Zone shall be subject to the use regulations, setback requirements, parking standards and other standards and requirements applicable to such Character Zone pursuant to this Development Plan; provided, however, standards for maximum buildings heights and minimum lot areas for all land within SCZ-B shall be determined in accordance with this Table 12 (and shall not be governed by the building height and lot area standards set forth for Character Zones).

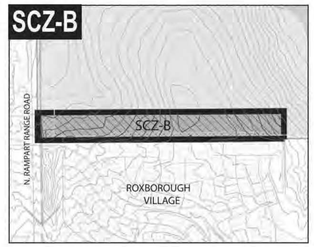
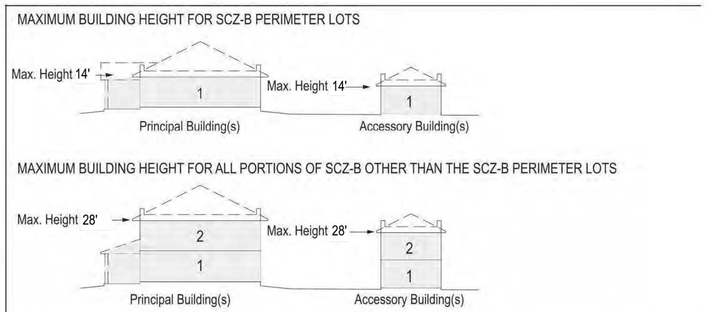


Table 12.1

a. BUILDING HEIGHT	
Principal Bldg(s) (Perimeter Lots)	14 ft. max.
Principal Bldg(s) (other lots)	28 ft. max.
Accessory Bldg(s) (Perimeter Lots)	14 ft. max.
Accessory Bldg(s) (other lots)	28 ft. max.

Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measure from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

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TABLE 13: Special Character Zone - C (SCZ-C).

(A) SCZ-C will consist of two separate transition areas: a 400' deep area along the northwestern edges of Sterling Ranch east of Tindell Acres and a 200' deep area south of Tindell Acres as shown generally in the diagram included in this Table 13.
(B) All buildings within SCZ-C shall comply with the height limitations set forth in this Table 13.
(C) SCZ-C area shall be part of CND Neighborhoods. Each portion of SCZ-C included within a Neighborhood shall be assigned to Character Zone C1 or C2.
(D) Each portion of SCZ-B that is assigned to a Character Zone shall be subject to the use regulations, minimum lot areas, setback requirements, parking standards and other standards and requirements applicable to such Character Zone pursuant to this Development Plan; provided, however, standards for maximum buildings heights for all land within SCZ-C shall be determined in accordance with this Table 13 (and shall not be governed by the building height standards set forth for Character Zones).

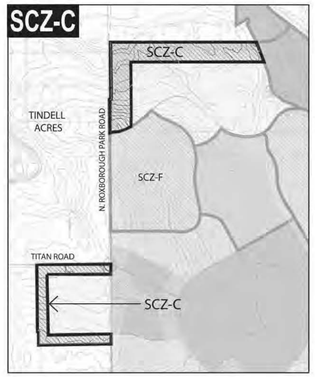
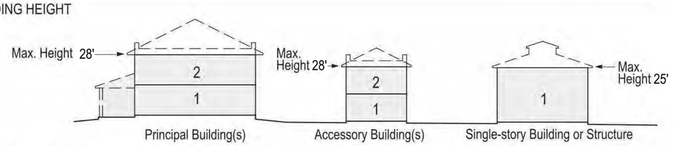


Table 13.1

a. BUILDING HEIGHT	
Principal Building(s)	28 ft. max.
Accessory Building(s)	28 ft. max.

Notes:
1. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*

BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roofmounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

TABLE 14: Area Subject to Potential Inclusion within Special Character Zone - D (SCZ-D).

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property that Lead Owner designates for inclusion within the special Character Zone D (SCZ-D). No portion of the Property shall be included within the SCZ-D Special Character Zone unless so designated by Lead Owner in accordance with Section D-2.4.

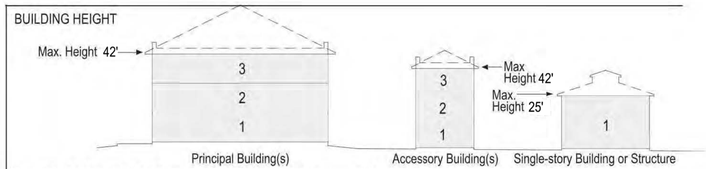


Table 14.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	42 ft. max.
Accessory Building(s)	42 ft. max.
c. SETBACKS - ALL BUILDINGS[2]	
(c.1) Front Setback Primary	0 ft. min. 24 ft. max.
(c.2) Front Setback Secondary	0 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	0 ft. min. no max.
d. SETBACKS - COVERED PARKING[1,3]	
(d.1) Front Setback Primary	0 ft. min.
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.

Notes:
1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*
3. *Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.*

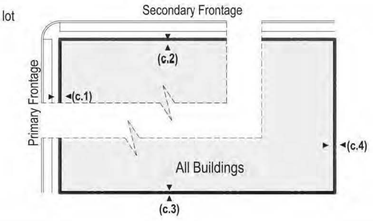
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 42 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall; provided however sports facilities, buildings, field houses, stadiums and arenas may be three stories with varying floor heights, but a maximum overall building height of 75 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

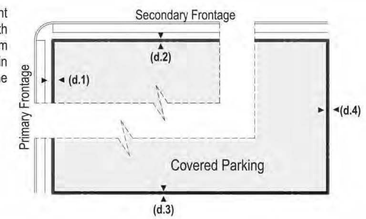
SETBACKS - ALL BUILDINGS

1. All Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

1. Uncovered parking is permitted in front setbacks provided that the driveway depth to a street-facing garage door is a minimum of 20 feet to prevent vehicles parked in the driveway from extending beyond the property line.



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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TABLE 15: Area Subject to Potential Inclusion within Special Character Zone - E (SCZ-E).

This table sets forth minimum lot area, maximum building heights, setbacks, and certain parking standards applicable to those portions of the Property that Lead Owner designates for inclustion within the special Character Zone E (SCZ-E). No portion of the Property shall be included within the SCZ-E Special Character Zone unless so designated by Lead Owner in accordance with Section D-2.4.

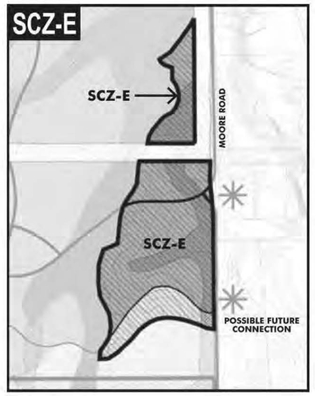


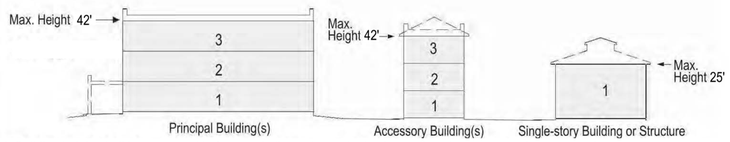
Table 15.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	42 ft. max.
Accessory Building(s)	42 ft. max.
c. SETBACKS - ALL BUILDINGS[2]	
(c.1) Front Setback Primary	12 ft. min.
(c.2) Front Setback Secondary	12 ft. min.
(c.3) Side Setback	12 ft. min.
(c.4) Rear Setback	12 ft. min.
d. SETBACKS - COVERED PARKING[1]	
(d.1) Front Setback Primary	0 ft. min.
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*
3. *Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.*

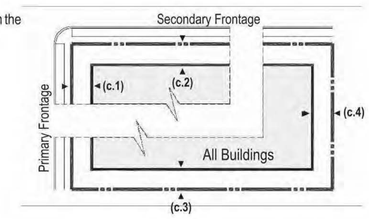
BUILDING HEIGHT



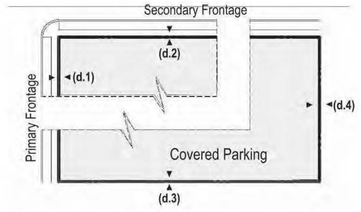
1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 42 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - ALL BUILDINGS

1. All Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

TABLE 16: Area Subject to Potential Inclusion within Special Character Zone - F (SCZ-F).

This table sets forth minimum lot area, maximum building heights, setbacks, certain parking standards applicable to those portions of the Property that Lead Owner designates for inclustion within the special Character Zone F (SCZ-F). No portion of the Property shall be included within the SCZ-F Special Character Zone unless so designated by Lead Owner in accordance with the Development Plan. SCZ-F is established to allow for flexible placement of buildings. The zone is intended to include transitional areas that taper off in intensity towards adjacent residential neighborhoods, but can also incorporate and be adjacent to more intense development.

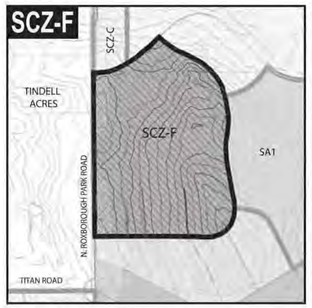


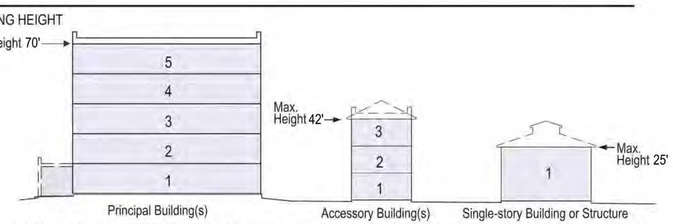
Table 16.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	70 ft. max.
Accessory Building(s)	42 ft. max.
c. SETBACKS - ALL BUILDINGS	
(c.1) Primary Frontage	10 ft. min.
(c.2) Secondary Frontage	10 ft. min.
(c.3) Side Interior	7.5 ft. min.
(c.4) Rear - Alley	5 ft. min.
(c.5) Rear - No Alley	20 ft. min.
d. SETBACKS - COVERED PARKING[3]	
(d.1) Primary Frontage	0 ft. min.
(d.2) Secondary Frontage	0 ft. min.
(d.3) Side Interior	0 ft. min.
(d.4) Rear	0 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*
3. *Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.*

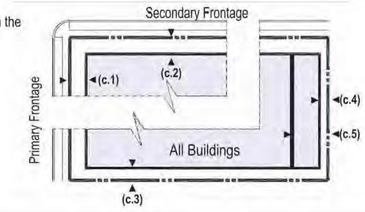
BUILDING HEIGHT



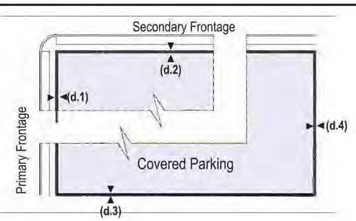
1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 70 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall; provided however sports facilities, buildings, field houses, stadiums and arenas may be three stories with varying floor heights, but a maximum overall building height of 75 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - ALL BUILDINGS

1. All Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 17: Special Area 1 (SA1) - School.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within SA1 - School. Notwithstanding the foregoing: (A) in connection with the first Final Plat within the SA1 Planning Area, Owner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated generally as C1 on the Parks, Open Space and Trails Plan that is included within the SA1 Planning Area; however, Owner may vary the boundaries and shape of each such assigned C1 areas from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, on the condition that, the total acreage included within the C1 areas is not less than the area thereof as depicted on the Parks, Open Space and Trails Plan, and (B) all portions of Planning Area SA1 that Owner assigns to Character Zone C1 pursuant to this Table 17 shall not be subject to the development standards applicable to SA1, but shall be subject to the development standards applicable to Character Zone C1 as set forth in this Development Plan.

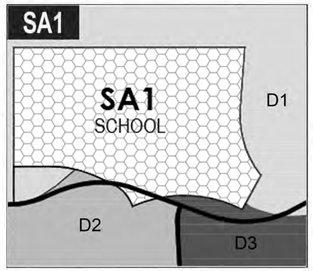


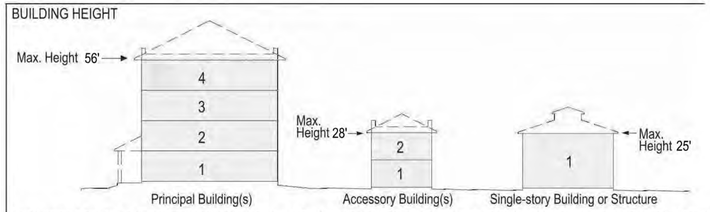
Table 17.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	56 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - ALL BUILDINGS[2]	
(c.1) Front Setback Primary	0 ft. min., 24 ft. max.
(c.2) Front Setback Secondary	0 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	0 ft. min., no max.
d. SETBACKS - COVERED PARKING[1]	
(d.1) Front Setback Primary	0 ft. min
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*

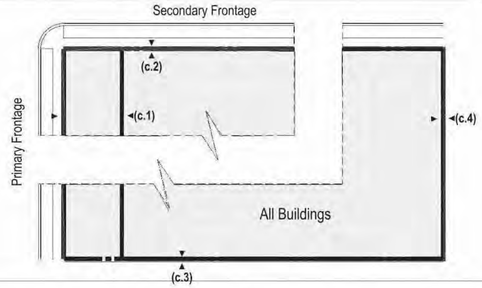
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 56 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall; provided however sports facilities, buildings, field houses, stadiums and arenas may be three stories with varying floor heights, but a maximum overall building height of 75 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

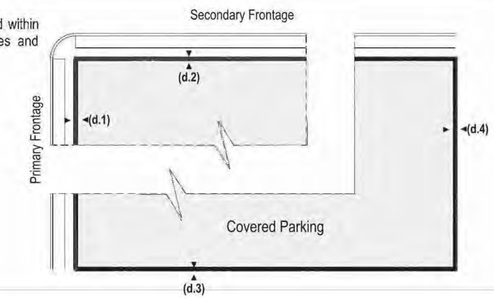
SETBACKS - ALL BUILDINGS

1. All buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

1. Off-street parking may be located within any distance from property lines and right-of-way lines.



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

TABLE 18: Special Area SA2 - Reservoir.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within SA2 - Reservoir. Notwithstanding the foregoing: (A) in connection with the first Final Plat within the SA2 Planning Area, Owner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated generally as C1 on the Parks, Open Space and Trails Plan that is included within the SA2 Planning Area; however, Owner may vary the boundaries and shape of each such assigned C1 areas from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, on the condition that, the total acreage included within the C1 areas is not less than the area thereof as depicted on the Parks, Open Space and Trails Plan, and (B) all portions of Planning Area SA2 that Owner assigns to Character Zone C1 pursuant to this Table 18 shall not be subject to the development standards applicable to SA2, but shall be subject to the development standards applicable to Character Zone C1 as set forth in this Development Plan.

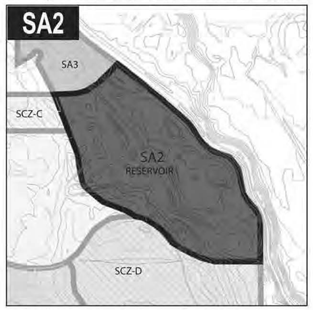


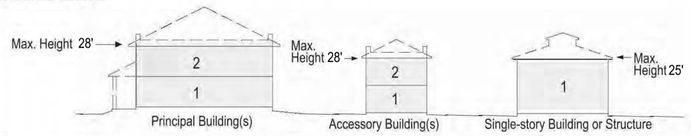
Table 18.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal and Accessory Bldg(s)	28 ft. max.
c. SETBACKS - ALL BUILDINGS & COVERED PARKING	
(c.1) Front Setback Primary	10 ft. min.
(c.2) Front Setback Secondary	10 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	20 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*

BUILDING HEIGHT

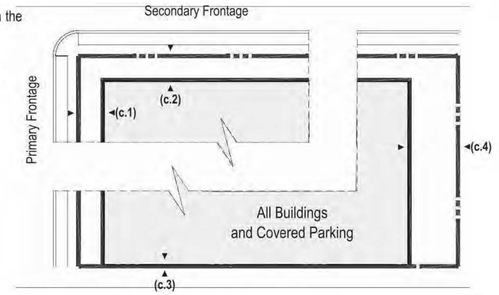


1. Building height shall be measured from the finished floor of the first level to the bottom of the eave or the top of the roof deck, whichever is lowest, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to. finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - ALL BUILDINGS

1. All buildings shall be distanced from the lot lines as shown.

COVERED PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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Development Standards, Cont.

Sheet: 30 of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 19: Special Area SA3 - Maintenance.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within SA3 - Maintenance. Notwithstanding the foregoing: (A) in connection with the first Final Plat within the SA3 Planning Area, Owner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated generally as C1 on the Parks, Open Space and Trails Plan that is included within the SA3 Planning Area; however, Owner may vary the boundaries and shape of each such assigned C1 areas from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, on the condition that, the total acreage included within the C1 areas is not less than the area thereof as depicted on the Parks, Open Space and Trails Plan, and (B) all portions of Planning Area SA3 that Owner assigns to Character Zone C1 pursuant to this Table 19 shall not be subject to the development standards applicable to SA3, but shall be subject to the development standards applicable to Character Zone C1 as set forth in this Development Plan.



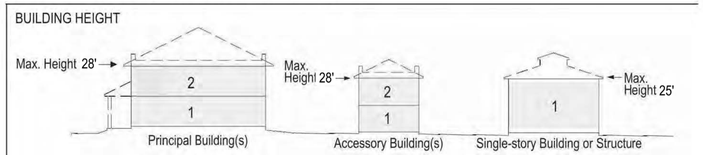
Table 19.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal and Accessory Bldg(s)	28 ft. max.
c. SETBACKS - ALL BUILDINGS	
(c.1) Front Setback Primary	12 ft. min.
(c.2) Front Setback Secondary	12 ft. min.
(c.3) Side Setback	12 ft. min.
(c.4) Rear Setback	12 ft. min.
(c.5) Lots adjacent to Highline Canal	25 ft. min.
d. SETBACKS - COVERED PARKING	
(d.1) Front Setback Primary	0 ft. min.
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.
(d.5) Lots adjacent to Highline Canal	0 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*

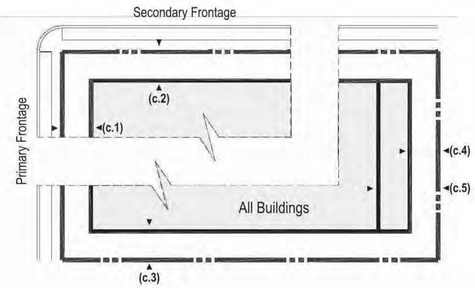
BUILDING HEIGHT



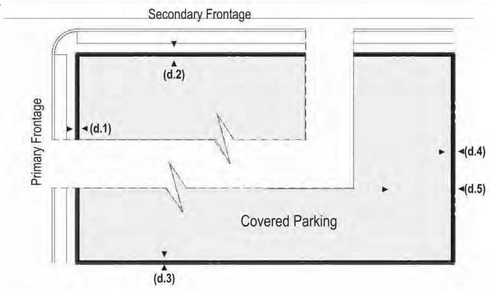
1. Building height shall be measured from the finished floor of the first level to the bottom of the eave or the top of the roof deck, whichever is lowest, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the s any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measure from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - ALL BUILDINGS

1. All buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

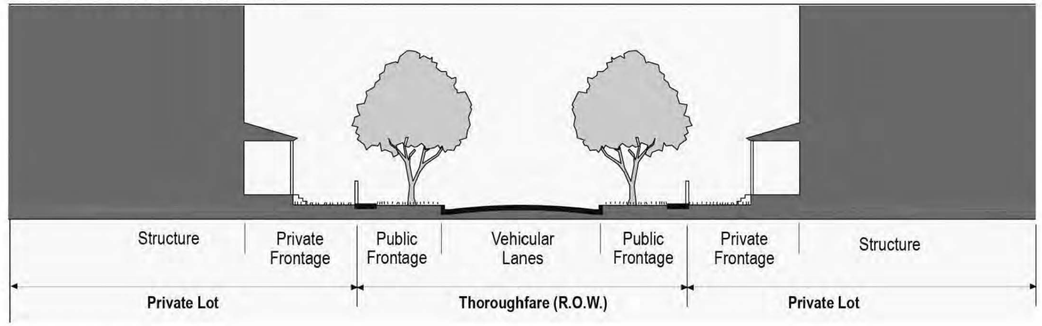


ENCROACHMENTS

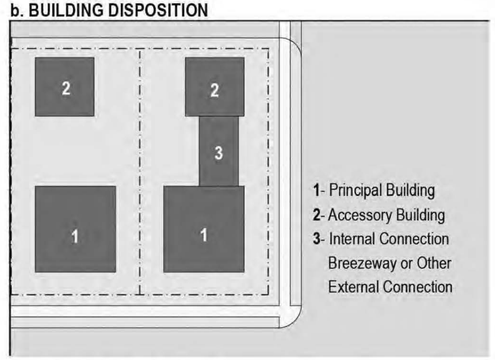
1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

TABLE 20: Definitions Illustrated.

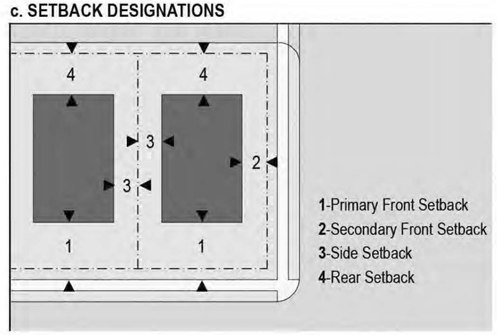
a. THOROUGHFARE & FRONTAGES



b. BUILDING DISPOSITION



c. SETBACK DESIGNATIONS



Notes:

1. *Table 20a (regarding Thoroughfares and Frontages) merely depicts the areas defined as Public Frontage and Private Frontage. It shall not be interpreted for setting any standard regarding streetscape improvements or landscaping.*

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO
acting by and through the
STATE BOARD OF LAND
COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD
COLORADO SOCCER
ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND &
GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
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P: 303-839-3800
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Suite 200
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Denver, CO 80211
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Lakewood, CO 80228
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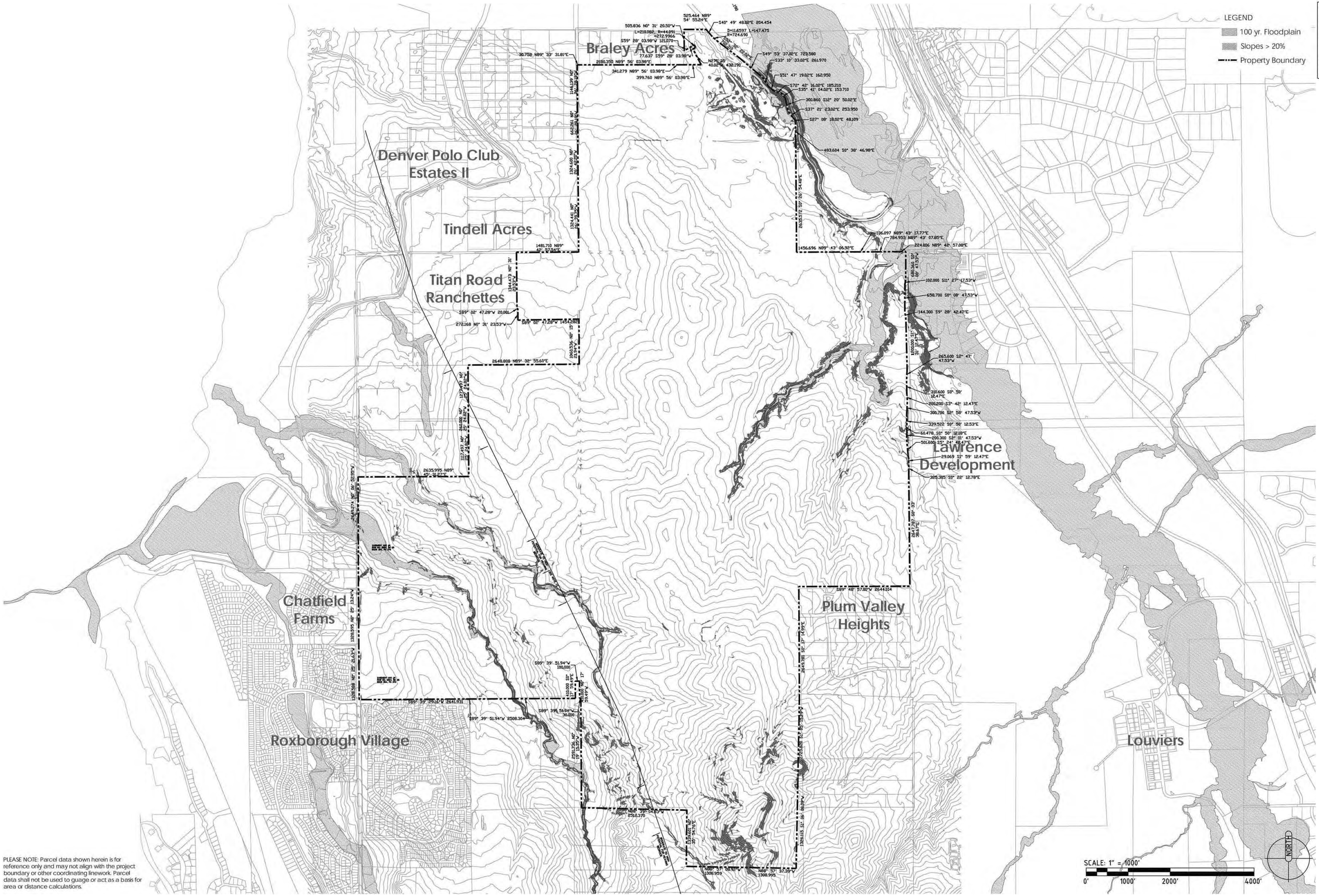
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Development Standards, Cont.

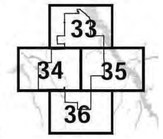
Sheet: 31 of 36

STERLING RANCH PLANNED DEVELOPMENT 13TH AMENDMENT

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KEYMAP



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
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COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
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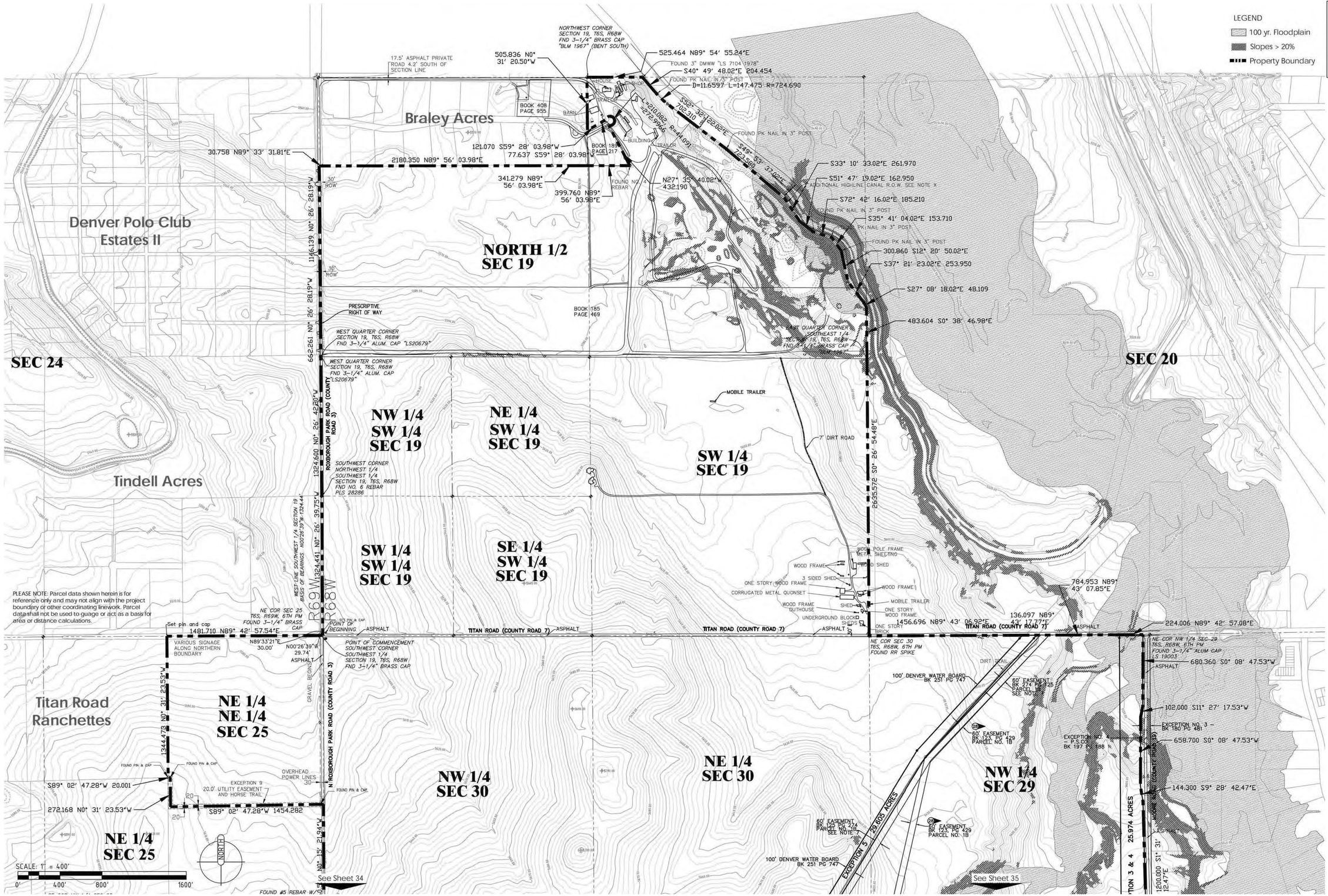
Easements, Structures And Slope Overview

Sheet: 32 of 36

PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

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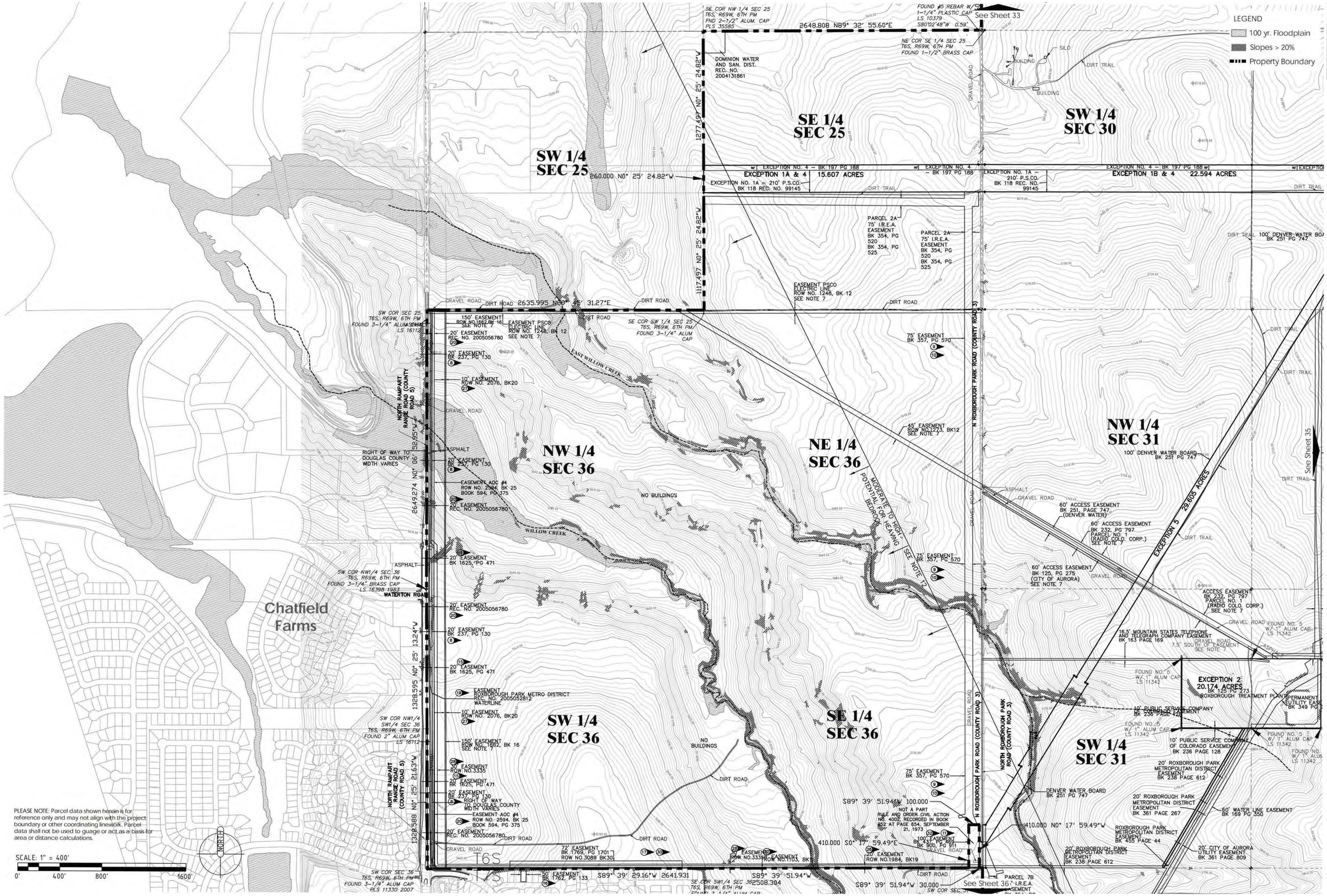
Slope Detail A

