PLANNING COMMISSION REGULAR MEETING
MONDAY, DECEMBER 1, 2025
AGENDA

Monday, December 1, 2025 **6:00 PM** **Hearing Room**

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

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

1. Call to Order

a. Pledge of Allegiance

b. Roll Call

c. Attorney Certification of the Agenda

d. Planning Commission Disclosures

2. Approval of Minutes

a. Unofficial Minutes from November 17, 2025. **4133**

Attachments: Unofficial Minutes from November 17, 2025

3. Approval of the 2026 PC Public Hearing Schedule

a. Proposed 2026 PC Public Hearing Schedule. **4063**

Attachments: Proposed PC Hearing Schedule Dates 2026

4. Land Use Hearing Items

a. Elora Development Feeder Extension - Location and Extent - Project File: LE2025-021. **4132**
Matt Jakubowski, AICP, Chief Planner — *Department of Community Development*

Attachments: Staff Report - LE2025-021
Supplemental Information - LE2025-021

b. Pinecrest Community Church - Minor Development Plat - Project File: SB2024-070. **4131**
Heather Scott, AICP, Principal Planner — *Department of Community Development*

Attachments: Staff Report - SB2024-070

c. Highlands Ranch Planned Development, 81st Amendment - Planned Development Major Amendment - Project File: ZR2025-004. **4135**
Brett Thomas, AICP, Chief Planner — *Department of Community Development*

Attachments: Staff Report - ZR2025-004

d. Sterling Ranch Planned Development, 14th Amendment - Planned Development Major Amendment - Project File: ZR2025-012. **4134**
Brett Thomas, AICP, Chief Planner — *Department of Community Development*

Attachments: Staff Report - ZR2025-012

5. Adjournment

The Next Regular Meeting Will be Held on Monday, December 15, 2025 @ 6:00 p.m.

MEETING DATE: December 1, 2025

DESCRIPTION: Unofficial Minutes from November 17, 2025.

ATTACHMENTS:

Unofficial Minutes from November 17 2025

PLANNING COMMISSION REGULAR MEETING
MONDAY, NOVEMBER 17, 2025
MINUTES

Monday, November 17, 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 Stephen Allen
Commissioner Calvin Downs
Commissioner Jack Gilmartin
Commissioner Mark Hampton
Commissioner Ed Kubly
Commissioner Michael McKesson
Alternate Mark Witkiewicz
EXCUSED
Commissioner Len Abruzzo
Commissioner Ed Rhodes
Commissioner Jim Smallwood

c. Attorney Certification of the Agenda

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

d. Planning Commission Disclosures

2. Approval of Minutes

a. Unofficial Minutes from November 3, 2025.

Commissioner Stephen Allen moved that the Commission approve the Minutes from November 3, 2025 as amended.

RESULT: APPROVED
MOVER: Ed Kubly
SECONDER: Mark Witkiewicz

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

3. Land Use Hearing Items

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

Carolyn Washee-Freeland, AICP, Senior Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Connor Lindholm, TST Infrastructure – 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 Calvin Downs moved to recommend approval of the 501 Tenderfoot Drive, Sage Port Water Treatment Plant Chemical Building – Location and Extent – Project File: LE2025-020 under the (1) condition as stated.

RESULT: APPROVED
MOVER: Calvin Downs
SECONDER: Ed Kubly
AYES: Stephen Allen, Calvin Downs, Jack Gilmartin, Mark Hampton, Ed Kubly, Mike McKesson, Mark Witkiewicz
NAYS: None

4. Adjournment

The meeting was adjourned at 6:33 p.m.

_____
Calvin Downs, Secretary

_____
Samantha Hutchison, Recording Secretary

MEETING DATE: December 1, 2025

DESCRIPTION: Proposed 2026 PC Public Hearing Schedule.

SUMMARY:

ATTACHMENTS:
Proposed PC Hearing Schedule Dates 2026

DOUGLAS COUNTY PLANNING COMMISSION

PUBLIC HEARING SCHEDULE
2026

HEARING DATE
January 5
January 12*
February 2
February 23*
March 2
March 16
April 6
April 20
May 4
May 18
June 1
June 15
July 6
July 20
August 3
August 17
September 14*
September 28*
October 5
October 19
November 2
November 16
December 7
December 21

LAND USE MEETINGS AND HEARINGS ARE HELD AT 6:00 P.M.

Planning Commission hearings generally occur the 1st and 3rd Monday of each month, if an item is scheduled.
*Scheduled to Accommodate Holidays.
Note: Agendas are available on the Douglas County website prior to the meeting.

MEETING DATE: December 1, 2025

STAFF PERSON RESPONSIBLE: Matt Jakubowski, AICP, Chief Planner

DESCRIPTION: Elora Development Feeder Extension - Location and Extent - Project File: LE2025-021.

SUMMARY: The request is for approval of a Location and Extent for installation of a 2.7-mile underground electric feeder line to serve new development and to provide capacity and redundancy in northeast Dougals County.

STAFF ASSESSMENT: Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. Should the Planning Commission approve the Location and Extent request, the applicant should submit engineering related items to the County for review prior to commencement of construction of the project.

REVIEW:

Steven E Koster	Approve	11/19/2025
Samantha Hutchison - FYI	Notified - FYI	11/19/2025

ATTACHMENTS:

Staff Report - LE2025-021
Supplemental Information - LE2025-021

DOUGLAS COUNTY
COLORADO

Location and Extent Staff Report

Date: November 19, 2025

To: Douglas County Planning Commission

From: Matt Jakubowski, AICP, Chief Planner MAJ
Jeanette Bare, AICP, Planning Manager JB
Steven E. Koster, AICP, Assistant Director of Planning Services SK

Subject: **Elora Development Feeder Extension – Location and Extent**

Project File: **LE2025-021**

Planning Commission Hearing: **December 1, 2025 @ 6:00 p.m.**

I. EXECUTIVE SUMMARY

CORE Electric Cooperative (CORE) is requesting approval of a Location and Extent (L & E) for installation of a new 2.7-mile underground electric feeder line extension. The line generally follows Inspiration Drive, through the Piney Lake Trails development, to Delbert Road. The line will serve new growth and provide redundancy in northeast Douglas County. The proposal will be completed via a combination of trenching and underground boring.

The project is located in the nonurban Northeast Subarea of the Douglas County 2040 Comprehensive Master Plan.

II. APPLICATION INFORMATION

A. Applicant

CORE Electric Cooperative
Brooks Kaufman
5496 N. US Highway 85
Sedalia, Colorado 80135

B. Applicant's Representative

Milton Lockett
HDR Engineering Inc.
1670 Broadway, Suite 2300
Denver, CO 80201

C. Request

CORE is requesting approval of an L & E for installation of a 2.7-mile underground electric feeder line to serve new development and to provide capacity and

redundancy in northeast Douglas County. A vicinity map, zoning map, and aerial map are attached to the staff report to show the location of the proposal.

D. Location

From west to east, the project area spans from the intersection of Tomahawk Road and Inspiration Drive, east along Inspiration Drive, north on Piney Lake Road, and northeast within the Piney Lake Trails development to Delbert Road.

E. Project Description

CORE proposes to install a 2.7-mile underground electric feeder line extension. The line commences at the intersection of Tomahawk Drive and Inspiration Drive. It extends for one mile east along Inspiration Drive, turns north for ½ mile along Piney Lake Road, and extends 1.2 miles east and northeast within the Piney Lake Trails development. The line terminates near Delbert Road approximately 700 feet south of the intersection of Delbert Road and County Line Road. CORE proposes to utilize existing easements and road right-of-way for the feeder line as much as possible. However, private easements will need to be acquired from several property owners along Inspiration Drive within the first mile of the project.

The depth of the line is proposed from approximately 4 feet to 12 feet below the surface. The majority of the line will be installed by underground bore, although open trenching will be required in various locations throughout the project area. A single floodplain crossing is required at Piney Creek on the north side of Inspiration Drive, near the intersection of Inspiration Drive and Black Forest Drive within the first ¼ mile of the project. The line will be bored within this area to avoid any floodplain disturbance.

Construction is anticipated to begin in February 2026 and continue for a period of 3 to 4 months. CORE will restore any areas disturbed by installation of the line to pre-existing conditions. No above-ground improvements are proposed.

III. CONTEXT

A. Background

The purpose of the line is to provide additional capacity for northeast Douglas County and to serve the Piney Lake Trails development in Douglas County and the Elora Development in Elbert County. The line will additionally bring redundancy and reliability to customers in this area of the County.

B. Adjacent Land Uses and Zoning

The proposed feeder line is located in an area of the County zoned and developed for single-family residential land uses and includes a combination of existing large-lot single-family residential parcels, subdivisions with parcels from 2 two acres in size, and new development in the Piney Lake Trails development.

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

No existing physical conditions are present in the project area that constrain installation of the proposed facilities. A portion of the line will traverse floodplain. CORE will utilize underground boring in the floodplain area to minimize site disturbance. CORE is in process of acquiring easements from several property owners along Inspiration Drive.

B. Access

The applicant has indicated that the existing roadway network within the project area can accommodate any service or maintenance required.

C. Drainage and Erosion

Construction plans and a Grading Erosion and Sediment Control (GESC) Plan and Report must be submitted to Engineering Services for review. County Engineering will not require a Phase III Drainage Report for this project. The GESC Plan and Report and construction plans must be approved by Engineering Services prior to permits being issued for the proposed improvements.

D. Floodplain

Floodplain is present approximately at the intersection of Inspiration Drive and Black Forest Drive. The applicant proposes to bore the proposed line underground to avoid any floodplain disturbance. County Engineering has indicated that a Floodplain Development Permit is not required since this portion of the line will be bored.

V. PROVISION OF SERVICES

A. Fire Protection

South Metro Fire Rescue (South Metro) provides fire and emergency services to the project area. South Metro responded to the referral with no objection.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO), DCSO E911, and the Office of Emergency Management (OEM) were sent a referral response request. OEM provided a no comment response. No response from DCSO or DCSO 911 was received at the writing of the staff report.

C. Water and Sanitation

No additional water or sanitation service demands are generated by the proposed project. The proposal was sent to Aurora Water, which serves the Piney Lake Trails development. Aurora Water indicated that the proposed line does not conflict with any of its infrastructure.

D. Utilities

A referral was sent to utility service providers AT&T (telecommunications), CenturyLink (telephone), Comcast (cable), Black Hills Energy (gas), and Xcel Energy (gas). A no comment response was received from Black Hills Energy. Xcel responded that it owns and operates existing facilities along Inspiration Drive and Piney Lake Road and that proper clearances must be maintained between Xcel facilities and the underground line. Xcel indicated no structures are allowed over buried facilities, and that Xcel must be contacted prior to excavation. No response from AT&T, CenturyLink and Comcast was received at the writing of the staff report.

E. Other Required Processes and Permits

In addition to the L & E approval, a GESC Plan, GESC Report, and construction plans, must be finally accepted by Engineering Services for review and approval prior to construction of the project.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to property owners adjacent to the project area. At the preparation of the staff report, no members of the public commented on the proposal. CORE indicated that a pre-design notification letter was also sent to landowners impacted by the project in June 2025, and that a pre-construction notification will be sent to the same landowners two weeks prior to construction.

Referral response requests were sent to referral agencies during the referral period from October 31, 2025 through November 14, 2025. Agency responses that have been received to date are included as an attachment to this staff report. Any additional responses received after the date of this staff report will be provided to the Planning Commission prior to the hearing and added to the project record.

VII. STAFF ASSESSMENT

Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. CORE has indicated that the proposed improvements are necessary to enhance service to existing customers, and to provide service to future development in northeast Douglas County. Should the Planning Commission approve the L & E request, the applicant should submit engineering related items to the County for review prior to commencement of construction of the project.

ATTACHMENTS **PAGE**

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Applicant's Narrative 7
Vicinity Map 15
Zoning Map 16
Aerial Map 17
Referral Agency Response Report 18
Response Letters 21
Applicant Response to Referral Comments 29
Location and Extent Exhibit 32

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: Location & Extent

MARKETING NAME: 25007478 Elora Development Feeder Extension

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-249

PROJECT SITE:

Address: Along the South Side of Inspiration Drive from the Intersection of Inspiration to Tomahawk. Then along the west side of N Piney Drive to the intersection of near the N Piney Lake Rd and S. Sampson Gulch Way

State Parcel Number(s): S/T/R 6S-67W-05, 04

Subdivision/Block#/Lot# *(if platted)*: Inspiration Point, Inspiration Farms, Piney Lake Farms, Hidden Pines Filing No. 1, Trail Planning Area, Piney Lake Trails, Inspiration Subdivision

PROPERTY OWNER(S):

Name(s): CORE Electric Coop Attn: Brooks Kaufman

Address: 5496 N. US Highway 85, Sedalia, CO 80135

Phone: _____

Email: _____

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

Name: Milton Lockett, HDR Engineering, Inc.

Address: 1670 Broadway Suite 2300, Denver CO 80201

Phone: _____

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*.

_____ 10/27/2025

Applicant Signature Date

25007478 – Elora Development Feeder Extension
Location and Extent Application

Written Narrative & Location and Extent Report
Douglas County, Colorado

October 2025

Submitted by:

CORE ELECTRIC COOPERATIVE

3203.01.1 Land Use Application Form

See Appendix A

3203.01.2 Written Narrative

Name of Applicant
CORE Electric Cooperative (CORE)
Brooks Kaufman – Manager, Lands and Rights-of-Way 5496 N.
US Highway 85
Sedalia, CO 80135
bkaufman@core.coop
720-733-5493

CORE serves more than 165,000 members along Colorado's Front Range. Their nearly 5,000-square-mile service area includes portions of 11 counties to the east, west and south of Denver, including Douglas County.

Description of the Request
CORE proposes to construct a new underground three-phase electric feeder called the Elora Feeder Development Extension (the Project). The Project is 2.70-miles in length and completely located within unincorporated Douglas County. The alignment will start approximately 5.00 miles northeast of the Town of Parker, Douglas County, Colorado. The feeder will be installed underground along Inspiration Drive for approximately 1.00 mile where CORE will obtain three 15' easements from Vanda N. Werner, Marie Garon and Sandra K. Routzon, and will utilize dedicated utility easements from the Inspiration Point, Inspiration Farms and Piney Lake Farms subdivisions (Reception Numbers 2017067561, 2013048293 & 2012019768). The line will then turn north and will continue for 0.5 mile along Piney Lake Road utilizing dedicated utility easements from the Piney Lake Farms, Hidden Pines Filing No. 1 and Trail Planning Area subdivision plats (Reception Numbers 2012019768, 2015070148 & 2021054387). The line then turns east for 1.20 mile between the Ponderosa East Subdivision and the proposed Toll Brothers Development. For this stretch, the line will utilize a 15' utility easement that will be dedicated by the Piney Lake Trails subdivision (Reception Number TBD). The line will terminate near Delbert Road in a cubicle. The project will be installed within platted and newly acquired 15' CORE easements.

Existing platted utility easements will be utilized as much as possible; however, a new 15' wide easement will be acquired from Vanda N. Werner, Marie Garon and Sandra K. Routzon. CORE's consultant, HDR Engineering, Inc (HDR) has been contacting private landowners to talk about the Project. Landowners did not present any immediate objections to the project, and easements will be secured prior to the start of construction.

The new underground distribution feeder will be installed primarily utilizing horizontal directional drilling and open trench construction. The feeder depth will vary between 4-feet to 12-feet throughout the route. Bore pits will be required at each end of a bore, 20 bore pits are proposed for this project. Work at each bore pit can typically take place within the platted or private easement and all disturbed areas related to the installation of the Project will be reclaimed at the end of construction. CORE would like to start construction on this project by February 2026 with a proposed construction duration of 3 to 4 months.

Purpose of the Improvements

Rapid and continuing growth and development in Douglas County is placing an increased burden on existing electric distribution infrastructure. The proposed new electric feeder extension will support load growth and provide increased reliability and redundancy of CORE services for the anticipated development, population growth, and load demands in northeast Douglas County. This project is needed to serve the Piney and Elora housing developments electric facilities.

Summary of the Potential Impacts and Proposed Mitigation Measures

To avoid potential indirect impacts from construction-related erosion and sediment movement, CORE will develop and implement a Grading, Erosion, and Sediment Control (GESC) Plan, as detailed in the Dougals County GESC Manual, as required by the Douglas County Engineering Division. The project disturbance area will be estimated from the 60% engineering design drawings, and CORE will coordinate with the Douglas County Engineering Division for the appropriate type of GESC Permit (i.e. Small Utility-type, Standard-type, or other). The GESC Plans will include project specific erosion and sediment controls. This will minimize impacts from the construction phase. Additionally, the GESC will address stabilization and disturbed area restoration to ensure construction impacts are temporary and the lands will be restored to pre-construction conditions upon project completion.

During construction, short-term noise will occur from construction vehicles and equipment. Construction vehicles and equipment will be maintained in proper operating condition and equipped with the manufacturer's standard noise control devices (e.g., mufflers or engine enclosures) to limit this noise to the extent practicable

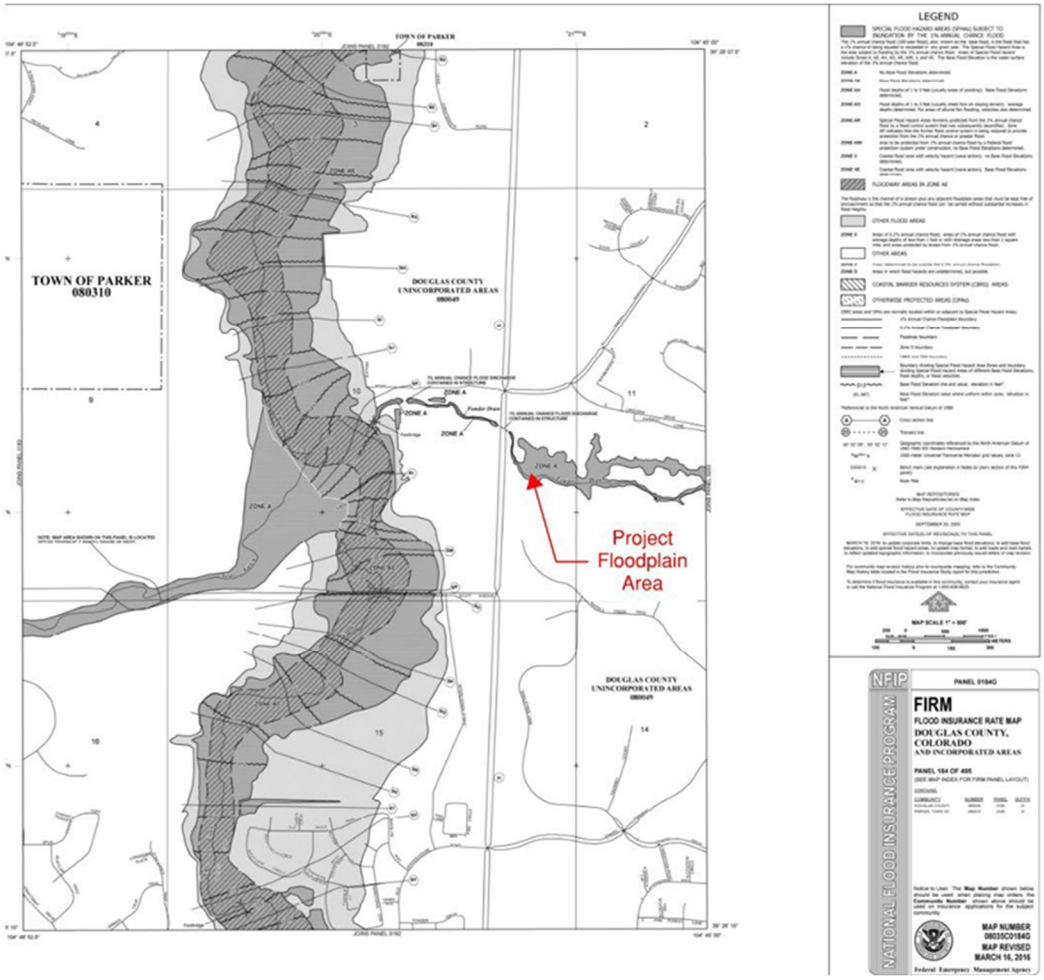
Construction activities associated with the Project would temporarily generate less than significant amounts of particulate matter from soil disturbances and diesel-powered equipment, and less than significant amounts of carbon monoxide and the precursor pollutants to ozone formation from tailpipe emissions. Any air pollutants generated would be widely dispersed across the Project area, short term in duration, and minimized by the small scale of construction operations for the Project. Air pollutants also would be minimized through proper vehicle maintenance. Upon completion of earth-disturbing activities, all disturbed areas will be revegetated or otherwise stabilized. Therefore, Project construction is not expected to contribute negatively to the air quality status in the area. There would be no long- term air quality effects associated with routine operation and maintenance of the Project.

Enclosed containment will be provided for all trash. Construction waste, including trash and litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials, will be removed from the site and transported to a disposal facility authorized to accept such materials. There will be no significant amount of hazardous materials stored in the Project area. Construction, operation, and maintenance activities will comply with applicable federal, state, and local laws and regulations regarding the use of hazardous substances. The only hazardous chemicals expected to be used on site are those found in diesel fuel, gasoline, coolant (ethylene glycol), and lubricants in machinery. Hazardous materials will not be drained onto the ground or into streams or drainage areas. In its contract with the construction contractor, CORE can specify that it will hold a required pre-construction meeting with the contractor to ensure all applicable laws and CORE's procedures are followed.

To put the public on notice of the Project, a pre-design notification letter was sent out June 13th, 2025, to all landowners impacted by the project, including those with dedicated Utility Easements. As a follow up, two (2) weeks before construction begins, a pre- construction notification letter will be sent to the same landowners.

A single floodplain crossing is anticipated for this Project. The alignment will cross Piney Creek on the north

side of Inspiration Drive, near the intersection with E. Black Forest Drive. According to FEMA Map Number 08035C0087G, Panel 87 of 461, effective February 17, 2017; the project will cross a Zone AE floodplain and the Regulatory Floodway, as shown below. CORE will coordinate Floodplain Development Permitting requirements with Douglas County. It is anticipated that the floodplain crossing will be entirely bored and that there will be no surface disturbance to the floodplain/floodway area.



There are no wetlands associated with the Project. Due to the lack of effect on aquatic resources expected from activities associated with the Project, a Pre-Construction Notification with the US Army Corps of Engineers is not required to ensure continued compliance with Nationwide Permit 57 – Electric Utility Line & Telecommunications Activities.

A field assessment conducted by a Certified Wildlife Biologist® determined that there is no suitable habitat for the federally-threatened Preble's Meadow Jumping Mouse (*Zapus hudsonius preblei*) within the project area. Impacts to this species are not anticipated as a result of the project.

HDR Engineering, Inc. (HDR) was retained by CORE Electric Cooperative (CORE) to assess necessary measures to avoid or minimize impacts of construction activities to the environment related to the Elora Development Feeder Extension Project (Project). Based on the findings of the desktop habitat assessment and on-site survey, adherence to the following environmental commitments is necessary by the contractor for adequate compliance of local and federal laws and regulations:

HDR Engineering, Inc. (HDR) was retained by CORE Electric Cooperative (CORE) to assess necessary measures to avoid or minimize impacts of construction activities to the environment related to the Elora

Development Feeder Extension Project (Project). Based on the findings of the desktop habitat assessment and on-site survey, adherence to the following environmental commitments is necessary by the contractor for adequate compliance of local and federal laws and regulations:

- Minimize project creep outside the necessary areas. Maximize use of pre-disturbed land for all project activities. Keep vehicles and equipment on paved or gravel areas to the maximum extent possible.
- Enforce proper implementation of soil erosion and dust control measures, as specified in the Douglas County Small Utility Grading, Erosion, and Sediment Control Plan.
- Halt construction activities during periods of heavy rain or flooding, as specified in the Douglas County Small Utility Grading, Erosion, and Sediment Control Plan.
- The project will bore at least 4' under identified wetlands minimizing the need for wetland matting. All areas must be restored to preconstruction contours.
- Impacts to aquatic resources should not occur. If additional temporary or permanent impacts are anticipated, CORE should be notified. Additional survey efforts and mitigation measures may be necessary.
- Do not collect birds (live or dead), including any parts (i.e., feathers) or nests.
- No avian nests have been approved for removal; removal of nests, even if inactive, should not occur. If a nest is discovered in the area of the Project, construction activities within 0.5 miles of the nest must halt until authorization is given to continue by CORE.

The following date constraints apply to the Project. Additional survey efforts and mitigation measures may be necessary if these date constraints are not adhered to:

- No vegetation removal is anticipated. If vegetation removal and trimming is needed, it should occur between September 1 and March 31. Any tree trimming or vegetation removal occurring outside this timeframe is not allowed without prior authorization from CORE.
- A desktop and field review has been completed for Preble's mouse. No mouse burrows were found. If animal burrows are discovered in the area during construction, construction activities within 0.25 miles of the burrow must halt until authorization is given to continue by CORE. Destruction of animal burrows is prohibited from March 15 to October 31.

<u>Compliance with the Comprehensive Master Plan</u>
This Project is located along Inspiration Drive and Piney Lake Road and is in compliance with the Goals, Objectives, and Policies of the Douglas County 2040 Comprehensive Master Plan (CMP), as described below.

Objective 2-6B *Use design techniques and land use elements to provide compatibility between residential and nonresidential uses and create a sense of community identity.*
Land use compatibility is the principle of aiming for a harmonious community by ensuring that adjacent land uses do not cause unduly negative impacts. Factors that affect land use compatibility include considerations such as intensity and types of uses, patterns and context of surrounding land use, traffic patterns, noise levels, and many other variables. Mitigation strategies through design of the Project include placing the new distribution feeder underground. Even though the project will have minor aboveground facilities (switches, vaults, pedestals), this installation technique will reduce impacts on surrounding properties.

Policy 2-9A.1 *Evaluate the capacity of existing services and facilities to support development.*
Planning for adequate delivery of electric services is important for sustainable growth and development, which is also detailed in the Douglas County CMP. Planning is critical to create supportive infrastructure for sustainable development as opportunities are growing and the market in Douglas County continues to grow and evolve. CORE's power studies and planning for utility capacity utilizing appropriate

technologies and equipment are critical for supporting the community's continued development. This Project will readily interconnect with the existing power grid for support and development of the energy grid and provide value for future proposed development in Douglas County. Upgrading and ensuring viability of existing civil and structural facilities in Douglas County, such as this Project, is paramount to providing continued support for the community.

Objective 5-1A *Review existing and projected development to ensure that it does not overwhelm existing services.*
Additional capacity and ensuring grid stability requires new facilities to continue providing reliable electric services to meet future demand. The Project provides essential grid capacity to accommodate forecasted growth in Douglas County.

Policy 5-1A.2 *Coordinate service needs with relevant special districts, authorities, and municipalities.* CORE held a presubmittal meeting with Douglas County (PS2025-022) in November 2024. It is CORE's intention that adequate public facilities are provided prior to or concurrent with development. CORE will further satisfy these criteria by working closely with County divisions to meet pertinent County standards and planning objectives. This Project will increase availability and reliability of electrical service, thereby providing a direct benefit to the proposed commercial development approved by Douglas County.

Policy 5-5A.5 *Encourage the joint use of utility corridors for new or upgraded major transmission lines.* Even though the Project is at the distribution level, it will be constructed in either existing platted utility easement, or within CORE's existing transmission line corridor/easement.

3203.01.3 Application Fee

The Application fee of $325 and Engineering Review fee of $1,000 will be paid by CORE at the time of filing.

3203.01.4 Location and Extent Plan Exhibit

See Appendix B

3203.01.5 Location and Extent Report (per Section 3206)

3206.01 – Community Impact Report describing potential impacts to private and public interests and the project site, and how potential impacts are proposed to be mitigated.

Community Impact Report

The Project will be installed underground within existing platted utility easements or newly acquired 15' CORE easements and will therefore be compatible with the surrounding area. Due to the underground installation, the feeder alignment proposed for the Project will not introduce new visual elements. Construction of the Project will enhance the function and marketability of the surrounding area by allowing sufficient access to reliable power. The Project will allow for additional capacity to CORE's distribution system in this part of their service territory and additional reliable power to meet new load growth driven by development.

The Project will help provide power for proposed developments in the surrounding area similar in character to those already in place.

Upon review and approval by CORE and Douglas County, the available lands immediately adjacent to the Project alignment can be developed; however, no structures shall be erected upon, under, or across the easements, no combustible material or infrastructure shall be permitted upon, under, or across the easement, and the easement shall not otherwise be used in any manner that interferes with the maintenance, repair, and replacement of CORE's facilities or damages the facilities in any way. Landscaping is possible within the Project easement but must follow CORE's Right-of-Way Planting Guidelines. Beyond that, the Project will help facilitate a reliable source of power for proposed development planned within the surrounding area.

CORE anticipates that after construction, the Project will require vehicular traffic as needed in the event of maintenance, inspections, or repairs to the facilities. The existing roadway network within the Project area can accommodate the level of activity anticipated for these purposes as well as construction activities. Any increased traffic anticipated with the future planned housing developments will be handled by the housing project developers.

The Project crosses Piney Creek and the associated Floodplain within Douglas County. A Floodplain Development Permit will be coordinated through Douglas County. It is anticipated that no impacts to the floodplain will result from the project because of the construction approach to bore underneath this feature.

Although the facilities would be inspected annually, emergencies may occur. If there were an issue, appropriate field crews and engineering personnel would be notified by telephone or radio, and they would undertake the required procedures to correct the problem and restore facilities to normal operations. CORE's contractor will minimize any impacts during construction by adhering to the County's GESC Manual and implementing and maintaining control measures designed to protect surface water quality. The Project will typically be bored under streams, waterways, floodplains, or other sensitive resources that cross the alignment. CORE does not anticipate post-construction impacts to water quantity or quality as the land will be returned to pre-construction conditions upon project completion.

A presubmittal meeting with Douglas County (PS2025-022) was held in November 2024, to introduce the Project and identify the approvals that would be needed prior to construction. CORE has incorporated the applicable County standards into the Project design. The Location and Extent Land Use development permit required by Douglas County is coordinated and processed by the County.

3206.02 – Phase III Drainage Report in accordance with the requirements of the Douglas County Storm Drainage and Design and Technical Criteria Manual, as required, or as required by a condition of approval.

The Project is an underground utility, and is not anticipated to permanently alter the terrain, ground cover, or drainage patterns from those existing prior to the construction activity. Restoration from the Project construction will consist of returning disturbed areas to pre-construction conditions. Permanent, post construction water quality control measures are not anticipated, nor are they required by Douglas County for this project. Accordingly, it is not anticipated that a Phase III Drainage Report will be required for this project.

3206.03 – A narrative or traffic study describing the transportation network establishing the availability and adequacy of the system in accordance with the Douglas County Roadway Design and Construction Standards, as required.

Traffic impacts should be minimal. Most construction will occur within newly acquired 15' CORE easements or dedicated easements outside of the road right of way. Road crossings and any necessary traffic control measures will be addressed by TCP's in permitting stage of the project. Planned typical working hours will be from 6:00am until 7:00pm Monday – Friday, 7:00am until 7:00pm on Saturday, and 8:00am until 7:00pm on Sunday.

3206.04 – A guarantee of public improvements, such as dedication of rights-of-way, sidewalk construction, and similar improvements, as required.

A guarantee of public improvements, such as dedicated rights-of-way, sidewalk construction and similar improvements, as outlined in Section 3205 of the Douglas County Zoning Resolutions, is not applicable to this project and is not included in this submission.

3206.05 – Additional information may be requested by the staff as appropriate to the request, and information required above may be waived by the Planning Services Director, when deemed to be inappropriate.

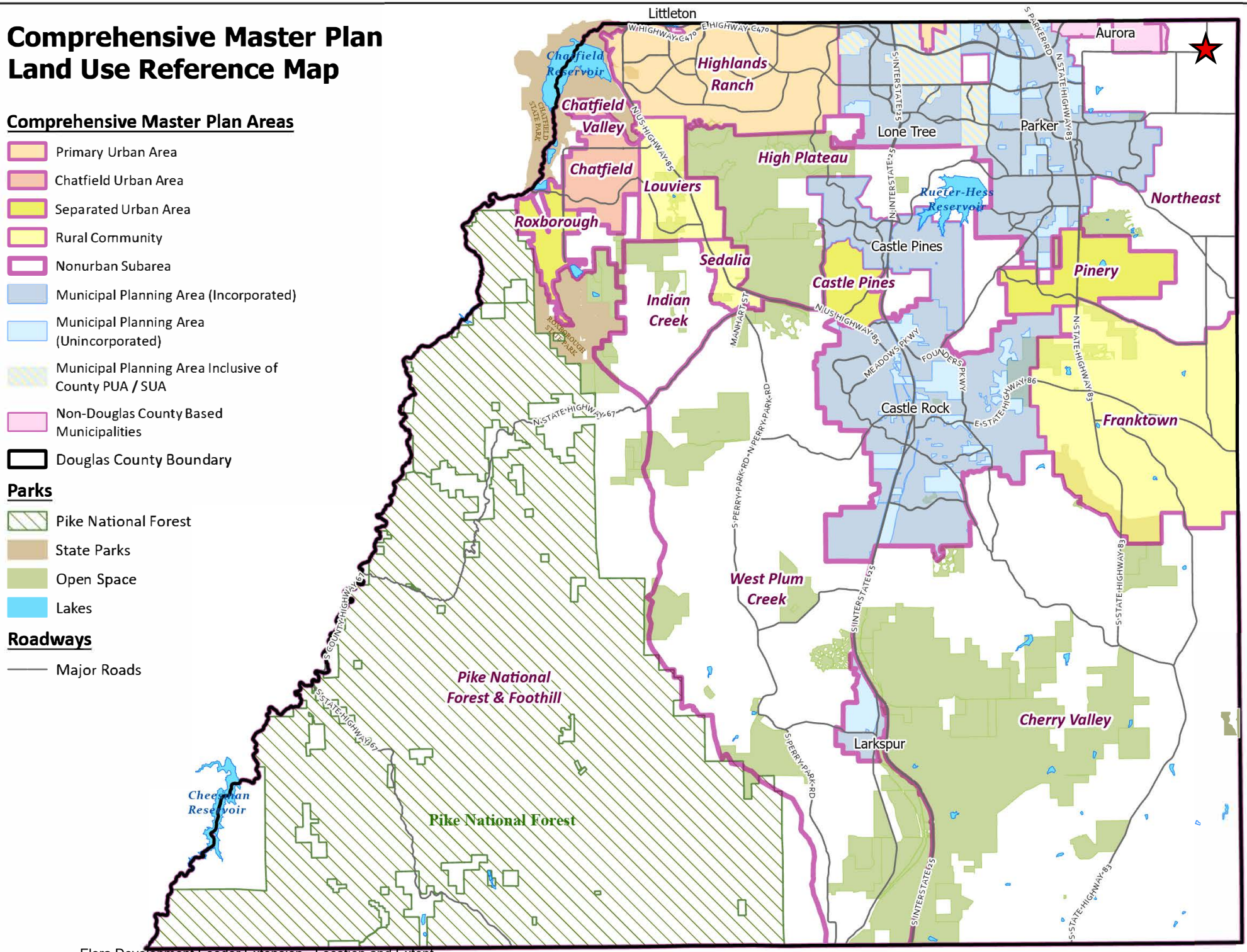
CORE will provide any additional information as requested by Douglas County staff.

We look forward to continued dialogue throughout the project.

If you have any questions or concerns, reach out to Brooks Kaufman at 720-733-5493 or by email at bkaufman@irea.coop or Milton Lockett at 303-476-0801 or by email at milton.lockett@hdrinc.com

Thank you for your time and review of this L&E application submittal.

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

Elora Development Feeder Extension Location & Extent

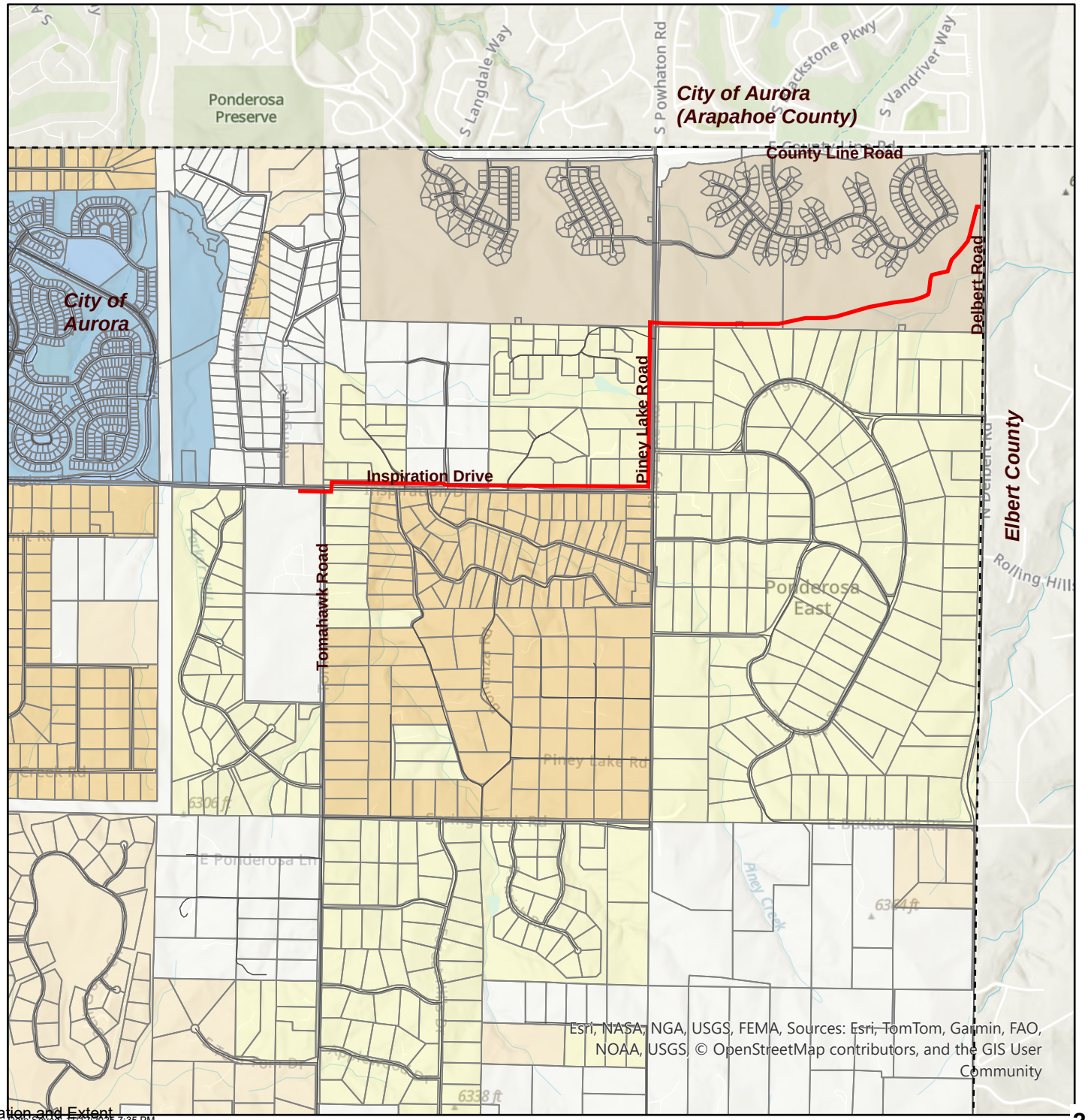
LE2025-021

Zoning Map



LEGEND

- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- CTY
- PD - PLANNED DEVELOPMENT
- APPROXIMATE LOCATION PROPOSED UNDERGROUND FEEDER EXTENSION



Date Saved: 11/12/2025 7:35 PM

Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0bd0

Elora Development Feeder Extension Location & Extent

LE2025-021

Aerial Map

N

LEGEND

- Major Roads
- Parcels - PARCELS
- APPROXIMATE LOCATION PROPOSED UNDERGROUND FEEDER EXTENSION



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Project Name: Elora Development Feeder Extension
Project File #: LE2025-021
Date Sent: 10/31/2025 **Date Due:** 11/14/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	11/06/2025	No Comment.	No action necessary.
Arapahoe County Engineering Services Division		No Response Received.	No action necessary.
Counties: Arapahoe County PWD/ Planning		No Response Received.	No action necessary.
AT&T Long Distance - ROW		No Response Received.	No action necessary.
Bell Cross Ranch HOA		No Response Received.	No action necessary.
Black Hills Energy	11/04/2025	No comment.	No action necessary.
Building Services	10/31/2025	No comment.	No action necessary.
City of Aurora	11/10/2025	Received (verbatim response): I've reviewed the path of the bore/trench, and it does not come in conflict with any Aurora Water infrastructure. In the southeast corner of Piney Lake Trails it does seem to overlap with some future property lines, but I would leave that to the proper group to address. As far as AW is concerned, we do not have any comment. Thanks, Travis Haugen Engineering Technician Water Engineering | City of Aurora Phone: 720-859-4850	No action necessary.
CenturyLink		No Response Received.	No action necessary.

Project Name: Elora Development Feeder Extension
Project File #: LE2025-021
Date Sent: 10/31/2025 **Date Due:** 11/14/2025

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	11/03/2025	Received (verbatim response): This project includes installation of underground electric utility within the Cherry Creek basin. It is understood that no permanent changes to the site imperviousness is planned for this project; therefore, permanent water quality control measures are not required per control regulation 72. The plans identify that underground electric utility will be bored below the existing Piney Creek channel and within the 100-year floodplain, it recommended that the project engineer ensure the utility is at a sufficient depth below the scour depth of the creek to prevent exposure due to channel erosion overtime. Construction stormwater control measures are required and should be installed and maintained by the contractor until disturbance from the utility installation is complete.	Applicant will use best management practices in construction and will comply with all applicable County or other requirements for construction and drainage, and will obtain any necessary permits at construction.
Comcast		No Response Received.	No action necessary.
Douglas County Conservation District	11/14/2025	No comment.	No action necessary.
Elbert County Community & Development Services	11/03/2025	Received: Following is a summary of comments received from Elbert County: No comments or objections.	No action necessary.
Engineering Services	11/05/2025	Received: Following is a summary of the Douglas County Engineering Referral Response. See full letter for detail: Comment #1 - Engineering fee is $100 Comment #2 - GESC Plans required prior to permits being issued.	1. Fees are paid. 2. Applicant will complete all required GESC and other engineering permits as required.
Homestead Hills HOA		No Response Received.	No action necessary.
Livengood Hills HOA		No Response Received.	No action necessary.
Mile High Flood District	11/13/2025	Received: Following is an excerpt of comments received from Mile High Flood District. See letter for detail. No comments.	No action necessary.
Office of Emergency Management	11/03/2025	No comment.	No action necessary.
Ponderosa East		No Response Received.	No action necessary.

Project Name: Elora Development Feeder Extension
Project File #: LE2025-021
Date Sent: 10/31/2025 **Date Due:** 11/14/2025

Agency	Date Received	Agency Response	Response Resolution
Ponderosa Hills Civic Association		No Response Received.	No action necessary.
Sheriff's Office		No Response Received.	No action necessary.
Sheriff's Office E911		No Response Received.	No action necessary.
South Metro Fire Rescue	11/12/2025	Received (verbatim response): South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.	No action necessary.
Travois HOA		No Response Received.	No action necessary.
Xcel Energy-Right of Way & Permits	11/12/2025	Received: Following are excerpts of referral comments received from Xcel Energy. See full letter for detail: - PSCo owns and operates existing natural gas distribution facilities along North Piney Lake Road and Inspiration Drive. - Proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths. - Structures are not allowed over buried facilities	Applicant will communicate with Xcel to assure conflicts do not occur with Xcel facilities. Applicant will comply with all other requirements and best management practices during construction. No structures are proposed.

From: Haugen, Travis
Sent: Monday, November 3, 2025 1:59 PM
To: DevServicesEngineeronCall; Woo, Chong
Subject: RE: Douglas County eReferral (LE2025-021) Is Ready For Review

Hi Richard,

I've reviewed the path of the bore/trench, and it does not come in conflict with any Aurora Water infrastructure. In the southeast corner of Piney Lake Trails it does seem to overlap with some future property lines, but I would leave that to the proper group to address.

As far as AW is concerned, we do not have any comment.

Thanks,

Travis Haugen
Engineering Technician
Water Engineering | City of Aurora
Phone: 720-859-4850

****Note:** My phone number has been changed to the number listed above. Please use this number going forward**

From: DevServicesEngineeronCall <devservicesengineeronCall@Auroragov.org>
Sent: Monday, November 3, 2025 11:03 AM
To: Haugen, Travis <THaugen@auroragov.org>; Woo, Chong <cwoo@auroragov.org>
Subject: FW: Douglas County eReferral (LE2025-021) Is Ready For Review

Travis and Chong –

We received a project referral from Douglas County. I talked with my supervisor Ben Brock and he asked me to send this over to you.

If you have any comments, Douglas County would like to hear back by November 14th.

Richard Horstmann, P.E. (he/him/his)
Engineer
Development Services | City of Aurora
Phone: 303.739.7319

Facebook | Twitter | Instagram | Nextdoor | AuroraTV.org

For email communications regarding projects undergoing AMANDA reviews,
please provide the 7-Digit RSN Number in the email subject line.

From: Matt Jakubowski <mjakubow@douglas.co.us>
Sent: Friday, October 31, 2025 2:54 PM
To: DevServicesEngineeronCall <devservicesengineeronCall@Auroragov.org>
Subject: RE: Douglas County eReferral (LE2025-021) Is Ready For Review

HI Richard,

I have attached the referral packet, which has the documents we would review at our planning commission for a "Location and Extent." Our engineering department would review the Grading Erosion and Sediment Control Utility Plans at construction. These plans are not part of this review.

Also, as some background, the project area is only in Douglas County, but is near Aurora's municipal boundary, so we send the referral. Part of the project is also within Aurora Water's boundary, but Aurora Water did not have a referral contact (just you).

You can review the attached referral packet and send me comments. Otherwise, our staff member that sets agencies up with passwords can contact you on Tuesday, so for future projects you can access this within our system.

Does that work?

I'm also happy to answer any questions you may have, or direct you to CORE Electric's consultant with any questions.

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

From: DevServicesEngineeronCall <devservicesengineeronCall@Auroragov.org>
Sent: Friday, October 31, 2025 2:16 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: RE: Douglas County eReferral (LE2025-021) Is Ready For Review

Matt – this is the first time I have had to work on these referrals. I don't know what the log in information is. Can you provide it?

Are there civil plans than need to be reviewed?

Richard Horstmann, P.E. (he/him/his)
Engineer
Development Services | City of Aurora
Phone: 303.739.7319

Facebook | Twitter | Instagram | Nextdoor | AuroraTV.org

For email communications regarding projects undergoing AMANDA reviews,
please provide the 7-Digit RSN Number in the email subject line.

From: mjakubow@douglas.co.us <mjakubow@douglas.co.us>
Sent: Friday, October 31, 2025 10:32 AM
To: DevServicesEngineeronCall <devservicesengineeronCall@Auroragov.org>
Subject: Douglas County eReferral (LE2025-021) Is Ready For Review

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__;!!IxwSgPkRNrzx!qPJkmFfIc5a6xOhp9N_ZqY1zCSqGCRHu8RIkHiQ9u0r015P9lLqMW_vY0poqDHAo6C6tRjFiSXknYLSIZwA7fM8-EqBDmNOuVU0$

Project Name: Elora Development Feeder Extension Location and Extent
Project File #: LE2025-021
Project Summary: CORE Electric Cooperative proposes a 2.7-mile underground electricity distribution feeder line. The line begins at the intersection of Tomahawk Rd. and Inspiration Dr., travels east to Piney Lake Rd., where it turns north before continuing in a northeasterly direction in the Piney Lake Trails subdivision before terminating at Delbert Rd. The proposal will be completed via a combination of trenching and underground bore. All disturbed areas are proposed to be restored as needed.

This referral will close on Friday, November 14, 2025.

If you have any questions, please contact me.

Sincerely,

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

November 5, 2025

Milton Lockett, P.E. DV 2025-507
Authorized Representative
HDR Engineering, Inc.
1670 Broadway, Suite 2300
Denver, CO 80201

Subject: Elora Development Feeder Extension - Location & Extent

Dear Milton,

Plan Review Summary:

Submitted to Engineering	-	10/31/25
Comments Sent Out	-	11/5/25

Engineering has reviewed this project and has the following concerns and comments:

Location & Extent Comments

Comment #1-The engineering review fee ($1000.00) will need to be paid prior to our approval of this Location & Extent.

Comment #2-The following item will need to be submitted for review and approval prior to permits being issued for the project:

- GESC Plans (GESC Plans may need to include profiles for the crossing of public roadways and major drainageways)

If you have any questions, please give me a call.

Sincerely,

Chuck Smith
Development Review Engineer

cc: Matt Jakubowski, AICP; Chief Planner

DV25507

From: Danny Klibaner
Sent: Monday, November 3, 2025 1:22 PM
To: Matt Jakubowski
Subject: Douglas County eReferral (LE2025-021) Is Ready For Review

Hello Matt,

Elbert County Planning has no comments or objections to the Elora Development Feeder Extension Location and Extent. I have forwarded the request to our Public Works and Engineering departments and will let you know if they have any comments.

Best,
Danny

Danny Klibaner, AICP
Elbert County Government
Land Use Planner
Community and Development Services
PO Box 7, 215 Comanche St, Kiowa, CO, 80117
Office (303) 621-3135
Cell (303) 435-1865
danny.klibaner@elbertcounty-co.gov

Please note County Offices are closed on Fridays.

MILE HIGH FLOOD DISTRICT

2480 W. 26th Ave Suite 156-B | Denver, CO 80211
TEL 303 455 6277 | FAX 303 455 7880

www.mhfd.org

For MHFD staff use only.	
Project ID:	106664
Submittal ID:	10013861

November 13, 2025

To: Douglas County

Via email

Subject: MHFD Review Comments

Re: ELORA DEVELOPMENT FEEDER EXTENSION LOCATION AND EXTENT (Partner Case No. LE2025-021)

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this referral only as it relates to an MHFD drainageway and for maintenance eligibility of storm drainage features, in this case:

- Sampson Gulch
- Piney Creek

We have no comments to the referenced project and do not need to see future submittals.

Please feel free to contact me with any questions.

Sincerely,

Laura Hinds, P.E.
Project Manager, Mile High Flood District
lhinds@mhfd.org

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Matthew Jakubowski, 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:	Elora Development Feeder Extension Location and Extent
Project File #:	**LE2025-021**
S Metro Review #	REFOTH25-00262
Review date:	November 12, 2025
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	CORE Electric Cooperative proposes a 2.7-mile underground electricity distribution feeder line. The line begins at the intersection of Tomahawk Rd. and Inspiration Dr., travels east to Piney Lake Rd., where it turns north before continuing in a northeasterly direction in the Piney Lake Trails subdivision before terminating at Delbert Rd. The proposal will be completed via a combination of trenching and underground bore. All disturbed areas are proposed to be restored as needed.
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 Location and Extent.

Right of Way & Permits

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

November 12, 2025

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

Attn: Matt Jakubowski

RE: Elora Development Feeder Extension Location and Extent, Case # LE2025-021

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for the above-mentioned project. Please be aware PSCo owns and operates existing natural gas distribution facilities along North Piney Lake Road and Inspiration Drive.

Note that proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths. In other words, if the original cover is changed (by less or more), PSCo facilities must be raised or lowered to accommodate that change. Additionally, be aware that structures are not allowed over buried facilities. Contact Colorado 811 for locates before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risks and responsibility for this request are unilaterally those of the Applicant/Requestor.

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

Project Name: Elora Development Feeder Extension
Project File #: LE2025-021
Date Sent: 10/31/2025 **Date Due:** 11/14/2025

Applicant Response Referral Comments 11-18-25

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	11/06/2025	No Comment.	No action necessary.
Arapahoe County Engineering Services Division		No Response Received.	No action necessary.
Counties: Arapahoe County PWD/ Planning		No Response Received.	No action necessary.
AT&T Long Distance - ROW		No Response Received.	No action necessary.
Bell Cross Ranch HOA		No Response Received.	No action necessary.
Black Hills Energy	11/04/2025	No comment.	No action necessary.
Building Services	10/31/2025	No comment.	No action necessary.
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CenturyLink		No Response Received.	No action necessary.

Project Name: Elora Development Feeder Extension

Applicant Response Referral Comments 11-18-25

Project File #: LE2025-021

Date Sent: 10/31/2025 **Date Due:** 11/14/2025

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Cherry Creek Basin Water Quality Authority	11/03/2025	Received (verbatim response): This project includes installation of underground electric utility within the Cherry Creek basin. It is understood that no permanent changes to the site imperviousness is planned for this project; therefore, permanent water quality control measures are not required per control regulation 72. The plans identify that underground electric utility will be bored below the existing Piney Creek channel and within the 100-year floodplain, it recommended that the project engineer ensure the utility is at a sufficient depth below the scour depth of the creek to prevent exposure due to channel erosion overtime. Construction stormwater control measures are required and should be installed and maintained by the contractor until disturbance from the utility installation is complete.	CORE will put the town on small utility permit for GESC. CORE intends to directional bore under area – bore ducts will be 12ft under floodplain area (scouring).
Comcast		No Response Received.	No action necessary.
Douglas County Conservation District	11/14/2025	No comment.	No action necessary.
Elbert County Community & Development Services	11/03/2025	Received: Following is a summary of comments received from Elbert County: No comments or objections.	No action necessary.
Engineering Services	11/05/2025	Received: Following is a summary of the Douglas County Engineering Referral Response. See full letter for detail: Comment #1 - Engineering fee is $100 Comment #2 - GESC Plans required prior to permits being issued.	Fee already paid and working on GESC plans. Comment noted.
Homestead Hills HOA		No Response Received.	No action necessary.
Livengood Hills HOA		No Response Received.	No action necessary.
Mile High Flood District	11/13/2025	Received: Following is an excerpt of comments received from Mile High Flood District. See letter for detail. No comments.	No action necessary.
Office of Emergency Management	11/03/2025	No comment.	No action necessary.
Ponderosa East		No Response Received.	No action necessary.

Project Name: Elora Development Feeder Extension

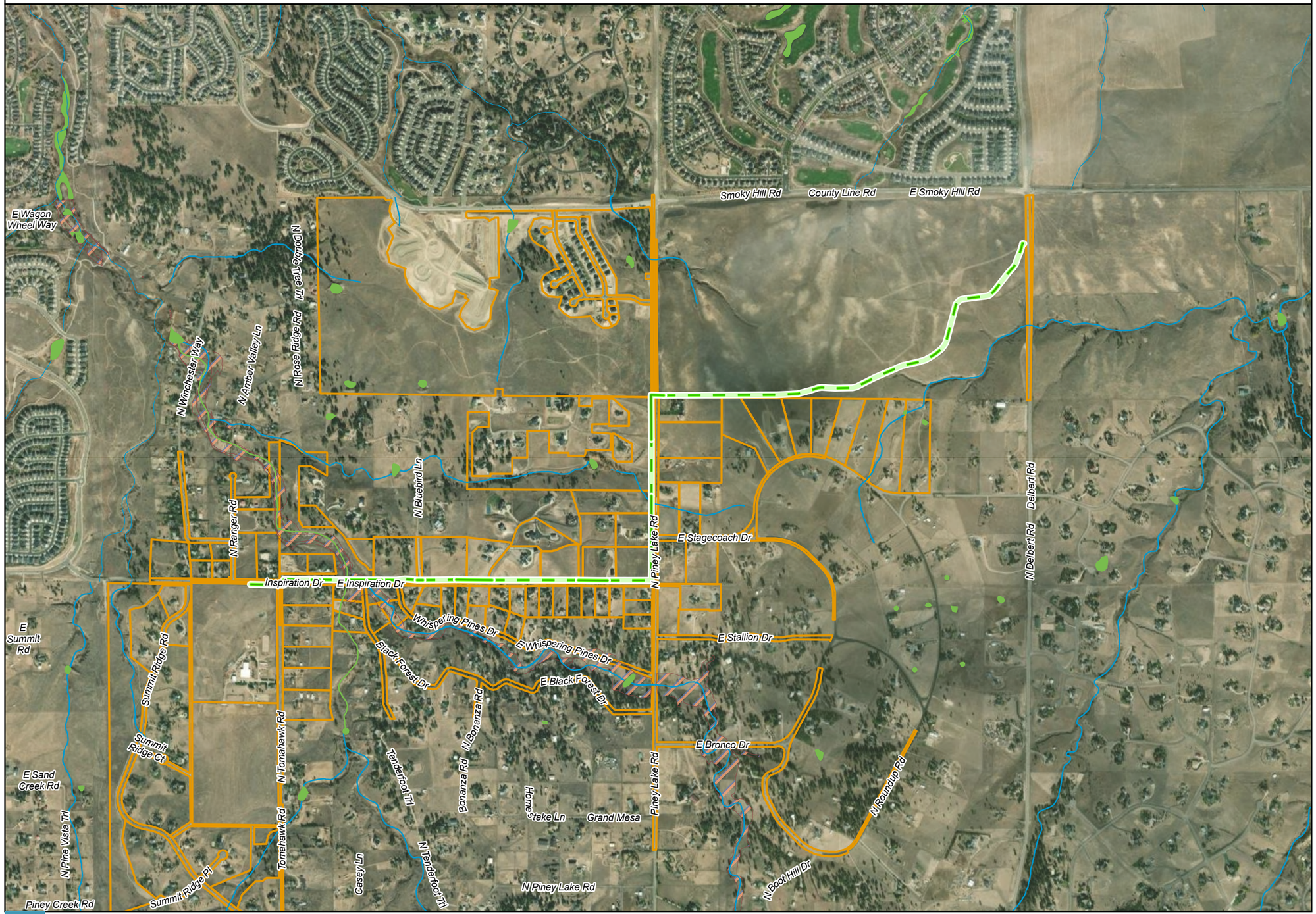
Applicant Response Referral Comments 11-18-25

Project File #: LE2025-021

Date Sent: 10/31/2025 **Date Due:** 11/14/2025

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Sheriff's Office		No Response Received.	No action necessary.
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Travois HOA		No Response Received.	No action necessary.
Xcel Energy-Right of Way & Permits	11/12/2025	Received: Following are excerpts of referral comments received from Xcel Energy. See full letter for detail: - PSCo owns and operates existing natural gas distribution facilities along North Piney Lake Road and Inspiration Drive. - Proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths. - Structures are not allowed over buried facilities	Existing main gas line is within Piney Lake Rd - CORE plans to directional bore under gas taps.

CORE 25007478 - Elora Development Feeder EXT | Location and Extent | PS2024-249



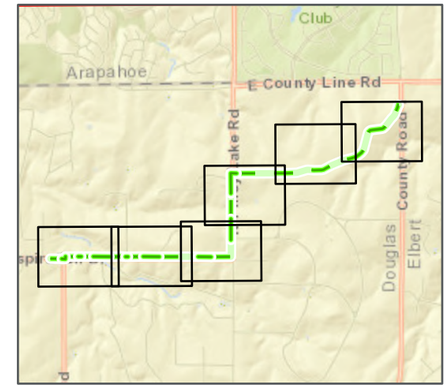
OVERVIEW MAP

L&E SUBMITTAL

- Proposed - Phase 1 - Open Trench
- Proposed - Phase 1 - Bore
- Impacted Parcels
- Parcels

BASE DATA FEATURES

- Marsh, Swamp, Bog, Prairie
- River
- 100 Year Flood Plain - Zone AE



0 Feet 3,000

DATA SOURCE: ESRI Online World Imagery; World Topographic Map

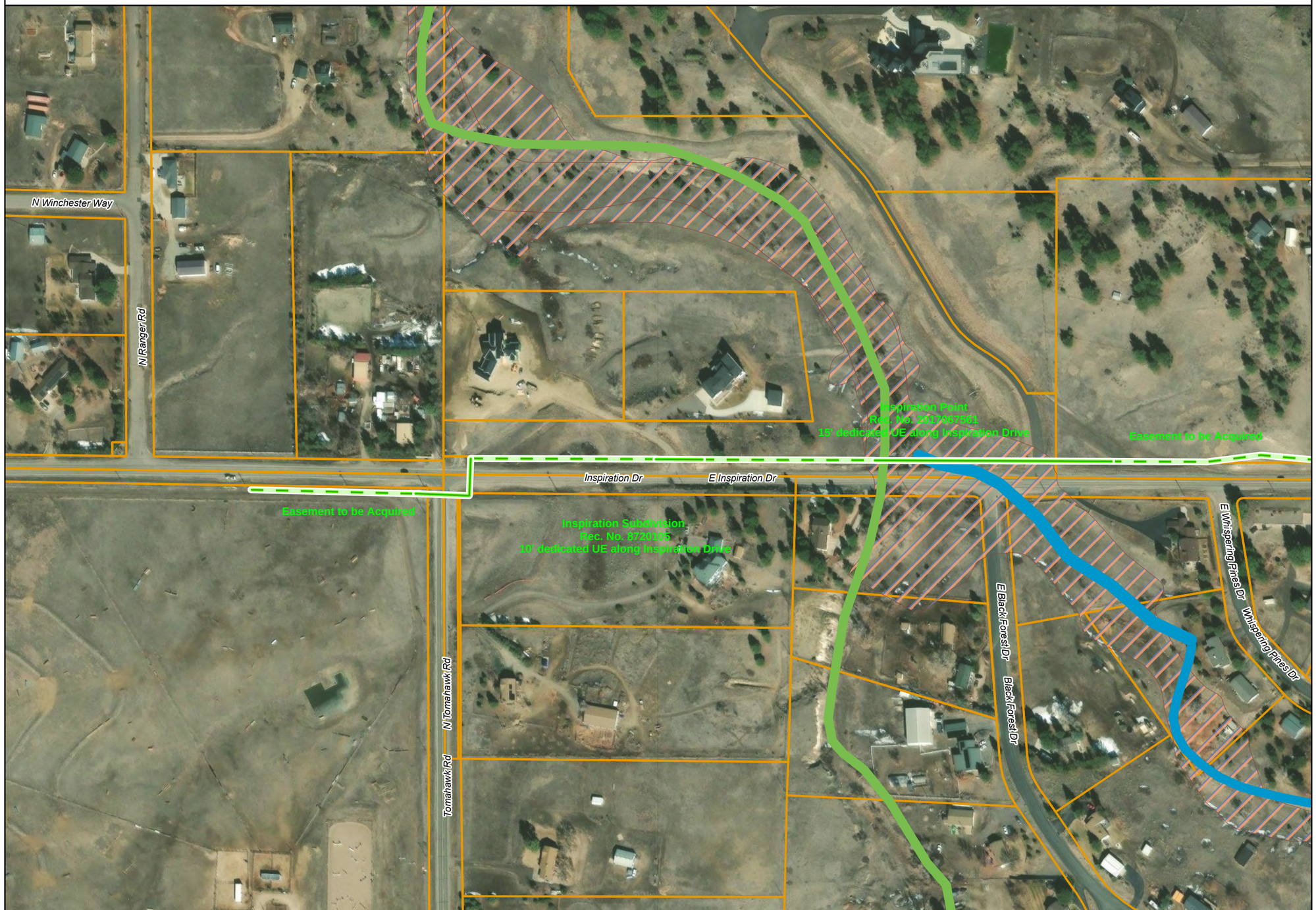
25007478 - ELORA DEVELOPMENT FEEDER EXT

DOUGLAS COUNTY, CO

CORE ELECTRIC COOPERATIVE

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CORE 25007478 - Elora Development Feeder EXT | Location and Extent | PS2024-249



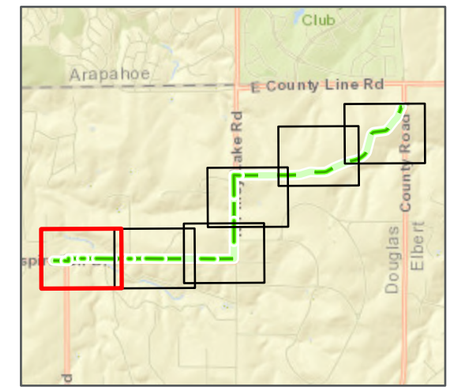
OVERVIEW MAP

L&E SUBMITTAL

- Proposed - Phase 1 - Open Trench
- Proposed - Phase 1 - Bore
- Impacted Parcels
- Parcels

BASE DATA FEATURES

- Marsh, Swamp, Bog, Prairie
- River
- 100 Year Flood Plain - Zone AE



0 Feet 500

DATA SOURCE: ESRI Online World Imagery; World Topographic Map

25007478 - ELORA DEVELOPMENT FEEDER EXT

DOUGLAS COUNTY, CO

CORE ELECTRIC COOPERATIVE

PATH: \\EGW-INFILGISP01\GIS_PRIME\2016\16-007_IREA_PROJECTS\7.2_WORK_IN_PROGRESS\CORE_10418426_ELORA_DEVELOPMENT\7.2_WORKING\MAP_DOCS\DESIGN\CORE ELORA FEEDER.APRX - USER: KBURKE - DATE: 7/30/2025

CORE 25007478 - Elora Development Feeder EXT | Location and Extent | PS2024-249



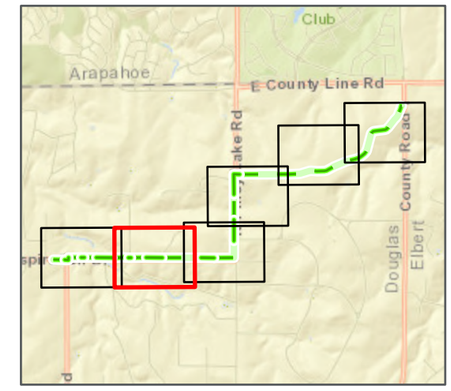
OVERVIEW MAP

L&E SUBMITTAL

- Proposed - Phase 1 - Open Trench
- Proposed - Phase 1 - Bore
- Impacted Parcels
- Parcels

BASE DATA FEATURES

- River
- 100 Year Flood Plain - Zone AE



0 Feet 500

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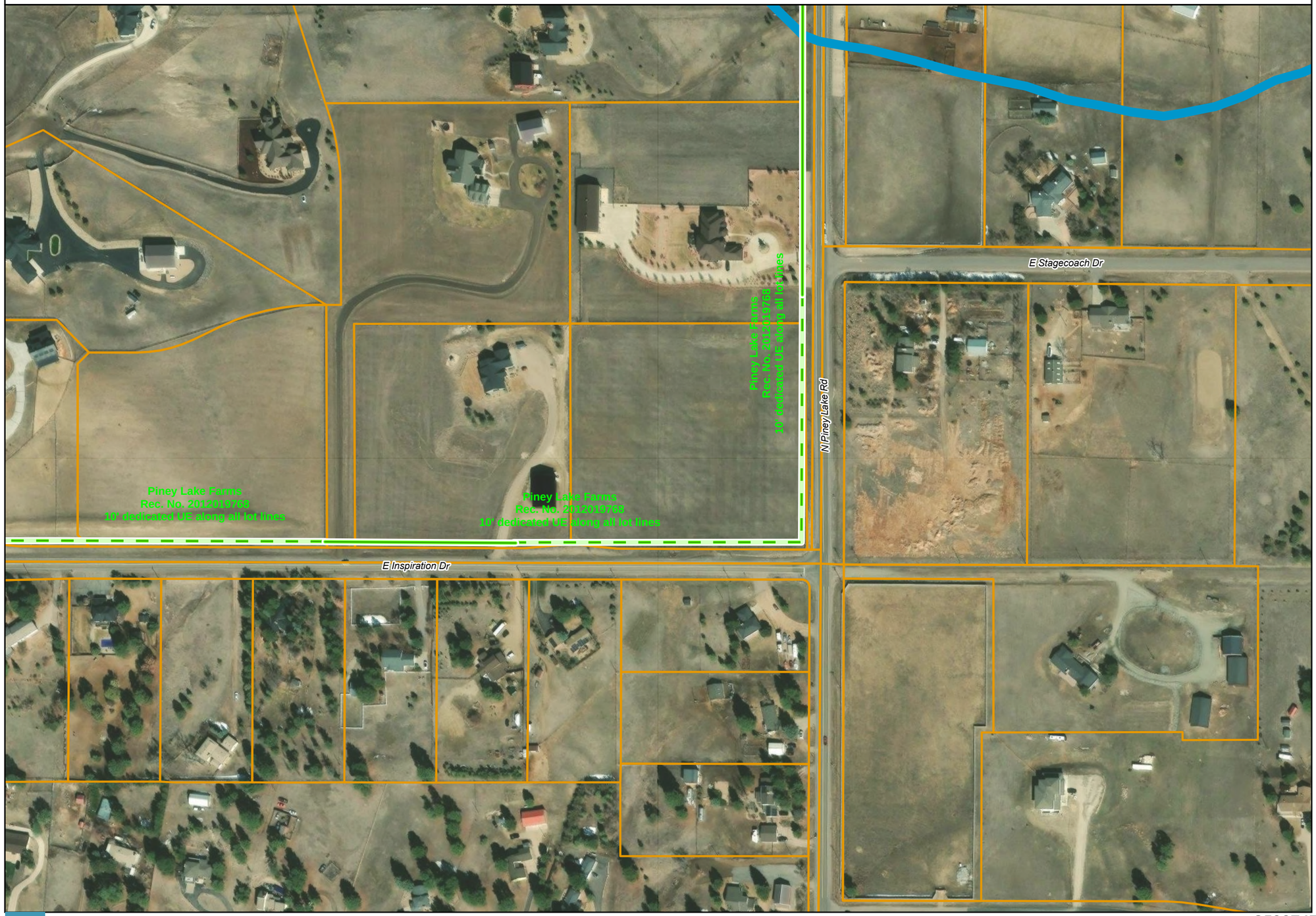
25007478 - ELORA DEVELOPMENT FEEDER EXT

DOUGLAS COUNTY, CO

CORE ELECTRIC COOPERATIVE

PATH: \\EGW-INFILGISP01\GIS_PRIME\2016\16-007_IREA_PROJECTS\7.2_WORK_IN_PROGRESS\CORE_10418426_ELORA_DEVELOPMENT\7.2_WORKING\MAP_DOCS\DESIGN\CORE ELORA FEEDER.APRX - USER: KBURKE - DATE: 7/30/2025

CORE 25007478 - Elora Development Feeder EXT | Location and Extent | PS2024-249



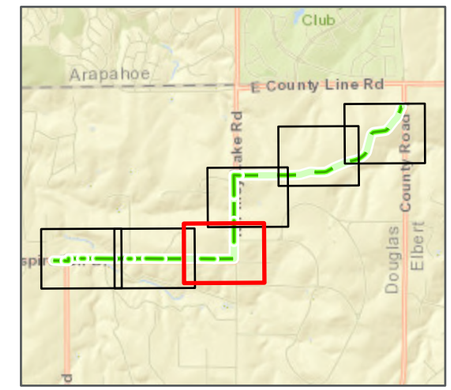
OVERVIEW MAP

L&E SUBMITTAL

- Proposed - Phase 1 - Open Trench
- Proposed - Phase 1 - Bore
- Impacted Parcels
- Parcels

BASE DATA FEATURES

- River



0 Feet 500

DATA SOURCE: ESRI Online World Imagery; World Topographic Map

25007478 - ELORA DEVELOPMENT FEEDER EXT

DOUGLAS COUNTY, CO

CORE ELECTRIC COOPERATIVE

PATH: \\EGW-INFILGISP01\GIS_PRIME\2041\6.4\01_IEA_PROJECTS\7.1_WORK_IN_PROGRESS\CORE_10418426_ELORA_DEVELOPMENT\7.2_WORKING\MAP_DOCS\DESIGN\CORE ELORA FEEDER.APRX - USER: KBURKE - DATE: 7/30/2025