Easements, Structures And

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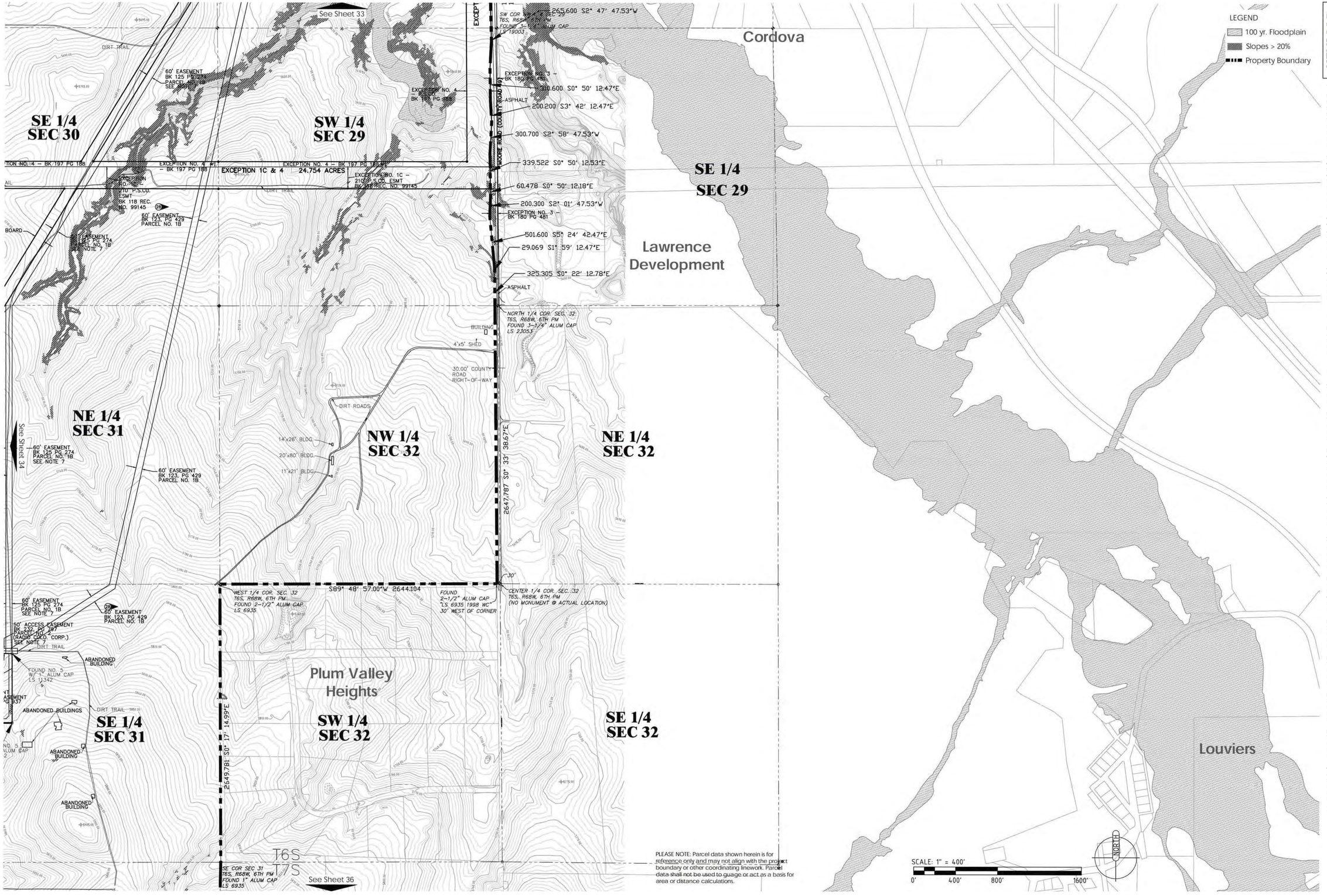
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Sheet: **34** of 36

Easements, Structures And Slope Detail B

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P: 303 866 3454
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COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
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Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
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ZR2009-004
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Easements, Structures And Slope Detail C

Sheet: 35
of 36

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ZR2009-004
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Easements, Structures And Slope Detail D

Sheet: 36 of 36

DOUGLAS COUNTY
COLORADO

Memorandum

Date: October 30, 2025

To: Douglas County Planning Commission

From: Brett Thomas, AICP, Chief Planner BT
Curtis J. Weitkunat, AICP, Long Range Planning Manager CW
Steven E. Koster, AICP, Assistant Director of Planning Services SK

Subject: **Sterling Ranch Planned Development, 13th Amendment – Supplemental Information**

Project File: **ZR2025-009**

Planning Commission Hearing: **November 3, 2025 @ 6:00 p.m.**

The attached correspondence was received after the staff report to the Planning Commission was finalized on October 22, 2025. The referral comments were provided to the applicant on October 20, 2025.

ATTACHMENTS **PAGE**

Referral Response - Douglas County School District 2
Public Correspondence Since Staff Report Finalized 7
Applicant Responses 24

620 Wilcox Street
Castle Rock, Colorado 80104

October 23, 2025

Brett Thomas
Douglas County Community Development, Planning Services
bthomas@douglas.co.us
(303)814-4369

RE: Sterling Ranch Planned Development, 13th Amendment (ZR2025-009)

Dear Mr. Thomas,

Thank you for the opportunity to respond to the above referenced application requesting approval of a major amendment to the Sterling Ranch Planned Development (PD) revising commitments for school dedications and cash in lieu of land dedications.

First, the District has been inundated with letters and calls from Sterling Ranch residents who are just now hearing about the proposed changes to their community. This energy is worth considering. We wish to press our rights in this forum not only for these residents' sake but also for the sake of residents in other parts of the County's jurisdiction.

The School District shares the applicant's interest in facilitating the efficient development of school sites within the Sterling Ranch community and would be glad to discuss updates to proposed school site dedications to reflect current planning efforts and the shared vision for the community. However, in its current form, the 13th Amendment dramatically alters the School District's rights with regard to the development of future school sites and/or the receipt of cash in lieu of land dedication and will undermine the ability to provide the present and future residents of Sterling Ranch with the world-class education available to other District students.

Douglas County School District **ardently opposes** the proposed amendments to Section 1.2(A) and Section 1.2(B) and urges the Board to deny this application. In its current form, Section 1.2(A) stipulates that 1) school land be dedicated to Douglas County in alignment with student generation from the development; and 2) that the number, locations, and configuration of school sites be determined collectively by the Owner, Douglas County, and the Douglas County School District. The proposed Amendment eliminates the site dedications for elementary, middle and high school and proposes instead to dedicate 110 acres of school land. The proposed Amendment states that the specific school sites will be determined during the preliminary planning phase and dedicated to Douglas County or a public school upon final plat ***only*** if the County or said public school provides an approved Capital Plan or Bond Plan demonstrating the ability to fund and construct a school on the given site. If the public school is unable to demonstrate funding at the time of final plat, the school site will be retained and developed by the Owner and an alternative site or cash-in-lieu will be offered by the Owner.

The proposed stipulation that DCSD lose access to needed school sites should funding for school construction not be secured by final plat is not feasible and not acceptable to DCSD. This requirement is completely unrealistic and does not consider the complexities of securing funding to construct and operate a new school. To start, this timing requirement does not appear to consider the timeline that actual population growth in a development follows. Historically, occupation of homes hasn't occurred until at least three (3) to four (4) years *after* final plat approval. Under the proposed Amendments, sites would become unavailable to the District before homes in the neighborhood are even close to being occupied. Furthermore, despite best efforts, bond measures sometimes fail and voter fatigue can be a very real obstacle that in some years cannot be overcome. We would ask you to consider the new elementary school currently being constructed in Filing 1 of the Sterling Ranch development. Douglas County voters voted no on previous bond initiatives for over a decade prior to the successful 2018 bond and also said no to the District's previous request to fund a new school in the growing Solstice and Sterling Ranch communities. In 2024 voter perspective changed and County residents overwhelmingly voted yes to funding a new school in this community. The District is thrilled to offer Sterling Ranch residents a first-rate neighborhood school option starting in 2027 but would point out that if the proposed restrictions to school land dedication had been in place DCSD would be unable to provide this option to residents.

The District's concerns with the proposed language in Sections 1.2(A) and (B) cannot be overstated. The current PD language ensures the three partners (Douglas County, Owner/Developer, and DCSD) work together to determine and adjust, as necessary, the methodology used to determine accurate student generation numbers and the appropriate size, location, and configuration of sites offered to the School District for dedication. There is no reason or justification for converting required school entitlements that directly align with the County's subdivision regulations and dedication standards. The proposed amendment includes the land dedicated to the John Adams Academy (" JAA") as part of the dedicated school site acreage and positions the County to reallocate future school sites or cash in lieu of dedications to public schools not affiliated with DCSD.

To be clear, we have no issue with the dedication of land to a charter school not affiliated with the District. However, we cannot support a decision to deduct any such lands from the acreage due to the District. We believe that this is contrary to the purpose and intent of the County's subdivision requirements and the State's subdivision statute, C.R.S. 30-28-133.

Moreover, as evidenced by the School Board's Resolution to Allow John Adams Academy to Submit a Charter Application to CSI, approved on December 10, 2024, the District was very clear in its intention to allow JAA to move forward with its application through CSI so long as it did not impact land dedication or cash in lieu of dedications to DCSD. A copy of the Board's resolution is attached.

It is also our understanding that the applicant proposes to replace Section 1.2(B) Cash-in-Lieu in its entirety. Section 1.2(B) currently requires that, when appropriate, cash-in-lieu be offered to the School District for use by the School District for schools and school support facilities located within the development. The proposed amendments to Section 1.2(B) do not acknowledge the School

District as an affected party and instead propose that the Owner offer cash-in-lieu to Douglas County ***or*** other acceptable land to a public school. Since its inception and through 12 separate amendments the Sterling Ranch PD has continuously and clearly identified the School District as an impacted party and as the primary responsible entity for the provision of public schools in Sterling Ranch. The reasoning behind the proposed dramatic shift away from this understanding is unclear to us and not justified. In summary, the District strongly opposes any changes to its ability to collect cash in lieu of land dedication as/if appropriate under the circumstances.

The 13th Amendment stands to significantly change the future choice and variety of schools and programming offered to Sterling Ranch residents by severely impairing the School District's ability to fund new school construction and support school facilities serving the Sterling Ranch community.

For these reasons, we urge you to vote no on Amendment 13 or, alternatively, to postpone consideration until there has been sufficient time to engage the School District, the community and other partners in this important discussion.

Sincerely,

Shavon Caldwell
Planning Manager, DCSD Planning & Construction
scaldwell2@dcsdk12.org
shavon.caldwell@dcsdk12.org
office: 303.387.0417
mobile: 720.428.1170

RESOLUTION TO ALLOW JOHN ADAMS ACADEMY CHARTER SCHOOL TO SUBMIT A CHARTER APPLICATION TO CSI

RECITALS

WHEREAS, Colorado Statute 22.30.5-102(3), also known as the Charter Schools Act, states that "it is the intent of the general assembly to create a legitimate avenue for parents, teachers, and community members to implement new and innovative methods of educating children that are proven to be effective and to take responsible risks and create new and innovate, research-based ways of education children within the public education system."; and

WHEREAS, the Douglas County School District (the "District") Board of Education (the "District Board") is a public school district of the State of Colorado with exclusive chartering authority to authorize charter schools within its geographic boundaries pursuant to C.R.S. 22-30.5-504; and

WHEREAS, the John Adams Classical Academy Charter School is a non-profit that intends to operate a charter public school in Colorado and will be organized under C.R.S. 22-30.5-104.7; and

WHEREAS, pursuant to C.R.S. 22-30.5-504(8), the District Board may permit the establishment of one or more Charter School Institute ("CSI") charter schools within the geographic boundaries of the District by adopting a favorable resolution and submitting the resolution to the State Board of Education; and

WHEREAS, the District Board and the Charter Board acknowledge and agree that if CSI approves the School's charter application, then the School shall be a charter school authorized by CSI.

NOW, THEREFORE, BE IT RESOLVED, in consideration of the foregoing recitals, incorporated herein by this reference, the Douglas County School District Board of Education resolves as follows:

1. The Governing Board of the Charter School (the "Charter Board") desires to apply to the Colorado Charter School Institute ("CSI") to establish a charter school (the "School") within the geographic boundaries of the Douglas County School District in a location other than land that is currently dedicated to Douglas County School District or on land that Douglas County for future transfer to Douglas County School District or on land that the Board of County Commissioners requires be dedicated through the subdivision process at a later date by determining the need exists for a school site, and that said site should be owned or operated by the District; and

2. John Adams Classical Academy Charter School's desired location is Sterling Ranch or north and/or west of Sterling Ranch; and

3. CSI will ensure through their application review process that John Adams Classical Charter School has all the necessary components of starting a Charter School, including but not limited to: vision and mission; evidence of need, support, and involvement; school culture; education program; student services; goals, objectives, and pupil evaluation;

budget and financial viability and sustainability; governance and leadership; and operations; and

4. Charter Application; Limitations.

    a. The District Board hereby authorizes the Charter Board to apply to establish the School as a CSI school and authorizes the School to apply to and negotiate with CSI for matters ancillary to the operation of such school.

    b. This Resolution shall not be construed in any manner as a relinquishment of the District Board's exclusive chartering authority, which exclusivity is hereby expressly reserved and retained.

Dated this 10th day of December 2024.

Passed and approved by the Board of Education by a vote of 4-3.

AYES: Moore, Myers, Williams, Winegar

NAYS: Geiger, Meek, Thompson

DOUGLAS COUNTY SCHOOL DISTRICT RE-1

By: Christy Williams
Christy Williams, President

Attest:

By: Becky Myers
Becky Myers, Secretary

Brett Thomas

From: Gabby Swanson <gabbyswans80@gmail.com>
Sent: Tuesday, October 21, 2025 9:26 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Public Comment for the Record – Opposition to Sterling Ranch PD Amendment on School Land Dedication

Dear Mr. Thomas,

I am writing to submit my public comment regarding the proposed amendment to the Sterling Ranch Planned Development (PD). This amendment raises serious and urgent concerns about the future of public education infrastructure in our community, and I strongly urge the County to reject it in its current form.

The proposed changes would significantly alter the established and lawful framework for how school land is dedicated and preserved. Under Douglas County Regulations and the original Sterling Ranch PD, developers are required to dedicate land for public schools based on population and student generation rates. These dedications are intended to serve Douglas County School District and ensure that land remains public, held in trust by the County, until a school is ready to be built.

The amendment, however, proposes the following major and troubling changes:

1. **Contingency on Bond Passage**: The developer, Sterling Ranch DevCo, would no longer be required to dedicate school land unless the County or DCSD can prove "reasonable certainty" of school construction through a 5-year Capital Plan or Bond Program at the time of platting. This undermines long-term school planning. Bond measures are uncertain and dependent on voter approval; this provision could allow the developer to retain and develop land originally intended for schools.
2. **Use of Private School (JAA) to Satisfy Public Obligation**: The amendment proposes to count John Adam's Academy — a private nonprofit — toward fulfilling DevCo's school land dedication obligation. Even more concerning, the PD language is being altered to replace "Douglas County School District" with "public school." While JAA may describe itself as a "public charter," the land is not being deeded to the County or DCSD but rather to a private foundation. Should the school close or fail, that land remains with the private entity, not the public. This is a direct violation of the spirit and letter of **Article 10 of the Douglas County Subdivision Resolution** and **C.R.S. § 30-28-133**.

This amendment sets a dangerous precedent that could allow future developers to bypass public school dedications altogether. It creates a loophole where public needs are sacrificed in favor of rapid private development. It also disenfranchises the community by converting what should be public educational infrastructure into private assets.

I chose to live in Sterling Ranch because it was presented as a well-planned, future-ready community with integrated public infrastructure, including schools. I would not have chosen this community otherwise. Public schools are vital to the long-term sustainability, equity, and economic health of any neighborhood.

Please take this comment as part of the public record. I urge you and the Commission to **oppose this amendment** in its current form. The long-term health of our community, the integrity of our planning process, and the future of public education in Douglas County depend on it.

Sincerely,

Gabriela Mueller

Sterling Ranch Resident

Brett Thomas

From: Adam Scurto <adam.scurto@gmail.com>
Sent: Thursday, October 23, 2025 3:49 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning <Planning@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>
Subject: Sterling Ranch Land Transfer - DO NOT BAIT AND SWITCH

Hello,

I will not be able to attend the November 3 or November 18 meetings, but want to make sure you hear all voices.

Please DO NOT allow the Sterling Ranch developers to change their land dedication, and consider the land given to John Adams Academy to count towards their original public school land allocation.

While I am not against charter schools, healthy public schools are a crucial part of our educational ecosystem. Many families have moved (and will continue to move) to Sterling Ranch because of the excellence of Douglas County's public schools, and last fall voted 60-40 for a bond initiative that would build schools in Sterling Ranch and elsewhere. Allowing the developers to renege on their promise of 115 acres of land to DCSD would be a huge breach of public trust, and undermine not only the voters' will for expansion of public schools, but also trust in transparent government processes at the county level (already under strain after the county commissioners tried to rush through a Home Rule election that I would remind you was shot down 70-30, indicating how badly people want a transparent process that allows for public involvement).

While public charters are a great thing, so is a public school system that doesn't get the rug pulled out from under it by profit-motivated developers, politically captured committees, and self-interested commissioners in the dark of night. You have a chance to demonstrate you are something different - especially to the people who would be affected most by this decision: busy parents and families (LIKE ME!) who do not have time to attend a meeting or learn the arcane practices of planning commissions and land use.

Please fulfill your duty to the public by rejecting this proposed change and letting changes like this take place in a more transparent, voter-involved fashion.

Thank you.

--

Adam Scurto
adam.scurto@gmail.com

Brett Thomas

From: Jaclyn Charles <jaclyn.charles@gmail.com>
Sent: Monday, October 27, 2025 10:10 AM
To: Planning Commission <PlanningCommission@douglas.co.us>
Subject: Please Oppose the Sterling Ranch 13th Amendment — Protect Public School Land Commitments

Dear Members of the Douglas County Planning Commission,

My name is Jaclyn Charles, and I am a Sterling Ranch resident and parent of a kindergartner in the Douglas County School District. I am writing to respectfully urge you to deny or delay the proposed 13th Amendment to the Sterling Ranch master plan until the District and community can be fully consulted.

The original Sterling Ranch approval guaranteed 110 acres of dedicated land for district-run public schools, with specific sites for elementary, middle, and high schools. The proposed amendment changes that promise by:

- Reducing the guaranteed land to 110 acres total across all future schools,
- Removing grade-level distinctions for school sites, and
- Allowing the developer to keep control of land until the District can prove both need and funding.

These changes may appear procedural, but they effectively transfer control of public-school land from the community to the developer. “Set-aside” land is not the same as dedicated land. Without true dedication, DCSD cannot responsibly plan, bond, or build future schools—and that undermines every family who relied on the original commitment when choosing to live here.

When my daughter was entering kindergarten, I strongly considered a local charter option. But after visiting Roxborough Elementary, I was so grateful to find the kind of support and community that public, district-run schools uniquely provide. The mental-health and learning support team there has been instrumental in helping us navigate possible ADHD and sensory needs. That experience reaffirmed my belief that public schools must remain central and protected within our community.

I ask that the Commission require firm guarantees of dedicated land for district-led schools—not conditional or deferred set-asides—and that privately held charter land not be counted toward public-school requirements.

This amendment sets a dangerous precedent by weakening public accountability and allowing future school land decisions to depend on developer discretion. Please stand with Sterling Ranch families and with the Douglas County School District in preserving our right to strong, accessible, truly public schools.

Thank you for your time and for your service to our community.

Warm regards,
Jaclyn Charles
Sterling Ranch Resident & DCSD Parent

Brett Thomas

From: Tina Ruggiero <truggiero0@gmail.com>
Sent: Wednesday, October 29, 2025 5:08 AM
To: Planning <Planning@douglas.co.us>
Subject: *** URGENT - Sterling Ranch DCSD Escrow Req's

Hello - I am a resident and taxpayer in Douglas County. I am writing to you to request that Planning Commission members and County Commissioners *demand* that Sterling Ranch work *with* the Douglas County School District to provide the required school sites to be held in escrow by the County Commissioners, as has always been done by developers in Douglas County, until DCSD is ready to build on the sites.

Thank You for your attention to this matter.

Concetta Ruggiero
6 Red Tail Dr
Highlands Ranch, CO 80126

Brett Thomas

From: Will Trail <willtrail@yahoo.com>
Sent: Wednesday, October 29, 2025 7:05 AM
To: Planning <Planning@douglas.co.us>
Subject: Subject: STRONG OPPOSITION to Sterling Ranch Planned Development, 13th Amendment (ZR2025-009)

To the Douglas County Planning Commission,

I am writing to express my **strong disapproval and ardent opposition** to the **Sterling Ranch Planned Development, 13th Amendment (ZR2025-009)**, which is scheduled to be heard on **November 3rd**.

This amendment, which seeks to drastically reduce the amount of land and the locations set aside for future schools, and proposes to introduce conditions for dedication or the alternative of a cash-in-lieu payment, is unacceptable and a clear attempt by Sterling Ranch to renege on their prior commitments made in 2013.

Concerns with the Proposal and Methods

The proposed changes are a significant detriment to the future educational needs of the Sterling Ranch community and the broader Douglas County School District (DCSD). I fully align with the position of the DCSD, which **ardently opposes** this application.

- **Undermining School Planning:** Sterling Ranch's proposal would tie land dedication to an "approved 5-year Capital Plan or Bond Plan," and allow the developer to reclaim the site if such a plan is not in place before the final plat. This condition significantly impairs the DCSD's ability to plan and fund new schools, which must be a collaborative effort between the developer, the County, and the School District.
- **Inadequate Land Dedication:** The proposal offers 110 acres, which includes sites that appear insufficient in location and size for the expected growth. The math suggests this may only cover a paired middle/high school and two elementary schools, which is far below the likely need for a development of 12,050 units (roughly 30% the size of Highlands Ranch, which has considerably more school acreage). Furthermore, the developer appears to be including the 26-acre John Adams Academy charter school site in this 110-acre total, despite the DCSD Board of Education's clear directive that this land should not count against the required DCSD school acreage.
- **Infrastructure Costs:** As the Douglas County Engineering Staff has highlighted, dedicating school sites without adequate existing infrastructure could easily add **millions of dollars** to the cost of building a school, forcing Douglas County taxpayers to cover the added expense.
- **Inappropriate Cash-in-Lieu Use:** The cash-in-lieu option is meant for smaller projects that don't warrant a full school site. Allowing a development of this scale to substitute required land for cash undermines the principle of setting aside properly located, adequate acreage for schools within a Planned Development.

Demand for Developer Accountability

It is time for Sterling Ranch to honor its obligations to the residents and the County. The continuous attempts to evade commitments create uncertainty and threaten the quality of education in newly developed neighborhoods, which, in turn, impacts property values and the community's overall well-being.

I demand that the Planning Commission vote **NO** on the 13th Amendment and require Sterling Ranch to:

1. **Rescind this 13th Amendment proposal immediately.**
2. **Work directly with the Douglas County School District (DCSD)** to provide the required, properly located, and adequately sized school sites.
3. Ensure that these required school sites are held in **escrow** by the County Commissioners until the DCSD is ready to proceed with construction, following the established procedure used by other developers in Douglas County.

Please stand with the School District and the community in opposing this latest attempt to dodge critical obligations.

Sincerely,

Will Trail

Brett Thomas

From: KATHERINE MICHELSEN <paddington999@aol.com>
Sent: Wednesday, October 29, 2025 8:22 AM
To: Planning <Planning@douglas.co.us>
Subject: Sterling Ranch School Sites

To: Planning Commission and County Commissioners:

Please note as a public citizen we demand that Sterling Ranch work with the Douglas County School District to provide the required school sites to be held in escrow by the County Commissioners as has always been done by developers in Douglas County, until DCSD is ready to build on the sites.

Katherine Michelsen
Highlands Ranch

Brett Thomas

From: Renee Anderson <mistreranch@yahoo.com>
Sent: Wednesday, October 29, 2025 8:49 AM
To: Planning <Planning@douglas.co.us>
Subject: Sterling Ranch School Sites

It is vitally important that Sterling Ranch developers work with Douglas County School District on site proposals as is required!
DO THE RIGHT THING!

Renee Anderson

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

Brett Thomas

From: Jesse Reigle (Alumni) <jreigle@mines.edu>
Sent: Wednesday, October 29, 2025 8:41 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Public Comment – Sterling Ranch 13th Amendment (School Land Dedication)

Dear Commissioners and Planning Commission Members,

I am a resident of Sterling Ranch, writing regarding the proposed 13th Amendment to the Sterling Ranch Planned Development. When this community was approved, the developer committed to dedicate school land to Douglas County or the Douglas County School District (DCSD) for public ownership and operation. The proposed amendment would change that commitment by allowing privately held land to count toward that dedication requirement.

This change would reduce the amount of publicly owned land available for district-led schools and create a precedent that undermines Douglas County's ability to plan for future public school sites. Many families purchased homes here with the expectation that land dedicated for public schools would remain under public ownership.

Our family moved to Sterling Ranch because it offered an affordable community that strikes a balance between accessibility and long-term planning. A significant factor in that decision was the developer's original commitment—required at the time by both the County and the CAB—to dedicate public land for public schools. Altering that agreement now moves away from what residents were promised and relied upon when choosing to live here.

This proposal affects more than school planning. It impacts the County's long-term growth, housing market stability, and overall economic development. Families make home-buying decisions based on access to neighborhood public schools. If that access becomes uncertain, it could influence where new families choose to settle and affect property values across the County.

I respectfully ask the Planning Commission and Board of County Commissioners to:

- Deny or defer approval of the Sterling Ranch 13th Amendment until Douglas County, DCSD, and Sterling Ranch Development Company finalize an enforceable agreement guaranteeing that all school sites are publicly owned and controlled.
- Require that all future school land dedications be made directly to Douglas County or the Douglas County School District, not to private entities or charter operators.

Thank you for your time and commitment to protecting the long-term integrity of community planning in Douglas County.

Sincerely,
Jesse Reigle
Sterling Ranch Resident

Sent from my Galaxy

Brett Thomas

From: Robyn DePan <robyndepan@gmail.com>
Sent: Wednesday, October 29, 2025 9:29 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>
Subject: Public Comment – Sterling Ranch 13th Amendment (School Land Dedication)

Dear Planning Commission Members,

My name is Robyn DePan, and I live in Sterling Ranch. I am writing to share my concern about the proposed 13th Amendment to the Sterling Ranch Planned Development, specifically the changes related to school land dedication.

When Sterling Ranch was approved, the developer committed to dedicate land to Douglas County or the Douglas County School District (DCSD) for public schools. That commitment ensured that school sites would remain publicly owned and available to meet the long-term needs of our growing community.

My husband and I signed on our lot in 2021 and moved into our home in 2022. At that time, we were sold the promise of living in a neighborhood within one of the best school districts in the state. We weren't yet parents, but we were excited about the prospect of growing our family here. Now that we have our son, everything we do is for him. He deserves to grow up in a community that puts his education and district-led public schools first.

The proposed amendment would allow privately owned school land to count toward the 110 acres now promised for public schools. This change would reduce the land available for DCSD-led neighborhood schools and limit public control over land that was always intended for the public good.

This issue is not just about Sterling Ranch. It affects planning standards across Douglas County. If this amendment is approved, it could set a precedent that allows other developments to meet public school land obligations with private conveyances, weakening the integrity of the County's planning process.

I respectfully urge the Planning Commission to deny or defer the 13th Amendment until the County and DCSD have finalized an enforceable agreement ensuring that all school sites are publicly owned and cannot be counted through private ownership.

Thank you for your time, for your service, and for considering the long-term planning implications for our community.

Sincerely,
Robyn DePan
Sterling Ranch Resident

Brett Thomas

From: Beilin Kelly <bzkelly22@gmail.com>
Sent: Wednesday, October 29, 2025 9:30 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Public Comment – Sterling Ranch 13th Amendment (School Land Dedication)

Dear Commissioners and Planning Commission Members,

I'm writing as a Sterling Ranch resident and a mom of two young children. My family moved to Sterling Ranch to build our life here. We chose this community because we believed it was a place where our kids could grow up, attend a neighborhood public school, and stay rooted for years to come.

When Sterling Ranch was approved, the developer committed to dedicating land to Douglas County or the Douglas County School District for public schools. The proposed 13th Amendment changes that agreement by allowing privately owned land to count toward the required school acreage.

That may sound like a small change, but it isn't. It reduces public control of school land, weakens long-term planning, and sets a precedent that could leave our community without space for district-run neighborhood schools. Families here bought homes with the understanding that school sites would be public, not private assets.

As a parent of a toddler and an infant, this matters deeply to me. We hope to live here long-term. If public school sites become uncertain, or controlled privately, it affects every family's future, every child's opportunity, and ultimately the growth and stability of the entire county. When new families question whether public schools will exist or be accessible, they will choose to live elsewhere, and Douglas County will feel that impact economically and socially.

I respectfully ask the Planning Commission and Board of County Commissioners to:

- Deny or defer approval of the Sterling Ranch 13th Amendment until Douglas County, the School District, and the developer have a legally enforceable agreement ensuring that school sites are publicly owned and controlled, and
- Require clear language confirming that all school land must be dedicated to Douglas County or the Douglas County School District—never to private entities.

Thank you for your time and for protecting the commitments made to families who chose to build their lives here.

Sincerely,
Beilin Kelly
9772 Banner Peak St
Sterling Ranch, CO 80125

Brett Thomas

From: Katrina Riggs <kriggs91@gmail.com>
Sent: Wednesday, October 29, 2025 10:04 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Harold Smethills <harolds@sterlingranchcolorado.com>; richard.shaw@sterlingranchcab.com; dianes@sterlingranchcolorado.com; sbeckman@sterlingranchcolorado.com; Ron@ronvoss.com; alexander.taylor@sterlingranchcab.com; sam.johnson@sterlingranchcab.com; chris.binkley@sterlingranchmd2.com; jack.hamlin@sterlingranchmd2.com; steven.roseman@sterlingranchmd3.com; gregory.king@sterlingranchmd3.com; joey.halligan@sterlingranchmd3.com; lynn.moffett@sterlingranchcab.com; corey.sturm@sterlingranchmd3.com
Subject: Feedback: 13th Ammendment

Dear Sterling Ranch Development Company, CAB Board, and Metro District Representatives,

As a resident of Sterling Ranch, I want to share my feedback regarding the request before the Douglas County Planning Commission and the Board of County Commissioners to approve the proposed 13th Amendment to the Sterling Ranch Planned Development. This amendment would alter the existing school land dedication agreement.

When Sterling Ranch was originally approved, the Development Company committed to dedicating land to Douglas County or the Douglas County School District (DCSD) for public school use. That commitment helped ensure our growing community would have access to publicly owned neighborhood schools — a cornerstone of strong, sustainable development. Changing that agreement now appears inconsistent with both state law and Douglas County's long-standing school site dedication requirements, which other developments across Colorado have consistently met.

This proposed change would have lasting impacts not only on residents but also on the overall success and reputation of Sterling Ranch. A strong public school presence is central to community stability, property values, and long-term appeal. Families make home-buying decisions based on access to high-quality, nearby public schools. Uncertainty about the future of those sites risks discouraging new buyers and affecting resale values for current residents.

For these reasons, I respectfully urge you not to move forward with Amendment 13. I want to see our world-class public school system grow right here in Sterling Ranch. Public schools are not perfect. No system is, but they provide students with real teachers, tried and true practices, and opportunities to learn alongside peers from diverse backgrounds. That diversity helps shape well-rounded, open-minded individuals who are prepared for the real world.

I'm also concerned about the proposed direction of a specific charter school model being promoted. It resembles a low cost, online homeschool approach led by uncertified educators with limited oversight. Many of its promoters (including yourselves) are products of public education, which makes it ironic that they now question the very system that helped them learn, grow, and form their own beliefs. The notion that public schools "indoctrinate" students is a politically driven narrative that doesn't reflect the experiences of most families, teachers, or students. Atleast in Douglas County, there's only one group indoctrinating (at the school board level), and they are the same ones trying to dismantle public school systems.

Public schools are where children learn to collaborate, think critically, and engage meaningfully with their community. That's the kind of environment I want to help grow and strengthen in Sterling Ranch.

Furthermore, if we are investing in inclusive community spaces, like the new inclusive park, it only makes sense to also invest in an inclusive, publicly accountable school system that serves all children. And we as the community foster the quality of that service.

Instead of redirecting efforts toward politically motivated school projects, we could build community through initiatives that bring families together such as youth organizations (4-H, Girl Scouts, etc.) or shared civic programs...even Sunday School. These have long been around and have produced engaged, responsible citizens at a fraction of the cost and controversy. No need to reinvent for political gain.

Ultimately, approving Amendment 13 risks dividing our community and weakening the educational foundation that Sterling Ranch and the county has promoted. Let's stay committed to keeping our neighborhood schools public, local, and accessible to everyone.

Yes, the Charter is public, but unlike our future DCSD school, it wasn't voted on by the people and was done so in a way that contradicts choice.

Thank you for your time and consideration.

Sincerely,

Katrina Riggs

Resident, Sterling Ranch

Brett Thomas

From: George Beilby <gbeilby@comcast.net>
Sent: Thursday, October 30, 2025 4:47 AM
To: Planning <Planning@douglas.co.us>
Subject: Sterling Ranch

Please follow existing DCSD policy/formula for locations of school sites in the Sterling Ranch PD. We should not abandon the sense of community that neighborhood schools foster.
George Beilby
3183 Rockbridge Drive
Highlands Ranch
Sent from my I Phone

Brett Thomas

From: Sarah Sparks <slockett13@gmail.com>
Sent: Thursday, October 30, 2025 9:03 AM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Public Comment – Sterling Ranch 13th Amendment (School Land Dedication)

Dear Commissioners and Planning Commission Members,

I'm writing as a Sterling Ranch resident concerned about the proposed 13th Amendment to the Sterling Ranch Planned Development. When the community was approved, the developer agreed to dedicate land to Douglas County or the Douglas County School District for public schools. The amendment changes that promise by allowing privately owned land to count toward that total.

This means less land for district-led schools, less public ownership, and a precedent that could weaken Douglas County's ability to plan for future public school sites. Families who bought homes here expected that public school land would remain public.

We moved from Austin, TX around a great school district for a better quality of life and one of the main reasons we picked Sterling Ranch was the deduction to public schools. I had an incredible public school education when I was younger and I want that same experience for my kids. Had Sterling Ranch not explicitly laid out their plan for elementary, middle and high schools we would not have considered this neighborhood.

This change doesn't just affect schools, it affects the County's growth and long-term planning. When new families see uncertainty around public school availability, they may choose to move elsewhere, impacting Douglas County's housing demand, tax base, and economic strength.

I respectfully ask the Planning Commission and Board of County Commissioners to:

- Deny or defer approval of the Sterling Ranch 13th Amendment until Douglas County, Sterling Ranch Development Company, and the School District finalize an enforceable agreement ensuring school sites are publicly owned and controlled, and
- Require revised language confirming that all school land must be dedicated to Douglas County or the Douglas County School District, not to private entities or operators.

Thank you for your time, service, and commitment to protecting the integrity of our community's commitments.

Sincerely,
Sarah Sparks

8554 Cheraw Street-Sterling Ranch

Brett Thomas

From: Lindsay Dumas <lindsay.a.dumas@gmail.com>
Sent: Thursday, October 30, 2025 12:36 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Public Comment on Sterling Ranch 13th Amendment (School Land Dedication)

Dear Commissioners and Planning Commission Members,

I write to you as a resident of Sterling Ranch, a parent of an elementary-school-aged child, and a firm supporter of school choice—believing strongly that families should have the freedom to select the educational environment that suits their children best. At the same time, I believe deeply in the role of neighborhood public schools as anchors of community life and to provide the best education for all students, especially in fast-growing neighborhoods.

When the community of Sterling Ranch was originally approved, the developer committed to dedicating land to either Douglas County School District (DCSD) or Douglas County for public school sites. The proposed 13th Amendment would change that promise by allowing privately-owned land to count toward that dedication. This change significantly diminishes public ownership of school sites, limits the District's ability to plan future neighborhood schools, and risks setting a precedent that undermines public-school infrastructure and community trust.

Here are the key data points that underline why this matters for Sterling Ranch:

- Douglas County's population is estimated at nearly **393,995** as of July 2024—a growth of about **10%** since April 2020. Census.gov
- DCSD has not built a new school since 2010, yet the population has ballooned by tens of thousands in that interval. CBS News+1
- In the Sterling Ranch area (Sterling Ranch + Solstice), student enrollment in DCSD-served PK-12 skyrocketed from 642 in 2022 to 891 in 2023 — a **39% increase in just one year (and has continued to grow with the continued neighborhood developments)**. douglas.ic-board.com
- DCSD has identified Sterling Ranch as part of a "school-desert" area: communities growing rapidly but lacking accessible neighborhood public schools. douglas.ic-board.com+1
- Voters in Douglas County approved a $490 million bond in November 2024—focusing in part on building new schools in Sterling Ranch and similar neighborhoods. Colorado Politics+1

As a parent who chose to reside here because of the promise of a **neighborhood public school**, this amendment raises real concerns. My child and many other young families deserve a viable option for a public school that is **publicly owned, neighborhood-oriented**, and **available to all school-aged children in the vicinity**. Not one managed indirectly through privately-owned property. If the land dedication is shifted toward privately owned parcels, the public school footprint shrinks—and so does the community's future.

From a broader growth-and-economics standpoint, the ramifications are material:

- A strong network of publicly owned neighborhood schools enhances property values, supports stable communities, and attracts families—thereby strengthening the tax base and long-term economic vitality of Douglas County.
- Conversely, uncertainty around school site availability—especially when commitments are altered—can discourage new families from locating here, slow growth, and shift the burden to less-well-served neighborhoods.
- The amendment, if approved without public-school-ownership protections, would erode the District's ability to plan its facility pipeline—particularly in a county covering over 800 square miles and experiencing uneven growth.

In light of this, I respectfully urge the Planning Commission and the Board of County Commissioners to: **Deny approval** of the Sterling Ranch 13th Amendment until such time as DCSD, Douglas County, and the Sterling Ranch developer finalize an enforceable agreement which ensures that all designated future school sites are **publicly owned and controlled** by DCSD.

We are a community of young families, many of whom came here anticipating the build-out of public neighborhood schools. The planned population of Sterling Ranch is substantial, and for public-school choice (in the sense of a robust public-school option) to matter, we need sufficient public school capacity. Altering the land-dedication promise risks undermining that capacity.

Thank you for your time, your service to this community, and your commitment to ensuring that Sterling Ranch remains a well-planned, thriving, family-friendly neighborhood. I look forward to your support for protecting our public school infrastructure and community expectations.

Sincerely,

Lindsay Dumas

Parent & Sterling Ranch Resident

Brett Thomas

From: Susan Beckman <SusanB@sterlingranchcolorado.com>
Sent: Wednesday, October 29, 2025 5:26 PM
To: Brett Thomas <bthomas@douglas.co.us>; Bradley Jackson <bjackson@douglas.co.us>
Cc: Kevin Johnk <kevin.johnk@sterlingranchcolorado.com>
Subject: Sterling Ranch's Response to Community Concerns and Engineering Referral Comments

Hi Brett,
Please accept Sterling Ranch's Response to Douglas County Engineering Referral Comments for the 13th Amendment and also Sterling Ranch's response to Community Concerns. Because of the late School District submittal of their referral comments, Sterling Ranch will respond to them during the Planning Commission Meeting.
Susan Beckman

STERLING RANCH
COLORADO

www.SterlingRanchColorado.com

Susan Beckman
Director of Zoning and Rezoning
Sterling Ranch Development Company
D: (303) 881-7119
Susanb@sterlingranchcolorado.com
8155 Piney River Avenue, Suite 200
Littleton, CO 80125

October 29, 2025

Brad Jackson
Department of Public Works Engineering
100 Third Street
Castle Rock, CO 80104

Subject: Response to Engineering Comments on Sterling Ranch 13th PD Amendment

Dear Mr. Jackson:

We have received your comments for Sterling Ranch 13th PD Amendment, and we offer the following response shown in **blue** throughout this letter:

General Comments; S1.2 – Schools (A) Dedication

If a school site is not dedicated on a final plat, in a location where a school site was contemplated with a preliminary plan how will the required dedication be tracked moving forward within the overall PD development? Douglas County Engineering is concerned that a potential school site might end up being dedicated in a location that does not have adequate infrastructure in place to serve a proposed school. This could cause the school district to construct additional offsite infrastructure to open a proposed future school.

RESPONSE:

Sterling Ranch is committed to providing adequate infrastructure to serve proposed school sites. This application proposes identification and evaluation of potential school sites at the Preliminary Plan stage of entitlement. The Douglas County Subdivision Resolution mandates engineering exhibits, reports, and analysis at the Preliminary Plan stage.

This provides an opportunity to establish and evaluate a satisfactory school site even earlier than the final plat stage.

Given the extended timeline that it takes to build out an entire Preliminary Plan, we believe this represents an improved process for proposing ideal school sites.

On behalf of Sterling Ranch, I would like to thank you for your partnership and your consideration. If you have any additional questions, please contact me at kevin.johnk@sterlingranchcolorado.com or at (720)224-2423.

Sincerely,

Kevin Johnk, Entitlement Director,

Sterling Ranch Development Company

Community Concerns and Applicant Response for 13th Sterling Ranch PD Amendment

1. **Community Concerns: "**Privately run charter schools should not be credited toward the community's school land requirements. This undermines the intent of the original master plan and shortchanges families who moved here expecting access to district-led options."

   Applicant Responses: Sterling Ranch's vision has always embraced school choice and a variety of school options for students in our community. We are fortunate to be aligned with that goal through partnerships with the Douglas County School District and the Colorado Charter School Institute, which support school choice for our residents.

2. **Community Concerns:** "Please do not approve the 14th Amendment until DCSD has been fully consulted and agrees that its ability to plan for district-run schools will not be compromised".

   Applicant Response: The Douglas County School District has been consulted and was a referral agent for the 13th Amendment. The DCSD School Board voted to allow the release of John Adams Academy to get approval from the Colorado State Charter Institute. DCSD will open a district run school in Sterling Ranch in 2027.

3) **Community Concerns:** "When we moved into our house, we understood that the land management plan promised a specific amount of land to go to district-led public schools - not charter schools that fall outside of district-led and public management".

Applicant Response: Sterling Ranch is fortunate to have two public schools currently being built within its footprint. We understand there has been some tension in the community regarding the John Adams Academy (JAA) charter school, but there was no funding for an additional district school in Sterling Ranch in the district's long-range budget.

Additionally, the school district is not prioritizing all current students in Sterling Ranch for enrollment in the district neighborhood schools. Only a small portion of Sterling Ranch students will be able to attend because the district is giving priority to children from the Solstice Shea Home development to the north. Sterling Ranch needed an additional school, and JAA provided the funding and opportunity to make that happen.

4) **Community Concerns:** "The proposed "set-aside "land is not the same as dedicated land since DCSD will not be able to plan or build schools without knowing if those sites are still slated for district-led public schools."

Applicant Response: We hear your valid point about the need for certainty in school planning, and we're committed to providing that stability for Public Schools and our families. Under the Board of County Commissioners' policy, school land is dedicated for a Public School precisely when a demonstrated need arises, backed by a solid capital improvement funding plan or bond funding plan. This efficient approach avoids underutilized land and ensures that land is dedicated at the right location when it is needed.

5) **Community Concerns:** "School land dedication should not depend on whether DCSD has immediate bond money and having to adjust to the JAA charter school being built before the district-led public school is. This Amendment will give developers too much leverage and will very likely delay or prevent needed public schools."

Applicant Response: The Board of County Commissioners is currently addressing concerns from communities across Douglas County regarding vacant school sites that sit idle and will most likely not be utilized. The current policy of the Board is that school land will be dedicated (based on actual students) when the need for the property is validated and when capital improvement plan funding or a bond funding plan are provided.

6) **Community Concerns:** "Charter schools may contribute to educational diversity, but they do not serve the same role as public schools in providing **equitable, accessible education** for every child in the community".

Applicant Response: We do not agree.

7) **Community Concerns:** "Reclassifying this land reduces the capacity of Douglas County School District to meet the needs of a growing population and erodes public trust".

Applicant Response: The reclassifying of the school sites from elementary, middle school and high school was a technical fix to reflect the actual schools currently being built in Sterling Ranch and to allow for flexibility in the future.

Community Concerns: "Reducing the guaranteed school land to just 110 acres across Sterling Ranch is concerning".

Applicant Response: DCSD has supported the 110 acres of land dedication since 2021. This amount complies with the Douglas County Zoning Resolution Article 10 Dedication Standards, which require a minimum of 10 acres per elementary school, 25 acres per junior high school, and 40 acres per senior high school. The 110 acres are more than sufficient land for Sterling Ranch to dedicate to schools. This land will cover three elementary schools, two junior high schools, and two high schools.

Sterling Ranch's commitment to schools is strong and can be seen in our financial support for students, which includes:

- Land dedication is valued at $7 million for two school sites.
- Capital mitigation fees and $5 million in improvements, with the developer providing $1,500 per single-family home and $750 per multi-family home for the entire build-out to Douglas County.
- Infrastructure improvements on the two school sites valued at $4 million for John Adams Academy and the district school.

A current total of $16 million for 1,000 students, equating to a donation of $16,000 per current student in Sterling Ranch.

MEETING DATE: November 3, 2025

STAFF PERSON RESPONSIBLE: Heather Scott, AICP, Principal Planner

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

SUMMARY: The request is for approval of a Use by Special Review for a riding academy to allow 14 lessons per day and two employees on property zoned A-1.

STAFF ASSESSMENT: Staff has evaluated the Use by Special Review request in accordance with Section 21 of the Douglas County Zoning Resolution. The applicant is required to adhere to the Use by Special Review plan exhibit and operational limits of the management plan. Per Section 21, all approved Use by Special Reviews are subject to annual inspection to ensure compliance with the management plan. Should the Planning Commission find that the approval standards for the Use by Special Review are met, the following proposed condition should be considered for inclusion in the recommendation to the Board of County Commissioners:

1. Prior to final approval of the record copy of the Use by Special Review plan exhibit, any necessary technical corrections shall be made to the satisfaction of Douglas County.

REVIEW:

Steven E Koster	Approve	10/23/2025
Samantha Hutchison - FYI	Notified - FYI	10/23/2025

ATTACHMENTS:

Staff Report - US2025-003

DOUGLAS COUNTY
COLORADO

Use by Special Review Staff Report

Date:	October 22, 2025
To:	Douglas County Planning Commission
From:	Heather Scott, AICP, Principal Planner Jeanette Bare, AICP, Planning Manager Steven E. Koster, AICP, Assistant Director of Planning Services
Subject:	**9560 S. East Cherry Creek Road – Use by Special Review for Horse Riding Lessons**
Project File:	**US2025-003**

Planning Commission Hearing:	**November 3, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**November 18, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The applicants, Mark and Tara Hernandez, are requesting approval of a Use by Special Review (USR) to allow 14 horse lessons per day at their facility located at 9560 S. East Cherry Creek Road. The site is currently under construction to add a barn, outdoor riding arena, and horse pens. The property is approximately 40 acres in size and located in the Agricultural One (A-1) zone district, which permits riding lessons subject to Section 21, Use by Special Review, of the Douglas County Zoning Resolution (DCZR). The facility proposes a maximum of 14 lessons per day and two employees at full operational capacity. There will be no private horse boarding.

The property is located in the Cherry Valley Nonurban Subarea of the Douglas County 2040 Comprehensive Master Plan.

II. APPLICATION INFORMATION

A. Applicants

Mark and Tara Hernandez
20631 CR 149
Matheson, Colorado 80830

B. Request

The applicants request approval of a USR for a riding academy to allow 14 lessons per day and two employees on property zoned A-1.

D. Process

A USR application is processed pursuant to Section 21 of the DCZR. Section 21 states the intent of the USR process is "to provide for uses in specific zone districts that shall

require a public notice and hearing and the approval of the Board of County Commissioners subject to such conditions and safeguards as may be imposed by the Board."

Per Section 2109.06 of the DCZR, the Planning Commission "shall evaluate the use by special review request, staff report, referral agency comments, applicant responses, and public comment and testimony, and make a recommendation to the Board to approve, approve with conditions, continue, table for further study, or deny the use by special review request. The Planning Commission's decision shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines."

E. Location

The site is located in the southeastern portion of Douglas County on S. East Cherry Creek Road, just east of Gillian Road. A vicinity map, zoning map, and aerial map highlight site location and existing conditions and are within the staff report attachments.

F. Project Description

The applicant is requesting approval of a USR for a riding academy to allow up to 14 horse riding lessons a day, 6 days a week from 8 a.m. to 9 p.m. Up to 14 lessons per week are allowed without County approval. Lessons beyond 14 per week are subject to the USR process.

A 22,800 square foot barn is under construction to house the applicants' horses, some of which will be used for the riding lessons. There will be no boarding of non-owned horses on the property. Riding lesson clients may bring their horses to the site for the lesson only. Eight outdoor pens and an outdoor riding arena are also proposed. The outdoor riding arena will be used for riding lessons. Lights for the arena will be switched off immediately after the last lesson of the day. The pens will also have exterior lighting which will be switched on and off as necessary to feed and care for the horses.

A management plan is also required as part of the USR plan exhibit. The management plan addresses hours of operation, maximum number of employees and horse lessons, and other operational aspects of the use. The management plan element of the USR is described in greater detail within Section III.C of the staff report.

III. CONTEXT

A. Background

The site was zoned Agricultural One in 1955 with the inception of zoning in the County. A 22,800 square foot barn is under construction to house the applicants' horses.

B. Adjacent Land Uses and Zoning

The site is located in a rural area of the County and is bounded by agricultural property on all sides.

Zoning and Land Use

Direction	Zoning	Land Use
North	Agricultural One (A-1)	Large lot single-family residential and agricultural
South	Agricultural One (A-1)	Large lot single-family residential and agricultural
East	Agricultural One (A-1)	Large lot single-family residential and agricultural
West	Agricultural One (A-1)	Large lot single-family residential and agricultural

C. Management Plan

Section 2112.02 of the DCZR requires a management plan for USR applications. The specific management plan elements are listed on Sheet 1 of the USR exhibit and are briefly summarized below:

1. Maximum of 14 horse riding lessons per day.
2. Maximum of 2 staff.
3. Hours of operation are Monday through Friday from 8:00 a.m. to 6:00 p.m. and Saturday from 9:00 a.m. to 4:00 p.m.
4. Required outside storage, parking, and loading areas are shown on the exhibit.
5. The barn will have 20 stalls for the owners' personal horses. Client horses will be shuttled in and out for each lesson.
6. Manure composting to be removed four times per year or as needed.
7. Hay delivery up to four times per year.
8. Security lighting around buildings and corrals will be downcast with an on/off switch. Lighting will be turned off within an hour after the last lesson unless providing emergency care for the animals.
9. Outdoor arena stadium lighting will be turned off after last lesson of the day.

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The majority of the site is undeveloped pasture area, with the exception of the new construction on the northwest portion of the site. The applicant does have a building permit to construct a barn, access drive, parking area, and a detention pond. Remaining areas of the site are vegetated with natural grasses. No physical constraints to the proposal exist on site.

B. Access

Access to the site is proposed via a new driveway from S. East Cherry Creek Road. No physical improvements to S. East Cherry Creek Road are required as a result of this use.

C. Soils and Geology

The Colorado Geological Survey (CGS) reviewed the proposal and provided a no comment response. No hazardous geologic or soil conditions are present onsite.

D. Drainage and Erosion

A Grading, Erosion, Sediment Control (GESC) Plan; and construction plans were reviewed by Douglas County Engineering Services and require only minor technical corrections. Onsite drainage improvements include a detention pond on the northwest portion of the site to capture stormwater runoff. A USR Improvements Agreement has been submitted and approved.

E. Floodplain

No floodplain is present on the site.

F. Wildlife

The 2040 Douglas County Comprehensive Master Plan (CMP) Wildlife Resources map identifies the site as having low habitat value. Impacts to wildlife and overall wildlife movement is anticipated to be minimal as improvements on site are less than 5% of the total acreage.

G. Historic Preservation

There were no structures on this site prior to the applicant's obtaining a building permit for the barn.

V. PROVISION OF SERVICES

A. Schools

The proposed use does not generate additional students.

B. Fire Protection

The properties are located within the Franktown Fire Protection District. Franktown Fire had no comment on this USR application. The applicant will comply with all applicable requirements of the fire code and Franktown permits.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection to the property. The DCSO and DCSO E911 provided no response to the referral request. The DCSO Office of Emergency Management had no comments regarding the project.

D. Water

The proposed water source is an existing well, permit number 336787, issued for fire protection, ordinary household purposes inside not more than 3 single family dwellings, the watering of livestock on a farm or ranch, and the irrigation of not more than one acre. The Colorado Division of Water Resources (CDWR) reviewed the application and indicated that as currently permitted, the well could not be used for the commercial purposes associated with a horse-riding facility. CDWR stated "so long as no additional water will be diverted or consumed as a result of the business, our office has no comments." The applicant will provide bottled water for horse-riding clients. Per Section 304.15 of the DCZR, USRs for horse training facilities are exempt from the requirements of DCZR Section 18A.

E. Sanitation

The property is served by an onsite wastewater treatment system (OWTS). Douglas County Health Department (DCHD) issued a Use Permit for OWTS sufficient to serve the proposed private use onsite. Due to the use restrictions associated with the well, the riding academy patrons may not be served by the OWTS. The applicants propose to provide a portable toilet for patrons.

F. Utilities

Utility service providers are Mountain View Electric Association (electrical service), Black Hills Energy (natural gas), AT&T, CenturyLink, and Comcast (phone and data services). AT&T, CenturyLink, and Xcel have determined that no conflicts with its facilities are present on the property. No response was received from Black Hills Energy.

F. Parks and Trails

The proposed use is not residential and will not generate additional park and trail requirements.

G. Open Space

The proposed use is not residential and will not generate additional open space requirements.

VI. PUBLIC NOTICE AND INPUT

In accordance with DCZR Section 2113, public notice is required to be published in the Douglas County News-Press, posted on site by the applicant, and mailed to abutting property owners.

Courtesy notices of an application in process were also sent to adjacent property owners as part of the referral period. Staff received no comments from adjacent property owners or members of the public. All referral agency comments are outlined in the Referral Agency Response Report attached to the staff report. The applicant has provided

responses to referral comments within a separate letter included in the staff report attachments.

VII. STAFF ANALYSIS

Per Section 21 of the DCZR, a USR may be approved upon the finding by the Board of County Commissioners that the following standards have been met.

2102.01: Complies with the minimum zoning requirements of the zone district in which the special use is to be located, as set forth in this Resolution.
Staff Comment: A riding academy with more than 14 lessons per week is allowed as a Use by Special Review in the A-1 zone district. The proposal complies with A-1 district development standards, including building and parking setback requirements and building height requirements. The applicant has proposed additional restrictions in the management plan to establish hours of operation.

2102.02: Complies with the requirements of this Section 21.
The application was processed in accordance with the procedural provisions in Section 21, USR.

2102.03: Complies with the Douglas County Subdivision Resolution.
Subdivision is not required for the proposal.

2102.04: Will be in harmony and compatible with the character of the surrounding areas and neighborhood.
The site has historically been utilized as an agricultural and horse property. The proposed use is also consistent with the use and activities occurring on neighboring properties.

2102.05: Will be consistent with the Douglas County Comprehensive Master Plan, as amended.
The 2040 Douglas County Comprehensive Master Plan (CMP) establishes goals and objectives applicable to development in the County. The CMP designates the property as within the Cherry Valley Nonurban Subarea as identified in Section 3 of the CMP. The CMP states that while approval criteria for land use applications requires a finding of compliance with the CMP, "…the competing values of the Plan must be balanced through the public review process to achieve the larger vision of the community." As such, the CMP acknowledges its own competing values, and that implementation can only be achieved through the balancing of community values during the review process.

CMP goals, objectives, and policies for properties within the Cherry Valley Subarea generally support the maintenance of rural character (Goal 3-3; Objective 3-3B) and conservation of open land characterized by ranching and farming (Objective 3-3B). Additional policies address protection of wildlife movement and of Cherry Creek and its drainages. The USR request is consistent with the CMP policies that support the maintenance of rural character. As limited new structures are proposed, the proposal

does not impact wildlife movement or East Cherry Creek. Lighting is limited and will be turned off after the last lesson of the day.

2102.06: Will not result in an over-intensive use of land.
The proposal continues the established rural and agricultural character of the property. Approximately 38 acres of the property are pasture or vegetated area, while less than 5% of the site will be utilized for the barn, driveway, parking, outdoor arena, and detention. The use is consistent with existing development in the area.

2102.07: Will provide roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development concurrently with the impacts of such development.
Public Works Engineering has reviewed the applicant's management plan and narrative regarding proposed management and operations. No additional traffic analysis or traffic and roadway improvements are required for the proposed use.

2102.08: Will provide public facilities and services necessary to accommodate the proposed development concurrently with the impacts of such development.
Both the Douglas County Sheriff's Office and Franktown Fire provided no comments on the USR. The applicant will comply with all applicable requirements of the fire code.

2102.09: Will not cause significant air, water, or noise pollution.
Potential impacts associated with horse-related land uses typically include odor, flies, and dust. Horse clients will be confined to the outdoor riding arena, the stalls, and connected runs. No horse client will be allowed to board or pasture their horses. Manure will be stored within an area 150 feet from the property line and will be removed up to four times a year.

2102.10: Will be adequately landscaped, buffered, and screened.
No additional landscaping, buffering, or screening is proposed. The structures are rural in nature and are not anticipated to have any specific visual impacts which would require screening.

2102.11.2: Complies with standards regarding water supply.
The applicant proposes providing bottled water for horse-riding clients. The County's Water Commission reviewed the documentation provided and had no comments on the application as proposed.

2102.12: Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the County.
No detriments to health, safety, or welfare have been identified through the review process.

VIII. STAFF ASSESSMENT

Staff has evaluated the USR request in accordance with Section 21 of the DCZR. The applicant is required to adhere to the USR plan exhibit and operational limits of the management plan. Per Section 21, all approved USRs are subject to annual inspection to ensure compliance with the management plan. Should the Planning Commission find that the approval standards for the USR are met, the following proposed conditions should be considered for inclusion in the recommendation to the Board of County Commissioners:

1. Prior to final approval of the record copy of the USR plan exhibit, any necessary technical corrections shall be made to the satisfaction of Douglas County.

ATTACHMENTS **PAGE**

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Zoning Map 15
Aerial Map 16
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Referral Response Letters 19
Applicant Response to Referral Comments 40
Use by Special Review Exhibit 43

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 ONLY	
PROJECT TITLE:	9560 S. East Cherry Creek Road
PROJECT NUMBER:	US2025-003

PROJECT TYPE: Increase allowed weekly lessons

MARKETING NAME: Cornerstone Riding Academy

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-014

PROJECT SITE:

Address: 9560 SE Cherry Creek Rd. Franktown

State Parcel Number(s): 2603-333-00-002

Subdivision/Block#/Lot# *(if platted)*:

PROPERTY OWNER(S):

Name(s): Mark + Tara Hernandez / 1031 Pros Titleholder 1254 LLC

Address: 20631 CR 149 Matheson, CO 80830

Phone: 719-600-1832

Email:

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

Name: Tara Hernandez

Address: 20631 County Road 149 Matheson, CO 80830

Phone: 719-600-1832

Email:

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*.

Tara Hernandez
Applicant Signature

January 30, 2025
Date

Mapping and Civil Engineering

Mace Pemberton, P.E.
14 Honey Locust
Littleton, CO 80127
(303) 523-9556

July 22, 2025

Douglas County Department of Community Development
Planning Services
100 Third Street
Castle Rock, CO 80104

Subject: 9560 South East Cherry Creek Road

American Horse Company is requesting to increase the allotted lessons to 14 lessons per day which requires a Use by Special Review.

In accordance with Douglas County Zoning Resolution this request complies with the Standards identified based on the anticipated impact of the change to allow the additional horse riding lessons. Listed below are the Standards with a response to provide compliance with the Standard.

2102 Approval Standards - A use by special review shall be approved only if the Board of County Commissioners finds that the proposed use:

2102.01 Complies with the minimum zoning requirements of the zone district in which the special use is to be located, as set forth in this Resolution.

The request complies with the agricultural zoning allowing for the construction of the arena and office for the purpose of providing horse riding lessons on the property.

2102.02 Complies with the requirements of this Section 21.

The request complies with this section of the Zoning Code.

2102.03 Complies with the Douglas County Subdivision Resolution.

The unplatted parcel is 40 acres and is not subdivided.

2102.04 Will be in harmony and compatible with the character of the surrounding areas and neighborhood.

The site is in the rural portion of the Cherry Valley nonurban subarea as identified in the Douglas County Comprehensive Master Plan. Neighboring properties include ranching and horse pastures.

2102.05 Will be consistent with the Douglas County Comprehensive Master Plan, as amended.

The proposed use is consistent with the policies identified for the Cherry Valley subarea in the Comprehensive Master Plan. This use follows the policies to encourage low-intensity rural development, stringent water conservation measures and conservation of grassland.

2102.06 Will not result in an over-intensive use of land.

The riding lessons will not result in an over-intensive use of the land. The enclosed arena areas (covered building) will limit erosion from this confined space. Horses are not pastured to not over graze the land.

2102.07 Will provide roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development concurrently with the impacts of such development.

The traffic generated from the riding lessons will have a minimal impact to East Cherry Creek Road. The effect of the individual scheduled lessons will not cause arrival and departure concerns.

2102.08 Will provide public facilities and services necessary to accommodate the proposed development concurrently with the impacts of such development.

The request for additional riding lessons does not require additional public facilities and services. Since the lessons are private, no additional staffing is required.