CORE 25007478 - Elora Development Feeder EXT | Location and Extent | PS2024-249



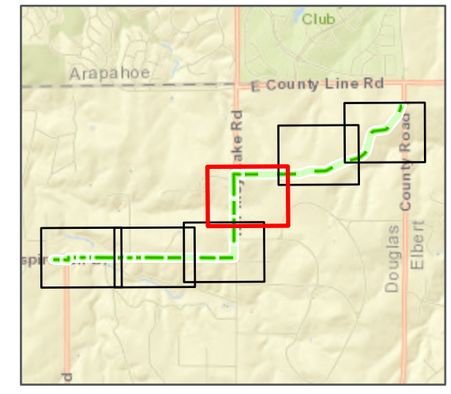
OVERVIEW MAP

L&E SUBMITTAL

- Proposed - Phase 1 - Open Trench
- Proposed - Phase 1 - Bore
- Impacted Parcels
- Parcels

BASE DATA FEATURES

- Marsh, Swamp, Bog, Prairie
- River



0 Feet 500

DATA SOURCE: ESRI Online World Imagery; World Topographic Map

25007478 - ELORA DEVELOPMENT FEEDER EXT

DOUGLAS COUNTY, CO

CORE ELECTRIC COOPERATIVE

PATH: \\EGW-INFILGISP01\GIS_PRIME\2016\16-007_IDEA_GROUP\CTS\7.2_WORK_IN_PROGRESS\CORE_10418426_ELORA_DEVELOPMENT\7.2_WORKING\MAP_DOCS\DESIGN\CORE ELORA FEEDER.APRX - USER: KBURKE - DATE: 7/30/2025

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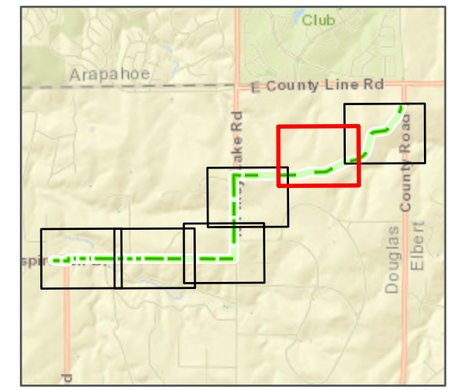
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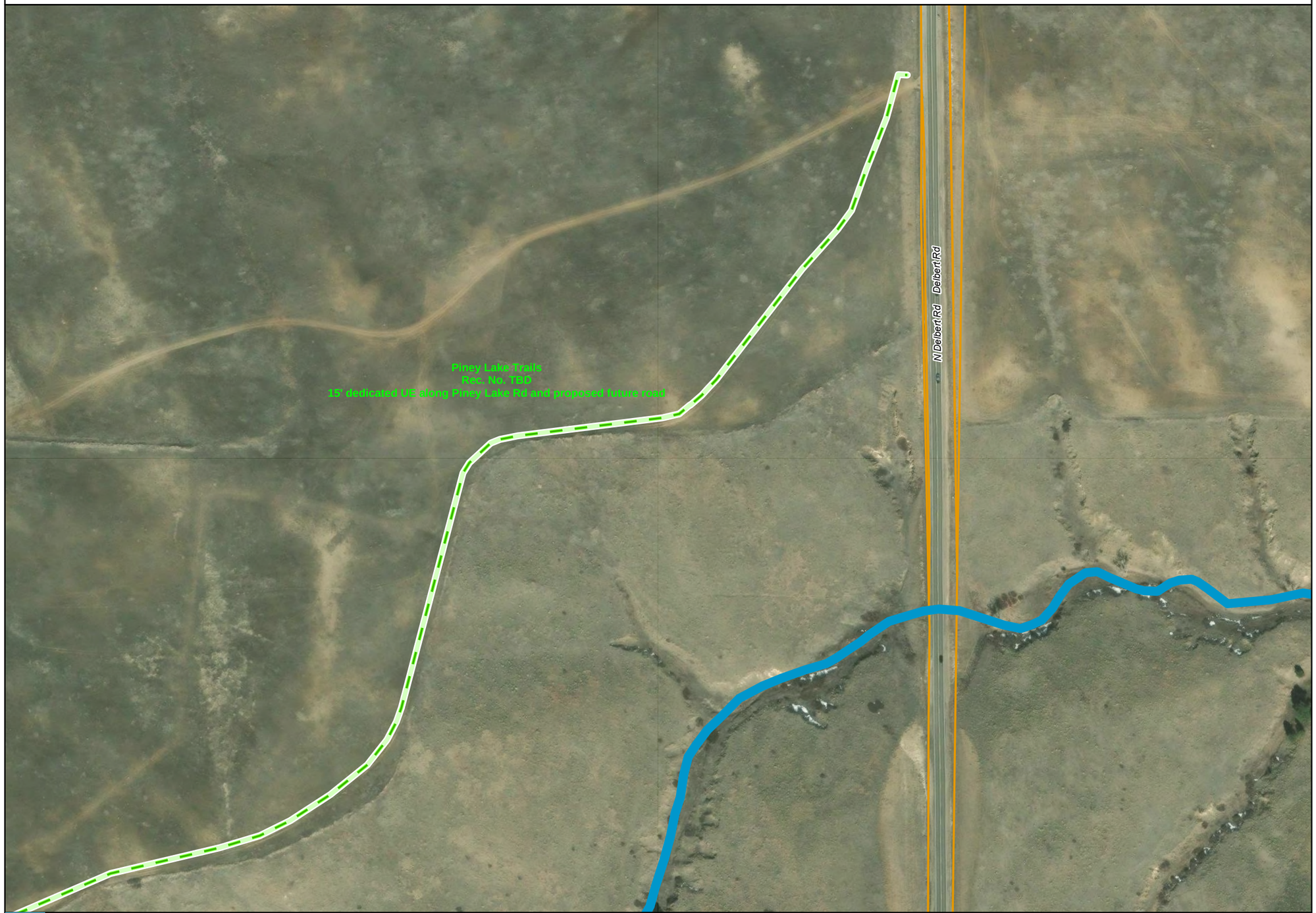
25007478 - ELORA DEVELOPMENT FEEDER EXT

DOUGLAS COUNTY, CO

CORE ELECTRIC COOPERATIVE

PATH: \\EGW-INFILGISP01\GIS_PRIME\20\1016-007_\REA_R00\ECTS\7.2_WORK_IN_PROGRESS\CORE_10418426_ELORA_DEVELOPMENT\7.2_WORKING\MAP_DOCS\DESIGN\CORE ELORA FEEDER.APRX - USER: KBURKE - DATE: 7/30/2025

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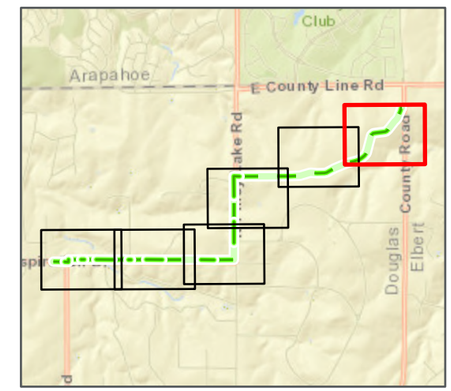
OVERVIEW MAP

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BASE DATA FEATURES

- River



0 Feet 500

DATA SOURCE: ESRI Online World Imagery; World Topographic Map

25007478 - ELORA DEVELOPMENT FEEDER EXT

DOUGLAS COUNTY, CO

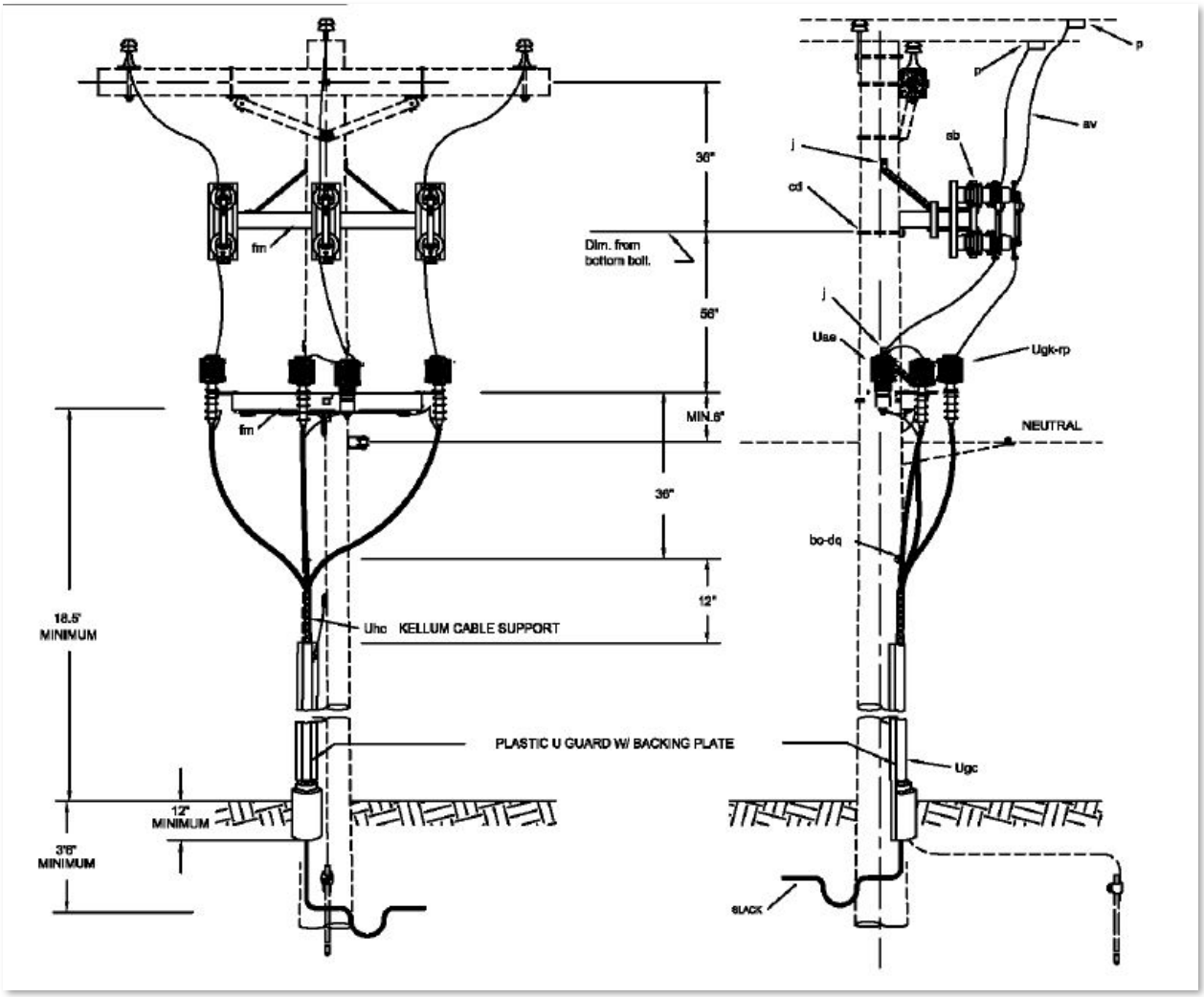
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Typicals

Typicals for Above Ground Improvements:

Three-Phase Riser Structure:



Three-Phase Pad Mounted Switch Gear:



Project Name: Elora Development Feeder Extension
Project File #: LE2025-021
Date Sent: 10/31/2025 **Date Due:** 11/14/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	11/06/2025	No Comment.	No action necessary.
Arapahoe County Engineering Services Division		No Response Received.	No action necessary.
Counties: Arapahoe County PWD/ Planning		No Response Received.	No action necessary.
AT&T Long Distance - ROW	11/19/2025	Received: Following is an excerpt of referral comments received from AT&T: No conflicts	No action necessary.
Bell Cross Ranch HOA		No Response Received.	No action necessary.
Black Hills Energy	11/04/2025	No comment.	No action necessary.
Building Services	10/31/2025	No comment.	No action necessary.
City of Aurora	11/10/2025	Received (verbatim response): I've reviewed the path of the bore/trench, and it does not come in conflict with any Aurora Water infrastructure. In the southeast corner of Piney Lake Trails it does seem to overlap with some future property lines, but I would leave that to the proper group to address. As far as AW is concerned, we do not have any comment. Thanks, Travis Haugen Engineering Technician Water Engineering | City of Aurora Phone: 720-859-4850	No action necessary.
CenturyLink		No Response Received.	No action necessary.

Project Name: Elora Development Feeder Extension
Project File #: LE2025-021
Date Sent: 10/31/2025 **Date Due:** 11/14/2025

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	11/03/2025	Received (verbatim response): This project includes installation of underground electric utility within the Cherry Creek basin. It is understood that no permanent changes to the site imperviousness is planned for this project; therefore, permanent water quality control measures are not required per control regulation 72. The plans identify that underground electric utility will be bored below the existing Piney Creek channel and within the 100-year floodplain, it recommended that the project engineer ensure the utility is at a sufficient depth below the scour depth of the creek to prevent exposure due to channel erosion overtime. Construction stormwater control measures are required and should be installed and maintained by the contractor until disturbance from the utility installation is complete.	Applicant will use best management practices in construction and will comply with all applicable County or other requirements for construction and drainage, and will obtain any necessary permits at construction.
Comcast		No Response Received.	No action necessary.
Douglas County Conservation District	11/14/2025	No comment.	No action necessary.
Elbert County Community & Development Services	11/03/2025	Received: Following is a summary of comments received from Elbert County: No comments or objections.	No action necessary.
Engineering Services	11/05/2025	Received: Following is a summary of the Douglas County Engineering Referral Response. See full letter for detail: Comment #1 - Engineering fee is $100 Comment #2 - GESC Plans required prior to permits being issued.	1. Fees are paid. 2. Applicant will complete all required GESC and other engineering permits as required.
Homestead Hills HOA		No Response Received.	No action necessary.
Livengood Hills HOA		No Response Received.	No action necessary.
Mile High Flood District	11/13/2025	Received: Following is an excerpt of comments received from Mile High Flood District. See letter for detail. No comments.	No action necessary.
Office of Emergency Management	11/03/2025	No comment.	No action necessary.
Ponderosa East		No Response Received.	No action necessary.

Project Name: Elora Development Feeder Extension
Project File #: LE2025-021
Date Sent: 10/31/2025 **Date Due:** 11/14/2025

Agency	Date Received	Agency Response	Response Resolution
Ponderosa Hills Civic Association		No Response Received.	No action necessary.
Sheriff's Office		No Response Received.	No action necessary.
Sheriff's Office E911		No Response Received.	No action necessary.
South Metro Fire Rescue	11/12/2025	Received (verbatim response): South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.	No action necessary.
Travois HOA		No Response Received.	No action necessary.
Xcel Energy-Right of Way & Permits	11/12/2025	Received: Following are excerpts of referral comments received from Xcel Energy. See full letter for detail: - PSCo owns and operates existing natural gas distribution facilities along North Piney Lake Road and Inspiration Drive. - Proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths. - Structures are not allowed over buried facilities	Applicant will communicate with Xcel to assure conflicts do not occur with Xcel facilities. Applicant will comply with all other requirements and best management practices during construction. No structures are proposed.

From: James Peabody
Sent: Wednesday, November 19, 2025 11:42 AM
To: Matt Jakubowski; jt cwc64.com; duanew cwc64.com; PAM CHOY (UT) ATT ENGINEER
Subject: Re: Douglas County eReferral (LE2025-021) Is Ready For Review
Attachments: INSPIRATION DR. & PINEY LAKE RD. PARKER, CO 80138.jpg

Caution: This email originated outside the organization. Be cautious with links and attachments.

Matt,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near the intersections of *Tomahawk Rd., Inspiration Dr., N. Piney Lake Rd., and Delbert Rd. Parker, CO 80138 (project # LE2025-021)*. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

Please feel free to contact us with any questions or concerns.

***** Map disclaimer: 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. *****

Thank you,

James Peabody
Utility Coordinator
Clearwater Consulting Group, Inc.
120 9th Ave. South, Suite #140
Nampa, ID 83651
C: (951) 201-1279
E: jamesp@cwc64.com

****** This message and any attachments are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender immediately and delete the message from your system. ******

From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, November 19, 2025 10:50 AM
To: James Peabody <jamesp@cwc64.com>
Subject: FW: Douglas County eReferral (LE2025-021) Is Ready For Review

Ann

-----Original Message-----
From: mjakubow@douglas.co.us <mjakubow@douglas.co.us>
Sent: Friday, October 31, 2025 10:32 AM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (LE2025-021) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
https://apps.douglas.co.us/planning/projects/Login.aspx

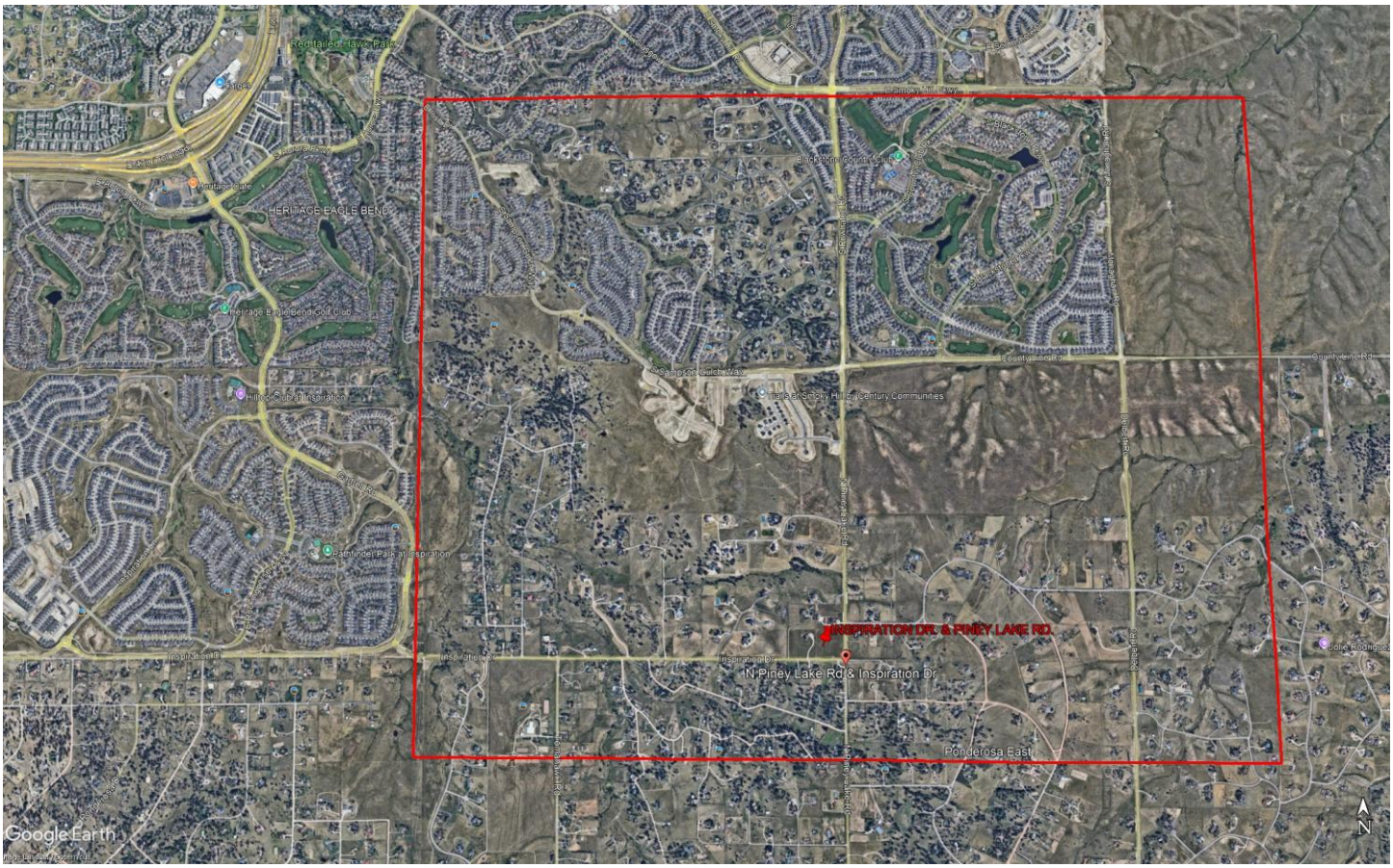
Project Name: Elora Development Feeder Extension Location and Extent
Project File #: LE2025-021
Project Summary: CORE Electric Cooperative proposes a 2.7-mile underground electricity distribution feeder line. The line begins at the intersection of Tomahawk Rd. and Inspiration Dr., travels east to Piney Lake Rd., where it turns north before continuing in a northeasterly direction in the Piney Lake Trails subdivision before terminating at Delbert Rd. The proposal will be completed via a combination of trenching and underground bore. All disturbed areas are proposed to be restored as needed.

This referral will close on Friday, November 14, 2025.

If you have any questions, please contact me.

Sincerely,

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development Planning Services Division Address | 100 Third St., Castle Rock, CO 80104 Phone | 303-660-7460 Email | mjakubow@douglas.co.us


INSPIRATION DR. & PINEY LAKE RD.
N Piney Lake Rd & Inspiration Dr
HERITAGE EAGLE BEND
Ponderosa East
Google Earth
N

MEETING DATE: December 1, 2025

STAFF PERSON RESPONSIBLE: Heather Scott, AICP, Principal Planner

DESCRIPTION: Pinecrest Community Church - Minor Development Plat - Project File: SB2024-070.

SUMMARY: The request is for approval of a minor development plat consisting of 2 lots; one residential lot and one lot for an existing church.

STAFF ASSESSMENT: Staff has evaluated the minor development final plat request in accordance with Article 6 of the Douglas County Subdivision Resolution. Should the Planning Commission find that the approval standards for the minor development final plat are met; the following proposed conditions should be considered for inclusion in the motion:

1. Prior to recordation of the minor development final plat, the applicant shall pay $250 to Douglas County for cash-in-lieu of park land dedication.
2. Prior to recordation of the minor development final plat, the applicant shall pay $500 to the Douglas County School District for cash-in-lieu or land dedication.
3. During construction activity within the development, the applicant, its successors, and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural historical resources and shall immediately notify Douglas County in the event of such discovery.
4. Prior to recordation of the minor development final plat, technical corrections to the plat exhibit shall be made to the satisfaction of Douglas County.

REVIEW:

Steven E Koster	Approve	11/19/2025
Samantha Hutchison - FYI	Notified - FYI	11/19/2025

ATTACHMENTS:

Staff Report - SB2024-070

DOUGLAS COUNTY
COLORADO

Staff Report

Date: November 17, 2025

To: Douglas County Planning Commission

From: Heather Scott, AICP, Principal Planner HS
Jeanette Bare, AICP, Planning Manager JB
Steve E. Koster, AICP, Assistant Director of Planning Services SK

Subject: **Pinecrest Community Church – Minor Development Plat**

Project File: **SB2024-070**

Planning Commission Hearing:	**December 1, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**December 16, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The request is for approval of a minor development plat for 2 lots; one residential lot and one lot for an existing church. The property is zoned Large Rural Residential (LRR) and is located southeast of the Town of Parker, northwest of the intersection of Singing Hills Road and Delbert Road. Lot 1 will become the new residential lot and will be 14.61 acres. The church will become Lot 2 and will be reduced to 19.47 acres. Lots will be served by individual well and septic systems. Access to the new residential lot will occur via a private driveway connecting to Singing Hills Road and the existing church parcel has one access drive to Delbert Road and one to Singing Hills Road.

This plat is located in the Northeast Subarea of Douglas County 2040 Comprehensive Master Plan.

II. APPLICATION INFORMATION

A. Applicant

Pinecrest Community Church
7165 N. Delbert Road
Parker, Colorado 80138

B. Applicant's Representative

Robin Brown
1471 Conifer Trail
Elizabeth, Colorado 80107

C. Request

The applicant requests approval of a minor development plat consisting of 2 lots; one residential lot and one lot for an existing church.

D. Process

A minor development final plat is processed pursuant to Article 6 of the Subdivision Resolution. Article 6 states the intent of the process is "To provide a streamlined review process for the creation of ten or fewer single family residential lots."

Per Section 604.06 of the DCSR, "The Planning Commission shall evaluate the minor development final plat, 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 minor development request. The Planning Commission's decision shall be based on evidence presented; compliance with adopted County standards, regulations, and policies; and other guidelines."

E. Location

The project area is located in the northeast portion of Douglas County. The site is southeast of the Town of Parker and northwest of the intersection of Singing Hills Road and Delbert Road. The zoning map, aerial map, and 2040 CMP vicinity map, highlighting site location and existing conditions, are in the attachments.

F. Project Description

The minor development final plat application is for two lots: one residential lot and one lot for the existing church. Lot 1 will be 14.61 acres and Lot 2 will be 19.47 acres. Each lot will be served by individual wells and septic systems. LRR zone district requirements, including setbacks and parking, can be met, and will be reviewed prior to building permit approval. An existing church is located on proposed Lot 2. Access for Lot 1 will be from the south to Singing Hills Road. The two existing access points for the church will remain; one access to Singing Hills Road and one access to Delbert Road.

III. CONTEXT

A. Background

The site was rezoned from Agricultural One (A-1) to Large Rural Residential (LRR) by the Board of County Commissions (Board) on June 11, 2024.

B. Adjacent Land Uses and Zoning

The Pinecrest Community Church minor development final plat is north of Singing Hills Road and west of Delbert Road. Rural, 35-acre or greater parcels are located to the north and west. The Crooked Tree Ranch residential subdivision in Elbert County is located to the east and parcels to the south range from 5 acres to 9 acres in size. The following table reflects those zone districts and land uses surrounding the site.

Zoning and Land Use

Directions	Zoning	Land Use
North	Agricultural One	Single Family and agricultural
South	Agricultural One	Single Family and agricultural
East	Elbert County RA-1	Crooked Tree Ranch Subdivision
West	Agricultural One	Single Family and agricultural

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

No existing physical conditions are present that would be impacted by the proposed minor development final plat application. The existing church sits at the intersection of Singing Hills Road and Delbert Road. There is a stealth "monopine" cell site and associated equipment located north of the church, adjacent to Delbert Road. The cell site is located on the church site, Lot 2. The site slopes gradually from the northwest to the southeast.

B. Access

Engineering Services had no traffic or access related comments for the proposed minor development final plat. The property has two existing access points: one south to Singing Hills Road and one east to Delbert Road. The new lot will take access via a private driveway south to Singing Hills Road.

C. Soils and Geology

The CMP Class 3 Hazards and environmental Constraints map within the Douglas County 2040 CMP indicates there are no known constraints on the site. Site-specific geotechnical studies will be required at the time of building permits prior to any construction on the newly created residential lot.

D. Drainage and Erosion

Drainage, Erosion, and Sediment Control (DESC) Plans for the future residence will be required to be submitted at the time of building permits. A Subdivision Improvements Agreement (SIA) is not required for the development.

E. Floodplain

There is no mapped 100-year floodplain on this site.

F. Wildlife

The CMP Wildlife Resources map identifies the project site as moderate habitat value. This site is not located within a wildlife habitat conservation area, overland connection, wildlife movement corridor, or wildlife crossing area. Large lot design allows the continuation of wildlife movement through this site.

G. Historic Preservation

Douglas County Historic Preservation provided referral comments on the application. The County Curator reviewed a class I File and Literature Review provided by the applicant that did not identify any known cultural resources on site. As noted in proposed condition #3, the applicant shall take all reasonable care during construction activity to monitor for subsurface artifacts and notify Douglas County in the event of such discovery.

V. PROVISION OF SERVICES

A. Schools

The Douglas County School District (DCSD) was sent a referral to review the minor development final plat application and did not respond. No school land dedication is required for this project due to the limited amount of land the development will generate. As indicated in proposed condition #2, cash-in-lieu of land dedication in the amount of $500.00 per new residential lot created will be required at the time of recordation of the minor development plat.

B. Fire Protection

South Metro Fire Rescue (SMFR) provides fire and emergency medical services to the site and has no objection to the minor development final plat. All building and fire code requirements, including wildfire mitigation, must be complied with for issuance of building permits on the new lot. Douglas County Wildfire Mitigation reviewed the scope of work and had no comments. Mitigation will be accomplished at the time of individual building permits.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) will provide police protection to the site. DCSO reviewed the request and has no concerns with the project at this time. The Office of Emergency Management had no comment. Responses were not received from Sherrif's Office 911.

D. Water

Each lot within the subdivision will be served by individual wells. The applicant's water attorney provided information regarding water supply as part of the rezoning application and the applicant recorded a Declaration of Restrictive Covenants to reserve all water rights on the site for the benefit of the future landowners of the property.

The church owns all groundwater beneath the subject property and has sufficient water rights to meet the demands associated with the continued church use and proposed residential lot. The applicant has identified a total water demand for the two-lot subdivision to be 20.2-acre feet per year. The Colorado Division of Water Resources required that the existing well on the property be re-permitted based on the proposed subdivision. Well permits for both Lots 1 and 2 have been obtained.

The County's Water Commission reviewed the application. The Commission had no comments, but two members of the Commission individually expressed concerns. One member had concerns with the potential for high water-use landscaping on a well and the other member expressed a general concern with the sustainability of commercial operations, such as a dog kennel, on aquifers without renewable water access. Both stated that they had no comments specific to this project.

E. Sanitation

Sanitation service for both lots will be provided through on-site wastewater treatment systems (OWTS). The Douglas County Health Department (DCHD) had no objection to this minor development final plat. Specific septic designs and septic use permits will be required at the time of building permit.

F. Utilities

Utility Service providers are AT&T, CenturyLink, Comcast, CORE, and Xcel Energy. AT&T and Xcel stated that there should be no conflicts as they do not have facilities in the area. CenturyLink had no objection with the stipulation that if CenturyLink facilities are found and/or damaged within the area described, the applicant will bear the cost of relocation and/or repair of said facilities. Comcast did not respond to the request. CORE requested utility easements on each lot and a plat note be added to the exhibit restricting construction within the utility easements. The plat has been updated with these requests.

G. Parks and Trails

As identified by proposed condition #1, a payment of $250.00 per residential lot in-lieu of park land dedication is required per Article 10, Section 1003.06 of the DCSR.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices were mailed to abutting property owners and no comments were received. 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.

Required public notice for the minor development final plat was accomplished in accordance with section 608.02 of the DCSR.

VII. STAFF ANALYSIS

Per Article 603 of the *DCSR*, a minor development final plat may be approved upon the finding by the Board of County Commissioners that the following standards have been met:

603.01 Conforms with the goals, objectives, and policies of the Master Plan:
Staff Comment: The property is within the Northeast Subarea as identified in Section 3 of the 2040 CMP. Goal 3-2 of the CMP states that the County should "Ensure that land use and design is compatible with the natural and rural character of the nonurban area." While approval criteria for most land use applications require a finding of compliance, consistency, or conformance with the 2040 CMP, "The competing values of the Plan must be balanced through the public review process to achieve the larger vision of the community."

Objective 3-2A.1 encourages design to be of scale and character that complement the nonurban area and Objective 3-2B encourages development to conserve and showcase important natural and rural features. Policy 3-3E.2 states maximum gross density of one dwelling unit per 2.5 acres and each lot is in excess of 10 acres. The LRR zone district requires a minimum lot size of 10 acres, therefore restricting further subdivision. Surrounding parcels are 5 acres or greater, and the new 14-acre parcel is compatible with the surrounding community. Policy 3-2B encourages preservation and construction of drainageways that complement the natural and rural landscape, and the large lot design maintains the natural drainage that flows through the site. Policy 3-3E.5 encourages site design to minimize the removal of vegetation and to use trees to screen development. The site does not have trees, rather it has rolling prairie grasses. The design places one homesite west of the existing church site and will be consistent with the aesthetics of a rural setting.

603.02 Addresses the design elements established in Section 404 – Preliminary Plan, herein:
Staff Comment: The minor development is in conformance with the design elements. Each of the proposed lots are accessible to roads providing opportunities for vehicular and pedestrian access. Lots can meet the LRR zoning requirements for minimum lot size and setbacks. Off-street parking requirements can be met. DESC plans and a geotechnical report will be provided at the time of building permit for the proposed dwelling. The applicant will watch for archaeological, paleontological, or historic resources construction.

603.03 Conforms with Section 18A, Water Supply Overlay District, of the Zoning Resolution:
Staff Comment: DCZR Section 1803A establishes approval standards to be used in the evaluation of land use applications reviewed under Section 18A. CDWR reviewed the minor development request and water documentation and have determined that the water supply is adequate to serve the subdivision.

1803A.01 The applicant has demonstrated that the water rights can be used for the proposed use(s).

Staff comment: The CDWR reviewed the minor development final plat request and the required water documentation and have determined that the supply is adequate to serve the subdivision without injuring water rights. The Denver Aquifer will be used to serve both lots.

1803A.02 The reliability of a renewable right has been analyzed and is deemed sufficient by the County based on its priority date within the Colorado System of Water Rights Administration.

Staff comment: No renewable water rights are proposed to serve the development.

1803A.03 The Water Plan is deemed adequate and feasible by the County to ensure that water supply shortages will not occur due to variations in the hydrologic cycle.

Staff comment: : The CDWR has approved well permits, 90326-F and 90327-F, to serve the lots. Water supplies from non-tributary groundwater sources are generally protected from variations in the hydrologic cycle.

1803A.04 The Water Plan is sufficient to meet the demand applicable to the project based on the minimum water demand standards in Section 1805A herein.

Staff comment: Each lot has access to a supply which exceeds the minimum demand standard set forth in Section 18A and the additional demands identified by the applicant. A Declaration of Restrictive Covenants has been recorded to reserve all Denver Basin groundwater rights for the property.

603.04 Provides for a public wastewater collection and treatment system, and, if other methods of wastewater collection and treatment are proposed, such systems shall comply with State and local laws and regulations:

Staff Comment: Both sites will be served by OWTS. The Douglas County Health Department (DCHD) had no objection to this minor development final plat. The applicant will apply for a septic permit during the building permit process.

603.05 Identifies all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions and that the proposed uses of these areas are compatible with such conditions:

Staff Comment: Standard geotechnical exploration of individual building sites is required as part of the building permit process, before construction on the new proposed lot.

603.06 Provides adequate drainage improvements:
Staff Comment: Drainage, Erosion, and Sediment Control (DESC) Plans for the future residence will be required to be submitted at the time of building permits.

603.07 Provides adequate transportation improvements:
Staff Comment: The applicant submitted a traffic letter that has been reviewed and accepted as adequate by Douglas County Engineering Services.

603.08 Protects significant cultural, archaeological, natural, and historical resources, and unique landforms:
Staff Comment: No unique site features or artifacts were identified within the applicant's cultural resource survey. During construction activity within the development, the applicant, its successors and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural historical resources and shall immediately notify Douglas County in the event of such discovery.

603.09 Demonstrates the extraction of any known commercial mining deposit shall not be impeded:
Staff Comment: There are no known commercial mining deposits or significant mineral deposits on site per the Douglas County Mineral Extraction Plan.

603.10 Has available all necessary services, including fire and police protection, recreation facilities, utility service facilities, streets, and open space to serve the proposed subdivision:
Staff Comment: The subdivision will be served by SMFR, the Douglas County Sheriff's Office, the Douglas County School District, CORE Electric Cooperative, Comcast, CenturyLink, and Xcel Energy. Cash-in-lieu of required park and school land dedication shall be paid prior to plat recordation (conditions of approval #1 and #2).

VIII. STAFF ASSESSMENT

Staff has evaluated the minor development final plat request in accordance with Article 6 of the *DCSR*. Should the Planning Commission find that the approval standards for the minor development final plat are met; the following proposed conditions should be considered for inclusion in the motion

1. Prior to recordation of the minor development final plat, the applicant shall pay $250 to Douglas County for cash-in-lieu of park land dedication.

2. Prior to recordation of the minor development final plat, the applicant shall pay $500 to the Douglas County School District for cash-in-lieu or land dedication.

3. During construction activity within the development, the applicant, its successors, and assigns shall take all reasonable care to watch for historic resources,

paleontological resources, and other cultural historical resources and shall immediately notify Douglas County in the event of such discovery.

4. Prior to recordation of the minor development final plat, technical corrections to the plat exhibit shall be made to the satisfaction of Douglas County.

ATTACHMENTS **PAGE**

Douglas County Land Use Application 10
Applicant's Narrative 11
Vicinity Map 17
Zoning Map 18
Aerial Map 19
Referral Agency Response Report 20
Referral Response Letters 25
Applicant's Traffic Memo 58
Applicant's Water Documentation 62
Preliminary Plan Exhibit 78

DOUGLAS COUNTY
COLORADO

Department of Community Development

Planning Services

www.douglas.co.us

LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLY

PROJECT FILE #: SB2024-070

PROJECT NAME: Pinecrest Community Church

PROJECT TYPE: Pine crest Subdivision

MARKETING NAME:

SITE ADDRESS: 7165 N. Delbert Rd Parker, CO 80138

PLANNING FEES: $2,600.00

ENGINEERING FEES: $7,500.00

TOTAL FEES: $10,100.00

RELATED PROJECTS: ZR2023-018

OWNER(S):

Name(s): Pine crest Community Church

Address: 7165 N Delbert Rd Parker, CO 80138

Phone: 720-851-2300

Email:

AUTHORIZED REPRESENTATIVE *(requires notarized letter of authorization if other than owner)*

Name: Robin Brown

Address: 14171 Conifer Trl Elizabeth, CO

Phone: 720-607-3977

Email:

LEGAL DESCRIPTION:

Subdivision Name: Mets and Bounds

Filing #: _____ Lot #: _____ Block #: _____ Section #: 4 Township: 7 Range: 65

STATE PARCEL NUMBER(S): 2347 040 00 031

ZONING:

Present Zoning: LRR Proposed Zoning: _____ Gross Acreage: 34.08

Gross Site Density (DU per AC): _____ # of Lots or Units Proposed: 2

SERVICE PROVIDERS:

Fire District: South Metro Metro District: _____ Gas: XCEL

Water: Well Sewer: Septic Electric: Core

Roads: ☒ Public ☐ Private (please explain): _____

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.***

Robin Brown
Applicant Signature

12-10-2024
Date

December 22, 2024

Douglas County Department of Community Development
Ms. Heather Scott,
100 Third Street
Castle Rock, CO 80104

Re: PS 2024-162 - 7165 North Delbert Road – Subdivide to two LRR Lots

Dear Heather;

Please find enclosed the Planned Development submittal for the 7165 North Delbert Road - Subdivide to two LRR lots. A pre-submittal meeting was held with Staff who advised this would be handled as a Minor Development. Staff provided a checklist for the subdivision application. The attached narrative and exhibits address items identified on that checklist.

We look forward to working with Douglas County to make this project a success. Please let me know if you have any questions or require further information.

Sincerely,

Robin Brown
Applicant

Wil Kirchner
Pinecrest Community Church – Project Lead

Pinecrest Community Church – Subdivision into two LRR Tracts

Project Narrative

Applicant:

Robin Brown
1471 Conifer Trail
Elizabeth, CO 80107

Representative:

Wil Kirchner

Pinecrest Community Church – Project Lead

General Project Concept:

Pinecrest Community Church is the current owner of a 34.08-acre parcel newly rezoned as LRR at the intersection of Delbert Rd and Singing Hills (CR 166). We desire to subdivide the parcel into two lots, one containing 14.61 acres (which will be the site of a new residence and dog training facility), and the remaining 19.47 acres upon which the church currently exists. The attached site plan shows the location of the proposed parcels. *(Note: Acreage has been amended to reflect corrections to title discovered during re-platting.)*

Relationships to Existing Adjacent Lands:

The subject parcel was rezoned to Large Rural Residential in July 2024. Adjacent properties are zoned as A-1 (north, west and northwest of the church parcel) or LRR (south and southwest of the parcel). The east property line abuts Elbert County, with the adjacent tracts zoned as Rural Agricultural-1 (minimum lot size is 5 acres). The parcel to the southeast is zoned as Planned Unit Development (defined in Article VII of Elbert Co zoning resolution). The proposed LRR zoning is consistent with the agricultural intent of surrounding parcels.

The subdivision into two LRR lots will be consistent with the tracts immediately adjacent to the south across Singing Hills/Hwy 166.

Proposed Development Staging and Timeframe:

The parcel is currently developed as a church property with approximately 12,000 sf building with adjoining amenities and parking. The development of a subdivided 14.6-acre lot will consist of a combination residential structure and dog training facility, with construction expected to commence shortly following approval of subdivision of the current site and execution of a purchase/sales agreement with the applicant. The training facility is expected to have 15 dogs. The kennels will be housed in an oversized garage attached to the house.

Capability to Provide Water and Sanitation:

Development of the current parcel is served by a borehole (Permit number 60323-F: Exempt, non-tributary, Denver Aquifer – 20.2 ac-ft, <50 gpm for the originally assessed 35-acre lot) for water supply and septic system for sanitation. The new 14.6-acre subdivided parcel will be served by its own well and septic systems. The existing well and septic will serve the current church facilities. We were advised by DWR that they require submittal of a water supply plan and Form GWS-76 -Water Supply Information Summary for the subdivision application. Since the two tracts will serve different functions, a Form GWS-76 plan is attached for the total use, and an estimate of water requirement is provided in Attachment A for each proposed lot. The well permit and DWR affirmation of water rights for the current wellbore are attached. It is also our understanding that upon subdivision of the 34.08-acre parcel the existing wellbore will be re-permitted for allocation of water rights for the reduced 19.5-acre parcel, then a new permit for a well on the 14.6-acre parcel will be requested when that well is drilled.

Attached is a letter with exhibits from April Hicks, attorney for Burns, Figa & Will - Attorneys, addressing the issue of water rights available to Pinecrest Church and sufficiency of supply for the proposed development. The conclusion of that letter is offered below:

> *Pinecrest is the owner of all the Denver Basin groundwater underneath the Property via the 2001 personal representative's deed and warranty deed that conveyed the Property to Pinecrest. Under Well Permit No. 60323-F, Pinecrest is allowed to withdraw 20.2 acre-feet per year from the Denver aquifer underlying the Property. Upon conveyance of 15 acres and a proportionate share of the underlying groundwater to the new owner, the new owner will obtain a well permit to serve its property, and Pinecrest will seek approval of a new well permit accounting for the reduction of its annual available water supply from the Denver aquifer. The water supply available to each parcel, as discussed herein, is more than sufficient to support Pinecrest's requested rezoning and the proposed development of both parcels.*

Fire Protection / Police Service:

Fire protection services will be provided by South Metro Fire Rescue. They have provided a "Will Serve" letter for this application. That letter is attached. Police services will be provided by Douglas County Law Enforcement.

Douglas County Schools Commitments and Impacts:

The proposed development will include a single-family residence. Based on feedback provided by the School District, this development will not materially impact schools serving the area.

Traffic and Access:

The proposed development of the new 14.6-acre parcel will access Singing Hills Rd (CR 166). The expected traffic flow for the residence and dog training facility will not materially impact traffic on the roadway. The traffic study performed by Galloway Engineering shows no material impact from this subdivision of the existing tract. In response to Staff comments in their letter of November 20, 2023 to

the rezoning application, the traffic study was re-evaluated. The response from the Galloway Traffic Engineer is included as an attachment to this report.

Site Characteristics and Protection of Cultural, Archaeological, Natural Resources, and Unique Landforms:

The proposed new development on the 14.6-acre lot will contain only those grade changes required for construction of residence and outbuildings on the property. There are no known cultural or archaeological features on this site. There are no trees currently on the 14.6-acre parcel. The existing church site includes grade changes required for detention and site construction. Trees exist in parking lot islands and the south side of the building. These are maintained by the church. The undeveloped lands on the current parcel are maintained as improved grassland.

Recreational Facilities and Open Space:

No open space, recreational facilities or parks are anticipated in the proposed development plan.

Impacts on Existing Flora and Fauna:

Impacts on existing flora and fauna will be minimal. The Site is not wooded and thus not a significant habitat area for larger wildlife.

Soil Suitability:

No geotechnical studies have been completed for the site other than soil analyses conducted during construction of the existing church. Most of the site is native soil of the Bresser-Truckton and Fondis types. Description of these is provided in the Drainage Report attached to this submittal.

Existing Utilities and Site Infrastructure:

The existing church is served by a borehole and septic system. There are no municipal water or sanitation facilities located on the site. Electric service is provided by CORE Electric (formerly IREA) from overhead lines to the east of Delbert Rd, then proceeding underground to the service entrance at the church. Electrical service is provided to a cellphone tower on the east edge of the property via underground lines from the overhead lines east of Delbert Rd. Another broadband tower at the southwest corner of the property is served by overhead lines from distribution lines on the south side of Singing Hills Rd. Gas Service is provided by XCEL Energy. A low-pressure gas main runs within a 6-foot utility easement adjacent to Singing Hills Rd.

A high-pressure gas pipeline operated by Colorado Interstate Gas Co, LLC, a division of Kinder Morgan Company, runs in an 85-foot easement adjacent to Singing Hills Road. No development is allowed on this easement.

Proposed Utilities and Site Infrastructure:

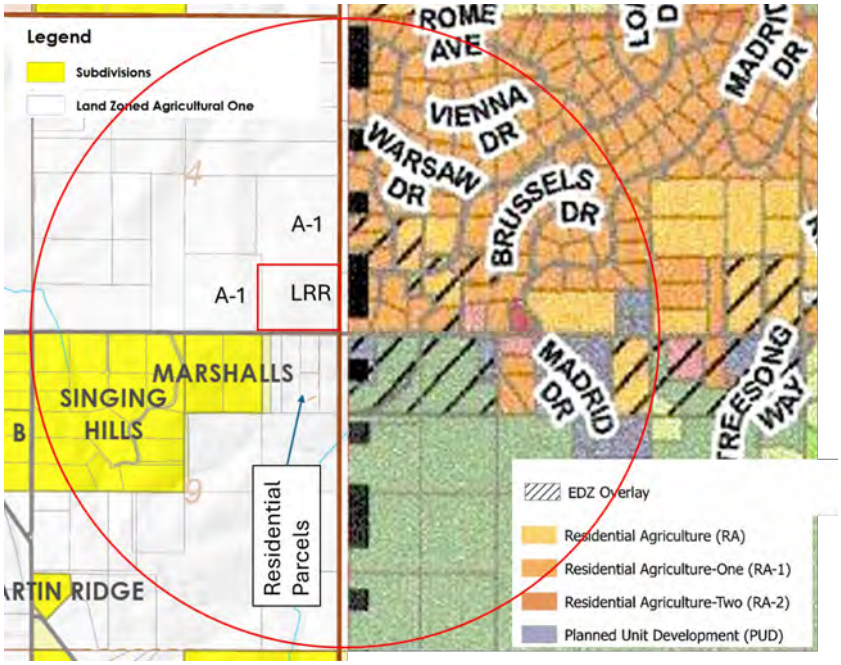
No additional utilities are anticipated for this development, other than well, septic, and electrical service for the residence and facilities on the 14.6-acre parcel.

Douglas County Comprehensive Master Plan Compliance

The Douglas County Comprehensive Plan designates this site as a 'Non-Urban Subarea'. *"Nonurban subarea policies have been established to protect and preserve the rural character, heritage, wildlife habitat, viewsheds and historic townsites of the County."* This proposal was found to be consistent with the Master Plan by rezoning the existing parcel to Large Rural Residential. Activities on the proposed LRR lots are consistent with allowed uses under this zoning designation.

This project lies within the Northeast Subarea and is consistent with objectives stated in Sec 3-3E as detailed below:

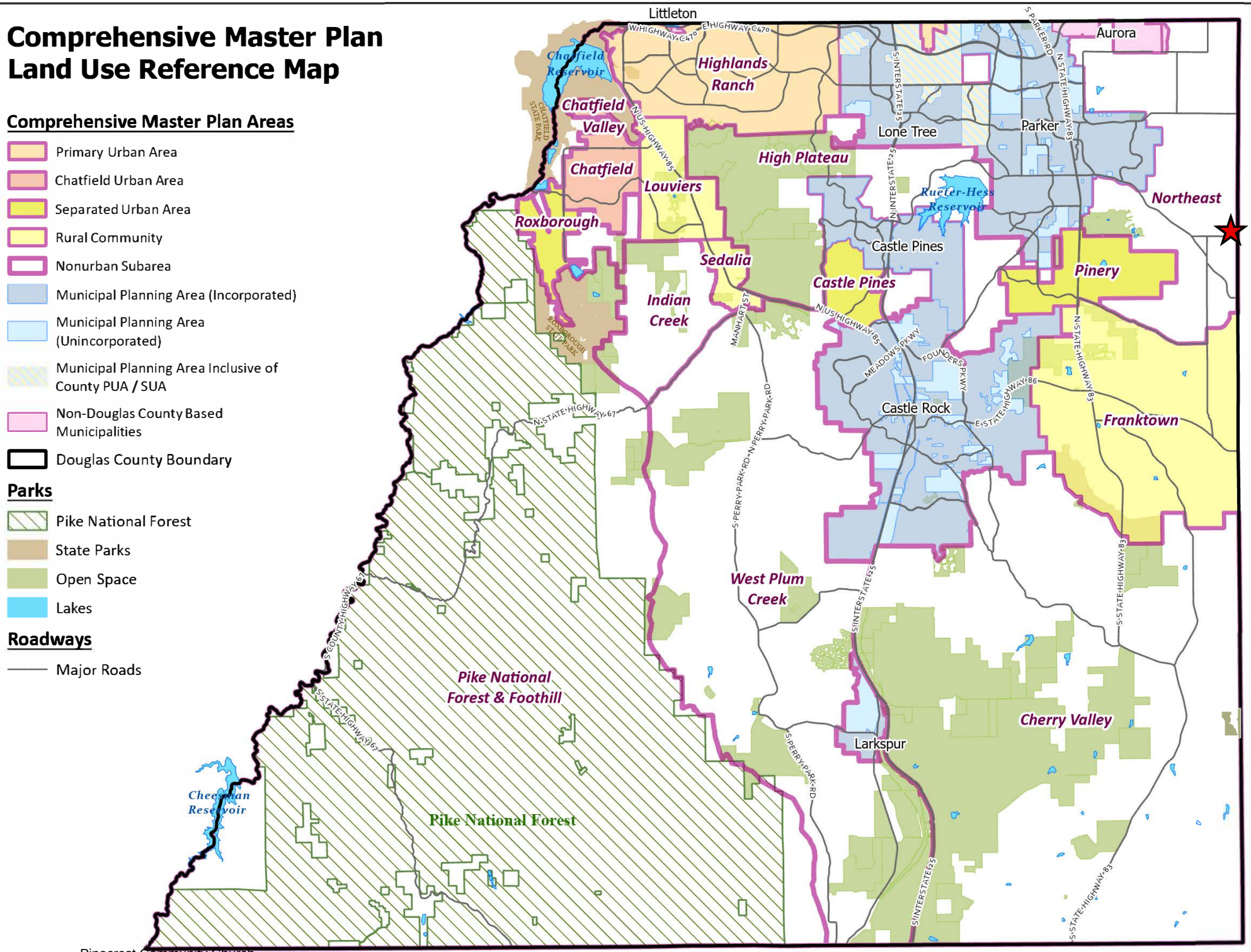
- Policy 3-3E.1 – The proposed LRR parcels will be 14.6 acres for a new residential unit, and 19.5 acres for the existing Pinecrest Church. This is consistent with adjacent parcel sizes in Douglas County south of Singing Hills Road and larger than adjoining parcel sizes in Elbert County east of Delbert Road. Properties to the north and west are 34+ acres. 50% of adjoining properties are equivalent size or less than the proposed LRR parcels proposed in this project. See Exhibit below:



- Policy 3-3E.2 – Infrastructure is sufficient to support the LRR parcels proposed in this project. The newly created 14.6-acre parcel abuts Singing Hills Road and will have electric and natural gas services available at its south boundary. The 19.5-acre parcel with Pinecrest Church is already served by utilities and abuts both Singing Hills and Delbert Roads.
- Policy 3-3E.3 – N/A. Municipal water and sewer services are not available on this site.
- Policy 3-3E.4 – N/A. Water supply for new development on this site will be provided by a new well in the Denver aquifer. A drainage plan is implemented for the existing development to protect runoff. No activities detrimental to alluvial surface water resources are contemplated on the LRR parcels.

- Policy 3-3E.5 – The new residential site will disturb very small portions of the vegetation on the new development site. Appropriate landscaping, including trees will be included in site development.
- Policy 3-3E.6 – N/A. The proposed LRR parcels are on a topographic high, with minor drainages on the property.
- Policy 3-3E.7 – The proposed residential development will create minimal sightline obstruction and will be consistent with aesthetics of a rural setting.

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

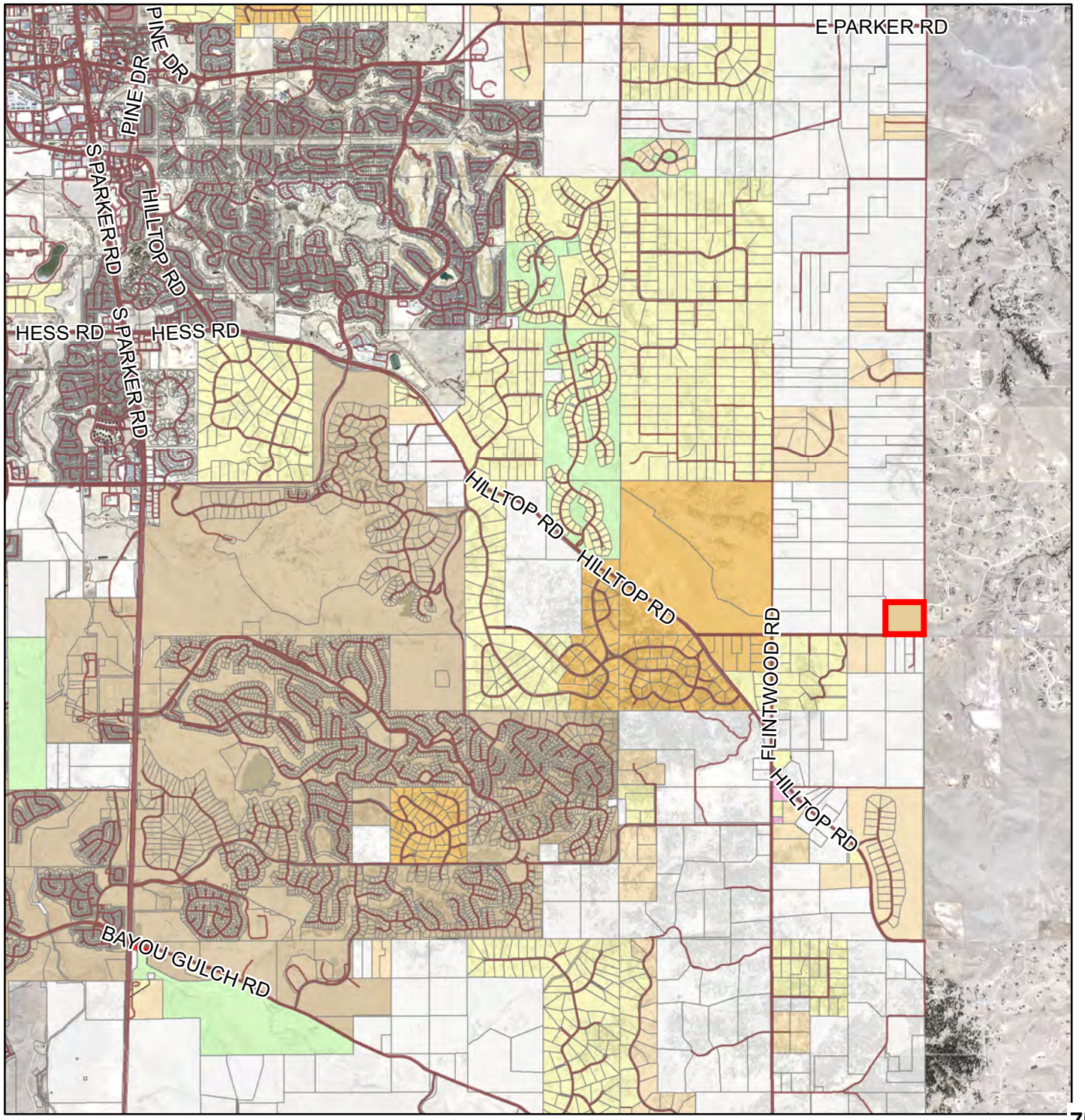
- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads

PINECREST COMMUNITY CHRUCH

SB2024-070
ZONING MAP



LEGEND

- PROJECT SITE
- MAJOR ROADS
- OTHER ROADS

ZONE DISTRICT

- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- MF - MULTIFAMILY
- LSB - LIMITED SERVICE BUSINESS
- B - BUSINESS
- C - COMMERCIAL
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- CMTY - SEDALIA COMMUNITY
- D - SEDALIA DOWNTOWN
- HC - SEDALIA HIGHWAY COMMERCIAL
- MI - SEDALIA MIXED INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION
- NF - NATIONAL FOREST

PINECREST COMMUNITY CHURCH

SB2024-070
AERIAL MAP

N

LEGEND

- PROJECT SITE
- MAJOR ROADS
- OTHER ROADS



Project Name: Pinecrest Community Church
Project File #: SB2024-070
Date Sent: 06/12/2025 **Date Due:** 07/10/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	06/17/2025	No Comment	No response necessary
Assessor	07/07/2025	Verbatim: Please add owner name to the owner signature block area.	The applicant revised the ownership block.
AT&T Long Distance - ROW	06/12/2025	No Comment	No response necessary
Building Services	07/03/2025	Verbatim: Please submit a site plan and show all existing buildings with dimensions of exterior walls to the new property line for determination of the fire resistive rating of the walls, doors, windows, and all openings in those walls.	The applicant will submit building permits prior to construction.
CenturyLink	06/19/2025	Verbatim: CenturyLink has reviewed the request for the subject encroachment and has determined that it has no objections with respect to the areas proposed for encroachment. This encroachment response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the areas as described, the Applicant will bear the cost of relocation and repair of said facilities.	The applicant will conduct utility locates prior to construction.

Project Name: Pinecrest Community Church
Project File #: SB2024-070
Date Sent: 06/12/2025 **Date Due:** 07/10/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Water Resources	10/24/2025	Summary of Response: Initially, the State Engineer's Office did not receive enough information to render an opinion regarding the adequacy of the proposed water supply. The applicant provided the necessary information and according to the GWS-76 Water Supply Information Summary Sheets provided, the estimated demands for Lot 1 is household use (1.0 acre-feet/year) and irrigation of 3.5 acres (7.75 acre-feet/year). The estimated demands for Lot 2 are commercial use (1.45 acre-feet/year) and irrigation of 4.5 acres (9.93 acre-feet/year). The State Engineer's Office's provided its opinion that the water supply is **adequate** based on its determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.	The DWR stated it was their opinion that the water supply can be **provided without causing injury** based on their determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses is equal to the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision
Colorado Geological Survey	07/10/2025	No Comment	No response necessary
Comcast		No Response Received	No response necessary
CORE Electric Cooperative	07/02/2025	Verbatim: CORE Electric Cooperative will require easements to be added to the replat and additional language added to the plat.	The applicant added the required easement and additional language to the plat.

Project Name: Pinecrest Community Church
Project File #: SB2024-070
Date Sent: 06/12/2025 **Date Due:** 07/10/2025

Agency	Date Received	Agency Response	Response Resolution
Douglas County Conservation District	07/08/2025	Summary of Response: Please see attached referral comments. There is no Integrated Noxious Weed Control plan, and it is recommended that an integrated weed management program be reviewed and approved by the Douglas County Weed Inspector. There is no mention of protecting small wildlife which support large wildlife or wildlife corridors in the design of the community as defined by the Douglas County Comprehensive Master Plan, Section 9 Wildlife.	The applicant revised their narrative to include protections of cultural, archaeological, natural resources and unique landforms. They propose to construct a house, garage and barn and will re-seed all disturbed areas. The remainder of the site will remain native.
Douglas County Health Department	11/18/2025	Summary of Response: DCHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected and operated in accordance with DCHD's current OWTS Regulation. The applicant may want to consider having the well water analyzed for a number of contaminants as a baseline of the water quality.	No response necessary
Douglas County School District RE 1		No Response Received	No response necessary
Elbert County Community & Development Services	06/16/2025	No Comment	No response necessary

Project Name: Pinecrest Community Church
Project File #: SB2024-070
Date Sent: 06/12/2025 **Date Due:** 07/10/2025

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	06/18/2025	Verbatim: Please submit a copy of the drainage letter that was previously done for this project. Please discuss the traffic and number of anticipated trips associated with the number of dogs that are being watched in the narrative. Please also coordinate the Engineering Review fee The only other thing that I didn't mention is that they will need a DESC Plan in the future when they go to build their house.	Engineering reports, studies, and plans have been reviewed and approved.
Mile High Flood District		No Response Received	No response necessary
Office of Emergency Management	06/12/2025	No Comment	No response necessary
Rural Water Authority of Douglas County		No Response Received	No response necessary
Sheriff's Office	06/17/2025	Verbatim: Deputy Jeff Pelle reviewed this regarding security with Crime Prevention Through Environmental Design (CEPTD) concepts in mind. No comments or concerns at this time for this request from DCSO.	No response necessary
Sheriff's Office E911		No Response Received	No response necessary

Project Name: Pinecrest Community Church
Project File #: SB2024-070
Date Sent: 06/12/2025 **Date Due:** 07/10/2025

Agency	Date Received	Agency Response	Response Resolution
South Metro Fire Rescue	06/13/2025	Verbatim: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Minor Development Plat. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project. COMMENTS: 1. Building addresses and unit numbers shall be coordinated with and approved by SMFR and the Douglas County Addressing Analyst prior to submitting for construction permits. 2. It is expected the kennel use will be a residential accessory under Douglas County Home Occupation permit and will not be classified as a commercial occupancy or use.	The applicant worked with SMFR to resolve their issues. Any necessary permits will be obtained at the time of building permit.
Wildfire Mitigation	06/25/2025	No Comment	No response necessary
Xcel Energy-Right of Way & Permits	07/08/2025	Verbatim: No apparent conflict.	No response necessary

From: annb cwc64.com
To: Heather Scott
Cc: CHOY, PAM; duanew cwc64.com; jt cwc64.com
Subject: Singing Hills Rd Elizabeth, Colorado Douglas County eReferral #SB2024-070
Date: Thursday, June 12, 2025 4:39:42 PM

Hi Heather,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Singing Hills Rd Elizabeth, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

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.



6/19/25

Heather Scott, AICP
Project Planner
Douglas County

SUBJECT: APPROVAL TO PROCEED W/ ENCROACHMENT – P866477

Project Name & Location: SB2024-070 – Pinecrest Community Church

To Whom It May Concern:

Qwest Corporation, Inc. d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject encroachment and has determined that it has no objections with respect to the areas proposed for encroachment 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 Encroachment shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This encroachment response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the areas as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions or would like to discuss this action further, please contact Varina Hoopes at Varina.Hoopes@lumen.com.

Sincerely yours,

/s/

CenturyLink Right of Way Team

EXHIBIT A

PINECREST COMMUNITY CHURCH

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
34.08 ACRES 2 LOTS SB2024-070

LEGAL DESCRIPTION:

ALL OF THAT LAND AS DESCRIBED IN WARRANTY DEED RECORDED AT BOOK 2261, PAGE 2264, IN THE DOUGLAS COUNTY CLERK & RECORDER'S OFFICE, BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, BEARING E 89°53'11" S BETWEEN A FOUND 3.25" BRASS CAP, STAMPED "PLS 38906" ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., AND A FOUND 3.25" BRASS CAP, STAMPED "PLS 38906" ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., AS SHOWN HEREON, WITH ALL BEARINGS AS RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 4;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, NORTH 00°06'49" E, A DISTANCE OF 1320.65 FEET TO THE POINT OF BEGINNING;

THENCE ON A LINE PARALLEL AND 30.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, N89°53'22"W, A DISTANCE OF 1320.32 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID WEST LINE, NORTH 00°06'49" E, A DISTANCE OF 1951.84 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, S 89°58'45" E, A DISTANCE OF 1319.82 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, AND BEING A POINT ON SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4;

THENCE WITH SAID EAST LINE, SOUTH00°06'49" W, A DISTANCE OF 1951.75 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT RIGHT OF WAY ASSOCIATION TO DOUGLAS COUNTY COMMISSIONERS RECORDED AT BOOK 1661, PAGE 680

THE ABOVE DESCRIPTION CONTAINS 1,484,909 SQUARE FEET OR 34.08 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS DESCRIBED HEREIN HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS AND LOTS, TRACTS, AND STREETS AS SHOWN HEREON UNDER THE NAME AND STYLE OF PINECREST COMMUNITY CHURCH.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC AND QUASI-PUBLIC UTILITIES AND SERVICES. THE ENTIRE RESPONSIBILITY FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE DEDICATED IS VESTED WITH THE UTILITIES AND NO OTHER PARTY SHALL HAVE ANY LIABILITY WHATSOEVER IN THE EVENT THAT ANY SERVICE IS INTERRUPTED. THE OWNERS RESERVE THE RIGHT TO GRANT EASEMENTS ACROSS THE PROPERTY AS SHOWN HEREON, BUT NOT INCONSISTENT WITH THE EASEMENTS GRANTED HEREIN. THE OWNERS RESERVE THE RIGHT TO ENFORCE RESTRICTIVE COVENANTS AND TO GRANT VARIANCES THEREFROM AS PROVIDED FOR IN THE DOUGLAS COUNTY ZONING RESOLUTION. THE OWNERS RELEASE ALL RIGHTS TO CLAIM DAMAGES FOR REGULATION AND DEVELOPMENT OF UTILITIES AND RELATED FACILITIES WITHIN THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON AND DEDICATED AND CONVEYED TO DOUGLAS COUNTY, CO FOR PUBLIC USES AND PURPOSES.

BY: _____

TITLE: _____

STATE OF)
) SS.
COUNTY OF)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__

BY: _____ AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

OWNER:

OWNER:

BY: David Baumgartner

TITLE: Lead Pastor

NOTARY PUBLIC

STATE OF Colorado)
) SS.
COUNTY OF Douglas)

SIGNED AND ACKNOWLEDGED BEFORE ME THIS 18 DAY OF November, 2024 BY David Baumgartner AS Lead Pastor OF Pinecrest Community Church

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/17/2027

DEBORAH S GARDNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074031999
MY COMMISSION EXPIRES SEPTEMBER 17, 2027

GENERAL NOTES:

1. FIELD WORK WAS COMPLETED ON NOVEMBER 22, 2024.
2. BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, BEARING E 89°53'11" S BETWEEN A FOUND 3.25" BRASS CAP, STAMPED "PLS 38906" ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., AND A FOUND 3.25" BRASS CAP, STAMPED "PLS 38906" ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., AS SHOWN HEREON, WITH ALL BEARINGS AS RELATIVE THERETO.
3. THE COMPANY RELIED UPON THE TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 1200-4000000, DATED NOVEMBER 12, 2024 AT 5:00 P.M. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD. GALLOWAY & COMPANY, INC. DID NOT MAKE ANY INDEPENDENT SEARCH OF THE RECORDS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
4. ALL LOCAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
5. MONUMENTS ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
6. LINEAR UNITS: BEARINGS AND DISTANCES ARE BASED ON THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY (NIST). THE COMBINED FACTOR USED TO CONVERT GROUND DISTANCES TO GRID DISTANCES IS 0.99968.
7. ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, GALLOWAY & COMPANY, INC. DID NOT MAKE AN INDEPENDENT SEARCH OF THE RECORDS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
8. PROPERTY IS SUBJECT TO THE NOTICE REGARDING THE INCORPORATION OF CHERRY CREEK MAIN AUTHORITY RECORDED DECEMBER 5, 2013 AT RECEPTION NO. 2013093306.
9. PROPERTY IS SUBJECT TO THE PLAT NOTE THAT GAS SERVICE FROM PROPOSED COMMUNITY CHURCH TO RANCH PEAK ENERGY, LLC RECORDED DECEMBER 5, 2013 AT RECEPTION NO. 2013093306.

UTILITY EASEMENT ACKNOWLEDGEMENT:

THOSE PERSONS OR REAL PROPERTY WHICH ARE SHOWN AS GRANTEES IN UTILITY EASEMENTS ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND PUBLIC IMPROVEMENTS AND WE HEREBY ACKNOWLEDGE SUCH EASEMENTS AS GRANTED. NOTWITHSTANDING ANY REFERENCE ON THIS PLAT TO ANY EASEMENT, THE OWNERSHIP AND MAINTENANCE OF SUCH AREAS, SAID EASEMENTS AND RIGHTS ARE TO BE VESTED IN A HOMEOWNERS AND TENANTS ASSOCIATION.

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, CO, ON THE ____ DAY OF _____, 20__, SUBJECT TO THE PROVISIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ANY OTHER CONDITIONS STATED HEREON. THE DEDICATIONS OF LAND FOR RIGHTS-OF-WAY, EASEMENTS AND TRACTS FOR PUBLIC USE ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF DOUGLAS COUNTY, COLORADO UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE BOARD OF COUNTY COMMISSIONERS. ANY ADDITIONAL EASEMENTS NOT DEDICATED ON THIS PLAT BUT GRANTED BY SEPARATE INSTRUMENT SHALL BE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS PRIOR TO OR SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT. ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS, SPECIFICATIONS AND STANDARDS OF DOUGLAS COUNTY. ACCEPTANCE DOES NOT GUARANTEE THAT FINAL CONSTRUCTION DRAWINGS, GRADING, CONVENANTS, CONDITIONS OR LICENSING CONFORMS TO ANY LOT SHOWN HEREON AND DOES NOT RELEASE THE OWNER, HIS HEIRS, SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR ANY FAILURE OF THE FINAL CONSTRUCTION DRAWINGS TO CONFORM TO ANY LOT SHOWN HEREON. THE BOARD OF COUNTY COMMISSIONERS, BY APPROVING THIS PLAT, ACCEPTS NO RESPONSIBILITY TO CONSTRUCT ROADS OR BRIDGES DEDICATED HEREON OR TO MAINTAIN THEM UNTIL APPROPRIATE ACTION BY THE BOARD OF COUNTY COMMISSIONERS HAS BEEN TAKEN. IN ADDITION, THE BOARD OF COUNTY COMMISSIONERS, BY APPROVING THIS PLAT, ACCEPTS NO RESPONSIBILITY TO COMPLETE OR MAINTAIN ROADS OR BRIDGES SUBSEQUENTLY DEDICATED HEREON OR TO RESERVE FUNDS TO DO SO. MAINTENANCE OF ALL ROADS WILL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND/OR OTHER PARTIES UNTIL THE BOARD OF COUNTY COMMISSIONERS ACCEPTS THEM FOR MAINTENANCE. NEITHER APPROVAL OF THE FINAL PLAT NOR THE ACCEPTANCE OF DEDICATIONS SHALL BE CONSTRUED TO IMPLY THAT THE BOARD OF COUNTY COMMISSIONERS WILL AT ANY TIME ENTER UPON AND ASSUME MAINTENANCE RESPONSIBILITY FOR ANY ROAD OR BRIDGE IN THE SUBDIVISION. FURTHER, THE BOARD OF COUNTY COMMISSIONERS SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE EXERCISE OF THE RIGHTS GRANTED HEREIN.

BY: _____

TITLE: _____

STATE OF)
) SS.
COUNTY OF)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__

BY: _____ AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

PLANNING COMMISSION:

THE BOARD OF DOUGLAS COUNTY PLANNING COMMISSION APPROVED THIS PLAT, SUBJECT TO THE PROVISIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ANY OTHER CONDITIONS STATED HEREON, THE DEDICATIONS OF LAND FOR RIGHTS-OF-WAY, EASEMENTS AND TRACTS FOR PUBLIC USE ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF DOUGLAS COUNTY, COLORADO UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE BOARD OF COUNTY COMMISSIONERS. ANY ADDITIONAL EASEMENTS NOT DEDICATED ON THIS PLAT BUT GRANTED BY SEPARATE INSTRUMENT SHALL BE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS PRIOR TO OR SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT. ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS, SPECIFICATIONS AND STANDARDS OF DOUGLAS COUNTY. ACCEPTANCE DOES NOT GUARANTEE THAT FINAL CONSTRUCTION DRAWINGS, GRADING, COVENANTS, CONDITIONS OR LICENSING CONFORMS TO ANY LOT SHOWN HEREON AND DOES NOT RELEASE THE OWNER, HIS HEIRS, SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR ANY FAILURE OF THE FINAL CONSTRUCTION DRAWINGS TO CONFORM TO ANY LOT SHOWN HEREON. THE BOARD OF COUNTY COMMISSIONERS, BY APPROVING THIS PLAT, ACCEPTS NO RESPONSIBILITY TO CONSTRUCT ROADS OR BRIDGES DEDICATED HEREON OR TO MAINTAIN THEM UNTIL APPROPRIATE ACTION BY THE BOARD OF COUNTY COMMISSIONERS HAS BEEN TAKEN. IN ADDITION, THE BOARD OF COUNTY COMMISSIONERS, BY APPROVING THIS PLAT, ACCEPTS NO RESPONSIBILITY TO COMPLETE OR MAINTAIN ROADS OR BRIDGES SUBSEQUENTLY DEDICATED HEREON OR TO RESERVE FUNDS TO DO SO. MAINTENANCE OF ALL ROADS WILL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND/OR OTHER PARTIES UNTIL THE BOARD OF COUNTY COMMISSIONERS ACCEPTS THEM FOR MAINTENANCE. NEITHER APPROVAL OF THE FINAL PLAT NOR THE ACCEPTANCE OF DEDICATIONS SHALL BE CONSTRUED TO IMPLY THAT THE BOARD OF COUNTY COMMISSIONERS WILL AT ANY TIME ENTER UPON AND ASSUME MAINTENANCE RESPONSIBILITY FOR ANY ROAD OR BRIDGE IN THE SUBDIVISION. FURTHER, THE BOARD OF COUNTY COMMISSIONERS SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE EXERCISE OF THE RIGHTS GRANTED HEREIN.

CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

SURVEYOR'S STATEMENT:

I, BRIAN J. SIKICH, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DECEMBER 4, 2024 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS, AND SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION REGULATIONS. THIS STATEMENT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20__.

BRIAN J. SIKICH
COLORADO P.L.S. NO. 38906
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

CLERK AND RECORDER:

STATE OF COLORADO)
) SS.
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20__, AD,

AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER

DOUGLAS COUNTY CLERK AND RECORDER

VICINITY MAP

1" = 4000'

TITLE VERIFICATION:

WE, STEWART TITLE GUARANTY COMPANY, NATIONAL COMMERCIAL SERVICES, A DULY LICENSED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED TITLE TO ALL LANDS DEPICTED ON THIS PLAT AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES.

BY: _____

DATE: _____ COMPANY NAME: _____

NOTARY:

STATE OF)
) SS.
COUNTY OF)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__

BY: _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Galloway
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

Revisions	
Project No.	2024.0001.00
Drawn By	JCR
Checked By	BJS
Date	12.20.2024

SHEET 1 OF 2

PINECREST COMMUNITY CHURCH

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO
34.08 ACRES 2 LOTS SB2024-070

LEGAL DESCRIPTION:

ALL OF THAT LAND AS DESCRIBED IN WARRANTY DEED RECORDED AT BOOK 2213, PAGE 1294, IN THE DOUGLAS COUNTY CLERK & RECORDER OFFICE, BEING SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:
ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARING IS BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND IS CONSIDERED TO BEAR N89°47'32"W, MONUMENTED ON THE EAST END OF THE LINE BY A FOUND LD" IRON PIPE WITH AN ILLEGIBLE 2.5" BRASS CAP, AND ON THE WEST END OF THE LINE BY A FOUND 1.5" IRON PIPE WITH A 2.5" ALUMINUM CAP STAMPED, "S4 1/4, T7S R65W, 2024, PLS 38069."

COMMENCING AT THE SOUTHEAST CORNER FOR SAID SECTION 4;

THENCE WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, N00°01'06"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE ON A LINE PARALLEL AND 30.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, N89°47'32"W, A DISTANCE OF 1333.92 FEET TO A POINT ON THE WEST LINE OF SAID WARRANTY DEED;

THENCE WITH SAID WEST LINE, N00°07'39"E, A DISTANCE OF 1115.94 FEET TO THE NORTHWEST CORNER OF SAID WARRANTY DEED;

THENCE WITH THE NORTH LINE OF SAID WARRANTY DEED, S89°36'43"E, A DISTANCE OF 1331.82 FEET TO THE NORTHEAST CORNER OF SAID WARRANTY DEED, AND BEING A POINT ON SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4;

THENCE WITH SAID EAST LINE, S00°01'06"W, A DISTANCE OF 1111.75 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT RIGHT OF WAY DEDICATION TO DOUGLAS COUNTY COMMISSIONERS RECORDED AT BOOK 880, PAGE 587.

THE ABOVE DESCRIPTION CONTAINS 1,484,600 SQUARE FEET OR 34.08 ACRES, MORE OR LESS.

GENERAL NOTES:

1. FIELD WORK WAS COMPLETED ON: NOVEMBER 22, 2024.
2. BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARING IS BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND IS CONSIDERED TO BEAR N89°47'32"W, MONUMENTED ON THE EAST END OF THE LINE BY A FOUND ILLEGIBLE 2.5" BRASS CAP, AND ON THE WEST END OF THE LINE BY A FOUND 1.5" IRON PIPE WITH A 2.5" ALUMINUM CAP STAMPED, "S4 ¼ T7S R65W, 2024, PLS 38069."
3. THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 08035C0210F, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
4. ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
5. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).
6. OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE COUNTY OF DOUGLAS, ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO OR RESULTING FROM, THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS REPLAT.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OF EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, GALLOWAY & COMPANY, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 211613-10, WITH A COMMITMENT DATE OF AUGUST 11, 2023 AT 8:00 A.M.
8. PROPERTY MAY BE SUBJECT TO THE NOTICE REGARDING THE ORGANIZATION OF CHERRY CREEK BASIN AUTHORITY RECORDED MAY 6, 1988 IN BOOK 790 AT PAGE 718 AS RECEPTION NO. 8810344.
9. PROPERTY IS SUBJECT TO THE OIL AND GAS LEASE FROM PINECREST COMMUNITY CHURCH TO BLANCA PEAK ENERGY, LLC RECORDED DECEMBER 3, 2010 AS RECEPTION NO. 2010085236.

UTILITY EASEMENT ACKNOWLEDGEMENT:

THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES, SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, CO, ON THE _____ DAY OF _____, 20__, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF DRAINAGE AND BLANKET ACCESS EASEMENTS ARE ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTIONS DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

_____
CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS



VICINITY MAP
1" = 4000'

SURVEYOR'S STATEMENT:

I, BRIAN J. DENNIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DECEMBER 3, 2024, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____

_____
BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

CORE will require the following language be added to the plat notes.
No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks,attached porches, attached stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof.

DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF PINECREST COMMUNITY CHURCH.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMSAND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE DRAINAGE AND BLANKET ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, CO FOR PUBLIC USES AND PURPOSES.

BY: _____

TITLE: _____

STATE OF)
) SS.
COUNTY OF)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 202____,

BY _____ AS _____

BY _____ AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

OWNER:

OWNER: _____

BY: David Baumgartner

TITLE: LEAD PASTOR

NOTARY:

STATE OF Colorado)
) SS.
COUNTY OF Douglas)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF December, 2024

BY David Baumgartner

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/17/27

DEBORAH S GARDNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074031999
MY COMMISSION EXPIRES SEPTEMBER 17, 2027

TITLE VERIFICATION:

WE, STEWART TITLE GUARANTY COMPANY, NATIONAL COMMERCIAL SERVICES, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES:

BY_____

DATE: _____ COMPANY NAME: _____

NOTARY:

STATE OF)
) SS.
COUNTY OF)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 202__

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

CLERK AND RECORDER:

STATE OF COLORADO
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20__ A.D.,

AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____

_____
DOUGLAS COUNTY CLERK AND RECORDER

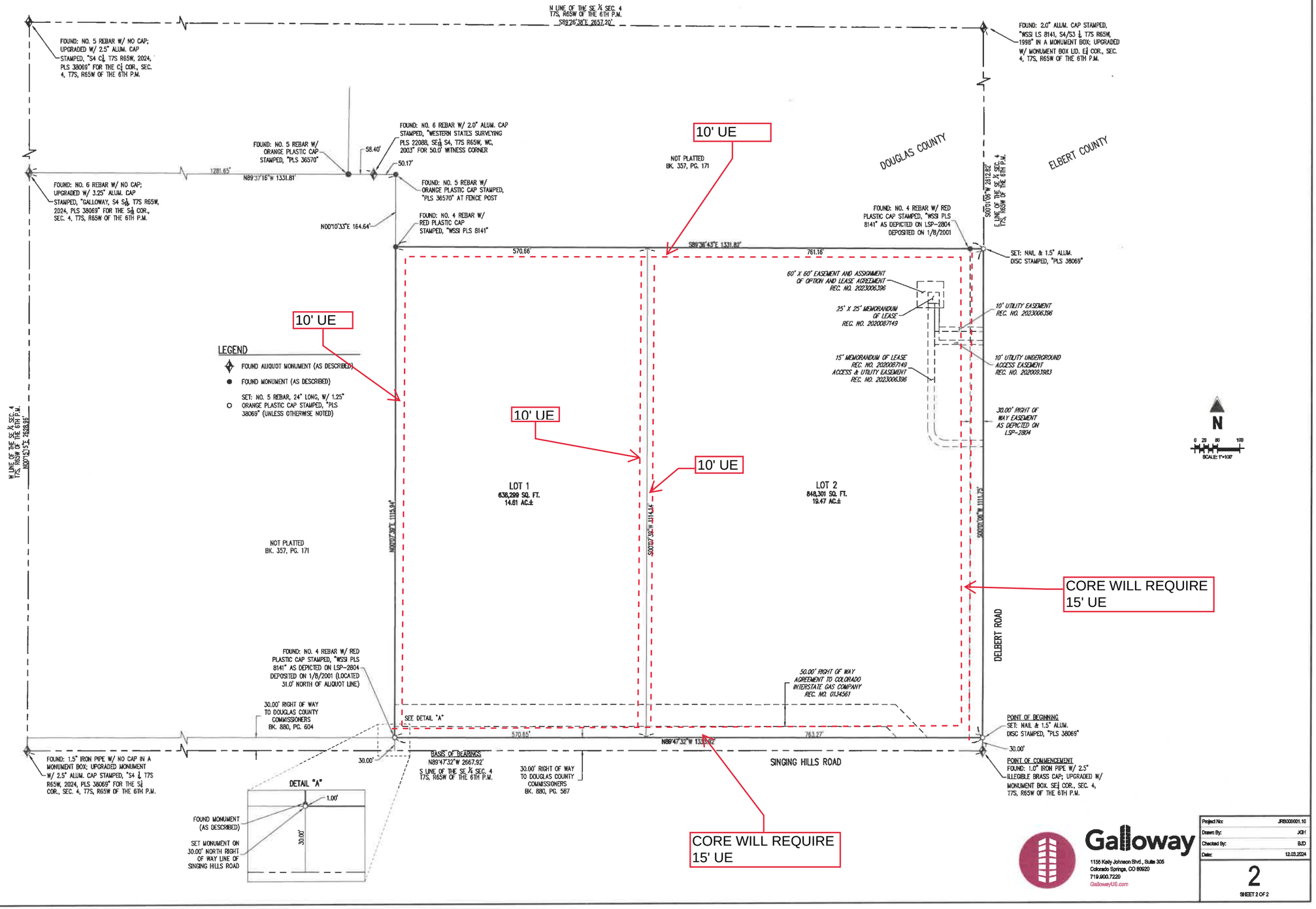
Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

Project No:	JR8000001.10
Drawn By:	JGH
Checked By:	BJD
Date:	12.03.2024

1
SHEET 1 OF 2

PINECREST COMMUNITY CHURCH

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO
34.08 ACRES 2 LOTS SB2024-070



Project No:	JR8000001.10
Drawn By:	JGH
Checked By:	BJD
Date:	12.03.2024

2
SHEET 2 OF 2

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

From: Brooks Kaufman
To: Robin Brown
Cc: Heather Scott
Subject: RE: Easement consideration for SB2024-070 Pinecrest Community Church Minor Development
Date: Thursday, September 11, 2025 6:16:16 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
JR801 Plat 2025-08-28.pdf

Good morning Robin

Sorry for the delayed response, I have been out of the office the past two weeks.

CORE Electric Cooperative approves the attached revised plat.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop
CORE ELECTRIC COOPERATIVE
The Energy to Thrive™

Book time to meet with me

From: Robin Brown <diy.rbrown@gmail.com>
Sent: Wednesday, September 3, 2025 1:54 PM
To: Brooks Kaufman <BKaufman@core.coop>
Subject: Re: Easement consideration for SB2024-070 Pinecrest Community Church Minor Development

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Guess you may need to actually plat :P

On Wed, Sep 3, 2025 at 1:51 PM Robin Brown <diy.rbrown@gmail.com> wrote:

> For your review. Let me know what you think.
>
> Thanks Robin
>
> On Tue, Aug 19, 2025 at 12:26 PM Brooks Kaufman <BKaufman@core.coop> wrote:
>
> > Good afternoon Robin
> >
> > Yes it's a good idea for CORE review the plat revision please, it can save you the back and forth.
> >
> > Respectfully
> >
> > **Brooks Kaufman**
> > Lands and Rights of Way Manager
> >
> > 800.332.9540 MAIN
> > 720.733.5493 DIRECT
> > 303.912.0765 MOBILE
> >
> > www.core.coop
> > CORE ELECTRIC COOPERATIVE
> > The Energy to Thrive™
> >
> > Book time to meet with me
> >
> > ---
> >
> > **From:** Robin Brown <diy.rbrown@gmail.com>
> > **Sent:** Tuesday, August 19, 2025 12:23 PM
> > **To:** Brooks Kaufman <BKaufman@core.coop>
> > **Subject:** Re: Easement consideration for SB2024-070 Pinecrest Community Church Minor Development
> >
> > **[CAUTION:]** This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.
> >
> > Will you need to see the updated plat before I resubmit to the county?
> >
> > Thanks Robin
> >
> > On Fri, Aug 15, 2025 at 11:44 AM Brooks Kaufman <BKaufman@core.coop> wrote:
> >
> > > Good morning Robin
> > >
> > > The requested utility easement along the south boundary (Singing Hills Road) and west boundary (Elbert Road) will require a 15-foot Utility Easement (UE). CORE is amenable to reducing the interior side lot utility easements to 5 feet in width as shown on the updated comments.
> > >
> > > The 15-foot UE and other designated utility easements are intended for CORE, Gas, and Telecommunication providers to install their respective underground facilities.

- Electric service to the lots must be provided via underground facilities per Douglas County regulations.
- CORE electric facilities have a 10-foot footprint the additional width allow other utilities to use this space within the easement; but each utility require different clearances to each other. The utility easement allows for the access, maintenance, repair, replacement and future facilities to be installed within the utility easement.
- The utility easements are within the building setback and should not impact your building envelope as required by Douglas County.

Additionally, when CORE extends electric facilities to your lot, CORE will have submit for an encroachment approval from CIG when crossings of their infrastructure.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop
CORE ELECTRIC COOPERATIVE
The Energy to Thrive™

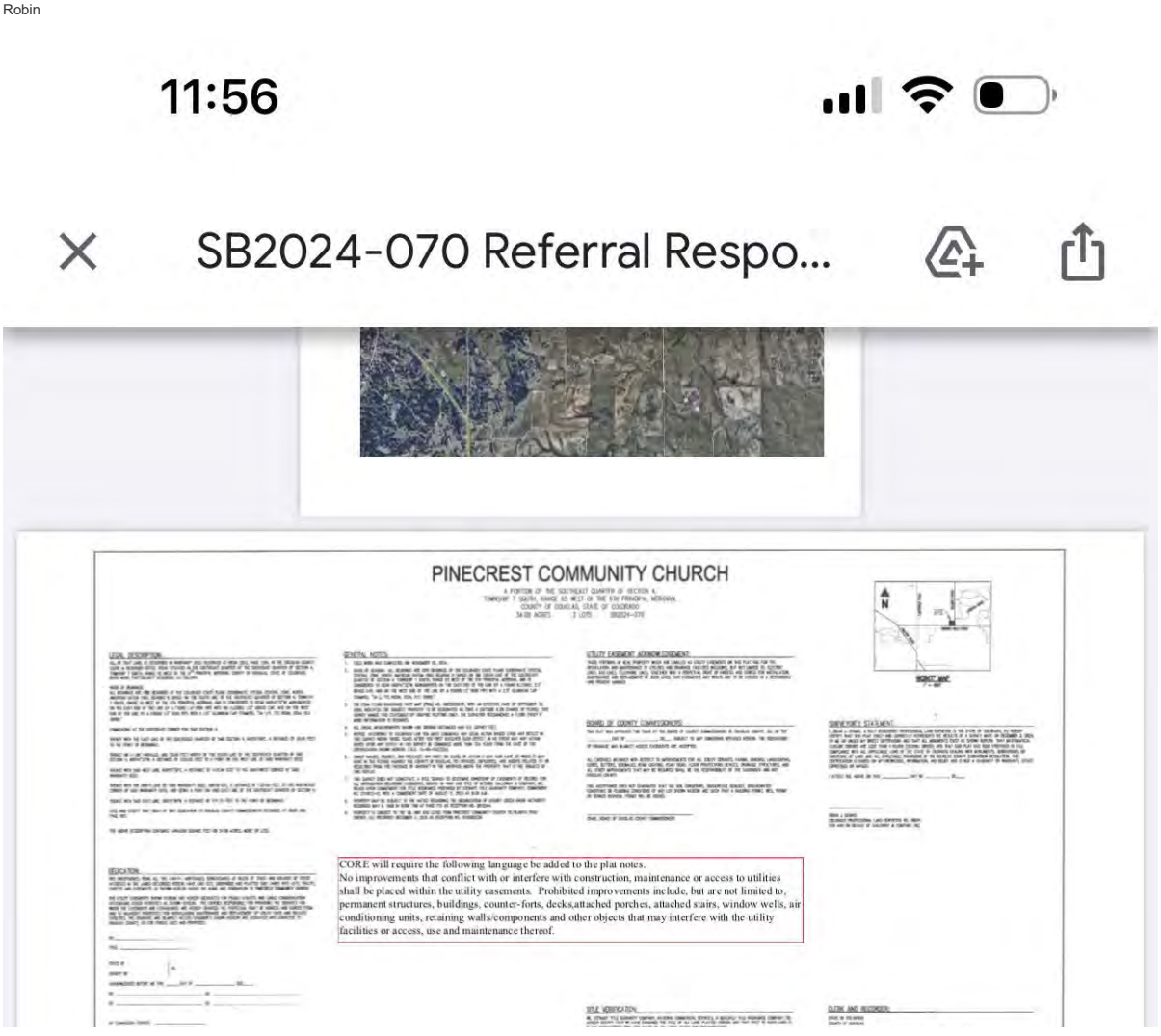
Book time to meet with me

From: Robin Brown <div.rbrown@gmail.com>
Sent: Friday, August 15, 2025 11:07 AM
To: Brooks Kaufman <BKaufman@core.coop>
Subject: Re: Easement consideration for SB2024-070 Pinecrest Community Church Minor Development

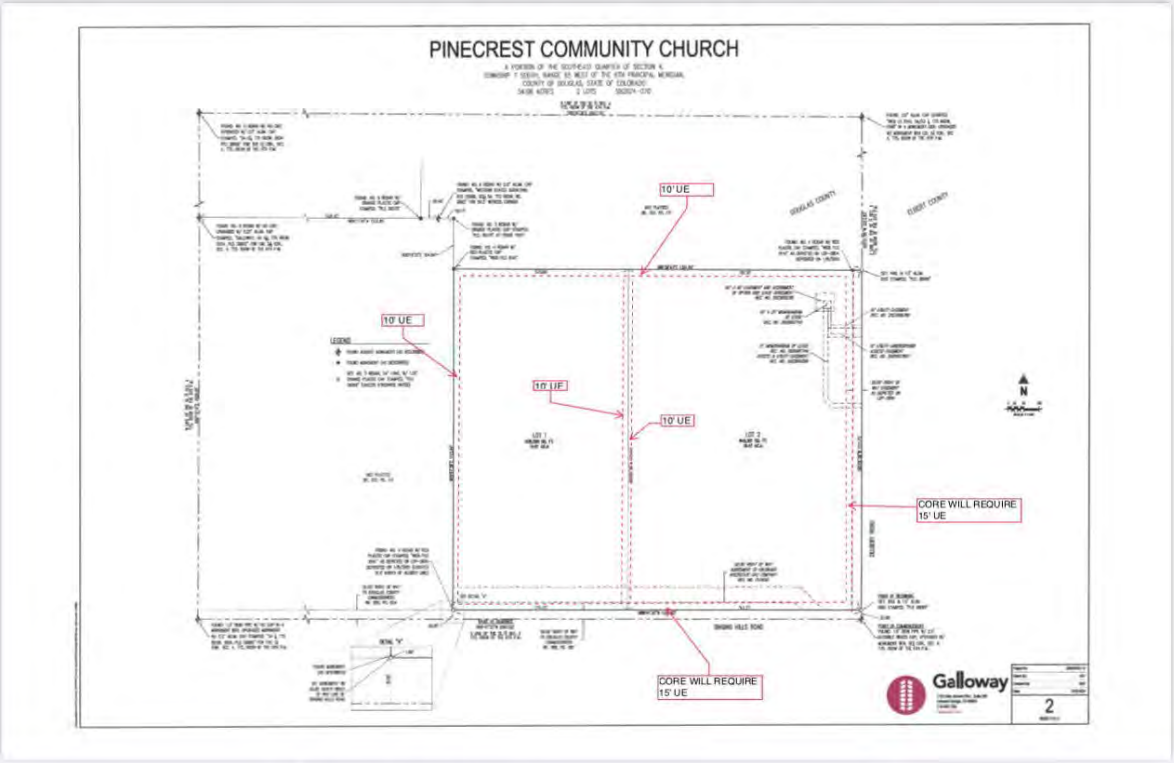
[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

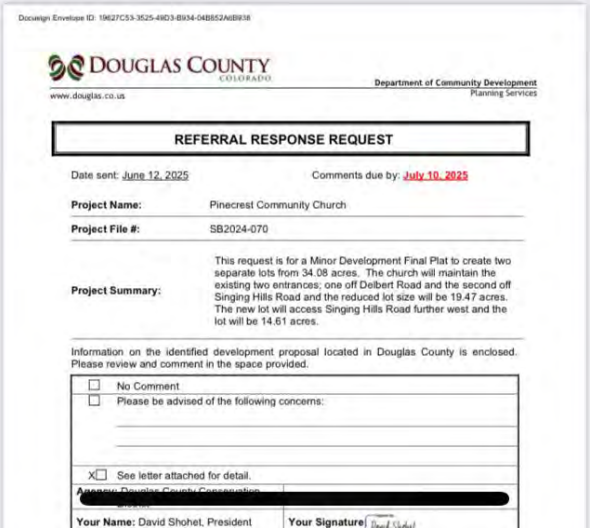
Hello Brooks
The 15' UE core has requested will cross over and into CIG's easement and that will be an issue. This is on the singing hills rd side. We can give you 10'

Robin









Docusign Envelope ID: 19627C53-3525-49D3-B934-04B852A6B938

DOUGLAS COUNTY
COLORADO
www.douglas.co.us

Department of Community Development
Planning Services

REFERRAL RESPONSE REQUEST

Date sent: June 12, 2025 Comments due by: July 10, 2025

Project Name: Pinecrest Community Church

Project File #: SB2024-070

Project Summary: This request is for a Minor Development Final Plat to create two separate lots from 34.08 acres. The church will maintain the existing two entrances; one off Delbert Road and the second off Singing Hills Road and the reduced lot size will be 19.47 acres. The new lot will access Singing Hills Road further west and the lot will be 14.61 acres.

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:

X☐ See letter attached for detail.

Agency: Douglas County Conservation [redacted]

Your Name: David Shohet, President **Your Signature**

On Wed, Aug 6, 2025 at 7:19 AM Brooks Kaufman <BKaufman@core.coop> wrote:

> Robin
>
> CORE is not willing to approve the replat without having the easements in place on the plat. Our requirement is part of the plat process for approvals.
>
> Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop

Book time to meet with me

From: Robin Brown <diy.rbrown@gmail.com>
Sent: Tuesday, August 5, 2025 6:39 PM
To: Brooks Kaufman <BKaufman@core.coop>
Subject: Re: Easement consideration for SB2024-070 Pinecrest Community Church Minor Development

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

What if we do a letter now and when we build the house we put the lines in that plat map?

Robin

On Tue, Aug 5, 2025 at 7:17 AM Robin Brown <diy.rbrown@gmail.com> wrote:

> But the cost to me is to much currently. I can't afford to get it on the plat
>
> Robin
>
> On Tue, Aug 5, 2025 at 7:16 AM Brooks Kaufman <BKaufman@core.coop> wrote:
>
> > Robin
> > The plat will replace the letter. CORE will provide approval letter via referral response and utility easements granted via the plat.
> >
> > Respectfully
> >
> > **Brooks Kaufman**
> > Lands and Rights of Way Manager
> >
> > 800.332.9540 MAIN
> > 720.733.5493 DIRECT
> > 303.912.0765 MOBILE
> >
> > www.core.coop

Book time to meet with me

From: Robin Brown <diy.rbrown@gmail.com>
Sent: Tuesday, August 5, 2025 7:11 AM
To: Brooks Kaufman <BKaufman@core.coop>
Subject: Re: Easement consideration for SB2024-070 Pinecrest Community Church Minor Development

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Thanks for the reply Brooks,

I am glad a letter will suffice. Galloway quoted me 1500 + to add the easement to the plat. Do you have a template letter for me to fill out?

Thanks
Robin

On Tue, Aug 5, 2025 at 6:47 AM Brooks Kaufman <BKaufman@core.coop> wrote:

> Good morning Robin
>
> As part of subdivision process and required utility easements are to be granted via plat per Colorado Statue: (3) Subdivision regulations adopted under provisions of this section shall require that a subdivider, as defined in section 30-28-101 (9), C.R.S., submit to the commission evidence that provision has been made for facility sites, easements, and rights of access for electrical and natural gas utility service sufficient to ensure reliable and adequate electric or, if applicable, natural gas service for any proposed subdivision. Submission of a letter of agreement between the subdivider and utility serving the site shall be deemed sufficient to establish that adequate provision for electric or, if applicable, natural gas service to a proposed subdivision has been made.
>
> Therefore, the requirements of the subdivision are for utilities to extend and provide services to lots.
>
> CORE and other utilities will not provide compensation for utility easements under the subdivision regulations. The utility easements will not impact property rights, privacy or value as the

easements will be within Douglas County building setbacks an area that will not allow structures to be built within.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop.







Book time to meet with me

From: Robin Brown <diy.rbrown@gmail.com>
Sent: Monday, August 4, 2025 4:51 PM
To: Brooks Kaufman <BKaufman@core.coop>
Cc: Wil Kirchner <wdkirchner@gmail.com>
Subject: Easement consideration for SB2024-070 Pinecrest Community Church Minor Development

You don't often get email from diy.rbrown@gmail.com. Learn why this is important

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Hello Brooks Hoffman

Thank you for reaching out regarding the proposed 10-15 foot easement around the subdivision of Pinecrest. I understand the importance of infrastructure development; however, I have significant concerns about granting such a sizable easement without any form of compensation or a clear explanation of necessity and impact.

Before I can consider this request, I would like:

1. A detailed explanation of the purpose of the easement and why this specific area is required on all sides.
2. Clarification on how this easement will impact my property use, privacy, value, and future development.
3. A formal offer that includes compensation for the use and encumbrance of my land, or documentation showing why compensation is not being offered.

Please understand that I must consider the long-term impact on the property rights and value. I am open to discussing reasonable terms, but I am not in a position to grant access to the land without further information and fair consideration.

Sincerely,
Robin Brown

July 11, 2025

Heather Scott
Douglas County Planning Services
Transmission via email: hscott@douglas.co.us

Re: Pinecrest Community Church Subdivision - Minor Development Plat
Case Number: SB2024-070
Applicant: Pinecrest Community Church
Part of the SE ¼ of the SE ¼ of Sec. 4, Twp. 7S, Rng. 65W, 6th P.M., Douglas County
Water Division 1, Water District 8

Dear Heather Scott,

We have received your June 12, 2025 proposal to subdivide 34.08 acres at 7165 N. Delbert Road to create two lots. Lot 1 will be 14.61 acres in size and will contain a new residence and dog training facility, while Lot 2 will be 19.47 acres in size and contain an existing church.

Our office previously provided comments on the rezoning application for the project in letters dated November 6, 2023 and April 18, 2024.

Water Supply Demand

The anticipated total water demand based on the Water Supply Information Summary sheet (GWS-76) for the two-lot subdivision is shown in the table below:

Use	No. of Units	Demand (af/yr)	Total Demand (af/yr)
Household Use	1	1.0	1.0
Commercial Use (12,000 SF)	2	1.8	3.6
Irrigation (5 acres)	1	15.6	15.6
-	-	Total	20.2

According to Attachment A from the application documents, the estimated demands for Lot 1 are domestic/residential uses (1.0 acre-feet/year) and irrigation, animal exercise and training areas (7.66 acre-feet/year). The estimated demands for Lot 2 are commercial use (1.5 acre-feet/year) with the remaining planned allocation to be reserved for additional buildings(s), irrigation of play areas, sports field and green spaces (10 acre-feet/year more or less).

Source of Water Supply

The proposed water supply for Lot 1 is a new on-lot well, producing from the nontributary Denver aquifer. The proposed water supply for Lot 2 is existing well, operating under permit no. 60323-F.

Well permit no. 60323-F was issued on October 15, 2003 pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated October 15, 2003 to appropriate nontributary groundwater in the Denver aquifer underlying 35 acres of land for drinking and sanitary facilitates, fire protection, and irrigation of the overlying land with an average annual amount to be appropriated not to exceed 20.2 acre-feet and a maximum pumping rate of 50 gallons per minute.

According to the application documents, Pinecrest Community Church, as the owner of 20.2 acre-feet per year of nontributary Denver aquifer groundwater quantified under the findings of the State Engineer for the overlying 35 acres, will deed a proportional share (8.66 acre-feet per year) of Denver aquifer groundwater to the new owner of Lot 1. Pinecrest

Community Church will retain the remaining allocation of Denver aquifer groundwater (estimated at 11.54 acre-feet/year) to serve Lot 2 through existing well no. 60323-F. As mentioned in the 2nd referral response letter dated April 18, 2024 for the rezoning of the subject property prior to subdivision, if a portion of the Denver aquifer water appropriated by well permit no. 60323-F is conveyed by the Applicant to the new Lot 1 owner, the Applicant must submit an application to re-permit well no. 60323-F to withdraw only that remaining portion of the Denver aquifer water still owned by the Applicant using forms GWS-45 and GWS-79. Additionally, the new Lot 1 owner can use forms GWS-45 and GWS-79 and submit evidence that they have been conveyed a portion of the Denver aquifer water appropriated by well permit no. 60323-F to this office to apply for a new well permit on the 14.61 acre parcel.

Please be advised that when considering the application to re-permit well no. 60323-F and the new application for the construction of a well on Lot 1, the amount of Denver aquifer water available for withdrawal underlying each lot for a period of 100 years will be reduced by the amount previously withdrawn through the pumping of well no. 60323-F. If the Applicant does not have pumping records showing previous withdrawal amounts from the pumping of well no. 60323-F, it will be assumed that the full amount allocated under well permit no. 60323-F (20.2 acre-feet per year), was withdrawn each year after the pump was installed in the well on November 8, 2003.

Applications for on lot well permits, submitted by an entity other than the original owner from the findings of the State Engineer dated October 15, 2003 must include evidence that the applicant has acquired the right to the portion of water being requested on the application.

The ability for the Applicant to obtain well permit(s) and the allowed use(s) will be determined at the time permit application(s) are submitted to and reviewed by the State Engineer's Office.

State Engineer's Office Opinion

Pursuant to Section 30-28-136(1)(h)(I), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the adequacy of the proposed water supply. Prior to further review of the subdivision water supply plan the following information is required:

1. If a portion of the Denver aquifer water appropriated by well permit no. 60323-F is conveyed by the Applicant to the new lot owner, the Applicant must submit an application to re-permit well no. 60323-F to withdraw only that portion of the Denver aquifer water they own using forms GWS-45 and GWS-79.

2. The new lot owner may use forms GWS-45 and GWS-79, along with submittal of evidence that they have been conveyed a portion of the Denver aquifer water appropriated by well permit no. 60323-F (water deed) to this office to apply for a new well permit on Lot 1.

Please contact Mike Matz at 303-866-3581 x8241 or at michael.matz@state.co.us with any questions.

Sincerely,

Ioana Comaniciu, P.E.
Water Resources Engineer

Ec: Referral no. 34141
Well no. 60323-F

From:	Matz - DNR, Michael
To:	Heather Scott
Cc:	Comaniciu - DNR, Ioana
Subject:	Fwd: FW: SB2024-070 Pinecrest Community Church Minor Development
Date:	Tuesday, September 16, 2025 9:20:21 AM
Attachments:	image.png SB2024-070 Referral Agency Response Summary 9.11.2025.docx Response to DCPC staff comments - Construction detail and water rights (WDK Jul2025.docx JRB01 Plat 2025-08-28 (1).pdf Pinecrest Community Church Subdivision - (Douglas).pdf

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Good morning,

Based on our previous comments for the Pinecrest Community Church referral (see attached), we requested applications be submitted to our office to re-permit well no. 60323-F on Lot 2 (based on the new amount of water owned) and for a new well permit be submitted for Lot 1.

Looking at our database, I don't see any indication that these permit applications have yet been submitted.

In order for our office to provide further comments on the subdivision water supply plan, these well permit applications will need to be submitted.

State Engineer's Office Opinion

Pursuant to Section 30-28-136(1)(h)(I), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the adequacy of the proposed water supply. Prior to further review of the subdivision water supply plan the following information is required:

1. If a portion of the Denver aquifer water appropriated by well permit no. 60323-F is conveyed by the Applicant to the new lot owner, the Applicant must submit an application to re-permit well no. 60323-F to withdraw only that portion of the Denver aquifer water they own using forms GWS-45 and GWS-79.

2. The new lot owner may use forms GWS-45 and GWS-79, along with submittal of evidence that they have been conveyed a portion of the Denver aquifer water appropriated by well permit no. 60323-F (water deed) to this office to apply for a new well permit on Lot 1.

Let me know if you have any questions.

Best,

Mike Matz, P.E.
Water Resources Engineer

P 303.866.3581 x 8241

1313 Sherman Street, Room 821, Denver, CO 80203
michael.matz@state.co.us | www.colorado.gov/water

---------- Forwarded message ---------
From: **Comaniciu - DNR, Ioana** <ioana.comaniciu@state.co.us>
Date: Mon, Sep 15, 2025 at 3:08 PM
Subject: Fwd: FW: SB2024-070 Pinecrest Community Church Minor Development
To: Michael Matz - DNR <michael.matz@state.co.us>

Could you please review the additional information provided on SB2024-070 Pinecrest Community Church Minor Development (ID34141) and see if this information addressed our concerns.
Thank you,

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

---------- Forwarded message ---------
From: **Heather Scott** <hscott@douglas.co.us>
Date: Mon, Sep 15, 2025 at 2:38 PM
Subject: FW: SB2024-070 Pinecrest Community Church Minor Development
To: ioana.comaniciu@state.co.us <ioana.comaniciu@state.co.us>

Hello Ioana,

Would you please review the written response for SB2024-070 and let me know if this is sufficient?

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: Robin Brown <diy.rbrown@gmail.com>
Sent: Thursday, September 11, 2025 1:02 PM
To: Heather Scott <hscott@douglas.co.us>
Cc: Wil Kirchner <wdkirchner@gmail.com>
Subject: SB2024-070 Pinecrest Community Church Minor Development

I believe this is now everything.

Thank you (another step closer!)

Robin

October 24, 2025

Heather Scott
Douglas County Planning Services
Transmission via email: hscott@douglas.co.us

Re: Pinecrest Community Church Subdivision – Minor Development Plat (2nd Letter)
Case Number: SB2024-070
Applicant: Pinecrest Community Church
Part of the SE ¼ of the SE ¼ of Sec. 4, Twp. 7S, Rng. 65W, 6th P.M., Douglas County
Water Division 1, Water District 8

Dear Heather Scott,

We have received your June 12, 2025 proposal and additional information provided on October 23, 2025 to subdivide 34.08 acres at 7165 N. Delbert Road to create two lots. Lot 1 will be 14.61 acres in size and will contain a new residence and dog training facility, while Lot 2 will be 19.47 acres in size and contain an existing church.

Our office previously provided comments on the subdivision in a letter dated July 11, 2025. Additionally, our office previously provided comments on the rezoning application for the project in letters dated November 6, 2023 and April 18, 2024. The comments outlined in this letter supersede those provided in previous letters.

Water Supply Demand

The anticipated total water demand based on the Water Supply Information Summary sheets (GWS-76) for the two-lot subdivision is shown in the table below:

Uses (Lot 1 and 2)	No. of Units	Demand (af/yr)	Total Demand (af/yr)
Household Use	1	1.0	1.0
Commercial Use (12,954 SF)	1	1.45	1.45
Irrigation (8 acres)	1	18.86	17.68
-	-	**Total**	**20.13**

According to the GWS-76 Water Supply Information Summary Sheets provided on October 23, 2025, the estimated demands for Lot 1 is household use (1.0 acre-feet/year) and irrigation of 3.5 acres (7.75 acre-feet/year). The estimated demands for Lot 2 are commercial use (1.45 acre-feet/year) and irrigation of 4.5 acres (9.93 acre-feet/year).

Source of Water Supply

The proposed water supply for Lot 1 is a new on-lot well (permit no. 90327-F), producing from the nontributary Denver aquifer. Well permit no. 90327-F was issued on October 7, 2025 pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated October 7, 2025 for domestic, commercial, and irrigation purposes with a maximum average annual withdrawal amount of 8.75 acre-feet per year. At the time of this letter, well permit no. 90327-F has not yet been constructed, and is in a "Permit Issued" status.

The proposed water supply for Lot 2 is an existing well (permit no. 90326-F), producing from the nontributary Denver aquifer. Well permit no. 90326-F was issued on October 7, 2025 pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated October 7, 2025 to use an existing well (previously permitted under well permit no. 60323-F) for domestic, commercial, and irrigation purposes with a maximum average annual withdrawal amount of 11.38 acre-feet per year. Well permit no. 90326-F has been constructed, and is in a "Well Constructed" status.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to section 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this **allocation** approach, the annual amounts of water allocated under the findings of the State Engineer dated October 7, 2025 to well permit nos. 90326-F and 90327-F are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses is equal to the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100-year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Please contact Mike Matz at 303-866-3581 x8241 or at michael.matz@state.co.us with any questions.

Sincerely,

for Ioana Comaniciu, P.E.
Water Resources Engineer

Ec: Referral no. 34141
Well no. 90326-F and 90327-F

Docusign Envelope ID: 19627C53-3525-49D3-B934-04B852A6B938

REFERRAL RESPONSE REQUEST

Date sent: June 12, 2025 Comments due by: **July 10, 2025**

Project Name:	Pinecrest Community Church
Project File #:	SB2024-070
Project Summary:	This request is for a Minor Development Final Plat to create two separate lots from 34.08 acres. The church will maintain the existing two entrances; one off Delbert Road and the second off Singing Hills Road and the reduced lot size will be 19.47 acres. The new lot will access Singing Hills Road further west and the lot will be 14.61 acres.

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:	
X☐ See letter attached for detail.	
Agency: Douglas County Conservation District	**Phone #:** (303) 218 2622
Your Name: David Shohet, President	**Your Signature:** Signed by: David.Shohet 6E6057CEE3D2404...
(please print)	**Date:** 7/7/2025

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, may result in written comments being accepted for informational purposes only.

Sincerely,

Heather Scott, AICP
Project Planner
303-919-4801
hscott@douglas.co.us

Docusign Envelope ID: 19627C53-3525-49D3-B934-04B852A6B938

DOUGLAS
—CONSERVES—
DOUGLAS COUNTY CONSERVATION DISTRICT
PO Box 688 / 7519A E. Hwy 86 Franktown, CO 80116 / Phone 303-218-2622

DATE: July 10, 2024

RE: SB2024-070

The Douglas County Conservation District (the District) produces Douglas County development reviews as directed by Senate Bill 35. District comments are made on the suitability of soils for the proposed land uses, floodwater management, and watershed protection. The District also often submits advisory comments regarding rural water supply issues, agricultural land use conversion, and endangered species protection if the development plan affects those issues.

This Minor Development Final Plat affects 34.08 acres of Large Rural Residential land.

There is no Integrated Noxious Weed Control plan and it is recommended that an integrated weed management program be reviewed and approved by the Douglas County Weed Inspector and/or Weed Advisory board, the County Extension Agent, Natural Resources Conservation Service, or a qualified weed management professional prior to the land use authority approval.

There is no mention of protecting small wildlife which support large wildlife or wildlife corridors in the design of the community as defined by the Douglas County Comprehensive Master Plan, Section 9 Wildlife https://www.douglas.co.us/planning/master-plans/comprehensive-master-plan/ .

The channels of many of the major streams are not stable and undergo substantial shifts in alignment during flood events. Upstream development increases the magnitude and frequency of local flooding. Floods that exceed the computed 100-year storm do regularly occur. The District does not support development proposals that are located in or near drainages or development that disturbs wetlands. See FEMA note above.

Thank you for the opportunity to review this project. Direct any questions to Heather Kelly, District Manager, at Admin@DouglasConserves.org or (303) 218 – 2622.

DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

November 18th, 2025

Heather Scott
100 Third St.
Castle Rock, CO 80104

RE: SP2024-070

Dear Ms/Mrs. Scott

Thank you for the opportunity to review and comment on SP2024-070 project. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comment(s).

On-Site Wastewater Treatment System (OWTS) – New or Expanded
Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. DCHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected and operated in accordance with DCHD's current OWTS Regulation. Based on the applicant's description, a permit for the installation and final approval of the OWTS is required. In order to start the process, the applicant may contact DCHD or the local health department with authority over the site at the time of develoment. More information is available at https://www.douglas.co.us/health-department/environmental-health/.

Domestic Well
Drinking water contaminated with pathogens can cause a variety of illnesses in humans. It is important to protect source water from contamination, and to treat drinking water to eliminate pathogens before it is provided for human consumption. Individual well owners have primary responsibility for the safety of the water drawn from their own wells. Well owners with questions about wells or well water can call the Wellcare® Hotline operated by the Water Systems Council, a national organization focused on well systems not regulated under the Safe Drinking Water Act., at 888-395-1033 or online at www.wellcarehotline.org.

The applicant may want to consider having the well water analyzed for a number of contaminants as a baseline of the water quality. A baseline water quality analysis is valuable for future reference in the case of possible contamination. Certain parameters such as coliform bacteria and nitrate, pH and Total Dissolved Solids (TDS) are recommended to be analyzed annually as these can indicate possible breaches in the well. The Colorado Department of Public Health and Environment (CDPHE), Laboratory Services Division can assist you with water analyses. The CDPHE offers individual water tests as well as testing packages to choose from depending on your needs. The

CDPHE laboratory web site is located at: https://cdphe.colorado.gov/laboratory-services/water-testing

Sincerely,

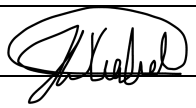
Caden Thompson
Environmental Health Specialist I
Douglas County Health Department

REFERRAL RESPONSE REQUEST

Date sent: June 12, 2025 Comments due by: **July 10, 2025**

Project Name:	Pinecrest Community Church
Project File #:	SB2024-070
Project Summary:	This request is for a Minor Development Final Plat to create two separate lots from 34.08 acres. The church will maintain the existing two entrances; one off Delbert Road and the second off Singing Hills Road and the reduced lot size will be 19.47 acres. The new lot will access Singing Hills Road further west and the lot will be 14.61 acres.

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 copy of the drainage letter that was previously done for this project. Please discuss the traffic and number of anticipated trips associated with the the number of dogs that are being watched in the narrative. Please also coordinate the Engineering Review fee.	
☐ See letter attached for detail.	
Agency: PW - Engineering	**Phone #:** (303) 660-7490
Your Name: Jacob Gabel *(please print)*	**Your Signature:**  **Date:** 6/18/2025

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, may result in written comments being accepted for informational purposes only.

Sincerely,

Heather Scott, AICP
Project Planner
303-919-4801
hscott@douglas.co.us

From: Jacob Gabel
To: Heather Scott
Subject: RE: SB2024-070 Pinecrest Community Church Minor Development
Date: Monday, September 29, 2025 2:46:05 PM

Hey Heather!

Sorry for not getting back to you sooner. Engineering has no issues with the proposed easements added to the plat.

Sincerely,

Jacob

Jacob Gabel | Development Review Engineer
Douglas County Department of Public Works Engineering
Engineering Services
Address | 100 Third St., Castle Rock, CO 80104
Main | 303-660-7490
Email | jgabel@douglas.co.us

From: Heather Scott <hscott@douglas.co.us>
Sent: Monday, September 15, 2025 2:09 PM
To: Jacob Gabel <jgabel@douglas.co.us>
Subject: FW: SB2024-070 Pinecrest Community Church Minor Development

Hello Jacob,

Would you please review the revised documents for SB2024-070? Let me know if you have any questions or if this is good to move forward to public hearings.

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: Robin Brown <diy.rbrown@gmail.com>
Sent: Thursday, September 11, 2025 1:02 PM
To: Heather Scott <hscott@douglas.co.us>
Cc: Wil Kirchner <wdkirchner@gmail.com>

Subject: SB2024-070 Pinecrest Community Church Minor Development

I believe this is now everything.

Thank you (another step closer!)

Robin

July 28, 2025

Heather Scott
Douglas County Department of Community Development
Planning Services Division
100 Third St., Castle Rock, CO 80104

Re: SB2024-070 Minor Development Residential

Dear Ms. Scott,

This letter provides comments regarding the request for a Minor Development Final Plat to create two separate lots at 7165 North Delbert Road from 34.08 acres. The church will maintain the existing two entrances; one off Delbert Road and the second off Singing Hills Road and the reduced lot size will be 19.47 acres. The new lot will access Singing Hills Road further west and the lot will be 14.61 acres.

At this time the Curator has no further recommendations. If there are future development plans that involve any ground disturbance a Class II survey will need to be performed to evaluate for cultural resources before any disturbance occurs.

There is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.

Thank you in advance for your attention to the preservation and protection of Douglas County's cultural resources for future generations.

Sincerely,

Brittany Cassell

Brittany Cassell, Curator

From: Jill Welle
To: Heather Scott
Subject: RE: SB2024-070 Pinecrest Community Church Minor Development
Date: Monday, July 21, 2025 4:13:17 PM

Heather,
Thank you for reaching out. Wildfire mitigation has no issues with this proposal.

JILL

Jill Welle, CWMS
Wildfire Mitigation and Resilience Coordinator
Douglas County Building Division
100 Third Street
Castle Rock, CO 80104
720-733-6924

From: Heather Scott <hscott@douglas.co.us>
Sent: Thursday, July 17, 2025 4:30 PM
To: Jill Welle <jwelle@douglas.co.us>
Subject: SB2024-070 Pinecrest Community Church Minor Development

Good afternoon,

I was remiss on sending you the referral for a 2 lot split minor development at the intersection of Singing Hills Road and Delbert Road; case #SB2024-070. I've attached the referral response letter and the subdivision request. Please let me know if you have any comments or issues with this application.

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:	Danny Klibaner
To:	Heather Scott
Subject:	Douglas County eReferral (SB2024-070)
Date:	Monday, June 16, 2025 9:43:58 AM
Attachments:	image001.png

Good morning,

Elbert County Planning Department has no objections to the proposed Pinecrest Community Church Minor Development.

Regards,
Danny

Danny Klibaner, AICP
Elbert County Government
Land Use Planner, Community and Economic Development
PO Box 7, 215 Comanche St, Kiowa, CO, 80117
Office (303) 621-3135
Cell (303) 435-1865
danny.klibaner@elbertcounty-co.gov

Please note County Offices are closed on Fridays.

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Heather Scott, AICP, Project 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:	Pinecrest Community Church
Project File #:	**SB2024-070**
S Metro Review #	REFRP25-00109
Review date:	June 13, 2025
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	This request is for a Minor Development Final Plat to create two separate lots from 34.08 acres. The church will maintain the existing two entrances; one off Delbert Road and the second off Singing Hills Road and the reduced lot size will be 19.47 acres. The new lot will access Singing Hills Road further west and the lot will be 14.61 acres.
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 Minor Development Plat. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

COMMENTS:

1. Building addresses and unit numbers shall be coordinated with and approved by SMFR and the Douglas County Addressing Analyst prior to submitting for construction permits.

2. It is expected the kennel use will be a residential accessory under Douglas County Home Occupation permit and will not be classified as a commercial occupancy or use.

Right of Way & Permits

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

July 8, 2025

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

Attn: Heather Scott

Re: Pinecrest Community Church, Case # SB2024-070

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **Pinecrest Community Church** and currently has **no apparent conflict**. Please be aware PSCo owns and operates existing natural gas distribution facilities along Singing Hills Road.

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. Additional easements may need to be acquired by separate document for new facilities.

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

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

Memorandum

To: Chuck Smith
Development Review Engineer

From: Brian Horan, P.E., PTOE
Galloway

Date: March 21, 2024

Re: Response to Comments – 7165 North Delbert Road

This memorandum serves as a comment response to comments dated 11/21/23 for the subject property on the TIA titled “Positive Pup Training” and dated 12/22/22. The project has since been substantially changed after receiving comments. This memorandum intends to detail the change in project and provide support for a waiver of the TIA. Additionally, the memorandum will address the comments provided and those are included below in *italics*. Our **response** is provided below each *comment.*

The currently proposed project would build a barn for training dogs with 15 dogs boarded during the week and 15 dogs can train on the weekend. A conceptual site plan is provided as Attachment I. The previous project proposed to have 60 dogs boarded at a time which would generate 47 AM and 47 PM peak hour trips. The newly proposed project has reduced the number of dogs boarded to 15. The updated trip generation is provided below:

Site Trip Generation

Land Use	LUC	#	Units	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Average Daily Trips
Proposed (1) Dog Boarding Kennel: "Day Care Center"	565	15	Kennels: "Students"	6	6	12	6	6	12	61

Note(s):
(1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 11th Edition

Due to the reduction in intensity of use a full TIS would no longer be required for the project.

Comment #1.
The study area assumes a 3% per year growth factor and considered traffic generated by the Fields Development. In addition to the growth factor and the Fields Development, this TIA will need to be revised to reflect the information related to the Independence Project to the south which ties into Singing Hills Road at the intersections of Singing Hills Road & Delbert Road.

Response: The project would no longer require the submission of a TIA.

Comment #2.
For all Figures showing future conditions, only 3-trips are shown on northbound Delbert Road at Singing Hills Road. There is, however, a development called Independence to the south of Singing Hills Road in Elbert County that will take access to and improve Delbert Road south of Signing Hills Road. Trips to and from this development needs to be considered in this study for future conditions. Elbert County should be contracted for a copy of the report and for roadway improvement timelines.

Response: See response to Comment #1.

Comment #3.
Current assumptions show no trips assigned to the south on Delbert Road. These assumptions are likely to change with development of the Independence project to the south on Delbert Road. The timeline assumptions for construction of Delbert Road into the Independence development will need to be researched through Elbert County. With the assumed trip distribution, the 11 vehicles projected to make left turns into the site in the 2024 total conditions for both peak hour warrants, a left turn deceleration lane on Singing Hills Road. The projected opposing through traffic in this period is significant at 502 & 292 vehicles per hour respectively for the AM & PM peak hours.

Response: The updated trip generation would represent minimal turning movements during the peak hour 3 or fewer turning movements. No deceleration lanes would be required.

If you have any questions or would like additional information, please contact me at BrianHoran@gallowayus.com or 303-770-8884.

Attachment I
Site Plan Exhibit

Pinecrest Community Church
REZONING PLAN EXHIBIT

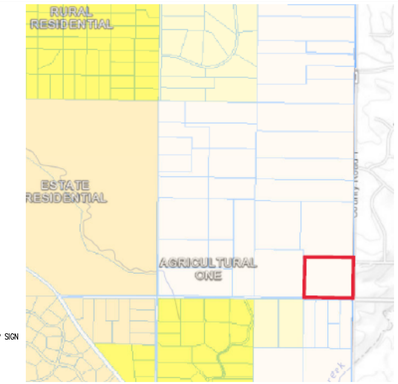
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

Warneke & Hill
Residential
Zoned A1

Wallden
Residential
Zoned A-1

Elbert County
Residential
Rural Agriculture-1

Elbert County
Residential
Planned Unit Development



PROPERTY DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 4, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE SOUTHERLY LINE OF SAID SECTION 4 BEARING NORTH 89°16'17" WEST, 2667.96 FEET. MONUMENTED BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX AT THE SOUTHEAST CORNER OF SAID SECTION 4 AND A 3-1/2" BRASS CAP IN A RANGE BOX AT THE SOUTH QUARTER CORNER OF SAID SECTION 4.

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 4;

THENCE NORTH 89°16'17" WEST, 1333.98 FEET, ALONG THE SOUTHERLY LINE OF SAID SECTION 4 TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4;

THENCE NORTH 00°38'54" EAST, 1145.94 FEET, ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE SOUTH 89°05'28" EAST, 1331.80 FEET, TO A POINT ON THE EASTERLY LINE OF SAID SECTION 4;

THENCE SOUTH 00°32'18" WEST, 1141.75 FEET, ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

BENCHMARK INFORMATION

NGS MONUMENT B 54, BEING A 3" BRASS DISK SET IN CONCRETE, STAMPED "U.S. COAST & GEODETIC SURVEY BENCHMARK, B 54, 1934".
ELEVATION = 6575.53 (NAVD88)

GENERAL NOTES

1) FIELD WORK WAS COMPLETED ON: NOVEMBER 04, 2022.

2) UTILITY NOTE: THE LOCATION OF UTILITIES SHOWN HEREON WAS ESTABLISHED FROM SURFACE EVIDENCE, EXISTING UTILITY MARKERS AND UTILITY LOCATES FROM A UTILITY CONTRACTOR. THE EXACT LOCATION OF BURIED UTILITIES IS UNCERTAIN. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHOULD CONTACT THE UTILITY NOTIFICATION CENTER. THE SURVEYOR MAKES NO GUARANTEE EITHER EXPRESSED OR IMPLIED THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH THE UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

3) THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.

4) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.

5) CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.

THIS EXHIBIT IS NOT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE LEGAL DESCRIPTION ABOVE.

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

Pinecrest Community Church
Rezoning Plan Exhibit

LOCATED IN THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

#	Date	Issue / Description	Init.

Project No:	JRB01.10
Drawn By:	MNB
Checked By:	BB
Date:	12/02/2022

1
SHEET 1 OF 1

Ref #2025035058, Date: 7/29/2025 3:11 PM, Pages: 1 of 5 ,
Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

DECLARATION OF RESTRICTIVE COVENANTS

The undersigned Declarant(s) being the fee owner of the real property described on Exhibit A attached hereto and incorporated herein (the "Property"), in part consideration for the approval of the Rezoning of 7165 North Delbert Road, Parker, Colorado 80138 property (the "Property"), does hereby declare that the Property shall be subject to the following restrictions:

All non-tributary and not non-tributary water rights in the Dawson, Denver, Arapahoe and Laramie-Fox Hills aquifers underlying the Property, whether or not adjudicated (the "Ground Water"), and all pipelines, wells, well permits, pumps, storage tanks, rights-of-way, easements, and associated rights or privileges appurtenant to or used in connection with the Ground Water, are hereby reserved for, and dedicated to, the use and benefit of the Property, and no portion of the Ground Water shall be conveyed, sold, assigned, transferred, pledged or encumbered without the prior written consent of Douglas County ("the County"). The County may approve the conveyance, sale, assignment, transfer, pledge or encumbrance of the Ground Water only where the County determines, in its sole discretion, that such conveyance, sale, assignment, transfer, pledge, or encumbrance will facilitate the provision of water service to and for the Property.

Declarant(s), as the present owner of the land which overlies the Ground Water, hereby grants its irrevocable CONSENT, as required by Section 37-90-137(4), C.R.S., and as may be required from time to time by any other provision of Colorado law, to the issuance to any water provider of a permit or permits for the construction of a well or wells to take, appropriate, use, and produce the Ground Water for the benefit of the owners of lots, tracts and parcels of land within the Property; and said CONSENT shall be binding upon Declarant(s) successors and assigns, and shall constitute a covenant running with the land to the fullest extent permitted by law or equity for the use and benefit of all lots, tracts and parcels of land within the Property; provided, however, that nothing herein shall be construed as granting or reserving (1) any right to locate wells, pipelines, storage tanks or other facilities on the Property, (2) any easement on, over or under the Property for the purpose of transporting or storing such Ground Water, or (3) any right to disturb the surface of the Property or any improvements thereon.

This Declaration and the restrictions contained herein shall run with the Property, and shall be binding upon the Declarant(s) and all other persons or parties claiming of, from, through, or under the Declarant(s), and shall be a limitation and restriction upon the Declarant(s) and all persons who may acquire or obtain an interest in the Property hereafter.

This Declaration and the restrictions contained herein are for the benefit of the County and the Property, and shall be specifically enforceable by the County through its Board

of County Commissioners and by any owner or owners of a lot, tract or parcel of land in the Property.

This Declaration and the restrictions contained herein cannot be amended, modified, or terminated without the consent of the County.

Dated this 18th day of February, 2025.

DECLARANT(S):

By: David Baumgartner
Title: Lead Pastor

State of Colorado)
) ss.
County of Douglas)

The foregoing instrument was acknowledged before me on this 18 day of February, 2025, by David R Baumgartner as Declarant of Pinecrest Community Church.

Witness my hand and official seal.

DEBORAH S GARDNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074031999
MY COMMISSION EXPIRES SEPTEMBER 17, 2027

My commission expires:

Notary Public

ACCEPTANCE OF DECLARATION OF RESTRICTIVE COVENANTS

The Board of County Commissioners of the County of Douglas hereby accepts the foregoing Declaration of Restrictive Covenants.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS

By: _____
Chair

Date: 7/8/25

ATTEST:

_____
Deputy Clerk to the Board

DOUGLAS COUNTY, COLORADO SEAL EST. 1874

SUBORDINATION AGREEMENT

The undersigned, being the beneficiary of a deed of trust dated 8/6/2021 and recorded 8/6/21, at Reception #2021093278 of the real estate records in the office of the Clerk and Recorder of Douglas County, Colorado, encumbering the property described in the foregoing Declaration of Restrictive Covenants, hereby subordinates the lien of its deed of trust to the terms, conditions, and provisions of said Declaration.

By: Kelly Orr
Title: VP, Commercial Banker

Attest: _____
Title: _____

YAEL CHAVEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20234019425
MY COMMISSION EXPIRES MAY 23, 2027

State of Colorado)
) ss.
County of Adams)

The foregoing Subordination of Declaration of Covenants was subscribed and sworn to before me on this 15th day of May, 2025 by Kelly Orr as VP, Commercial banker and _____ as _____ of First Citizens bank.

Witness my hand and official seal.

My commission expires: May 23rd 2027.

Notary Public

SUBORDINATION AND NON-DISTRUBANCE AGREEMENT

The undersigned, being the beneficiary of a deed of trust dated 3-19-2019 and recorded 4-9-2019 at Reception #2019018422 of the real estate records in the office of the Clerk and Recorder of Douglas County, Colorado, encumbering the property described in the foregoing Declaration of Restrictive Covenants, hereby subordinates the lien of its deed of trust to the terms, conditions, and provisions of said Declaration.

The undersigned lienholder hereby subordinates its interest in the Property to the Declaration of Restrictive Covenants recorded against the Property; provided, however, that such subordination shall not impair, diminish, or otherwise affect the rights of Tenant under that certain Ground Lease dated March 19, 2019, including, without limitation, Tenant's rights to use, access, maintain, and operate its communications facility on the Premises, and any associated easements or rights of way. The restrictions set forth in the Declaration shall not apply to the Premises as defined in the Ground Lease, nor shall they restrict Tenant's use, access, or development of the Premises. This Subordination Agreement shall be subject to a non-disturbance obligation in favor of Tenant, and the parties acknowledge that the Ground Lease shall remain in full force and effect, unaffected by the Declaration or any enforcement thereof.

By: Lilly Cimo

Title:

Attest: Lilly Cimo

Title: ASSET MANAGER

State of ~~Colorado~~ FLORIDA)

)ss

County of PALM BEACH)

The foregoing Subordination of Declaration of Covenants was subscribed and sworn to before me on this 3RD day of JULY, by ALLISON CANNELLA as VICE PRESIDENT and GENERAL COUNSEL as SR of VERTICAL BRIDGE.

Witness my hand and official seal.

My Commission expires: 9/28/2029

Mary E Holland

Notary Public

MARY E. HOLLAND
MY COMMISSION # HH 681858
EXPIRES: September 28, 2029

1/2

FORM NO. GWS-76 05/2011

WATER SUPPLY INFORMATION SUMMARY

STATE OF COLORADO, OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Main (303) 866-3581 dwr.colorado.gov

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."

1. NAME OF DEVELOPMENT AS PROPOSED: Pinecrest Community Church

2. LAND USE ACTION: Subdivide into two lots

3. NAME OF EXISTING PARCEL AS RECORDED:
SUBDIVISION: 7165 N Pelbert Rd, Parker CO 80138 FILING (UNIT) , BLOCK , LOT

4. TOTAL ACREAGE:

5. NUMBER OF LOTS PROPOSED

PLAT MAP ENCLOSED? ☒ YES or ☐ NO

6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation.

A. Was parcel recorded with county prior to June 1, 1972? ☐ YES or ☒ NO

B. Has the parcel ever been part of a division of land action since June 1, 1972? ☐ YES or ☒ NO

If yes, describe the previous action:

7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner.

SE 1/4 of the SE 1/4, Section 4, Township 7 ☐ N or ☒ S, Range 65 ☐ E or ☒ W

Principal Meridian (choose only one). ☒ Sixth ☐ New Mexico ☐ Ute ☐ Costilla

Optional GPS Location: GPS Unit must use the following settings: Format must be **UTM**, Units must be **meters**, Datum must be **NAD83**, Unit must be set to **true N**, ☐ Zone 12 or ☐ Zone 13

Existing Well Loc.
Easting: 529023
Northing: 4368104

8. PLAT – Location of all wells on property must be plotted and permit numbers provided.

Surveyor's Plat: ☒ YES or ☐ NO If not, scaled hand drawn sketch: ☐ YES or ☐ NO Attachment B

9. ESTIMATED WATER REQUIREMENTS

USE	WATER REQUIREMENTS Gallons per Day	Acre-Feet per Year
See Attachment A		
HOUSEHOLD USE # 1 of units Proposed		1.0
COMMERCIAL USE # 12,000 of S. F Existing		2X1.8=3.6
COMMERCIAL USE # 12,000 of S. F Future		
IRRIGATION # 5 of acres		15.6
STOCK WATERING # 1 of head		
OTHER:		
TOTAL		20.2

10. WATER SUPPLY SOURCE

☒ EXISTING WELL ☐ DEVELOPED SPRING

WELL PERMIT NUMBERS 60323-F

☐ NEW WELLS -

PROPOSED AQUIFERS – (CHECK ONE)

☐ ALLUVIAL ☐ UPPER ARAPAHOE
☐ UPPER DAWSON ☐ LOWER ARAPAHOE
☐ LOWER DAWSON ☐ LARAMIE FOX HILLS
☒ DENVER ☐ DAKOTA
☐ OTHER:

☐ MUNICPAL
☐ ASSOCIATION
☐ COMPANY
☐ DISTRICT
NAME
LETTER OF COMMITMENT FOR SERVICE ☐ YES or ☐ NO

WATER COURT DECREE CASE NUMBERS:

11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? ☒ YES or ☐ NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.) Rec# 516349 (3/11/02); # 0512300 (10/15/03)

12. TYPE OF SEWAGE DISPOSAL SYSTEM

☒ SEPTIC TANK/LEACH FIELD
☐ LAGOON
☐ ENGINEERED SYSTEM (Attach a copy of engineering design.)
☐ CENTRAL SYSTEM DISTRICT NAME:
☐ VAULT LOCATION SEWAGE HAULED TO:
☐ OTHER:

Attachment A – Supplement to GWS-76 for Pinecrest Community Church Subdivision

The State Engineer determined an allocation for well Permit 60323-F for Pinecrest Community Church of 20.2 acre-feet from the Denver aquifer on October 15, 2003.

Pinecrest Community Church is desiring to subdivide its 34.08 acre lot into two lots, the first containing 14.61 acres and the second containing 19.47 acres on which the existing church and well exist. *(note: acreage has been amended from prior descriptions based on removal of ROW dedication for Singing Hills Rd. However, the original deeded lot was described to contain 35 acres, on which the water allocation was made by the State Engineer.)*

Pinecrest retained water-rights attorneys Burns, Figa & Will to assess conveyance of existing water rights to the new owner of the 14.6-acre lot and retained water rights for the 19.5 acre lot. Their conclusions are as follows:

> *Pinecrest is the owner of all the Denver Basin groundwater underneath the Property via the 2001 personal representative's deed and warranty deed that conveyed the Property to Pinecrest. Under Well Permit No. 60323-F, Pinecrest is allowed to withdraw 20.2 acre-feet per year from the Denver aquifer underlying the Property. Upon conveyance of 15 acres and a proportionate share of the underlying groundwater to the new owner, the new owner will obtain a well permit to serve its property, and Pinecrest will seek approval of a new well permit accounting for the reduction of its annual available water supply from the Denver aquifer. The water supply available to each parcel, as discussed herein, is more than sufficient to support Pinecrest's requested rezoning and the proposed development of both parcels.*

Pinecrest will convey via affidavit 8.66 acre-ft to the new owners of the 14.6-acre lot and retain 11.54 acre-ft for use by the church on its 19.5 acre lot.

The owners of the 14.6-acre lot propose to develop this property as a single-family residence with a dog training facility. As such, water demand is calculated as follows:

- 1.0 acre-ft per year for domestic/residential uses. Plus
- 7.66 acre-ft for irrigation of animal exercise and training areas. This will allow approximately 2 acres* of turf grass development for these purposes.

Pinecrest Community Church currently uses less than an acre-foot per year for support of its ministry - fire suppression, kitchen & restrooms, and limited irrigation for landscaping. However, as the population of the community around the church grows significantly over the next several years, it is anticipated that church growth and the services it desires to provide to the community will also expand substantially. These may include a childcare building with turf play yards, sports field(s), green spaces, and further landscaping improvements. It is anticipated the allocation of 11.54 acre-feet will be sufficient to meet these needs. The estimate is developed as follows:

- Approximately 1.5 acre-feet for existing +12,000 ft^2 of "commercial" use, plus
- The remainder of the allocation (~10 acre-feet) for additional building(s), irrigation of play areas, sports field and green spaces. This will allow approximately 3 acres* of irrigated turf grass, landscaping or other mixed-use areas.

**Irrigation water demand calculated using FAO CropWat for dry climate turf grass.*

Form No.
GWS-25

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

LIC

WELL PERMIT NUMBER 60006 -F -
DIV. 1 WD 8 DES. BASIN MD

APPLICANT

PINECREST COMMUNITY CHURCH
41446 COUNTRY ROSE CIRCLE
PARKER, CO 80138-

(303) 290-9083

PERMIT TO CONSTRUCT A WELL

APPROVED WELL LOCATION
DOUGLAS COUNTY
SE 1/4 SE 1/4 Section 4
Township 7 S Range 65 W Sixth P.M.

DISTANCES FROM SECTION LINES
150 Ft. from South Section Line
240 Ft. from East Section Line

UTM COORDINATES
Northing: 4368104 Easting: 529023

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
3) Approved pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated August 13, 2003.
4) The maximum pumping rate of this well shall not exceed 50 GPM.
5) The average annual amount of ground water to be appropriated shall not exceed 4.5 acre-feet.
6) Production is limited to the Lower Dawson aquifer which is located 730 feet below land surface and extends to a depth of 860 feet. Plain casing must be installed and grouted to prevent the withdrawal of ground water from other aquifers and the movement of ground water between aquifers.
7) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
8) The owner shall mark the well in a conspicuous place with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
9) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
10) This well shall be constructed at least 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.
11) This well shall be constructed not more than 200 feet from the location specified on this permit.
12) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary ground water withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
13) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

NOTE: Please be advised that wells constructed in the Lower Dawson aquifer in this area have been known to be poor producers.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

NOTE: The ability of this well to withdraw its authorized amount of water from this non-renewable aquifer may be less than the 100 years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.

NOTE: Expired permit no. 57191-F, was previously issued for this well.

CANCELLED PERMIT SEE #60323-F REC#0516349
ADB 10-16-03

GMB 8/25/03

APPROVED
GMB

Hal D. Simpson
State Engineer

Derrick G. Lein
By

Receipt No. 0512300 DATE ISSUED 08-26-2003 EXPIRATION DATE 08-26-2004

0512300

ORDER OF THE STATE ENGINEER

IN THE MATTER OF WELL PERMIT NO. 60006-F

LOCATION: NE1/4, NE1/4, SECTION 4, TOWNSHIP 6 S, RANGE 65 W

APPLICANT: PINECREST COMMUNITY CHURCH

THE STATE ENGINEER FINDS:

The well permit was issued on August 26, 2003 and had an expiration date August 26, 2004.

On October 14, 2003, Pinecrest Community Church submitted evidence that the well would not withdraw water under permit no. 60006-F. The evidence submitted is as follows:

On October 14, 2003, Pinecrest Community Church applied for a new permit to change source to the Denver aquifer for the commercial well that had been approved with permit no. 60006-F for the Lower Dawson aquifer.

Permit no. 60323-F has been issued for the change of source for this well. Well permit no. 60006-F is hereby cancelled and is of no further force or effect.

Dated this 15TH day of October, 2003.