2102.09 Will not cause significant air, water, or noise pollution.

No significant air, water or noise pollution is anticipated from the additional riding lessons.

2102.11 Will be adequately landscaped, buffered, and screened. Complies with the following standards regarding water supply:

2102.11.1 If it is demonstrated that the use by special review will not generate any ongoing water demand, no proof of water supply shall be required and no other provisions of Section 18A, Water Supply - Overlay District, herein, shall be applicable. (Amended 5/26/2015)

A well permit was obtained for 15gpm, adequate for the watering of the horses.

2102.11.2 If it is demonstrated that the use by special review, when located on a conforming parcel within the A-1 or LRR zone district, will generate 21 - 2 Section 21 4/28/15 DOUGLAS COUNTY ZONING RESOLUTION Use By Special Review a water demand not to exceed three (3) acre-feet per year, and that the demand can be supplied by a groundwater well which has or is capable of receiving a permit from the Colorado Division of Water Resources for such use, this standard shall be met and no other provisions of Section 18A, Water Supply - Overlay District,

herein, shall be applicable. Water demands shall be estimated in accordance with the Minimum Water Demand Standards defined in Section 18A, Water Supply – Overlay District, herein. (Amended 5/26/2015)

A well permit was obtained for 15gpm, adequate for the watering of the horses.

2102.11.3 For all other use by special review applications, the applicant shall demonstrate conformance with Section 18A, Water Supply - Overlay District, herein. (Amended 5/26/2015)

The water supply is adequate for this use.

2102.12 Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the County.

The requested use is not detrimental to the health, safety, or welfare of the citizens of Douglas County.

In addition, specific to this land use, Section 2107.24 identifies horse boarding or training facility in A-1, LRR, RR, and ER zone districts where the number of boarded horses exceeds the maximum number of horses permitted by right or by administrative review, or the number of lessons for non-owned horses, or riders not related to the landowner or lessee, exceeds 14 per week. The applicant shall demonstrate a minimum water supply of 20 gallons per horse per day. The applicant must obtain the necessary well permits from the State Division of Water Resources. On the Plan Exhibit, the applicant shall identify areas of allowable devegetation, pastures proposed for horse grazing, the pasture grazing schedule, manure storage areas, and the method and frequency of manure disposal.

The request for the additional riding lessons follow the Douglas County Animal Regulations as identified below:

Setbacks:

Required Street setback 100’	Provided Street setback 250’
Required Side Lot line setback 50’	Provided Side Lot line setback 87’
Required Rear Lot line setback 50’	Provided Rear Lot line setback 700’

Vegetation Requirements:

Maximum De-vegetation Area Requirements are established at 5.2 acres or 10%, whichever is greater, to a maximum of 10 acres for lots 35 acres or larger.

This 40 acre site would be allowed 4 acres of de-vegetation. Based upon the site plan and drainage plan, the proposed outdoor arena, horse paddocks, and gravel driveway will disturb 1.2 acres.

Waste and Odor Regulations:

The owners have over 10 years experience operating a similar horse training facility and provide removal of manure at regular intervals and spread to minimize breeding of flies and control odor. The easterly portion of the site is undisturbed to accept the manure. The westerly portion of the site drains toward East Cherry Creek Road. A detention pond is planned in the northwesterly portion of the site so that no manure will be spread to diminish water quality discharging to the public right-of-way. The 40 acre site provides sufficient setbacks (greater than minimum 100 feet) for manure piles.

Animal Limits:

The Zone District Animal Limits for A-1 35+ acres identifies NO LIMIT on own livestock (Boarded horses: 4 by right; 5-12 by admin. approval; 13+ by USR).

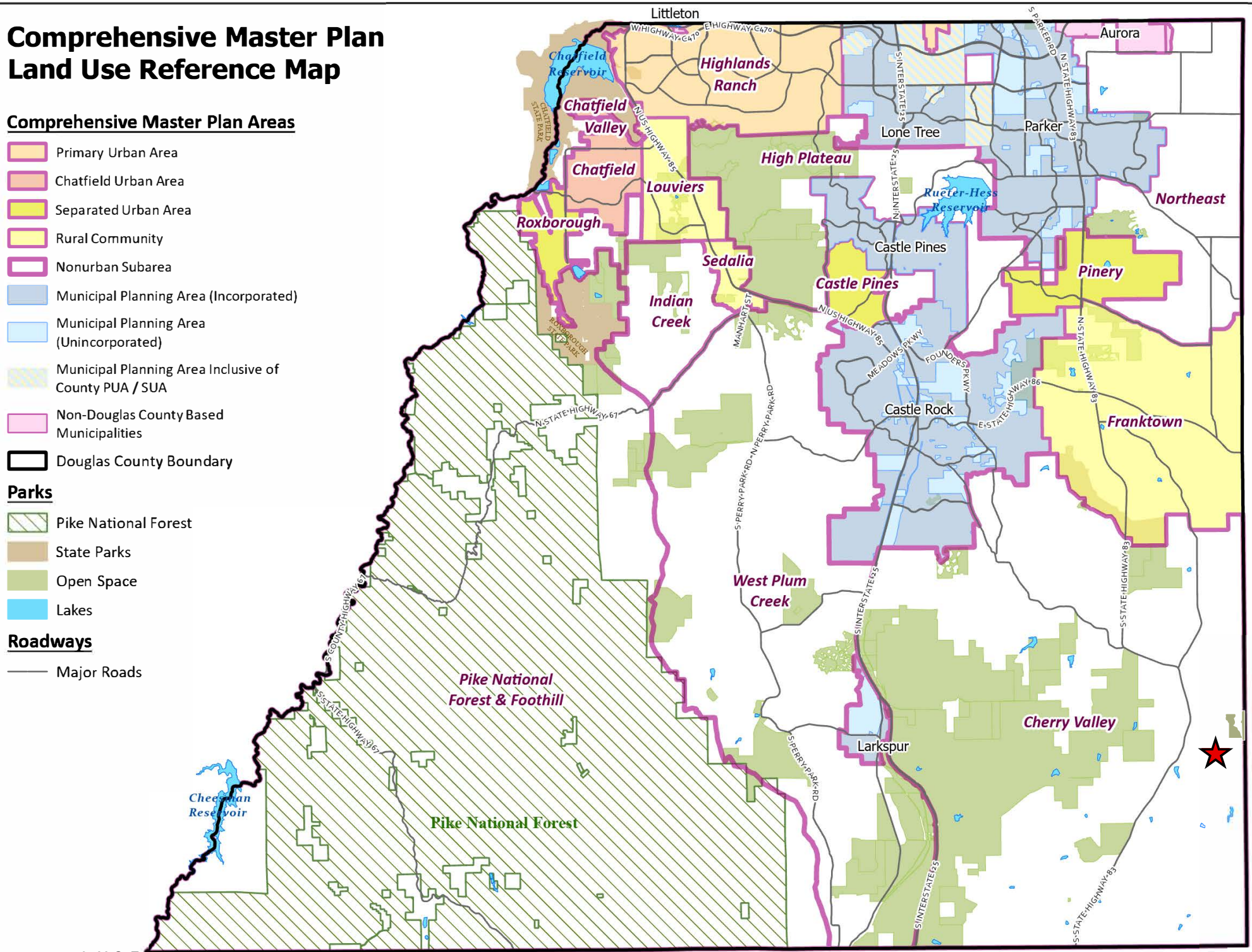
Only horses owned by the owners are provided for the riding lessons. No boarding is provided.

Please call me directly if you have any questions.

Sincerely,

Mace Pemberton
MACE LLC

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

9560 S East Cherry Creek Road

US2025-003
Zoning Map

N

LEGEND
- Roads
- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE



Date Saved: 10/21/2025 3:59 PM

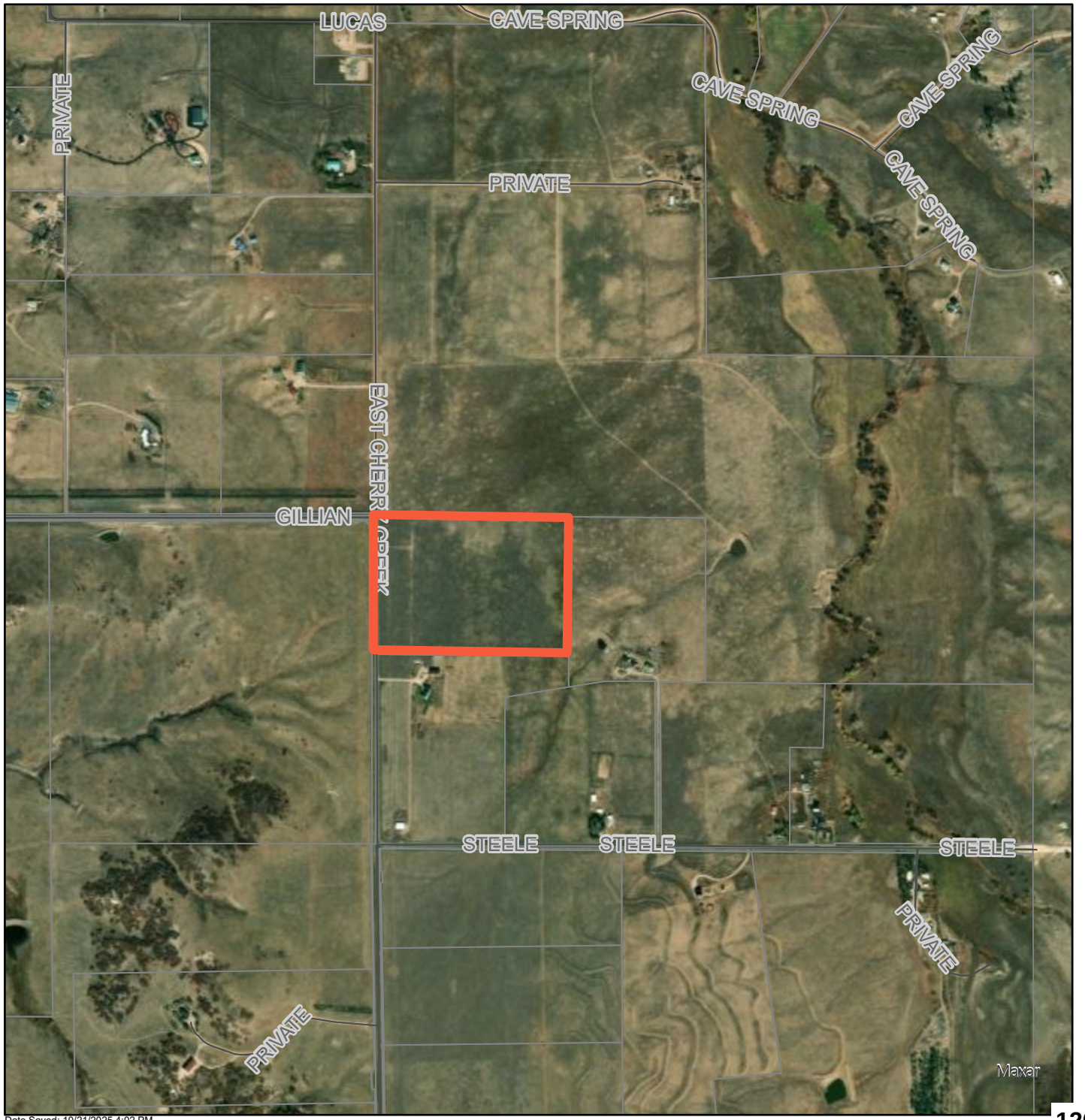
Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0

9560 S East Cherry Creek Road

US2025-003
Aerial Map

N

LEGEND
- Roads
- Major Roads
- Parcels - PARCELS



Date Saved: 10/21/2025 4:02 PM

Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0

Project Name: 9560 S East Cherry Creek Rd
Project File #: US2025-003
Date Sent: 07/28/2025 **Date Due:** 08/18/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/29/2025	No Comment	No response required
Assessor	07/29/2025	Received: please be aware we have no comments.	No response required
AT&T Long Distance - ROW	07/30/2025	No Comment	No response required
Black Hills Energy		No Response Received	No response required
Building Services	07/30/2025	No Comment	No response required
CenturyLink	08/01/2025	No Comment	No response required
Cherry Creek Basin Water Quality Authority	08/12/2025	Summary of Response: The Cherry Creek Basin Water Quality Authority acknowledges notification that the proposed development plans for US2025-003, 9560 S. East Cherry Creek Rd will be reviewed by Douglas County.	No response required
Colorado Department of Transportation CDOT	07/28/2025	No Comment	No response required
Colorado Division of Water Resources	08/20/2025	Summary of Response: As currently permitted, well permit no. 336787 cannot be used for commercial purposes (including those associated with a horseback riding facility). However, according to DWR's 2023-1 guideline water from a well permitted for those non-commercial uses may be used at a property where commercial activity occurs, so long as no additional water will be diverted or consumed as a result of the business being conducted on the property. Specifically, employees (other than a party living in a single-family residence on the property) and customers cannot use water from the well, and any business on the property cannot use water from the well for conducting business. Therefore, so long as no water use is associated with the horseback riding facility, our office has no comments. However, if there is use of water from the existing well for the horseback riding facility a commercial well permit must be obtained for commercial purposes. Review letter for full response.	The applicant proposes bottled water and a portable toilet for the riding academy participants.

Project Name: 9560 S East Cherry Creek Rd
Project File #: US2025-003
Date Sent: 07/28/2025 **Date Due:** 08/18/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Geological Survey	08/14/2025	No Comment	No response required
Comcast		No Response Received	No response required
Douglas County Conservation District		No Response Received	No response required
Douglas County Health Department		No Response Received	No response required
Elbert County Community & Development Services		No Response Received	No response required
Engineering Services	08/12/2025	Received: Please review red-marked comments on the DESC Plan, USR Exhibit and the Phase III Drainage Report.	The applicant worked with PWE and has executed a USRPIA to ensure the detention pond will be constructed according to PWE standards.
Franktown FD	08/18/2025	No Comment	No response required
Office of Emergency Management	07/29/2025	No Comment	No response required
Rural Water Authority of Douglas County		No Response Received	No response required
Sheriff's Office		No Response Received	No response required
Sheriff's Office E911		No Response Received	No response required
Wildfire Mitigation	08/13/2025	Received: A wildfire hazard assessment was performed, fuels are light, grass fuels, wildfire mitigation has no issues with the USR, no wildfire mitigation related actions are required at this time.	No response required
Xcel Energy-Right of Way & Permits	08/12/2025	Received: PSCo has reviewed the plans for the above-mentioned case and currently has no apparent conflict.	No response required

From: annb cwc64.com
To: Heather Scott
Cc: CHOY, PAM; duanew cwc64.com; jt cwc64.com
Subject: 9560 S. East Cherry Creek Rd Franktown, Colorado Douglas County eReferral #US2025-003
Date: Wednesday, July 30, 2025 12:00:44 PM

Hi Heather,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 9560 S. East Cherry Creek Rd Franktown, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.

Please feel free to contact us with any questions or concerns.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.



From: Varner - CDOT, Jessica
To: Heather Scott
Cc: Steven Loeffler - CDOT
Subject: 9560 S. East Cherry Creek Rd Project Number:US2025-003
Date: Monday, July 28, 2025 2:09:28 PM

Hi Heather,

I have reviewed the referral for 9560 S. East Cherry Creek Rd and have no comment. This development is off the CDOT system.

Thank you for the opportunity to review this referral.

Thank you,

Jessica Varner
Permits Unit- Region 1

P 720.541.0441 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
Jessica.varner@state.co.us | www.codot.gov | www.cotrip.org

8/1/2025

Heather Scott
Douglas County Planning Services
100 Third Street
Castle Rock, CO

No Reservations/No Objections

SUBJECT: Rezoning of 9560 SE Cherry Creek Rd in Douglas Co, CO.

To Whom It May Concern:

Quest Corporation d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject rezoning and has determined that it has no objections with respect to the areas proposed for rezoning as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

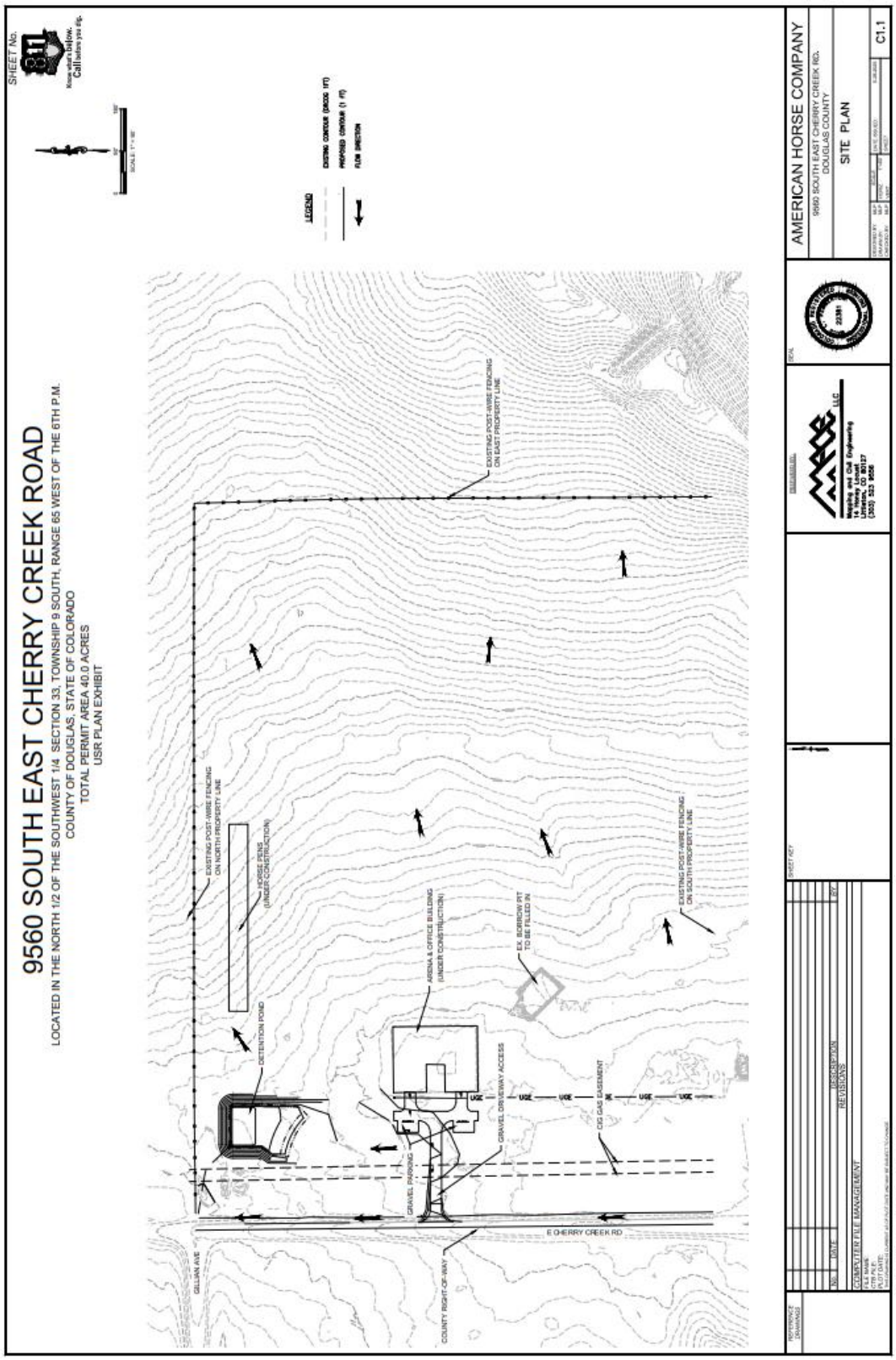
It is the intent and understanding of CenturyLink that this rezoning shall not reduce our rights to any existing easement or rights we have on this site or in the area.

If you have any questions, please contact Richard Hollis at 903-559-1095 or richard.hollis@lumen.com

Sincerely yours,

CenturyLink ROW Team

Exhibit A


9560 SOUTH EAST CHERRY CREEK ROAD
LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT
LEGEND
EXISTING CONTOUR (2M/5D FT)
PROPOSED CONTOUR (1 FT)
FLOW DIRECTION
EXISTING POST-WIRE FENCING ON NORTH PROPERTY LINE
HORSE PENS (UNDER CONSTRUCTION)
DETENTION POND
ARENA & OFFICE BUILDING (UNDER CONSTRUCTION)
EX. BORROW PIT TO BE FILLED IN
EXISTING POST-WIRE FENCING ON EAST PROPERTY LINE
EXISTING POST-WIRE FENCING ON SOUTH PROPERTY LINE
GRAVEL PARKING
GRAVEL DRIVEWAY ACCESS
CDG GAS EASEMENT
E CHERRY CREEK RD
COUNTY RIGHT-OF-WAY
GILLIAN AVE
AMERICAN HORSE COMPANY
9560 SOUTH EAST CHERRY CREEK RD.
DOUGLAS COUNTY
SITE PLAN
C1.1

COLORADO
Division of Water Resources
Department of Natural Resources

August 20, 2025

Heather Scott
Douglas County Planning Services
Transmission via email: hscott@douglas.co.us

Re: 9560 South East Cherry Creek Road
Case No. US2025-003 Cornerstone Riding Academy
Part of the SW ¼ of Section 33, Township 9 South, Range 65 West, 6th P.M.
Water Division 1, Water District 8

Dear Heather Scott:

We have reviewed the information provided on July 28, 2025 concerning the above referenced Use by Special Review to allow the Cornerstone Riding Academy to increase the horseback riding lessons to 14 lessons per day. The Cornerstone Riding Academy provides horseback riding lessons predominantly utilizing their own trained horses.

This referral does not appear to qualify as a "subdivision" as defined in Section 30- 28-101(10)(a), C. R. S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

According to the information provided in the application, the proposed water source is an existing well operating under permit no. 336787. Well permit no. 336787 was issued on December 11, 2024 for fire protection, ordinary household purposes inside not more than three (3) single-family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one (1) acre of home gardens and lawns. The well is completed to withdraw water from the not nontributary Upper Dawson aquifer.

As currently permitted, well permit no. 336787 cannot be used for commercial purposes (including those associated with a horseback riding facility). However, according to DWR's 2023-1 guideline water from a well permitted for those non-commercial uses may be used at a property where commercial activity occurs, so long as no additional water will be diverted or consumed as a result of the business being conducted on the property. Specifically, employees (other than a party living in a single-family residence on the property) and customers cannot use water from the well, and any business on the property cannot use water from the well for conducting business.

Therefore, so long as no water use is associated with the horseback riding facility, our office has no comments. However, if there is use of water from the existing well for the horseback riding facility a commercial well permit must be obtained for commercial purposes. Well permit no. 336787 would need to be repermitted pursuant to a court-approved augmentation plan.

Alternatively, the applicant could obtain a commercial well permit to construct a new well for the horseback riding facility utilizing one of the nontributary aquifer sources beneath the parcel.

The ability to repermit the existing well or obtain a permit to construct a new well (along the allowed uses) will be determined at the time when a complete well permit application is filed with and reviewed by the State Engineer’s Office.

Please contact me at 303-866-3581 x8246 or at loana.Comaniciu@state.co.us with questions.

Sincerely,



Ioana Comaniciu, P.E.

Water Resources Engineer

Ec: Referral no. 34357

Water well permit no. 336787

From: Comaniciu - DNR, Ioana
To: Heather Scott
Cc: Jeanette Bare
Subject: Re: FW: FW: Douglas County eReferral (US2025-003) Is Ready For Review
Date: Tuesday, October 7, 2025 3:38:57 PM

Good Afternoon,

I apologize for the late response on this. But please note that based on my conversation with the property owner for US2025-003 we agreed that a well permit for commercial use is not necessary as long as employees (other than a party living in a single-family residence on the property) and customers will not use water from the well, and any employees/customers conducting business on the property will use porta-potty on site and water bottle for drinking purposes.

Please let me know if you have any other questions or concerns.
Sincerely,

Ioana Comaniciu, P. E.

Water Resource Engineer

P 303-866-3581 x 8246

1313 Sherman St., Suite 821 Denver CO 80203

ioana.comaniciu@state.co.us | https://dwr.colorado.gov

On Wed, Sep 24, 2025 at 3:35 PM Heather Scott <hscott@douglas.co.us> wrote:

> Good afternoon Ioana,
>
> Please review Tara's comments below and let me know if that is sufficient. We can arrange a phone conversation if necessary!
>
> Thank you,
>
> **Heather Scott, AICP** | Principal Planner
>
> **Douglas County Department of Community Development**

Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4358 **Mobile** | 303-919-4801

Email | hscott@douglas.co.us

From: Tara Hernandez <tara@theamericanhorsecompany.com>
Sent: Thursday, September 18, 2025 3:20 PM
To: Heather Scott <hscott@douglas.co.us>
Cc: Jeanette Bare <JBare@douglas.co.us>; Michael Cairy <MCairy@douglas.co.us>; ioana.comaniciu@state.co.us
Subject: Re: FW: Douglas County eReferral (US2025-003) Is Ready For Review

Good Afternoon Heather,

I just spoke to Iona and she agreed that if we had a porta-potty on site for our customers to use then that would be sufficient enough for her. The well is still fine for our horses and our personal use, just the clients cannot use that.

We already have a porta-potty on site and have had it there for close to a year so we will just keep it there and use the porta-potty for clients only. I have cc'd Iona on this email just to make sure we are all on the same page.

Please let me know if you have any additional questions or need anything else.

Thank you.

Sincerely,

Tara Hernandez

719-600-1832

"Success doesn't come from what you do occasionally, but from what you do

consistently."

www.theamericanhorsecompany.com

On Thu, Sep 18, 2025 at 2:24 PM Heather Scott <hscott@douglas.co.us> wrote:

> Hello Tara,
>
> Please review the email string from Ioana, at the State Water Resource Office, below. You may need to have your well company reach out to Ioana directly. At this time, a commercial well permit must be obtained for the USR to allow commercial purposes.
>
> Thank you,
>
> **Heather Scott, AICP** | Principal Planner
>
> **Douglas County Department of Community Development**
>
> **Address** | 100 Third St., Castle Rock, CO 80104
> **Direct** | 303-814-4358 **Mobile** | 303-919-4801
>
> **Email** | hscott@douglas.co.us
>
> ---
>
> **From:** Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>
> **Sent:** Thursday, September 18, 2025 2:11 PM
> **To:** Heather Scott <hscott@douglas.co.us>
> **Cc:** Michael Cairy <MCairy@douglas.co.us>
> **Subject:** Re: Douglas County eReferral (US2025-003) Is Ready For Review
>
> Hello Heather,
>
> I believe our comment letter to the county on US2025-003 is clear that the well operating under permit no. 336787 cannot be used for any commercial purposes (including those associated with a horseback riding facility or customers using the bathroom facilities). Specifically, employees (other than a party living in a single-family residence on the property) and

customers cannot use water from the well, and any business on the property cannot use water from the well for conducting business. I explained this to the property owner during our phone conversation.

In conclusion, if there is use of water from the existing well for the horseback riding facility or customers use water from the well, a commercial well permit must be obtained for commercial purposes. Well permit no. 336787 would need to be re-permitted pursuant to a court-approved augmentation plan. As an option, the applicant could obtain a commercial well permit to construct a new well for the horseback riding facility utilizing one of the nontributary aquifer sources beneath the parcel.

Please contact me at this office if you have any other questions.

Best Regards,

Ioana Comaniciu, P. E.

Water Resource Engineer

P 303-866-3581 x 8246

1313 Sherman St., Suite 821 Denver CO 80203

ioana.comaniciu@state.co.us | https://dwr.colorado.gov

On Mon, Sep 15, 2025 at 12:15 PM Heather Scott <hscott@douglas.co.us> wrote:

> Good morning Ioana,
>
> I spoke with the applicant, Tara Hernandez, regarding your response letter to US2025-003. Tara indicated that she spoke with you and a commercial well permit was not needed as they were only boarding their own horses. Do they need a commercial well

to have their riding academy clients utilize the bathroom facilities onsite?

Please advise if you have had any dialog with the applicant and if so, how best to handle the well on this site. Do you have a revised response for this application? Any insight would be greatly appreciated.

Thank you,

Heather Scott, AICP | Principal Planner

Douglas County Department of Community Development

Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4358 **Mobile** | 303-919-4801

Email | hscott@douglas.co.us

From: Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>
Sent: Wednesday, August 20, 2025 3:35 PM
To: Heather Scott <hscott@douglas.co.us>
Subject: Re: Douglas County eReferral (US2025-003) Is Ready For Review

Good Afternoon,

Attached is the State Engineer's Office comment letter on US2025-003 referral.

Best Regards,

Ioana Comaniciu, P. E.

Water Resource Engineer

P 303-866-3581 x 8246

1313 Sherman St., Suite 821 Denver CO 80203

ioana.comaniciu@state.co.us | https://dwr.colorado.gov

On Mon, Jul 28, 2025 at 11:54 AM <hscott@douglas.co.us> wrote:

> There is an eReferral for your review. Please use the following link to log on to your account:
> https://urldefense.com/v3/__https://apps.douglas.co.us/planning/projects/Login.aspx__;!!PUG2raq7KiCZwBk!Ys3uH9hglktZPnfz6EX3kytytNvPIE5j9B_2iscAfDyf8xj3rmWFfnbZaS2AkcnuPKgiPr_N27fHTZeWt_JrEg$
>
> Project Number: US2025-003
>
> Project Title: 9560 S. East Cherry Creek Rd
>
> Brief Description:
>
> The applicant is requesting approval of a Use by Special Review (USR) to allow a riding academy and offer 14 horseback riding lessons per day. Hours of operation will be Monday through Friday from 8am to 6pm and Saturdays, 9am to 4pm.
>
> If you have any questions, please contact me.
>
> Sincerely,
>
> Heather Scott
> Douglas County Planning Services
> 100 Third Street
> Castle Rock, CO 80104
> 303-814-4358 (office)
> 303-919-4801 (cell)

From: Chuck Smith
To: Tara Hernandez; Heather Scott; Jeanette Bare
Subject: RE: US2025-003 9560 S. East Cherry Creek Road USR application
Date: Tuesday, August 12, 2025 1:44:51 PM
Attachments: Horse DESC Plan.pdf
image001.png
image002.png
Horse USR Exhibit.pdf
Horse Phase III Drainage Report.pdf

All – attached are our redlines on the proposed USR – thanks and if you have any questions, please let me know

Chuck Smith, CFM | Engineer III – Douglas County Engineering
Douglas County Department of Public Works Engineering
Engineering Services
Address | 100 Third St., Castle Rock, CO 80104
Main | 303-660-7490
Email | CSmith@douglas.co.us

From: Tara Hernandez <tara@theamericanhorsecompany.com>
Sent: Thursday, July 24, 2025 5:01 PM
To: Heather Scott <hscott@douglas.co.us>; Jeanette Bare <JBare@douglas.co.us>; Chuck Smith <CSmith@douglas.co.us>
Subject: Re: US2025-003 9560 S. East Cherry Creek Road USR application

Good Afternoon Heather,

Well it has been quite the journey getting here but I believe we have everything we need now for our USR to continue this process. I apologize in the delay, this was way more delayed than we thought it was going to be.

I have attached an updated USR, the Phase III report, and a new letter addressing the original concerns.

Please let me know if there are any questions and if you need anything else from us.

Thank you so much and we look forward to hearing from you and getting this process moving.