Hal D. Simpson
State Engineer

By: G. Michael Bender
G. Michael Bender
Water Resource Engineer

Prepared by: GMB

cc: Division 1
Applicant

rec. 516349

Denver Basin Team 1A

March 11, 2002

Geotechnical Services Branch Consultation

Evaluator: Joanna Williams
Receipt No: 488267
Location: SE¼, SE¼, Section 4, Township 7 South, Range 65 West, 6th P.M.
Aquifer(s) Requested: Lower Dawson

Request: Please verify the aquifer interval and saturated thickness for the property shown on the attached map.

Consultation Recommendations: I would use the SB-5 values. Realize this is in the area where the Lower Dawson is quite variable and a poor producer. A conservative approach would be to geophysically log the hole prior to making a determination.

It is doubtful that they could produce 50 gpm from the Lower Dawson.

Special Permit Conditions:

Geologist Signature: [signature] Date: 3/11/02

FINDINGS OF THE STATE ENGINEER

IN THE MATTER OF AN APPLICATION FOR A PERMIT TO CONSTRUCT A WELL IN WATER DIVISION NO. 1, DOUGLAS COUNTY, COLORADO

APPLICANT : PINECREST COMMUNITY CHURCH

AQUIFER: DENVER

PERMIT NO.: 60323-F

In compliance with C.R.S. 37-90-137(1) and the Statewide Nontributary Ground Water Rules, Pinecrest Community Church, (hereinafter "applicant") submitted an application for a permit to construct a well. Based on information provided by the applicant and records of the Division of Water Resources, the State Engineer finds as follows:

1. The application was received complete by the State Engineer on October 14, 2003.

2. The applicant proposes to construct the well in the SE1/4 of the SE1/4 of Section 4, Township 7 South, Range 65 West, 6th Principal Meridian.

3. The proposed well is located outside the boundaries of a designated ground water basin.

4. The applicant proposes to apply the water withdrawn from the well to the following beneficial uses: Drinking and sanitary facilities, fire protection, and irrigation.

5. The proposed maximum pumping rate of the well is 50 gallons per minute, and the requested average annual amount of ground water to be withdrawn is the total amount available based on a 100-year aquifer life.

6. The applicant is the owner of the land on which the well will be constructed.

7. The proposed well would withdraw ground water from the Denver Aquifer (hereinafter "aquifer"), which, according to the Denver Basin Rules, is located 910 feet to 1,720 feet below land surface at the location of the proposed well.

8. The location of the proposed well is more than 600 feet from any existing well completed in the aquifer.

9. According to a sworn statement, the applicant owns, or has consent to withdraw ground water underlying 35 acres of land as further described in said statement, which is attached hereto as Exhibit A.

10. Withdrawal of ground water from the aquifer underlying the land claimed by the applicant will not, within one hundred years, deplete the flow of a natural stream at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and therefore the ground water is nontributary ground water as defined in C.R.S. 37-90-103(10.5).

COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 90327-F
RECEIPT NUMBER 10045225

ORIGINAL PERMIT APPLICANT(S)

PINECREST COMMUNITY CHURCH (DAVID BAUMGARTNER)

APPROVED WELL LOCATION

Water Division: 1 Water District: 2
Designated Basin: N/A
Management District: N/A
County: DOUGLAS
Parcel Name: N/A
Physical Address: 7165 NORTH DELBERT ROAD PARKER, CO 80138

SE 1/4 SE 1/4 Section 4 Township 7.0 S Range 65.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 528673.0 Northing: 4368536.0

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL

1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well and Ground Heat Exchanger Contractors in accordance with Rule 18.
3) Approved pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated October 7, 2025.
4) The use of groundwater from this well is limited to domestic, commercial, and irrigation purposes.
5) Production from this well is restricted to the Denver aquifer, which corresponds to the interval between 960 feet and 1,770 feet below the ground surface. This well will be completed in a Type 1 aquifer overlain by multiple confining layers and must be constructed with solid steel casing and grouted in accordance with Well Construction Rule 10.4.5.2 (2 CCR 402-2).
6) The pumping rate of this well shall not exceed 20 GPM (as requested by the Applicant).
7) The average annual amount of groundwater to be withdrawn shall not exceed 8.75 acre-feet and the total volume of groundwater to be withdrawn shall not exceed 875 acre-feet (as requested by the Applicant).
8) The total volume of groundwater to be withdrawn by this well in combination with all other wells constructed in the Denver aquifer and operating pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated October 7, 2025 shall not exceed 2,013 acre-feet.
9) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
10) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
11) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
12) This well shall be located more than 600 feet from any existing well completed in the same aquifer and more than 1/4 mile from any prior geothermal operation utilizing water from the same aquifer that is not owned by the applicant.
13) This well shall be located not more than 200 feet from the location specified on this permit.
14) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary groundwater withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
15) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

WELL PERMIT NUMBER 90327-F **RECEIPT NUMBER 10045225**

16) ADVANCE NOTICE REQUIRED - Pursuant to Construction Rule 6.2.2.1 (2 CCR 402-2), licensed or private drillers and pump installers must provide advance notification (by 11:59 pm the day before) to the State Engineer prior to each of the following for this well: the start of well construction, the initial installation of the first permanent pump, and the initial installation of a cistern connected to the water well supply system. Any change in the date of construction/installation must be re-noticed prior to the activity (by 11:59 pm the day before). Information regarding the notification process and a link to the electronic notification form can be found on the Division of Water Resources website at dwr.colorado.gov

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

NOTE: This permit will expire on the expiration date unless the well is constructed by that date. A Well Construction and Yield Estimate Report (GWS-31) must be submitted to the Division of Water Resources to verify the well has been constructed. Upon installation of the pump, a Pump Installation and Production Equipment Test Report (GWS-32) must be submitted to the Division of Water Resources. Forms are available at: dwr.colorado.gov

NOTICE: This permit has been approved for a change to the requested uses and amount of withdrawal from the original application (as discussed with the Applicant). You are hereby notified that you have the right to appeal the issuance of this permit, by filing a written request with this office within sixty (60) days of the date of issuance, pursuant to the State Administrative Procedures Act. (See Section 24-4-104 through 106, C.R.S.)



Issued By MICHAEL MATZ

Date Issued: 10/7/2025

Expiration Date: N/A

COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 90326-F
RECEIPT NUMBER 10045226

ORIGINAL PERMIT APPLICANT(S)

PINECREST COMMUNITY CHURCH (DAVID BAUMGARTNER)

APPROVED WELL LOCATION

Water Division: 1 Water District: 2
Designated Basin: N/A
Management District: N/A
County: DOUGLAS
Parcel Name: N/A
Physical Address: 7165 NORTH DELBERT ROAD PARKER, CO 80138

SE 1/4 SE 1/4 Section 4 Township 7.0 S Range 65.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 528943.0 Northing: 4368338.0

PERMIT TO USE AN EXISTING WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL

1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well and Ground Heat Exchanger Contractors in accordance with Rule 18.
3) Approved pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated October 7, 2025.
4) Approved to use an existing well constructed under permit no. 60323-F. The issuance of this permit hereby cancels permit no. 60323-F.
5) The use of groundwater from this well is limited to domestic, commercial, and irrigation purposes.
6) Production from this well is restricted to the Denver aquifer.
7) The pumping rate of this well shall not exceed 30 GPM (as requested by the Applicant).
8) The average annual amount of groundwater to be withdrawn shall not exceed 11.38 acre-feet and the total volume of groundwater to be withdrawn shall not exceed 1,138 acre-feet (as requested by the Applicant).
9) The total volume of groundwater to be withdrawn by this well in combination with all other wells constructed in the Denver aquifer and operating pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated October 7, 2025 shall not exceed 2,013 acre-feet.
10) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
11) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
12) This well shall be located more than 600 feet from any existing well completed in the same aquifer and more than 1/4 mile from any prior geothermal operation utilizing water from the same aquifer that is not owned by the applicant.
13) This well shall be located not more than 200 feet from the location specified on this permit.
14) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary groundwater withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
15) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

WELL PERMIT NUMBER 90326-F **RECEIPT NUMBER 10045226**

NOTICE: This permit has been approved for a change to the requested uses and amount of withdrawal from the original application (as discussed with the Applicant). You are hereby notified that you have the right to appeal the issuance of this permit, by filing a written request with this office within sixty (60) days of the date of issuance, pursuant to the State Administrative Procedures Act. (See Section 24-4-104 through 106, C.R.S.)



Issued By MICHAEL MATZ

Date Issued: 10/7/2025

Expiration Date: N/A

DOUGLAS COUNTY
COLORADO

Memorandum

Date: June 25, 2025

To: Heather Scott, Principal Planner

From: DJ Beckwith, Principal Planner
Lauren Pulver, Planning Supervisor
Kati Carter, AICP, Assistant Director of Planning Resources
Chris Pratt, Managing County Attorney

CC: Terence T. Quinn, AICP, Director of Community Development

Subject: **Water Commission Member Referral Comments**
SB2024-070 – Pinecrest Community Church

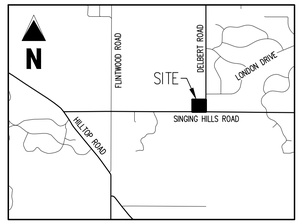
The Douglas County Water Commission (Commission) met on June 23, 2025 and provided comment on SB2024-070 – Pinecrest Community Church (Project). There was no consensus comment from the Commission, only individual comments were provided. All other members had no comment. The following is a summary of comments from each Commission member that provided comments on the Project. This Project was pulled from the agenda for discussion by Commission Member Clark Hammelman.

Clark Hammelman: Member Hammelman expressed that though he had no objection to the project itself, he did have a concern over the proposal to install two acres of sod on one lot and three acres on the other without providing details on irrigation methods, sod type, or estimated water use. He recommended the Commission consider recommendations regarding guidelines to limit high water-use landscaping.

Harold Smethills: Member Smethills supported Member Hammelman's recommendation and raised additional concerns about the sustainability of commercial operations, such as a proposed dog kennel, that would rely on aquifers without renewable water access. Member Smethills made no comments specific to the project.

PINECREST COMMUNITY CHURCH

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO
34.08 ACRES 2 LOTS SB2024-070



VICINITY MAP
1" = 4000'

LEGAL DESCRIPTION:

ALL OF THAT LAND AS DESCRIBED IN WARRANTY DEED RECORDED AT BOOK 2213, PAGE 1294, IN THE DOUGLAS COUNTY CLERK & RECORDER OFFICE, BEING SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:
ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARING IS BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND IS CONSIDERED TO BEAR N89°47'32"W, MONUMENTED ON THE EAST END OF THE LINE BY A FOUND 1.0" IRON PIPE WITH AN ILLEGIBLE 2.5" BRASS CAP, AND ON THE WEST END OF THE LINE BY A FOUND 1.5" IRON PIPE WITH A 2.5" ALUMINUM CAP STAMPED, "S4 1/4, T7S R65W, 2024, PLS 38069."

COMMENCING AT THE SOUTHEAST CORNER FOR SAID SECTION 4;

THENCE WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, N00°01'06"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE ON A LINE PARALLEL AND 30.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, N89°47'32"W, A DISTANCE OF 1333.92 FEET TO A POINT ON THE WEST LINE OF SAID WARRANTY DEED;

THENCE WITH SAID WEST LINE, N00°07'39"E, A DISTANCE OF 1115.94 FEET TO THE NORTHWEST CORNER OF SAID WARRANTY DEED;

THENCE WITH THE NORTH LINE OF SAID WARRANTY DEED, S89°36'43"E, A DISTANCE OF 1331.82 FEET TO THE NORTHEAST CORNER OF SAID WARRANTY DEED, AND BEING A POINT ON SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4;

THENCE WITH SAID EAST LINE, S00°01'06"W, A DISTANCE OF 1111.75 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT RIGHT OF WAY DEDICATION TO DOUGLAS COUNTY COMMISSIONERS RECORDED AT BOOK 880, PAGE 587.

THE ABOVE DESCRIPTION CONTAINS 1,484,600 SQUARE FEET OR 34.08 ACRES, MORE OR LESS.

GENERAL NOTES:

1. FIELD WORK WAS COMPLETED ON: NOVEMBER 22, 2024.
2. BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARING IS BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND IS CONSIDERED TO BEAR N89°47'32"W, MONUMENTED ON THE EAST END OF THE LINE BY A FOUND ILLEGIBLE 2.5" BRASS CAP, AND ON THE WEST END OF THE LINE BY A FOUND 1.5" IRON PIPE WITH A 2.5" ALUMINUM CAP STAMPED, "S4 ¼, T7S R65W, 2024, PLS 38069."
3. THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 08035C0210F, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
4. ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
5. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).
6. OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE COUNTY OF DOUGLAS, ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO OR RESULTING FROM, THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS REPLAT.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OF EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, GALLOWAY & COMPANY, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 2111613-IO, WITH A COMMITMENT DATE OF AUGUST 11, 2023 AT 8:00 A.M.
8. PROPERTY MAY BE SUBJECT TO THE NOTICE REGARDING THE ORGANIZATION OF CHERRY CREEK BASIN AUTHORITY RECORDED MAY 6, 1988 IN BOOK 790 AT PAGE 718 AS RECEPTION NO. 8810344.
9. PROPERTY IS SUBJECT TO THE OIL AND GAS LEASE FROM PINECREST COMMUNITY CHURCH TO BLANCA PEAK ENERGY, LLC RECORDED DECEMBER 3, 2010 AS RECEPTION NO. 2010085236.
10. NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER-FORTS, DECKS, ATTACHED PORCHES, ATTACHED STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF.

UTILITY EASEMENT ACKNOWLEDGEMENT:

THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES, SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, CO, ON THE _____ DAY OF _____, 20__ , SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF DRAINAGE, UTILITY, AND BLANKET ACCESS EASEMENTS ARE ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTIONS DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

_____
CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

SURVEYOR'S STATEMENT:

I, BRIAN J. DENNIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON **DECEMBER 3, 2024**, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20_____

_____

BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **PINECREST COMMUNITY CHURCH**.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE DRAINAGE AND BLANKET ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, CO FOR PUBLIC USES AND PURPOSES.

BY: _____

TITLE: _____

STATE OF)
) SS.
COUNTY OF)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____,

BY _____ AS _____

BY _____ AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

OWNER:

OWNER: _____

BY: _____

TITLE: _____

OF PINECREST COMMUNITY CHURCH

NOTARY:

STATE OF)
) SS.
COUNTY OF)

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 202__,

BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

PLANNING COMMISSION:

THE MINOR DEVELOPMENT FINAL PLAT (SB2024-070) WAS REVIEWED BY THE PLANNING COMMISSION ON _____.

_____ _____
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION DATE

TITLE VERIFICATION:

WE, STEWART TITLE GUARANTY COMPANY, NATIONAL COMMERCIAL SERVICES, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES:

BY_____

DATE: _____ COMPANY NAME: _____

NOTARY:

STATE OF)
) SS.
COUNTY OF)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202__,

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

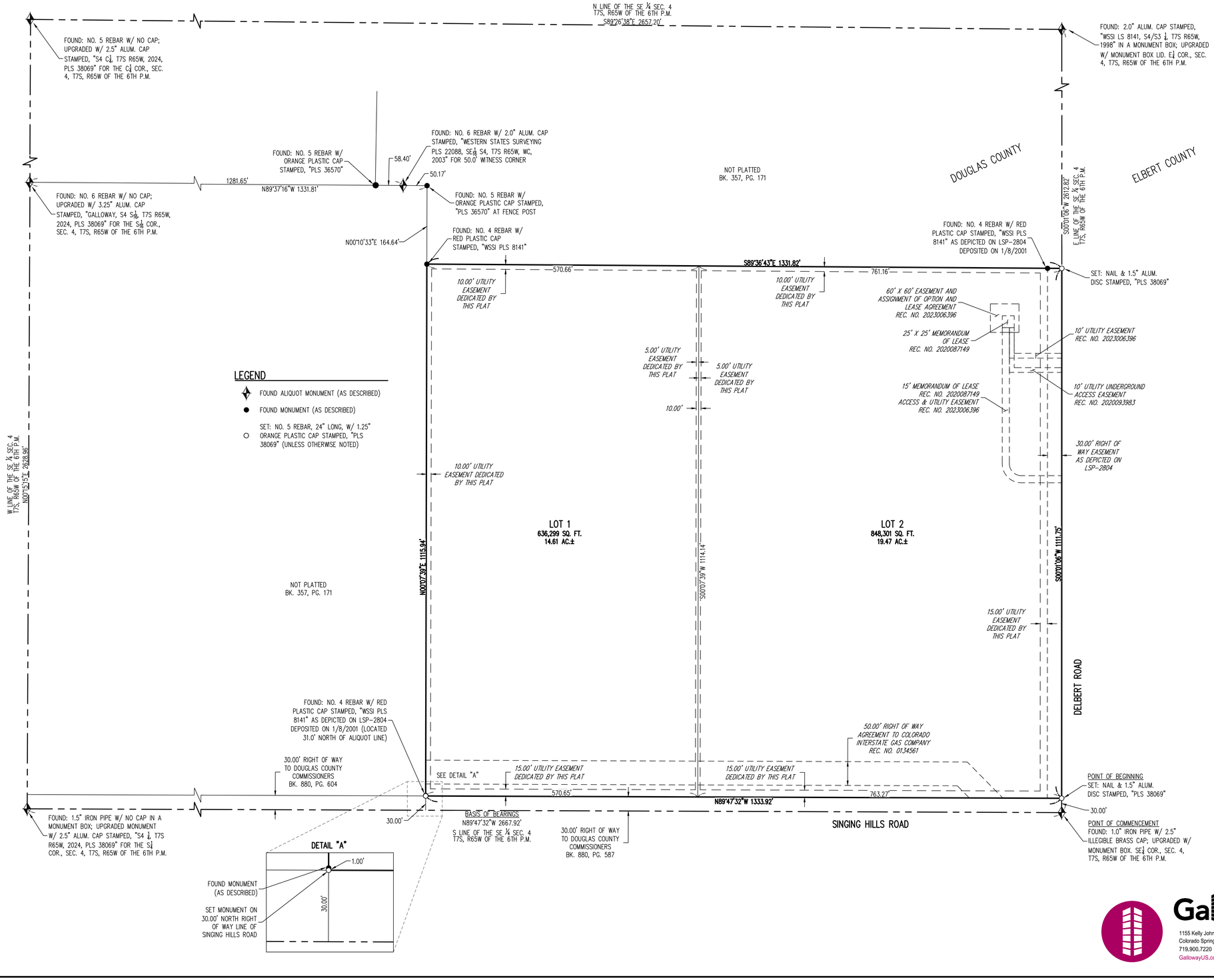
Project No:	JRB000001.10
Drawn By:	JGH
Checked By:	BJD
Date:	12.03.2024

1
SHEET 1 OF 2

M:\Users\Robo Brain\OS_Finished_JRB000001_Pinecrest Church\PDWY\CAD\Plat\BM Plat Key - John Wooten - 8.08.2025

PINECREST COMMUNITY CHURCH

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO
34.08 ACRES 2 LOTS SB2024-070



Project No:	JRB000001.10
Drawn By:	JGH
Checked By:	BJD
Date:	12.03.2024

2
SHEET 2 OF 2

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

J:\Drawing\Active Brown\CO, Elizabeth_JRB000001 (Pinecrest Church)\SHTS\CAD\Plat\JRB Plat.dwg - John Houston - 3/28/2025

MEETING DATE: December 1, 2025

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

DESCRIPTION: Highlands Ranch Planned Development, 81st Amendment - Planned Development Major Amendment - Project File: ZR2025-004.

SUMMARY: The request is for approval of a major amendment to the Highlands Ranch Planned Development proposing the addition of Planning Area K and Planning Area L and a reduction in acreage of Planning Area E within the Open Space Conservation Area.

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	11/20/2025
Samantha Hutchison - FYI	Notified - FYI	11/20/2025

ATTACHMENTS:

Staff Report - ZR2025-004

DOUGLAS COUNTY
COLORADO

Planned Development Major Amendment Staff Report

Date: November 18, 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: **Highlands Ranch Planned Development, 81st Amendment**

Project File: **ZR2025-004**

Planning Commission Hearing:	**December 1, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**December 16, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The applicant requests approval of a major amendment to the Highlands Ranch Planned Development (PD) proposing the addition of Planning Area K (20 acres) and Planning Area L (45 acres) within the Open Space Conservation Area (OSCA). The amendment also removes 65 acres of land from Planning Area E. Proposed Planning Areas K and L are located within the Highlands Ranch PD, east of US Highway 85 at 5997 Ron King Trail, adjacent to the Highlands Ranch Law Enforcement Training Facility (HRLETF).

II. APPLICATION INFORMATION

A. Applicant

Highlands Ranch Community Association
9568 S. University Boulevard
Highlands Ranch, Colorado 80126

B. Request

The applicant requests approval of a major amendment to the Highlands Ranch PD proposing the addition of Planning Area K and Planning Area L and a reduction in acreage of Planning Area E within the OSCA.

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 major amendment eligibility criteria of DCZR 1519.05 as the amendment proposes substantial changes 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

Planning Areas K and L are located within the Highlands Ranch PD, east of US Highway 85, adjacent to the HRLETF. Planning Area E is located north of the intersection of Grigs Road and Daniels Park Road within the eastern portion of OSCA.

E. Project Description

The request proposes to amend Section XIII, Nonurban Area, of the Highlands Ranch PD to establish Planning Area K (Horse Corral - Equine Education Area) and Planning Area L (Basecamp). Planning Area K is proposed to be 20 acres in size and Planning Area L is proposed to be 45 acres in size. The amendment also proposes to remove 65 acres of land from the existing 275-acre Planning Area E to offset the acreage proposed with Planning Areas K and L. The applicant indicates the amendment "will enable HRCA to expand its educational and equestrian programming while protecting the broader mission of the Backcountry."

Planning Area K is proposed to include agricultural and public or quasi-public facilities similar to what is permitted within other portions of OSCA. In addition, the planning area proposes to allow an equestrian center, equine related programs and activities, dressage riding area, stables, and indoor arena with no single structure to exceed 20,000 square feet in size.

Planning Area L is proposed to include agricultural and public or quasi-public facilities similar to what is permitted within other portions of OSCA. In addition, the planning area proposes to allow outdoor education preschools and administrative offices in buildings not to exceed 20,000 square feet in size, day camps, school programs and field trips, community camps for all ages, and limited overnight camping. In addition, events and gatherings, such as outdoor movies, facility rentals, open houses, and catered events would be allowed with a maximum of six events per year for up to 300 people, and no limits on the number of events with fewer than 150 participants.

No changes are proposed to the uses currently permitted within Planning Area E, only the size is proposed to be reduced from 275 acres to 210 acres.

III. CONTEXT

A. Background

The Highlands Ranch PD was approved by the Board of County Commissioners (Board) in September of 1979. This is the 81st Amendment to the original PD document. OSCA is an 8,200-acre nonurban area within the Highlands Ranch PD that was established as part of an agreement between the Board of County Commissioners, the Mission Viejo

Company (the original developer of Highlands Ranch and the predecessor to Shea Homes), and the Highlands Ranch Community Association ("HRCA") in 1988. Currently, ten planning areas within the OSCA allow for education and recreational opportunities, public and quasi-public facilities, and other uses oriented towards community activities and services.

B. Adjacent Land Uses and Zoning

Proposed Planning Areas K and L are located east of US Highway 85 along Ron King Trail. The HRLETF, which is in Planning Areas I and J of the Highlands Ranch PD, is located east of Planning Area K and west of Planning Area L. To the west of Planning Area K, adjacent to US Highway 85, is undeveloped land owned by Colorado Central Power. South of Planning Area K is the Cherokee Ridge Estates subdivision, which is zoned Suburban Residential. A privately-owned horse boarding facility is located southeast of Planning Area K and southwest of Planning Area L, between Cherokee Ridge Estates and the HRLETF. Nonurban Areas of OSCA are located north of Planning Area K, and surrounding Planning Area L on the north, east, and south.

Planning Area E is located between Grigs Road and Monarch Boulevard and north of the East-West Regional Trail. The 65-acre portion of Planning Area E proposed to be removed is surrounded by OSCA Nonurban on the south and west, and portions of Planning Area E to remain on the north and east.

Zoning and Land Use

	Zoning	Land Use
North	Highlands Ranch PD	OSCA Nonurban
East	Highlands Ranch PD	OSCA Nonurban
South	Rural Residential Agricultural One	Single-family residential Horse boarding facility
West	Agricultural One	Undeveloped

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

Planning Areas K and L are proposed along Oxide Draw, a tributary that drains from Daniels Park to Plum Creek. The planning areas are identified as marginal to good wildlife habitat in the OSCA plan and avoid better to best wildlife habitat. Douglas County Wildfire indicated wildfire danger is considered moderate based on existing fuel types and topography, and it noted large-scale landscape mitigation is not necessary at this time. There are no known geologic hazards or other constraints that would preclude development of the site.

B. Floodplain and Drainage

There is a mapped 100-year floodplain that generally runs parallel to Ron King Trail in the vicinity of proposed Planning Areas K and L, as well as the HRLETF. As part of a site

improvement plan application, a floodplain development permit is required from Public Works Engineering before any use can be proposed in the floodplain. The Mile High Flood District reviewed the application and has no objections.

C. Access

Access to Planning Areas K and L is from Ron King Trail, a private drive that provides access to the Backcountry, HRLETF, and a privately owned horse boarding property. Public Works Engineering identified warranted improvements for auxiliary turning movements for the intersection of US Highway 85 and Ron King Trail, including a right-turn lane for westbound to northbound movements, a right-turn lane for northbound movements, and improvements for the westbound approach. The applicant submitted a letter acknowledging these warranted improvements that is included in the staff report.

Public Works Engineering is working with the Colorado Department of Transportation (CDOT) to update the access permit for the intersection of Ron King Trail. CDOT noted no comments on this major PD amendment application.

V. PROVISION OF SERVICES

A. Fire Protection

Fire protection is provided by South Metro Fire Rescue (South Metro). South Metro reviewed the request and noted a conditional non-objection to the application. South Metro notes site infrastructure does not currently support new structures or expanded uses without approved improvements to site access and fire protection water supplies. South Metro indicates its comments need to be adequately resolved prior to approval of any future site improvement plans.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection to the site. DCSO reviewed the request and noted no comments or concerns with the application.

C. Water and Sanitation

Highlands Ranch Water (HRW) provides water and sanitary sewer service within Highlands Ranch. HRW notes it does not have a potable water system within the general vicinity of Planning Areas K and L; however, it does have a groundwater system nearby. HRW states HRCA will be solely and fully responsible for providing its own onsite treatment of raw water supplied by HRW.

HRCA notes in its response letter that raw water will be pumped through an onsite treatment system designed in accordance with Colorado Department of Public Health and Environment regulations. Planning Areas K and L are not included within the HRW District; therefore, the property is considered an extended service area (ESA). As an ESA, HRW indicates its commitment for service would be contingent upon approval from the HRW Board of Directors and execution of a water service agreement with

terms and conditions suitable to HRW, and that water service would be subject to ESA rates.

The applicant indicates wastewater treatment for Planning Areas K and L would be provided by on-site wastewater treatment systems (OWTS). The applicant notes that design and permitting of the OWTS will be finalized with a future site improvement plan.

D. Utilities

Utility service providers include Xcel Energy for natural gas and electrical service, and CenturyLink and Comcast for phone and data services. CenturyLink and AT & T stated no comment on the application. No comments were received from Comcast. Xcel stated that it owns and operates existing electric distribution facilities within the project area, and that any activity, including grading, proposed landscaping, erosion control, or similar activities involving Xcel's existing right-of-way will require its approval.

VI. 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 noted the need for a traffic impact analysis and an update to the CDOT access permit. HRW noted the proposed planning areas are outside of district boundaries and will require execution of a water service agreement for an extended service area.

South Metro noted site infrastructure does not currently support new structures or expanded uses without approved improvements to site access and fire protection water supplies. The Cherokee Ridge Estates Metro District and HOA expressed concerns with infrastructure, light and noise pollution, impact on wildlife and the environment, incompatibility with the OSCA Agreement, and a need for community outreach.

Courtesy notices of an application in process were sent to landowners abutting this portion of OSCA. Public correspondence generally expressed concerns with traffic impacts, environmental and safety issues, community and ecological impact, public resources and oversight, permit violations by the applicant, and need for community outreach. Public correspondence submitted in response to the request is also attached to this staff report.

VII. 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 intent of Section XIII, Nonurban Area is "to provide land for education and recreational opportunities, public facilities, quasi-public facilities, other uses which are oriented toward community activities and services." No changes are proposed to the development standards or PD commitments. The applicant states, "the amendment will enable HRCA to expand its educational and equestrian programming while protecting the broader mission of the Backcountry."

1520.02: Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.
Staff Comment: The applicant states the amendment "ensures convenient access and efficient operations while minimizing impacts on the broader Backcountry (OSCA)." HRCA also notes "this thoughtful siting preserves the vast majority of the property for conservation while allowing the community to enjoy safe, sustainable programming in appropriate locations."

1520.03: Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.
Staff Comment: Concerns have been raised by neighbors to the south in the Cherokee Ridge Estates subdivision, including from the HOA and Metro District. Residents have expressed concern about increased traffic and the potential for accidents associated with additional uses permitted if Planning Areas K and L are established. A concern about light and noise pollution has been expressed related to the proximity of proposed equestrian facilities, as well as events such as outdoor movie nights and other events. Additional concerns noted by residents, the HOA, and Metro District primarily include impacts on wildlife and the environment, and incompatibility with the OSCA Agreement.

1520.04: Whether the sole purpose of the amendment is to confer a special benefit upon an individual.
Staff Comment: The proposed amendment would allow additional programming within the Backcountry, which is available to residents of Highlands Ranch as well as surrounding communities.

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: Highlands Ranch Water provided a letter identifying the conditions under which HRW will provide service, the need for a water service agreement with terms

suitable to HRW, and the feasibility for providing service subject to extended service area rates.

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: Public facilities and services, including improvements to the intersection with US Highway 85, fire access and fire protection water supplies, water treatment, and OWTS will need to be coordinated at the time of site improvement plan applications.

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: Public Works Engineering identified warranted improvements for auxiliary turning movements for the intersection of US Highway 85 and Ron King Trail. The applicant submitted a letter acknowledging these warranted improvements that is included in the staff report.

VIII. 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 8
Applicant's Narrative 9
Comprehensive Master Plan Land Use Reference Map 16
Zoning Map 17
Aerial Map 18
Referral Agency Response Report 19
Referral Response Letters 22
Water Commission Member Referral Comments 40
Public Correspondence 41
Applicant Response Letters 60
Traffic Impact Study 72
Highlands Ranch Planned Development - Amendment Map 117
Redlined Highlands Ranch Planned Development, 81st Amendment 118
Highlands Ranch Planned Development, 81st Amendment 140

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: **Planned Development Major Amendment**

MARKETING NAME: **Highlands Ranch: Basecamp at Backcountry**

PRESUBMITTAL REVIEW PROJECT NUMBER: **PS2022-082**

PROJECT SITE:

Address: **5997 Ron King Trail**

State Parcel Number(s): **2229-261-00-007 (Douglas County Account #R0478770)**

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

PROPERTY OWNER(S):

Name(s): **Highlands Ranch Community Association (ATTN: Mr. Mike Bailey, GM)**

Address: **9568 S University Blvd - Highlands Ranch, CO 80126**

Phone: **(303) 471-8802**

Email:

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

Name: **Weylan A. "Woody" Bryant, M LS, PE | Director of Community Improvement Services, HRCA**

Address: **9568 S University Blvd - Highlands Ranch, CO 80126**

Phone: **(303) 471-8802**

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*.

Applicant Signature — **July 8, 2025** Date

Backcountry Major PD Amendment

DougCo ZR2025-004 | Project Narrative

September 09, 2025 (Rev 1)

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

§1. Executive Summary

The Highlands Ranch Community Association (HRCA) is proposing a Major Planned Development (PD) Amendment to formally establish two new Planning Areas—K and L—within the Backcountry Wilderness Area (BWA). The amendment also removes 65 acres of developable land from Planning Area E to maintain a balanced and responsible development footprint of development within the Highlands Ranch Planned Development (HRPD). The proposed Planning Areas are located within portions of the Open Space Conservation Area (OSCA) that have already been partially improved with low-impact, conservation-aligned facilities such as the Horse Corrals and Base Camp.

Planning Areas K and L meet or exceed all criteria for suitable development identified in the original OSCA Plan, including favorable soils, shallow slopes, and minimal wildlife disruption. These areas are categorized as "marginal" habitat under both the OSCA Plan and Douglas County's Comprehensive Master Plan, making them among the least sensitive zones within the 8,200-acre BWA. Located adjacent to the Highlands Ranch Law Enforcement Training Facility (HRLETF) and existing infrastructure, these sites allow for logical, clustered use while preserving the remainder of the property for conservation and passive recreation.

This amendment does not expand the overall development footprint of the Highlands Ranch PD; rather, it relocates 65 acres from Planning Area E to more suitable, marginal locations in Planning Areas K and L.

This amendment will enable HRCA to expand its educational and equestrian programming while protecting the broader mission of the Backcountry. All proposed uses are more limited and less intensive than what is allowed in other Planning Areas, and the development approach emphasizes environmental stewardship, public benefit, and operational efficiency.

§2. Introduction

The Backcountry Wilderness Area (BWA) of Highlands Ranch—also referred to as the Open Space Conservation Area (OSCA)—is an 8,200-acre property located in northwest Douglas County. The majority of the property is owned and managed by the Highlands Ranch Community Association (HRCA), with its land use and development standards governed by Section XIII – Nonurban Area of the Highlands Ranch Planned Development (HRPD) Guide.

The OSCA Plan was originally adopted by the HRCA Board of Directors in 1993, with subsequent revisions in 1996 and 2000. It was developed in alignment with the 1988 rezoning of Highlands Ranch by the Douglas County Board of County Commissioners, which formally established OSCA within the HRPD. The OSCA Plan serves as the guiding framework for the long-term use, management, and limited development of the property.

The Nonurban Area is divided into three major subareas:

- Areas outside of OSCA;
- Active and limited-use areas within OSCA, designated as Planning Areas A through J (approximately 1,200 acres);
- Open Space portions of OSCA (approximately 7,000 acres) dedicated to wildlife habitat, passive recreation, and conservation.

The OSCA Plan allows for different intensities of use within these areas, as defined in both the Plan and the HRPD. Within the Planning Areas, certain public and commercial uses—such as schools, fire stations, libraries, and recreation centers—are permitted, with structures up to 50,000 square feet allowed by right, and larger facilities requiring special review.

The Plan was developed following a comprehensive environmental analysis, with land use decisions guided by site conditions such as soils, slope, hazard areas, floodplain limits, and wildlife sensitivity. Areas suitable for development were identified based on the following criteria:

- ☑ Favorable soil conditions.
- ☑ Slopes that are less than 15%.
- ☑ Absence of rockfall hazards.
- ☑ Locations outside of designated floodplains.
- ☑ Locations outside of critical wildlife habitat zones.

Recognizing that conditions would evolve over time, the OSCA Plan was designed to be adaptable. As noted in its Vision Statement: "No plan is forever. Both our natural resources and our society are dynamic and subject to change, and our planning process reflects this. When conditions and problems change enough, new planning with public participation will begin."

Over the past three decades, both Highlands Ranch and the BWA have experienced substantial change. In keeping with the original intent of the OSCA Plan, HRCA is proposing a major amendment to the Highlands Ranch PD. This amendment would:

- ☑ Remove 65 acres of developable land from Planning Area E; and
- ☑ Establish two new Planning Areas, K and L, totaling 65 acres, located within the existing Open Space portion of OSCA (see drawing PDA, "Base Camp PD Amendment Map").

The proposed Planning Areas will allow uses similar to—but more restrictive and less intensive than—those in Planning Areas B, D, E, and F. Planning Area L also lies at the edge of the Historical and Cultural Overlay Zone and will comply with all associated development standards.

This narrative will demonstrate that the proposed locations for Planning Areas K and L are equally or more appropriate for limited development than the land currently allocated in Planning Area E—based on environmental suitability, infrastructure access, proximity to existing communities, and overall impact on wildlife and habitat.

§3. Proposed Uses of Planning Areas K and L

While existing Planning Areas B, D, E, F, and G permit broad, high-intensity uses—including schools, churches, recreation centers, and structures up to 50,000 square feet—the proposed uses for Planning Areas K and L are more limited in both intensity and scope.

Permitted uses will align closely with those currently allowed in the 7,000-acre Open Space portion of the Backcountry, including agricultural use, public and quasi-public facilities, and low-impact recreational amenities such as trails and camps.

Planning Area K – Horse Corrals Site

Proposed uses for Planning Area K are equestrian-focused and include:

- An equestrian center with the following components:

  ☑ Dressage riding area
  ☑ Indoor arena (not to exceed 20,000 square feet)
  ☑ Stables (not intended for year-round "for rent" boarding)
  ☑ Equestrian programming and related educational/recreational opportunities in support of HRCA's conservation, education, and recreation mission.

- Supporting site improvements:

  ☑ Equestrian trails
  ☑ Equine-related programming such as trail rides, riding lessons, and camps.

The total developed site area would not exceed 20 acres. Equestrian programming will remain limited in scale, and all operations will comply with Douglas County vegetation and animal welfare standards.

Planning Area L – Base Camp Site

Proposed uses for Planning Area L support outdoor education and low-impact, community-based programming. These include:

- Buildings (no individual structure to exceed 20,000 square feet) for:

  ☑ Preschool facilities and programming (currently licensed as an Outdoor Nature-Based Preschool), with flexibility to adapt licensing type as needed in the future.
  ☑ Administrative offices in support of land and program management.

- Accessory structures (each under 10,000 square feet), including:

  ☑ Restroom and shower facilities
  ☑ Changing rooms
  ☑ Enclosed storage
  ☑ Dining facilities to serve camps

- Educational and recreational programs, including:

  ☑ Day camps, school programs, and field trips for all age groups
  ☑ Community-based camps and limited overnight camping in support of youth and educational programming:

    - Located in areas with good access and marginal-to-good wildlife habitat
    - Facilities to support overnight camping (max. 10,000 SF per camp)
    - Tent pads, instructional seating areas, and campfire pits

- Community events that support the Backcountry or its 501(c)(3) mission, such as:

  ☑ Outdoor movies, open houses, catered events, and facility rentals
  ☑ Events under 150 participants: no limit
  ☑ Events up to 300 participants: limited to six per year

§4. Suitability of Proposed Planning Areas K and L

Planning Areas K and L meet—or in some cases exceed—the physical suitability criteria applied to existing Planning Areas B, D, E, F, and G. These criteria include favorable soil conditions, slopes under 15% (with K and L averaging less than 8%), absence of rockfall hazards, and minimal impact to wildlife habitat.

Portions of Planning Areas K and L intersect mapped floodplain areas. Any improvements within a regulatory floodplain will comply with Douglas County permitting requirements, with final design developed during the Site Improvement Plan process.

The OSCA Plan categorizes wildlife habitat into four tiers—best, better, good, and marginal. The existing Planning Areas were designated within "better" habitat areas. In contrast, Planning Areas K and L are located within "marginal" habitat—the lowest habitat value on the property. This is further supported by Map 9.1 (Wildlife Resources) of the Douglas County Comprehensive Master Plan, which identifies these locations as "Low" to "Moderate" habitat value.

Given these characteristics, Planning Areas K and L could have reasonably been included in the original OSCA Plan. Their suitability has only increased over time. Two primary factors likely influenced their exclusion at the time: the presence of cattle grazing operation in the 1990s, and the anticipated siting of the Highlands Ranch Law Enforcement Training Facility (HRLETF).

The proposed areas currently include the Horse Corrals and Base Camp. These areas were previously part of a cattle operation that once represented the sole revenue source for the property. As land stewardship became a greater priority, HRCA reduced cattle numbers by approximately 75%, and permanent loading infrastructure was no longer necessary. Alternative grazing and transport methods have proven effective, reducing the operational footprint of the lease.

Additionally, initial concerns regarding proximity to the HRLETF no longer apply. In practice, HRLETF and HRCA have developed a cooperative and mutually beneficial relationship. Existing facilities—including the Horse Corrals, Base Camp, and Archery Range—operate in close proximity to the HRLETF with minimal disruption and limited community concern. Residential development near the HRLETF has also occurred without issue, further demonstrating compatibility with surrounding land uses.

The establishment of active facilities in Planning Areas K and L has concentrated programming in these locations, allowing the vast majority of the Backcountry to remain undisturbed. Since 2016, when the Horse Corrals and Base Camp were added—and later, the Archery Range in 2018—HRCA has consistently observed that these sites are well suited for limited development, particularly from a conservation standpoint. These factors provide clear justification for formally designating Planning Areas K and L through this proposed amendment to the Highlands Ranch Planned Development.

§5. Supporting Factors for Development

The proposed Planning Areas K and L are well-suited for limited development due to their physical characteristics, existing infrastructure, strategic location, and minimal impact on neighboring properties and wildlife.

The amendment formalizes existing facilities and ensures all future uses proceed through Douglas County's established Site Improvement Plan and permitting processes, providing clarity, oversight, and enforceability.

§6. Proximity to Existing Infrastructure and Use

Planning Areas K and L are adjacent to the Highlands Ranch Law Enforcement Training Facility (HRLETF), the most intensively used portion of the Backcountry. Clustering new uses near this already active zone minimizes broader environmental disturbance and supports a conservation-minded development approach.

The HRCA and HRLETF maintain a strong collaborative relationship supported by formal agreements. Shared infrastructure includes:

- Access and Roads: Ron King Trail, a paved private road maintained by HRLETF, connects directly to Highway 85 and provides access to the proposed sites.
- Utilities:
    - Electrical infrastructure exists at both Planning Areas.
    - Planning Area K (Horse Facilities): A permitted well will continue serving the horse facilities, with no significant increase in water demand anticipated.
    - Planning Area L (Base Camp, Educational Programs): HRCA is coordinating potable water service with Highlands Ranch Water (HRW). In accordance with the HRW Standard Specifications (May 2020), domestic demand has been calculated using Table 4-1, which prescribes 15 gallons per student per day with a peaking factor of 1.38 (MDD/ADD). Program headcounts yield:
        - Wild Roots (63 student-equivalents): ADD ≈ 945 gpd; MDD ≈ 1,305 gpd.
        - Camp Day (160 student-equivalents): ADD ≈ 2,400 gpd; MDD ≈ 3,312 gpd.
        - Planning Peak (220 student-equivalents): ADD ≈ 3,300 gpd; MDD ≈ 4,554 gpd.

        For context, these demands equate to approximately 4.7, 12.0, and 16.5 SFE when compared to HRW's residential indoor allocation of 12,000 gallons per bimonthly cycle (~200 gpd). HRW has noted that non-residential indoor budgets are determined by meter size, not SFE; SFE values are provided for scale only.

      Raw Water Delivery: Because the site is served by HRW's raw water system, which operates intermittently with varying flows and pressures, the facility will be supplied by filling the cistern's raw-water compartment on a periodic basis. Based on the maximum day demands noted above, daily deliveries of this magnitude are sufficient. HRCA anticipates a fill rate of 20–30 gpm for 2–4 hours per day during non-peak periods, subject to HRW's operational guidance. Final delivery protocols will be coordinated with HRW staff during the Site Improvement Plan process.

      Fire Protection: Fire flow requirements will be determined in accordance with the ISO Guide for Determination of Required Fire Flow (NFF), as directed in the HRW Standard Specifications. While Table 4-2 provides a general guideline of 4,800 gpm for schools, final fire flow will be established with South Metro Fire Rescue (SMFR) at the Site Improvement Plan stage. For PD Amendment planning purposes, the project will provide a dedicated fire-protection cistern of not less than 30,000 gallons, consistent with Douglas County Exhibit C – Standard for Water Supplies for Rural Fire Fighting (250 gpm for two hours).

      Cistern Configuration: A single, partitioned cistern will be constructed, consisting of: (1) a fire-reserve compartment (non-potable) of not less than 30,000 gallons with 5″ NST

drafting connection and all-weather access; and (2) a raw-water equalization compartment supplied by HRW. Raw water will be pumped through an on-site treatment system (including chlorine contact) to an indoor finished-water pressure tank for building distribution. Physical separation and interlocks will ensure the domestic system cannot draw down below the required fire reserve. Potable components will be designed in accordance with CDPHE Policy DW-005 and Regulation 11, with appropriate backflow and cross-connection control.

  - Wastewater: Both Planning Area K and Planning Area L are anticipated to utilize an independent On-Site Wastewater Treatment System (OWTS/septic), designed in accordance with Douglas County Health Department Regulation 22-01 and state requirements. System design and permitting will be finalized during the Site Improvement Plan process.

  - Regulatory Note: Colorado SB 24-078 provides the licensing path for outdoor nature-based preschool programs, with rules due by Dec 31, 2025; this affects licensing only and does not alter the domestic water-demand basis above.

- Communications and Safety: The HRCA leverages HRLETF infrastructure to support Wi-Fi, security systems, and emergency shelter protocols, enhancing safety and operational efficiency. HRCA also coordinates with South Metro Fire Rescue on emergency access and wildfire mitigation. These measures will be incorporated into final site design to ensure compliance with County fire and evacuation standards.

Minimal Visual and Community Impact. Both Planning Areas are remote and largely screened from view:

- Planning Area L is over 800 feet from Highway 85 and nearly a half mile from the nearest residence.
- Planning Area K is located in a topographic bowl, buffered by terrain and adjacent to HRLETF-owned facilities.

Facility design and operations will comply with Douglas County zoning and lighting standards to minimize potential noise or light impacts on nearby communities.

Ron King Trail, a paved private road maintained by HRLETF, connects directly to Highway 85 and provides access to the proposed sites.

A Traffic Impact Study completed in September 2025 analyzed projected trip generation, intersection performance, and queueing at the Ron King Trail and U.S. Highway 85 intersection. At full buildout, the project is expected to generate approximately 772 daily trips, including 252 AM peak-hour and 54 PM peak-hour trips. The study confirmed that existing turn lane storage is sufficient and that the intersection will continue to operate at acceptable levels of service (LOS C or better overall) through 2027 with project traffic. While some westbound turning movements (left turns from Ron King Trail onto U.S. 85) may experience longer delays by 2045, these conditions are typical of unsignalized intersections along arterial highways. Importantly, no roadway safety deficiencies or improvements are recommended at this time. HRCA will continue to coordinate with Douglas County and CDOT to monitor traffic conditions and evaluate potential future improvements as needed.

The site's central location, with direct access from Highway 85, provides convenient service to surrounding communities, including Roxborough, Sterling Ranch, Sedalia, Louviers, Castle Rock, and Highlands Ranch.

§7. Wildlife and Habitat Considerations

Environmental sensitivity has remained central to the Backcountry's development philosophy. Planning Areas K and L are located in zones classified as "marginal" wildlife habitat per the OSCA Plan and as "Moderate" or "Low" habitat value in Douglas County's Comprehensive Master Plan.

In contrast to many open space properties with extensive trail networks, the HRCA has concentrated public use into limited areas, significantly reducing wildlife disruption. This strategic clustering of facilities—now including K and L—minimizes overall impact by managing intensity and timing of use.

Wildlife corridors, including the nearby U.S. 85 crossing structure, will be respected in site planning. By clustering uses in already active areas, the amendment avoids fragmenting higher-value habitat and preserves broader connectivity.

§8. Summary

The Highlands Ranch Community Association manages the Backcountry Wilderness Area (BWA) through three guiding pillars:

- ☑ Conservation
- ☑ Education
- ☑ Recreation

Each plays an essential role in supporting the long-term protection of the BWA.

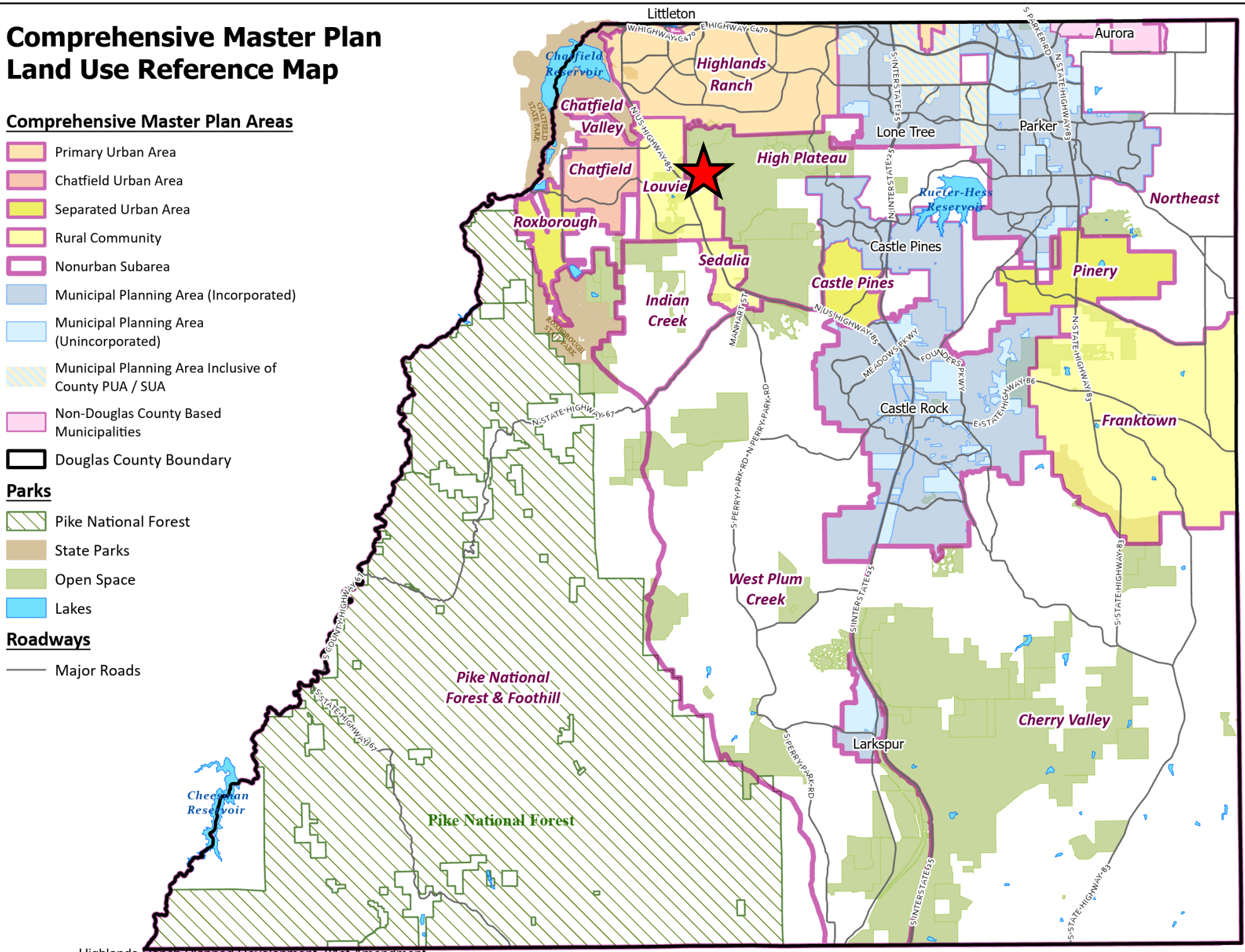
The recreational opportunities offered through trails and horseback riding, along with the educational programs based at Base Camp and the Horse Corrals, foster meaningful connections between the community and the natural environment. These experiences—particularly for youth—help build a lasting commitment to conservation among current and future generations.

By clustering new facilities near existing infrastructure, HRCA ensures convenient access and efficient operations while minimizing impacts on the broader Backcountry. This thoughtful siting preserves the vast majority of the property for conservation while allowing the community to enjoy safe, sustainable programming in appropriate locations.

This proposed amendment is intended to strengthen the educational mission of the BWA and increase the capacity to engage the community in conservation-focused programs.

By investing in thoughtfully planned facilities within suitable areas, HRCA is ensuring that the BWA remains both protected and purpose-driven, benefiting not only Highlands Ranch, but the broader Douglas County region.

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

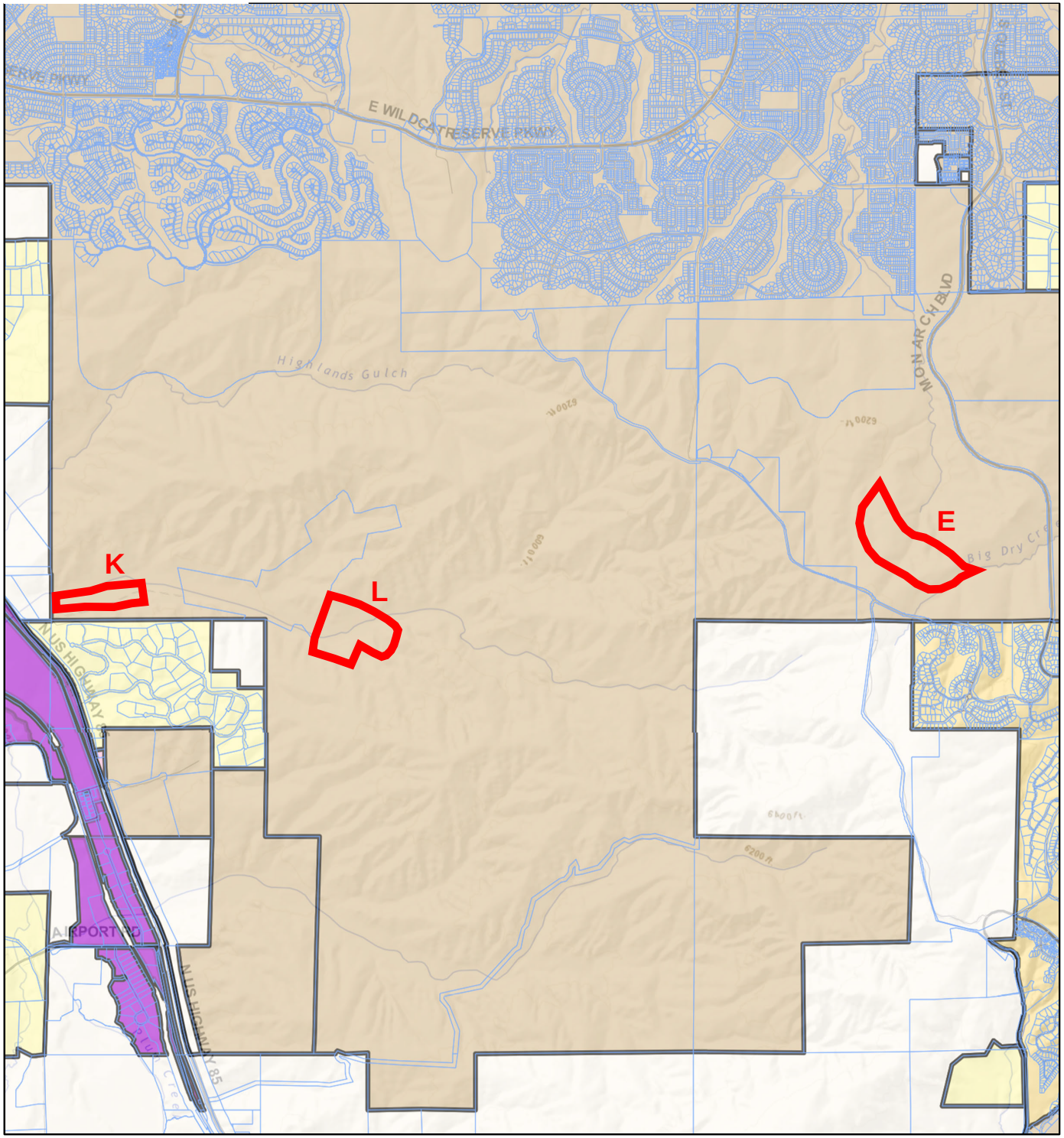
Parks

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

Roadways

- Major Roads

DOUGLAS COUNTY
COLORADO



HIGHLANDS RANCH PD 81ST AMENDMENT

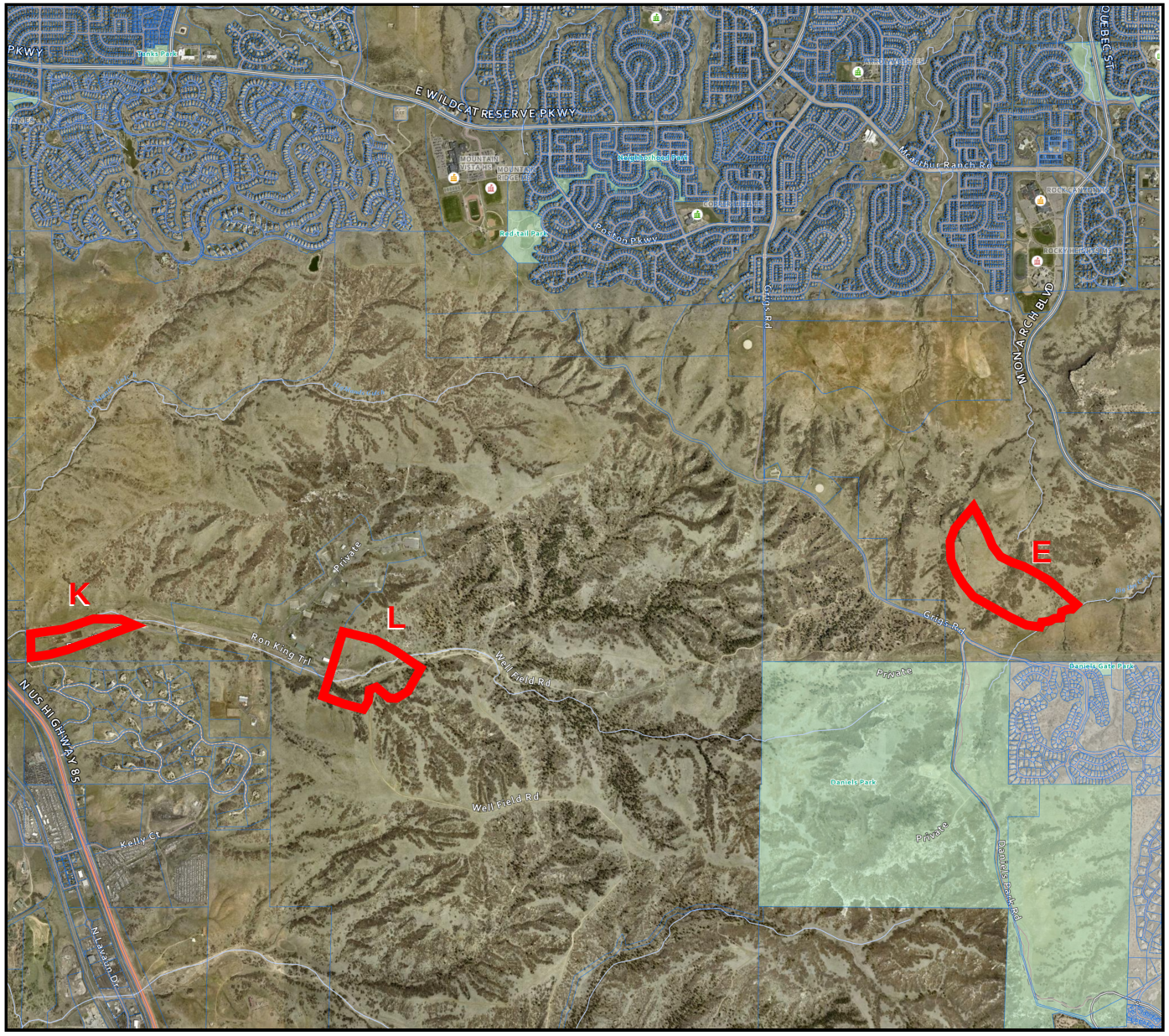
ZR2025-004 ZONING MAP

LEGEND

- PROJECT AREA
- MAJOR ROADS OTHER
- ROADS

ZONE DISTRICT

- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- MF - MULTIFAMILY
- LSB - LIMITED SERVICE BUSINESS
- B - BUSINESS
- C - COMMERCIAL
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- CMTY - SEDALIA COMMUNITY
- D - SEDALIA DOWNTOWN
- HC - SEDALIA HIGHWAY COMMERCIAL
- MI - SEDALIA MIXED INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION
- NF - NATIONAL FOREST
- INCORPORATED AREAS



HIGHLANDS RANCH PD 81ST AMENDMENT

ZR2025-004
AERIAL MAP

N

LEGEND

- PROJECT BOUNDARY
- MAJOR ROADS
- OTHER ROADS

Project Name: Highlands Ranch Planned Development, 81st Amendment
Project File #: ZR2025-004
Date Sent: 07/14/2025 **Date Due:** 08/04/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/16/2025	No comment.	No action necessary.
AT&T Long Distance - ROW	07/23/2025	**Summary of response letter:** AT&T reviewed the request and noted no conflict with the application.	No action necessary.
Backcountry Association, Inc		No response received.	
Building Services	07/15/2025	No comment.	No action necessary.
CenturyLink	07/16/2025	**Summary of response letter:** CenturyLink reviewed the request and noted no objection with respect to the application.	No action necessary.
Chatfield East HOA		No response received.	
Cherokee Ridge Estates HOA	08/04/2025	**Summary of response letter:** The HOA noted concerns with the potential long-term consequences of the amendment, including incompatibility with the OSCA Agreement, infrastructure and environmental impacts, and concerns with the process.	The applicant provided a response to the HOA related to its concerns with water, noise and events, and fire risk and emergency egress.
Cherokee Ridge Metropolitan District	07/31/2025	**Summary of response letter:** The Metro District noted concerns with HRCA's zoning violation record, need for an updated traffic study, noise pollution, light pollution, and impact on wildlife.	The applicant provided a response to the Metro District related to its concerns with traffic, noise and light, wildlife, and compliance.
City of Castle Pines		No response received.	
City of Lone Tree	07/21/2025	No comment.	No action necessary.
Colorado Department of Transportation CDOT-Region # 1	07/16/2025	**Summary of response letter:** CDOT reviewed the request and has no comments.	No action necessary.
Comcast		No response received.	
CORE Electric Cooperative	07/15/2025	**Verbatim response:** We have received the above-referenced referral request. We have reviewed our records and find that this property is not in our service territory.	No action necessary.
Douglas County Health Department	07/31/2025	No comment.	No action necessary.
Engineering Services	08/04/2025	**Summary of response letter:** Public Works Engineering noted a traffic impact analysis is required and the CDOT access permit is required to be updated.	The applicant has provided a traffic study, as well as a letter acknowledging necessary traffic improvements. Engineering is working with CDOT on updating the access permit.

Project Name: Highlands Ranch Planned Development, 81st Amendment
Project File #: ZR2025-004
Date Sent: 07/14/2025 **Date Due:** 08/04/2025

Agency	Date Received	Agency Response	Response Resolution
Highlands Ranch Community Association	07/15/2025	**Verbatim response:** No response required. The Highlands Ranch Community Association ("HRCA") is the applicant.	No action necessary.
Highlands Ranch Metro District	08/01/2025	No comment.	No action necessary.
Highlands Ranch Water and Sanitation District	09/18/2025 08/01/2025	**Summary of response letter:** Highlands Ranch Water reviewed the request and noted the site is not included within the district boundaries and is therefore an extended service area (ESA). Commitment for services is contingent upon approval from the HRW Board of Directors and execution of a water service agreement with terms and conditions suitable to HRW, and that water service would be subject to ESA rates.	The applicant provided updated calculations and demand information to HRW. The applicant will work with HRW to obtain an executed agreement in coordination with a future site improvement plan application.
Mile High Flood District	09/02/2025	**Summary of response letter:** Mile High reviewed the request and has no objections to the project.	No action necessary.
Office of Emergency Management	07/16/2025	No comment.	No action necessary.
Sheriff's Office	07/22/2025	**Verbatim response:** Deputy Jeff Pelle reviewed this request regarding security with Crime Prevention Through Environmental Design (CEPTD) concepts in mind—no comments or concerns were noted at this time.	No action necessary.
Sheriff's Office E911		No response received.	
South Metro Fire Rescue	08/01/2025	**Summary of response letter:** South Metro Fire Rescue (SMFR) has reviewed the provided documents and has conditional non-objection to the proposed Major Amendment to be Highlands Ranch Planned Development with the comments in the attached letter be adequately resolved with SMFR prior to any Site Improvement Plan or Location and Extent approvals.	The applicant acknowledged SMFR comments and noted all site infrastructure, including fire access and water supply, will be evaluated through the site improvement plan in coordination with SMFR.

Project Name: Highlands Ranch Planned Development, 81st Amendment
Project File #: ZR2025-004
Date Sent: 07/14/2025 **Date Due:** 08/04/2025

Agency	Date Received	Agency Response	Response Resolution
Wildfire Mitigation	10/16/2025	**Summary of response letter:** Wildfire assessed the property and indicated wildfire danger is considered moderate based on existing fuel types and topography. Wildfire noted large-scale landscape mitigation is not necessary at this time.	No action necessary.
Xcel Energy-Right of Way & Permits	07/29/2025	**Summary of response letter:** Xcel reviewed the request and noted no apparent conflict with the application.	No action necessary.

Brett Thomas

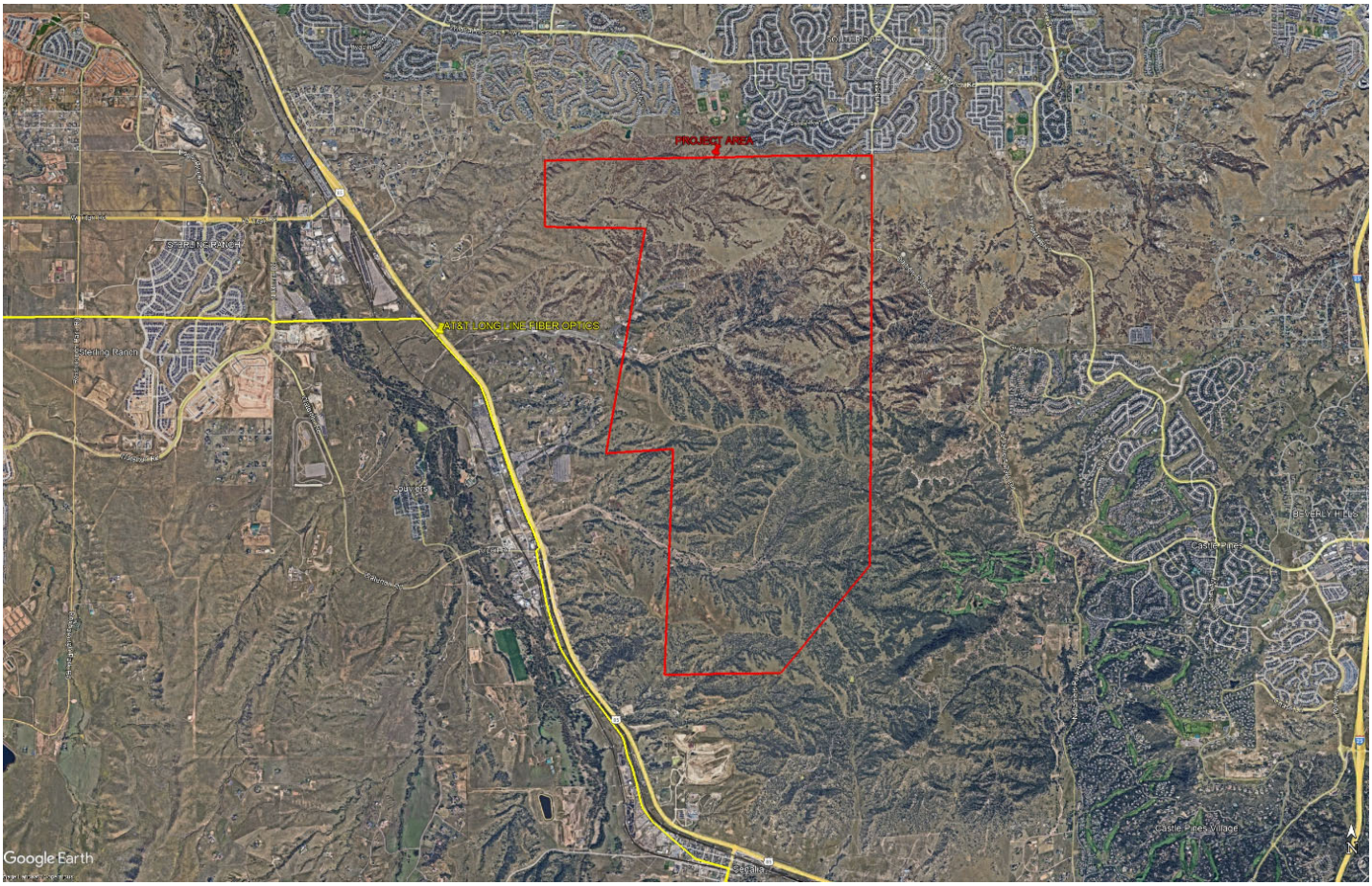
From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, July 23, 2025 3:36 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Douglas County eReferral (ZR2025-004)

Hi Brett,

This is in response to your eReferral with a utility map showing your project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address/map you provided near Highlands Ranch Development, Colorado, there are NO conflicts with the line adjustments.

Please feel free to contact us with any concerns or questions.

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.

11/4/25

Brett Thomas, AICP, Chief Planner
Planning Services
Douglas County
100 Third Street
Castle Rock, CO 80104

SUBJECT: APPROVAL TO PROCEED WITH ENCROACHMENT – P866873

Project Name & Location: ZR2025-004 / 5997 Ron King Trl, Littleton, CO, 80125

To Whom It May Concern:

Qwest Corporation, Inc. d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject encroachment and has determined that it has no objections with respect to the areas proposed for encroachment 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 Encroachment shall not reduce our rights to any other existing easement or rights we have on this site or in the area.
This encroachment response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the areas as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions or would like to discuss this action further, please contact Tom Hoopes at Tom.Hoopes@lumen.com.

Sincerely yours,

/s/

CenturyLink Right of Way Team

Brett Thomas

From: Anthony Colarusso <colarussoa@gmail.com>
Sent: Monday, August 4, 2025 4:59 PM
To: Brett Thomas <bthomas@douglas.co.us>; BOCC <BOCC@douglas.co.us>
Cc: ReducingRisk@southmetro.org
Subject: Re: Concerns Regarding HRCA's Proposed Building Expansion and Zoning Compliance

Dear Mr. Thomas and Commissioners,

(Please add this to your project file and **South Metro, please note our concerns related to wildfires below.**)

As President of the Cherokee Ridge Estates Homeowners Association, I write on behalf of our community, which borders the proposed Highlands Ranch Planned Development – 81st Amendment (ZR2025-004). We are deeply concerned by the content of this amendment and its potential long-term consequences for the surrounding area.

Despite submitting a formal letter to the Planning Department and Board of Commissioners in February, we have yet to receive any substantive response or see any action taken to address our concerns. Now, with the proposed creation of Planning Areas K and L and the introduction of facilities such as:

- A preschool
- An equestrian center
- Office space
- Outdoor events for up to 300 people
- A potential fifth recreation center

…it is evident that this amendment disregards the intent and purpose of the **Open Space Conservation Area (OSCA) Plan**, established under the 1988 Agreement to protect the area from precisely this type of intensified development.

Our Key Concerns:

1. Incompatibility with the OSCA Agreement

The proposed uses clearly violate the spirit—and likely the letter—of the original OSCA Plan. These lands were designated to preserve natural landscape and ecological balance, not to host high-traffic event spaces or water-intensive facilities. Approving this amendment sets a dangerous precedent that threatens the future integrity of our open spaces.

2. Infrastructure and Environmental Impact

- **Water Use:** In a semi-arid region like ours, expanding water usage for equestrian operations and child care facilities is unsustainable without a detailed water impact study.
- **Traffic and Safety:** These developments will result in significant increases in traffic along Ron King Drive and nearby routes—roadways not designed for high-volume public access.
- **Noise Pollution:** Hosting regular movie nights and fundraisers for up to 300 attendees will undoubtedly degrade the residential character and peace of neighboring communities.
- **Fire Risk and Emergency Egress**

  There is only one road in and out—Ron King Drive—which poses a serious safety concern in the event of a wildfire. Recent fire activity in the area has underscored the urgency of reliable evacuation planning. Introducing large-scale

facilities and public events without a clearly defined and communicated egress plan would jeopardize the safety of both residents and visitors. Has a fire mitigation or evacuation plan been reviewed as part of this proposal?

3. Process Concerns

We are disappointed that no action has yet been taken in response to community concerns raised months ago. There has not been enforcement of the current violations. The speed at which this project is advancing makes public input feel more like a checkbox than a meaningful process. We respectfully urge you not to treat the 21-day referral period as a formality, but rather as a critical opportunity to engage residents and weigh long-term community impact.

We Strongly Request:

1. **Rejection or Postponement** of ZR2025-004 until full environmental, traffic, and water studies are completed and made public.
2. **Strict enforcement of the OSCA Plan**, which was designed to prevent precisely this type of high-intensity development.
3. **A community meeting or public hearing** hosted in a location accessible to the affected neighborhoods—before this moves to final vote.

We believe these requests are both reasonable and necessary to preserve the integrity, safety, and quality of life in our area. We ask that the Planning Commission and Board of County Commissioners take these concerns seriously and act with prudence, transparency, and accountability.

Sincerely,
Anthony Colarusso
President, Cherokee Ridge Estates HOA

Anthony Colarusso
419.699.7284

DOUGLAS COUNTY
COLORADO

Department of Community Development

www.douglas.co.us

Planning Services

REFERRAL RESPONSE REQUEST

Date sent: July 14, 2025

Comments due by: August 4, 2025
Fax: 303.660.9550

Project Name:	Highlands Ranch Planned Development, 81st Amendment
Project File #:	ZR2025-004
Project Summary:	Request for a Major Amendment to the Highlands Ranch Planned Development (PD) proposing the addition of Planning Area K (20 acres) and Planning Area L (45 acres) within the Open Space Conservation Area. The amendment also removes 65 acres of land from Planning Area E. Proposed Planning Areas K and L are located within the Highlands Ranch Planned Development, east of US Highway 85 at 5997 Ron King Trail, adjacent to the Highlands Ranch Law Enforcement Training Facility.

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:	
☒ See letter attached for detail.	
Agency: CHEROKEE RIDGE ESTATES METRO DISTRICT	**Phone #:** 303-549-7897
Your Name: JOHN COWAN	**Your Signature:** John R Cowan
(please print)	**Date:** 7/31/2025

Additional information and documents can be found at www.douglas.co.us/pro and searching for the Project File # provided above. 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,

Brett Thomas, AICP, Chief Planner

July 31, 2025

Brett Thomas
Douglas County Planning Board

Dear Mr. Thomas,

The Cherokee Ridge Estates (CRE) Metropolitan District Board of Directors would like to share our concerns involving project # ZR2025-004 (major amendment to the highlands ranch planned development proposing the addition of planning area K and L within the OSCA), and the expansion of the Back Country recreational facilities by the Highland Ranch Community Association (HRCA). There are several CRE homes within 700 feet of the equestrian area and many more that look down into the valley upon it. Therefore, our communities' concerns include the following issues:

- **HRCA's Compliance Record:** The HRCA has demonstrated a poor record of regulatory compliance with existing requirements for the Back Country equestrian area resulting in several notices of violations letters (e.g., case #CF2022-021). Their slow and at times absent corrective actions have created a trust and credibility deficit with their neighbors and the County. These issues need to be addressed internally within their organization and the County needs to provide enhanced compliance monitoring.
- **Traffic Study:** The impact of the increased vehicle traffic these expansion projects will create at the US 85 and Ron King Trail intersection is concerning. Specifically, the lack of an acceleration lane for right turns from Ron King Trail onto US 85 northbound. An updated traffic study that is acceptable to both CDOT and Douglas County traffic standards is required.
- **Noise Pollution:** We request the HRCA include methods to mitigate noise pollution with respect to any loudspeakers, movie nights, etc.
- **Light Pollution:** With the addition of more facilities such as an expanded parking lot and an indoor horse arena, care needs to be exercised to minimize exterior lighting pollution. Adherence to the Lighting Standards contained in Section 30 of the Douglas County Zoning Resolutions is required.
- **Wildlife:** We have concerns over the potential impact to deer, elk and wild turkey migration corridors and habitat. Please note that the nearby animal crossing path under US 85 leads directly toward the valley floor along Ron King Trail and therefore into the planned expansions to the equestrian area. How are these issues being addressed?

Thank you for your consideration of the concerns we have outlined above.

Respectfully,



John Cowan

Cherokee Ridge Estates Metro District Board President

REFERRAL RESPONSE REQUEST

Date sent: July 14, 2025

Comments due by: **August 4, 2025**
Fax: 303.660.9550

Project Name:	Highlands Ranch Planned Development, 81st Amendment
Project File #:	ZR2025-004
Project Summary:	Request for a Major Amendment to the Highlands Ranch Planned Development (PD) proposing the addition of Planning Area K (20 acres) and Planning Area L (45 acres) within the Open Space Conservation Area. The amendment also removes 65 acres of land from Planning Area E. Proposed Planning Areas K and L are located within the Highlands Ranch Planned Development, east of US Highway 85 at 5997 Ron King Trail, adjacent to the Highlands Ranch Law Enforcement Training Facility.

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:	
☐	See letter attached for detail.	
Agency: City of Lone Tree		**Phone #:** 720-509-1275
Your Name: Maureen Welsh *(please print)*		**Your Signature:** Maureen Welsh **Date:** 7/21/2025

Additional information and documents can be found at www.douglas.co.us/pro and searching for the Project File # provided above. 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,

Brett Thomas, AICP, Chief Planner

Brett Thomas

From: Loeffler - CDOT, Steven <steven.loeffler@state.co.us>
Sent: Wednesday, July 16, 2025 10:31 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Re: Douglas County eReferral (ZR2025-004) Is Ready For Review

Brett,

I have reviewed the referral for the Highlands Ranch Planned Development, 82st Amendment and have no comments.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1

COLORADO
Department of Transportation

P 303.757.9891 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



DV25-304

DOUGLAS COUNTY
COLORADO

Department of Community Development

www.douglas.co.us

Planning Services

REFERRAL RESPONSE REQUEST

Date sent: July 14, 2025

Comments due by: **August 4, 2025**
Fax: 303.660.9550

Project Name:	Highlands Ranch Planned Development, 81st Amendment
Project File #:	ZR2025-004
Project Summary:	Request for a Major Amendment to the Highlands Ranch Planned Development (PD) proposing the addition of Planning Area K (20 acres) and Planning Area L (45 acres) within the Open Space Conservation Area. The amendment also removes 65 acres of land from Planning Area E. Proposed Planning Areas K and L are located within the Highlands Ranch Planned Development, east of US Highway 85 at 5997 Ron King Trail, adjacent to the Highlands Ranch Law Enforcement Training Facility.

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:

1. TRAFFIC IMPACT ANALYSIS REQUIRED
2. UPDATED CDOT ACCESS PERMIT REQUIRED

☐ See letter attached for detail.

Agency:	**Phone #:**
Your Name:	**Your Signature:**
(please print)	**Date:**

Additional information and documents can be found at www.douglas.co.us/pro and searching for the Project File # provided above. 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,

Brett Thomas, AICP, Chief Planner

September 18, 2025

Highlands Ranch Community Association
9568 University Blvd.
Highlands Ranch, CO 80126
Attn: Woody Bryant

Re: Backcountry PD Amendment ZR2025-004
Water Supply Request

Dear Mr. Bryant,

The Highlands Ranch Community Association (HRCA) has reached out to Highlands Ranch Water (HRW), regarding the availability of raw water service for their Douglas County PD Amendment, ZR2025-004 (attached). Per the inquiry, it is our understanding that HRCA is requesting raw water be supplied at a maximum-day flow rate of up to 30 gpm for up to 4 hours per day, for a daily maximum volume not to exceed 7,200 gallons.

HRW has reviewed the service request but has not performed a review of the planning/design methodology. HRCA is solely responsible for the accuracy of their proposed demands and compliance with all regulatory requirements for calculating demands. Furthermore, it is our understanding that HRCA would be solely and fully responsible for providing its own onsite treatment of any raw water supplied by HRW, in full compliance with all local, state and federal regulations. Following our review of the request we offer the following:

HRW does not have a potable water system within the general vicinity of the proposed HRCA improvements; however, HRW does have a groundwater system nearby. The groundwater system, when in operation, is suitable to provide non-potable raw water at the requested rate and quantity of up to 30 gpm for up to 4 hours per day. It is important to note that the groundwater system does not operate continuously, and it experiences intermittent periods where water supply will be unavailable. For extended durations when the groundwater system is offline, HRW can provide supplemental water through the existing groundwater system. If supplemental water is provided, understand that there is a reversal in the typical direction of flow within the pipe network and a spike in sediment would be expected, requiring flushing of the water prior to commencing with treatment.

Additionally, the HRCA project site is not included within the Highlands Ranch Metropolitan District or the Highlands Ranch Water District; therefore, the property is considered an Extended Service Area (ESA). As an ESA, a commitment for service would be contingent

upon approval from the HRW Board of Directors, execution of a Water Service Agreement with terms and conditions suitable to HRW, and water service would be subject to ESA rates.

HRW is committed to ongoing discussions regarding the potential service to the HRCA project. Please feel free to reach out directly if you have any further questions or concerns regarding these matters.

Sincerely,

Ryan Edwards
Director of Engineering

August 1, 2025

Douglas County – Planning Services Division
100 Third St
Castle Rock, CO 80104
Attn: Brett Thomas

Re: Highlands Ranch Planned Development, 81st Amendment
ZR2025-004

Dear Mr. Thomas,

Highlands Ranch Water (HRW) thanks you for the opportunity to review the referral for the proposed project. Our staff has reviewed the referral documents and offer the following response to Douglas County and the applicant.

The Highlands Ranch Community Association (HRCA) PD Amendment application indicates that water service to Planning Area L will be provided through an extension of the Highlands Ranch Law Enforcement Training Facility's (HRLETF) existing system in cooperation with Highlands Ranch Water (fka Centennial Water and Sanitation District). HRW would like to clarify its willingness to collaboratively explore alternatives for HRCA to receive water at Planning Area L; however, HRW has not been involved in substantive conversations regarding the concept proposed in the PD Amendment application nor evaluated its feasibility.

The HRLETF currently receives raw water through HRW's existing groundwater system that is then treated by HRLETF through a state approved on-site water treatment facility. The HRW infrastructure that supplies the HRLETF is both intermittent and variable. The availability, flow rate and pressure of the raw water supplied is dependent upon operational conditions of the HRW groundwater system. HRW currently lacks sufficient information to evaluate and provide an assessment of the ability to serve Planning Area L through an extension of the HRLETF.

HRW remains amenable to collaborating with HRCA and HRLETF to explore the possibility of reaching agreement on terms and conditions for extending service to Planning Area L, through the HRLETF, that are satisfactory to all parties and in compliance with jurisdictional requirements, including but not limited to Douglas County, CDPHE, South Metro Fire, etc.

Furthermore, the Project Narrative does not address sanitary sewer facilities, and HRW does not have any sanitary sewer facilities in the vicinity of the proposed projects. The plan to address wastewater should be included in the narrative.

If you have any questions, please feel free to contact me at 303-791-0430.

Sincerely,

Ryan Edwards
Director of Engineering

MILE HIGH FLOOD DISTRICT

2480 W. 26th Ave Suite 156-B | Denver, CO 80211
TEL 303 455 6277 | FAX 303 455 7880

www.mhfd.org

For MHFD staff use only.	
Project ID:	106664
Submittal ID:	10013649

September 2, 2025

To: Douglas County

Via email

Subject: MHFD Review Comments

Re: Highlands Ranch Planned Development 81st Amendment: (ZR-2025-004)

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this referral only as it relates to an MHFD drainageway and for maintenance eligibility of storm drainage features, in this case:

- Oxide Draw
- Tributary to Plum Creek

MHFD comments

We have no objections to the referenced project at this time. We appreciate the opportunity to review this application and look forward to reviewing future submittals.

Please feel free to contact me with any questions.

Sincerely,

Laura Hinds

Laura Hinds, P.E.
Senior Project Manager, Mile High Flood District
lhinds@mhfd.org

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:	Highlands Ranch Planned Development, 81st Amendment
Project File #:	**ZR2025-004**
S Metro Review #	REFPDP25-00129
Review date:	August 1, 2025
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	Request for a Major Amendment to the Highlands Ranch Planned Development (PD) proposing the addition of Planning Area K (20 acres) and Planning Area L (45 acres) within the Open Space Conservation Area. The amendment also removes 65 acres of land from Planning Area E. Proposed Planning Areas K and L are located within the Highlands Ranch Planned Development, east of US Highway 85 at 5997 Ron King Trail, adjacent to the Highlands Ranch Law Enforcement Training Facility.
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 conditional non-objection to the proposed Major Amendment to be Highlands Ranch Planned Development with the comments below to be adequately resolved with SMFR prior to any Site Improvement Plan or Location and Extent approvals.

COMMENTS:

1. Non-objection to amending the PD does not approve the suitability of these planning areas for the intended structures and uses proposed. Site infrastructure will not currently support any new structures or expanded uses without SMFR approved improvements to site access and fire protection water supplies.

2. The comments below are from the SMFR response to the prior Site Improvement Plan (SIP) record SP2023-135 at this location dated April 13, 2023. No new structures may be constructed or uses expanded in this area without meeting the applicable fire code requirements for site access and fire protection water supplies.

    a. *The proposed 30' diameter Yurts are indicated to be permanent structures as defined within the Building and Fire codes. As such, any new permanent structures will be required to meet the applicable fire access and water supply requirements which are not met in the proposed SIP. As shown on the proposed SIP these structures would not meet the applicable requirements.*

b. *There is no approved secondary access for this facility, the trails and ranch roads are not approved to be considered a means of ingress or egress to the property as they do not comply with Douglas County Road standards or any applicable Fire Code requirements for access to buildings or facilities.*

a. *SIP documents indicate "The quantity of patrons frequenting all three areas… at any one time is limited to 300 participants maximum by the fire department. It is not clear where the 300 limit originated and if that may have been a prior Littleton Fire requirement. If the 300 person limit were applicable it would include the law enforcement facility and any other properties/facilities with access solely from Ron King Trail cumulatively and not just the HRCA area. Further discussion is required on the single access point and the applicable requirements to be on a revised SIP.*

Brett Thomas

From: Dylan Williams <dwilliams@douglas.co.us>
Sent: Thursday, October 16, 2025 1:27 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: RE: Douglas County eReferral (ZR2025-004) Is Ready For Review

Brett,

Yes, I went out and took a look at the parcels from the ground and landscape scale mitigation is unnecessary at this time. Here are the comments:

Following the property assessment, wildfire danger is considered moderate based on existing fuel types and topography. However, due to the absence of nearby structures and the presence of natural features that disrupt fuel continuity, large-scale landscape mitigation is not necessary at this time. Any future structures proposed for this property will be subject to the standard building permit process, which includes a Home Ignition Zone defensible space assessment at the time of permit issuance.

Best,

Dylan

Right of Way & Permits

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

July 29, 2025

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

Attn: Brett Thomas

Re: Highlands Ranch Planned Development, 81st Amendment, Case # ZR2025-004

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for a Major Amendment to the Highlands Ranch Planned Development (PD) proposing the addition of Planning Area K (20 acres) and Planning Area L (45 acres) within the Open Space Conservation Area and currently has no apparent conflict with the above-mentioned project. Please be aware PSCo owns and operates existing electric distribution facilities within the project area.

Also, Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan/plat, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

The property owner/developer/contractor must complete the application process for any new electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 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

DOUGLAS COUNTY
COLORADO

Memorandum

Date: July 30, 2025

To: Brett Thomas, AICP, Chief Planner

From: DJ Beckwith, Principal Planner
Lauren Pulver, Planning Supervisor
Kati Carter, AICP, Assistant Director of Planning Resources
Chris Pratt, Managing County Attorney

CC: Terence T. Quinn, AICP, Director of Community Development

Subject: **Water Commission Member Referral Comments**
ZR2025-004 Highlands Ranch Planned Development, 81st Amendment

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The Douglas County Water Commission (Commission) met on July 28, 2025 and provided comment on ZR2025-004 – Highlands Ranch Planned Development, 81st Amendment (Project). There was no consensus comment from the Commission, only individual comments were provided. All other members had no comment. The following is a summary of comments from each Commission member that provided comments on the Project. This Project was pulled from the agenda for discussion by Commission Member Clark Hammelman.

Clark Hammelman: Member Hammelman commented that the Project is a good example of a developer working with an existing water provider for service, allowing the development to be wrapped into long term planning of the water provider.

Brett Thomas

From: Monte Moore <montemmoore@gmail.com>
Sent: Wednesday, July 30, 2025 4:22 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: HR Amendment

Dear Brett Thomas, please see my objection below to the HR proposed expansion which is both ridiculous and dangerous. Moving HR acreage from an inconvenient location to a different inconvenient location makes no sense, as none of the people who actually live in HR live within the impacted area, it's actually littleton and other residents impacted by adding a preschool, rec center or equestrian center to an already high speed high traffic area. You know why Ron King is named that yes? That is the name of the officer killed there years ago by high speed incident. In recent years there have been motorcycle deaths at the entrance to Cherokee Ridge, car accidents and train deaths at the wrecking yard, because of the high rate of speed in this corridor! Now HR wants to put a pre-school next to a gun range/police facility? WTH, this is ridiculous and dangerous. I beg you not to approve this continued expansion which ruins our already crumbling open space, in no time at all there will be none left.

Sincerely
Monte M. Moore
S Santa Fe Corridor resident.

Monte M. Moore
Artist/Designer/Writer
Phone: 303-901-1870
Web: www.MavArts.com
montemmoore@gmail.com

Brett Thomas

From: Barbara Baker <bakesbakes7@gmail.com>
Sent: Saturday, August 2, 2025 10:44 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Re: Highlands Ranch Planned Development - 81st Amendment

Brett,
What is the plan to access the kids camp, where is the parking? What might the usage be, all year, part and hours of day. Will there be be overnights?
What kind of volume per day of users? I would like to take a closer look at the land being used to determine slope, water issues, electrical access and infrastructure.
What and where specifically will be built on the land.
Thanks, B D POA for the land

Brett Thomas

From: Amy Turell <aturell3063@gmail.com>
Sent: Sunday, August 3, 2025 6:53 PM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: Jeanette Bare <JBare@douglas.co.us>; Aaron Eyl CDOT <aaron.eyl@state.co.us>; Kirk.allen@state.co.us; Chris Martin <CMartin@douglas.co.us>; Jacob Gabel <jgabel@douglas.co.us>; Aaron Miller <aaron.miller@southmetro.org>; Curt Weitkunat <cweitkunat@douglas.co.us>; Michael Cairy <MCairy@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Parks and Trails <parksandtrails@douglas.co.us>; steven.loeffler@state.co.us
Subject: Concerns Regarding HRPD 81st Amendment and HRC Re-Zoning Proposal Project File # ZR2025-004

Dear Mr. Thomas,

I'm writing to express serious concerns regarding the HRPD 81st Amendment and the proposal to allow HRC to re-zone plan activity areas off Ron King Trail. This proposal raises several critical issues:

- **Traffic Impact**: The intersection at Highway 85 and Ron King Trail already poses safety risks due to the lack of a proper northbound acceleration lane. Adding more traffic contradicts the HRDP and would place an undue burden on this area. It is inappropriate for the county to fund road improvements that primarily benefit HRCA's project.
- **Permit Violations**: HRCA continues to exceed its CDOT permit limit of 675 car trips—by more than double, according to their own traffic study. Staggering vehicle arrivals does not reduce the total number of trips and does not address the core issue.
- **Environmental and Safety Concerns**:
    - The proposed location for horse corrals lies within a 100-year floodplain.
    - These planning areas are located in a "high fire danger" area. There have been two large area fires here in the last 2 weeks (one called the "Ron King"), requiring the assistance of multiple firetrucks and helicopters. There have been 3 other substantial fires in the past 5 years. What are the fire safety and exit plans?
    - A designated wildlife crossing exists at this intersection.
    - A herd of 50 to 300 elk frequent this land along with deer, coyote and the endangered "jumping mouse".
    - This area is part of an active migration corridor and serves as a refuge for wildlife. Increased traffic and development would severely disrupt these patterns.
- **Community and Ecological Impact**:
    - Numerous resident letters expressing concern and opposition, including the two attached, still have not been adequately addressed.
    - Referral agency concerns have not been resolved.
    - Light, sound, and dust pollution from the proposed activities would negatively affect neighboring properties and degrade quality of life.
    - Douglas County must uphold its commitment to protecting "Dark Sky" standards.
- **Public Resources and Oversight**:
    - Using taxpayer money to enhance and enable HRC's private project is unacceptable.
    - Events hosting up to 300 people would further strain the area. It is unclear who would be responsible for patrolling and managing these gatherings.

The proposed HRDP 81st Amendment is inconsistent with other existing language in the HRDP, the OSCA Plan, and the conservation easement. I urge the county to reconsider this amendment and prioritize the safety, environmental integrity, and voices of the community.

Sincerely,
Turell





FOSTER GRAHAM MILSTEIN & CALISHER, LLP
ATTORNEYS AT LAW

T 303-333-9810
F 303-333-9786
360 South Garfield Street
Sixth Floor
Denver, Colorado 80209

April 12, 2023

Attention: Brett Thomas
Sent via email: bthomas@douglas.co.us

Re: Comments in Response to Courtesy Notification dated March 23, 2023

Project Name: 5997 Ron King Trail, 2nd Revision
Project File #: SP2022-135
Project Summary: A Site Improvement Plan ("SIP") Revision to the equestrian, archery, and base camp areas of the Highlands Ranch Community Association's Backcountry Wilderness Area located within the Highlands Ranch Planned Development, east of US Highway 85 at 5997 Ron King Trail

Foster Graham Milstein & Calisher, LLP represents Amy and Robert Turell who own property near the property subject to the SIP application. This letter is in response to the courtesy notification dated March 23, 2023 that was sent to the Turells. Please include it in the record for the SIP application for consideration by Planning Services in making its administrative determination. For the reasons stated below, the proposed SIP cannot be approved.

SUMMARY

The SIP property is located within the Nonurban Area of the Highlands Ranch Planned Development ("HRPD) in the most protected and restricted area referred to as the Open Space Area Portion of the Open Space Conservation Area ("OSCA") and is subject to the restrictions contained in Section XIII of the HRPD. Section XIII, in conjunction with the 1980 Open Space Agreement and the 1980 Conservation Easement, constitutes the management plan for this area and is intended to satisfy the 1988 Open Space Conservation Agreement requirements. To approve the SIP, it must be consistent with the approval standards in Section 2703 of the Douglas County Zoning Resolution ("Zoning Resolution"), which includes consistency with the HRPD. The proposed equestrian facility and associated activities and base camp area and associated activities proposed in the SIP application are in violation of Section XIII.J of the HRPD, *Uses Permitted by Right in the Open Space Area Portion of the Open Space Conservation Area.*

EQUESTRIAN FACILITY

Section XIII.J of the HRPD governing uses in the OSCA Open Space Area does not include an equestrian facility as a use permitted by right. As a result, such a use is subject to review and approval by the Douglas County Planning Director. It may only be approved by the Director under Section XIII.J.k if the equestrian facility will "serve all or a portion of Highlands Ranch similar to and consistent with the uses by right." An equestrian facility is not similar to or consistent with the uses by right included in Section XIII.J. This is demonstrated as other sections of the HRPD in the Nonurban Area that allow more intensive uses also allow equestrian facilities, such as:

- Section XIII.C.3 - **Nonurban Area Exclusive of the OSCA**
  - Allowed, but only with an approved Use by Special Review ("USR")

- Section XIII.E.1.e.5 - **Active Recreation and Public Facility Area of the OSCA**
  - Allowed as a use permitted by right, but cannot exceed 20 acres
- Section XIII.G.c.2 - **Cultural and Educational Area Portion of the OSCA**
  - Allowed as a use permitted by right, but cannot exceed 20 acres
- Section XIII.M.g - **Active Recreation and Public Facility Area of the OSCA**
  - Allowed, but a site in excess of 20 acres requires a USR

Unlike the Open Space Area of the OSCA, the above-mentioned areas support more demanding uses such as equestrian facilities.

Furthermore, the applicant is proposing an equestrian facility with a maximum number of 40 horses, which exceeds what is permitted in the Zoning Resolution. An equestrian facility is not a defined term in the HRPD and the number of horses permitted in the Nonurban Area is also not specified. According to Section V.C of the HRPD, where the provisions of the HRPD do not clearly address a specific subject, the provisions of the Zoning Resolution, or any other ordinances, resolutions, or regulations of Douglas County apply. Therefore, Section 24, *Animals*, is applicable to the use of the SIP property for an equestrian facility. In the most generous section governing animal restrictions on A-1 property, Section 2409 of the Zoning Resolution only allows:

- On lots 35 acres or greater, 4 boarded horses and 4-12 may be permitted by administrative review
- On lots 80 acres or grater, 12 boarded horses and 13-18 may be permitted by administrative review

* While an unlimited number of horses may be kept on A-1 property if they are owned by the landowner, the applicant does not own all 40 horses. As a result, the horses fall under the definition of "boarded horses" as defined in Section 36 of the Zoning Resolution and are subject to the limits above.

Additionally, vegetation standards in Section 2412 of the Zoning Resolution and animal waste and odor standards must be complied with by the applicant. The odor from the manure and the lack of regular clean-up has been a continuing problem for the neighbors in violation of Section 2413.04 of the Zoning Resolution.

Lastly, the improvements, including but not limited to, 4 sheds, 14 loafing sheds, 14 temporary canopy tents, 9 corrals, trash area, and the parking expansion, must comply with the development standards in Section XIII.O of the HRPD. Building colors should be generally warm and rich in tone and trash and storage areas shall be shielded from view by placement within buildings or by enclosure. The structures shown on the SIP do not meet these requirements.

BASE CAMP

Section XIII.J.e.1 of the HRPD governing uses in the OSCA Open Space Area includes community camps as a use permitted by right, subject to SIP approval. Specifically, it allows camps for all ages for supervised educational experience with limited overnight camping and facilities not to exceed 10,000 square feet per camp. While difficult to identify the exact square footage, the base camp facilities and structures appear to measure well beyond 10,000 square feet, in violation of the HRPD.

The base camp is also proposed to include, but is not limited to, daycare, aftercare, birthday parties, fundraising events, and movies, all of which are in violation of Section XIII.J of the HRPD. None of these

uses in the OSCA Open Space Area are included as a use permitted by right. As a result, such a use is subject to review and approval by the Douglas County Planning Director. It may only be approved by the Director under Section XIII.J.k if the uses will "serve all or a portion of Highlands Ranch similar to and consistent with the uses by right." Daycare, aftercare, birthday parties, fundraising event, and movies are not similar to or consistent with the uses by right included in Section XIII.J.

- Daycare: Daycare center is not defined in the HRPD, and as a result the Zoning Resolution definition applies, which defines it as a commercial facility where care and training is provided for children for periods of less than 24 consecutive hours. The SIP's description meets this definition. The categorization of it as a daycare center is further evidenced by the need for it to be licensed as such by the State of Colorado. Daycare centers are only allowed in the Nonurban Area Exclusive of the Open Space Conservation area as a use permitted by right, subject to SIP approval pursuant to Section XIII.B.2.c. The same analysis applies if the use was to be considered a "preschool" under Section XIII.B.2.b. Attempting to categorize this use as a camp to qualify it as a use by right under the HRPD is inappropriate.
- Birthday parties, movies, and events: While "commercial recreation" is not defined in the HRPD, these uses reasonably fall under this definition. Commercial recreation is allowed in the Nonurban area **Exclusive of the OSCA**, but only with an approved USR. There are no uses similar to or consistent with the uses by right in Section XIII.J, and they are not allowed in the Open Area of the OSCA.

ADDITIONAL ISSUES

I. Conservation Easement

The SIP property is also subject to a conservation easement that encumbers the property dated April 14, 1980 and recorded on June 10, 1980 at Reception No. 253797 in the records of Douglas County and is referred to as the "Restricted Land" in the conservation easement. Section 5.2 of the conservation easement states that the Restricted Land shall at all times be held and kept for predominately agricultural and nonurban purposes, including, but not limited to, ranching, farming, production and sale of crops, raising, breeding, feeding and selling livestock, gardening and horticulture, open space and forests together with structures, buildings, residences, and other improvements related to such agricultural and nonurban purposes. Section 5.3 allows some portions of the Restricted Land to be used to facilitate development in Highlands Ranch, such as roads, utilities, water and sanitation lines, drainage, and signs. The OSCA Plan and the HRPD are intended to implement the restrictions in the conservation easement. In reading them together, there is no doubt that movie nights, licensed daycare/preschool, fundraising events, and a large equestrian facility are not consistent with the conservation easement, the OSCA Plan, or the HRPD. And it is Douglas County's responsibility to uphold and enforce the restrictions contained within the conservation easement.

II. Water Supply

There is not enough information included with the application to determine if there is an adequate water supply through the private wells referred to by the applicant for the plethora of uses proposed on the SIP property, including the allowance of 300 participants and 40 horses. Evidence that the wells may be used for these purposes is required.

III. Traffic Study

There is not enough information included with the application to determine if roadway safety will be negatively impacted by the uses proposed. With 300 potential participants, a traffic impact analysis is warranted.

IV. Sewer

With proposed year-round uses and the large number of participants, temporary porta-potties are inadequate.

CONCLUSION

As stated herein, the equestrian facility, daycare/preschool and aftercare, and commercial recreation are not permitted in the Open Space Area of the OSCA. The Open Space Area of the OSCA is the most restricted and protected of all the areas in the HRPD, pursuant to conservation easement, the OSCA Agreement, and the OSCA Plan. While the uses proposed in the SIP application may be acceptable in other Nonurban Areas, they are not compatible with the uses in the Open Space Area of the OSCA. The intensity of these uses make them subject to USR approval in many instances in the HRPD, which is appropriate because water supply, sanitation, traffic, and other impacts need to be adequately addressed, and a management plan can be adopted and enforced. An SIP application is not an appropriate or sufficient process for this scale of development and use.

The applicant has been cited for its violations by Douglas County, but continues to move forward with its plans to expand its operations in violation of the HRPD and despite numerous resident complaints. A presubmittal review letter dated March 24, 2022 was sent to the applicant by Douglas County Planning and Engineering staff providing clear direction to the applicant regarding acceptable uses and process. It reinforces the positions taken in this letter, and states in part:

PLANNING COMMENTS:

Equestrian Center: *It appears that the corrals and trailhead have been expanded since the 2016 Site Improvement Plan (SP2016-016) was approved. The approved site plan will need to be revised.*

- *The proposed addition of indoor and outdoor arenas and associated structures is interpreted to be an equestrian center.*
- ***An equestrian center is not a permitted use in the Open Space Portion of the OSCA.***
- *Within the HRPD, an equestrian center of 20 acres or less is allowed in the Active Recreation and Public Facility, Cultural and Educational Portions of OSCA (Planning Areas B-G) with a Site Improvement Plan.*

Basecamp: *The proposed basecamp (exclusive of the equestrian center, preschool, and offices) may be considered a "community camp" and allowed in the Open Space Portion of the OSCA, provided it is consistent with the requirements and restrictions for community camps listed in HRPD Section XIII. L.c.*

- *A* ***community camp would be processed as a Use by Special Review (USR)*** *since the associated structures and improvements exceed 10,000 square feet in size. See DCZR Section 21 for the requirements specific to a USR application.*
- *A follow up presubmittal is required to discuss the specific requirements of the USR process for a community camp with structures of more than 10,000 sf.*
- *Preschool:* ***A preschool is not a permitted use in OSCA. Per the HRPD, preschools are explicitly allowed only in the Nonurban Area Exclusive of the OSCA.***

The OSCA Planning Area boundaries may be amended pursuant to HRPD Section XIII.Q.

- *A major amendment will be subject to public hearings before the Planning Commission and the Board of County Commissioners.*
- *Please refer to the Douglas County Zoning Resolution (DCZR) Section 15 – Planned Development District, subsections 1519, through 1523 for direction related to a Major Amendment.*
- *Please provide documentation that the existing well can serve the existing uses and is permitted to serve those uses.*

ENGINEERING COMMENTS:

The following items are required by Engineering Services:

- *Construction Plans, as outlined in Chapter 3 of the Roadway Design and Construction Standards.*
- *GESC Plan and Report, as outlined in Section 3 of the Grading, Erosion and Sediment Control (GESC) Manual.*
- *Drainage Report, as outlined in Chapter 4 of the Storm Drainage Design and Technical Criteria Manual.*
- *Traffic Impact Analysis, as outlined in Chapter 17, Section B of the Roadway Design and Construction Standards.*
- *Pavement Design Report, as outlined in Chapter 5 of the Roadway Design and Construction Standards.*
- *Stormwater Quality Recommendations, as outlined in Chapter 14 of the Storm Drainage Design and Technical Criteria Manual.*
- *Detention and/or Water Quality on site. Requires submittal to the State for water impoundment structure.*
- *Primary and Secondary Access*
- *Improvements Agreements with future SIP: SIPIA, SIA-Private*
- *Engineering Permits Needed: Construction/ROW; others as needed*

Many of the items requested above are not included in the application materials. Staff's direction in the letter dated March 24, 2022 is accurate and should be followed. To do otherwise violates the HRPD.

Respectfully,

Kristin A. Decker

cc: Amy and Robert Turell

FOSTER GRAHAM MILSTEIN & CALISHER, LLP
ATTORNEYS AT LAW

T 303-333-9810
F 303-333-9786
360 South Garfield Street
Sixth Floor
Denver, Colorado 80209

August 29, 2024

Sent via email: bthomas@douglas.co.us

Brett Thomas, Chief Planner
Department of Community Development, Planning Services
100 Third Street
Castle Rock, CO 80104

Re:	Project Name:	5997 Ron King Trail, 2nd Revision
	Project File Number:	SP2022-135
	Project Summary:	A Site Improvement Plan ("SIP") Revision to the equestrian, archery, and base camp areas of the Highlands Ranch Community Association's Backcountry Wilderness Area located within the Highlands Ranch Planned Development, east of US Highway 85 at 5997 Ron King Trail
	Applicant:	Highlands Ranch Community Association ("HRCA")

Brett,

On behalf of Amy and Robert Turell, Foster Graham Milstein & Calisher, LLP ("FGMC") submits this letter in response to HRCA's letter dated August 1, 2024 in response to FGMC's letter dated April 12, 2023 ("August Response") and in response to the updated information submitted to Douglas County by HRCA. Please include it in the record for the SIP Revision application for consideration by Planning Services in making its administrative determination.

SUMMARY

Despite being sent numerous notices of violation by Douglas County beginning in 2022, HRCA continues to operate the area known as the Open Space Area Portion of the Open Space Conservation Area ("OSCA"), the most protected and restricted area of the OSCA, in clear violation of the current SIP and the Highlands Ranch Planned Development ("HRPD"). The violations were listed as: additional horse pens, additional tents, additional sheds, expansion of the parking area(s), keeping more than 20 horses, bare ground area exceeding 1.5 acres, more than 60 kids participating in camps, and providing activities such as movie nights and private events. The notices of violation required corrective action, including that HRCA seek approval of an SIP Revision and cease movie nights and private events. While movie nights have been discontinued, the private events continue in blatant disregard of the County's notice. Additionally, the proposed SIP Revision application is completely inadequate to bring the SIP property into compliance with the HRPD.

In 2022, the County laid out a path for HRCA to come into compliance with the HRPD in its presubmittal review letter dated March 24, 2022. It was included in my previous letter, and I'm including it again because HRCA continues to ignore the direction in it. Relevant sections are highlighted below:

- Equestrian Center
  - It appears that the corrals and trailhead have been expanded since the 2016 Site Improvement Plan (SP2016-016) was approved. The approved site plan will need to be revised.
  - The proposed addition of indoor and outdoor arenas and associated structures is interpreted to be an equestrian center.
  - An equestrian center is not a permitted use in the *Open Space Portion of the OSCA*.
  - Within the HRPD, an equestrian center of 20 acres or less is allowed in the *Active Recreation and Public Facility, Cultural and Educational Portions of OSCA* (Planning Areas B-G) with a Site Improvement Plan.
- Basecamp
  - The proposed basecamp (exclusive of the equestrian center, preschool, and offices) may be considered a "community camp" and allowed in the *Open Space Portion of the OSCA*, provided it is consistent with the requirements and restrictions for community camps listed in HRPD Section XIII. L.c.
  - A community camp would be processed as a Use by Special Review (USR) since the associated structures and improvements exceed 10,000 square feet in size. See DCZR Section 21 for the requirements specific to a USR application.
  - A follow up presubmittal is required to discuss the specific requirements of the USR process for a community camp with structures of more than 10,000 sf.
- Preschool
  - A preschool is not a permitted use in OSCA.
  - Per the HRPD, preschools are explicitly allowed only in the *Nonurban Area Exclusive of the OSCA*.
- Offices
  - Offices are not permitted in OSCA.
  - Offices are explicitly allowed only in the *Nonurban Area Exclusive of the OSCA*.
  - An office in support of the community camp may be considered incidental and accessory to the camp.
- For ensuring wildlife habitat and passive uses, the HRPD limits activities and uses in OSCA as noted in Section XIII P.b:

  No acreage south of the regional trail west of Monarch Blvd. extended and no acreage east of the regional trail east of Monarch Blvd. extended shall be developed in accordance with the "Active Recreation and Public Facility Area, the Cultural and Education Area, the Playfield Area, Driver Training Area, and the Golf Course Area". The only exception may be a portion of a wildlife or nature interpretive center or other permitted uses within Planning Area G and permitted uses within Planning Area I.
- The OSCA Planning Area boundaries may be amended pursuant to HRPD Section XIII.Q.
- A major amendment will be subject to public hearings before the Planning Commission and the Board of County Commissioners.
- Please refer to the Douglas County Zoning Resolution (DCZR) Section 15 – Planned Development District, subsections 1519, through 1523 for direction related to a Major Amendment.
- Please provide documentation that the existing well can serve the existing uses and is permitted to serve those uses.

EQUESTRIAN FACILITY / EQUESTRIAN AREA

In its August Response, HRCA states that, "The use of the term "Equestrian Facility" in the previous submittal was incorrect. This area, now correctly referred to as the "Equestrian Area," provides uses [th]at are consistent with Section XIII.J.e.2 of the HRPD." The label change made by HRCA makes no difference, since equestrian center is not a defined term and the proposed equestrian uses remain unchanged from the previous submittal. The "Equestrian Area" which is proposed to allow 40 horses, 40 riders, 4 enclosed sheds, 12 loafing sheds, 14 tents, 9 corrals, 5 arenas, 1 staging area, 2 round pens, a parking expansion and 2 yurts is not consistent with Section XIII.J.e.2 of the HRPD as claimed by HRCA, which permits the limited equestrian uses of riding trails and associated rest stops and picnic areas. The number of horses, riders, structures and other improvements proposed in the Equestrian Area goes well beyond "riding trails" and is incompatible with the Open Space Area Portion of the OSCA and non-compliant with the referenced section of the HRPD, as well as the Zoning Resolution, as discussed in more detail in FGMC's April 2023 letter. This position is consistent with the March 2022 Douglas County letter highlighted above.

HRCA should also be required to distinguish between non-owned horses and owned horses to determine what limits and restrictions apply. In its review comments, Douglas County requested a separate SIP sheet for each area so that the improvements and their location are clearly visible. HRCA declined to do so, which will make it difficult to monitor compliance with the SIP in the future. Douglas County also requested the maximum area of devegetation be included on the SIP, which also has not been adequately addressed. Lastly, Douglas County requested that HRCA remove the tents from the floodplain or obtain a floodplain permit, which HRCA also declined to do. Each of these issues needs to be resolved before the SIP Revision application can be approved.

BASE CAMP

Section XIII.J.e.1 of the HRPD governing uses in the Open Space Area Portion of the OSCA includes community camps as a use permitted by right, subject to SIP approval. Specifically, it allows camps for all ages for supervised educational experience with limited overnight camping. "Facilities allowed include structures up to a **total** of 10,000 sq. ft. per camp for dining, restroom, changing rooms, showers, enclosed storage and campfire pits, instructional seating areas, tent pads and associated improvements."

The square footage of base camp in the proposed SIP Revision application is 457,380 square feet, over 40 times the permitted size. HRCA states in its August Response that, "The intent of this section was to limit any single structure from being greater than 10,000 square feet, not an aggregate total of the minor structures…" That interpretation is wrong. The plain language of the HRPD cited states otherwise. In accordance with Section XIII.L, a community camp with facilities exceeding a total of 10,000 square feet per camp may be allowed as a use by special review. It is not a use permitted by right.

Section XIII.J.e.1 of the HRPD also only allows community camps for supervised education experience in areas limited to marginal or good wildlife habitat areas or near the edge between good and better wildlife habitat areas as depicted on Exhibit F of the OSCA Plan, attached for reference. It appears that HRCA's base camp falls outside these areas and may extend into the better wildlife habitat area where the camp is not permitted.

The base camp is also proposed to include, but is not limited to, daycare, aftercare, birthday parties and fundraising events, all of which are in violation of Section XIII.J of the HRPD. None of these uses in the Open Space Area Portion of the OSCA are included as a use permitted by right nor are they similar to other uses permitted by right. In its August Response, HRCA states that these events "are used to support the various 501(c)(3) non-profits associated with the Backcountry." Following that logic would mean that any event or activity is allowed if it's in support of non-profits associated with the Backcountry. It's the activity that is subject to review – not whether it's raising money for HRCA. The proposed activities are not permitted. HRCA also states that these events have environmental themes stressing environmental education. A review of HRCA's website demonstrates otherwise as shown below.



Big Foot Bash: Celebrate the end of Camp Backcountry Summer Camp at our Bigfoot Bash! Explore Base Camp filled with a dunk tank, rock-climbing bounce house, tie-dye station, face painting, delicious food truck (for purchase), and more. Expect a wild time to wrap up this amazing camp season. All are welcome!

Backcountry Birthday Parties



Let your little explorer spend his/her big day in the Backcountry! You pick the theme and we tailor a party to what your birthday kid loves most! Whether they love bugs, ponies, princess unicorns, or just being outdoors, we'll put on a celebration to remember!



Haunted Forest: The gates of the Backcountry Wilderness Area Haunted Forest crack open and reveal sinister scenes for two nights this month on October 18 and 19. Discover what's lurking behind every tree and bush in this three-quarter-mile creep through the woods. (Recommended for ages 10+).

And Base Camp includes a retail component, in violation of the HRPD.



HRCA claims it also previously used incorrect terminology when it called the education programs "daycare" and "preschool." Once again, the change in the label makes no difference. The use currently described on HRCA's website as Wild Roots education program (formally referred to as a preschool on its website) is the equivalent of day-care center/preschool, defined in the Douglas County Zoning Resolution as a commercial facility where care and training are provided for children or adults for periods of less than 24 consecutive hours. As stated in the March 2022 Douglas County letter above, preschools are not allowed in any areas of the OSCA.

ADDITIONAL ISSUES

I. Water Supply and Sanitation

An adequate water supply compliant with Section 18A of the Zoning Resolution for all the uses shown on the proposed SIP Revision application has not been demonstrated.

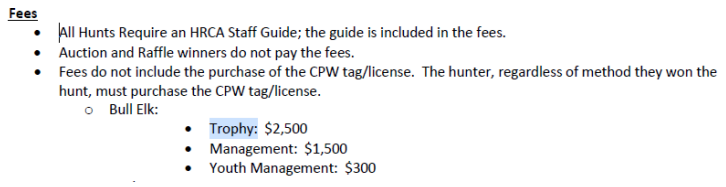
The proposed 18 porta-potty toilets (which are generally used for temporary uses) to serve the permanent year-round uses shown on the proposed SIP Revision application are insufficient. For such a high intensity use, a septic system should be considered. Additionally, it should be demonstrated that the placement and screening of any porta-potty toilets is in fact out of sight from the nearby residents, as HRCA claims. A photo-simulation of the visual impacts should be required pursuant to Section 2705.11 of the Zoning Resolution.

II. Traffic Study

The September 2023 Traffic Impact Study ("TIS") indicated that the 2023 uses on the SIP property negatively impacted the Ron King Trail and Highway 85 intersection and warranted a right turn acceleration lane. An addendum to the TIS was done to attempt to demonstrate that a change in schedules would reduce the right turn volume enough to eliminate the need for the acceleration lane. However, there were numerous omissions and errors in the addendum. For example, it did not include before and after parameters as requested by Douglas County. It also does not appear to factor in the traffic from the Sheriff Training Center. Also, Douglas County requested that HRCA define a process by which it will implement and monitor the change to traffic operations to determine if potential adjustments are necessary, which was not done. If a specific traffic operations plan is not included, future enforcement will be difficult and the traffic levels will likely increase beyond what is permitted. At the very least, a CDOT access permit for a higher daily trip threshold is required. However, until demonstrated otherwise, the 2023 TIS shows a northbound acceleration lane is also warranted.

III. Hunting

According to Section XIII.J.e.4, limited hunting for wildlife management according to Division of Wildlife guidelines is permitted. However, after reviewing HRCA's Backcountry website for other issues related to this letter, it was discovered another zoning violation exists in that HRCA permits elk trophy hunts for a fee. See below. Trophy hunts are not consistent with the HRPD.



Fees

- All Hunts Require an HRCA Staff Guide; the guide is included in the fees.
- Auction and Raffle winners do not pay the fees.
- Fees do not include the purchase of the CPW tag/license. The hunter, regardless of method they won the hunt, must purchase the CPW tag/license.
  - Bull Elk:
    - Trophy: $2,500
    - Management: $1,500
    - Youth Management: $300

CONCLUSION

The Turells and their neighbors did their due diligence prior to purchasing their property and relied on all the agreements (most of which Douglas County is a party) and zoning in place to protect the OSCA. HRCA is being allowed to violate these agreements and the HRPD and expand its unlawful activities. Since it has been over 2 years of non-compliance by HRCA, Douglas County should take steps to stop these activities until HRCA is able to comply with the County's regulations. The proposed SIP Revision application does not meet the approval standards set forth in Section 27 of the Zoning Resolution. Specifically, for all the reasons stated in this letter, the proposed SIP Revision application fails to meet the following sections and is not approvable.

2703.01	It is not consistent with the Zoning Resolution. It is not consistent with the HRPD. It is not consistent with the Roadway Design & Construction Standards Manual. It is not consistent with the Storm Drainage Design and Technical Criteria Manual.
2703.03	All revision to the SIP do not comply with the Zoning Resolution.
2703.04	Use and development of the site do not conform to the approved SIP.
2703.06	A site improvement plan improvements agreement to implement the SIP was not submitted.
2703.07	A sufficient water supply in terms of quantity, quality and dependability in conformance with the applicable standards was not demonstrated.

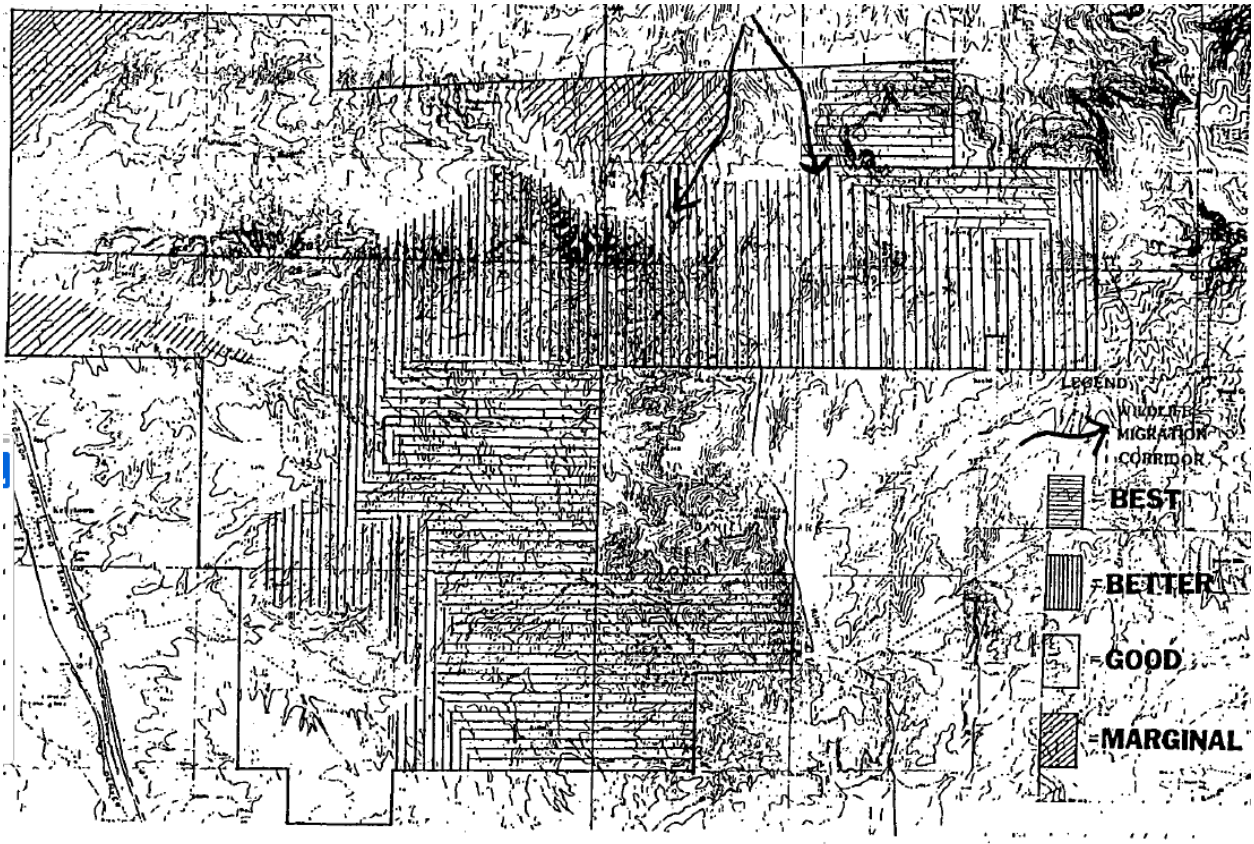
Respectfully,



Kristin Decker

cc: Amy and Robert Turell

EXHIBIT F TO OSCA PLAN



WILDLIFE HABITAT VALUE AREAS
EXHIBIT F

Brett Thomas

From: sarah bigrockadvisors.com <sarah@bigrockadvisors.com>
Sent: Monday, August 4, 2025 1:27 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Highlands Ranch encroachment into conservation land

Dear Mr. Thomas:

I write in reference to Project File # ZR2025-004, in which Highlands Ranch proposes to amend the Open Space Conservation Plan PD. This amendment is designed to enable the development of significant facilities on land that has been dedicated for conservation dating back to before the development of Highlands Ranch. I oppose this proposal for several reasons, several of which are highlighted below.

First, this area is not suited for the proposed development. Access is via a driveway "Ron King Trail" that is single ingress and egress. It is also the emergency exit access designated for Cherokee Ridge estates. Bringing more people and traffic to this area significantly increases the likelihood of threat to life in the event of a natural disaster such as a fire (there have been at least 5 wildland fires directly in or adjacent to this area in the last five years, two within the last month). Furthermore, it is in a 100 year flood plain, calling into question the wisdom of constructing structures, offices and camps in this area. While 100 years may seem like an unlikely scenario, we have witnessed in recent years 100 (or more) year flood events that have been completely devastating (most recently, Texas).

Second, Highlands Ranch has been disingenuous with its residents and the broader community about its intentions for many years, dating back to the mid-2010's. At that time, HR surveyed its residents as to their desire for this type of development in the planning areas that currently would allow for (at least some of) their present plans. The significant majority responded with a resounding "NO" — they did not want this development anywhere in the conservation area. This was not just a "NIMBY" view, rather, they desired to preserve the area for conservation. HR has been out of compliance with the zoning requirements in the area they now proposed to significantly develop for years. They recently sought and gained county approval to be back in compliance by making a number of representations, including that the development that they now propose was "moot" because they were "not being sought at this time." Almost immediately after the county waived their non-compliance, the current proposal was submitted with even more use and development included than previously proposed. Given this history and that the HR representative has touted constructing a "fifth rec center" in this area, it hardly seems that their plans will be limited to the currently proposed development. The County needs to stand up and protect this dedicated conservation area from continued encroachment.

Third, the number of horses that HR currently keeps in the equestrian center area of 20 acres is too large, and it seems that this number will only increase with this proposal. HR argues that they can keep as many horses as they like given the "8200 acres" of the Backcountry. But they keep the horses on 20 acres, not 8200. Humane treatment of the animals, along with courtesy for abutting properties, dictates that the number be limited. Furthermore, attention should be given to the County's devegetation requirements as set out in the County's Guide to Animals. I suspect the current usage has resulted in devegetation that exceeds these limitations. The new proposal would result in even more devegetation. The following is from the Guide (emphasis added):

> Vegetation Requirements Vegetation requirements apply to all land having permitted livestock. The site, excluding that area which is allowed to be devegetated, must be maintained with vegetative groundcover. Vegetative groundcover includes native or introduced grasses and forbs, but does not include weeds on bare dirt. In areas where exposed shelf-rock or caprock is the natural terrain, this will be considered to be vegetative groundcover. The maximum land area that may be devegetated is as follows: Lot Area Maximum Devegetated Area 2.3 - 4.49 acres 25% of the total site 4.5 - 8.9 acres 1.25 acres or 20%, *whichever is greater 9 - 34.9 acres 2 acres or 15%, whichever is greater* 35+ acres 5.2 acres or 10%, whichever is greater, to a maximum of 10 acres All corrals, outdoor arenas, paddocks, run pens, round pens, unpaved or ungraveled parking areas shall be included when calculating the maximum area devegetated. The area within

the required minimum setback shall be fully maintained with vegetation. A variance from the above vegetation standards may be sought from the Board of Adjustment.

Finally, the County and the developers recognized the value to our community to having space that is protected from development. Significant work, including extensive studies of the topography and wildlife, went into the evaluation of this area before designating the planning areas within the Open Space Conservation Area (see the OSCA Plan). HR suggests in their proposal that this area is "marginal" for wildlife based on the original studies. HR also correctly notes that there has been significant development in the area since those original studies. Given the growth and development in the area, wildlife patterns have likely been altered since those studies. This is a major migration area for the elk and deer population, especially since the creation of the wildlife crossing area near Ron King and Santa Fe completed in recent years (see attached picture of elk just south of Ron King and east of Santa Fe). The County should demand a new wildlife study before considering any amendment of the Open Space Conservation Area PD, and presumably also the Conservation Easement, to ensure that the parties respect the original goal of preserving the wildlife and land in this area.

Respectfully,
Sarah Kilgore
An Abutting Landowner



From: Amy Turell <aturell3063@gmail.com>
Sent: Friday, September 5, 2025 7:01 AM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: Anthony Colarusso <Colarussoa@gmail.com>; sarah bigrockadvisors.com <sarah@bigrockadvisors.com>
Subject: Re: BOA Hearing Date

Brett,

The September 30th date does not work for everyone for the appeal. The consensus is to forgo the appeal and attend the upcoming hearing for the HRCA's extensive expansion, amendment.

Make no mistake, the community of Cherokee Ridge Estates opposes your recent approval of HRCA's violations. And furthermore, disagrees with the DOCO Planning Department turning a blind eye for years while HRCA continued to build and operate in violation in the Open Space Conservation land.

Our community has had lawyers review the HRDP and OSCA Plan documents and qualified that HRCA's operations are not in compliance with said documents. Based on the intent and purpose of those plans, it is very clear development was never intended to occur off of Ron King Trail. (Topography, flood zones, and wildlife surveys were just a couple of the considerations when zoning/planning areas were established.)

Additionally, multiple people have written letters with valid logical reasons to support not developing the area in question: the wildlife, fire danger, traffic, water issues, noise and light pollution, and lack of logic placing a preschool next to a firing range. Who will monitor events for 150-300 people?

Please review the commenting letters from residents and referral letters, as well as your own SIP review notes in 2023 and 2025, that have gone unaddressed.

Our HOA president will be out of the country September 30 so he cannot present. We will attend the hearing on the bigger issue of HRCA's plan to rezone. Please let us know when that hearing date has been set.

Regards,

Amy Turell
Sent from my iPhone

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

Friday - October 31, 2025

Board of County Commissioners
DOUGLAS COUNTY
100 Third Street
Castle Rock, CO 80104

RE: **HIGHLANDS RANCH PD AMENDMENT 80**

Backcountry Base Camp: Traffic Improvement Warrants

Dear Commissioners:

On behalf of the Highlands Ranch Community Association (HRCA), this letter is provided in support of the above-referenced Planned Development (PD) Amendment.

Traffic analyses prepared in support of the Backcountry Base Camp (as reflected in the 2023 Traffic Impact Study and the updated 2027 projections) identify that certain auxiliary turning movements at the primary access intersections are warranted based on projected peak-hour volumes. These warranted improvements include the following:

- Westbound to Northbound Right-Turn Lane: The 2027 total volume projection for this movement is approximately 140 vehicles in the AM peak hour (exceeding the County's 50-vph warrant threshold). This auxiliary lane was previously identified in the 2023 Backcountry Traffic Impact Study submitted with the Site Improvement Plan application.
- Northbound Right-Turn Lane: The 2027 total volume projection for this movement is approximately 40 vehicles in the AM peak hour (exceeding the County's 25-vph warrant threshold).
- Westbound Approach Improvements: To improve intersection efficiency, the westbound approach should be designed or configured to provide a dedicated right-turn lane, allowing right-turning traffic to operate independently of left-turn movements.

The HRCA acknowledges these warranted improvements solely as part of the County's transportation planning context for the Backcountry area. This acknowledgment does not represent or imply any financial commitment, design responsibility, or construction obligation on the part of HRCA. Implementation, design, and timing of any such intersection improvements will be determined and undertaken by the appropriate jurisdictional agencies in coordination with Douglas County during future permitting and infrastructure planning phases, consistent with County standards and subject to funding availability, jurisdictional authority, and overall project phasing.

We appreciate the County's continued collaboration and consideration as this amendment advances through review. Please include this correspondence as part of the official record for the Board's deliberation.

Respectfully submitted,

HIGHLANDS RANCH COMMUNITY ASSOCIATION

Mike Bailey
CEO / General Manager

9568 University Blvd
Highlands Ranch, CO 80126
HRCAonline.org

Tuesday - September 09, 2025

Sent Via: Email to: bthomas@douglas.co.us

Mr. Brett Thomas AICP, Chief Planner
DOUGLAS COUNTY, COMDEV DPT: PLANNING
100 Third Street, Suite 200
Castle Rock, CO 80104-2425

RE: **HRCA Backcountry PD Major Amendment (ZR2025-004)**
6005 Ron King Trail
Highlands Ranch, CO

2nd Submittal & Referral Response

Greetings, Brett:

On behalf of the Highlands Ranch Community Association (HRCA), thank you for coordinating the referral review process for the proposed Backcountry Planned Development (PD) Amendment (ZR2025-004). We appreciate the thoughtful input provided by Douglas County staff, various referral entities, and community members. HRCA has carefully reviewed all comments received and prepared point-by-point responses.

Attached are the following revised documents for your continued review and inclusion in the project record:

- **Project Narrative** dated September 05, 2025 (Rev 1).
- **Traffic Impact Study** dated September 2025 (prepared by SM Rocha)
- **Section XIII – Nonurban Area** of the Highlands Ranch Planned Development Guide, minor revisions.

For ease of reference, the *Project Narrative* and *Section XIII* documents include a "|" annotation on the right side of the page to indicate text or formatting that was revised (as illustrated in this paragraph).

The following is our point-by-point response to the various comments that were offered to date. Where appropriate, the referral comment offered is presented in *blue serif font*.

DougCo Planning Comments (your comments)

Confirm if any other revisions are necessary to Section XIII – Nonurban Area of the Highlands Ranch PD. As an example, Section Q (proposed S) Planning Area Boundaries currently references Planning Areas A-J; should this now include Planning Areas K and L?

Yes. The PD Amendment proposes to add Planning Areas K and L to the Highlands Ranch PD. References within Section XIII that currently cite Planning Areas A–J will be updated to include Planning Areas K and L.

No other revisions to Section XIII are necessary beyond this adjustment.

Provide documentation of Highlands Ranch Water's ability to serve, the amount of water available, and the feasibility of extending services pursuant to Section 1806A.02 of the Zoning Resolution.

HRCA has formally requested that Highlands Ranch Water provide documentation consistent with DCZR §1806A.02. This documentation will confirm their ability and intent to serve Planning Area L, identify available supply, and address the feasibility of extending service. The Project Narrative identifies HRCA's preferred potable water approach for Planning Area L as a dedicated cistern system (including fire storage) with on-site treatment, modeled after the HRLETF facility. Final system design will be developed during the Site Improvement Plan process in coordination with Highlands Ranch Water and Douglas County.

Confirm if any amendments are necessary to the Conservation Easement, Open Space Conservation Agreement, Open Space Conservation Area Plan, or other applicable documents related to the use and preservation of the Open Space Conservation Area.

Relative to the current Amendment being processed, no additional amendments to the referenced documents are necessary. However, as stewards of the Open Space Conservation Area, we are continuously analyzing needs and opportunities, which may result in a stronger and more respectful management strategy for OSCA. As such, we reserve the right to propose amendments to these documents in the future. Should any future updates be required, they would be handled through the applicable review and approval procedures.

DougCo Engineering Comments (Al Peterson)

All Rezonings and/or PD Amendments require a traffic study. That study should be based on whatever the most intensive use would be allowed by the amendment. In the future that study can be refined to be more specific to the proposed use at Site Improvement Plan.

A Traffic Impact Study was completed in September 2025 by SM Rocha, LLC (attached).

Consistent with County requirements, the study was based on the most intensive use allowed by the PD Amendment. As such, the trip generation assumptions are deliberately conservative, reflecting maximum buildout conditions rather than the specific programming envisioned by HRCA.

At this intensity, the project is expected to generate approximately 772 daily trips, including 252 AM peak-hour trips and 54 PM peak-hour trips.

The analysis confirmed that existing turn lane storage is sufficient and that the intersection will continue to operate at acceptable levels of service (LOS C or better overall through 2027 with project traffic). While some westbound turning movements may experience longer delays by 2045, these conditions are typical of unsignalized intersections along arterial highways.

Importantly, the study concluded that no roadway safety deficiencies were identified, nor are any improvements recommended at this time.

A Final, refined TIS will be prepared and submitted with the Site Improvement Plan(s) to reflect actual uses, programming, and site design.

Updated CDOT Access Permit required.

An updated CDOT Access Permit is not warranted at this stage. The current TIS provides a conservative, worst-case assessment that satisfies rezoning/PD Amendment requirements.

A revised Access Permit would be more appropriate at the Site Improvement Plan stage, when refined trip generation data are available. At that time, HRCA will coordinate with Douglas County to ensure compliance with access permitting requirements.

Highlands Ranch Water (HRW) Comments

***NOTE**: Not all referral text is reproduced verbatim; responses address each substantive issue raised.*

HRCA acknowledges HRW's clarification regarding the PD Amendment application and has prepared a written narrative (submitted separately on HRCA letterhead) in response to HRW's request. That narrative incorporates the Highlands Ranch Water and Sanitary Sewer Standard Specifications (May 2020) as the governing criteria for domestic demand and fire protection planning.

For Planning Area L (Education Programs), HRCA has calculated indoor demand using Table 4-1 (Domestic Demands – Unit Flow), which prescribes 15 gallons per student per day with a peaking factor of 1.38 (MDD/ADD). Based on program headcounts, maximum day demands are approximately 1,305 gpd for Wild Roots (48 students + 15 staff), 3,312 gpd for Camps (140 students + 20 staff), and 4,554 gpd for the Planning Peak (200 students + 20 staff). For scale only, these correspond to approximately 4.7, 12.0, and 16.5 SFE, recognizing that HRW's non-residential indoor budgets are determined by meter size, not SFE.

Because Planning Area L will be served by HRW's raw water system, which operates intermittently with variable flows and pressures, HRCA proposes to meet demand through a partitioned cistern system:

- A fire-reserve compartment (non-potable) of not less than 30,000 gallons, consistent with Douglas County Exhibit C – Standard for Water Supplies for Rural Fire Fighting (250 gpm × 2 hours), with a 5″ NST drafting connection and all-weather access. Final fire flow will be determined in coordination with South Metro Fire Rescue (SMFR) using the ISO NFF methodology or NFPA 1142, as approved, during the Site Improvement Plan process.

- A raw-water equalization compartment supplied by HRW. Based on the maximum day demands noted above, daily raw-water deliveries of this magnitude are anticipated to be sufficient. At a planning level, HRCA anticipates a fill rate of 20–30 gpm for 2–4 hours per day during non-peak operating periods, subject to HRW's operational guidance. Raw water will be pumped from this compartment through an on-site treatment system (including chlorine contact) to an indoor finished-water pressure tank for building distribution. Fire reserve will be physically protected from domestic drawdown by compartmentalization and interlocks. Potable components will be designed in accordance with CDPHE Policy DW-005 and Regulation 11, with appropriate backflow and cross-connection control.

With respect to wastewater, both Planning Area K and Planning Area L are anticipated to utilize independent On-Site Wastewater Treatment Systems (OWTS/septic), designed in accordance with Douglas County Health Department Regulation 22-01 and state requirements. Final design

and permitting of both water and wastewater facilities will occur at the Site Improvement Plan stage, in full coordination with Douglas County, HRW, SMFR, and other applicable agencies.

South Metro Fire Rescue (SMFR) Comments (Aaron Miller, Fire Marshal's Office)

Non-objection to amending the PD does not approve the suitability of these planning areas for the intended structures and uses proposed. Site infrastructure will not currently support any new structures or expanded uses without SMFR approved improvements to site access and fire protection water supplies.

Acknowledged. HRCA understands that PD Amendment approval does not, in itself, constitute approval of site suitability for specific facilities. All site infrastructure, including fire access and protection water supply, will be evaluated in detail through the Site Improvement Plan process in coordination with SMFR.

Comments from prior SIP (SP2023-135) remain applicable. No new structures may be constructed or uses expanded without meeting fire code requirements for access and fire protection water supplies.

HRCA acknowledges these requirements. All future development in Planning Areas K and L will comply with applicable provisions of the Douglas County Fire Code, International Fire Code, and International Building Code, as adopted by Douglas County, with final review and approval occurring through the Site Improvement Plan process.

Permanent structures (e.g., yurts) must meet applicable fire access and water supply requirements, which were not met in the prior SIP.

HRCA acknowledges this requirement. Any permanent structures proposed in future SIPs will be designed to meet all applicable fire access and water supply standards, subject to SMFR review and approval.

No approved secondary access currently exists; trails and ranch roads do not qualify as ingress/egress under County or Fire Code standards.

HRCA acknowledges this requirement. Secondary access will be evaluated and addressed during the SIP process, with design coordinated between HRCA, Douglas County, and SMFR to ensure compliance with applicable standards.

Uncertainty regarding the "300 participant maximum" cited in prior SIP materials; further discussion is required given the single access point and cumulative facilities using Ron King Trail.

HRCA acknowledges that participant capacity and access limitations require further coordination. Event and facility capacities will be reviewed as part of the SIP process in consultation with SMFR to ensure compliance with applicable codes and safe operations, considering all facilities served by Ron King Trail.

This item was also addressed during the recent Site Improvement Plan Revision, which included a Transportation Management Plan.

AT&T (via Clearwater Consulting Group)

AT&T reviewed the project area and confirmed that there are no conflicts with their buried long-line fiber optic facilities.

No response or further action is necessary.

Colorado Department of Transportation (CDOT)

CDOT reviewed the referral and stated that they have no comments on the PD Amendment.

No response or further action is necessary.

CenturyLink / Lumen

CenturyLink (Lumen) acknowledged receipt of the referral and assigned project number P866873 for tracking. They indicated that requests will be addressed in the order received and provided contact information for their project manager.

No technical comments were provided. No response is required at this time.

City of Lone Tree

The City of Lone Tree submitted the referral form without providing substantive comments.

No response or further action is necessary.

Public Service Company of Colorado (Xcel Energy)

Xcel Energy (PSCo) reported no apparent conflict with the proposed PD Amendment. They noted existing electric distribution and transmission facilities in the project area and reminded that any activity affecting their right-of-way will require PSCo approval and potentially a License Agreement. They also outlined the standard process for new or modified electric service requests.

These requirements will be addressed as part of future Site Improvement Plan reviews.

No further response is necessary at the PD Amendment stage.

Cherokee Ridge Estates HOA

***NOTE**: Not all referral text is reproduced verbatim; responses address each substantive issue raised.*

The Major PD Amendment relocates 65 acres of development potential from Planning Area E to proposed Planning Areas K and L, both of which are adjacent to existing active uses and identified in the OSCA Plan as marginal habitat. This clustering approach minimizes disturbance across the broader 8,200-acre Backcountry.

Water Use:

Planning Area K will continue to utilize its existing permitted well for equestrian purposes, with no significant increase in demand anticipated.

For Planning Area L (Base Camp, Education Programs), HRCA is coordinating with Highlands Ranch Water (HRW) and applied the HRW Standard Specifications (May 2020, Table 4-1) to determine domestic demand. Based on program headcounts, the projected maximum day demands are approximately 1,305 gpd (Wild Roots program), 3,312 gpd (Camp programs), and 4,554 gpd (Planning Peak). These demands will be met through a partitioned cistern system, consisting of a ≥30,000-gallon fire-reserve compartment (consistent with Douglas County Exhibit C – 250 gpm for 2 hours) and a raw-water equalization compartment supplied by HRW. Raw water will be delivered on an intermittent basis, with anticipated fill rates of 20–30 gpm for approximately 2–4 hours per day, subject to HRW's operational guidance.

Raw water will be pumped through an on-site treatment system (including chlorine contact) to an indoor finished-water pressure tank for distribution to the building. The fire reserve will be physically protected from domestic drawdown through compartmentalization and interlocks. Potable components will be designed in accordance with CDPHE Policy DW-005 and Regulation 11, with appropriate backflow and cross-connection control.

Final design details, including meter sizing, fire flow confirmation, cistern construction drawings, and raw-water operating protocols, will be developed during the Site Improvement Plan stage in coordination with HRW, South Metro Fire Rescue, and Douglas County.Traffic and Safety: The September 2025 Traffic Impact Study confirmed that Ron King Trail and its intersection with U.S. Highway 85 will continue to operate at acceptable levels of service, with adequate turn lane storage to handle projected volumes. No roadway safety deficiencies or improvements are currently recommended.

Noise and Events: Community events with attendance of over 150 participants are capped at six per year; events under 150 are not limited. Facilities are limited to a modest scale compared to what is permitted in other Planning Areas. These limits are designed to balance community benefit with preservation of the Backcountry's character.

Fire Risk and Emergency Egress: HRCA coordinates with South Metro Fire Rescue on emergency access and wildfire mitigation. These measures will be refined through the Site Improvement Plan process to ensure compliance with County fire and evacuation standards.