Sincerely,
Tara Hernandez
719-600-1832
"Success doesn't come from what you do occasionally, but from what you do consistently."
www.theamericanhorsecompany.com

On Thu, Apr 24, 2025 at 3:43 PM Tara Hernandez <tara@theamericanhorsecompany.com> wrote:

9560 South East Cherry Creek Road
PHASE III
DRAINAGE REPORT

Prepared For:

Cornerstone Riding Academy
Tara Hernandez
20631 County Road 149
Matheson, CO 80830

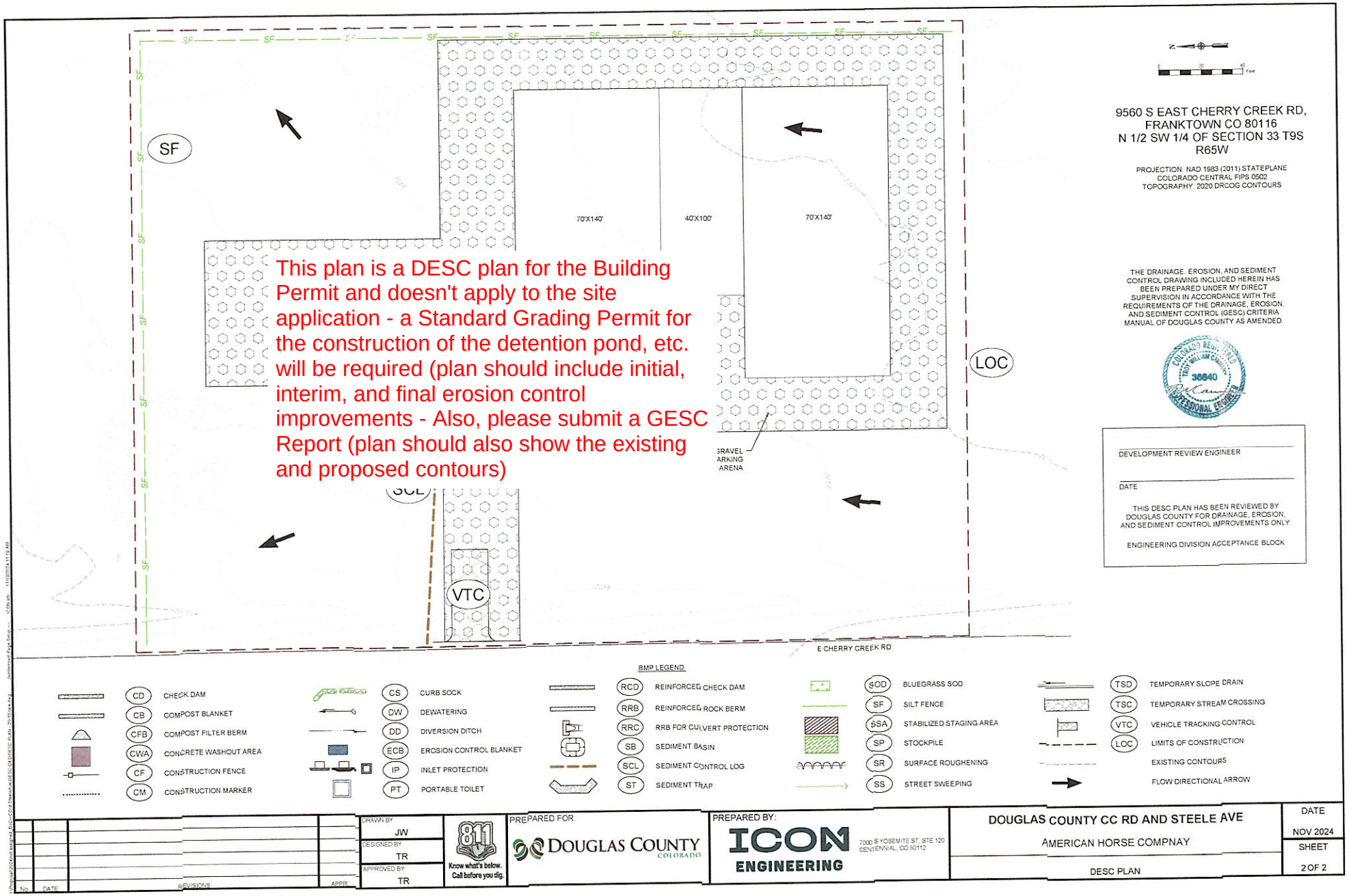
Prepared by:

MACE LLC
14 Honey Locust
Littleton, CO 80127

May 2025

The detention/water quality pond design will be reviewed in detail once the construction plans are submitted

Regarding the runoff coefficients - please refer to MHFD Volume 1-Chapter 6 for the update runoff coefficients


SF
LOC
VTC
70'X140'
40'X100'
70'X140'
GRAVEL PARKING AREA
E CHERRY CREEK RD
This plan is a DESC plan for the Building Permit and doesn't apply to the site application - a Standard Grading Permit for the construction of the detention pond, etc. will be required (plan should include initial, interim, and final erosion control improvements - Also, please submit a GESC Report (plan should also show the existing and proposed contours)
9560 S EAST CHERRY CREEK RD,
FRANKTOWN CO 80116
N 1/2 SW 1/4 OF SECTION 33 T9S R65W
PROJECTION: NAD 1983 (2011) STATEPLANE COLORADO CENTRAL FIPS 0502
TOPOGRAPHY: 2020 DRCOG CONTOURS
THE DRAINAGE, EROSION, AND SEDIMENT CONTROL DRAWING INCLUDED HEREIN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DRAINAGE, EROSION, AND SEDIMENT CONTROL (GESC) CRITERIA MANUAL OF DOUGLAS COUNTY AS AMENDED.
COLORADO REGISTERED
38840
PROFESSIONAL ENGINEER
DEVELOPMENT REVIEW ENGINEER
DATE
THIS DESC PLAN HAS BEEN REVIEWED BY DOUGLAS COUNTY FOR DRAINAGE, EROSION, AND SEDIMENT CONTROL IMPROVEMENTS ONLY.
ENGINEERING DIVISION ACCEPTANCE BLOCK
CD CHECK DAM
CB COMPOST BLANKET
CFB COMPOST FILTER BERM
CWA CONCRETE WASHOUT AREA
CF CONSTRUCTION FENCE
CM CONSTRUCTION MARKER
CS CURB SOCK
DW DEWATERING
DD DIVERSION DITCH
ECB EROSION CONTROL BLANKET
IP INLET PROTECTION
PT PORTABLE TOILET
BMP LEGEND
RCD REINFORCED CHECK DAM
RRB REINFORCED ROCK BERM
RRC RRB FOR CULVERT PROTECTION
SB SEDIMENT BASIN
SCL SEDIMENT CONTROL LOG
ST SEDIMENT TRAP
SOD BLUEGRASS SOD
SF SILT FENCE
SSA STABILIZED STAGING AREA
SP STOCKPILE
SR SURFACE ROUGHENING
SS STREET SWEEPING
TSD TEMPORARY SLOPE DRAIN
TSC TEMPORARY STREAM CROSSING
VTC VEHICLE TRACKING CONTROL
LOC LIMITS OF CONSTRUCTION
EXISTING CONTOURS
FLOW DIRECTIONAL ARROW
No. DATE REVISIONS APPR.
DRAWN BY JW
DESIGNED BY TR
APPROVED BY TR
811 Know what's below. Call before you dig.
PREPARED FOR: DOUGLAS COUNTY COLORADO
PREPARED BY: ICON ENGINEERING 7000 S YOSEMITE ST, STE 120 CENTENNIAL, CO 80112
DOUGLAS COUNTY CC RD AND STEELE AVE
AMERICAN HORSE COMPNAY
DESC PLAN
DATE NOV 2024
SHEET 2 OF 2

SHEET No.

Know what's below. Call before you dig.

9560 SOUTH EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT

MANAGEMENT PLAN

NUMBER OF ANIMALS:

OWNER HORSES: 10
TOTAL STALLS: 20

HOURS OF OPERATION:
8AM TO 6PM MONDAY–FRIDAY
9AM TO 4PM SATURDAY
CLOSED SUNDAY

NUMBER OF EMPLOYEES: 2
OWNERS/HORSE TRAINERS

LESSONS:
RIDING LESSONS 6 DAYS A WEEK.

TRAFFIC, PARKING, AND ACCESS:
APPROXIMATELY 20 TRIPS PER DAY, INCLUDING OWNERS AND LESSONS.
GRAVEL DRIVEWAY WITH PARKING AREA AT OFFICE.
DIRECT ACCESS TO E. CHERRY CREEK ROAD

FIRE PROTECTION:
FRANKTOWN FIRE DEPARTMENT

REQUIRED PERMITS:
ALL PERMITS ISSUED BY THE COUNTY WHEN THE BUILDINGS WERE CONSTRUCTED IN 2025.

SITE MAINTENANCE:
HAY DELIVERIES – APPROXIMATELY 4 TIMES PER YEAR.
COMPOST – REMOVED 4 TIMES PER YEAR
STALLS CLEANED TWICE DAILY

SITE RULES:
NO OUTSIDE BOARDING.
NO SMOKING IN ARENA.
NO DOGS IN ARENA.

SIGNATURE BLOCK

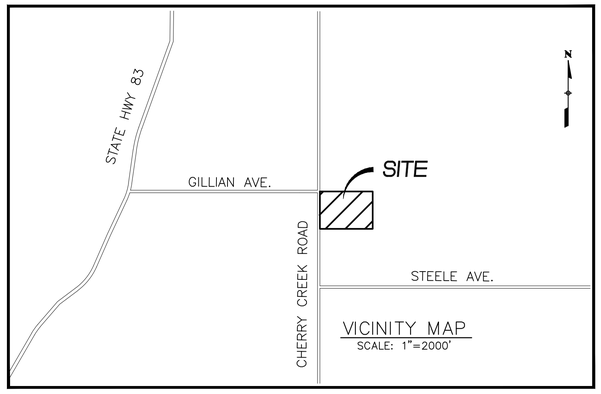
_____ _____
SIGNATURE OF OWNERS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY_____

MY COMMISSION EXPIRES: _____

WHITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC



VICINITY MAP
SCALE: 1"=2000'

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 33 AND CONSIDERING THE WEST LINE OF SECTION 33 TO BEAR NORTH 00 DEGREES 28 MINUTES 28 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN AND RELATIVE THERETO;
THENCE SOUTH 88 DEGREES 27 MINUTES 18 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 1557.65 FEET;
THENCE SOUTH 00 DEGREES 28 MINUTES 28 SECONDS EAST A DISTANCE OF 1118.45 FEET;
THENCE SOUTH 88 DEGREES 276 MINUTES 28 SECONDS EAST A DISTANCE OF 1557.57 FEET TO THE WEST LINE OF SAID SECTION 33;
THENCE NORTH 00 DEGREES 28 MINUTES 28 SECONDS WEST A DISTANCE OF 1118.740 FEET TO THE POINT OF BEGINNING,

BENCHMARK:

NGS CONTROL POINT TT3B SOUTH OF GILLIAN AVE. ON EAST CHERRY CREEK ROAD 0.5 MILES TO THE STATION ON THE WEST SIDE OF THE ROAD. THE STATION IS A BRASS DISK SET IN A CONCRETE MONUMENT STAMPED 1933 ELEV. 7028
ELEVATION = 7031 (NAVD88)

BASIS OF BEARINGS:

THE WEST LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST, IS ASSUMED TO BEAR N00°28'28"W. ALL OTHER BEARINGS ARE RELATIVE THERETO. ALL MONUMENTS EXIST AS SHOWN HEREON.

LIST OF DRAWINGS

SHEET	GENERAL DRAWINGS
1 OF 4	COVER SHEET
2 OF 4	SITE PLAN
3 OF 4	DETAIL GRADING PLAN
4 OF 4	DETAIL GRADING PLAN

THE USE BY SPECIAL REVIEW AS DEPICTED HEREIN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____, 2025.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

THE USE BY SPECIAL REVIEW IS SUBJECT TO YEARLY REVIEW, OR AS OTHERWISE DEFINED BY THE BOARD OF COUNTY COMMISSIONERS AS PART OF ITS APPROVAL OF THE USE BY SPECIAL REVIEW, TO ENSURE COMPLIANCE WITH THE APPROVAL STANDARDS AND CONDITIONS OF APPROVAL.

THE USE BY SPECIAL REVIEW SHALL TERMINATE WHEN THE USE OF THE LAND CHANGES OR WHEN THE TIME PERIOD ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH THE APPROVAL PROCESS EXPIRES. THE OWNER SHALL NOTIFY THE ZONONG DIVISION OF A TERMINATION OF THE USE. WHEN THE ZONING DIVISION IS NOTIFIED OF A TERMINATION OF USE OR OBSERVES THAT THE USE HAS BEEN TERMINATED DURING THE ANNUAL REVIEW, A WRITTEN NOTICE OF TERMINATION SHALL BE SENT TO THE LANDOWNER.

ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS BY DOUGLAS COUNTY ENGINEERING SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS. ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS EXPIRES THREE (3) YEARS AFTER THE DATE OF SIGNATURE.

SIGNS SHOWN HEREON ARE NOT APPROVED. ALL SIGNS REQUIRE APPROVAL OF A SIGN PERMIT IN ACCORDANCE WITH THE SIGN STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION.

APPROVAL CERTIFICATE

PLANNING _____
INITIALS / DATE

OWNERS _____
INITIALS / DATE

_____
INITIALS / DATE

A Site Improvement Plan Improvements Agreement (SIPIA) will be required for this project - I will provide the applicant a copy of this agreement

REFERENCE DRAWINGS

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT
FILE NAME:
CTB FILE:
PLOT DATE:
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

PREPARED BY:

LLC
Mapping and Civil Engineering
14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL

AMERICAN HORSE COMPANY
9560 SOUTH EAST CHERRY CREEK ROAD
DOUGLAS COUNTY

COVER SHEET

DESIGNED BY:	MLP	SCALE	DATE ISSUED: 5-28-2025	C1.0
DRAWN BY:	MLP	HORIZ.	SHEET	
CHECKED BY:	MLP	VERT.		

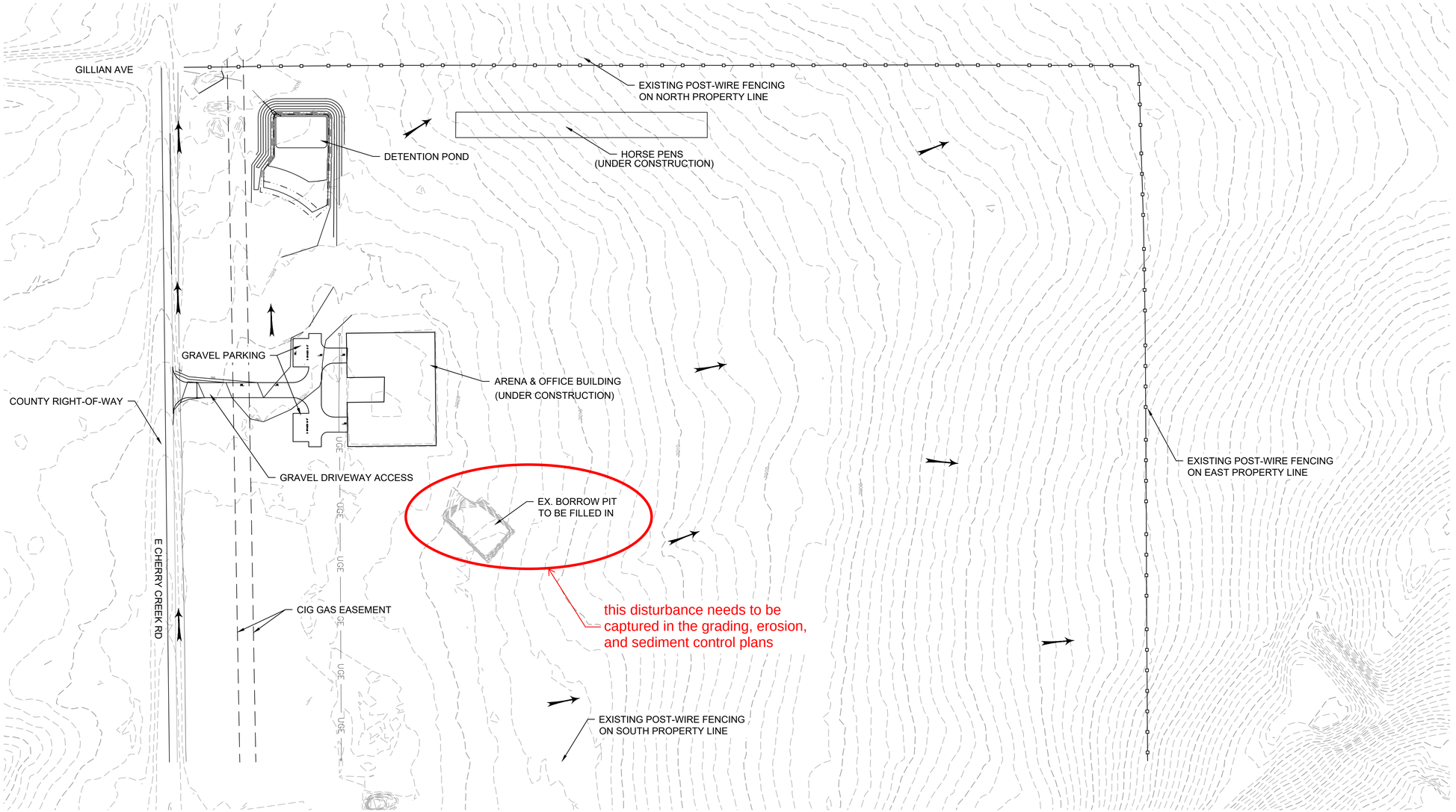
SHEET No.

9560 SOUTH EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT

Know what's **below.** **Call** before you dig.

0 90' 180'
SCALE: 1" = 90'



LEGEND

- EXISTING CONTOUR (DRCOG 1FT)
- PROPOSED CONTOUR (1 FT)
- FLOW DIRECTION

REFERENCE DRAWINGS

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT
FILE NAME:
CTB FILE:
PLOT DATE:
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

PREPARED BY:

LLC
Mapping and Civil Engineering
14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL

COLORADO REGISTERED PROFESSIONAL ENGINEER
MICHAEL L. PEMBERTON
22381

AMERICAN HORSE COMPANY
9560 SOUTH EAST CHERRY CREEK RD.
DOUGLAS COUNTY

SITE PLAN

DESIGNED BY:	MLP	SCALE		DATE ISSUED:	5-28-2025
DRAWN BY:	MLP	HORIZ.	1"=50'	SHEET	C1.1
CHECKED BY:	MLP	VERT.			

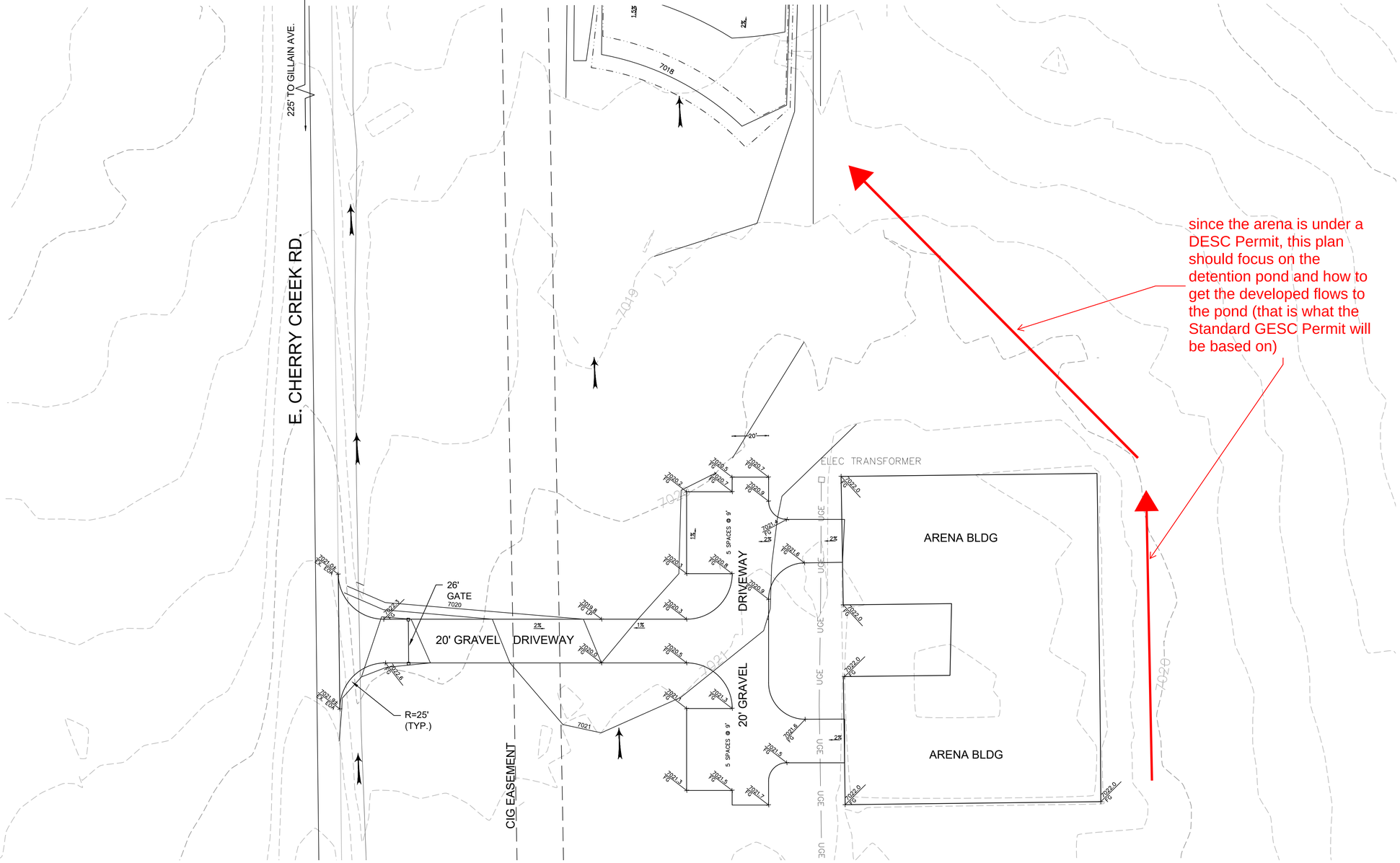
SHEET No.

9560 SOUTH EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT

Know what's below. Call before you dig.

0 90' 180'
SCALE: 1" = 90'



LEGEND

- EXISTING CONTOUR (DRCOG 1FT)
- PROPOSED CONTOUR (1 FT)
- FLOW DIRECTION

REFERENCE DRAWINGS

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME:
CTB FILE:
PLOT DATE:
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

PREPARED BY:

MACE LLC
Mapping and Civil Engineering
14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL

COLORADO REGISTERED MICHAEL L. PINGLETON 22381 PROFESSIONAL ENGINEER

AMERICAN HORSE COMPANY

9560 SOUTH EAST CHERRY CREEK RD.
DOUGLAS COUNTY

DETAIL GRADING PLAN
(DRIVEWAY)

DESIGNED BY:	MLP	SCALE	
DRAWN BY:	MLP	HORIZ. 1"=50'	DATE ISSUED: 5-28-2025
CHECKED BY:	MLP	VERT.	SHEET C1.3

SHEET No.

9560 SOUTH EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT

Know what's **below.** **Call** before you dig.

0 90' 180'
SCALE: 1" = 90'

provide more detail on how where this runoff will drain

DRAINAGE SWALE @ 1%

construction plans are required to show the design of the outlet structure, emergency spillway, maintenance access etc.

OUTLET STRUCTURE

7016.0 INV
12" RCP

7017
7018
7019
7020
7020
7019
7018
7017

7016.5 INV

DETENTION FACILITY (EDB)
REQUIRED 10YR VOL. 7013 cf
ALLOWED Q_{10} RELEASE = 0.4 cfs
ALLOWED Q_{100} RELEASE = 3.5 cfs
REQUIRED V_{100} = 12,415 cf
10YR WSEL = 7017.85
100YR WSEL = 7018.41
TOP POND = 7019.41

DETENTION POND
7017

E. CHERRY CREEK RD.

7015

7016

7018

1.5%

2%

10-YEAR WSEL
7017.85

100-YEAR WSEL
7018.41

the County will require the applicant provide us with a secondary drainage easement to access the property for our annal inspections - I will provide the applicant with our standard drainage easement document

LEGEND

- EXISTING CONTOUR (SURVEY 1FT)
- EXISTING CONTOUR (DRCOG 1FT)
- PROPOSED CONTOUR (1 FT)
- FLOW DIRECTION

10'
d 4:1 1:1
1.0'
2' BOTTOM

d = 0.45' @ Q_{100} (DEVELOPED) = 4.3 cfs
D = 1.0' INCLUDES 0.55' FREEBOARD (Q cap = 17.5cfs)

SECTION A-A SWALE
NOT TO SCALE

REFERENCE DRAWINGS

No.	DATE	DESCRIPTION	BY
1	12-4-2020	EAST & WEST FIRE ACCESS	

REVISIONS

COMPUTER FILE MANAGEMENT
FILE NAME:
CTB FILE:
PLOT DATE:
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY
N
MLP

PREPARED BY:
MCE LLC
Mapping and Civil Engineering
14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL
COLORADO REGISTERED
WADE L. PENNINGTON
22381
PROFESSIONAL ENGINEER

AMERICAN HORSE COMPANY

9560 SOUTH EAST CHERRY CREEK RD.
DOUGLAS COUNTY

DETAIL GRADING PLAN (DETENTION POND)

DESIGNED BY:	MLP	SCALE		DATE ISSUED:	5-28-2025
DRAWN BY:	MLP	HORIZ.	1"=50'	SHEET	C1.4
CHECKED BY:	MLP	VERT.			

Right of Way & Permits

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

August 12, 2025

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

Attn: Heather Scott

Re: 9560 S. East Cherry Creek Rd, Case # US2025-003

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **the above-mentioned case** 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

Referral Agency Response Report
Project Name: 9560 S East Cherry Creek Rd
Project File #: US2025-003
Date Sent: 07/28/2025 **Date Due:** 08/18/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/29/2025	No Comment	No response required
Assessor	07/29/2025	Received: please be aware we have no comments.	No response required
AT&T Long Distance - ROW	07/30/2025	No Comment	No response required
Black Hills Energy		No Response Received	No response required
Building Services	07/30/2025	No Comment	No response required
CenturyLink	08/01/2025	No Comment	No response required
Cherry Creek Basin Water Quality Authority	08/12/2025	Summary of Response: The Cherry Creek Basin Water Quality Authority acknowledges notification that the proposed development plans for US2025-003, 9560 S. East Cherry Creek Rd will be reviewed by Douglas County.	No response required
Colorado Department of Transportation CDOT-Region # 1	07/28/2025	No Comment	No response required

Project Name: 9560 S East Cherry Creek Rd
Project File #: US2025-003
Date Sent: 07/28/2025 **Date Due:** 08/18/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Water Resources	08/20/2025	Summary of Response: As currently permitted, well permit no. 336787 cannot be used for commercial purposes (including those associated with a horseback riding facility). However, according to DWR's 2023-1 guideline water from a well permitted for those non-commercial uses may be used at a property where commercial activity occurs, so long as no additional water will be diverted or consumed as a result of the business being conducted on the property. Specifically, employees (other than a party living in a single-family residence on the property) and customers cannot use water from the well, and any business on the property cannot use water from the well for conducting business. Therefore, so long as no water use is associated with the horseback riding facility, our office has no comments. However, if there is use of water from the existing well for the horseback riding facility a commercial well permit must be obtained for commercial purposes. Well permit no. 336787 would need to be repermitted pursuant to a court-approved augmentation plan. Review letter for full response.	Spoke to Ioana on August 20, 2025. Because Cornerstone Riding Academy does not board, the current permit 336787 is sufficient for all personal horses. Any outside horses have to bring their own water if needed. Cornerstone Riding Academy does not board any outside horses & understands that if an outside horse is brought to the property for a lesson, the owner must bring water.
Colorado Geological Survey	08/14/2025	No Comment	No response required
Comcast		No Response Received	No response required
Douglas County Conservation District		No Response Received	No response required
Douglas County Health Department		No Response Received	No response required
Elbert County Community & Development Services		No Response Received	No response required

Project Name: 9560 S East Cherry Creek Rd
Project File #: US2025-003
Date Sent: 07/28/2025 **Date Due:** 08/18/2025

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	08/12/2025	Received: Please review red-marked comments on the DESC Plan, USR Exhibit and the Phase III Drainage Report.	
Franktown FD	08/18/2025	No Comment	No response required
Office of Emergency Management	07/29/2025	No Comment	No response required
Rural Water Authority of Douglas County		No Response Received	No response required
Sheriff's Office		No Response Received	No response required
Sheriff's Office E911		No Response Received	No response required
Wildfire Mitigation	08/13/2025	Received: A wildfire hazard assessment was performed, fuels are light, grass fuels, wildfire mitigation has no issues with the USR, no wildfire mitigation related actions are required at this time.	No response required
Xcel Energy-Right of Way & Permits	08/12/2025	Received: PSCo has reviewed the plans for the above-mentioned case and currently has no apparent conflict.	No response required

SHEET No.

Know what's **below.** **Call** before you dig.

9560 SOUTH EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT US2025-003

MANAGEMENT PLAN

NUMBER OF ANIMALS:

OWNER HORSES: 10
TOTAL STALLS: 20

HOURS OF OPERATION:
8AM TO 6PM MONDAY–FRIDAY
9AM TO 4PM SATURDAY
CLOSED SUNDAY

NUMBER OF EMPLOYEES: 2
OWNERS/HORSE TRAINERS

LESSONS:
RIDING LESSONS 14 RIDING LESSONS PER DAY, 6 DAYS A WEEK.

TRAFFIC, PARKING, AND ACCESS:
APPROXIMATELY 20 TRIPS PER DAY, INCLUDING OWNERS AND LESSONS.
GRAVEL DRIVEWAY WITH PARKING AREA AT OFFICE.
DIRECT ACCESS TO E. CHERRY CREEK ROAD

FIRE PROTECTION:
FRANKTOWN FIRE DEPARTMENT

REQUIRED PERMITS:
ALL PERMITS ISSUED BY THE COUNTY WHEN THE BUILDINGS WERE CONSTRUCTED IN 2025.

SITE MAINTENANCE:
HAY DELIVERIES – APPROXIMATELY 4 TIMES PER YEAR.
COMPOST – REMOVED 4 TIMES PER YEAR
STALLS CLEANED TWICE DAILY
MANURE PILE 150' FROM NORTHEAST PROPERTY BOUNDARY

SITE STORAGE:
TWO CONEX CONTAINER STORAGE UNITS FOR EQUIPMENT & PERSONAL ITEMS.

SITE RULES:
NO OUTSIDE BOARDING.
NO SMOKING IN ARENA.
NO DOGS IN ARENA.

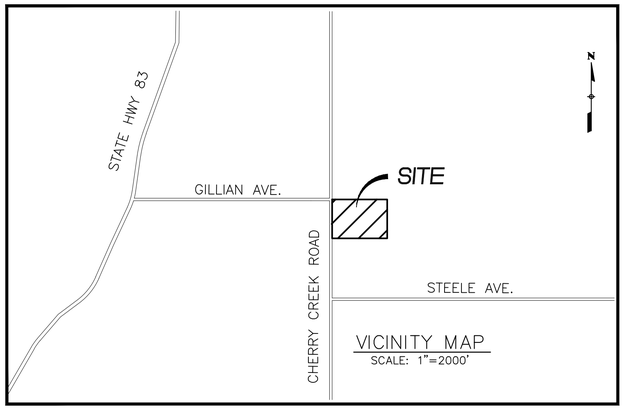
SITE LIGHTING:

SECURITY LIGHTING ILLUMINANCE LEVELS SHALL NOT EXCEED 10 FOOT–CANDLES AT A DISTANCE OF 10' FROM THE BUILDING OR USE.

DOWNLIT WALL–MOUNTED FIXTURES ARE PROVIDED TO ILLUMINATE THE BUILDING CONTAINED COMPLETELY WITHIN THE VERTICAL FACE OF THE BUILDING AND DO NOT SPILL OFF THE BUILDING EDGE. BUILDING FACADES MAY BE ILLUMINATED TO A MAXIMUM OF 20 FOOT–CANDLES AS MEASURED ON THE FACADE.

OUTDOOR ARENA AND HORSE PEN LIGHTS ARE FULL CUT OFF (NO TIMER/NO DAYLIGHT SENSOR). POLE MOUNT (H=20'), TILT 72°, 400 WATT LED 5700K.

ALL LIGHTS EXCEPT THOSE REQUIRED FOR SECURITY AS PROVIDED HEREIN, SHALL BE REDUCED TO SECURITY LEVELS WITHIN ONE HOUR AFTER THE END OF BUSINESS UNTIL ONE HOUR PRIOR TO THE COMMENCEMENT OF BUSINESS. SECURITY LIGHTING AT ENTRANCES, STAIRWAYS AND LOADING DOCKS, AS WELL AS LIMITED PARKING LOT LIGHT, IS PERMITTED. THE USE OF MOTION SENSORS FOR SECURITY LIGHTING IS STRONGLY ENCOURAGED. SECURITY LIGHTING SHALL COMPLY WITH ALL APPLICABLE PROVISIONS CONTAINED HEREIN AND MAY NOT EXCEED THE MAXIMUM FOOT–CANDLE LEVEL PERMITTED ON SITE.



VICINITY MAP
SCALE: 1"=2000'

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 33 AND CONSIDERING THE WEST LINE OF SECTION 33 TO BEAR NORTH 00 DEGREES 28 MINUTES 28 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN AND RELATIVE THERETO;
THENCE SOUTH 88 DEGREES 27 MINUTES 18 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 1557.65 FEET;
THENCE SOUTH 00 DEGREES 28 MINUTES 28 SECONDS EAST A DISTANCE OF 1118.45 FEET;
THENCE SOUTH 88 DEGREES 276 MINUTES 28 SECONDS EAST A DISTANCE OF 1557.57 FEET TO THE WEST LINE OF SAID SECTION 33;
THENCE NORTH 00 DEGREES 28 MINUTES 28 SECONDS WEST A DISTANCE OF 1118.740 FEET TO THE POINT OF BEGINNING,

BENCHMARK:

NGS CONTROL POINT TT3B SOUTH OF GILLIAN AVE. ON EAST CHERRY CREEK ROAD 0.5 MILES TO THE STATION ON THE WEST SIDE OF THE ROAD. THE STATION IS A BRASS DISK SET IN A CONCRETE MONUMENT STAMPED 1933 ELEV. 7028
ELEVATION = 7031 (NAVD88)

BASIS OF BEARINGS:

THE WEST LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST, IS ASSUMED TO BEAR N00°28'28"W. ALL OTHER BEARINGS ARE RELATIVE THERETO. ALL MONUMENTS EXIST AS SHOWN HEREON.

LIST OF DRAWINGS

SHEET	GENERAL DRAWINGS
1 OF 4	COVER SHEET
2 OF 4	SITE PLAN
3 OF 4	DETAIL GRADING PLAN
4 OF 4	DETAIL GRADING PLAN
5 OF 5	BUILDING ELEVATIONS

APPROVAL CERTIFICATE

THE USE BY SPECIAL REVIEW AS DEPICTED HEREIN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____, 2025.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

THE USE BY SPECIAL REVIEW IS SUBJECT TO YEARLY REVIEW, OR AS OTHERWISE DEFINED BY THE BOARD OF COUNTY COMMISSIONERS AS PART OF ITS APPROVAL OF THE USE BY SPECIAL REVIEW, TO ENSURE COMPLIANCE WITH THE APPROVAL STANDARDS AND CONDITIONS OF APPROVAL.

CONSTRUCTION SHALL COMMENCE PURSUANT TO THE USE BY SPECIAL REVIEW WITHIN 3 YEARS FROM THE DATE OF APPROVAL, OR WITHIN THE EXTENDED EFFECTIVE APPROVAL PERIOD, OR THE USE BY SPECIAL REVIEW SHALL TERMINATE.

THE USE BY SPECIAL REVIEW SHALL TERMINATE WHEN THE USE OF THE LAND CHANGES OR WHEN THE TIME PERIOD ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH THE APPROVAL PROCESS EXPIRES. THE OWNER SHALL NOTIFY THE ZONONG DIVISION OF A TERMINATION OF THE USE. WHEN THE ZONING DIVISION IS NOTIFIED OF A TERMINATION OF USE OR OBSERVES THAT THE USE HAS BEEN TERMINATED DURING THE ANNUAL REVIEW, A WRITTEN NOTICE OF TERMINATION SHALL BE SENT TO THE LANDOWNER.

ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS BY DOUGLAS COUNTY ENGINEERING SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS. ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS EXPIRES THREE (3) YEARS AFTER THE DATE OF SIGNATURE.

SIGNS SHOWN HEREON ARE NOT APPROVED. ALL SIGNS REQUIRE APPROVAL OF A SIGN PERMIT IN ACCORDANCE WITH THE SIGN STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION.

SIGNATURE BLOCK

THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN HEREBY AGREE ON BEHALF OF ITSELF, ITS SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED PLAN EXHIBIT AND THE DOUGLAS COUNTY ZONING RESOLUTION

_____ _____
SIGNATURE OF OWNERS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY_____

MY COMMISSION EXPIRES: _____

WHITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

REFERENCE DRAWINGS

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT
FILE NAME:
CTB FILE:
PLOT DATE:
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

PREPARED BY:

MCE LLC
Mapping and Civil Engineering
14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL

COLORADO REGISTERED PROFESSIONAL ENGINEER
MICHAEL L. PEMBERTON
22381

AMERICAN HORSE COMPANY
9560 SOUTH EAST CHERRY CREEK ROAD
DOUGLAS COUNTY

COVER SHEET

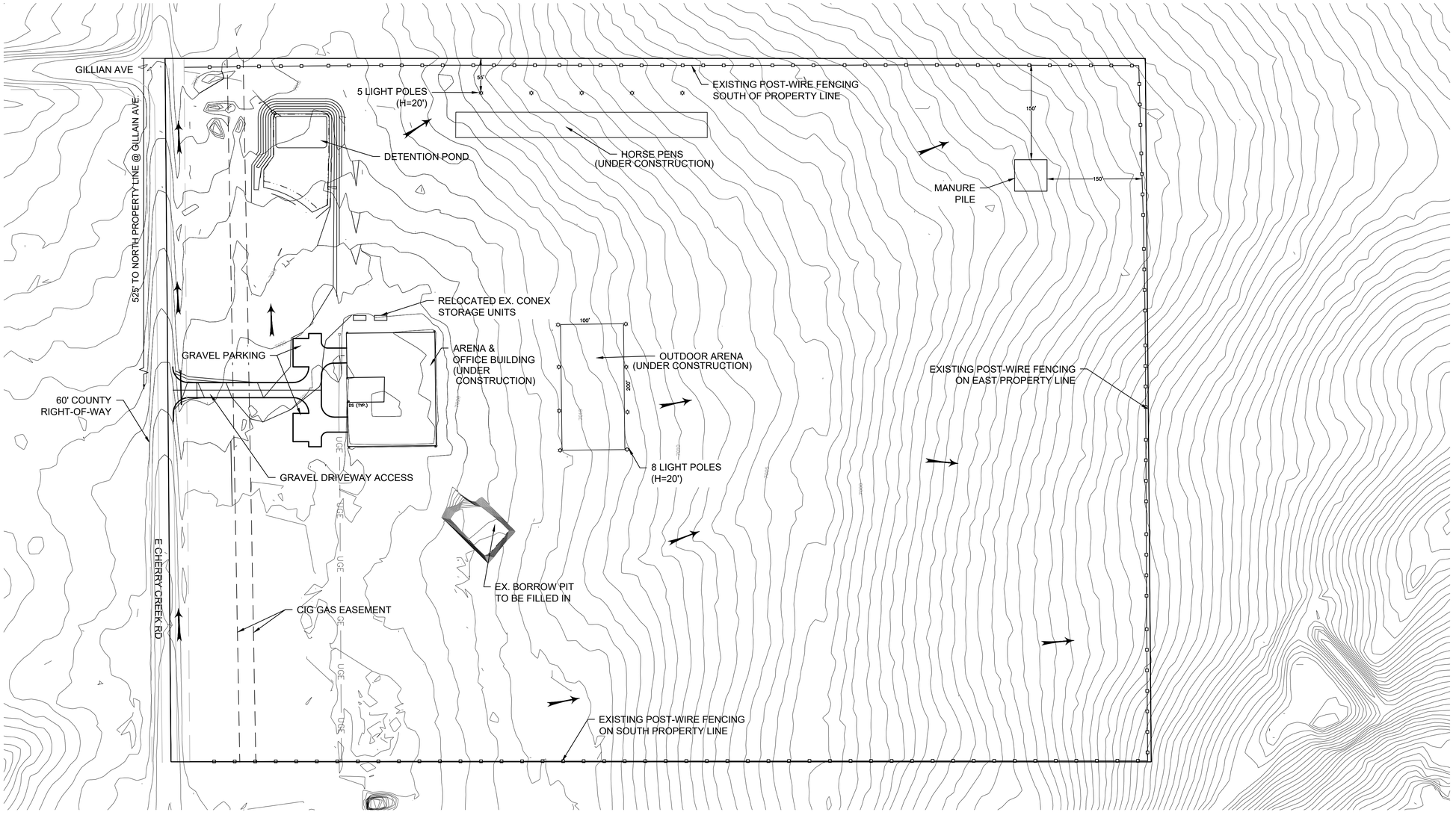
DESIGNED BY:	MLP	SCALE	DATE ISSUED:	5-28-2025	1 OF 5
DRAWN BY:	MLP	HORIZ.	SHEET		
CHECKED BY:	MLP	VERT.			

9560 S. EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT US2025-003

Know what's below. Call before you dig.

0 90' 180'
SCALE: 1" = 90'



LEGEND

- EXISTING CONTOUR (DRCOG 1FT)
- PROPOSED CONTOUR (1 FT)
- FLOW DIRECTION
- POLE MOUNTED LUMINAIRE

APPROVAL CERTIFICATE

PLANNING	INITIALS / DATE
OWNERS	INITIALS / DATE
LESSEE (IF APPLICABLE)	INITIALS / DATE

REFERENCE DRAWINGS

No.	DATE	DESCRIPTION	BY

REVISIONS

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PLOT DATE:
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SHEET KEY

PREPARED BY:
LLC
Mapping and Civil Engineering
14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL
COLORADO REGISTERED MICHAEL L. PEMBERTON 22381 PROFESSIONAL ENGINEER

AMERICAN HORSE COMPANY

9560 E. CHERRY CREEK RD.
DOUGLAS COUNTY

SITE PLAN
CASE # US2025–003

DESIGNED BY:	MLP	SCALE		DATE ISSUED:	5-28-2025
DRAWN BY:	MLP	HORIZ.	1"=50'	SHEET	2 of 5
CHECKED BY:	MLP	VERT.			

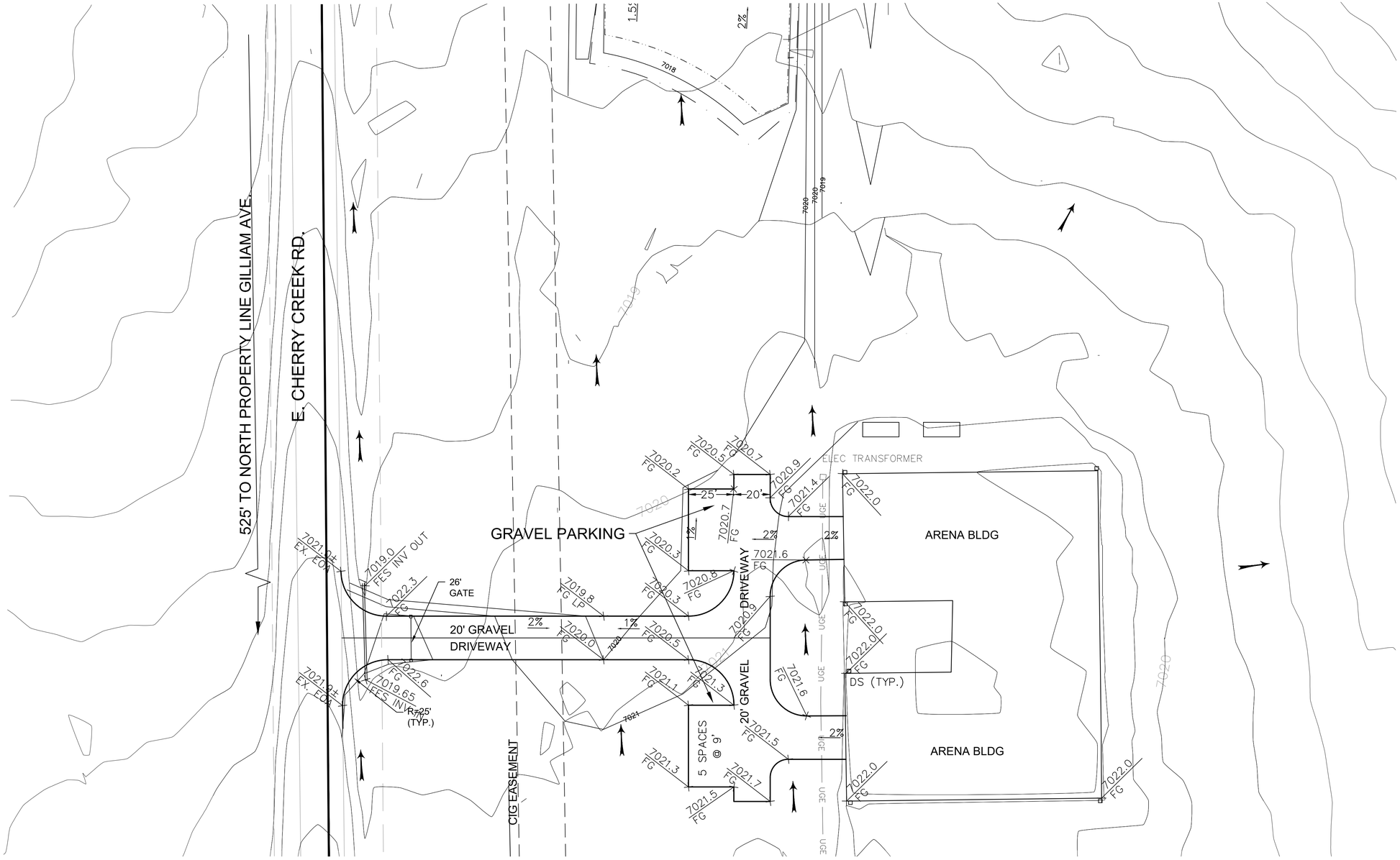
SHEET No.

9560 EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT US2025-003

Know what's below. Call before you dig.

0 90' 180'
SCALE: 1" = 90'



LEGEND

- EXISTING CONTOUR (DRCOG 1FT)
- PROPOSED CONTOUR (1 FT)
- FLOW DIRECTION

NOTE: FRONT DOWNSPOUTS DRAIN TO DETENTION POND.
REAR DOWNSPOUTS DRAIN TO EAST.

REFERENCE DRAWINGS

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT
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SHEET KEY

PREPARED BY:

MCE LLC
Mapping and Civil Engineering
14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL

COLORADO REGISTERED MICHAEL L. PEMBERTON 22381 PROFESSIONAL ENGINEER

AMERICAN HORSE COMPANY

9560 E. CHERRY CREEK RD.
DOUGLAS COUNTY

DETAIL GRADING PLAN (DRIVEWAY)

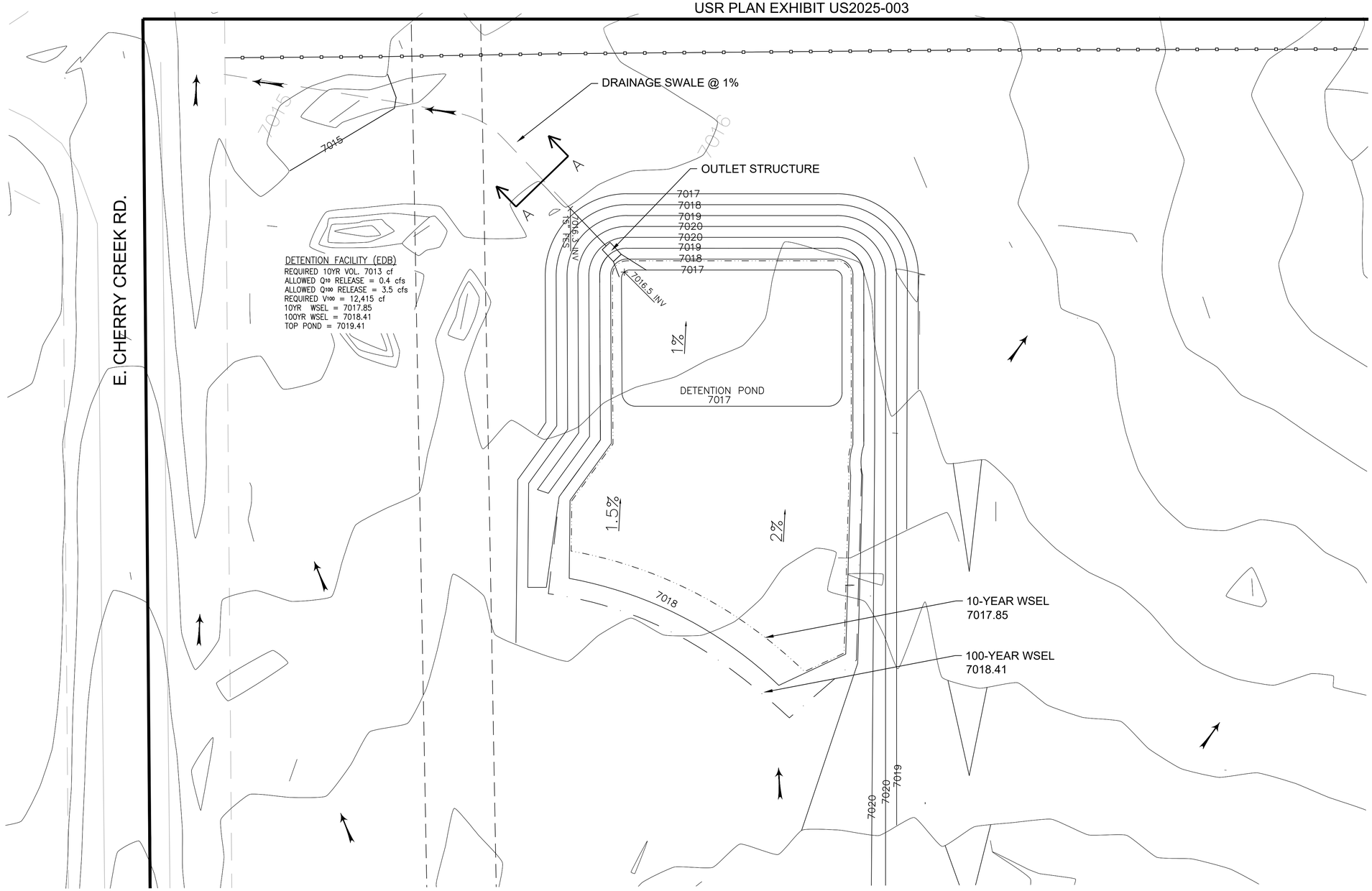
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CHECKED BY:	MLP	VERT.	SHEET 3 of 5

SHEET No.

9560 EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT US2025-003

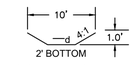
Know what's below. Call before you dig.



0 90' 180'
SCALE: 1" = 90'

LEGEND

- EXISTING CONTOUR (SURVEY 1FT)
- EXISTING CONTOUR (DRCOG 1FT)
- PROPOSED CONTOUR (1 FT)
- FLOW DIRECTION



d = 0.45' @ Q_{100} (DEVELOPED) = 4.3 cfs
D = 1.0' INCLUDES 0.55' FREEBOARD (Q cap = 17.5cfs)

SECTION A-A SWALE
NOT TO SCALE

REFERENCE DRAWINGS

No.	DATE	DESCRIPTION	BY

REVISIONS

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PREPARED BY:
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14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL
COLORADO REGISTERED MICHAEL L. PEMBERTON 22381 PROFESSIONAL ENGINEER

AMERICAN HORSE COMPANY

9560 E. CHERRY CREEK RD.
DOUGLAS COUNTY

DETAIL GRADING PLAN (DETENTION POND)

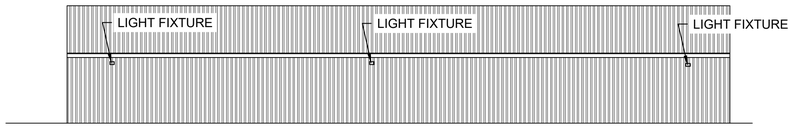
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CHECKED BY:	MLP	VERT.		

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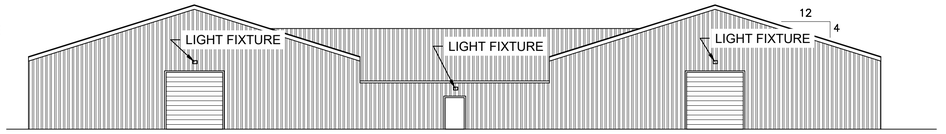
811 Know what's below. Call before you dig.

9560 S. EAST CHERRY CREEK ROAD

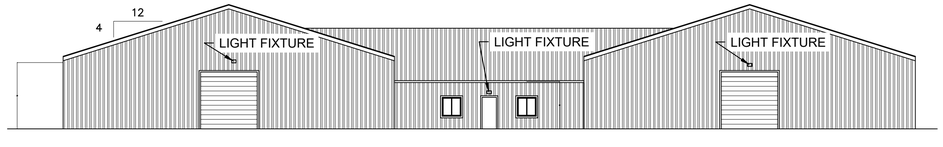
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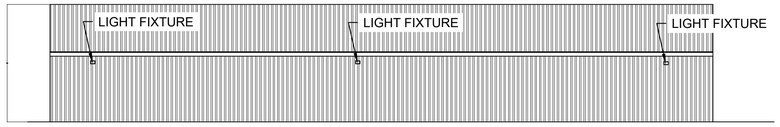
VIEW FROM LEFT



VIEW FROM BACK



VIEW FROM FRONT



VIEW FROM RIGHT

BUILDING ELEVATIONS
1/8"= 1'-0"



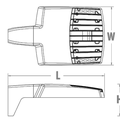
RSX1 LED
Area Luminaire

Catalog Number
Notes
Type

Fill the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA (ft²@0°):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight (SPA mount):	22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

ds design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) [1]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°; 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) [1]	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) [1]	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	(use specific voltage for options as noted)	IS Adjustable slipfitter (fits 2-3/8" OD tenon) [4]
			R4S Type 4 Short	120 [1] 277 [1]	WBA Wall bracket [1]
			R5 Type 5 Wide [1]	208 [1] 347 [1]	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short [1]	240 [1] 480 [1]	AASP Adjustable tilt arm square pole mounting [4]
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting [4]
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket [4]
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box [4]

PROFILE OF AL
H: 1"
V: 7
7000 -

Options		Finish	
Shipped Installed		DDBXD	Dark Bronze
HS	House-side shield [2]	DBLXD	Black
PE	Photocontrol, button style [3,5]	DNAXD	Natural Aluminum
PER7	Seven-wire twist-lock receptacle only (no controls) [3,18,21]	DWHXD	White
SF	Single fuse (120, 277, 347) [1]	DDBTXD	Textured Dark Bronze
DF	Double fuse (208, 240, 480) [1]	DBLBXD	Textured Black
SPD20KV	20KV Surge pack (10KV standard)	DNATXD	Textured Natural Aluminum
FAO	Field adjustable output [6]	DWHGXD	Textured White
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [7]		
Shipped Installed			
***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**			
NLTAIR2 PIRHN	nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor [8,9,22,24]		
BAA	Buy America(n) Act Compliant		
CCE	Coastal Construction [9]		

*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (requires some field assembly)	
EGS	External glare shield [7]
EGFV	External glare full visor (360° around light aperture) [7]
BS	Bird spikes [16]

LITHONIA LIGHTING.
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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Lithonia RSX1 Area LED
Rev. 06/27/23
Page 1 of 9

BUILDING COLOR: BLACK

ALL ROOF PENETRATIONS SHALL BE PAINTED TO MATCH THE COLOR OF ROOF.

ALL EXTERIOR LIGHT FIXTURES ARE LESS THAN 100 WATTS, WALL BRACKET, COLOR BLACK.

SITE LIGHTING:

SECURITY LIGHTING ILLUMINANCE LEVELS SHALL NOT EXCEED 10 FOOT-CANDLES AT A DISTANCE OF 10' FROM THE BUILDING OR USE.

DOWNLIT WALL-MOUNTED FIXTURES ARE PROVIDED TO ILLUMINATE THE BUILDING CONTAINED COMPLETELY WITHIN THE VERTICAL FACE OF THE BUILDING AND DO NOT SPILL OFF THE BUILDING EDGE. BUILDING FACADES MAY BE ILLUMINATED TO A MAXIMUM OF 20 FOOT-CANDLES AS MEASURED ON THE FACADE.

ALL LIGHTS EXCEPT THOSE REQUIRED FOR SECURITY AS PROVIDED HEREIN, SHALL BE REDUCED TO SECURITY LEVELS WITHIN ONE HOUR AFTER THE END OF BUSINESS UNTIL ONE HOUR PRIOR TO THE COMMENCEMENT OF BUSINESS. SECURITY LIGHTING AT ENTRANCES, STAIRWAYS AND LOADING DOCKS, AS WELL AS LIMITED PARKING LOT LIGHT, IS PERMITTED. THE USE OF MOTION SENSORS FOR SECURITY LIGHTING IS STRONGLY ENCOURAGED. SECURITY LIGHTING SHALL COMPLY WITH ALL APPLICABLE PROVISIONS CONTAINED HEREIN AND MAY NOT EXCEED THE MAXIMUM FOOT-CANDLE LEVEL PERMITTED ON SITE.

APPROVAL CERTIFICATE

PLANNING _____ INITIALS / DATE

OWNERS _____ INITIALS / DATE

_____ INITIALS / DATE

REFERENCE DRAWINGS

No.	DATE	DESCRIPTION	BY
		REVISIONS	

COMPUTER FILE MANAGEMENT
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SHEET KEY

PREPARED BY:
LLC
Mapping and Civil Engineering
14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL
COLORADO REGISTERED
22381
PROFESSIONAL ENGINEER

AMERICAN HORSE COMPANY
9560 S. EAST CHERRY CREEK RD.
DOUGLAS COUNTY
BUILDING ELEVATIONS
EXTERIOR LIGHTING

DESIGNED BY:	MLP	SCALE	DATE ISSUED: 9-10-2025
DRAWN BY:	MLP	HORIZ.	SHEET 5 OF 5
CHECKED BY:	MLP	VERT.	

MEETING DATE: November 3, 2025

STAFF PERSON RESPONSIBLE: Trevor Bedford, AICP, Senior Planner

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

SUMMARY: The request is for approval of a Use by Special Review for a kennel for up to 60 birds as household pets.

STAFF ASSESSMENT: Staff has evaluated the Use by Special Review request in accordance with Section 21 of the Douglas County Zoning Resolution. The applicant is required to adhere to the Use by Special Review plan exhibit and operational limits of the management plan. Per Section 21, all approved Use by Special Reviews are subject to annual inspection to ensure compliance with the management plan. Should the Planning Commission find that the approval standards for the Use by Special Review are met, the following proposed conditions should be considered for inclusion in the recommendation to the Board of County Commissioners:

1. Prior to final approval of the record copy of the Use by Special Review Plan Exhibit, any necessary technical corrections shall be made to the satisfaction of Douglas County.
2. Prior to the Board of County Commissioner's public hearing, the applicant shall receive approval of the grading, erosion, and sediment control (GESC) plan from Engineering Services.

REVIEW:

Steven E Koster	Approve	10/23/2025
Samantha Hutchison - FYI	Notified - FYI	10/23/2025

ATTACHMENTS:

Staff Report - US2025-012

DOUGLAS COUNTY
COLORADO

Use by Special Review Staff Report

Date:	October 22, 2025
To:	Douglas County Planning Commission
From:	Trevor Bedford, AICP, Senior Planner TB Jeanette Bare, AICP, Planning Manager JB Steven E. Koster, AICP, Assistant Director of Planning Services SK
Subject:	**Bears Den Rural Site Plan, 2nd Exemption, Lot 16B – Use by Special Review**
Project File:	**US2025-012**

Planning Commission Hearing:	**November 3, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**November 18, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The applicant requests approval of a Use by Special Review (USR) for a kennel for up to 60 birds as household pets on Lot 16B of Bears Den Rural Site Plan, 2nd Exemption. The site is approximately 12.2 acres with a single-family residence currently under construction. The site is zoned Agricultural One (A-1) and conforms to the Large Rural Residential (LRR) zone district, which permits a kennel subject to Section 21, Use by Special Review, of the Douglas County Zoning Resolution (DCZR). The facility is proposed to be a private facility for the homeowner's pets with no employees or non-owned birds on site. The project is located in the Sedalia area within the West Plum Creek Subarea of the 2040 Comprehensive Master Plan (CMP).

II. APPLICATION INFORMATION

A. Applicant

Patrick Wagner
Wagner Colorado Residence Trust
15034 Cathedral Falls Drive
Cypress, TX 77429

B. Applicant's Representative

Kevin Archer
David E Archer and Associates, Inc
105 Wilcox Street
Castle Rock, CO 80104

C. Request

Approval of a USR for a kennel for up to 60 birds as household pets.

D. Process

A USR is processed pursuant to Douglas County Zoning Resolution (DCZR) Section 21. Section 21 states the intent of the USR process is "to provide for uses in specific zone districts that shall require a public notice and hearing and the approval of the Board of County Commissioners subject to such conditions and safeguards as may be imposed by the Board."

Per Section 2109.06 of the DCZR, the Planning Commission "shall evaluate the use by special review request, staff report, referral agency comments, applicant responses, and public comment and testimony, and make a recommendation to the Board to approve, approve with conditions, continue, table for further study, or deny the use by special review request. The Planning Commission's decision shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines."

E. Location

The site is located within the Bears Den Rural Site Plan on the north side of Bears Den Trail. A Vicinity Map, Zoning Map, and Aerial Map highlight site location and existing conditions and are within the staff report attachments.

F. Project Description

The 12.2-acre site is zoned A-1 and is located within the Bears Den Rural Site Plan in the Sedalia area. As the property is below 35 acres, it conforms to the LRR zone district when considering the allowed uses. The applicant is requesting approval of a Kennel USR to utilize a proposed barn to keep up to 60 pet birds. The property owner raises toucans, toucanets, and aracaris as personal pets. Section 24 Animals of the DCZR contains limits on the number of personal household pets that may be kept on a property, which is eight pets on an A-1 or LRR zoned property. Any number of pets of any kind above this limit is considered a kennel. The applicant has provided information to show that these are classified as large pet birds by the U.S. Department of Agriculture and are an unregulated species by Colorado Parks and Wildlife.

The birds will be placed in an approximately 4,400-square-foot climate-controlled barn with cages indoors for the birds. The birds will not be allowed to fly outside and will have a redundant containment system inside the barn. The facility will not require any employees, will not be open to the public, and will not be used as a boarding facility. The owner does not intend for this to be a commercial operation but may sell or trade birds to other collectors or zoos from time to time.

Section 21 of the DCZR requires a 100-foot setback from all property lines for a kennel within the A-1 or LRR zone districts. The applicant has requested a lesser side setback of 71.5 feet for the barn. The applicant has explained in their narrative that the birds are not a noisy species and that all birds will be kept indoors. The applicant has also noted that the nearest residence on this side is approximately 700 feet away from the proposed facility. The applicant believes that these factors differentiate this use from

a typical kennel that may have noisy animals outdoors and justifies the lesser setback proposed.

Section 2106.01 of the DCZR states that "The Board may establish lesser setbacks than those required in this Section, and heights greater than those allowed in the underlying zone district, if the Board determines that adequate buffering is or will be provided to mitigate such concerns as noise, visual, dust, or other social or environmental impacts."