The PD Amendment does not expand overall Backcountry development capacity but rather relocates it to the least sensitive, already active areas. This approach maintains the integrity of the OSCA Plan while allowing modest, community-serving uses in appropriate locations.

Cherokee Ridge Estates Metropolitan District

***NOTE**: Not all referral text is reproduced verbatim; responses address each substantive issue raised.*

The Major PD Amendment relocates 65 acres of development potential from Planning Area E to proposed Planning Areas K and L, adjacent to existing active uses and identified in the OSCA Plan as marginal habitat. This approach allows modest programming growth while protecting the remainder of the 8,200-acre Backcountry.

Compliance: HRCA acknowledges the importance of maintaining a strong compliance record. The purpose of this PD Amendment is to bring existing facilities into alignment with the Highlands Ranch PD and OSCA Plan, ensuring that future operations are fully reviewed, permitted, and monitored under Douglas County standards.

Traffic: The September 2025 Traffic Impact Study confirmed that Ron King Trail and its intersection with U.S. Highway 85 will continue to operate at acceptable levels of service, with adequate turn lane storage to accommodate projected volumes. While some long-term delays may occur with unsignalized intersections, no roadway safety deficiencies or improvements are currently recommended. HRCA will continue to coordinate with Douglas County and CDOT on traffic operations.

Noise and Light: All facilities and events will comply with Douglas County's zoning and lighting standards. Community events are limited in frequency and size, and noise and light impacts will be minimized through site design and operational restrictions.

Wildlife: Planning Areas K and L were identified as marginal habitat in the OSCA Plan and as Low to Moderate value habitat in the Douglas County Comprehensive Master Plan. Concentrating limited uses in these areas helps protect more sensitive wildlife corridors elsewhere in the Backcountry.

The PD Amendment is designed to formalize existing active use areas, limit their scale compared to other Planning Areas, and strengthen long-term conservation of the broader Backcountry.

Response to Comment – Monte Moore

***NOTE**: Not all referral text is reproduced verbatim; responses address each substantive issue raised.*

The PD Amendment removes 65 acres from Planning Area E and relocates them to proposed Planning Areas K and L, adjacent to existing active uses. These sites were identified in the OSCA Plan as marginal habitat and are among the least environmentally sensitive.

Traffic safety was studied in detail through the September 2025 Traffic Impact Study. That analysis confirmed that Ron King Trail and its intersection with U.S. Highway 85 will continue to operate at acceptable levels of service, with adequate turn lane storage. While westbound turning movements may experience some delay in the long-term, this is typical of unsignalized intersections on arterial roadways. Importantly, no safety deficiencies or roadway improvements are currently recommended.

It is also important to note that Base Camp and the Horse Corrals have already operated adjacent to the Law Enforcement Training Facility (LEFT) for nearly a decade, along with residential neighborhoods nearby. These uses have coexisted with LETF with minimal disruption and no documented safety conflicts. The PD Amendment formalizes and modestly expands programming in these established locations, rather than introducing new conflicts.

Response to Comment – Barbara Baker

***NOTE**: Not all referral text is reproduced verbatim; responses address each substantive issue raised.*

The proposed Planning Area L (Base Camp site) would support outdoor education and low-impact, community-based programming. Facilities could include small buildings (no structure to exceed 20,000 square feet) for an outdoor education preschool, administrative offices, and supporting amenities such as restrooms, changing rooms, enclosed storage, and dining space. Overnight camping may be permitted in limited numbers, with camps capped at 10,000 square feet each, and events up to 300 participants are limited to six per year; events under 150 have no annual limit.

Parking and access are provided via Ron King Trail, a private road directly connected to U.S. Highway 85. The September 2025 Traffic Impact Study confirmed that the access and turn lane storage are sufficient to accommodate projected traffic volumes without requiring roadway improvements.

Programming is expected to occur primarily during daytime hours with seasonal and school-year variations, while overnight programs would be occasional and modest in scale. These facilities are clustered near existing active uses and infrastructure to minimize new disturbance.

Response to Comment – Sarah Kilgore

***NOTE**: Not all referral text is reproduced verbatim; responses address each substantive issue raised.*

The proposed Major PD Amendment relocates 65 acres of development potential from Planning Area E to proposed Planning Areas K and L, both of which are adjacent to existing active uses and identified in the OSCA Plan as marginal habitat. This approach clusters limited development near established facilities while preserving the remainder of the 8,200-acre Backcountry in open space.

The September 2025 Traffic Impact Study confirmed that Ron King Trail and its intersection with U.S. Highway 85 will continue to operate at acceptable levels of service, with adequate turn lane storage. While Ron King Trail also serves as an emergency access point for Cherokee Ridge, South Metro Fire Rescue coordinates with HRCA and will review emergency access and wildfire mitigation during site design. Emergency coordination measures will be incorporated into final site design.

Portions of Planning Areas K and L intersect mapped floodplain areas. Any improvements in these areas will comply with Douglas County floodplain requirements, including permits and mitigation as applicable. Final site design during the SIP process will ensure compliance with drainage and fire safety standards.

Equestrian programming in Planning Area K will be limited in scale, with a maximum developed footprint of 20 acres. All uses must comply with Douglas County's vegetation and animal welfare standards, and HRCA remains committed to ensuring sustainable management practices.

Regarding wildlife, Planning Areas K and L were designated as "marginal" habitat in the OSCA Plan and as "Low" to "Moderate" value habitat in the Douglas County Comprehensive Master Plan. Concentrating uses in these marginal areas reduces the need to disturb more sensitive habitat elsewhere in the Backcountry.

Response to Comment – Amy Turell

***NOTE**: Not all referral text is reproduced verbatim; responses address each substantive issue raised.*

The proposed Major PD Amendment removes 65 acres from Planning Area E and establishes Planning Areas K and L in locations identified in the OSCA Plan as marginal wildlife habitat—the lowest habitat value classification. Both sites are adjacent to existing active uses and have been operating with equestrian and educational programming for several years.

The September 2025 Traffic Impact Study confirmed that Ron King Trail and its intersection with U.S. Highway 85 will continue to operate at acceptable levels of service, with adequate turn lane storage. While some delays may occur in the long-term at unsignalized intersections, no roadway safety deficiencies or improvements are recommended at this time.

Portions of Planning Areas K and L do intersect mapped floodplain areas. Any improvements located within a regulatory floodplain will comply with Douglas County requirements, including permits and mitigation as applicable. Final site design during the SIP process will ensure compliance with all floodplain and drainage standards .

HRCA coordinates closely with South Metro Fire Rescue and Douglas County on emergency access and wildfire mitigation measures, and these protocols are incorporated into site planning.

With respect to wildlife, Planning Areas K and L are located in zones identified as "marginal" habitat in the OSCA Plan and "Low" to "Moderate" habitat in the Douglas County Comprehensive Master Plan. Concentrating programming at these locations minimizes broader disturbance to the 8,200-acre Backcountry.

We trust that these responses and supporting revisions fully address the referral comments received to date. HRCA remains committed to working closely with Douglas County staff, Highlands Ranch Water, South Metro Fire Rescue, and other reviewing agencies as the project advances. Final design details will be developed and coordinated during the Site Improvement Plan stage to ensure full compliance with all applicable County and State requirements. We appreciate your continued guidance and support and look forward to your further review.

Feel free to call or email me with questions, or if you wish to review the information discussed above in greater detail. Thank you.

Sincerely,

HIGHLANDS RANCH COMMUNITY ASSOCIATION
Community Improvement Services



Weylan A. "Woody" Bryant, M LS, PE
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Mr. Jeff Kappes, HRCA (Consultant) via: jeff.kappes22@outlook.com

HELP CONSERVE OUR NATURAL RESOURCES!

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

Friday - September 05, 2025

Sent Via: Email to: jklassen@hrwater.org

Mr. Jon Klassen, Project Manager
HIGHLANDS RANCH WATER
62 Plaza Drive
Highlands Ranch CO 80129

RE: **BACKCOUNTRY PD AMENDMENT (ZR2025-004)**
6005 Ron King Trail
Highlands Ranch, CO

Backcountry Education Programs: Domestic Water Demand and Fire Protection Cistern Basis

Greetings, Mr. Klassen:

In response to your request for a written narrative, the Highlands Ranch Community Association (HRCA) has evaluated the anticipated water demand and storage requirements for the proposed Backcountry education programs. This evaluation has been prepared using the Highlands Ranch Water and Sanitary Sewer Standard Specifications (May 2020) as the governing criteria.

The education programs are expected to accommodate approximately forty-eight students and fifteen staff members on a typical day (Wild Roots), one hundred forty campers and twenty staff on a camp day, and up to two hundred students with twenty staff during a planning peak. Applying Table 4-1 of the Standard Specifications, which prescribes 15 gallons per student per day with a peaking factor of 1.38 (MDD/ADD), yields the following results:

- Wild Roots (63 "student-equivalents"): Average Daily Demand (ADD) ≈ 945 gpd; Maximum Day Demand (MDD) ≈ 1,305 gpd.
- Camp Day (160 "student-equivalents"): ADD ≈ 2,400 gpd; MDD ≈ 3,312 gpd.
- Planning Peak (220 "student-equivalents"): ADD ≈ 3,300 gpd; MDD ≈ 4,554 gpd.

For scale only, these values correspond to approximately 4.7, 12.0, and 16.5 Single-Family Equivalents (SFE) when compared to HRW's residential indoor allocation of 12,000 gallons per bimonthly cycle (~200 gpd). We understand that non-residential indoor budgets are determined by meter size rather than SFE; these figures are provided solely as an equivalency reference.

With the above demand established, HRCA anticipates supplying the facility by filling the raw-water equalization compartment of the cistern on an intermittent basis. Based on the maximum day demands noted above, daily raw-water deliveries of this magnitude would be sufficient. At a planning level, HRCA anticipates a fill rate in the range of 20–30 gallons per minute for 2–4 hours per day during non-peak operating periods. We respectfully request HRW's input on preferred delivery frequency, rate, and timing, recognizing that the raw-water system experiences varying flows and pressures. Final operating protocols will be coordinated with HRW staff and incorporated into the Site Improvement Plan design.

Fire flow requirements will be determined in accordance with the ISO Guide for

Determination of Required Fire Flow (NFF), as directed in Section 4.01 of the Standard Specifications. Table 4-2 provides a general guideline of 4,800 gpm for schools, but final values will be established through coordination with South Metro Fire Rescue (SMFR) at the Site Improvement Plan stage. For PD Amendment planning purposes, HRCA proposes to provide a dedicated fire-protection cistern of not less than 30,000 gallons, consistent with Douglas County Exhibit C – Standard for Water Supplies for Rural Fire Fighting, which specifies a minimum of 250 gpm for two hours.

The proposed configuration is a single, partitioned cistern consisting of:

1. A fire-reserve compartment (non-potable) of not less than 30,000 gallons with a 5″ NST drafting connection and all-weather access, and
2. A raw-water equalization compartment supplied by Highlands Ranch Water. Raw water will be pumped through an on-site treatment system (including chlorine contact) to an indoor finished-water pressure tank, then distributed to the building. Physical separation and interlocks will ensure that the domestic system cannot draw down below the required fire reserve. Potable components will be designed in accordance with CDPHE Policy DW-005 and Regulation 11, with appropriate backflow and cross-connection control.

We respectfully request Highlands Ranch Water's confirmation that the proposed methodology is acceptable for planning purposes and that the District is able and willing to serve under these assumptions. Final design details, including meter sizing, fire flow confirmation, and cistern construction drawings, will be provided during the Site Improvement Plan review.

We appreciate your continued coordination and support for this project. Feel free to call or email me with questions, or if you wish to review the information discussed above in greater detail. Thank you.

Sincerely,

HIGHLANDS RANCH COMMUNITY ASSOCIATION
Community Improvement Services

Weylan A. "Woody" Bryant, M LS, PE
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Attachments: As noted, if applicable.

Cc: Mr. Mark Giebel, HRCA via: Mark.Giebel@hrcaonline.org
Mr. Ryan Edwards, HRW via: redwards@highlandsranch.org

HELP CONSERVE OUR NATURAL RESOURCES!

TRAFFIC IMPACT STUDY

For

HRCA Backcountry Major Planned Development Amendment
Douglas County, Colorado

September 2025

Prepared for:

Highlands Ranch Community Association
9658 University Boulevard
Highlands Ranch, Colorado 80126

Prepared by:

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25-082478

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APPENDIX B LEVEL OF SERVICE DEFINITIONS
APPENDIX C CAPACITY WORKSHEETS

I. Introduction

Project Overview

This traffic impact study is provided as a planning document and addresses the capacity, geometric, and control requirements associated with the development entitled HRCA Backcountry Major Planned Development Amendment.

This proposed development will establish two new planning areas within the Backcountry Wilderness area to allow for equestrian related programs and an outdoor education program. The development is located east of Santa Fe Drive (U.S. Highway 85) along Ron King Trail in Douglas County, Colorado.

Study Area Boundaries

The study area to be examined in this analysis encompasses the intersection of Santa Fe Drive and Ron King Trail.

Figure 1 illustrates location of the site and study intersection.

Site Description

Land for the development is currently occupied by the existing Backcountry Outdoor Center and Wilderness Area as well as the existing Highlands Ranch Law Enforcement Training Facility. The area is surrounded by industrial, institutional, and residential land uses.

The proposed development will remove approximately 65 acres of developable land from Planning Area E and establish two new planning areas, Planning Area K and Planning Area L, within the Backcountry Wilderness area.

Planning Area K is an approximate 20-acre site focusing on equestrian related programming. Planning Area K is planned to provide a dressage riding area, an indoor arena, stables, and equestrian trails. Planning Area L is an approximate 45-acre that will support an outdoor education program, which would operate as a preschool, as well as provide low-impact, community-based programming. Planning Area L is planned to provide several ancillary building such as an administrative building with space to shelter students in cases of inclement weather, restroom and shower facilities, changing rooms, enclosed storage, and dining facilities.

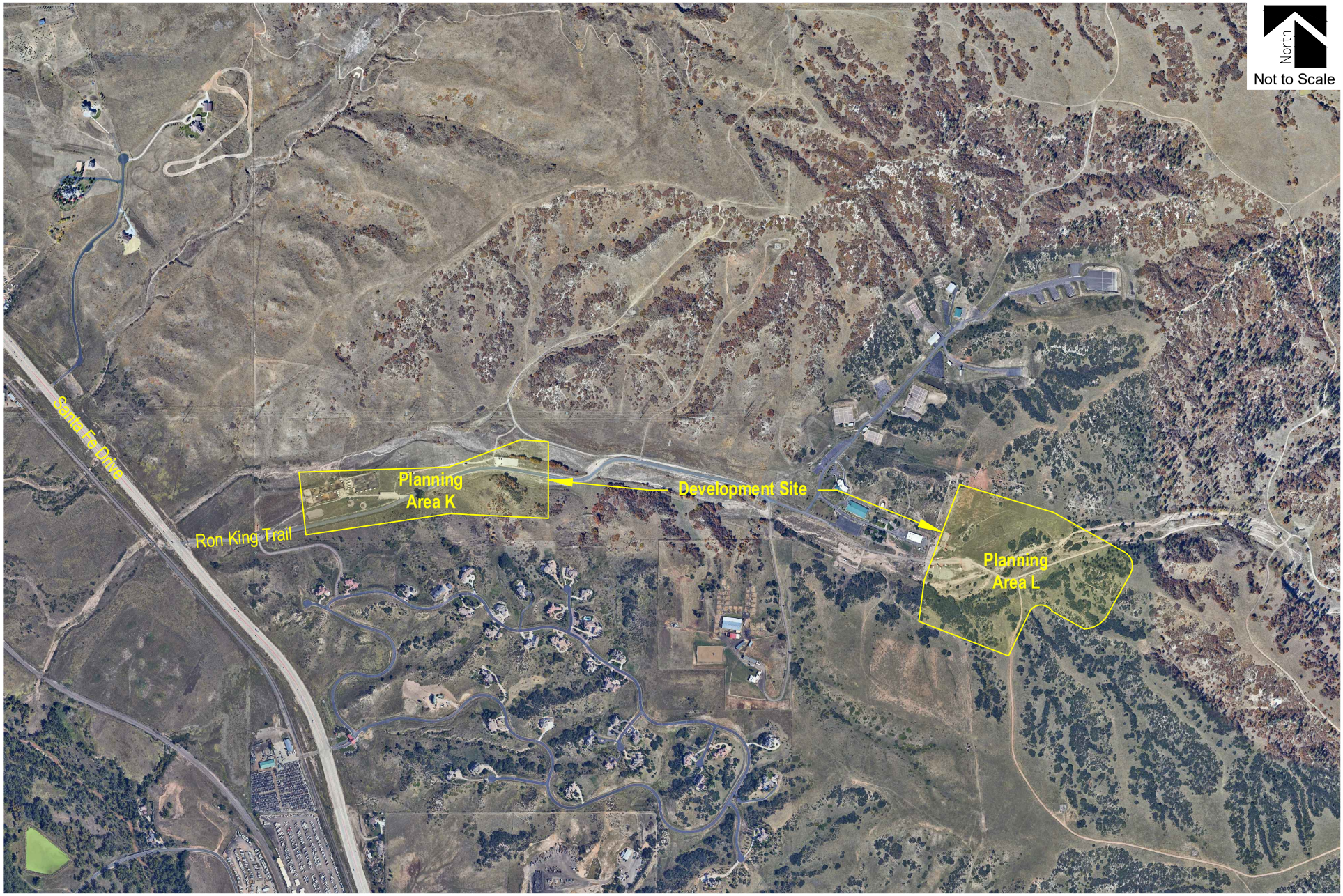
The proposed development is conceptual, and no specific densities have been determined. In coordination with the developer, and per County direction, this analysis is to be based on the most intensive use. Therefore, for purposes of this analysis, it was assumed that a maximum of 340 students would attend the outdoor education program.

Existing access to the development is shared and provided via one full-movement access onto Santa Fe Drive via Ron King Trail.

For purposes of this study, it is anticipated that development construction would be completed by end of Year 2027.

General site and access locations are shown on Figure 1.

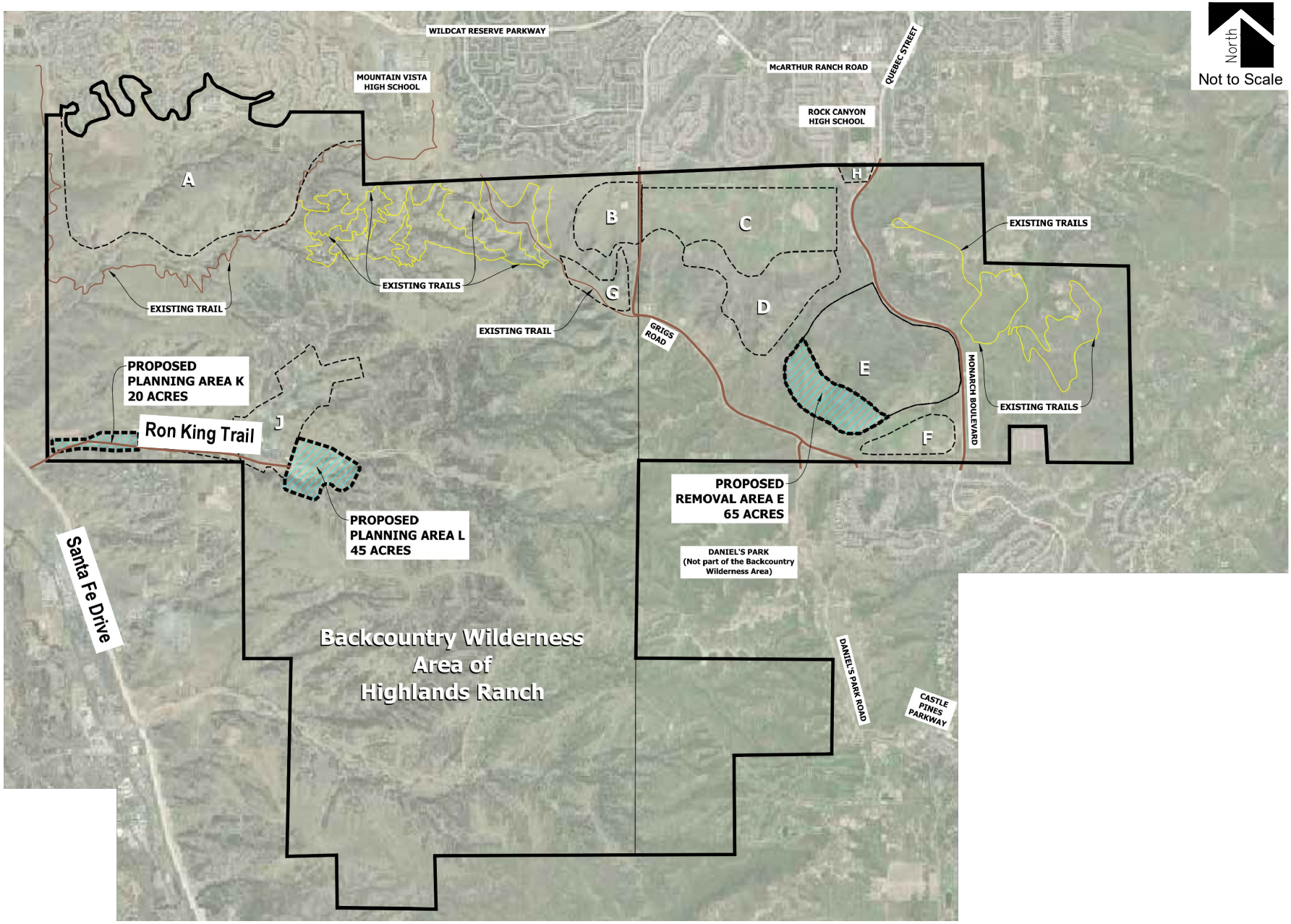
A planned development amendment map, as prepared by HRCA, is shown in Figure 2. This plan is provided for illustrative purposes only.



HRCA BACKCOUNTRY MAJOR PLANNED DEVELOPMENT AMENDMENT
Traffic Impact Study

SM ROCHA, LLC
Traffic & Transportation Engineering Consultants

Figure 1
SITE LOCATION
September 2025
Page 3


North
Not to Scale
WILDCAT RESERVE PARKWAY
MOUNTAIN VISTA HIGH SCHOOL
McARTHUR RANCH ROAD
QUEBEC STREET
ROCK CANYON HIGH SCHOOL
A
B
C
D
E
F
G
H
J
EXISTING TRAILS
EXISTING TRAIL
EXISTING TRAIL
EXISTING TRAILS
EXISTING TRAILS
GRIGS ROAD
MONARCH BOULEVARD
PROPOSED PLANNING AREA K 20 ACRES
Ron King Trail
PROPOSED PLANNING AREA L 45 ACRES
PROPOSED REMOVAL AREA E 65 ACRES
DANIEL'S PARK (Not part of the Backcountry Wilderness Area)
Santa Fe Drive
Backcountry Wilderness Area of Highlands Ranch
DANIEL'S PARK ROAD
CASTLE PINES PARKWAY

Existing and Committed Surface Transportation Network

Within the study area, Ron King Trail is the primary roadway that will accommodate traffic to and from the proposed development. The secondary roadway includes U.S. Highway 85. A brief description of each roadway, based on Douglas County 2040 Transportation Master Plan (TMP)[1] and Douglas County Roadway Design & Construction Standards (Roadway Standards)[2], is provided below:

> Ron King Trail is generally an east-west roadway having two through lanes (one lane in each direction) with shared turn lanes at the intersection within the study area. Ron King Trail is unclassified in the County's TMP. However, per Section 4.2 of the County's Roadway Standards and the roadway's estimated ROW width, Ron King Trail is assumed to be classified as a local roadway. Ron King Trail provides a posted speed limit of 30 MPH.
>
> Santa Fe Drive is a generally a north-south state roadway having four through lanes (two lanes in each direction) with a combination of shared and exclusive turn lanes at the intersection within the study area. The Colorado Department of Transportation (CDOT) categorizes the adjacent segment of Santa Fe Drive (U.S. Highway 85) as a Regional Highway (R-A) and provides a posted speed limit of 55 MPH.

The study intersection operate under a stop-controlled condition. A stop-controlled intersection is defined as a roadway intersection where vehicle rights-of-way are controlled by one or more "STOP" signs.

No regional or specific improvements for Roadway or other study intersections/the above-described roadways are known to be planned or committed at this time. The study area roadways appear to be built to their ultimate cross-sections.

[1] 2040 Douglas County Transportation Plan, David Evans and Associates, Inc., September 2019.
[2] Douglas County Roadway Design and Construction Standards, Douglas County, June 2020.

II. Existing Traffic Conditions

Peak hour traffic counts and 24-hour traffic volumes shown were obtained from the HRCA Backcountry Outdoor Center Traffic Impact Study[3]. Morning (AM) and afternoon (PM) peak hour traffic counts were collected at the intersection of Santa Fe Drive intersection with Ron King Trail. Average daily traffic (ADT) volumes were collected over a 24-hour period on Santa Fe Drive. Counts were collected on Tuesday, November 16, 2021, with AM peak hour counts being collected during the period of 7:00 a.m. to 9:00 a.m. and PM peak hour counts being collected during the period of 4:00 p.m. to 6:00 p.m.

These referenced counts were then grown to Year 2025 at a conservative annual growth of two percent. The two percent compounded annual growth rate was determined using historical traffic data provided by CDOT's Online Transportation Information System (OTIS) along the adjacent segment of U.S. Highway 85, which anticipates a 20-year growth rate between one and two percent.

It is important to note that ingress and egress traffic volumes at the intersection of Santa Fe Drive and Ron King Trail are not subject to annual growth patterns since this access drive does not provide connection to other roadways, therefore does not serve regional traffic.

Referenced counts, representing existing traffic volumes, and existing intersection geometry are shown in Figure 3. Traffic count data is included for reference in Appendix A.

[3] HRCA Backcountry Outdoor Center: Traffic Impact Study, Sustainable Traffic Solutions Inc., January 11, 2022.

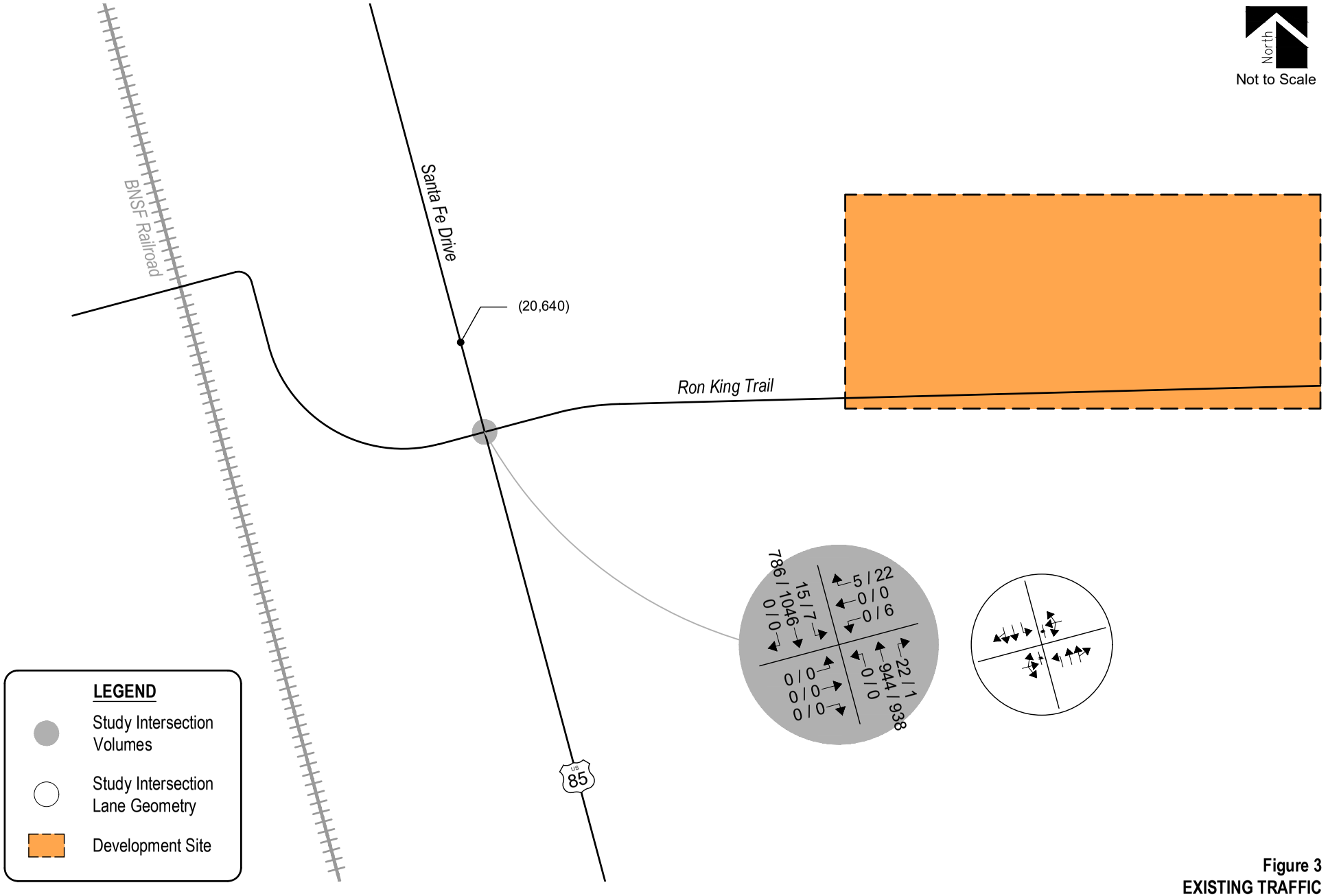


Figure 3
EXISTING TRAFFIC
Volumes & Intersection Geometry
AM / PM Peak Traffic Hour
(ADT) : Average Daily Traffic

Peak Hour Intersection Levels of Service – Existing Traffic

The Unsignalized Intersection Analysis techniques, as published in the Highway Capacity Manual (HCM), 7th Edition, by the Transportation Research Board and as incorporated into the SYNCHRO computer program, was used to analyze the study intersection for existing and future traffic conditions. This nationally accepted technique allows for the determination of intersection level of service (LOS) based on the congestion and delay of each traffic movement.

Level of service is a method of measurement used by transportation professionals to quantify a driver's perception of travel conditions that include travel time, number of stops, and total amount of stopped delay experienced on a roadway network. The HCM categorizes level of service into a range from "A" which indicates little, if any, vehicle delay, to "F" which indicates a level of operation considered unacceptable to most drivers. These levels of service grades with brief descriptions of the operating condition, for unsignalized and signalized intersections, are included for reference in Appendix B and have been used throughout this study.

The level of service analyses results for existing conditions are summarized in Table 1.

Intersection capacity worksheets developed for this study are provided in Appendix C.

Table 1 – Intersection Capacity Analysis Summary – Existing Traffic

INTERSECTION	LEVEL OF SERVICE	
LANE GROUPS	AM PEAK HOUR	PM PEAK HOUR
Santa Fe Drive / Ron King Trail (Stop-Controlled)		
Eastbound Left, Through, and Right	A	A
Westbound Left, Through, and Right	B	C
Northbound Left	A	A
Southbound Left	B	B

Key: Stop-Controlled Intersection: Level of Service

Existing Traffic Analysis Results

Under existing conditions, operational analysis shows that the unsignalized intersection of Santa Fe Drive and Ron King Trail currently provides turning movement operations at LOS B or better during the morning peak traffic hour and LOS C or better during the afternoon peak traffic hour.

III. Future Traffic Conditions Without Proposed Development

Background traffic is the traffic projected to be on area roadways without consideration of the proposed development. Background traffic includes traffic generated by development of vacant parcels in the area.

To account for projected increases in background traffic for Years 2027 and 2045, a compounded annual growth rate was determined using historical traffic data for the surrounding area provided by CDOT's OTIS along the adjacent segment of U.S. Highway 85, which anticipates a 20-year growth rate between one and two percent. Therefore, in order to provide for a conservative analysis, a growth rate of approximately two percent was applied to existing traffic volumes.

To account for projected traffic from the existing uses within HRCA Backcountry, trip generation from HRCA Backcountry Outdoor Center Traffic Impact Study Addendum[4] were added to background traffic volumes. It is important to note that not all trip generation estimates from the HRCA Backcountry Outdoor Center Traffic Impact Study Addendum occur within AM and PM peak hours analyzed within this study. Therefore, trip generation estimates that occur outside the AM and PM peak hours were not considered.

It is important to note that ingress and egress traffic volumes at the intersection of Santa Fe Drive and Ron King Trail are not subject to annual growth patterns since this access drive does not provide connection to other roadways, therefore does not serve regional traffic.

Pursuant to the area roadway improvements discussed in Section I, Year 2027 and Year 2045 background traffic conditions assume no roadway improvements to accommodate regional transportation demands. This assumption provides for a conservative analysis.

Projected background traffic volumes and intersection geometry for Years 2027 and 2045 are shown in Figure 4 and Figure 5, respectively.

[4] HRCA Backcountry Outdoor Center: Traffic Generation Analysis & Traffic Impact Study Addendum, SM ROCHA, LLC, July 2024.

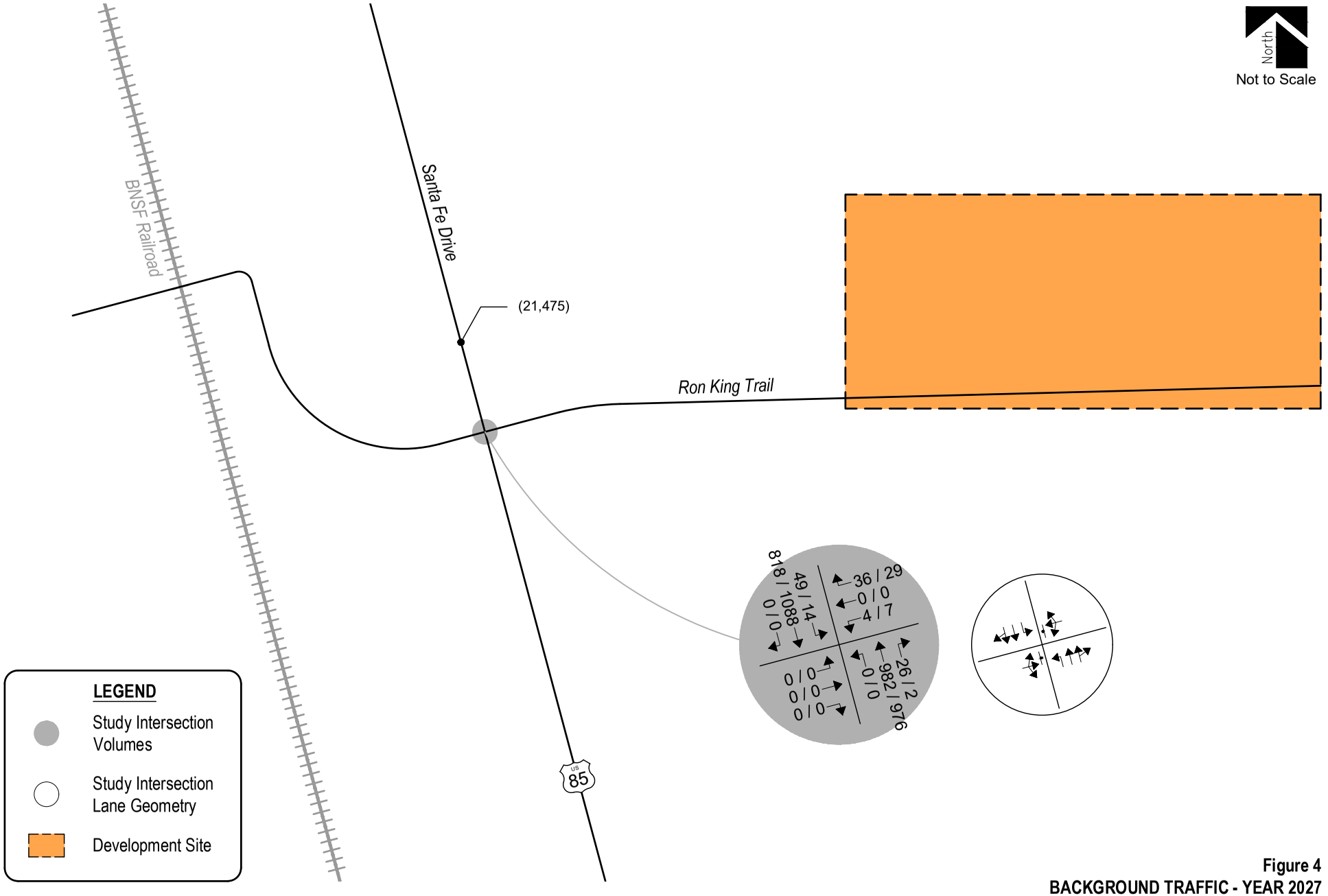


Figure 4
BACKGROUND TRAFFIC - YEAR 2027
Volumes & Intersection Geometry
AM / PM Peak Traffic Hour
(ADT) : Average Daily Traffic

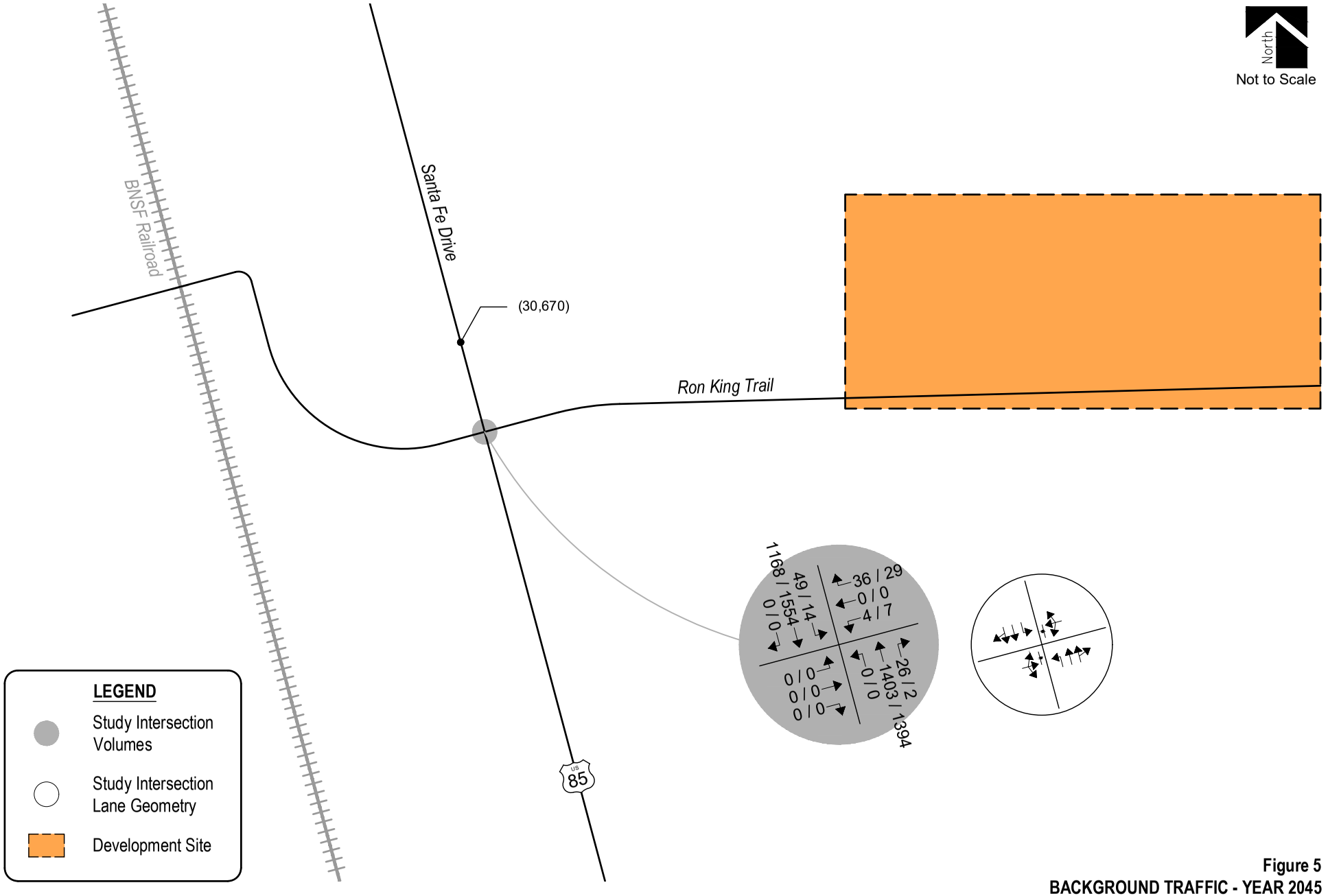


Figure 5
BACKGROUND TRAFFIC - YEAR 2045
Volumes & Intersection Geometry
AM / PM Peak Traffic Hour
(ADT) : Average Daily Traffic

Peak Hour Intersection Levels of Service – Background Traffic

As with existing traffic conditions, the operations of study intersections were analyzed under background conditions, without the proposed development, using the SYNCHRO computer program.

Background traffic level of service analysis results for Year 2027 are listed in Table 2. Year 2045 operational results are summarized in Table 3.

Definitions of levels of service are given in Appendix B. Intersection capacity worksheets are provided in Appendix C.

Table 2 – Intersection Capacity Analysis Summary – Background Traffic – Year 2027

INTERSECTION	LEVEL OF SERVICE	
LANE GROUPS	AM PEAK HOUR	PM PEAK HOUR
Santa Fe Drive / Ron King Trail (Stop-Controlled)		
Eastbound Left, Through, and Right	A	A
Westbound Left, Through, and Right	C	D
Northbound Left	A	A
Southbound Left	B	B

Key: Stop-Controlled Intersection: Level of Service

Background Traffic Analysis Results – Year 2027

Year 2027 background traffic analysis indicates that the unsignalized intersection of Santa Fe Drive and Ron King Trail is expected to provide turning movement operations at LOS C or better during the morning peak traffic hour and LOS D or better during the afternoon peak traffic hour.

Table 3 – Intersection Capacity Analysis Summary – Background Traffic – Year 2045

INTERSECTION	LEVEL OF SERVICE	
LANE GROUPS	AM PEAK HOUR	PM PEAK HOUR
Santa Fe Drive / Ron King Trail (Stop-Controlled)		
Eastbound Left, Through, and Right	A	A
Westbound Left, Through, and Right	E	F
Northbound Left	A	A
Southbound Left	B	B

Key: Stop-Controlled Intersection: Level of Service

Background Traffic Analysis Results – Year 2045

By Year 2045 and without the proposed development, the study intersection of Santa Fe Drive and Ron King Trail is expected to provide turning movement operations at LOS C or better during the morning peak traffic hour and LOS B during the afternoon peak traffic hour. Exceptions include the westbound turning movement which is expected to have turning movement operations at LOS E and LOS F during their respective peak traffic hour.

It is to be noted that it is not uncommon for unsignalized movements to or from an arterial roadway, in urban areas, to operate with noticeable delays during peak traffic hours. It is, however, likely that turn movements will operate better than the results obtained with this HCM Two-Way Stop-Control (TWSC) level of service analysis would indicate, as the HCM analysis may not accurately account for the effect of vehicle platooning and gaps.

IV. Proposed Project Traffic

Trip Generation

Standard traffic generation characteristics compiled by the Institute of Transportation Engineers (ITE) in their report entitled Trip Generation Manual, 11th Edition, were applied to the proposed land use in order to estimate average daily traffic (ADT), AM Peak Hour, and PM Peak Hour vehicle trips. A vehicle trip is defined as a one-way vehicle movement from a point of origin to a point of destination.

The ITE land use code 520 (Elementary School) was used for estimating trip generation because of its conservative rates and best fit to the proposed land use description.

It is important to note that ITE land use code 565 (Day Care Center) was also considered for the proposed land use. However, considering the intent of Planning Area L is to operate as a preschool, the Elementary School land use was applied as it more accurately reflects the overall intent of the development.

As actual land uses, densities, or site plans within the HRCA Backcountry Major Planned Development Amendment become defined over time it is expected that traffic generation characteristics considered within this study will need to be updated by more specific traffic analyses or studies to help assess if transportation improvements are needed to mitigate potential traffic impacts.

Trip generation rates used in this study are presented in Table 4.

Table 4 – Trip Generation Rates

			TRIP GENERATION RATES						
ITE			24	AM PEAK HOUR			PM PEAK HOUR		
CODE	LAND USE	UNIT	HOUR	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
520	Elementary School	STU	2.27	0.40	0.34	0.74	0.07	0.09	0.16

Key: STU = Students.
Note: All data and calculations above are subject to being rounded to nearest value.

Table 5 illustrates projected ADT, AM Peak Hour, and PM Peak Hour traffic volumes likely generated by the proposed development upon build-out.

Table 5 – Trip Generation Summary

ITE CODE	LAND USE	SIZE	TOTAL TRIPS GENERATED						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
520	Elementary School	340 STU	772	136	116	252	25	29	54
		Total:	*772*	*136*	*116*	*252*	*25*	*29*	*54*

Key: STU = Students.
Note: All data and calculations above are subject to being rounded to nearest value.

Upon build-out, Table 5 illustrates that the proposed development has the potential to generate approximately 772 daily vehicle trips with 252 of those occurring during the morning peak hour and 54 during the afternoon peak hour.

Adjustments to Trip Generation Rates

While a development of this type is likely to could provide a reduction in vehicle trip generation via carpools, no trip reductions were taken within this analysis due to its conceptual nature. This assumption provides for a conservative analysis.

As example, the previously approved HRCA Backcountry Outdoor Center traffic study addendum indicates approximately 35 percent of trips are carpool trips.

Trip Distribution

The overall directional distribution of site-generated traffic was determined based on the location of development site within the County, proposed and existing area land uses, allowed turning movements, available roadway network, and in reference to the HRCA Backcountry Outdoor Center Traffic Impact Study and HRCA Backcountry Outdoor Center Traffic Impact Study Addendum

Overall trip distribution patterns for the development are shown on Figure 6.

Trip Assignment

Traffic assignment is how generated and distributed vehicle trips are expected to be loaded onto the available roadway network.

Applying trip distribution patterns to site-generated traffic provides the overall site-generated trip assignments shown on Figure 6.

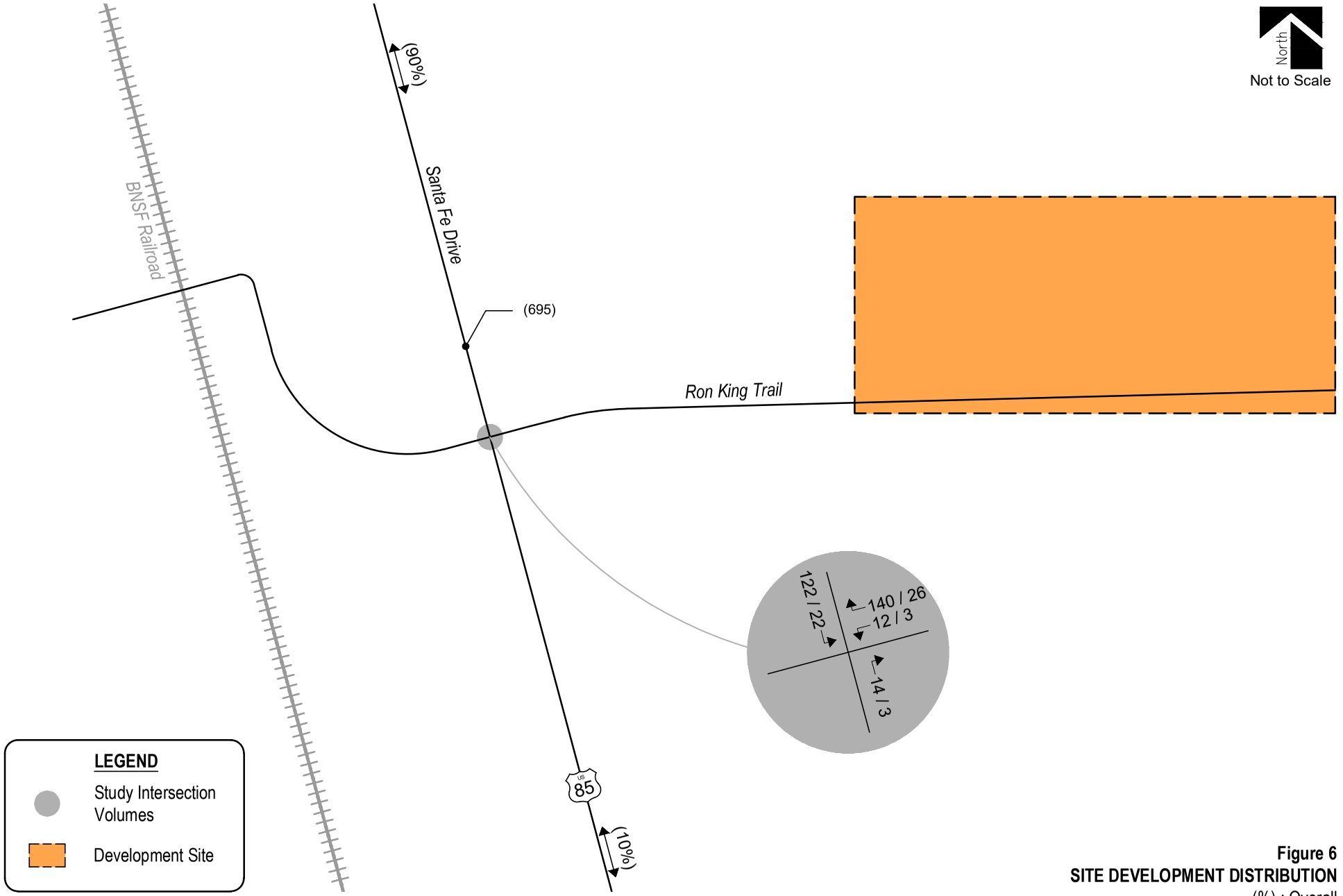


Figure 6
SITE DEVELOPMENT DISTRIBUTION
(%) : Overall
SITE-GENERATED TRIPS
AM / PM Peak Hour
(ADT) : Average Daily Traffic

V. Future Traffic Conditions With Proposed Development

Total traffic is the traffic projected to be on area roadways with consideration of the proposed development. Total traffic includes background traffic projections for Years 2027 and 2045 with consideration of site-generated traffic. For analysis purposes, it was assumed that development construction would be completed by end of Year 2027.

Pursuant to area roadway improvement discussions provided in Section III, Year 2027 and Year 2045 total traffic conditions assume no roadway improvements to accommodate regional transportation demands. Roadway improvements associated with site development are expected to be limited to site access and frontage as required by the governing agency.

Projected Year 2027 total traffic volumes and intersection geometry are shown in Figure 7.

Figure 8 shows projected total traffic volumes and intersection geometry for Year 2045.

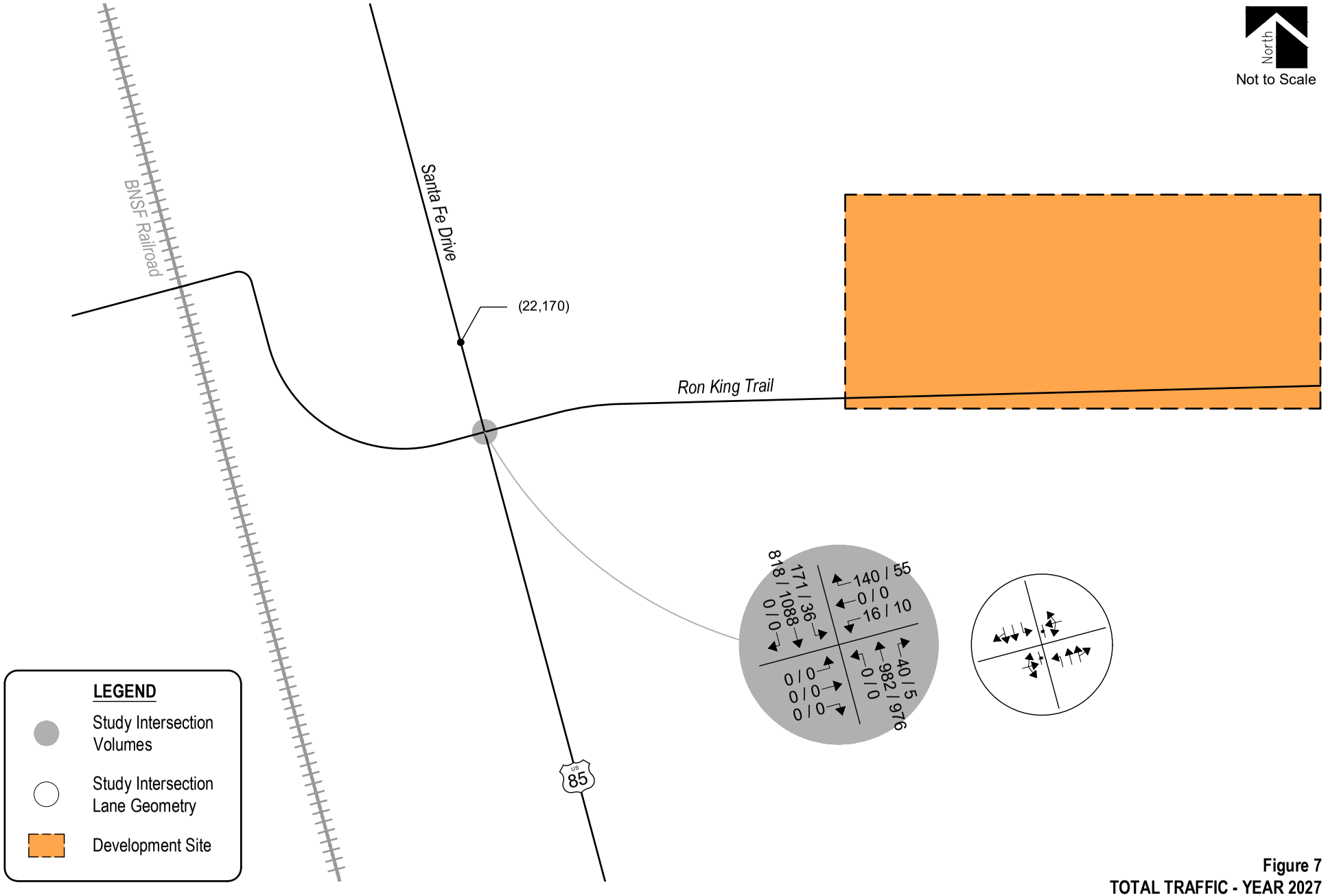


Figure 7
TOTAL TRAFFIC - YEAR 2027
Volumes & Intersection Geometry
AM / PM Peak Traffic Hour
(ADT) : Average Daily Traffic

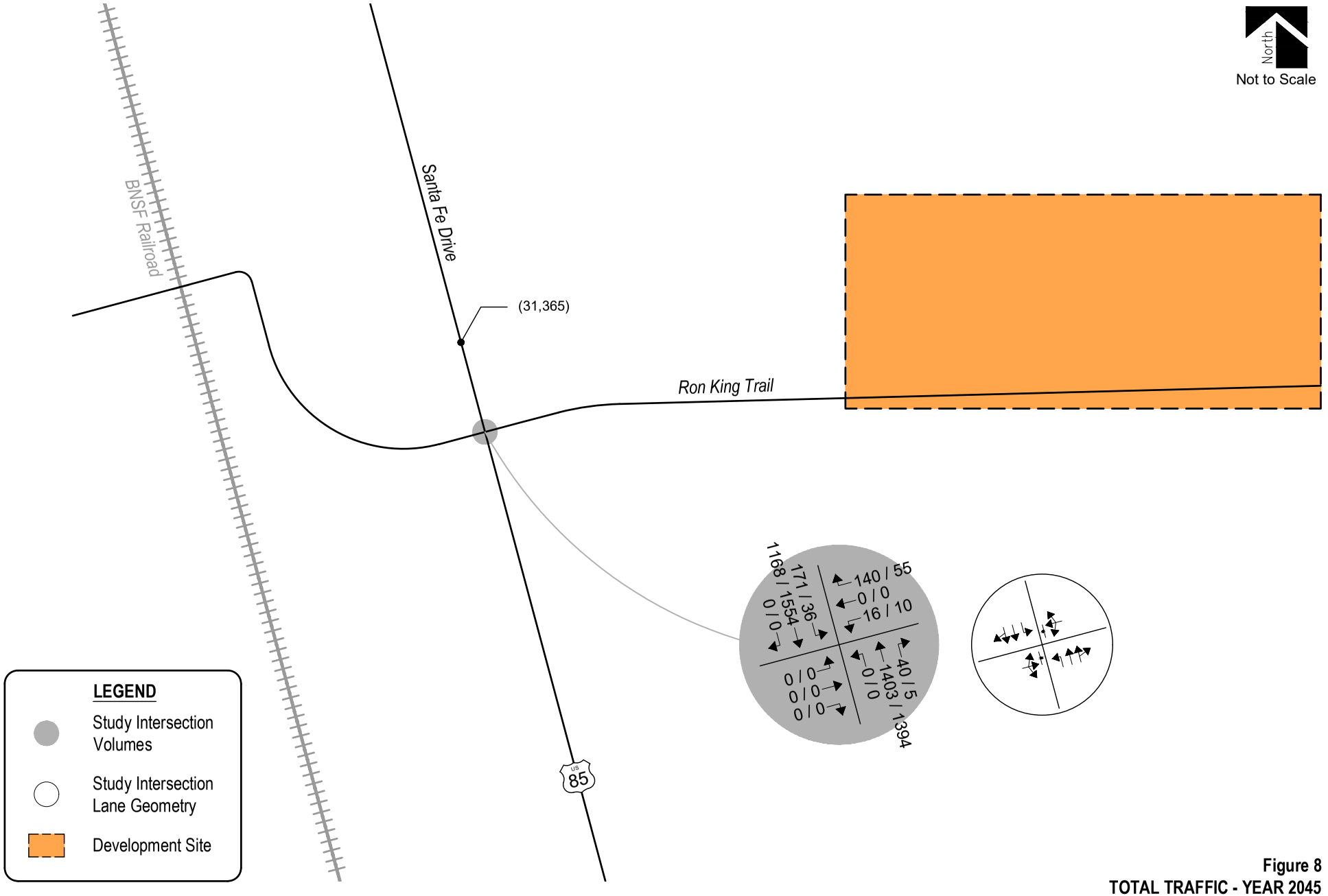


Figure 8
TOTAL TRAFFIC - YEAR 2045
Volumes & Intersection Geometry
AM / PM Peak Traffic Hour
(ADT) : Average Daily Traffic

Peak Hour Intersection Levels of Service – Total Traffic

As with background traffic, the operations of the study intersections were analyzed under projected total traffic conditions using the SYNCHRO computer program. The analyses and procedures were performed in accordance with the latest HCM and are based upon the worst-case conditions that occur during a typical weekday upon build-out of site development and analyzed land uses. Therefore, study intersections are likely to operate with traffic conditions better than those described within this study, which represent the peak hours of weekday operations only.

Total traffic level of service analysis results for Years 2027 and 2045 are summarized in Table 6 and Table 7, respectively.

Definitions of levels of service are given in Appendix B. Intersection capacity worksheets are provided in Appendix C.

Table 6 – Intersection Capacity Analysis Summary – Total Traffic – Year 2027

INTERSECTION	LEVEL OF SERVICE	
LANE GROUPS	AM PEAK HOUR	PM PEAK HOUR
Santa Fe Drive / Ron King Trail (Stop-Controlled)		
Eastbound Left, Through, and Right	A	A
Westbound Left, Through, and Right	F	D
Northbound Left	A	A
Southbound Left	B	B

Key: Stop-Controlled Intersection: Level of Service

Table 7 – Intersection Capacity Analysis Summary – Total Traffic – Year 2045

INTERSECTION	LEVEL OF SERVICE	
LANE GROUPS	AM PEAK HOUR	PM PEAK HOUR
Santa Fe Drive / Ron King Trail (Stop-Controlled)		
Eastbound Left, Through, and Right	A	A
Westbound Left, Through, and Right	F	F
Northbound Left	A	A
Southbound Left	C	B

Key: Stop-Controlled Intersection: Level of Service

Total Traffic Analysis Results Upon Development Build-Out

Table 7 illustrates how, by Year 2045 and upon development build-out, the unsignalized intersection of Santa Fe Drive and Ron King Trail is expected to have turning movement operations at LOS C or better during the morning peak traffic hour and LOS B or better during the afternoon peak traffic hour. Exceptions include the westbound turning movement which operates at LOS F during the morning and afternoon peak traffic hours.

It is again noted that it is not uncommon for unsignalized movements to or from an arterial roadway, in urban areas, to operate with noticeable delays during peak traffic hours. It is, however, likely that turn movements will operate better than the results obtained with this HCM Two-Way Stop-Control (TWSC) level of service analysis would indicate, as the HCM analysis may not accurately account for the effect of vehicle platooning and gaps.

VI. Project Impacts

It is emphasized that the analyses and procedures described in this study were performed in accordance with the latest HCM and are based upon the worst-case conditions that occur during a typical weekday upon build-out of site development and analyzed land uses. Therefore, study intersections are likely to operate with traffic conditions better than those described within this study, which represent the peak hours of weekday operations only.

Queue Length Analysis

Queue lengths for the study intersections were analyzed using Year 2045 background and total traffic conditions. The analysis yields estimate of 95th percentile queue lengths, which have only a five percent probability of being exceeded during the analysis time period. An average vehicle length of 25 feet was assumed. Queue lengths were modeled and are included with the Synchro worksheets in Appendix C.

Table 8 summarizes the 95th percentile queue results in comparison to the projected storage requirements for turn movements within study area for Year 2045.

Table 8 – Turn Lane Queues and Storage Requirements – Total Traffic – Year 2045

Intersection	Turn Movement		Existing Turn Lane Length (feet)	Background 2045		Total 2045		Recommended Turn Lane Length (feet)
				AM Peak Hour (feet)	PM Peak Hour (vehicles)	AM Peak Hour (feet)	PM Peak Hour (vehicles)	
Stop-Controlled Intersections								
Santa Fe Drive / Ron King Trail	EB	L,T,R	-	0'	0'	0'	0'	-
	WB	L,T,R	-	35'	58'	435'	118'	-
	NB	L	600'	0'	0'	0'	0'	600'
		T,R	-	0'	0'	0'	0'	-
	SB	L	565'	10'	3'	55'	8'	565'
		T,R	-	0'	0'	0'	0'	-

Note: Turn Lane Length does not include taper length.

As Table 8 shows, all turn lane lengths at the stop-controlled intersection have sufficient storage to accommodate future traffic volumes.

Recommended Improvements

Roadway and intersection improvement recommendations were assessed pursuant to roadway descriptions discussed in Section I, Section II, and Section V, projected peak hour traffic volumes, level of service results, projected 95th percentile queue lengths, and per requirements defined within the County's and CDOT's State Highway Access Code (SHAC)[5].

Potential mitigations may include, but are not limited to, signalization or the addition of an acceleration lane. However, considering the conceptual nature of this development as well as the conservative nature of this analysis, no improvements are currently recommended.

As actual densities or site plans within the HRCA Backcountry Major Planned Development Amendment become defined over time, it is expected that traffic generation characteristics considered within this study will need to be updated by more specific analysis or studies to help assess if transportation improvements are needed to mitigate potential traffic impacts.

[5] State Highway Access Code, The Transportation Commission of Colorado, March 2002.

VII. Conclusion

This traffic impact study addressed the capacity, geometric, and control requirements associated with the development entitled HRCA Backcountry Major Planned Development Amendment This proposed development will establish two new planning areas within the Backcountry Wilderness area to allow for equestrian related programs and an outdoor education program. The development is located east of Santa Fe Drive (U.S. Highway 85) along Ron King Trail in Douglas County, Colorado

The study area to be examined in this analysis encompassed the intersection of Santa Fe Drive and Ron King Trail.

Analysis was conducted for critical AM Peak Hour and PM Peak Hour traffic operations for existing traffic conditions, Year 2027 and Year 2045 background traffic conditions, and Year 2027 and Year 2045 total traffic conditions.

Analysis of existing traffic conditions indicates that the stop-controlled intersection has turning movement operations at LOS C or better during the morning and afternoon peak traffic hours.

Under Year 2027 and 2045 background traffic conditions, operational analysis shows that the stop-controlled intersection is expected to provide turning movement operations at LOS B or better during the morning and afternoon peak traffic hours. Exceptions include the westbound turning movement which project turning movement operations at LOS E and LOS F during their respective peak hours

Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create some impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis. Proposed site accesses have long-term operations at LOS F during peak traffic periods and upon build-out. Considering the conceptual nature of this development, no mitigation is recommended at this time.

The submittal of a new CDOT access permit is anticipated with the development of this site.

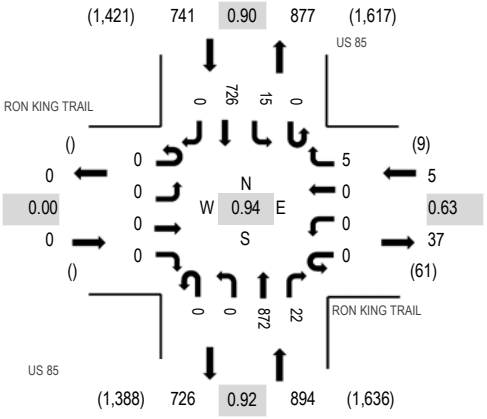
APPENDIX A

Referenced Traffic Count Data

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

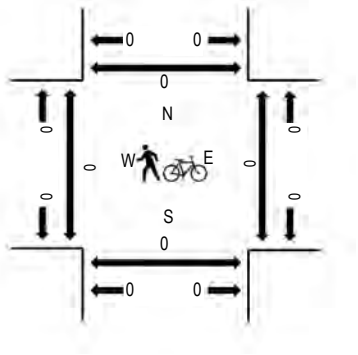
Location: 1 US 85 & RON KING TRAIL AM
Date: Tuesday, November 16, 2021
Peak Hour: 07:15 AM - 08:15 AM
Peak 15-Minutes: 07:15 AM - 07:30 AM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



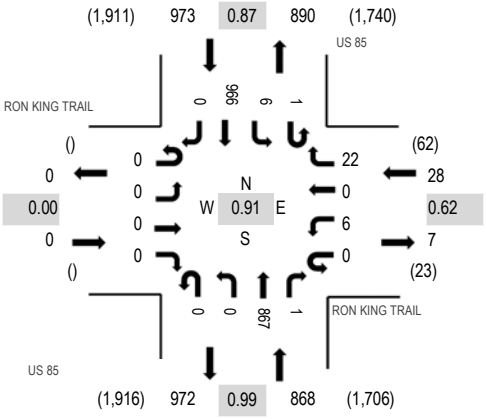
Traffic Counts

Interval Start Time	RON KING TRAIL Eastbound				RON KING TRAIL Westbound				US 85 Northbound				US 85 Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	0	0	0	0	0	0	0	0	190	1	0	12	165	0	368	1,631	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	2	0	0	236	8	0	1	191	0	438	1,640	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	1	0	0	222	4	0	8	201	0	436	1,569	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	1	0	0	209	8	0	5	166	0	389	1,474	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	1	0	0	205	2	0	1	168	0	377	1,435	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	1	0	191	2	0	3	170	0	367		0	0	0	0
8:30 AM	0	0	0	0	0	0	0	2	0	0	167	0	0	3	169	0	341		0	0	0	0
8:45 AM	0	0	0	0	0	1	0	1	1	0	189	0	0	3	155	0	350		0	0	0	0
Count Total	0	0	0	0	0	1	0	8	2	0	1,609	25	0	36	1,385	0	3,066		0	0	0	0
Peak Hour	0	0	0	0	0	0	0	5	0	0	872	22	0	15	726	0	1,640		0	0	0	0

(303) 216-2439
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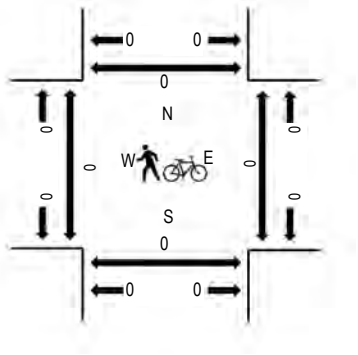
Location: 1 US 85 & RON KING TRAIL PM
Date: Tuesday, November 16, 2021
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:00 PM - 04:15 PM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



Traffic Counts

Interval Start Time	RON KING TRAIL Eastbound				RON KING TRAIL Westbound				US 85 Northbound				US 85 Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	0	0	0	2	0	10	0	0	221	1	0	1	280	0	515	1,869	0	0	0	0
4:15 PM	0	0	0	0	0	1	0	3	0	0	191	0	0	3	254	0	452	1,850	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	5	0	0	226	0	1	2	218	0	452	1,864	0	0	0	0
4:45 PM	0	0	0	0	0	3	0	4	0	0	229	0	0	0	214	0	450	1,859	0	0	0	0
5:00 PM	0	0	0	0	0	8	0	9	0	0	224	2	0	1	252	0	496	1,810	0	0	0	0
5:15 PM	0	0	0	0	0	5	0	8	0	0	224	3	0	1	225	0	466		0	0	0	0
5:30 PM	0	0	0	0	0	0	0	1	0	0	207	1	0	3	235	0	447		0	0	0	0
5:45 PM	0	0	0	0	0	1	0	2	0	0	175	2	0	3	218	0	401		0	0	0	0
Count Total	0	0	0	0	0	20	0	42	0	0	1,697	9	1	14	1,896	0	3,679		0	0	0	0
Peak Hour	0	0	0	0	0	6	0	22	0	0	867	1	1	6	966	0	1,869		0	0	0	0

All Traffic Data Services

www.alltrafficdata.net

Date Start: 16-Nov-21
Site Code: 2
Station ID: 2
US 85 N.O. RON KING TRAIL

Start Time	16-Nov-21 Tue	NB	SB							Total
12:00 AM		15	16							31
01:00		9	13							22
02:00		12	11							23
03:00		27	10							37
04:00		73	26							99
05:00		207	170							377
06:00		593	519							1112
07:00		**861**	**749**							**1610**
08:00		756	672							1428
09:00		567	566							1133
10:00		482	492							974
11:00		520	540							1060
12:00 PM		493	645							1138
01:00		553	674							1227
02:00		636	639							1275
03:00		793	860							1653
04:00		**890**	**973**							**1863**
05:00		850	938							1788
06:00		512	553							1065
07:00		192	245							437
08:00		141	195							336
09:00		104	139							243
10:00		33	58							91
11:00		15	32							47
Total		9334	9735							19069
Percent		48.9%	51.1%							
AM Peak	-	07:00	07:00	-	-	-	-	-	-	07:00
Vol.	-	861	749	-	-	-	-	-	-	1610
PM Peak	-	16:00	16:00	-	-	-	-	-	-	16:00
Vol.	-	890	973	-	-	-	-	-	-	1863
Grand Total		9334	9735							19069
Percent		48.9%	51.1%							
ADT		ADT 19,069		AADT 19,069						

APPENDIX B

Level of Service Definitions

The following information is referenced from the Highway Capacity Manual: A Guide for Multimodal Mobility Analysis, 7th Edition, Transportation Research Board, 2022: Chapter 19 – Signalized Intersections.

Motorized Vehicle Level of Service (LOS) for Signalized Intersections

Levels of service are defined to represent reasonable ranges in control delay.

LOS A Describes operations with a control delay of 10 s/veh or less and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is exceptionally favorable or the cycle length is very short. If it is due to favorable progression, most vehicles arrive during the green indication and travel through the intersection without stopping.

LOS B Describes operations with control delay between 10 and 20 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is highly favorable or the cycle length is short. More vehicles stop than with LOS A.

LOS C Describes operations with control delay between 20 and 35 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when progression is favorable or the cycle length is moderate. Individual *cycle failures* (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear at this level. The number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.

LOS D Describes operations with control delay between 35 and 55 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high and either progression is ineffective or the cycle length is long. Many vehicles stop and individual cycle failures are noticeable.

LOS E Describes operations with control delay between 55 and 80 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high, progression is unfavorable, and the cycle length is long. Individual cycle failures are frequent.

LOS F Describes operations with control delay exceeding 80 s/veh or a volume-to-capacity ratio greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.

Control Delay (s/veh)	LOS by Volume-to-Capacity Ratio[a]	
	$v/c \leq 1.0$	$v/c > 1.0$
≤ 10	A	F
> 10 – 20	B	F
> 20 – 35	C	F
> 35 – 55	D	F
> 55 – 80	E	F
> 80	F	F

Note: [a] For approach-based and intersectionwide assessments, LOS is defined solely by control delay.

The following information is referenced from the Highway Capacity Manual: A Guide for Multimodal Mobility Analysis, 7th Edition, Transportation Research Board, 2022: Chapter 20 – Two-Way Stop-Controlled Intersections, Chapter 21 – All-Way Stop-Controlled Intersections, and Chapter 22 - Roundabouts.

Motorized Vehicle Level of Service (LOS) for Unsignalized & Roundabout Intersections

LOS is a quantitative stratification of performance measure(s) representing quality of service. Quality of service describes how well a transportation facility or service operates from a traveler's perspective. LOS is measured on an A – F scale, with LOS A representing the best operating conditions from a traveler's perspective.

Control Delay (s/veh)	LOS by Volume-to-Capacity Ratio[a]	
	$v/c \leq 1.0$	$v/c > 1.0$
0 – 10	A	F
> 10 – 15	B	F
> 15 – 25	C	F
> 25 – 35	D	F
> 35 – 50	E	F
> 50	F	F

Note: The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection as a whole.

[a] For approaches and intersectionwide assessment, LOS is defined solely by control delay.

APPENDIX C

Capacity Worksheets

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	0	0	5	0	944	22	15	786	0
Future Vol, veh/h	0	0	0	0	0	5	0	944	22	15	786	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	0	0	5	0	1026	24	16	854	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1400	1937	427	1498	1925	525	854	0	0	1050	0	0
Stage 1	887	887	-	1038	1038	-	-	-	-	-	-	-
Stage 2	513	1050	-	460	887	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	100	65	576	85	66	497	781	-	-	659	-	-
Stage 1	305	360	-	247	306	-	-	-	-	-	-	-
Stage 2	512	302	-	551	360	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	96	63	576	82	64	497	781	-	-	659	-	-
Mov Cap-2 Maneuver	96	63	-	82	64	-	-	-	-	-	-	-
Stage 1	298	351	-	247	306	-	-	-	-	-	-	-
Stage 2	507	302	-	537	351	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	12.32	0	0.2
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	781	-	-	-	497	659	-	-
HCM Lane V/C Ratio	-	-	-	-	0.011	0.025	-	-
HCM Ctrl Dly (s/v)	0	-	-	0	12.3	10.6	-	-
HCM Lane LOS	A	-	-	A	B	B	-	-
HCM 95th %tile Q(veh)	0	-	-	-	0	0.1	-	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	6	0	22	0	938	1	7	1046	0
Future Vol, veh/h	0	0	0	6	0	22	0	938	1	7	1046	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	7	0	24	0	1020	1	8	1137	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1662	2173	568	1604	2172	510	1137	0	0	1021	0	0
Stage 1	1152	1152	-	1020	1020	-	-	-	-	-	-	-
Stage 2	510	1021	-	584	1152	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	64	46	466	70	46	508	610	-	-	676	-	-
Stage 1	210	270	-	253	312	-	-	-	-	-	-	-
Stage 2	514	312	-	465	270	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	60	45	466	70	46	508	610	-	-	676	-	-
Mov Cap-2 Maneuver	60	45	-	70	46	-	-	-	-	-	-	-
Stage 1	208	267	-	253	312	-	-	-	-	-	-	-
Stage 2	490	312	-	460	267	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	24.35	0	0.07
HCM LOS	A	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	610	-	-	-	216	676	-	-
HCM Lane V/C Ratio	-	-	-	-	0.141	0.011	-	-
HCM Ctrl Dly (s/v)	0	-	-	0	24.3	10.4	-	-
HCM Lane LOS	A	-	-	A	C	B	-	-
HCM 95th %tile Q(veh)	0	-	-	-	0.5	0	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	4	0	36	0	982	26	49	818	0
Future Vol, veh/h	0	0	0	4	0	36	0	982	26	49	818	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	4	0	39	0	1067	28	53	889	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1529	2091	445	1633	2077	548	889	0	0	1096	0	0
Stage 1	996	996	-	1082	1082	-	-	-	-	-	-	-
Stage 2	534	1096	-	551	996	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	80	52	561	67	53	480	758	-	-	633	-	-
Stage 1	262	321	-	232	292	-	-	-	-	-	-	-
Stage 2	498	288	-	486	321	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	67	47	561	61	48	480	758	-	-	633	-	-
Mov Cap-2 Maneuver	67	47	-	61	48	-	-	-	-	-	-	-
Stage 1	240	294	-	232	292	-	-	-	-	-	-	-
Stage 2	457	288	-	445	294	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	19.86	0	0.63
HCM LOS	A	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	758	-	-	-	285	633	-	-
HCM Lane V/C Ratio	-	-	-	-	0.152	0.084	-	-
HCM Ctrl Dly (s/v)	0	-	-	0	19.9	11.2	-	-
HCM Lane LOS	A	-	-	A	C	B	-	-
HCM 95th %tile Q(veh)	0	-	-	-	0.5	0.3	-	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	7	0	29	0	976	2	14	1088	0
Future Vol, veh/h	0	0	0	7	0	29	0	976	2	14	1088	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	8	0	32	0	1061	2	15	1183	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1743	2276	591	1684	2275	532	1183	0	0	1063	0	0
Stage 1	1213	1213	-	1062	1062	-	-	-	-	-	-	-
Stage 2	530	1063	-	622	1213	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	55	40	450	61	40	492	586	-	-	651	-	-
Stage 1	193	253	-	239	298	-	-	-	-	-	-	-
Stage 2	500	298	-	441	253	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	51	39	450	60	39	492	586	-	-	651	-	-
Mov Cap-2 Maneuver	51	39	-	60	39	-	-	-	-	-	-	-
Stage 1	188	247	-	239	298	-	-	-	-	-	-	-
Stage 2	468	298	-	431	247	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	26.68	0	0.14
HCM LOS	A	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	586	-	-	-	205	651	-	-
HCM Lane V/C Ratio	-	-	-	-	0.191	0.023	-	-
HCM Ctrl Dly (s/v)	0	-	-	0	26.7	10.7	-	-
HCM Lane LOS	A	-	-	A	D	B	-	-
HCM 95th %tile Q(veh)	0	-	-	-	0.7	0.1	-	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	4	0	36	0	1403	26	49	1168	0
Future Vol, veh/h	0	0	0	4	0	36	0	1403	26	49	1168	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	4	0	39	0	1525	28	53	1270	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2139	2929	635	2280	2915	777	1270	0	0	1553	0	0
Stage 1	1376	1376	-	1539	1539	-	-	-	-	-	-	-
Stage 2	763	1553	-	741	1376	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	28	15	421	22	15	340	543	-	-	422	-	-
Stage 1	153	211	-	121	176	-	-	-	-	-	-	-
Stage 2	363	173	-	374	211	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	21	13	421	19	13	340	543	-	-	422	-	-
Mov Cap-2 Maneuver	21	13	-	19	13	-	-	-	-	-	-	-
Stage 1	133	184	-	121	176	-	-	-	-	-	-	-
Stage 2	321	173	-	327	184	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	48.13	0	0.59
HCM LOS	A	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	543	-	-	-	126	422	-	-
HCM Lane V/C Ratio	-	-	-	-	0.346	0.126	-	-
HCM Ctrl Dly (s/v)	0	-	-	0	48.1	14.7	-	-
HCM Lane LOS	A	-	-	A	E	B	-	-
HCM 95th %tile Q(veh)	0	-	-	-	1.4	0.4	-	-

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	7	0	29	0	1394	2	14	1554	0
Future Vol, veh/h	0	0	0	7	0	29	0	1394	2	14	1554	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	8	0	32	0	1515	2	15	1689	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2477	3237	845	2391	3236	759	1689	0	0	1517	0	0
Stage 1	1720	1720	-	1516	1516	-	-	-	-	-	-	-
Stage 2	758	1517	-	875	1720	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	15	9	306	18	9	349	374	-	-	436	-	-
Stage 1	93	143	-	125	180	-	-	-	-	-	-	-
Stage 2	366	180	-	310	143	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	13	9	306	17	9	349	374	-	-	436	-	-
Mov Cap-2 Maneuver	13	9	-	17	9	-	-	-	-	-	-	-
Stage 1	90	138	-	125	180	-	-	-	-	-	-	-
Stage 2	333	180	-	300	138	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	100.92	0	0.12
HCM LOS	A	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	374	-	-	-	73	436	-	-
HCM Lane V/C Ratio	-	-	-	-	0.536	0.035	-	-
HCM Ctrl Dly (s/v)	0	-	-	0	100.9	13.6	-	-
HCM Lane LOS	A	-	-	A	F	B	-	-
HCM 95th %tile Q(veh)	0	-	-	-	2.3	0.1	-	-

Intersection	
Int Delay, s/veh	8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	16	0	140	0	982	40	171	818	0
Future Vol, veh/h	0	0	0	16	0	140	0	982	40	171	818	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	17	0	152	0	1067	43	186	889	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1795	2372	445	1905	2350	555	889	0	0	1111	0	0
Stage 1	1261	1261	-	1089	1089	-	-	-	-	-	-	-
Stage 2	534	1111	-	816	1261	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	51	34	561	42	35	475	758	-	-	624	-	-
Stage 1	180	240	-	230	290	-	-	-	-	-	-	-
Stage 2	498	283	-	337	240	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	24	24	561	29	25	475	758	-	-	624	-	-
Mov Cap-2 Maneuver	24	24	-	29	25	-	-	-	-	-	-	-
Stage 1	126	168	-	230	290	-	-	-	-	-	-	-
Stage 2	338	283	-	237	168	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	96.58	0	2.28
HCM LOS	A	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	758	-	-	-	185	624	-	-
HCM Lane V/C Ratio	-	-	-	-	0.914	0.298	-	-
HCM Ctrl Dly (s/v)	0	-	-	0	96.6	13.2	-	-
HCM Lane LOS	A	-	-	A	F	B	-	-
HCM 95th %tile Q(veh)	0	-	-	-	7	1.2	-	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	10	0	55	0	976	5	36	1088	0
Future Vol, veh/h	0	0	0	10	0	55	0	976	5	36	1088	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	11	0	60	0	1061	5	39	1183	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1791	2327	591	1733	2324	533	1183	0	0	1066	0	0
Stage 1	1261	1261	-	1064	1064	-	-	-	-	-	-	-
Stage 2	530	1066	-	670	1261	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	51	37	450	56	37	491	586	-	-	649	-	-
Stage 1	180	240	-	238	298	-	-	-	-	-	-	-
Stage 2	500	297	-	413	240	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	42	34	450	53	35	491	586	-	-	649	-	-
Mov Cap-2 Maneuver	42	34	-	53	35	-	-	-	-	-	-	-
Stage 1	169	225	-	238	298	-	-	-	-	-	-	-
Stage 2	439	297	-	388	225	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	29.57	0	0.35
HCM LOS	A	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	586	-	-	-	216	649	-	-
HCM Lane V/C Ratio	-	-	-	-	0.327	0.06	-	-
HCM Ctrl Dly (s/v)	0	-	-	0	29.6	10.9	-	-
HCM Lane LOS	A	-	-	A	D	B	-	-
HCM 95th %tile Q(veh)	0	-	-	-	1.4	0.2	-	-

Intersection	
Int Delay, s/veh	52.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	16	0	140	0	1403	40	171	1168	0
Future Vol, veh/h	0	0	0	16	0	140	0	1403	40	171	1168	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	17	0	152	0	1525	43	186	1270	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2404	3210	635	2553	3188	784	1270	0	0	1568	0	0
Stage 1	1641	1641	-	1547	1547	-	-	-	-	-	-	-
Stage 2	763	1568	-	1007	1641	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	17	10	421	~ 13	10	336	543	-	-	417	-	-
Stage 1	104	156	-	119	174	-	-	-	-	-	-	-
Stage 2	363	170	-	258	156	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	5	5	421	~ 7	6	336	543	-	-	417	-	-
Mov Cap-2 Maneuver	5	5	-	~ 7	6	-	-	-	-	-	-	-
Stage 1	58	87	-	119	174	-	-	-	-	-	-	-
Stage 2	199	170	-	143	87	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	$ 969.87	0	2.61
HCM LOS	A	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	543	-	-	-	60	417	-	-
HCM Lane V/C Ratio	-	-	-	-	2.824	0.446	-	-
HCM Ctrl Dly (s/v)	0	-	-	0	$ 969.9	20.4	-	-
HCM Lane LOS	A	-	-	A	F	C	-	-
HCM 95th %tile Q(veh)	0	-	-	-	17.4	2.2	-	-

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	3.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	10	0	55	0	1394	5	36	1554	0
Future Vol, veh/h	0	0	0	10	0	55	0	1394	5	36	1554	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	11	0	60	0	1515	5	39	1689	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2525	3288	845	2441	3285	760	1689	0	0	1521	0	0
Stage 1	1767	1767	-	1518	1518	-	-	-	-	-	-	-
Stage 2	758	1521	-	923	1767	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	14	9	306	16	9	348	374	-	-	435	-	-
Stage 1	87	135	-	125	180	-	-	-	-	-	-	-
Stage 2	366	179	-	290	135	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	11	8	306	15	8	348	374	-	-	435	-	-
Mov Cap-2 Maneuver	11	8	-	15	8	-	-	-	-	-	-	-
Stage 1	79	123	-	125	180	-	-	-	-	-	-	-
Stage 2	303	179	-	264	123	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	170.13	0	0.32
HCM LOS	A	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	374	-	-	-	78	435	-	-
HCM Lane V/C Ratio	-	-	-	-	0.909	0.09	-	-
HCM Ctrl Dly (s/v)	0	-	-	0	170.1	14.1	-	-
HCM Lane LOS	A	-	-	A	F	B	-	-
HCM 95th %tile Q(veh)	0	-	-	-	4.7	0.3	-	-

WILDCAT RESERVE PARKWAY

MOUNTAIN VISTA HIGH SCHOOL

McARTHUR RANCH ROAD

QUEBEC STREET

ROCK CANYON HIGH SCHOOL

A

B

C

D

E

F

G

H

I

J

EXISTING TRAILS

EXISTING TRAIL

EXISTING TRAIL

EXISTING TRAILS

EXISTING TRAILS

GRIGS ROAD

MONARCH BOULEVARD

PROPOSED PLANNING AREA K 20 ACRES

RON KING TRAIL

PROPOSED PLANNING AREA L 45 ACRES

PROPOSED REMOVAL AREA E 65 ACRES

DANIEL'S PARK (Not part of the Backcountry Wilderness Area)

US HIGHWAY 85

DANIEL'S PARK ROAD

CASTLE PINES PARKWAY

Backcountry Wilderness Area of Highlands Ranch

1,200 0 600 1,200

LEGEND

PLANNING AREA **A**: BACKCOUNTRY COMMUNITY ASSOCIATION - 467 ACRES

PLANNING AREA **B**: HRCA - 87 ACRES

PLANNING AREA **C**: WILDCAT REGIONAL PARK - 202 ACRES

PLANNING AREA **D**: HRCA - 132 ACRES

FORMER PLANNING AREA E: HRCA - 275 ACRES
PROPOSED PLANNING AREA E REDUCTION: HRCA - 65 ACRES
REMAINING PLANNING AREA E: HRCA - 210 ACRES

PLANNING AREA **F**: HRCA - 44 ACRES

PLANNING AREA **G**: HRCA - 30 ACRES

PLANNING AREA **H**: DOUGLAS COUNTY SCHOOL DISTRICT - 10 ACRES

PLANNING AREA **I**: HR LAW ENFORCEMENT TRAINING FOUNDATION - 33 ACRES

PLANNING AREA **J**: HR LAW ENFORCEMENT TRAINING FOUNDATION - 122 ACRES

PROPOSED PLANNING AREA **K**: HRCA - 20 ACRES

PROPOSED PLANNING AREA **L**: HRCA - 45 ACRES

HIGHLANDS RANCH
COMMUNITY ASSOCIATION
9568 S. UNIVERSITY BOULEVARD
HIGHLANDS RANCH, CO 80126
ATTN: MR. MARK GIEBEL
MGIEBEL@HRCAONLINE.ORG
(303) 471-8885

PREPARED FOR:

HRCA BACKCOUNTRY WILDERNESS AREA
5997 RON KING TRAIL
SECTION 26, TOWNSHIP 6S, RANGE 68W
HIGHLANDS RANCH, CO

BACKCOUNTRY WILDERNESS AREA

ISSUE	DATE
INITIAL SUBMITTAL	07/08/2025
-	-
-	-
-	-
-	-
-	-
-	-

SHEET TITLE

BASE CAMP PD AMENDMENT MAP

SHEET NO.

PDA

SECTION XIII - NONURBAN AREA

A. Purpose and Intent. The purpose of this Section is to establish land uses and development standards which will result in the retention of a significant amount of the new Town of Highlands Ranch for nonurban uses. It is the intent of the Nonurban Area to provide land for education and recreational opportunities, public facilities, quasi- public facilities, other uses which are oriented toward community activities and services within the new Town. Further it is the intent of this Section to exclude urban development from areas which provide buffer zones within or surrounding development areas, and to preserve such natural resources as significant vegetation landforms and creek beds: historical and cultural resources such as historic buildings archaeological and paleontological sites: and significant wildlife habitat areas. This section of the Development Guide in conjunction with the Open Space Agreement (Highlands Ranch) adopted in October 1980 and the Conservation Easement (Highlands Ranch) adopted in April 1980 by the Board of Douglas County Commissioners constitutes the Nonurban Area Management Plan. This section also satisfies Section 3.9 of the Open Space Conservation Agreement (Highlands Ranch) adopted in November. 1988 and Section
3.3 of the Wildcat Regional Park Agreement (Highlands Ranch) adopted in November, 1996.

B. Uses Permitted by Right in the Nonurban Area Exclusive of the Open Space Conservation Area. The following uses are permitted in the Nonurban Area exclusive of the Open Space Conservation Area as a matter of right, subject to the Site Development Plan requirements for buildings as provided in the Douglas County Zoning Resolution.

a. Farm and garden buildings.

b. Public and private schools and associated agricultural or educational programs including but not limited to:

   a. Public and private elementary, junior high and senior high schools
   b. Preschools
   c. Daycare Centers

c. Parks and recreational facilities, including but not limited to:

   a. Regional, community and neighborhood parks
   b. Community and neighborhood recreation centers (public or private)
   c. Public or private golf courses and country clubs and associated uses
   d. Public and private campgrounds
   e. Public and private reservoirs, lakes and ponds

d. Agricultural and ranching uses such as grazing, feed production, tree farms, and other similar uses and farm and garden buildings accessory thereto.

e. Public and quasi-public facilities including but not limited to:

   a. Religious institutions
   b. Public utility buildings, structures and facilities including but not limited to:
      1) Water and wastewater treatment plants

2) Reservoirs, lakes, ponds

3) Electrical, telephone, or natural gas distribution or treatment facilities

4) Flood control facilities

5) Cable T.V. facilities

c. Libraries and museums

d. Special district offices

e. Douglas County offices and stations

f. Public services offices such as U.S. West, IREA. Public Service Company

f. Park-N-Rides*

g. Historic structures

h. Paleontological sites

i. Archaeological sites

j. Easements

k. Open space buffers

l. Natural preservation areas (nature study areas)

m. Wildlife habitat areas and wildlife corridors

n. Riding, hiking and biking trails and associated vista and rest stops

o. Streets

p. Signs as provided in Section XV.

q. Off-street parking as provided in Section XVI.

r. Other uses which serve all of a portion of the new Town of Highlands Ranch and similar to and consistent with the Uses by Right or Uses by Special Review may be permitted with the approval of the Planning Director either as a Use by Right or with Board approval as a Use by Special Review as determined by the Planning Director.

C. Uses by Special Review in the Nonurban Area Exclusive of the Open Space Conservation Area. The following uses are permitted in the Nonurban Area exclusive of the Open Space Conservation area subject to the Use by Special Review and the Site Development Plan requirements for buildings as provided in the Douglas County Zoning Resolution.

a. Public or private universities, colleges and junior colleges

b. Major facilities of a public utility

c. Kennels and equestrian facilities

d. Borrow sites

e. Commercial recreation

f. Office

Approval of these uses requires a Public Hearing before the Board of Douglas County Commissioners with Notice given at least (30) thirty days prior to the hearing of the time and place in at least one publication in a newspaper of general circulation in Douglas County and at the discretion of the Planning Director a Public Hearing before the Planning Commission.

D. Development Standards for the Nonurban Area Exclusive of the Open Space Conservation Area. Development permitted in the Nonurban Area exclusive of the Open Space Conservation Area shall be constructed in accordance with an approved Site Plan, subject to the following development standards except to the extent modified by such Site Plan:

a. Minimum lot area: none

b. Minimum lot width and depth: none

c. Maximum building height: 50 feet, except as increased by the Douglas County Board of Adjustment.

The following setback is required.

a. Minimum setback: none, except adjacent to a public street where 20 feet is the minimum yard.

b. No setback shall be required adjacent to property lines which merely separate uses within the Nonurban Area.

d. All lighting shall be designed and located to reduce power consumption to its lowest practical level and to direct light rays to the lot or project.

e. Trash and storage areas shall be shielded from view by placement within buildings, or by enclosure within opaque walls or fences not less than 5 feet in height. Wall and fence materials shall complement exterior building materials.

f. All parking lots and driveways shall be maintained in a reasonably neat and clean manner in order to reduce particulate and nonpoint source pollution.

E. Uses Permitted by Right in the Active Recreation and Public Facility Area Portion of the Open Space Conservation Area; the 1200-Acre Area. Planning Areas B, C, D, E, and F as depicted on the Highlands Ranch Development Plan.

ɑ. Uses permitted by right subject to Douglas County site improvement plan review and approval:

a. Agriculture

1) Farms and ranches for production and sale of crops and livestock including tree farms and associated structures.

Cattle, buffalo, and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures.

2) Gardens, tree farms, and associated structures.

3) Agricultural education and research facilities.

4) Arboreta.

5) Community gardens.

b. Public and quasi-public facilities

1) Law Enforcement offices and stations

2) Fire stations

3) Libraries

4) Public utility buildings, structures and facilities including. but not limited to:

a) Water and wastewater treatment plants, not exceeding 100,000 gallon capacity, water wells, wellhead treatment equipment, water distribution lines and appurtenances;

b) Sludge application to properly reuse the by-product of treated effluent to enhance soil condition and forage. In the event a local, state or federal regulatory agency determines that sludge application is in non-compliance with applicable law, application will be stopped pending further review by the appropriate agency;

c) Potable water reservoirs; buried water tanks with exposed lid not exceeding 5 million gallon storage capacity and surface reservoirs;

d) Electrical, (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities;

d) Flood control facilities required by applicable regulation;

f) Cellular communication facilities pursuant to Douglas County Zoning Resolution.

g) Drainage discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required

by applicable regulation.

c. Religious institutions including but not limited to churches and retreat facilities not to exceed 350 seats in the main worship area.

d. Public and private colleges and universities, environmental education camps, and satellite educational facilities operated by public and/or private colleges and universities with structures not exceeding 50,000 sq. ft. in areas where access is available.

e. Public or private parks and recreational facilities including but not limited to:

1) Regional, community and neighborhood parks. Passive park uses should be sited or located on the portions of the park that borders the most environmentally sensitive areas.

2) Golf courses and country clubs and associated uses.

3) Commercial recreation with structures not to exceed 50,000 sq. ft.

4) Recreation centers with structures not to exceed 50,000 sq. ft.

5) Equestrian center, dressage riding area, stables with sites not to exceed 20 acres in area, and polo fields.

6) Sports training center with structures not to exceed 50,000 sq. ft.

7) Skateboard and in-line skating facilities including in-line hockey

8) Trails including pedestrian, bicycle and equestrian

9) Special community events

10) Community camps for all ages in areas with good access and limited to marginal or good and better wildlife habitat areas depicted on Exhibit F of the OSCA Plan. Limited overnight camping shall be allowed.

f. Cultural facilities

1) Museums.

2) Cultural centers with structures not to exceed 50,000 sq. ft.

3) Amphitheater limited to cultural or instructional programs of a limited nature constructed compatible with the natural surroundings with sites not to exceed 1 acre.

4) Archaeological sites

5) Archaeological and interpretive centers with sites not to exceed 10 acres.

6) Limited use of existing historic structures for a contemporary use including, but not limited to ranch headquarters, caretaker structures, heritage center, cultural uses and living history museum without expanding the square footage of existing buildings.

g. Wildlife support

1) Animal rehabilitation center or wildlife hospital with sites not to exceed 1 acre.

2) Wildlife interpretive centers at interface between 1,200-acre area and 7000-acre area with sites not to exceed 10 acres.

3) Wildlife conservation area and wildlife habitat enhancement area.

4) Wildlife migration corridors.

5) Controlled wildlife viewing areas.

h. Public and private roads or streets.

i. One residence used by landowner of a ranch or farm to manage the property and/or one residence for purposes of housing a caretaker to manage the subject property.

j. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

k. Easements

l. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet: permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 10 feet in height: and shall use consistent designs, colors and materials.

F. Uses Permitted by Right in the Golf Course Area Portion of the Open Space Conservation Area
(A portion of the 1200-acre area depicted as Planning Area A on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County site improvement plan review and approval:

a. Agriculture

1) Cattle, buffalo and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.

b. Public and quasi-public facilities

1) Public utility buildings, structures and facilities including, but not limited to:

a) Water wells, wellhead treatment equipment, water distribution lines and appurtenances.

b) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities.

c) Flood control facilities required by applicable regulation.

d) Cellular communication facilities pursuant to Douglas County Zoning Resolution.

e) Drainage and discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulation.

c. Public or private recreation facilities including but not limited to:

1) Golf courses and country clubs and associated uses.

2) Recreation centers with structures not to exceed 50,000 sq. ft.

3) Trails including pedestrian, bicycle and equestrian

4) Special community events.

d. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

e. Easements

f. Public and private roads or streets

g. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet; permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 8 feet in height; and shall use consistent designs, colors and materials.

G. Uses Permitted by Right in the Cultural and Educational Area Portion of the Open Space Conservation Area
(A portion of the 1200-acre area depicted as Planning Area G on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County site improvement plan review and approval:

a. Agriculture

1) Cattle, buffalo and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.

b. Public and quasi-public facilities

1) Public utility buildings, structures and facilities including, but not limited to:

a) Water wells, wellhead treatment equipment, water distribution lines and appurtenances:

b) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities.

c) Flood control facilities required by applicable regulation.

d) Cellular communication facilities pursuant to Douglas County Zoning Resolution.

e) Drainage and discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulation.

c. Public or private recreation facilities including but not limited to:

1) Trails including pedestrian, bicycle and equestrian

2) Equestrian center, dressage riding area, stables with sites not to exceed 20 acres in area.

3) Community camps for all ages in areas with good access and limited to marginal or good and better wildlife habitat areas depicted on Exhibit F of the OSCA Plan. Limited overnight camping shall be allowed.

4) Special community events.

d. Cultural facilities

1) Museums

2) Cultural centers with structures not to exceed 50,000 sq. ft.

3) Amphitheater limited to cultural or instructional programs of a limited nature constructed compatible with the natural surroundings with sites not to exceed 1 acre.

4) Archaeological sites;

5) Archaeological and interpretative centers with sites not to exceed 10 acres.

e. Wildlife support

1) Animal rehabilitation center or wildlife hospital with sites not to exceed 1 acre.

2) Wildlife interpretative centers at interface between 1200-acre area and 7000-acre area with sites not to exceed 10 acres.

3) Controlled wildlife viewing areas

f. Public and private roads or streets

g. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

h. Easements

i. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. or any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 ft. permanent directional, future use, principal use or building directional signs shall not exceed 50 sq. ft. or 8 ft. in height; and shall use consistent designs, colors and material.

H. Uses Permitted by Right in the Driver Training Facility Area portion of the Open Space Conservation Area.
(A portion of the 1200-acre area depicted in Planning Area I on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County Site Improvement Plan review and approval:

a. Law enforcement training facility for police and fire emergency equipment and citizen driver training.

b. Water wells, well-head treatment equipment, water or natural gas distribution facilities.

c. Electrical (not to exceed 115 KV), telephone, communication or natural gas distribution facilities.

d. Flood control facilities required by applicable regulation.

e. Drainage discharge and flood control lines, systems and facilities including, but not limited to: impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulation.

f. Driver's training activity shall occur only during daylight hours without necessitating the use of headlights in accordance with state laws defining use of headlights. Except as needed for minimal security needs, no lighting shall be allowed.

g. Public and private roads or streets.

h. Easements

i. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. for any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 ft. permanent directional, future use, principal use or building directional signs shall not exceed 50 sq. ft. or 8 ft. in height and shall use consistent design, colors and materials.

j. Other uses which serve all or a portion of Highlands Ranch similar to and consistent with the Uses by Right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

I. Uses Permitted by Right in the Playfield Area Portion of the Open Space Conservation Area
(A portion of the 1200-acre area depicted as Planning Area H on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County site improvement plan review and approval:

a. Agriculture

1) Cattle, buffalo and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures, excluding feedlots.

b. Public and quasi-public facilities

1) Public utility buildings, structures and facilities including, but not limited to:

a) Water wells, wellhead equipment, water distribution lines and appurtenances:

b) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities.

c) Flood control facilities required by applicable regulation.

d) Cellular communication facilities pursuant to Douglas County Zoning Resolution.

e) Drainage and discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by application regulation.

c. Public recreation facilities including, but not limited to:

1) Playfields as part of a high school/middle school campus.

2) Trails including pedestrian, bicycle and equestrian.

3) Special community events.

d. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas ~~county~~ County Planning Director based on a recommendation from the HRCA.

e. Easements

f. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. for any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 ft., permanent directional future use, principal use or building directional signs shall not exceed 50 sq. ft. or 8 ft. in height: shall use consistent designs, colors and materials

g. Public and private road or streets.

J. Uses Permitted by Right in the Horse Corral (Equine Education Area) Portion of the Open Space Conservation Area: the 1,200-acre Area. Planning Area K, as depicted on the Highlands Ranch Development Plan.

Uses permitted by right, subject to Douglas County site improvement plan review and approval:

a. Agriculture

1) Cattle, buffalo, and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.

2) Gardens, and associated structures

3) Community Gardens

b. Public and quasi-public facilities

1) Public utility buildings, structures and facilities including but not limited to:

a) Water and wastewater treatment plants not exceeding 100,000 gallon capacity, water wells well head treatment equipment, water distribution lines and appurtenances

b) Potable water reservoirs: water tanks not exceeding 5 million gallons storage capacity.

c) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities

d) Flood control facilities required by applicable regulation.

e) Cellular communication facilities pursuant to Douglas County Zoning Resolution.

f) Drainage discharge and flood control lines, systems and facilities including, but not limited to: impoundment reservoirs and retaining basin, ditches, conduits and culverts required by applicable regulation.

g) Easements.

c. Public or private parks and recreational facilities including, but not limited to:

1) Equestrian center, dressage riding area, stables (not intended for year-round "for rent" boarding), indoor arena, with sites not to exceed 20 acres in area, and structures, no single structure to exceed 20,000 square feet.

2) Equestrian trails.

3) Equine related programs and activities, including, but not limited to, trail rides, lessons, and camps.

d. Public and private roads or streets.

e. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

f. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet. Permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 10 feet in height. Designs, colors and materials shall be consistent.

K. Uses Permitted by Right in the Basecamp Portion of the Open Space Conservation Area: the 1,200-acre Area. Planning Area L, as depicted on the Highlands Ranch Development Plan.

Uses permitted by right, subject to Douglas County site improvement plan review and approval:

a. Agriculture

1) Cattle, buffalo, and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.

2) Gardens, and associated structures

3) Community Gardens

b. Public and quasi-public facilities

1) Public utility buildings, structures and facilities including but not limited to:

a) Water and wastewater treatment plants not exceeding 100,000 gallon capacity, water wells well head treatment equipment, water distribution lines and appurtenances

b) Potable water reservoirs: water tanks not exceeding 5 million gallons storage capacity.

c) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities

d) Flood control facilities required by applicable regulation.

e) Cellular communication facilities pursuant to Douglas County Zoning Resolution

f) Drainage discharge and flood control lines, systems and facilities including, but not limited to: impoundment reservoirs and retaining basin, ditches, conduits and culverts required by applicable regulation.

g) Easements.

c. Public or private parks and recreational facilities including, but not limited to:

1) Building(s), no single structure to exceed 20,000 square feet, for:

a) Outdoor Education Pre-School.

b) Administrative offices.

2) Accessory structures, not to exceed 10,000 square feet per structure.

3) Day camps, school programs and field trips, programs, and activities for all ages.

4) Community camps for all ages for supervised educational experiences in areas with good access and limited to marginal or good wildlife habitat areas or near the edge between good and better wildlife habitat areas as depicted on Exhibit F of the OSCA Plan.

5) Limited overnight camping. Facilities allowed include structures up to a total of 10,000 sq. ft. per camp for dining, restrooms, changing rooms, showers, enclosed storage and campfire pits, instructional seating areas, tent pads and associated improvements.

6) Events and gatherings to support the Backcountry and its mission, or its 501c3 mission, such as, but not limited to, Outdoor Movies, Facility Rentals, Open Houses, Catered events, and similar. No limits for under 150 participants. Six per year for up to 300 people.

d. Trails including pedestrian, equestrian, and bicycle.

e. Public and private roads or streets.

f. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

g. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet: permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 10 feet in height: and shall use consistent designs, colors, and materials.

~~J.~~L. Uses Permitted by Right in the Open Space Area Portion of the Open Space Conservation Area (The 7000-Acre Area)

Uses permitted by right, subject to Douglas County site improvement plan review and approval:

a. Wildlife support.

1) Wildlife conservation area and wildlife habitat enhancement area.

2) Wildlife interpretive centers at interface between 1200-acre area and 7000-acre area with sites not to exceed 10 acres.

3) Wildlife migration corridors.

4) Controlled wildlife viewing areas.

b. Cultural facilities.

1) Limited use of existing historic structures for a contemporary use including but not limited to ranch headquarters, caretaker structures, heritage center, and living history museum without expanding the square footage of existing

buildings.

2) Archaeological sites:

3) Archaeological interpretive center sites not to exceed 10 acres.

c. Agriculture.

1) Cattle, buffalo and horse ranching including raising, breeding, feeding, and selling of livestock and other animals pending review and associated structures excluding feedlots.

d. Public and quasi-public facilities.

1) Public utility buildings, structures and facilities including but not limited to:

a) Water and wastewater treatment plants not exceeding 100,000 gallon capacity, water wells well-head treatment equipment, water distribution lines and appurtenances.

b) Sludge application to properly reuse the by-product of treated effluent to enhance soil condition and forage. In the event a local, state or federal regulatory agency determines that sludge application is in non-compliance with applicable law; application will be stopped pending further review by the appropriate agency.

c) Potable water reservoirs: water tanks not exceeding 5 million gallons storage capacity.

d) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities:

e) Flood control facilities required by applicable regulation.

f) Drainage discharge and flood control lines, systems and facilities including, but not limited to: impoundment reservoirs and retaining basin, ditches, conduits and culverts required by applicable regulation.

g) Easements

e. Recreational facilities and uses, including but not limited to:

1) Community camps for all ages for supervised educational experiences in areas with good access and limited to marginal or good wildlife habitat areas or near the edge between good and better wildlife habitat areas as depicted on Exhibit F of the OSCA Plan. Limited overnight camping shall be allowed. Facilities allowed include structures up to a total of 10,000 sq. ft. per camp for dining, restrooms, changing rooms, showers, enclosed storage and campfire pits, instructional seating areas, tent pads and associated improvements.

2) Riding, hiking and biking trails, interpretive trails, trails for people with disabilities, ski touring trails, and associated vista rest stops and picnic areas and parking associated with a trail head staging area in areas near to existing roads.

3) Fishing ponds and casting pools in better wildlife areas.

4) Limited hunting for wildlife management according to Division of Wildlife guidelines only with permission from the landowner.

5) Polo fields.

f. Existing access roads with limited use in best wildlife areas as depicted on Exhibit F of the OSCA Plan.

g. Open space buffers.

h. Public and private roads, streets or arterials and public transportation facilities limited to near or on existing roads or as depicted on Douglas County Master Plan.

i. Interpretive identification signs shall not exceed 35 sq. ft. per sign face and trail identification signs shall not exceed 10 sq. ft. and a maximum height of 6 feet and shall use consistent designs, colors and materials.

j. One residence used by landowner of a ranch or farm to manage property and/or one residence for purposes of housing a caretaker to manage the subject property.

k. Other uses which serve all or a portion of Highlands Ranch similar to and consistent with the uses by right. Subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

~~K.~~M. Uses Permitted by Right in the Law Enforcement Training Facility Area of the Open Space Conservation Area
(A portion of the 7000-acre area depicted in Planning Area J on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County site improvement plan review and approval:

a. Law enforcement training facility.

b. Water wells, well-head treatment equipment, water distribution lines and appurtenances.

c. Electrical (not to exceed 115 KV), telephone, communication or natural gas distribution facilities.

d. Flood control facilities required by applicable regulation.

e. Drainage discharge and flood control lines, systems and facilities including. but not limited to: Impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulation.

f. Public and private roads or streets.

g. One residence used by landowner to manage property and/or one residence for purpose of housing a caretaker to manage the subject property.

h. Easements

i. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. for any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 feet; permanent directional, future use, principal use or building directional signs shall not exceed 50 sq. ft. or 8 ft. in height; and shall use consistent designs, colors and materials.

j. Other uses which serve all or a portion of Highlands Ranch similar to and consistent with the Uses by Right, subject to review and approval by the Douglas

County Planning Director based on a recommendation from the HRCA.

~~L.~~N. Uses Permitted by Special Review in the Open Space Conservation Area (8200-acre area)

Subject to Douglas County USR permit process per Douglas County Zoning Resolution:

a. Exploration for and extraction of mineral resources excluding sand and gravel and rock quarrying, subject to a mineral extraction plan approved by Douglas County.

b. Water and wastewater treatment plants exceeding 100,000 gallon capacity;

c. Community camps for all ages in the Open Space Area for supervised educational experiences in areas with good access and limited to marginal or good wildlife habitat areas or near the edge between good and better wildlife habitat areas as depicted on Exhibit F on the OSCA Plan. Limited overnight camping shall be allowed. Facilities allowed include structures exceeding a total of 10,000 sq. ft. per camp for dining, restrooms, changing rooms, showers, enclosed storage; and campfire pits. Instructional seating areas, tent pads and associated improvements.

d. Limited use of existing structures for a contemporary use including, but not limited to ranch headquarters, caretaker structures, heritage center, and living history museum in excess of the square footage of existing buildings.

~~M.~~O. Uses Permitted by Special Review in Active Recreation and Public Facility Area a portion of the 1200-acre area as depicted in Planning Areas B-F on the Highlands Ranch Development Plan.

Subject to Douglas County USR permit process per Douglas County Zoning Resolution:

a. Religious institutions including but not limited to churches and retreat facilities with an excess of 350 seats in the main worship area:

b. Electrical facilities over 115 KV, cable television, radio and communication reception and transmission facilities with landscaped buffer where appropriate:

c. Public and private colleges and universities, environmental education camps, and satellite education facilities operated by public and/or private colleges and universities with structures in excess of 50,000 sq. ft. in areas where access is available.

d. Commercial recreation with structures in excess of 50,000 sq. feet.

e. Recreation centers with structures in excess of 50,000 sq. ft.

f. Recreational water park.

g. Equestrian Center, dressage riding area, stables with sites in excess of 20 acres in area.

h. Ice-skating rink and related facilities.

i. Sports training center with structures in excess of 50,000 sq. ft.

j. Commercial tobogganing and sledding hills located on north facing slopes with limited vegetation removal needed which may include artificial snowmaking

equipment.

k. Cultural Center with structures in excess of 50,000 sq. ft.

l. Amphitheater limited to cultural or instructional programs of a limited nature constructed compatible with the natural surroundings with sites in excess of 1 acre.

m. Animal rehabilitation center or wildlife hospital with sites in excess of 1-acre.

n. Wildlife interpretive centers at interface between 1200-acre area and 7000-acre area with sites in excess of 10 acres.

o. Dog training area

p. Cemetery and mausoleum.

~~N.~~P. Uses Permitted by Special Review in Law Enforcement Training Facility Area
(A portion of the 7000-acre area depicted in Planning Area J on the Highlands Ranch Development Plan)

Subject to Douglas County USR permit process per Douglas County Zoning Resolution

a. Electrical facilities over 115 KV, cable television, radio and communication reception and transmission facilities with landscaped buffer where appropriate.

~~O.~~Q. Development Standards for the Open Space Conservation Area

a. Minimum lot area: none

b. Minimum lot width and depth: none

c. Maximum building height: 35 feet as defined on page 4-3 of the Highlands Ranch Development Guide.

d. The following setback is required:

1) Minimum setback: none, except adjacent to a public street where 20 feet is the minimum and adjacent to Planning Areas 57 and 58 where 30 feet is minimum.

2) No setbacks shall be required adjacent to property lines which merely separate uses within the Open Space Conservation Area.

e. All lighting shall be designed and located to reduce power consumption to its lowest practical level and to direct light rays to the lot or project to avoid disruption to adjoining uses. Lighting levels should be limited to applicable standards.

f. Trash and storage areas shall be shielded from view by placement within buildings or by enclosure within opaque walls or fences not less than 5 feet in height. Wall and fence materials shall complement exterior building materials. Trash areas should be bear-proofed.

g. All parking lots and driveways shall be maintained in a reasonably neat and clean manner in order to reduce particulate and nonpoint source pollution.

h. Building colors should be generally warm and rich in tone in the range of natural colors and earth tones with low reflective value.

i. Building massing should be simple and include strongly integrated geometric forms which closely reflect the activities that occur in the building.

j. Buildings should be scaled to complement their surroundings.

k. Glazing shall be of a non-reflective style.

l. Design structures to step down hillsides and to fit the sloping terrain.

m. For further direction refer to the goals and policies of the Highlands Ranch Open Space Conservation Area Plan.

n. Wherever appropriate new wildlife friendly fencing will be installed according to Colorado Division of Wildlife Standards.

~~P.~~R. Acreage Calculation for the Active Recreation and Public Facility Area, the Cultural and Educational Area, the Playfield Area, Driver Training Area and Golf Course Area

a. Intent

In accordance with the 1988 OSCA Agreement and this Plan it is the intent of the "Active Recreation and Public Facility Area, the Cultural and Educational Area, the Playfield Area, Driver Training Area and the Golf Course Area" to provide up to 1200 acres for public and commercial recreation and public facility land uses.

In calculating the extent of acreage counted toward the 1200 acres for a given land use, the guiding principle shall be that of overall site integrity. In most cases the calculation shall include the entire property boundary: however it is anticipated that in some cases sufficiently large and important portions of the site may be left out of the 1200 acre accounting, as these areas are either characteristic of the "Open Space Area" or fall within specific wildlife movement corridors or buffers identified on Exhibits F and L of the OSCA Plan.

Areas that may be excluded from the 1200 acre accounting include:

1) 100-year flood plain when left in a natural unchannelized/unimproved state:

2) Significant drainage ways associated with wildlife movement corridors:

3) Land with slopes exceeding 20% grade, excluded from site development:

4) Undisturbed grassland, shrubland, riparian, or woodland vegetation that is not integral to an overall site development plan. In general, for example, land lying between golf course fairways would be considered part of the 1200-acre accounting: unless contained in areas defined by 1, 2, or 3 above and:

5) Collector and arterial roads such as Monarch Blvd., Daniels Park Road, Grigs Road.

b. Accounting Maintenance and Final Determination

Douglas County will maintain a tabulation of acres attributed to the "Active Recreation and Public Facility Area, the Recreational and Education Area, the Playfield Area, Driving Training Area and the Golf Course Area" (the 1200-acre area) updated with each approved land use application. The County shall make the final determination on inclusion or exclusion of acreage in the 1200- acre tabulation.

Given both natural and man-made constraints, the Plan and its accounting

methodology do not guarantee that the full 1200 acres for active recreation and public facilities will be realized.

No acreage south of the regional trail west of Monarch Blvd. extended and no acreage east of the regional trail east of Monarch Blvd. extended shall be developed in accordance with the "Active Recreation and Public Facility Area, the Recreation and Education Area, the Playfield Area, Driver Training Area, and the Golf Course Area". The only exception may be a portion of a wildlife or nature interpretive center or other permitted uses within Planning Area G and permitted uses within Planning Area I.

~~Q.~~S. Planning Area Boundaries

The boundaries of Planning Areas A-~~J~~L as depicted on the Highlands Ranch Development Plan may be modified pursuant to the procedure outlined in Section V.G of the Highland Ranch Development Guide.

~~R.~~T. Cultural and Historical Protection Overlay Zone

a. Intent

Native American Indian cultural activities continue today at the Tall Bull Memorial Grounds located within Daniels Park, immediately adjacent to the Highlands Ranch Open Space Conservation Area. These activities include social gatherings, communal spiritual events such as teepee ceremonies and private spiritual undertakings such as vision quests. The grounds provide spiritual sanctuary to 50 American Indian nations, the Native American Church, and various councils and institutions. Maintaining peaceful and visually unobstructed surroundings is of paramount concern. Significant portions of the Highlands Ranch Open Space Area are visible from the Tall Bull Memorial Grounds.

Additional, significant cultural and historical resources lie within this area and deserve special protection. The most visually prominent resources include Daniels Park Road, Grigs/Lafayette Ranch, and the Douglas Pasture Ranch.

b. Permitted Land Uses

Land Uses shall be permitted in accordance with the provisions of the respective planning areas.

c. Development Review Standards

a. Visual Analysis

For all development requiring buildings within the Cultural and Historical Protection Overlay Zone ("The Zone") as depicted on the Highlands Ranch Development Plan, a visual analysis shall be conducted relative to at least two points within the Tall Bull Memorial Grounds. These points shall include at a minimum the central ceremonial ring and a high point along the southern boundary. The first priority shall be to place structures in the Zone such that they will not be seen from these points. In the event that structures cannot be fully invisible from within the Tall Bull Memorial

Grounds, appropriate natural visual screening shall be required.

b. Lighting Standards

Except for more restrictive standards stated herein, all outdoor lighting within the Zone shall be in accordance with the Douglas County Zoning Resolution, as amended.

Outdoor lighting within the Zone shall be limited to the minimum required for security, utilitarian and safety purposes.

All outdoor lighting within the Zone shall be shielded to the extent that the source of illumination (bulb or direct lamp image) is not visible from any adjacent property. Within the Zone no light trespass beyond the facility served shall be allowed or after one-hour beyond business closure, whichever is more restrictive.

No outdoor facility shall be illuminated after 10 p.m. unless for safety reasons.

Maximum fixture height for all lighting within the Zone shall be 24'.

c. Buildings within the Zone portion of Planning Area E shall be sited as far away from Tall Bull Memorial rounds as possible.

d. Development Proposal Referrals

All development proposals within the Cultural and Historical Protection Overlay Zone shall be referred to the Tall Bull Memorial Grounds Council for their participation and input in the design review process.

~~S.~~U. Monarch Blvd. Contribution

Within Planning Areas D, E, and F of the Open Space Conservation Area, a fair and equitable contribution of $ 69/ADT will be paid to Douglas County by the landowner for the following land uses, including other similar land uses as determined by the Planning Director in accordance with applicable provisions of the Highlands Ranch Development Guide and Plan and the Open Space Conservation Area Plan:

a. Uses Permitted by Right

1) Religious institutions at 13.13 ADT/acre;

2) Colleges and universities at 47.6 ADT/acre:

3) Commercial recreation with structures not to exceed 50,000 sq. ft. at 24 ADT/acre:

4) Recreation centers with structures not to exceed 50,000 sq. ft. at 24 ADT/acre; and

5) Sports training center with structures not to exceed 50,000 sq. ft. at 24 ADT/acre.

b) Uses Permitted by Special Review

1) Exploration for and extraction of mineral resources*;

2) Religious institutions including but not limited to churches and retreat

facilities with an excess of 350 seats in the main worship area at 13.13 ADT/acre;

3) Colleges and universities with structures in excess of 50,000 sq. ft. at 47.6 ADT/acre;

4) Commercial recreation with structures in excess of 50,000 sq. ft. at 24 ADT/acre;

5) Recreation centers with structures in excess of 50,000 sq. ft. at 24 ADT/ acre;

6) Recreational water park*;

7) Equestrian Center in excess of 20-acres in area*;

8) Ice-skating rink and related facilities*;

9) Commercial tobogganing and sledding*;

10) Cultural Center with structures in excess of 50.000 sq. ft.*;

11) Amphitheater in excess of 1 acre*; and

12) Dog Training Area.*

* Trip generation to be determined at time of approval of use by special review required traffic report.

The following land uses will not be required to make a contribution:

c. Uses Permitted by Right

1) All agricultural land uses as described in Article XIII-Nonurban Area Section E, Subsection a, of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 2a of the Highlands Ranch Open Space Conservation Area Plan.

2) All public and quasi-public facilities land uses as described in Article XIII-Nonurban Area, Section E, Subsection b of the Highlands Ranch Development Guide and Plan and Chapter 2. Section B, Subsection 2.b of the Highlands Ranch Open Space Conservation Area Plan;

3) Public or private parks and recreation facilities as described in Article XIII-Nonurban Area, Section E, Subsection e, items ll, 2), 5), 7), 8), 9), 10) of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 2e, items 1), 2), 5), 7), 8), 9), 10) of the Highlands Ranch Open Space Conservation Area Plan;

4) Cultural facilities as described in Article XIII- Nonurban Area. Section E, Subsection f of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B. Subsection 2f of the Highlands Ranch Open Space Conservation Area Plan; and

5) Wildlife support land uses as described in Article XIII-Nonurban Area. Section E. Subsection g of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 2g of the Highlands Ranch Open Space Conservation Area Plan.

6) Permitted land uses as described in Article XIII- Nonurban Area, Section E, Subsections h, I, k, l and Chapter 2, Section B, Subsections 2h, I, k, l of

the Highlands Ranch Open Space Conservation Area Plan.

d. Uses by Special Review

1) Uses permitted by special review as described in Article XIII-Nonurban Area, Section L, Subsections b, c, d of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 9, items b, c, d of the Highlands Ranch Open Space Conservation Area Plan; and:

2) Uses permitted by special review as described in Article XIII-Nonurban Area, Section M, Subsections b, m, n, p of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 10, items b, m, n, p of the Highlands Ranch Open Space Conservation Area Plan.

The payment of this contribution must be made prior to recordation of an approved final plat or prior to site improvement plan approval, if no final plat is involved. This requirement is above and beyond the prior commitment of Shea Homes concerning the construction of 4100 linear feet of South Quebec Street (Monarch Blvd). The developer of parcels within Planning Areas D. E and F shall however be responsible for causing the construction of local streets, acceleration/deceleration lanes on Monarch Blvd. as required by Douglas County, proportionate share of signage, signalization and the addition of travel lanes on Monarch Blvd. as may be required by Douglas County for the development within Planning Areas D. E. and F. Upon the conveyance of the 33 acre Driver Training Facility Area (Planning Area I) to Douglas County at no cost to the County. Douglas County shall establish a credit of $ 82,500 to the grantor of the land or its assigns (33 acres x $ 2500/acre) toward any required payment of the $ 69/ADT contribution. The total amount of OSCA contributions pursuant to this commitment of $ 69/ADT shall not exceed $ 966,301.

SECTION XIII - NONURBAN AREA

A. Purpose and Intent. The purpose of this Section is to establish land uses and development standards which will result in the retention of a significant amount of the new Town of Highlands Ranch for nonurban uses. It is the intent of the Nonurban Area to provide land for education and recreational opportunities, public facilities, quasi- public facilities, other uses which are oriented towards community activities and services within the new Town. Further it is the intent of this Section to exclude urban development from areas which provide buffer zones within or surrounding development areas, and to preserve such natural resources as significant vegetation landforms and creek beds: historical and cultural resources such as historic buildings archaeological and paleontological sites: and significant wildlife habitat areas. This section of the Development Guide in conjunction with the Open Space Agreement (Highlands Ranch) was adopted in October 1980 and the Conservation Easement (Highlands Ranch) adopted in April 1980 by the Board of Douglas County Commissioners constitutes the Nonurban Area Management Plan. This section also satisfies Section 3.9 of the Open Space Conservation Agreement (Highlands Ranch) adopted in November 1988 and Section 3.3 of the Wildcat Regional Park Agreement (Highlands Ranch) adopted in November 1996.

B. Uses Permitted by Right in the Nonurban Area Exclusive of the Open Space Conservation Area. The following uses are permitted in the Nonurban Area exclusive of the Open Space Conservation Area as a matter of right, subject to the Site Development Plan requirements for buildings as provided in the Douglas County Zoning Resolution.

1. Farm and garden buildings.
2. Public and private schools and associated agricultural or educational programs including but not limited to:

    a. Public and private elementary, junior high and senior high schools
    b. Preschools
    c. Daycare Centers

3. Parks and recreational facilities, including but not limited to:

    a. Regional, community and neighborhood parks
    b. Community and neighborhood recreation centers (public or private)
    c. Public or private golf courses and country clubs and associated uses
    d. Public and private campgrounds
    e. Public and private reservoirs, lakes and ponds

4. Agricultural and ranching uses such as grazing, feed production, tree farms, and other similar uses and farm and garden buildings accessory thereto.
5. Public and quasi-public facilities including but not limited to:

    a. Religious institutions
    b. Public utility buildings, structures and facilities including but not limited to:

        1) Water and wastewater treatment plants
        2) Reservoirs, lakes, ponds
        3) Electrical, telephone, or natural gas distribution or treatment facilities
        4) Flood control facilities
        5) Cable T.V. facilities

c. Libraries and museums
d. Special district offices
e. Douglas County offices and stations
f. Public services offices such as U.S. West, IREA. Public Service Company

6. Park-N-Rides*
7. Historic structures
8. Paleontological sites
9. Archaeological sites
10. Easements
11. Open space buffers
12. Natural preservation areas (nature study areas)
13. Wildlife habitat areas and wildlife corridors
14. Riding, hiking and biking trails and associated vista and rest stops
15. Streets
16. Signs as provided in Section XV.
17. Off-street parking as provided in Section XVI.
18. Other uses which serve all of a portion of the new Town of Highlands Ranch and similar to and consistent with the Uses by Right or Uses by Special Review may be permitted with the approval of the Planning Director either as a Use by Right or with Board approval as a Use by Special Review as determined by the Planning Director.

C. Uses by Special Review in the Nonurban Area Exclusive of the Open Space Conservation Area. The following uses are permitted in the Nonurban Area exclusive of the Open Space Conservation area subject to the Use by Special Review and the Site Development Plan requirements for buildings as provided in the Douglas County Zoning Resolution.

1. Public or private universities, colleges and junior colleges
2. Major facilities of a public utility
3. Kennels and equestrian facilities
4. Borrow sites
5. Commercial recreation
6. Office

Approval of these uses requires a Public Hearing before the Board of Douglas County Commissioners with Notice given at least (30) thirty days prior to the hearing of the time and place in at least one publication in a newspaper of general circulation in Douglas County and at the discretion of the Planning Director a Public Hearing before the Planning Commission.

D. Development Standards for the Nonurban Area Exclusive of the Open Space Conservation Area. Development permitted in the Nonurban Area exclusive of the Open Space Conservation Area shall be constructed in accordance with an approved Site Plan, subject to the following development standards except to the extent modified by such Site Plan:

1. Minimum lot area: none
2. Minimum lot width and depth: none
3. Maximum building height: 50 feet, except as increased by the Douglas County Board of Adjustment.

The following setback is required.

a. Minimum setback: none, except adjacent to a public street where 20 feet is the minimum yard.
b. No setback shall be required adjacent to property lines which merely separate uses within the Nonurban Area.

4. All lighting shall be designed and located to reduce power consumption to its lowest practical level and to direct light rays to the lot or project.
5. Trash and storage areas shall be shielded from view by placement within buildings, or by enclosure within opaque walls or fences not less than 5 feet in height. Wall and fence materials shall complement exterior building materials.
6. All parking lots and driveways shall be maintained in a reasonably neat and clean manner in order to reduce particulate and nonpoint source pollution.

E. Uses Permitted by Right in the Active Recreation and Public Facility Area Portion of the Open Space Conservation Area; the 1200-Acre Area. Planning Areas B, C, D, E, and F as depicted on the Highlands Ranch Development Plan.

1. Uses permitted by right subject to Douglas County Site Improvement Plan review and approval:

a. Agriculture

1) Farms and ranches for production and sale of crops and livestock including tree farms and associated structures.

a) Cattle, buffalo, and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures.

2) Gardens, tree farms, and associated structures.
3) Agricultural education and research facilities.
4) Arboreta.
5) Community gardens.

b. Public and quasi-public facilities

1) Law Enforcement offices and stations
2) Fire stations
3) Libraries
4) Public utility buildings, structures and facilities including, but not limited to:

a) Water and wastewater treatment plants, not exceeding 100,000-gallon capacity, water wells, wellhead treatment equipment, water distribution lines and appurtenances.
b) Sludge application to properly reuse the by-product of treated effluent to enhance soil condition and forage. In the event a local, state or federal regulatory agency determines that sludge application is in non-compliance with applicable law, application will be stopped pending further review by the appropriate agency.
c) Potable water reservoirs, buried water tanks with exposed lids (not exceeding 5-million-gallon storage capacity), and surface

reservoirs.

d) Electrical, (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities.
e) Flood control facilities required by applicable regulation.
f) Cellular communication facilities pursuant to Douglas County Zoning Resolution.
g) Drainage discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulations.

c. Religious institutions including, but not limited to, churches and retreat facilities not to exceed 350 seats in the main worship area.

d. Public and private colleges and universities, environmental education camps, and satellite educational facilities operated by public and/or private colleges and universities with structures not exceeding 50,000 sq. ft. in areas where access is available.

e. Public or private parks and recreational facilities including but not limited to:

1) Regional, community and neighborhood parks. Passive park uses should be sited or located on the portions of the park that borders the most environmentally sensitive areas.
2) Golf courses and country clubs and associated uses.
3) Commercial recreation with structures not to exceed 50,000 sq. ft.
4) Recreation centers with structures not to exceed 50,000 sq. ft.
5) Equestrian center, dressage riding area, stables with sites not to exceed 20 acres in area, and polo fields.
6) Sports training center with structures not to exceed 50,000 sq. ft.
7) Skateboard and in-line skating facilities including in-line hockey
8) Trails including pedestrian, bicycle and equestrian
9) Special community events
10) Community camps for all ages in areas with good access and limited to marginal or good and better wildlife habitat areas depicted on Exhibit F of the OSCA Plan. Limited overnight camping shall be allowed.

f. Cultural facilities

1) Museums.
2) Cultural centers with structures not to exceed 50,000 sq. ft.
3) Amphitheater limited to cultural or instructional programs of a limited nature constructed compatible with the natural surroundings with sites not to exceed 1 acre.
4) Archaeological sites
5) Archaeological and interpretive centers with sites not to exceed 10 acres.
6) Limited use of existing historic structures for contemporary use including, but not limited to ranch headquarters, caretaker structures, heritage center, cultural uses and living history museum without expanding the square footage of existing buildings.

g. Wildlife support

1) Animal rehabilitation center or wildlife hospital with sites not to exceed 1 acre.
2) Wildlife interpretive centers at interface between 1,200-acre area and

7000-acre area with sites not to exceed 10 acres.
3) Wildlife conservation area and wildlife habitat enhancement area.
4) Wildlife migration corridors.
5) Controlled wildlife viewing areas.

h. Public and private roads or streets.
i. One residence, used by landowner of a ranch or farm, to manage the property and/or one residence for purposes of housing a caretaker to manage the subject property.
j. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.
k. Easements
l. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet: permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 10 feet in height: and shall use consistent designs, colors and materials.

F. Uses Permitted by Right in the Golf Course Area Portion of the Open Space Conservation Area

(A portion of the 1200-acre area depicted as Planning Area A on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County Site Improvement Plan review and approval:

a. Agriculture

1) Cattle, buffalo and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.

b. Public and quasi-public facilities

1) Public utility buildings, structures and facilities including, but not limited to:

a) Water wells, wellhead treatment equipment, water distribution lines and appurtenances.
b) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities.
c) Flood control facilities required by applicable regulation.
d) Cellular communication facilities pursuant to Douglas County Zoning Resolution.
e) Drainage and discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulation.

c. Public or private recreation facilities including but not limited to:

1) Golf courses and country clubs and associated uses.
2) Recreation centers with structures not to exceed 50,000 sq. ft.
3) Trails including pedestrian, bicycle and equestrian

4) Special community events.

d. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.
e. Easements
f. Public and private roads or streets
g. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet; permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 8 feet in height; and shall use consistent designs, colors and materials.

G. Uses Permitted by Right in the Cultural and Educational Area Portion of the Open Space Conservation Area

(A portion of the 1200-acre area depicted as Planning Area G on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County Site Improvement Plan review and approval:

a. Agriculture

1) Cattle, buffalo and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.

b. Public and quasi-public facilities

1) Public utility buildings, structures and facilities including, but not limited to:

a) Water wells, wellhead treatment equipment, water distribution lines and appurtenances:
b) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities.
c) Flood control facilities required by applicable regulation.
d) Cellular communication facilities pursuant to Douglas County Zoning Resolution.
e) Drainage and discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulation.

c. Public or private recreation facilities including but not limited to:

1) Trails including pedestrian, bicycle and equestrian
2) Equestrian center, dressage riding area, stables with sites not to exceed 20 acres in area.
3) Community camps for all ages in areas with good access and limited to marginal or good and better wildlife habitat areas depicted on Exhibit F of the OSCA Plan. Limited overnight camping shall be allowed.
4) Special community events.

d. Cultural facilities

1) Museums
2) Cultural centers with structures not to exceed 50,000 sq. ft.
3) Amphitheater limited to cultural or instructional programs of a limited nature constructed compatible with the natural surroundings with sites not to exceed 1 acre.
4) Archaeological sites.
5) Archaeological and interpretative centers, with sites not to exceed 10 acres.

e. Wildlife support

1) Animal rehabilitation center or wildlife hospital with sites not to exceed 1 acre.
2) Wildlife interpretative centers at interface between 1200-acre area and 7000-acre area with sites not to exceed 10 acres.
3) Controlled wildlife viewing areas

f. Public and private roads or streets
g. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.
h. Easements
i. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. or any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 ft. permanent directional, future use, principal use or building directional signs shall not exceed 50 sq. ft. or 8 ft. in height; and shall use consistent designs, colors and material.

H. Uses Permitted by Right in the Driver Training Facility Area portion of the Open Space Conservation Area.

(A portion of the 1200-acre area depicted in Planning Area I on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County Site Improvement Plan review and approval:

a. Law enforcement training facility for police and fire emergency equipment and citizen driver training.
b. Water wells, well-head treatment equipment, water or natural gas distribution facilities.
c. Electrical (not to exceed 115 KV), telephone, communication or natural gas distribution facilities.
d. Flood control facilities required by applicable regulation.
e. Drainage discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulations.
f. Driver's training activity shall occur only during daylight hours without necessitating the use of headlights in accordance with state laws defining use of headlights. Except as needed for minimal security needs, no lighting shall be allowed.
g. Public and private roads or streets.
h. Easements.
i. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. for any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 ft. permanent directional, future use, principal use or

building directional signs shall not exceed 50 sq. ft. or 8 ft. in height and shall use consistent design, colors and materials.

j. Other uses which serve all or a portion of Highlands Ranch similar to and consistent with the Uses by Right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

I. Uses Permitted by Right in the Playfield Area Portion of the Open Space Conservation Area

(A portion of the 1200-acre area depicted as Planning Area H on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County Site Improvement Plan review and approval:

a. Agriculture

1) Cattle, buffalo and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures, excluding feedlots.

b. Public and quasi-public facilities

1) Public utility buildings, structures and facilities including, but not limited to:

a) Water wells, wellhead equipment, water distribution lines and appurtenances:
b) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities.
c) Flood control facilities required by applicable regulation.
d) Cellular communication facilities pursuant to Douglas County Zoning Resolution.
e) Drainage and discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by application regulation.

c. Public recreation facilities including, but not limited to:

1) Playfields as part of a high school/middle school campus.
2) Trails, including pedestrian, bicycle and equestrian.
3) Special community events.

d. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

e. Easements

f. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. for any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 ft., permanent directional future use, principal use or building directional signs shall not exceed 50 sq. ft. or 8 ft. in height: shall use consistent designs, colors and materials

g. Public and private roads or streets.

J. Uses Permitted by Right in the Horse Corral (Equine Education Area) Portion of the Open Space Conservation Area: the 1,200-acre Area. Planning Area K, as depicted on the Highlands Ranch Development Plan.

Uses permitted by right, subject to Douglas County site improvement plan review and approval:

a. Agriculture

1) Cattle, buffalo, and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.
2) Gardens, and associated structures
3) Community Gardens

b. Public and quasi-public facilities

1) Public utility buildings, structures and facilities including but not limited to:

a) Water and wastewater treatment plants not exceeding 100,000-gallon capacity, water wells well head treatment equipment, water distribution lines and appurtenances
b) Potable water reservoirs: water tanks not exceeding 5 million gallons storage capacity.
c) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities
d) Flood control facilities required by applicable regulation.
e) Cellular communication facilities pursuant to Douglas County Zoning Resolution.
f) Drainage discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basin, ditches, conduits and culverts required by applicable regulation.
g) Easements.

c. Public or private parks and recreational facilities including, but not limited to:

1) Equestrian center, dressage riding area, stables (not intended for year-round "for rent" boarding), indoor arena, with sites not to exceed 20 acres in area, and structures, no single structure to exceed 20,000 square feet.
2) Equestrian trails.
3) Equine related programs and activities, including, but not limited to, trail rides, lessons, and camps.

d. Public and private roads or streets.
e. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.
f. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet. Permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 10 feet in height. Designs, colors and materials shall be consistent.

K. Uses Permitted by Right in the Basecamp Portion of the Open Space Conservation Area: the 1,200-acre Area. Planning Area L, as depicted on the Highlands Ranch Development Plan.

Uses permitted by right, subject to Douglas County site improvement plan review and approval:

a. Agriculture

1) Cattle, buffalo, and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.
2) Gardens, and associated structures
3) Community Gardens

b. Public and quasi-public facilities

1) Public utility buildings, structures and facilities including but not limited to:

a) Water and wastewater treatment plants not exceeding 100,000-gallon capacity, water wells well head treatment equipment, water distribution lines and appurtenances
b) Potable water reservoirs: water tanks not exceeding 5 million gallons storage capacity.
c) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities
d) Flood control facilities required by applicable regulation.
e) Cellular communication facilities pursuant to Douglas County Zoning Resolution
f) Drainage discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basin, ditches, conduits and culverts required by applicable regulation.
g) Easements.

c. Public or private parks and recreational facilities including, but not limited to:

1) Building(s), no single structure to exceed 20,000 square feet, for:

a) Outdoor Education Pre-School.
b) Administrative offices.

2) Accessory structures, not to exceed 10,000 square feet per structure.
3) Day camps, school programs and field trips, programs, and activities for all ages.
4) Community camps for all ages, for supervised educational experiences in areas with good access and limited to marginal or good wildlife habitat areas or near the edge between good and better wildlife habitat areas as depicted on Exhibit F of the OSCA Plan.
5) Limited overnight camping. Facilities allowed include structures up to a total of 10,000 sq. ft. per camp for dining, restrooms, changing rooms, showers, enclosed storage and campfire pits, instructional seating areas, tent pads and associated improvements.
6) Events and gatherings to support the Backcountry and its mission, or its 501c3 mission, such as, but not limited to, Outdoor Movies, Facility Rentals, Open Houses, Catered events, and similar. No limits for under 150 participants. Six per year for up to 300 people.

d. Trails, including pedestrian, equestrian, and bicycle.
e. Public and private roads or streets.
f. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.
g. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet: permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 10 feet in height: and shall use consistent designs, colors, and materials.

L. Uses Permitted by Right in the Open Space Area Portion of the Open Space Conservation Area (The 7000-Acre Area)

Uses permitted by right, subject to Douglas County site improvement plan review and approval:

a. Wildlife support.

1) Wildlife conservation area and wildlife habitat enhancement area.
2) Wildlife interpretive centers at interface between 1200-acre area and 7000- acre area with sites not to exceed 10 acres.
3) Wildlife migration corridors.
4) Controlled wildlife viewing areas.

b. Cultural facilities.

1) Limited use of existing historic structures for a contemporary use including but not limited to ranch headquarters, caretaker structures, heritage center, and living history museum without expanding the square footage of existing buildings.
2) Archaeological sites:

a) Archaeological interpretive center sites, not to exceed 10 acres.

c. Agriculture.

1) Cattle, buffalo and horse ranching including raising, breeding, feeding, and selling of livestock and other animals pending review and associated structures excluding feedlots.

d. Public and quasi-public facilities.