Properties within the Bears Den Rural Site Plan have building envelopes which identify areas on each residential parcel where structures may be built. The proposed structure is within the building envelope which was recently modified to include the barn structure.

III. CONTEXT

A. Background

The property was created in 2010 as a part of the Bears Den Rural Site Plan, 2nd Exemption, which split Lot 16 of the Bears Den Rural Site Plan into two lots. A single-family residence is currently under construction on the property.

A kennel is defined as "Any site used to keep more household pets than permitted in Section 24 Animals or used for breeding, boarding, training with boarding or selling of household pets." Section 24 limits the number of household pets on an A-1 or LRR parcel to no more than 8 household pets of more than 4 months of age. While this does not apply to small pet birds, members of the toucan family, which includes toucans, toucanets, and aracaris are listed as a large pet bird species by the U.S. Department of Agriculture.

B. Adjacent Land Uses and Zoning

The property is surrounded by other residential and agricultural properties within the A-1 zone district.

Zoning and Land Use

Direction	Zoning	Land Use
North	Agricultural One	Residential
South	Agricultural One	Residential
East	Agricultural One	Residential and Agricultural
West	Agricultural One	Residential

C. Management Plan

Section 2113 of the DCZR requires a site specific management plan for USR applications. The elements of the management plan are shown on the cover sheet of the USR exhibit. Key operational limits include provisions that the facility will not be open to the public with up to 60 birds allowed as personal pets of the property owner.

The facility will not have any employees. The management plan also includes the provision that no more than 20 birds per year will be sold and any sales will be on-line with no on-site sales.

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The site generally slopes downward to the north with steeper slopes in the north portion of the property. Less significant slopes are on the southern portion of the property where a single-family residence is under construction and the kennel facility is proposed.

B. Access

Access to the USR area will be via the driveway for the single-family residence.

C. Soils and Geology

There are no geologic hazards identified on the site by Map 8.1 Class 3 Hazards and Environmental Constraints of the CMP.

D. Drainage and Erosion

The applicant has provided a grading, erosion, and sediment control (GESC) plan and has responded to initial comments from Engineering Services. The revisions are currently under review. Any outstanding concerns must be resolved prior to the Board of County Commissioners' public hearing.

E. Floodplain

There is no mapped 100-year floodplain on site.

V. PROVISION OF SERVICES

A. Schools

The proposed use will not generate additional students for the Douglas County School District.

B. Fire Protection

West Douglas County Fire Protection District ("West Douglas FD") provides fire protection services in the area. West Douglas FD did not respond to the referral request.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection to the property. DCSO responded to the referral comment with no comments or concerns. The Office of Emergency Management responded with no comment. DCSO E911 did not respond to the referral request.

D. Water

Water service will be provided by a well that will supply the single-family residence on site. The use is not expected to generate significant additional water demand.

E. Sanitation

Sanitation will be provided by an on-site wastewater treatment system.

F. Utilities

Utility service providers are Xcel, CORE Electric Cooperative, AT&T, CenturyLink, and Comcast. Referral requests were sent to all utility service providers. No objections were received.

VI. PUBLIC NOTICE AND INPUT

In accordance with DCZR Section 2113, public notice is required to be published in the Douglas County News Press, posted on site by the applicant, and mailed to abutting property owners.

Courtesy notices of an application in process were also sent to adjacent property owners as part of the referral period. Staff received no comments from adjacent property owners or members of the public.

All referral agency comments are outlined in the Referral Agency Response Report attached to the staff report. Referral comments were standard in nature with no major concerns noted.

VII. STAFF ANALYSIS

2102.01: Complies with the minimum zoning requirements of the zone district in which the special use is to be located, as set forth in this Resolution.
Staff Comment: A kennel is a use allowed by special review for parcels conforming to the LRR district. A kennel typically requires a minimum 100-foot setback to all lot lines. The applicant has requested that the Board consider a lesser setback of 71.5 feet. Section 2106.01 allows the board to consider a lesser setback.

2102.02: Complies with the requirements of this Section 21.
Staff Comment: The application was processed in accordance with the procedural provisions in Section 21.

2102.03: Complies with the Douglas County Subdivision Resolution.
Staff Comment: The property has been previously subdivided in compliance with the Subdivision Resolution.

2102.04: Will be in harmony and compatible with the character of the surrounding areas and neighborhood.

Staff Comment: The A-1 zone district and Bears Den Rural Site Plan allow for accessory structures. This kennel for household pet birds will be fully enclosed to mitigate impacts to the neighborhood and is designed to architecturally compliment the area. No objections were received from the public.

2102.05: Will be consistent with the Douglas County Comprehensive Master Plan, as amended.
Staff Comment: The property is part of the Bars Den Rural Site Plan (RSP) which was reviewed for general consistency with the CMP at the time of approval. The CMP designates the property as within the West Plum Creek Subarea as identified in Section 3 of the CMP. The CMP states that while approval criteria for land use applications requires a finding of compliance with the CMP, "…the competing values of the Plan must be balanced through the public review process to achieve the larger vision of the community." As such, the CMP acknowledges its own competing values and that implementation can only be achieved through the balancing of community values during the review process.

Policy 3-2B.1 is to "Use building envelopes, clustering and other site design techniques, where appropriate, to direct building away from environmentally and visually sensitive lands." The proposed structure associated with this request will be placed within a building envelope on the property. Policy 3-3F.1 states that "Low-intensity rural development is supported in the West Plum Creek Subarea." The request is located on an agriculturally zoned property that is being developed with a single-family residence. As the facility will not be open to the public and will be fully enclosed, the low-intensity rural character of the site should remain. Horse barns have been constructed on several parcels within the Bears Den RSP.

2102.06: Will not result in an over-intensive use of land.
Staff Comment: The proposal is located on an existing A-1 parcel with a residence under construction. The kennel is for the homeowner's personal pet birds and will not generate any traffic or commercial activity beyond what is expected from a single-family residence.

2102.07: Will provide roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development concurrently with the impacts of such development.
Staff Comment: The use is for personal household pets and will not increase the traffic impacts beyond what is expected from a single-family residence.

2102.08: Will provide public facilities and services necessary to accommodate the proposed development concurrently with the impacts of such development.
Staff Comment: All such services are available to the site.

2102.09: Will not cause significant air, water, or noise pollution.
Staff Comment: All birds will be kept in a fully enclosed, climate controlled structure, which will minimize any noise or other impacts to the area.

2102.10: Will be adequately landscaped, buffered, and screened.
Staff Comment: All operations of the use will be contained in a structure architecturally designed to be compatible with the area.

2102.11: Complies with the standards regarding water supply.
Staff Comment: The proposed use does not generate additional water demand beyond a single-family residence. A well permit has been issued for the single-family residence that is currently under construction. Section 2102.11.1 of the DCZR states that "If it is demonstrated that the use by special review will not generate any ongoing water demand, no proof of water supply shall be required and no other provisions of Section 18A, Water Supply Overlay District, herein, shall be applicable."

2102.012: Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the County.
Staff Comment: No detriments to health, safety, or welfare have been identified through review of the proposed kennel for household pet birds. The management plan will ensure proper operational procedures.

VIII. STAFF ASSESSMENT

Staff has evaluated the USR request in accordance with Section 21 of the DCZR. The applicant is required to adhere to the USR plan exhibit and operational limits of the management plan. Per Section 21, all approved USRs are subject to annual inspection to ensure compliance with the management plan. Should the Planning Commission find that the approval standards for the USR are met, the following proposed conditions should be considered for inclusion in the recommendation to the Board of County Commissioners:

1. Prior to final approval of the record copy of the USR Plan Exhibit, any necessary technical corrections shall be made to the satisfaction of Douglas County.

2. Prior to the Board of County Commissioner's public hearing, the applicant shall receive approval of the grading, erosion, and sediment control (GESC) plan from Engineering Services.

ATTACHMENTS **PAGE**

Douglas County Land Use Application 8
Applicant's Narrative 9
Vicinity Map 12
Zoning Map 13
Aerial Map 14
Referral Agency Response Report 15
Referral Response Letters 17
Applicant Response to Referral Comments 23
USR Plan Exhibit 25

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 ONLY
PROJECT TITLE:
PROJECT NUMBER:

PROJECT TYPE: Use By Special Review

MARKETING NAME: NA

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-064

PROJECT SITE:

Address: NA

State Parcel Number(s): 235327402006

Subdivision/Block#/Lot# *(if platted)*: Bears Den Rural Site Plan 2nd Exemption, Lot 16B

PROPERTY OWNER(S):

Name(s): Wagner Colorado Residence Trust

Address: 15034 Cathedral Falls Drive , Cypress, TX 77429

Phone:

Email: [redacted]

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

Name: David E Archer & Associates, Inc Kevin Archer

Address: 105 Wilcox Street, Castle Rock, CO 80104

Phone: 303-688-4642

Email: [redacted]

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

7-1-25
Date

PROJECT NARRATIVE

USE BY SPECIAL REVIEW
For
BEARS DEN RURAL SITE PLAN 2nd EXEMPTION, LOT 16B

The purpose of this request is to obtain approval to keep up to 60 small tropical birds in the Toucan (Ramphastidae) family. If approved, the barn will contain 30-35 flights (cages) to house toucans, toucanets, and aracaris. The birds will only be housed inside the barn with no outdoor use.

Toucans, toucanets, and aracaris are members of the Ramphastidae family in the Order of Piciformes. Most of the birds kept will be aracaris and toucanets, which are small birds that are 12-18 inches in length including the bills and tails, and weigh about 100-250 grams. The actual bodies are quite small. I will also keep a few small toucans (4 - 8) that range in weight from 250 to 400 grams and are up to 19 inches in length. They are all quiet, pleasant birds that are not dangerous in any way. Toucans, aracaris and toucanets are often kept as tame pets and are not considered exotic animals.

The birds are kept for my own personal enjoyment, at a significant expense. I want to be clear that this is not a commercial operation. This will be a private facility with no public visitation. Only my personal birds will be housed, with no third party owned birds boarded.

The birds will be kept in pairs and may occasionally breed and raise young. When they do, I typically sell, trade or give them to other breeders. In 2024 for example, I traded one bird to a zoo (Dallas World Aquarium), sold one bird, gave one to a friend, and kept two. I only raise a few young birds per year.

The property is located on Lot 16B, Bears Den Rural Site Plan and is zoned A1. Section 2402.01 of the zoning regulations no more than 8 household pets of more than 4 months of age shall be permitted per parcel. A Use by Special Review is required to allow the proposed number birds on the property.

The proposed Aviary will be located at a 71.5’ setback where a 50’ setback normally allowed in A1 zone for an outbuilding and by the Bears Den Rural Site Plan. We understand that a Kennel is required to have a 100’ setback. While the proposed use is similar in that animals are kept there, the noise levels are not the same and there will be no outside activities. The birds will be in a building and in cages and are not allowed to fly outside. Impacts on neighbors will be very limited. The birds are very quiet. They are not loud like some parrots and only make noise when alarmed, and even then, their voices do not carry far. For example, the birds are currently housed in the backyard of my home in a subdivision developed at a density of ½ acre lots, and some of them have been here for a decade. My neighbor’s house is ~50 ft from one of the

aviaries and he has never complained about any noise. The planned location of the barn will be more than 700 ft away from the closest neighboring home. In addition, the building will have retractable glass garage doors that will be opened on warm days for ventilation but could be closed if there was any noise concern. The Aviary is for personal use only and will not be open to the public and will not generate any additional traffic to the area.

The property is located in the West Plum Creek Subarea in the Nonurban Land Use Section of the 2040 Comprehensive Master Plan. The Master Plan discusses development within the Subarea. The property is already developed to allow a residence and outbuildings as a part of the Bears Den Rural Site Plan. The specific uses are not discussed within the Master Plan. As the property is already developed it is in compliance with the master plan.

Toucans are characterized as pets by the US Department of Agriculture, and as legal non-regulated birds by the state of Colorado. Reference links below:

List of Pet Birds as Defined by the Animal Welfare Regulations | Animal and Plant Health Inspection Service

Wildlife Aren't Pets | Colorado Parks and Wildlife

Given the limited number and size of the birds I sell per year (low single digit), I am not subject to USDA permitting or inspections.

Since the building will house more than 30 birds, it will require a license as a bird breeding facility by the Colorado Department of Agriculture per the Pet Animal Care Facilities Act (PACFA). I have already been in contact with the lead PACFA inspector to ensure the building meets the licensing requirements.

Pet Animal Care and Facilities Act | Department of Agriculture

I have an excellent reputation in the avian and zoo community and am a professional fellow member of the Zoological Association of America.

The property is within the Bears Den Rural Site Plan and residential wells are allowed and approved for each property. The water requirements of the birds is minimal and will not require more than the allowed residential well.

Waste treatment for the birds will be handled via a septic system.

Fire protection will be provided as required by the West Douglas Fire Protection District. There is nothing specific required for the Aviary.

There will be no impact to the existing vegetation and or wildlife. The birds will be kept in clean and high-quality living conditions comparable to a zoo. The internal flights will be constructed by a leading contractor to U.S zoos, with double redundancy containment. In addition to the cage doors, there will be a safety corridor through which the cages are accessed, that is also

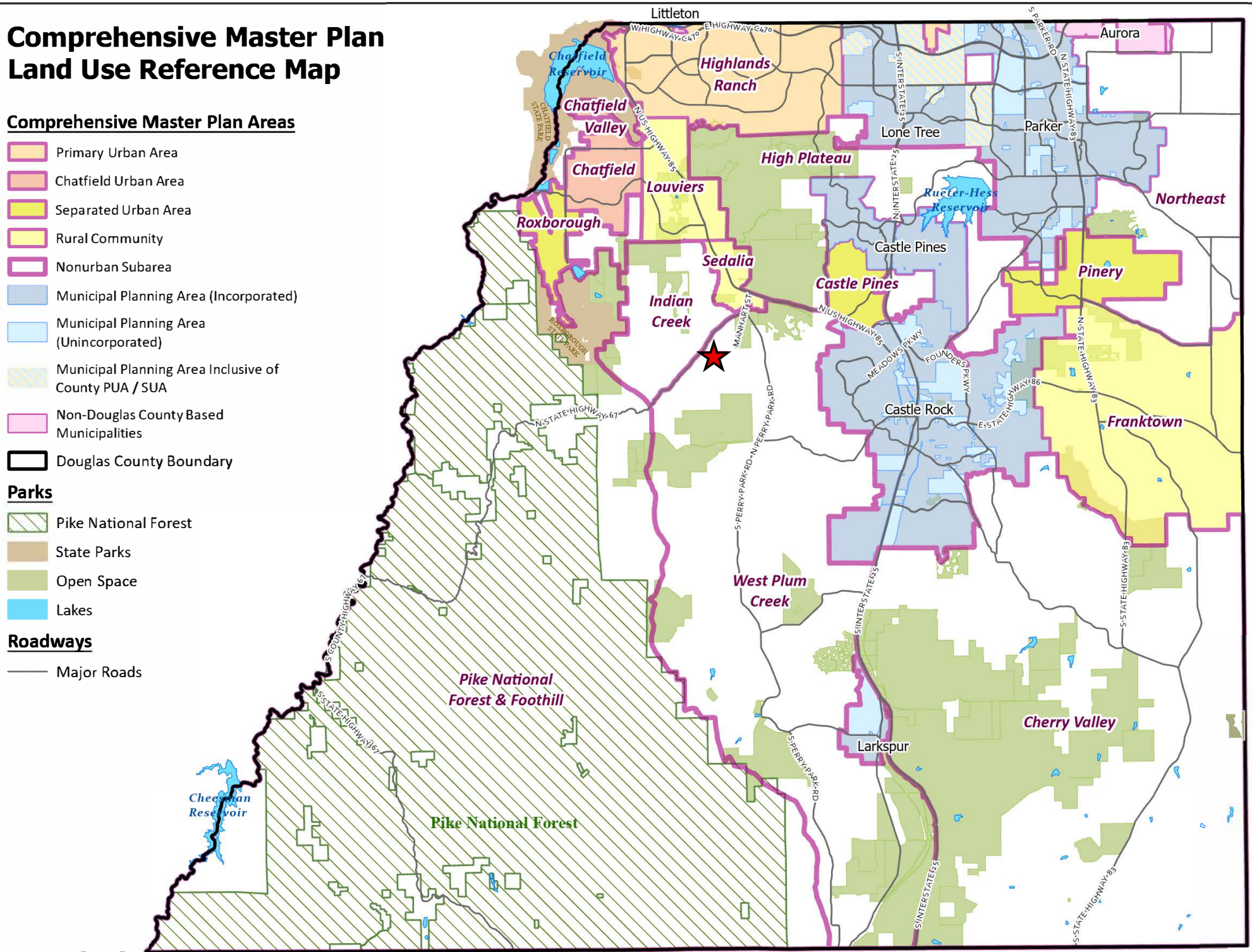
enclosed. If by chance the birds escaped the cages and safety corridors, they would still be contained by the primary barn structure itself. Since toucans are tropical birds, they would not be able to survive in the local climate, so there is no risk of establishment of a non-indigenous population if any escaped.

The proposed Aviary will have no impact to the air and/or water quality in the area.

There are no specific buffering plans or additional landscaping proposed as all Aviary operations are within the building.

Public Services and Facilities already exist for the development of the property with a residence and nothing more is required for the proposed Aviary.

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

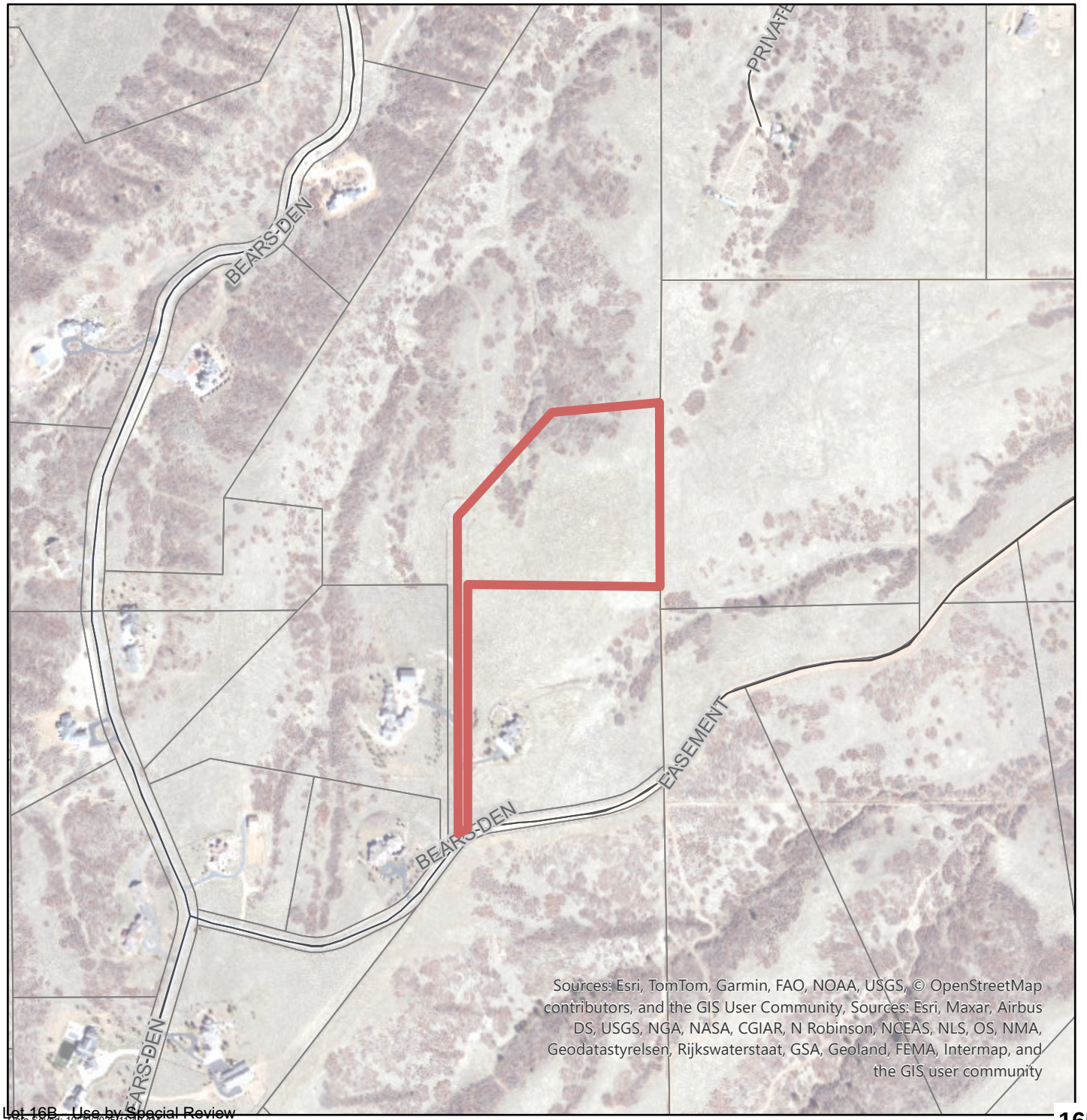
- Major Roads

Bears Den Rural Site Plan, 2nd Exemption, Lot 16B

US2025-012
Zoning Map

N

LEGEND
- Roads
- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE



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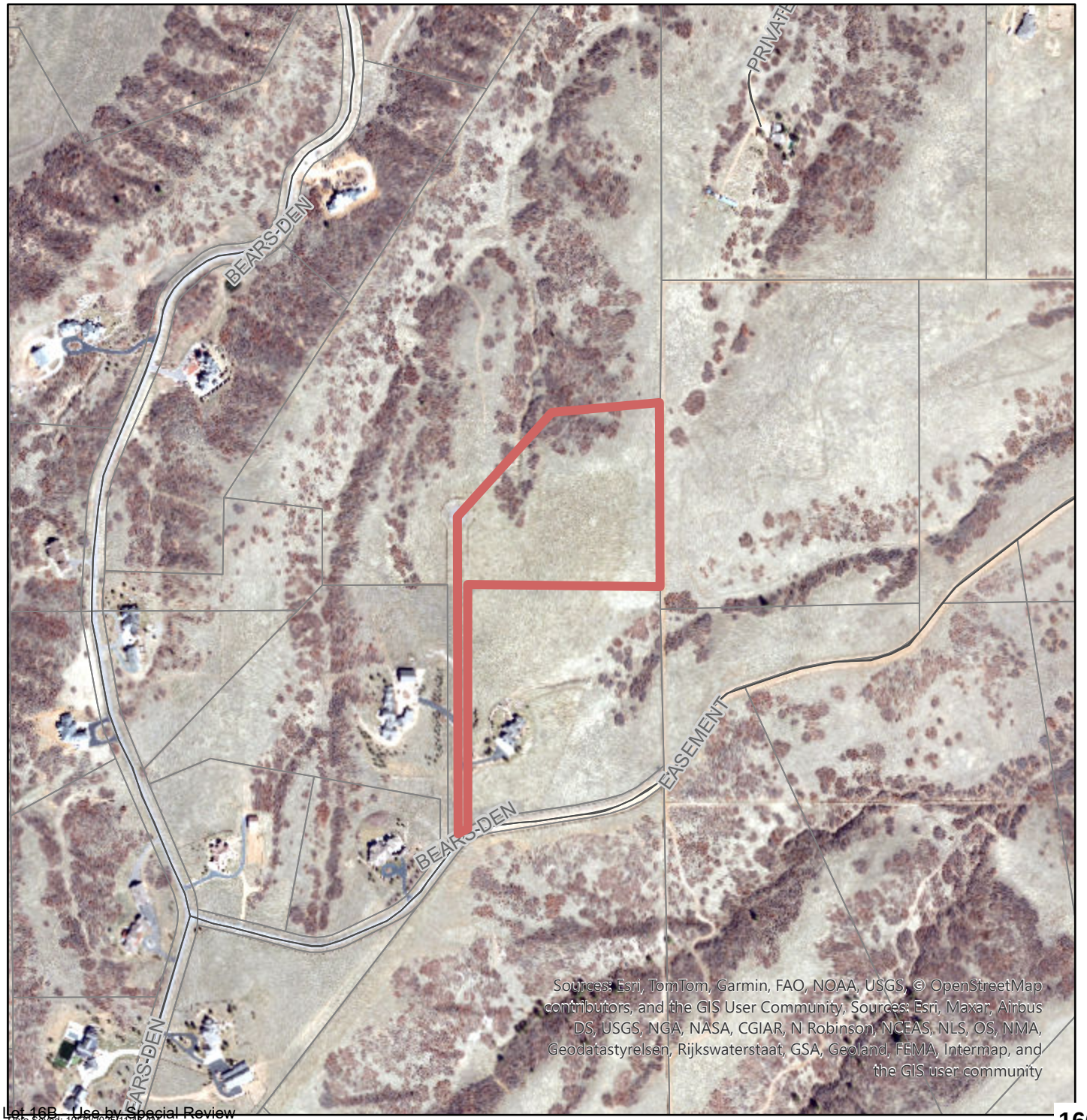
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Bears Den Rural Site Plan, 2nd Exemption, Lot 16B

US2025-012
Aerial Map

N

LEGEND
- Roads
- Major Roads
- Parcels - PARCELS



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Project Name: Bears Den Rural Site Plan, 2nd Exemption, Lot 16B
Project File #: US2025-012
Date Sent: 07/17/2025 **Date Due:** 08/07/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/22/2025	No Comment:	No response necessary
Assessor	07/29/2025	Received: None	No response necessary
AT&T Long Distance - ROW		No Response Received:	No response necessary
Black Hills Energy		No Response Received:	No response necessary
Building Services	07/18/2025	No Comment:	No response necessary
CenturyLink		No Response Received:	No response necessary
Comcast		No Response Received:	No response necessary
CORE Electric Cooperative	08/07/2025	No Comment:	No response necessary
Engineering Services	08/07/2025	Received: Please submit a GESC Plan and OPC	Applicant provided the requested information. It is currently under review by Engineering Services.
Indian Creek Ranch Improvement Association		No Response Received:	No response necessary
Mile High Flood District		No Response Received:	No response necessary
Office of Emergency Management	07/17/2025	No Comment:	No response necessary
Sheriff's Office	07/22/2025	Received: Deputy Jeff Pelle reviewed this request regarding security, keeping Crime Prevention Through Environmental Design (CEPTD) concepts in mind; no comments or concerns were noted at this time.	No response necessary
Sheriff's Office E911		No Response Received:	No response necessary
West Douglas County FD		No Response Received:	No response necessary

Project Name: Bears Den Rural Site Plan, 2nd Exemption, Lot 16B
Project File #: US2025-012
Date Sent: 07/17/2025 **Date Due:** 08/07/2025

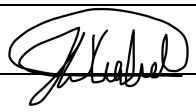
Agency	Date Received	Agency Response	Response Resolution
Xcel Energy-Right of Way & Permits	07/31/2025	Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the application for Use by Special Review for a "kennel" to keep tropical birds as household pets and currently has no apparent conflict. Please be aware PSCo owns and operates existing natural gas distribution facilities along Bears Den Trail. The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer. As a safety precaution, PSCo would like to remind the developer to dial 811 for utility locates prior to construction.	Information forwarded to applicant.

REFERRAL RESPONSE REQUEST

Date Sent: July 17, 2025 Comments due by: **August 7, 2025**

Project Name:	Bears Den Rural Site Plan, 2nd Exemption, Lot 16B
Project File #:	US2025-012
Project Summary:	The applicant requests approval of a Use by Special Review for a "kennel" to keep tropical birds as household pets. The birds will be kept inside a to be constructed barn and will not be open to the public.

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

☐	No Comment	
☒	Please be advised of the following concerns: Please submit a GESC Plan and OPC	
☐	See letter attached for detail.	
Agency: PW - Engineering		**Phone #:** (303) 660-7490
Your Name: Jacob Gabel *(please print)*		**Your Signature:**  **Date:** 8/7/2025

Agencies 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,

Trevor Bedford, AICP, Project Planner

Enclosure

Right of Way & Permits

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

July 31, 2025

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

Attn: Trevor Bedford

Re: Bears Den Rural Site Plan, 2nd Exemption, Lot 16B, Case # US2025-012

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the application for Use by Special Review for a "kennel" to keep tropical birds as household pets and currently has **no apparent conflict**.

Please be aware PSCo owns and operates existing natural gas distribution facilities along Bears Den Trail.

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to dial 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

Bears Den Rural Site Plan, 2nd Exemption, Lot 16B

SECTION 27 & 34, TOWNSHIP 7 SOUTH RANGE 68 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.
TOTAL AREA 12.21 ACRES, PERMIT AREA 1.06 ACRES
USR - PLAN EXHIBIT
US2025- 012

MANAGEMENT PLAN

NUMBER OF CLIENTS/BOARDERS/PARISHIONERS/ANIMALS:
There will be no clients or ~~borders.~~ There will be 60 small tropical birds in the Toucan (Ramphastidae) family.

boarders

The birds are personal household pets of the property owner.

HOURS OF OPERATION:
The Aviary will be in operation 24/7. It will not be open to the public.

NUMBER OF EMPLOYEES:
The Aviary will be operated by the family with no employees.

REQUIRED OUTSIDE STORAGE/PARKING/LOADING AREAS:
There will be no outside parking, storage or loading areas required.

PERMIT REQUIREMENTS FROM OTHER, STATE, FEDERAL AND/OR LOCAL AGENCIES:
Since the building will house more than 30 birds, it will require a license as a bird breeding facility by the Colorado Department of Agriculture per the Pet Animal Care Facilities Act (PACFA).

METHOD OF PROVIDING FIRE PROTECTION:
Fire protection will be as required by the West Douglas Fire Protection District.

OTHER OPERATIONAL ELEMENTS NECESSARY TO ADDRESS POTENTIAL IMPACTS FOR THE SPECIFIC SPECIAL USE
There are no special elements required for this specific special use.

Up to ___ birds may be sold per year.

SITE DATA TABLE

ITEM	SQUARE FOOTAGE	% OF PERMIT SITE
Lot Area	531,868	
USR Permit Area	46,055	100.0
* PROPOSED ASPHALT	7,515	16.3
* PROPOSED AVIARY	5,049	11.0
HARDSCAPE TOTAL	12,564	27.3
* LANDSCAPE AREA (SEED & MULCH)	32,925	71.5
* PARKING ONE SPOT PROVIDED FOR OWNER USE ONLY		



VICINITY MAP
Scale: 1"=2000'

Use USR Approval Certificate, Section 2112.04

APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH DOUGLAS CO. REGULATIONS.

Engineering Services _____ Date _____

Planning Services _____ Date _____

- *Failure to obtain a building permit within three (3) years after the date of SIP approval , as noted on the Notice of Action . Final Status, shall cause the unbuilt portion of this SIP to be null and void, unless an extension was granted.*
- *Acceptance of site construction drawings by the Douglas County Engineering Services shall be required (as applicable) prior to issuance of building permits. Acceptance of site construction drawings expires three (3) years after the date of signature.*
- *Signs shown hereon are NOT approved. All signs require approval of a sign permit in accordance with the Sign Standards section of the Douglas County Zoning Resolution .*

The undersigned as the owner or owner.s representative of the lands described herein hereby agree(s) on behalf of himself/herself (themselves), their heirs and assigns to develop and maintain the property described hereon in accordance with this approved SIP and in compliance with the Douglas County Zoning Resolution.

Wagner Colorado Residence Trust
By: _____
Title: _____
Date: _____

STATE OF COLORADO)
COUNTY OF _____) SS

Acknowledged before me this_____day of _____ , 20 ___
by _____.

My commission expires: _____
Witness my hand and official seal.

_____
Notary Public

OWNER:
WAGNER COLORADO RESIDENCE TRUST
15034 CATHEDRAL FALLS DRIVE
CYPRESS, TEXAS 77429

BUILDER
GRAY CONSTRUCTION
7505 VILLAGE SQUARE DRIVE, SUITE 202
CASTLE PINES, CO 80108
DOUGLAS COUNTY, COLORADO.
PHONE: (303)-660-0121

REPRESENTATIVE:
DAVID E. ARCHER & ASSOCIATES, INC.
105 WILCOX STREET
CASTLE ROCK CO 80104
PHONE: (303)-688-4642
FAX: (303)-688-4675

LEGAL DESCRIPTION:
5170 BEARS DEN TRAIL
LOT 16B, BEARS DEN RURAL SITE PLAN EXEMPTION, 17TH AMENDMENT, DOUGLAS CO

UNCC
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SHEET INDEX
SHEET 1 of 4 = TITLE SHEET
SHEET 2 of 4 = SITE PLAN
SHEET 3 of 4 = GRADING PLAN
SHEET 4 of 4 = BUILDING ELEVATIONS

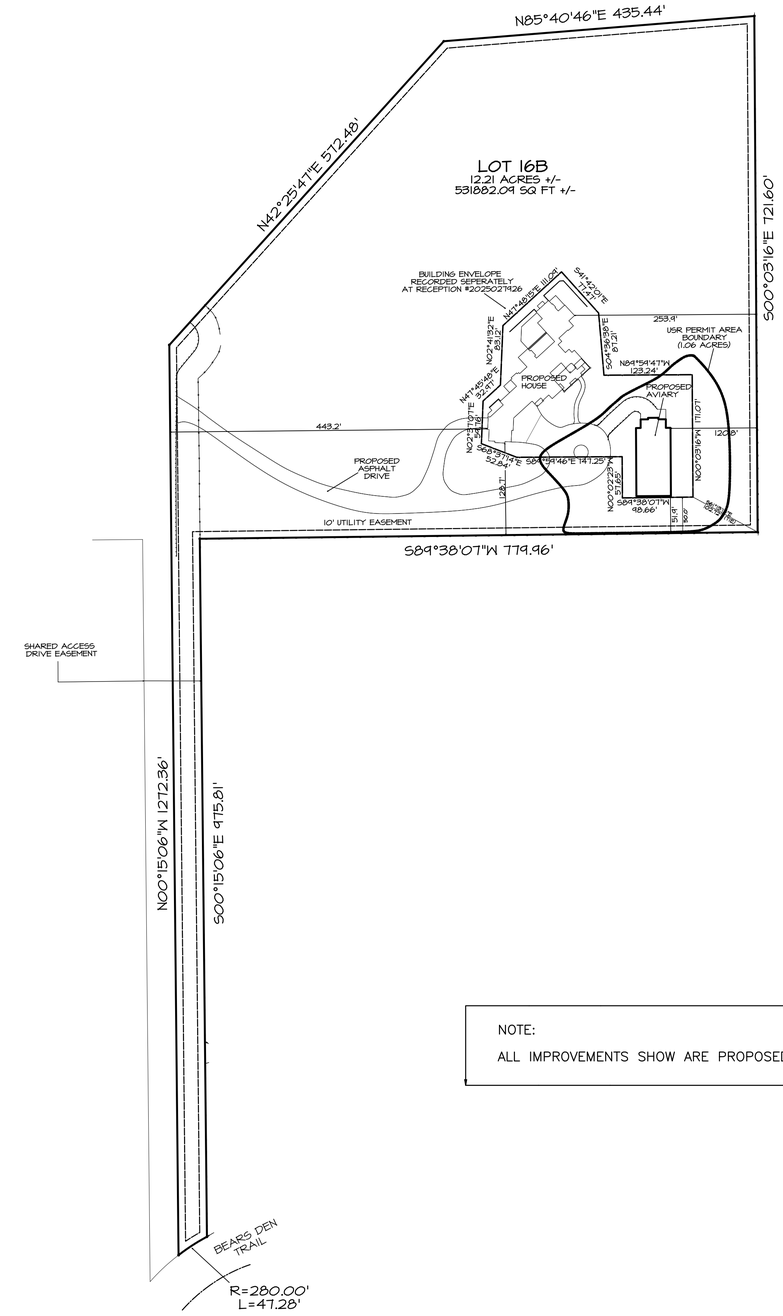
DAVID E. ARCHER & ASSOCIATES,INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST., CASTLE ROCK, COLORADO 80104

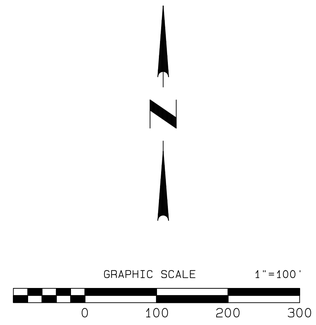
REVISIONS

SHEET 1 OF 4
MAY , 2025
JOB NUMBER 23-0504

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5161 BEARS DEN TRAIL
SECTION 27 & 34, TOWNSHIP 7 SOUTH RANGE 68 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.
TOTAL AREA 12.21 ACRES, PERMIT AREA 1.06 ACRES
USR - PLAN EXHIBIT
US2025-





NOTE:
ALL IMPROVEMENTS SHOW ARE PROPOSED.

Approval Certificate

Planning _____ Initials/Date

Owner _____ Initials/Date

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST CASTLE ROCK, COLORADO 80104

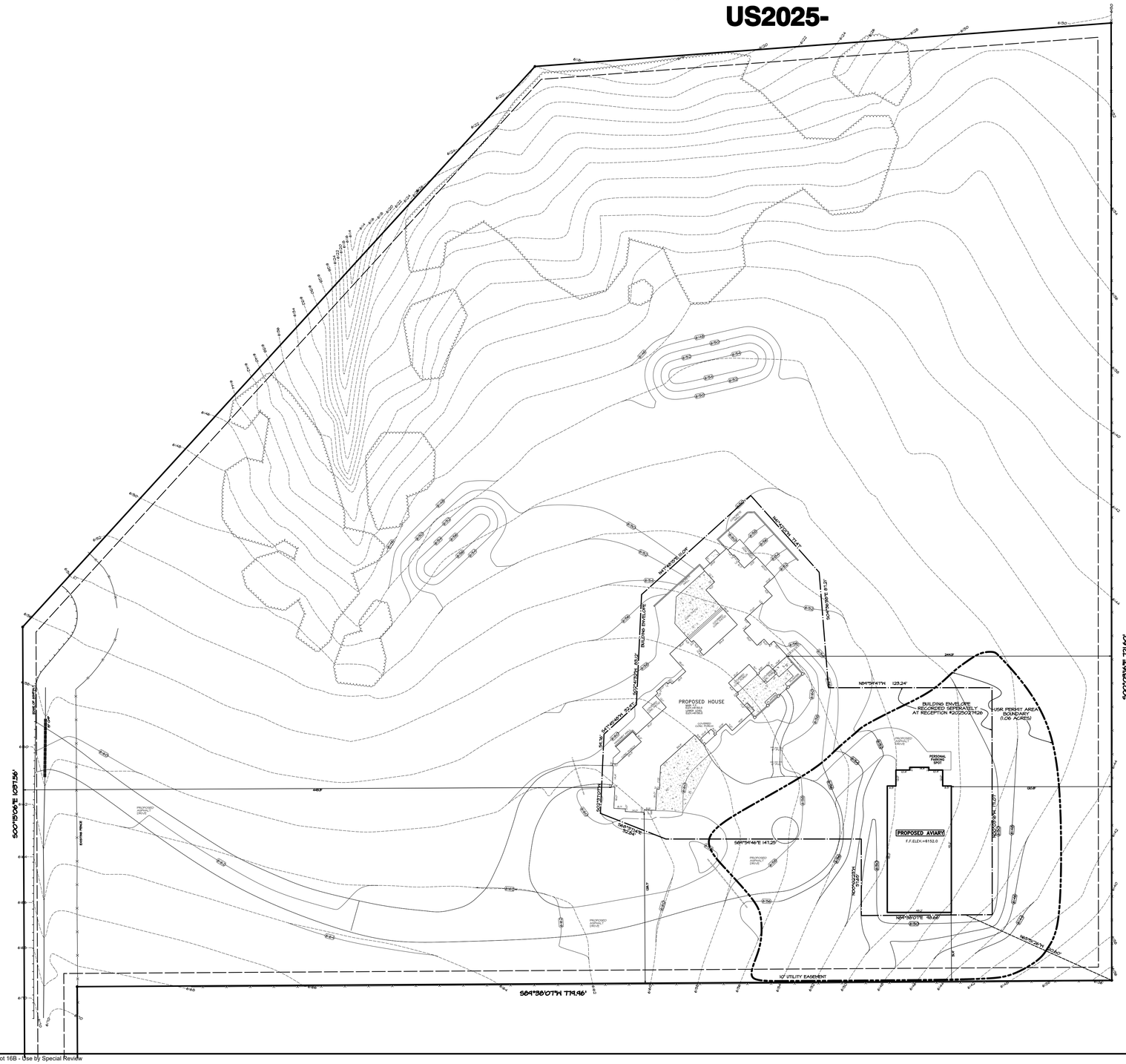
REVISIONS

5161 BEARS DEN TRAIL
SECTION 27 & 34, TOWNSHIP 7 SOUTH, RANGE 68 WEST
OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.
USR - SITE PLAN

SCALE	As Noted
DATE	07-02-25
DR'N.	NDS
CKD.	KEA
AP'VD.	KEA
JOB NUMBER	23-0504
Sheet	**2 of 4**

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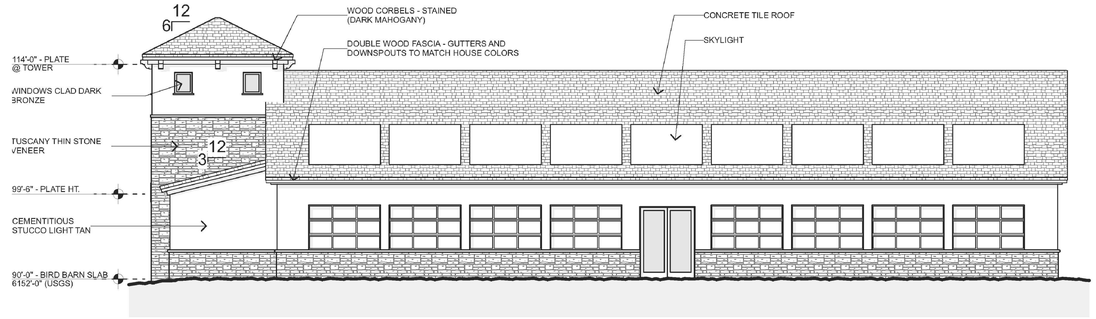
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TOTAL AREA 12.21 ACRES, PERMIT AREA 1.06 ACRES
USR - PLAN EXHIBIT
US2025-


S00°15'06"E 1,087.56'
S00°03'16"E 721.60'
S89°36'07"W 779.46'
PROPOSED HOUSE
PROPOSED AVIARY
F.F.ELEV.=8132.0
BUILDING ENVELOPE RECORDED SEPARATELY AT RECEPTION #2022502726
USR PERMIT AREA BOUNDARY (1.06 ACRES)
PERSONAL PARKING SPOT
10' UTILITY EASEMENT
PROPOSED ASPHALT DRIVE
EXISTING TRAIL
BUILDING ENVELOPE
S89°54'46"E 147.20'
N89°54'47"W 129.24'
N89°36'07"E 65.68'
N00°03'16"W 30.00'
S00°03'16"E 30.00'
S89°54'46"E 30.00'
S89°54'46"E 30.00'
S89°54'46

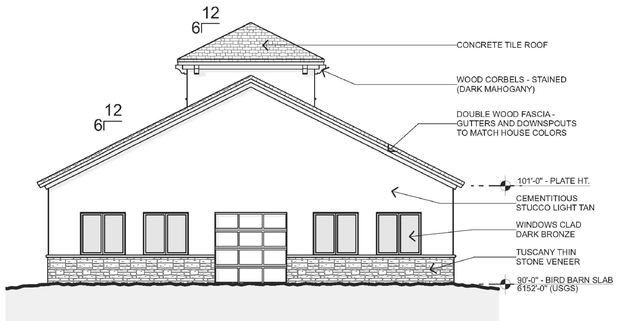
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US2025-



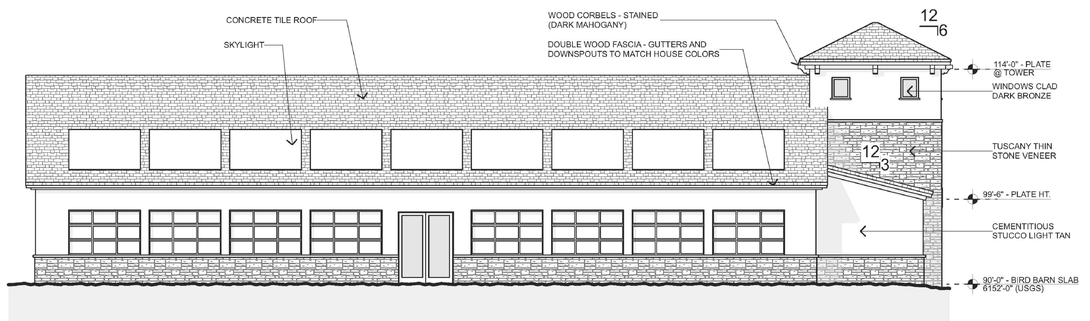
5 Bird Barn - North Elevation
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



3 Bird Barn - West Elevation
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



6 Bird Barn - South Elevation
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



4 Bird Barn - East Elevation
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

Approval Certificate

Planning _____ Initials/Date

Owner _____ Initials/Date

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST CASTLE ROCK, COLORADO 80104

REVISIONS

5161 BEARS DEN TRAIL
SECTION 27 & 34, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.

BUILDING ELEVATIONS

SCALE	As Noted
DATE	07-02-25
DR'N.	NDS
CK'D.	KEA
AP'VD.	KEA
JOB NUMBER	23-0504
Sheet	4 of 4

Wed Jul 2, 2025 4:18:22PM
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DAVID E. ARCHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS
105 Wilcox Street * Castle Rock, CO 80104
PHONE (303) 688-4642 * FAX (303) 688-4675 * karcher@davidearcher.com

August 28, 2025
Job No. 23-0504

Trevor Bedford, AICP
Senior Planner
Department of Community Development
Planning Services
100 Third Street
Castle Rock, CO 80104

RE: Use by Special Review for Bears Den Rural Site Plan, 2nd Exemption, Lot 16B – US2025-012
Response – Referral Comments

Dear Trevor:

We have received the Referral Comments on August, 212025 and we have revised the documents as requested. Our responses to those comments are as follows:

General Comments

1. A Use by Special Review for a Kennel requires a 100' setback to all property lines. The proposed building does not meet this setback. It is possible for the Board of County Commissioners to approve a lesser setback than required. If you wish to request this lower setback, please specifically discuss that in the narrative and explain why you believe the proposed setback is appropriate.
   The narrative has been updated to include an explanation.
2. Please use the USR Approval Certificate rather than SIP Approval Certificate. Section 2112.04.
   The approval certificate has been updated.
3. Although the number is low, it may be appropriate to mention possible bird sales in the management plan so that it is clear it is allowed. A statement similar to "Up to _#_ birds may be sold per year".
   The management plan has been updated.
4. See redlined plan set for minor revisions. Update title on all pages.
   The redlines have been addressed as noted on the redlines.

Referral Agencies

Engineering Services

A GESC Plan and the OPC is attached.

Xcel Energy

It is understood that Xcel has facilities in the area and it is the owners responsibility to apply for an application to provide natural gas.

All other Agencies had no response or comment on the project

I believe we have addressed the comments provided. Please let us know if there are any additional comments.

Thank you,



Kevin E. Archer, P.E.

BEARS DEN RURAL SITE PLAN, 2ND EXEMPTION, LOT 16B
SECTION 27 & 34, TOWNSHIP 7 SOUTH RANGE 68 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.
TOTAL AREA 12.21 ACRES, PERMIT AREA 1.06 ACRES
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MANAGEMENT PLAN

NUMBER OF CLIENTS/BOARDERS/PARISHIONERS/ANIMALS:
There will be no clients or boarders. There will be 60 small tropical birds in the Toucan (Ramphastidae) family. The birds are personal household pets of the property owner. Up to 20 birds may be sold per year. All sales by internet with no on-site sales.

HOURS OF OPERATION:
The Aviary will be in operation 24/7. It will not be open to the public.

NUMBER OF EMPLOYEES:
The Aviary will be operated by the family with no employees.

REQUIRED OUTSIDE STORAGE/PARKING/LOADING AREAS:
There will be no outside parking, storage or loading areas required.

PERMIT REQUIREMENTS FROM OTHER, STATE, FEDERAL AND/OR LOCAL AGENCIES:
Since the building will house more than 30 birds, it will require a license as a bird breeding facility by the Colorado Department of Agriculture per the Pet Animal Care Facilities Act (PACFA).

METHOD OF PROVIDING FIRE PROTECTION:
Fire protection will be as required by the West Douglas Fire Protection District.

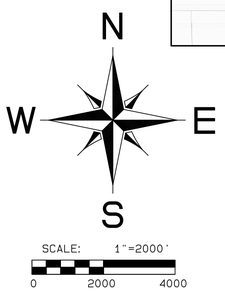
OTHER OPERATIONAL ELEMENTS NECESSARY TO ADDRESS POTENTIAL IMPACTS FOR THE SPECIFIC SPECIAL USE
There are no special elements required for this specific special use.

SITE DATA TABLE

ITEM	SQUARE FOOTAGE	% OF PERMIT SITE
Lot Area	531,868	
USR Permit Area	46,322	100.0
* PROPOSED ASPHALT/CONC.	9,261	20.0
* PROPOSED AVIARY	4,357	9.4
HARDSCAPE TOTAL	13,618	29.4
* LANDSCAPE AREA (SEED & MULCH)	32,704	70.6
* PARKING ONE SPOT PROVIDED FOR OWNER USE ONLY		



VICINITY MAP
Scale: 1"=2000'



APPROVAL CERTIFICATE

THE USE BY SPECIAL REVIEW AS DEPICTED HEREON WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____, 20___.

_____
Director of Community Development

- The use by special review is subject to yearly review, or as otherwise defined by the Board of County Commissioners as part of its approval of the use by special review, to ensure compliance with the approval standards and conditions of approval.
- Construction shall commence pursuant to the use by special review within 3 years from the date of approval, or within the extended effective approval period, or the use by special review shall terminate.
- The use by special review shall terminate when the use of the land changes or when the time period established by the Board of County Commissioners through the approval process expires. The owner shall notify the Zoning Division of a termination of the use. When the Zoning Division is notified of a termination of use or observes that the use has been terminated during the annual review, a written notice of termination shall be sent to the landowner.
- Acceptance of site construction drawings by Douglas County Engineering shall be required (as applicable) prior to issuance of building permits. Acceptance of site construction drawings expires three (3) years after the date of signature.
- Signs shown hereon are NOT approved. All signs require approval of a sign permit in accordance with the Sign Standards section of the Douglas County Zoning Resolution.

The undersigned as the owner or owner.s representative of the lands described herein hereby agree on behalf of itself, its successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved Plan Exhibit and the Douglas County Zoning Resolution

_____
WAGNER COLORADO RESIDENCE TRUST
By: _____
Title: Owner
Date: _____

STATE OF COLORADO)
) SS
COUNTY OF _____)

Acknowledged before me this_____day of _____ , 20___
by _____ and _____ as owners.

My commission expires: _____
Witness my hand and official seal.

_____
Notary Public

OWNER:
WAGNER COLORADO RESIDENCE TRUST
15034 CATHEDRAL FALLS DRIVE
CYPRESS, TEXAS 77429

BUILDER
GRAY CONSTRUCTION
7505 VILLAGE SQUARE DRIVE, SUITE 202
CASTLE PINES, CO 80108
DOUGLAS COUNTY, COLORADO.
PHONE: (303)-660-0121

REPRESENTATIVE:
DAVID E. ARCHER & ASSOCIATES, INC.
105 WILCOX STREET
CASTLE ROCK CO 80104
PHONE: (303)-688-4642
FAX: (303)-688-4675

LEGAL DESCRIPTION:
5170 BEARS DEN TRAIL
LOT 16B, BEARS DEN RURAL SITE PLAN EXEMPTION, 17TH AMENDMENT, DOUGLAS CO

UNCC
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SHEET INDEX

SHEET 1 of 4 = TITLE SHEET
SHEET 2 of 4 = SITE PLAN
SHEET 3 of 4 = SITE & GRADING PLAN DETAILS
SHEET 4 of 4 = BUILDING ELEVATIONS

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SHEET 1 OF 4
MAY , 2025
JOB NUMBER 23-0504

REVISIONS
Redline Revisions 08-11-25
Site & Bldg. Revised 9-19-25

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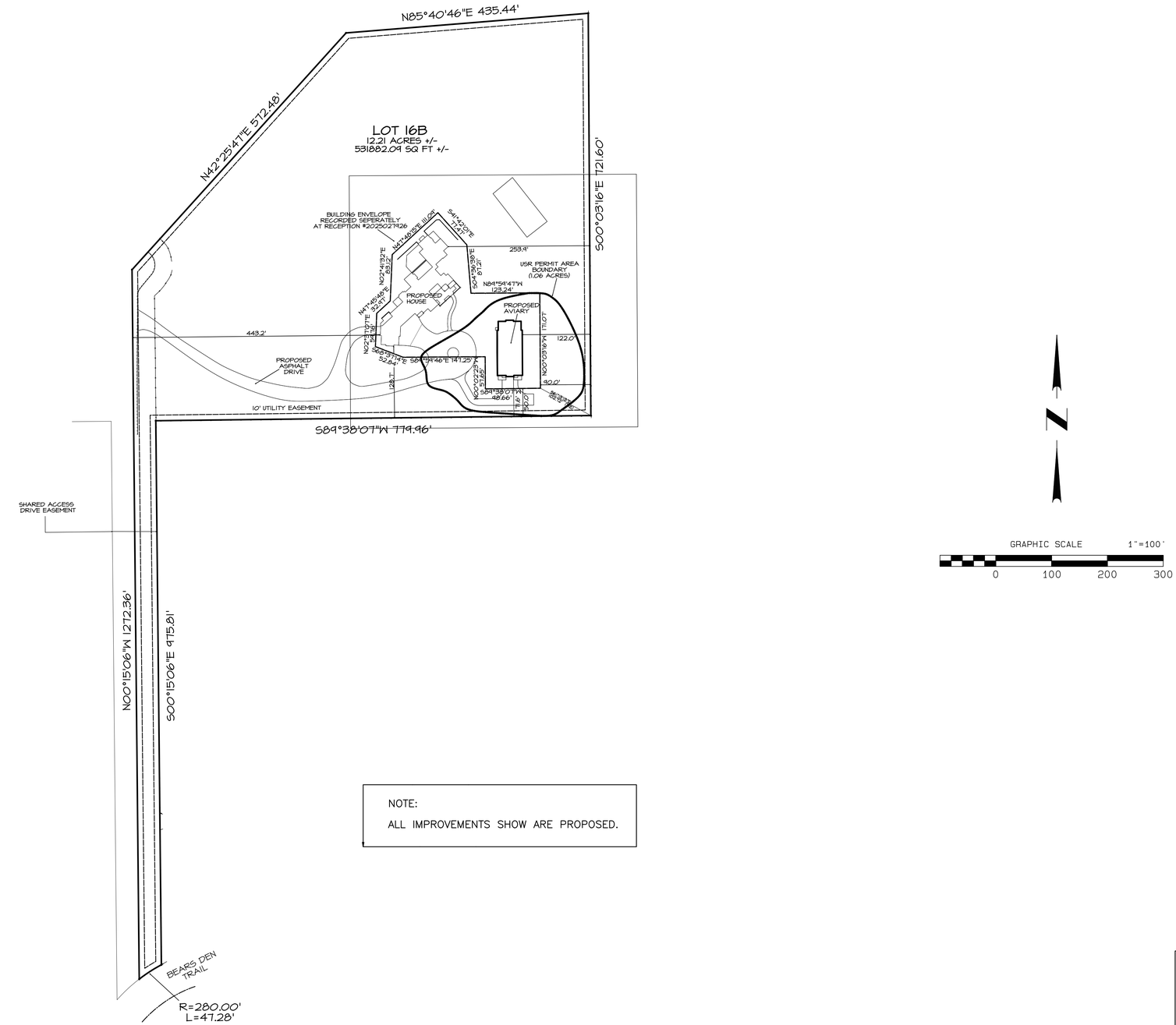
BEARS DEN RURAL SITE PLAN, 2ND EXEMPTION, LOT 16B

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TOTAL AREA 12.21 ACRES, PERMIT AREA 1.06 ACRES

USR - PLAN EXHIBIT

US2025-012



NOTE:
ALL IMPROVEMENTS SHOW ARE PROPOSED.

Approval Certificate

Planning _____ Initials/Date

Owner _____ Initials/Date

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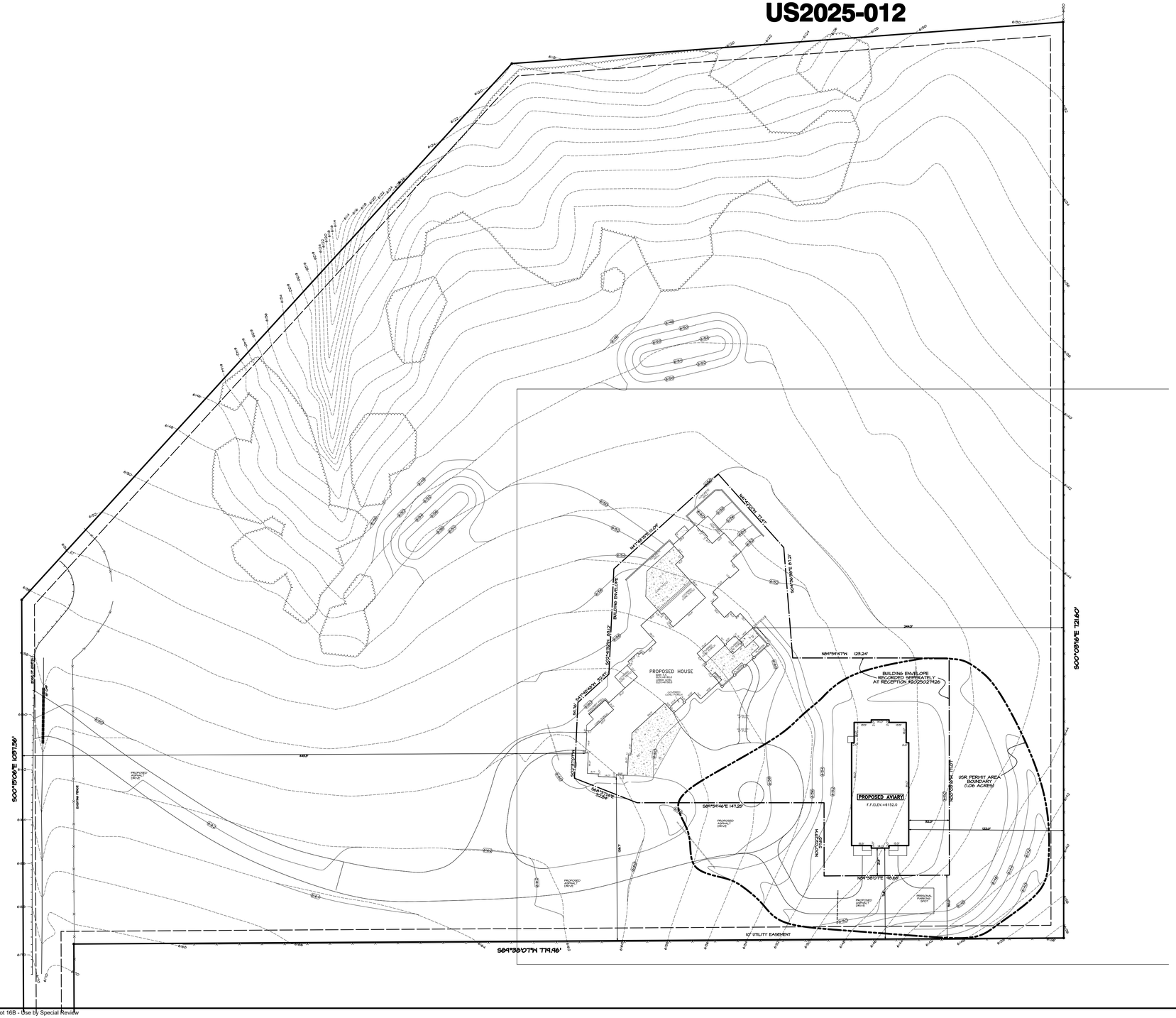
USR - OVERALL SITE PLAN

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DATE	07-02-25
DR'N.	NDS
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AP'VD.	KEA
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Sheet	2 of 4

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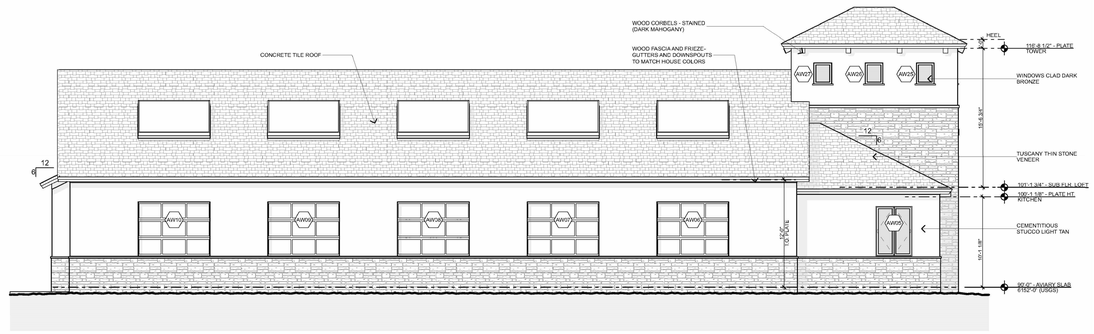
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N
GRAPHIC SCALE 1"=30'
0 30 60 90
= FINISH GRADES
= EXISTING CONTOURS
PROPOSED HOUSE
PROPOSED AVIARY
F.F.ELEV.=8132.0
USR PERMIT AREA BOUNDARY (1.06 ACRES)
BUILDING ENVELOPE RECORDED SEPARATELY AT RECEPTION #2025027126
S00°15'06"E 1,087.56'
S00°23'16"E 721.60'
S89°38'07"W 774.46'
10' UTILITY EASEMENT
PROPOSED DRIVE
EXISTING TRAIL
N89°54'47"W 129.24'
S89°54'46"E 147.20'
N89°38'07"E 65.68'
S00°23'16"E 83.07'
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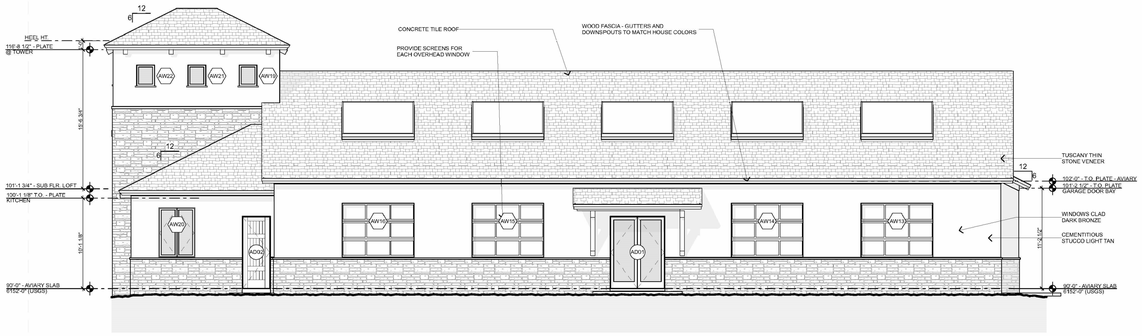
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4 Aviary - North Elevation
SCALE: 1"=8.0'



3 Aviary - East Elevation
SCALE: 1"=8.0'



2 Aviary - West Elevation
SCALE: 1"=8.0'



1 Aviary - South Elevation
SCALE: 1"=8.0'

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