1) Public utility buildings, structures and facilities including but not limited to:

a) Water and wastewater treatment plants not exceeding 100,000-gallon capacity, water wells well-head treatment equipment, water distribution lines and appurtenances.
b) Sludge application to properly reuse the by-product of treated effluent to enhance soil condition and forage. In the event a local, state or federal regulatory agency determines that sludge application is in non- compliance with applicable law; application will be stopped pending further review by the appropriate agency.
c) Potable water reservoirs: water tanks not exceeding 5 million gallons storage capacity.
d) Electrical (not to exceed 115 KV), telephone, communication, or natural

gas distribution facilities:

e) Flood control facilities required by applicable regulation.
f) Drainage discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basin, ditches, conduits and culverts required by applicable regulation.
g) Easements

e. Recreational facilities and uses, including but not limited to:

1) Community camps for all ages, for supervised educational experiences in areas with good access and limited to marginal or good wildlife habitat areas or near the edge between good and better wildlife habitat areas as depicted on Exhibit F of the OSCA Plan. Limited overnight camping shall be allowed. Facilities allowed include structures up to a total of 10,000 sq. ft. per camp for dining, restrooms, changing rooms, showers, enclosed storage and campfire pits, instructional seating areas, tent pads and associated improvements.
2) Riding, hiking and biking trails, interpretive trails, trails for people with disabilities, ski touring trails, and associated vista rest stops and picnic areas and parking associated with a trail head staging area in areas near to existing roads.
3) Fishing ponds and casting pools in better wildlife areas.
4) Limited hunting for wildlife management according to Division of Wildlife guidelines only with permission from the landowner.
5) Polo fields.

f. Existing access roads with limited use in best wildlife areas as depicted on Exhibit F of the OSCA Plan.
g. Open space buffers.
h. Public and private roads, streets or arterials and public transportation facilities limited to near or on existing roads or as depicted on Douglas County Master Plan.
i. Interpretive identification signs shall not exceed 35 sq. ft. per sign face and trail identification signs shall not exceed 10 sq. ft. and a maximum height of 6 feet and shall use consistent designs, colors and materials.
j. One residence, used by landowner of a ranch or farm, to manage property and/or one residence for purposes of housing a caretaker to manage the subject property.
k. Other uses which serve all or a portion of Highlands Ranch similar to and consistent with the uses by right. Subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

M. Uses Permitted by Right in the Law Enforcement Training Facility Area of the Open Space Conservation Area

(A portion of the 7000-acre area depicted in Planning Area J on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County Site Improvement Plan review and approval:

a. Law enforcement training facility.
b. Water wells, well-head treatment equipment, water distribution lines and appurtenances.
c. Electrical (not to exceed 115 KV), telephone, communication or natural gas distribution facilities.
d. Flood control facilities required by applicable regulation.
e. Drainage discharge and flood control lines, systems and facilities including, but not limited to: Impoundment reservoirs and retaining basins, ditches, conduits and

culverts required by applicable regulations.

f. Public and private roads or streets.

g. One residence, used by landowner to manage property, and/or one residence for purpose of housing a caretaker, to manage the subject property.

h. Easements.

i. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. for any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 feet; permanent directional, future use, principal use or building directional signs shall not exceed 50 sq. ft. or 8 ft. in height; and shall use consistent designs, colors and materials.

j. Other uses which serve all or a portion of Highlands Ranch similar to and consistent with the Uses by Right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

N. Uses Permitted by Special Review in the Open Space Conservation Area (8200-acre area)

Subject to Douglas County USR permit process per Douglas County Zoning Resolution:

a. Exploration for and extraction of mineral resources excluding sand and gravel and rock quarrying, subject to a mineral extraction plan approved by Douglas County.

b. Water and wastewater treatment plants exceeding 100,000-gallon capacity.

c. Community camps for all ages in the Open Space Area for supervised educational experiences in areas with good access and limited to marginal or good wildlife habitat areas or near the edge between good and better wildlife habitat areas as depicted on Exhibit F on the OSCA Plan. Limited overnight camping shall be allowed. Facilities allowed include structures exceeding a total of 10,000 sq. ft. per camp for dining, restrooms, changing rooms, showers, enclosed storage; and campfire pits. Instructional seating areas, tent pads and associated improvements.

d. Limited use of existing structures for a contemporary use including, but not limited to ranch headquarters, caretaker structures, heritage center, and living history museum in excess of the square footage of existing buildings.

O. Uses Permitted by Special Review in Active Recreation and Public Facility Area a portion of the 1200-acre area as depicted in Planning Areas B-F on the Highlands Ranch Development Plan.

Subject to Douglas County USR permit process per Douglas County Zoning Resolution:

a. Religious institutions including but not limited to churches and retreat facilities with an excess of 350 seats in the main worship area:

b. Electrical facilities over 115 KV, cable television, radio and communication reception and transmission facilities with landscaped buffer, where appropriate:

c. Public and private colleges and universities, environmental education camps, and satellite education facilities operated by public and/or private colleges and universities with structures in excess of 50,000 sq. ft. in areas where access is available.

d. Commercial recreation with structures in excess of 50,000 sq. feet.

e. Recreation centers with structures in excess of 50,000 sq. ft.

f. Recreational water park.

g. Equestrian Center, dressage riding area, stables with sites in excess of 20 acres in area.

h. Ice-skating rink and related facilities.

i. Sports training center with structures in excess of 50,000 sq. ft.

j. Commercial tobogganing and sledding hills located on north facing slopes with limited vegetation removal needed which may include artificial snowmaking equipment.

k. Cultural Center with structures in excess of 50,000 sq. ft.

l. Amphitheater limited to cultural or instructional programs of a limited nature constructed compatible with the natural surroundings with sites in excess of 1 acre.
m. Animal rehabilitation center or wildlife hospital with sites in excess of 1-acre.
n. Wildlife interpretive centers at interface between 1200-acre area and 7000-acre area with sites in excess of 10 acres.
o. Dog training area
p. Cemetery and mausoleum.

P. Uses Permitted by Special Review in Law Enforcement Training Facility Area

(A portion of the 7000-acre area depicted in Planning Area J on the Highlands Ranch Development Plan)

Subject to Douglas County USR permit process per Douglas County Zoning Resolution

a. Electrical facilities over 115 KV, cable television, radio and communication reception and transmission facilities with landscape buffer, where appropriate.

Q. Development Standards for the Open Space Conservation Area

a. Minimum lot area: none
b. Minimum lot width and depth: none
c. Maximum building height: 35 feet as defined on page 4-3 of the Highlands Ranch Development Guide.
d. The following setback is required:

1) Minimum setback: none, except adjacent to a public street where 20 feet is the minimum and adjacent to Planning Areas 57 and 58 where 30 feet is minimum.
2) No setbacks shall be required adjacent to property lines which are merely separating uses within the Open Space Conservation Area.

e. All lighting shall be designed and located to reduce power consumption to its lowest practical level and to direct light rays to the lot or project to avoid disruption to adjoining uses. Lighting levels should be limited to applicable standards.
f. Trash and storage areas shall be shielded from view by placement within buildings or by enclosure within opaque walls or fences not less than 5 feet in height. Wall and fence materials shall complement exterior building materials. Trash areas should be bear-proofed.
g. All parking lots and driveways shall be maintained in a reasonably neat and clean manner in order to reduce particulate and nonpoint source pollution.
h. Building colors should be generally warm and rich in tone in the range of natural colors and earth tones with low reflective value.
i. Building massing should be simple and include strongly integrated geometric forms which closely reflect the activities that occur in the building.
j. Buildings should be scaled to complement their surroundings.
k. Glazing shall be of a non-reflective style.
l. Design structures to step down hillsides and to fit the sloping terrain.
m. For further direction refer to the goals and policies of the Highlands Ranch Open Space Conservation Area Plan.
n. Wherever appropriate new wildlife friendly fencing will be installed according to Colorado Division of Wildlife Standards.

R. Acreage Calculation for the Active Recreation and Public Facility Area, the Cultural and Educational Area, the Playfield Area, Driver Training Area and Golf Course Area

a. Intent

In accordance with the 1988 OSCA Agreement and this Plan it is the intent of the "Active Recreation and Public Facility Area, the Cultural and Educational Area, the Playfield Area, Driver Training Area and the Golf Course Area" to provide up to 1200 acres for public and commercial recreation and public facility land uses.

In calculating the extent of acreage counted toward the 1200 acres for a given land use, the guiding principle shall be that of overall site integrity. In most cases the calculation shall include the entire property boundary: however it is anticipated that in some cases sufficiently large and important portions of the site may be left out of the 1200 acre accounting, as these areas are either characteristic of the "Open Space Area" or fall within specific wildlife movement corridors or buffers identified on Exhibits F and L of the OSCA Plan.

Areas that may be excluded from the 1200-acre accounting include:

1) 100-year flood plain when left in a natural unchannelized/unimproved state;
2) Significant drainage ways associated with wildlife movement corridors;
3) Land with slopes exceeding 20% grade, excluded from site development;
4) Undisturbed grassland, shrubland, riparian, or woodland vegetation that is not integral to an overall site development plan. In general, for example, land lying between golf course fairways would be considered part of the 1200-acre accounting: unless contained in areas defined by 1, 2, or 3 above, and;
5) Collector and arterial roads such as Monarch Blvd., Daniels Park Road, Grigs Road.

b. Accounting Maintenance and Final Determination

Douglas County will maintain a tabulation of acres attributed to the "Active Recreation and Public Facility Area, the Recreational and Education Area, the Playfield Area, Driving Training Area and the Golf Course Area" (the 1200-acre area) updated with each approved land use application. The County shall make the final determination on inclusion or exclusion of acreage in the 1200- acre tabulation.

Given both natural and man-made constraints, the Plan and its accounting methodology do not guarantee that the full 1200 acres for active recreation and public facilities will be realized.

No acreage south of the regional trail west of Monarch Blvd. extended and no acreage east of the regional trail east of Monarch Blvd. extended shall be developed in accordance with the "Active Recreation and Public Facility Area, the Recreation and Education Area, the Playfield Area, Driver Training Area, and the Golf Course Area". The only exception may be a portion of a wildlife or nature interpretive center or other permitted uses within Planning Area G and permitted uses within Planning Area I.

S. Planning Area Boundaries

The boundaries of Planning Areas A-L as depicted on the Highlands Ranch Development Plan may be modified pursuant to the procedure outlined in Section V.G of the Highland Ranch Development Guide.

T. Cultural and Historical Protection Overlay Zone

a. Intent

Native American Indian cultural activities continue today at the Tall Bull Memorial Grounds located within Daniels Park, immediately adjacent to the Highlands Ranch Open Space Conservation Area.

These activities include social gatherings, communal spiritual events such as teepee ceremonies and private spiritual undertakings such as vision quests.

The grounds provide spiritual sanctuary to 50 American Indian nations, the Native American Church, and various councils and institutions. Maintaining peaceful and visually unobstructed surroundings is of paramount concern.

Significant portions of the Highlands Ranch Open Space Area are visible from the Tall Bull Memorial Grounds.

Additional, significant cultural and historical resources lie within this area and deserve special protection. The most visually prominent resources include Daniels Park Road, Grigs/Lafayette Ranch, and the Douglas Pasture Ranch.

b. Permitted Land Uses

Land Uses shall be permitted in accordance with the provisions of the respective planning areas.

c. Development Review Standards

1) Visual Analysis

For all development requiring buildings within the Cultural and Historical Protection Overlay Zone ("The Zone") as depicted on the Highlands Ranch Development Plan, a visual analysis shall be conducted relative to at least two points within the Tall Bull Memorial Grounds. These points shall include at a minimum the central ceremonial ring and a high point along the southern boundary.

The first priority shall be to place structures in the Zone such that they will not be seen from these points.

In the event that structures cannot be fully invisible from within the Tall Bull Memorial Grounds, appropriate natural visual screening shall be required.

2) Lighting Standards

Except for more restrictive standards stated herein, all outdoor lighting within the Zone shall be in accordance with the Douglas County Zoning Resolution, as amended.

Outdoor lighting within the Zone shall be limited to the minimum required for security, utilitarian and safety purposes.

All outdoor lighting within the Zone shall be shielded to the extent that the source of illumination (bulb or direct lamp image) is not visible from any

adjacent property. Within the Zone no light trespass beyond the facility served shall be allowed or after one-hour beyond business closure, whichever is more restrictive.

No outdoor facility shall be illuminated after 10 p.m. unless for safety reasons.

Maximum fixture height for all lighting within the Zone shall be 24'.

3) Buildings within the Zone portion of Planning Area E shall be sited as far away from Tall Bull Memorial rounds as possible.

4) Development Proposal Referrals.

All development proposals within the Cultural and Historical Protection Overlay Zone shall be referred to the Tall Bull Memorial Grounds Council for their participation and input in the design review process.

U. Monarch Blvd. Contribution

Within Planning Areas D, E, and F of the Open Space Conservation Area, a fair and equitable contribution of $ 69/ADT will be paid to Douglas County by the landowner for the following land uses, including other similar land uses as determined by the Planning Director in accordance with applicable provisions of the Highlands Ranch Development Guide and Plan and the Open Space Conservation Area Plan:

a. Uses Permitted by Right

1) Religious institutions at 13.13 ADT/acre;
2) Colleges and universities at 47.6 ADT/acre:
3) Commercial recreation with structures not to exceed 50,000 sq. ft. at 24 ADT/acre:
4) Recreation centers with structures not to exceed 50,000 sq. ft. at 24 ADT/acre; and
5) Sports training center with structures not to exceed 50,000 sq. ft. at 24 ADT/acre.

b) Uses Permitted by Special Review

1) Exploration for and extraction of mineral resources*;
2) Religious institutions including but not limited to churches and retreat facilities with an excess of 350 seats in the main worship area at 13.13 ADT/acre;
3) Colleges and universities with structures in excess of 50,000 sq. ft. at 47.6 ADT/acre;
4) Commercial recreation with structures in excess of 50,000 sq. ft. at 24 ADT/acre;
5) Recreation centers with structures in excess of 50,000 sq. ft. at 24 ADT/ acre;
6) Recreational water park*;
7) Equestrian Center in excess of 20-acres in area*;
8) Ice-skating rink and related facilities*;
9) Commercial tobogganing and sledding*;
10) Cultural Center with structures in excess of 50.000 sq. ft.*;
11) Amphitheater in excess of 1 acre*; and
12) Dog Training Area.*

* Trip generation to be determined at time of approval of use by special review required traffic report.

The following land uses will not be required to make a contribution:

d. Uses Permitted by Right

1) All agricultural land uses as described in Article XIII-Nonurban Area Section E, Subsection a, of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 2a of the Highlands Ranch Open Space Conservation Area Plan.
2) All public and quasi-public facilities land uses as described in Article XIII-Nonurban Area, Section E, Subsection b of the Highlands Ranch Development Guide and Plan and Chapter 2. Section B, Subsection 2.b of the Highlands Ranch Open Space Conservation Area Plan.
3) Public or private parks and recreation facilities as described in Article XIII-Nonurban Area, Section E, Subsection e, items ll, 2), 5), 7), 8), 9), 10) of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 2e, items 1), 2), 5), 7), 8), 9), 10) of the Highlands Ranch Open Space Conservation Area Plan.
4) Cultural facilities as described in Article XIII- Nonurban Area. Section E, Subsection f of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B. Subsection 2f of the Highlands Ranch Open Space Conservation Area Plan.
5) Wildlife support land uses as described in Article XIII-Nonurban Area. Section E. Subsection g of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 2g of the Highlands Ranch Open Space Conservation Area Plan.
6) Permitted land uses as described in Article XIII- Nonurban Area, Section E, Subsections h, I, k, l and Chapter 2, Section B, Subsections 2h, I, k, l of the Highlands Ranch Open Space Conservation Area Plan.

e. Uses by Special Review

1) Uses permitted by special review as described in Article XIII-Nonurban Area, Section L, Subsections b, c, d of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 9, items b, c, d of the Highlands Ranch Open Space Conservation Area Plan; and:
2) Uses permitted by special review as described in Article XIII-Nonurban Area, Section M, Subsections b, m, n, p of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 10, items b, m, n, p of the Highlands Ranch Open Space Conservation Area Plan.

The payment of this contribution must be made prior to recordation of an approved Final Plat or prior to Site Improvement Plan approval, if no Final Plat is involved. This requirement is above and beyond the prior commitment of Shea Homes concerning the construction of 4100 linear feet of South Quebec Street (Monarch Blvd).

The developer of parcels within Planning Areas D, E and F shall however be responsible for causing the construction of local streets, acceleration/deceleration lanes on Monarch Blvd, as required by Douglas County, proportionate share of signage, signalization and the addition of travel lanes on Monarch Blvd, as may be required by Douglas County for the development within Planning Areas D, E, and F.

Upon the conveyance of the 33-acre Driver Training Facility Area (Planning Area I) to Douglas

County at no cost to the County.

Douglas County shall establish a credit of $ 82,500 to the grantor of the land or its assigns (33 acres x $ 2500/acre) toward any required payment of the $ 69/ADT contribution.

The total amount of OSCA contributions pursuant to this commitment of $ 69/ADT shall not exceed $ 966,301.

MEETING DATE: December 1, 2025

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

DESCRIPTION: Sterling Ranch Planned Development, 14th Amendment - Planned Development Major Amendment - Project File: ZR2025-012.

SUMMARY: The request is for approval of a major amendment to the Sterling Ranch Planned Development to amend portions of the boundaries of the D1, D2, and D3 planning areas; and expand the C1 character zone buffer south of Braley Acres.

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	11/20/2025
Samantha Hutchison - FYI	Notified - FYI	11/20/2025

ATTACHMENTS:

Staff Report - ZR2025-012

DOUGLAS COUNTY
COLORADO

Planned Development Major Amendment Staff Report

Date: November 18, 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, 14th Amendment**

Project File: **ZR2025-012**

Planning Commission Hearing:	**December 1, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**December 9, 2025 @ 2:30 p.m.**

I. Executive Summary

The applicant requests approval of a major amendment to the Sterling Ranch Planned Development (PD) to shift portions of the Country/Hillside District (D1) planning area and the Town Center District (D3) planning area to the Villages District (D2) planning area, shift portions of the D2 planning area to the D3 planning area, and expand the Multifunction Open Space (C1) character zone buffer south of Braley Acres. The total number of dwelling units allowed per the PD remains unchanged at 12,050 units.

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 amend portions of the boundaries of the D1, D2, and D3 planning areas; and expand the C1 character zone buffer south of Braley Acres.

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 it is located 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 the land use plan maps and details within the PD to amend portions of the D1, D2, and D3 planning areas. The request also proposes to expand the C1 character zone buffer that exists south of Braley Acres.

Portions of the D2 planning area along the north side of Titan Road are proposed to be converted to the D3 planning area, while portions of D3 along the south side of Titan Road are proposed to be converted to D2. The D1 planning area southwest of the intersection of Titan Road and Roxborough Park Road is proposed to be converted to the D2 planning area. The character zone buffer that exists around this parcel, Special Character Zone C (SCZ-C), remains unchanged.

Portions of the D1 planning area south of Waterton Road are proposed to be converted to the D2 planning area. The existing D1 planning area that surrounds the Plum Valley Heights subdivision would remain unchanged.

III. CONTEXT

A. Background

The Sterling Ranch PD was approved by the Board of County Commissioners (Board) in July of 2013. This is the 14th Amendment to the original PD document.

IV. PROVISION OF SERVICES

A. 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.

B. Sheriff Services

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

C. Water and Sanitation

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

V. PUBLIC NOTICE AND INPUT

DCZR Section 1523 requires mailed notice to abutting landowners, published notice, and posted notice of the public hearings. No public correspondence has been received related to this application.

All referral agency responses are outlined in the Referral Agency Response Report attached to this staff report. Homeowners' associations and community groups within 1,000 feet of the areas of amendment were included in the list of referral agencies. Those referral agencies providing a response noted no comment or objection.

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: No changes are proposed to the development standards or PD commitments. Additionally, the amendment does not increase the maximum number of dwelling units within the PD.

1520.02: Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.
Staff Comment: The amendment provides flexibility and efficiency for dwelling units to be spread more evenly through the PD. The proposed change from D1 to D2 planning areas will allow for additional character zones and density to be considered in the future.

1520.03: Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.
Staff Comment: The proposed amendment allows flexibility in locating uses within Sterling Ranch. The proposed amendment does not increase the maximum number of dwelling units allowed within Sterling Ranch.

1520.04: Whether the sole purpose of the amendment is to confer a special benefit upon an individual.
Staff Comment: The proposed amendment allows flexibility and variety within the development of planning areas within the Sterling Ranch PD.

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: No change in public facilities or services is associated with this request. This amendment does not increase the intensity of allowed land uses within the PD and does not increase the maximum number of dwelling units allowed within Sterling Ranch.

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: Public Works Engineering noted it is working with the applicant to revise the Master Traffic Impact Study (MTIS) for the Sterling Ranch PD, including the amendments proposed with the 14th Amendment. Public Works Engineering states it will continue to work with the applicant in revising the MTIS moving forward and has no comments on this PD application.

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 5
Applicant's Narrative 6
Comprehensive Master Plan Land Use Reference Map 9
Zoning Map 10
Aerial Map 11
Referral Agency Response Report 12
Referral Response Letters 13
Redlined Sterling Ranch Planned Development, 14th Amendment 15
Sterling Ranch Planned Development, 14th Amendment 24

DOUGLAS COUNTY
COLORADO

Department of Community Development

www.douglas.co.us

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: ZR2025-012

PROJECT TYPE: Major PD Amendment

MARKETING NAME: Sterling Ranch 14th PD Amendment

PRESUBMITTAL REVIEW PROJECT NUMBER:

PROJECT SITE:

Address: 8155 Piney River Ave, Suite 200 Littleton,CO

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

Name: Susan Beckman

Address: 8155 Piney River Ave

Phone: 303-881-7119

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*.

Susan Beckman — Applicant Signature

Oct 13 2025 — Date

DATE: 10-17-2025

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 - 14TH AMENDMENT**
MAJOR AMENDMENT APPLICATION

REQUEST: **Modify planning areas as depicted on the Land Use Plan and associated Plan Details.**

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

The request to revise some portions of D1 planning area to D2 planning area in the Sterling Ranch PD does not come with a request for additional dwelling units nor an increase in overall density for the development. The primary intent of this proposed PD amendment is to convert portions of D1 planning area to D2 planning area in order to continue developing the property in a fashion similar to the current manner of development. The Sterling Ranch Planned Development (PD) is zoned for 12,050 dwelling units. Under current zoning, the full number of dwelling units could be realized by concentrating density into the D3 planning area maximizing multifamily/apartment uses. Alternatively, converting some of the lower density D1 planning area into D2 planning area would allow many of the remaining dwelling units to be spread more evenly across the development in single-family detached and single-family attached lot configurations similar to what has already been built or approved throughout existing filings. This amendment does not seek to increase the total number of dwelling units that are currently allowed, but rather it proposes adjustments to the planning areas to allow the dwelling units to be spread more evenly throughout the development.

Additional planning area modifications being proposed with this PD amendment include adjusting the D3 and SA1 planning areas 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:

1519.07.1 *Planning Area Boundary - The total acreage of the planning area is increased by more than 20%.*

1519.09 *Land Use – Any change in the allowed land-use categories, including changes in densities, such as from single-family to multi-family residential.*

The proposed PD amendment requests modifications to the existing D1, D2, and D3 planning area boundaries. The request to modify the D3 planning area to reflect current land planning efforts is in compliance with PD section D-2.1 as the proposed modification does not increase the total acreage within planning area D3 by more than 15% from the Land Plan as currently depicted on Sheet 8 of the PD. However, the proposed conversion of some of the D1 planning areas to D2 planning area results in an increase of D2 planning area of 21% which triggers an amendment to the PD. Additionally, converting portions of D1 planning area to D2 planning area also results in changes to allowed land-use categories, including changes in densities which also triggers an amendment to the PD.

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.

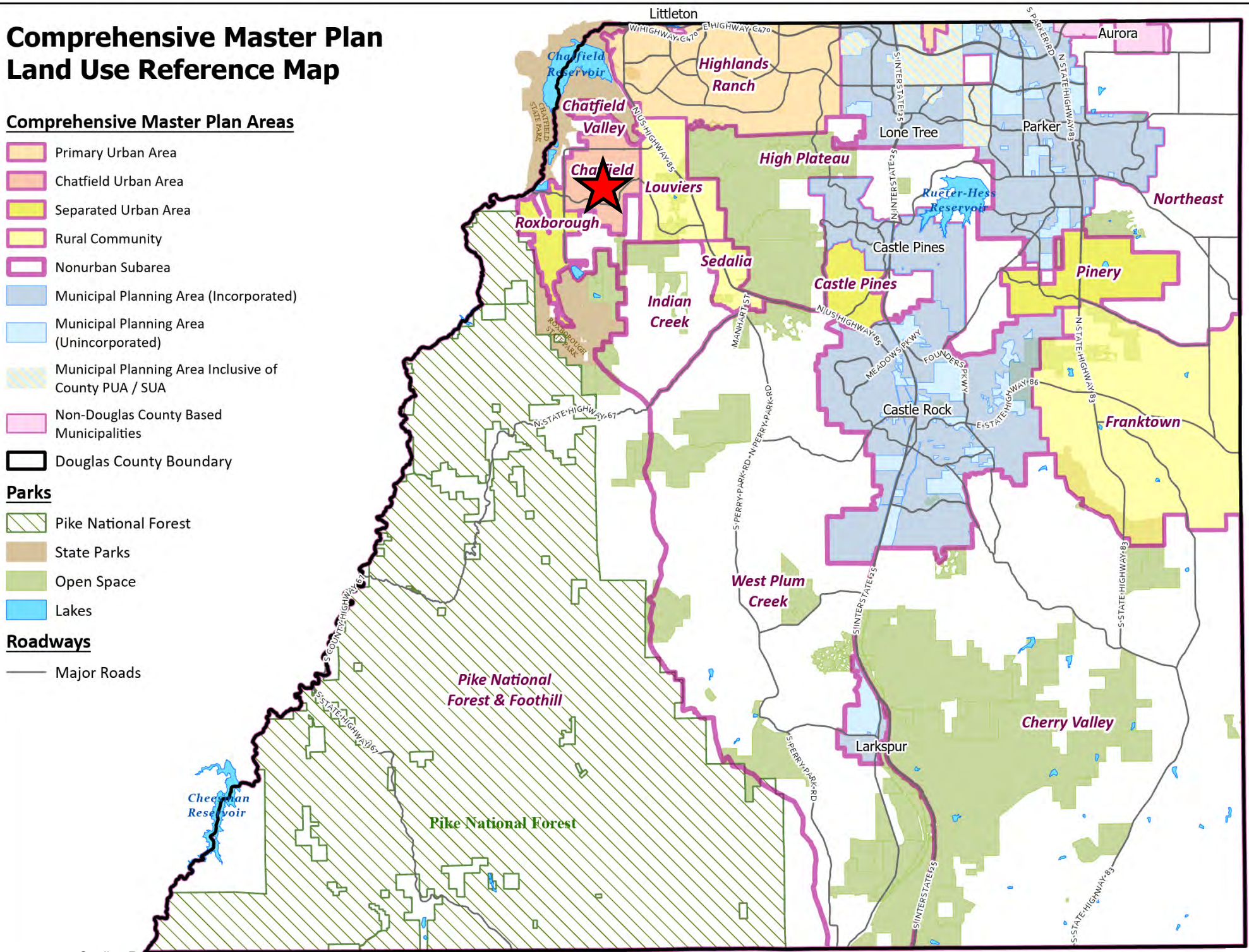
The proposed PD amendment is consistent with the development standards, commitments, and overall intent of the PD. As noted above, the amendment does not seek to increase the total number of dwelling units (12,050) for which the property is zoned, but rather it seeks to increase flexibility in distributing the allowed number of dwelling units throughout the existing PD footprint.

The primary area proposed for conversion from planning area D1 to D2 sits in the interior of the development, south of Waterton Road which will help mitigate adverse effects to the enjoyment of land or public interest for the abutting or adjacent properties. The remaining D1 planning areas that are on the periphery of the PD boundary adjacent to existing lower density residential neighbors including Plum Valley Heights, Braley Acres, and Plum Creek Estates remain in place with this amendment, as do the open space buffers and special character zones (SCZ-A and SCZ-C) that were created to establish buffers and/or transition zones to the higher density development within the Sterling Ranch footprint.

While no plans have been finalized for the areas proposed for conversion from D1 to D2, and the allowed land uses within the D1 and D2 planning areas differ, the primary intent is to allow development within these areas to be similar to the neighborhood development already constructed and planned for existing filings which contain a mix of small and large single-family detached lots, and single-family attached lots such as duplexes and townhomes. This flexibility would allow the development team to develop the property close to the number of dwelling units for which it is currently zoned without needing to concentrate development in apartment uses. Apartment use is not being contemplated for the areas proposed for conversion from D1 to D2, however, the development team is exploring the possibility of a senior living facility to provide even more diversity and living options within the community.

The purpose of the proposed amendment is not to confer a special benefit upon any individual. While the amendment does modify the locations and acreages of the D1, D2, and D3 planning areas; water supply, public facilities, services, and roadway capacity for any future residential, commercial, or other development will be vetted during the required preliminary plan, plat, and/or site improvement plan processes as the planning areas develop. Water will continue to be available through the Dominion Water and Sanitation District for the 12,050 dwelling units for which the property is currently zoned. Additional traffic studies will occur as needed based on how the future dwelling units and commercial areas 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. A traffic letter is being prepared to confirm that the potential relocation of planning areas does not affect the external roadway network.

Comprehensive Master Plan Land Use Reference Map



Comprehensive Master Plan Areas

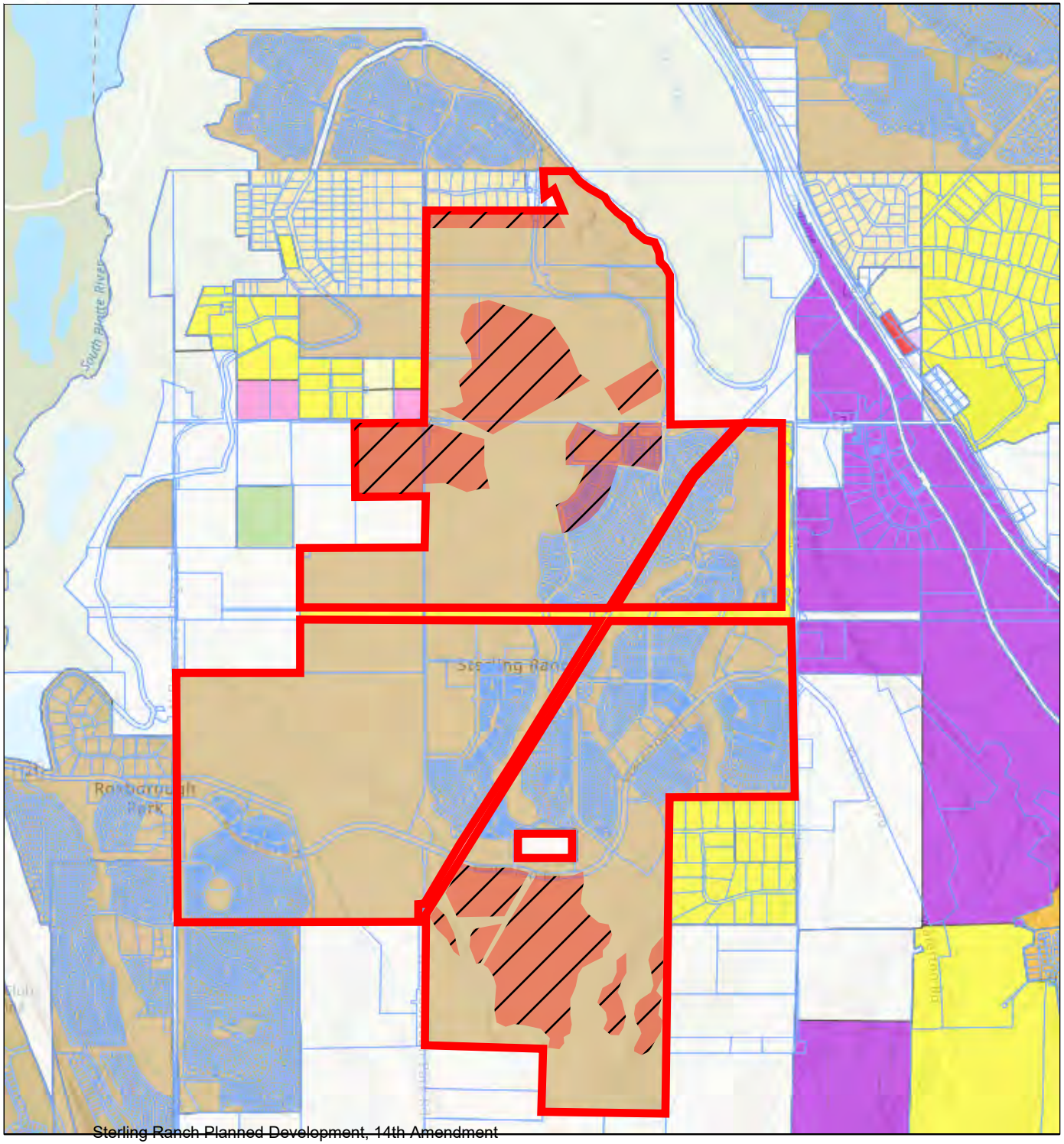
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

- Major Roads



STERLING RANCH PD
14TH AMENDMENT

ZR2025-012
ZONING MAP

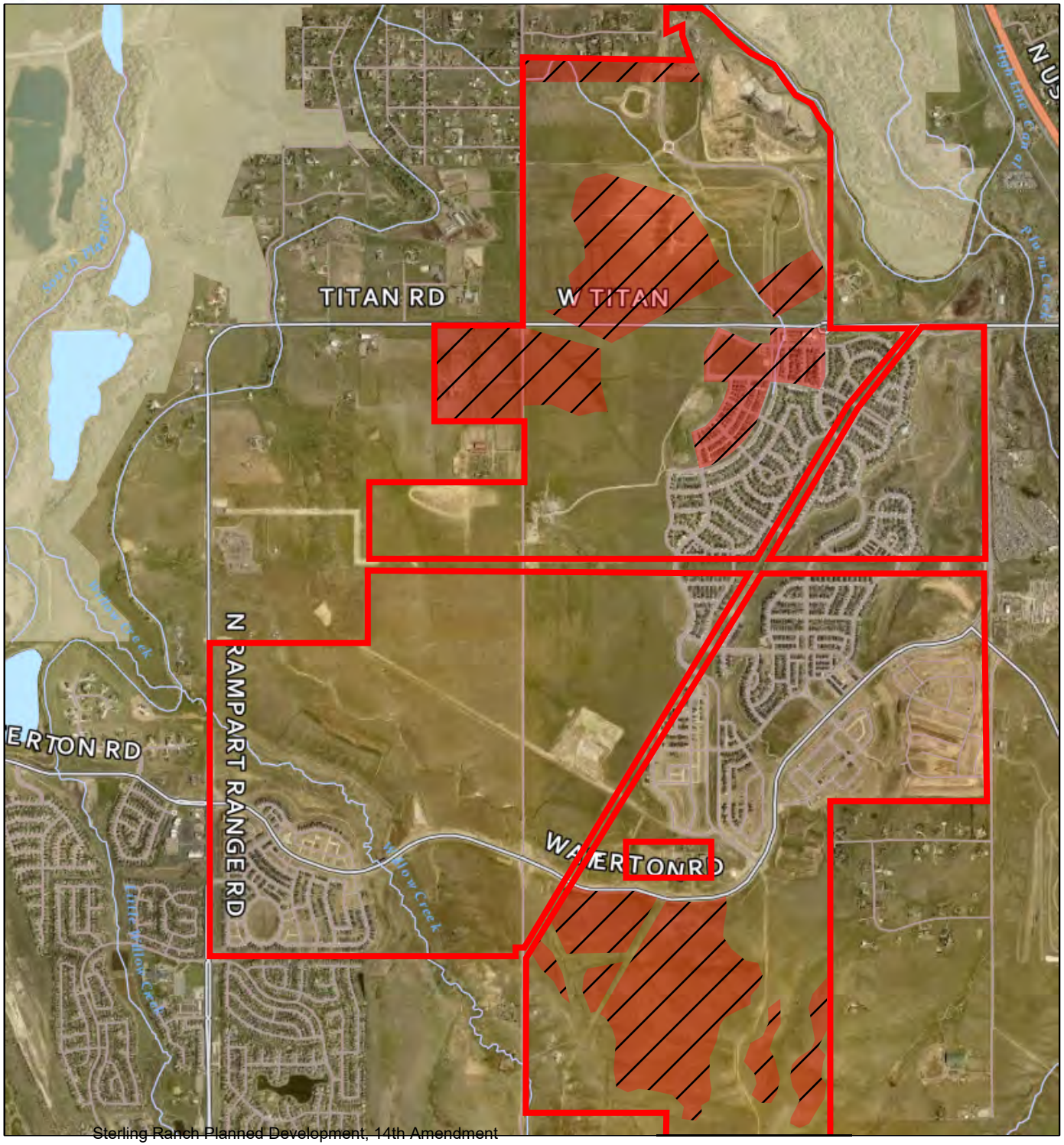
LEGEND

- STERLING RANCH PD
- AREA OF AMENDMENT
- 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
- C - COMMERCIAL
- 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 14TH AMENDMENT

ZR2025-012
AERIAL MAP

N

LEGEND

- STERLING RANCH PD
- AREA OF AMENDMENT
- MAJOR ROADS
- OTHER ROADS

Project Name: Sterling Ranch Planned Development, 14th Amendment
Project File #: ZR2025-012
Date Sent: 10/23/2025 **Date Due:** 11/13/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	10/24/2025	No comment.	No action necessary.
Braley Acres HOA		No response received.	
Building Services	10/31/2025	No comment.	No action necessary.
Chatfield Community Association		No response received.	
Engineering Services	11/13/2025	**Summary of response letter:** Engineering notes it is working with Sterling Ranch to revise the Master Traffic Impact Study for the entire Sterling Ranch development and has no comments on this PD Amendment.	No action necessary.
Office of Emergency Management	10/28/2025	No comment.	No action necessary.
Plum Valley Heights HOA		No response received.	
Sheriff's Office		No response received.	
South Metro Fire Rescue	11/11/2025	**Summary of response letter:** South Metro Fire Rescue has reviewed the documents and has no objection to the proposed major Planned Development (PD) 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: 11/13/2025

RE: Sterling Ranch Planned Development (PD) 14th Amendment

The Douglas County Department of Public Works Engineering has reviewed the Sterling Ranch Planned Development (PD) 14th Amendment Project and has the following comments:

General Comments:

1. Douglas County Public Works Engineering is working with Sterling Ranch to revise the Master Traffic Impact Study (MTIS) for the entire Sterling Ranch Development. This update to the MTIS includes the proposed changes within the 14th PD Amendment. Douglas County will continue to partner with Sterling Ranch in revising the MTIS moving forward and has no comments on this PD Amendment.

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, 14th Amendment
Project File #:	**ZR2025-012**
S Metro Review #	REFOTH25-00260
Review date:	November 11, 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 portions of Planning Areas D1 and D3 to Planning Area D2, revise portions of Planning Area D2 to Planning Area D3, and expand the C1 Multi-function Open Space buffer south of Braley Acres. The total number of dwelling units allowed per the PD remains unchanged at 12,050 units.
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 major Planned Development (PD) Amendment

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

14TH

New County Certification

COUNTY CERTIFICATION

THIS MAJOR AMENDMENT OF THE STERLING RANCH PLANNED DEVELOPMENT PLAN AMENDING PLANNING AREAS D1, D2, D3, AND SA1 AS DEPICTED HEREON PURSUANT TO 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. 14 AFFECTS ONLY THE LAND USE PLAN AND PLAN DETAILS ON SHEETS 8-13, 18, AND 30 AS DESCRIBED IN FILE NO. ZR2025-###.

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

_____ _____
Director of Community Development (Date)

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

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35	Easements, Structures and Slope Detail C
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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
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F: 303 791 7405

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Denver, CO 80218
P: 720 635 6837

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Denver, CO 80203
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AECOM
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Denver, CO 80202
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F: 303 595 4434

Felsburg, Holtz & Ullevig
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F: 303 721 0832

Leonard Rice
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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
F: 303 985 3800

Headwaters Corporation
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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

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

14th

Note: Markups shown in blue represent pending changes currently being reviewed under the proposed 13th Amendment. Markups shown in red are being proposed with this 14th Amendment.

Expand C1 buffer.

Replace relocated SA-1 Planning Area with D3 Planning area. (Pending 13th amendment approval).

Add School Site (60 acres) and School Site Symbol 'S'. (Pending 13th amendment approval).

SA-1 Relocated to this location. (Pending 13th amendment approval).

Remove designations for Middle School (M), High School (S), and Elementary School (E). These will be relocated and replaced with a new 'S' symbol for 'School Site'. (Pending 13th amendment approval).

Convert this area from D2 to D3.

Add existing school site (12 acres) and 'S' symbol. (Pending 13th amendment approval).

Convert this area from D3 to D2.

Convert this area from D1 to D2.

Convert this area from D3 to D2 per approved Neighborhood Plan.

Add existing school site (12 acres) and symbol (S). (Pending 13th amendment approval).

Add existing school site (26 acres) and 'S' symbol. (Pending 13th amendment approval).

Convert this area from D1 to D2.

Convert this area from D1 to D2.

Braley Acres

Plum Creek Estates

Denver Polo Club Estates II

Tindell Acres

Titan Road Ranchettes

Potential 4H Site

Heritage Regional Park

Chatfield Farms

Roxborough Village

Burns Regional Park

Cordova

Lawrence Development

Louviers

Burns Regional Park

Heights

SCZ-C

SCZ-D

SCZ-E

SCZ-F

SCZ-A

SCZ-B

ARS Parcel

Southern edge of ARS Parcel

East Regional Park

TITAN ROAD

W. WATERTON ROAD

ROUTE 121 - S WADSWORTH

RAMPART RANGE ROAD

HIGH PARK ROAD

STREET C

STREET D

STREET E

POSSIBLE FUTURE CONNECTION

additional Primary Thoroughfare if possible future connection at Moore Road is constructed

Development Area A

Development Area B

Blufftop Protection Area

Northern edge of Southern O1 Buffer Area

Southern O1 Buffer Area

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

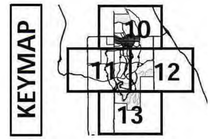
PLANNING AREAS

- 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

OTHER

- (S) School Site
- ~~Potential Elementary School~~
- ~~Potential Middle School~~
- ~~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



Land Use (Subject to adjustment pursuant to the terms of the Development Plan)		
Planning Areas		Acres
	D1 - Country/Hillside	~~593.57~~ 180.80
	D2 - Villages	~~1818.22~~ 2209.03
	D3 - Town Center	~~228.48~~ 260.50
	SA1 - School	~~72.06~~ 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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~~ZR2009-004~~

New Date

Revision Date: AUG 25, 2025

SCALE: 1" = 1000'

0' 1000' 2000' 4000'

NORTH

Sheet: 8 of 36

Land Use Plan OVerview

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

14th

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

Note: Markups shown in blue represent pending changes currently being reviewed under the proposed 13th Amendment. Markups shown in red are being proposed with this 14th Amendment.

Expand C1 buffer.

Replace relocated SA-1 Planning Area with D3 Planning area. (Pending 13th amendment approval).

SA-1 Relocated to this location. (Pending 13th amendment approval).

Convert this area from D2 to D3.

Convert this area from D2 to D3.

Convert this area from D3 to D2.

Convert this area from D1 to D2.

Convert this area from D3 to D2 per approved Neighborhood Plan.

Convert this area from D1 to D2.

Convert this area from D1 to D2.

Braley Acres

Denver Polo Club Estates II

Lindell Acres

Titan Road Ranchettes

Heritage Regional Park

East Willow Creek Drainage

Chatfield Farms

Roxborough Village

Willow Creek Wildlife Corridor

Burns Regional Park

Sterling Gulch Regional Park

Cordova

Sterling Gulch Wildlife Corridor

Lawrence Development

additional Primary Thoroughfare if possible future connection at Moore Road is constructed

POSSIBLE FUTURE CONNECTION

Sterling Gulch Wildlife Corridor

Grade-separated Wildlife Crossing

Burns Regional Park

Plum Valley Heights

Sterling Gulch Wildlife Corridor

Louviers

Grade-separated Wildlife Crossing

Grade-separated Wildlife Crossing

ROUTE 121 - S WADSWORTH

NORTH RAMPART RANGE ROAD

W. WATERTON ROAD

TITAN ROAD

MOORE ROAD

US HWY 85 - SANTA FE

PLUM CREEK PARKWAY

STREET C

STREET D

STREET E

STREET F

LEGEND

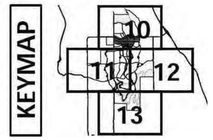
PLANNING AREAS

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- 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)

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~~ZR2009-004.~~
Revision Date: AUG 25, 2025

New Date

SCALE: 1" = 1000'

0' 1000' 2000' 4000'

NORTH

Sheet: 9 of 36

Parks, Open Space And Trails Plan Overview

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.

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

14th

Note: Markups shown in blue represent pending changes currently being reviewed under the proposed 13th Amendment. Markups shown in red are being proposed with this 14th Amendment.

Relocate SA-1 to this location. (Pending 13th Amendment approval).

Add 'School Site (60 acres)' and Symbol (S). (Pending 13th amendment approval).

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

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). (Pending 13th amendment approval).

Convert this area from D2 to D3.

Convert this area from D3 to D2.

Convert this area from D1 to D2.

Convert this area from D2 to D3.

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

Convert this area from D3 to D2 per approved Neighborhood Plan.

Sterling Gulch Wildlife Corridor

Sterling Gulch Regional Park

New Date

Braley Acres

Plum Creek Estates

Tindell Acres

Titan Road Ranchettes

ARS Parcel

Southern edge of ARS Parcel

SA1

SA2

SA3

SCZ-C

SCZ-D

SCZ-F

POWDERHORN PARK ROAD

Burns Regional Park

See Sheet 11

See Sheet 12

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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
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ZR2009-004
Revision Date: AUG 25, 2025

Plan Detail A

Sheet: 10

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

14th

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).

Note: Markups shown in blue represent pending changes currently being reviewed under the proposed 13th Amendment. Markups shown in red are being proposed with this 14th Amendment.

Convert this area from D1 to D2.

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~~
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- Special Character Zones

OTHER

- Character Zone C1 - Multi-Function Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
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- East Willow Creek Drainage
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- Existing Roads
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SCALE: 1" = 400'

0' 400' 800' 1600'

NORTH

Potential 4H Site

Heritage Regional Park

Chatfield Farms

Willow Creek Wildlife Corridor

Grade-separated Wildlife Crossing

Burns Regional Park

ROXBOROUGH PARK ROAD

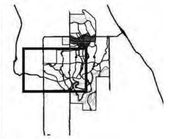
SCZ-B

See Sheet 10

See Sheet 12

See Sheet 13

KEYMAP



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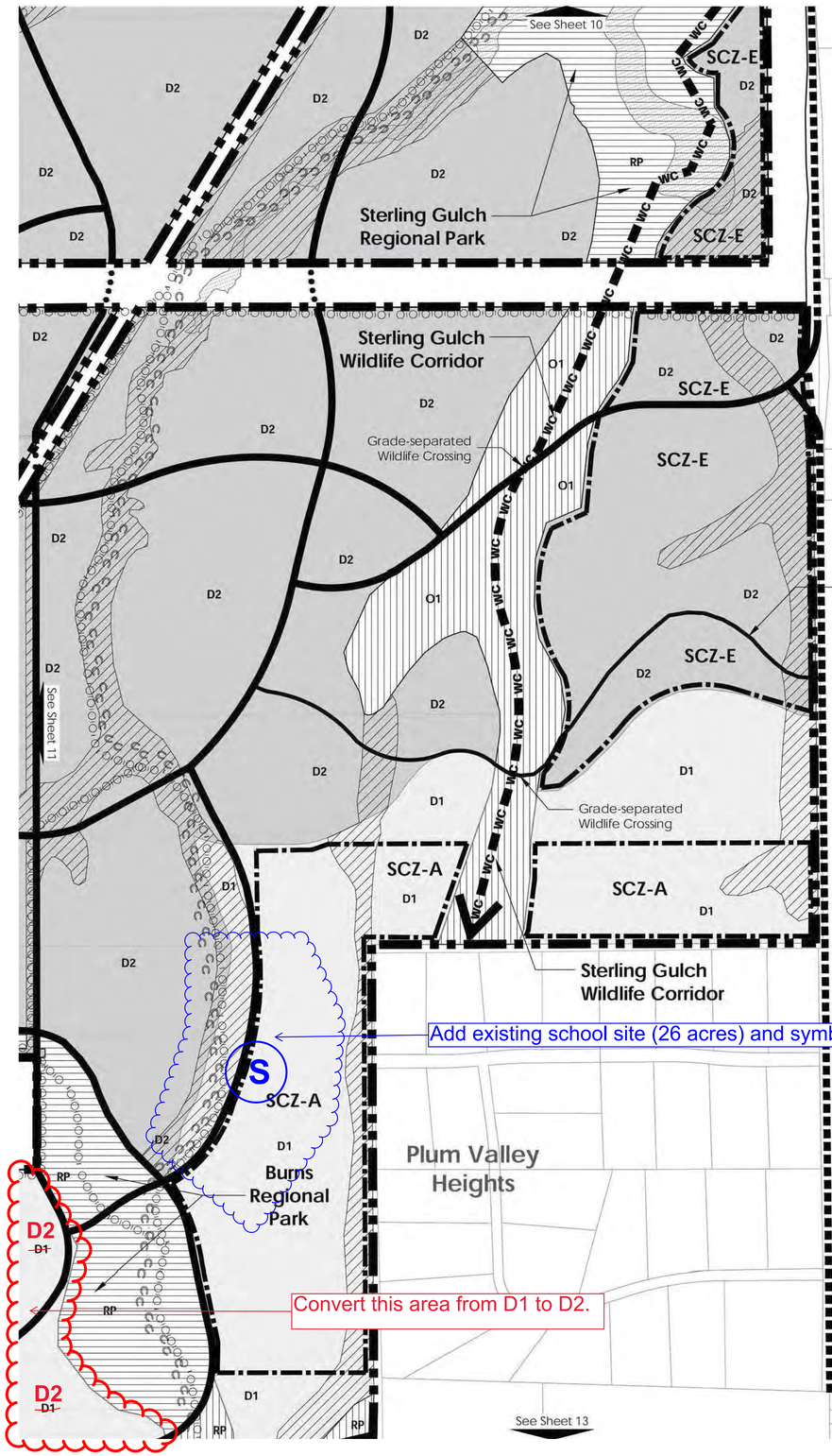
Sheet: 11 of 36

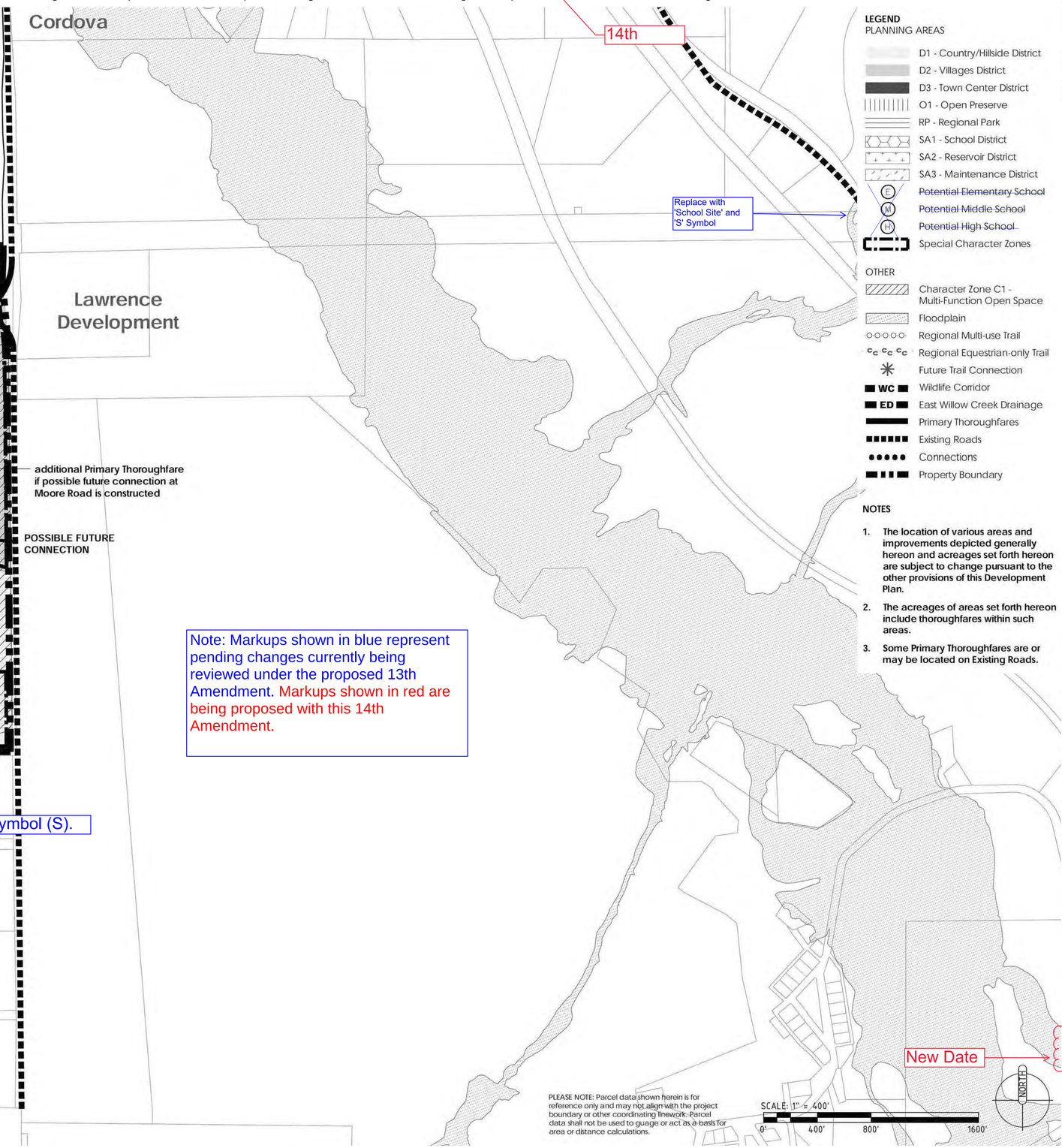
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Plan Detail B

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- D3 - Town Center District
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- SA1 - School District
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- SA3 - Maintenance District
- ~~Potential Elementary School~~
- ~~Potential Middle School~~
- ~~Potential High School~~
- Special Character Zones

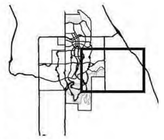
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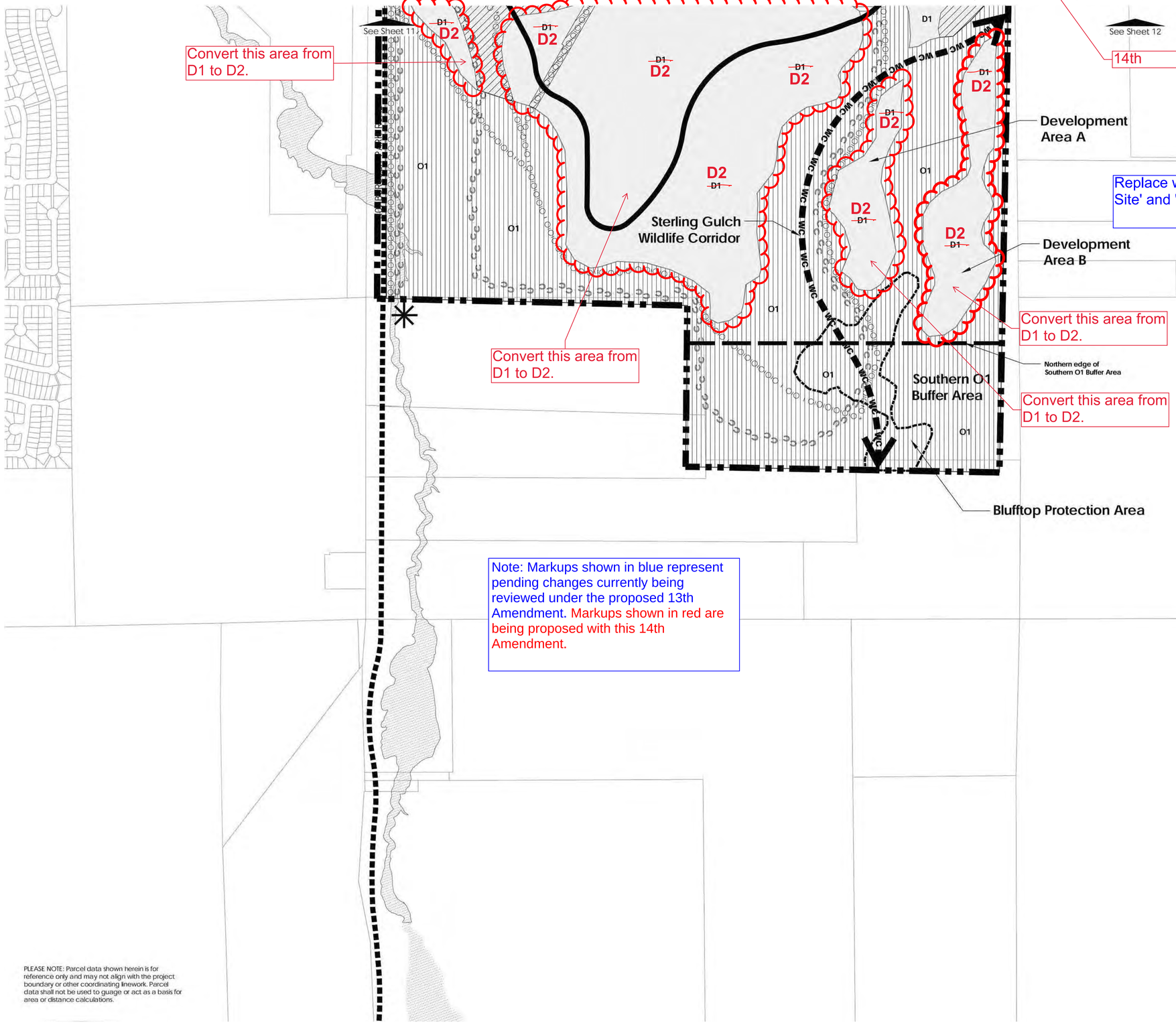
Plan Detail C

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Sheet: 12 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



Note: Markups shown in blue represent pending changes currently being reviewed under the proposed 13th Amendment. Markups shown in red are being proposed with this 14th Amendment.

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.

Replace with 'School Site' and 'S' Symbol

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
- 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.**

KEYMAP



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SCALE: 1" = 400'

0' 400' 800' 1600'

NORTH

Plan Detail D

ZR2009-004
Revision Date: AUG 25, 2025

New Date

Sheet: 13 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

14th

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 ¿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) and 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

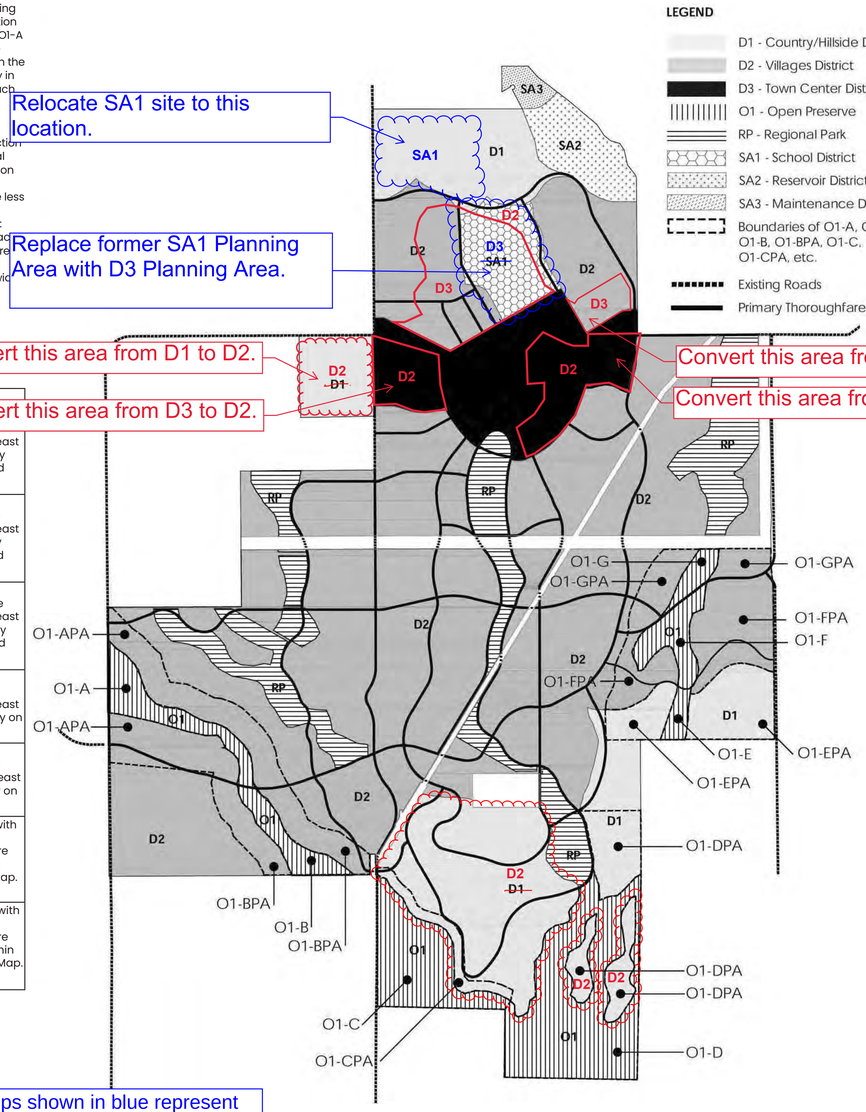
Portions of the Property designated as within the O1 Planning Area pursuant to this Development Plan shall be dedicated in phases in accordance with the provisions of the O1 Dedication Map and the O1 Dedication Table. The O1 Dedication Map generally depicts various segments of the O1 Planning Area; such 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<ltion, 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¡(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



Note: Markups shown in blue represent pending changes currently being reviewed under the proposed 13th Amendment. Markups shown in red are being proposed with this 14th Amendment.

APPLICANT and/or LAND OWNER

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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

14th

Show relocated SA1 site.

Show D3 and D2 Planning Area in Place of former SA1 Planning Area.

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

This table sets forth minimum lot area, maximum building ... plicable to those portions of the Property within SA1 - School. Notwithstanding the foregoing: (A) in connection wi... ner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated gener... that is included within the SA1 Planning Area; however, Owner may vary the boundaries and shape of each such as... 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.

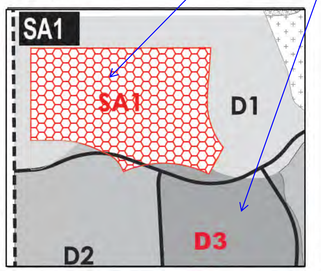


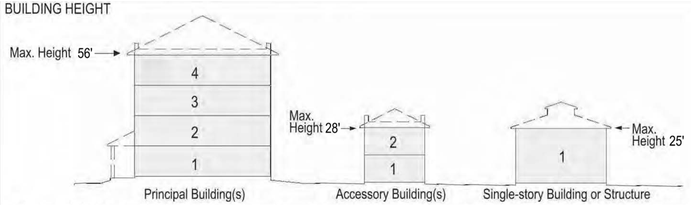
Table 17.1

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.*

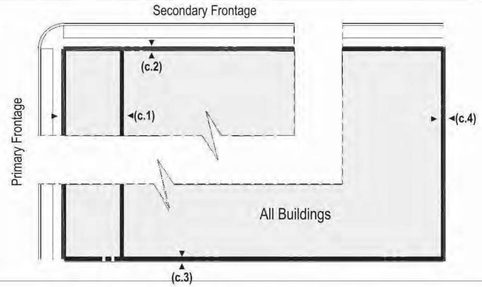
BUILDING HEIGHT



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.

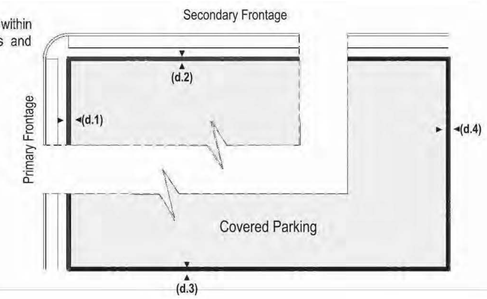
SETBACKS - ALL BUILDINGS

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.

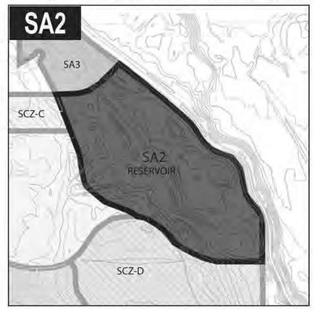


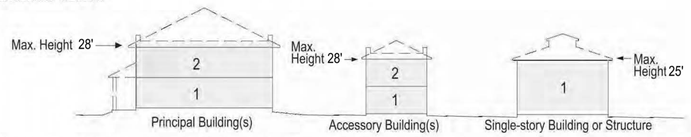
Table 18.1

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

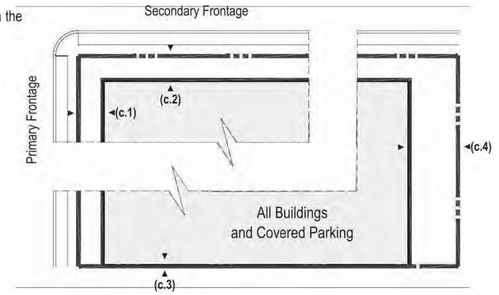


1. Building height shall be measured from the finished floor of the first level to the bottom of the eave or the top of the roof deck, whichever is lowest, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to. finished ceiling at 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.

Note: Markups shown in blue represent pending changes currently being reviewed under the proposed 13th Amendment. Markups shown in red are being proposed with this 14th Amendment.

New Date

APPLICANT and/or LAND OWNER

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Development Standards, Cont.

ZR2009-004
Revision Date: AUG 25, 2025

Sheet: 30

of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH 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 PLANNING AREAS D1, D2, D3, AND SA1 AS DEPICTED HEREON PURSUANT TO 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. 14 AFFECTS ONLY THE LAND USE PLAN AND PLAN DETAILS ON SHEETS 8-13, 18, AND 30 AS DESCRIBED IN FILE NO. ZR2025-###.

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

_____ _____
Director of Community Development (Date)

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STERLING RANCH

APPLICANT and/or LAND OWNER

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SR TEAM, LLC and
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ZR2009-004
Revision Date: OCT 17, 2025

Cover Sheet

Sheet: 1 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH 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:

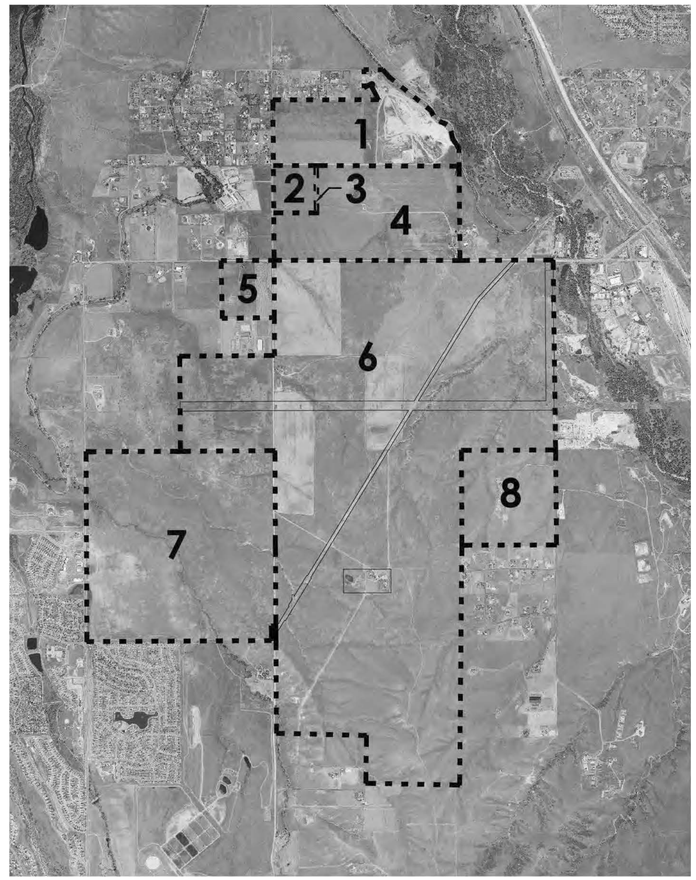
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°57'02" EAST, ALONG 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

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ZR2009-004
Revision Date: OCT 17, 2025

Legal Description

Sheet: 2 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH 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;

I. 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;

I. 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;

I. 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

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SR TEAM, LLC and
STERLING RANCH FORE, LLC
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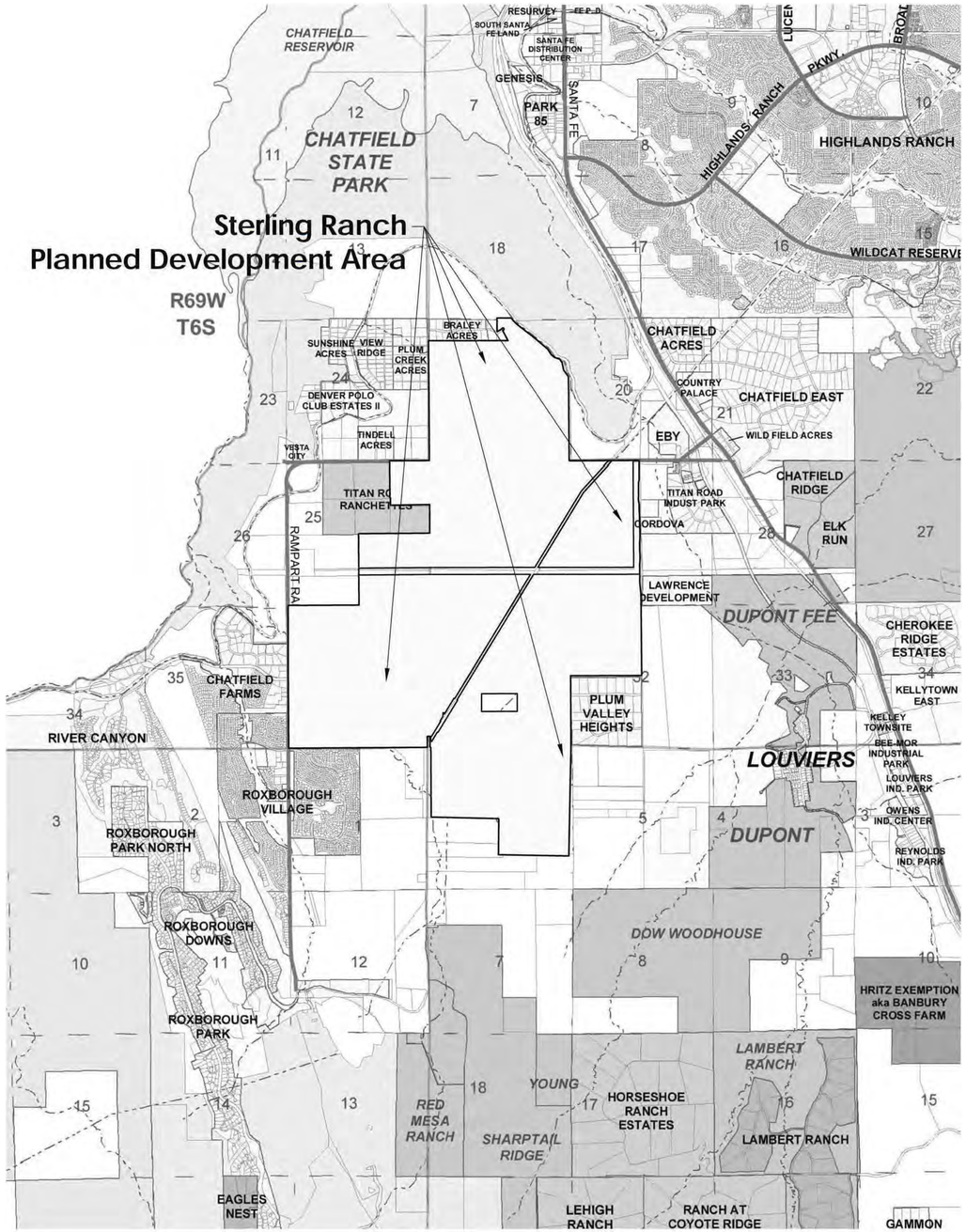
ZR2009-004
Revision Date: OCT 17, 2025

Legal Description, Cont.

Sheet: 3 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH 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

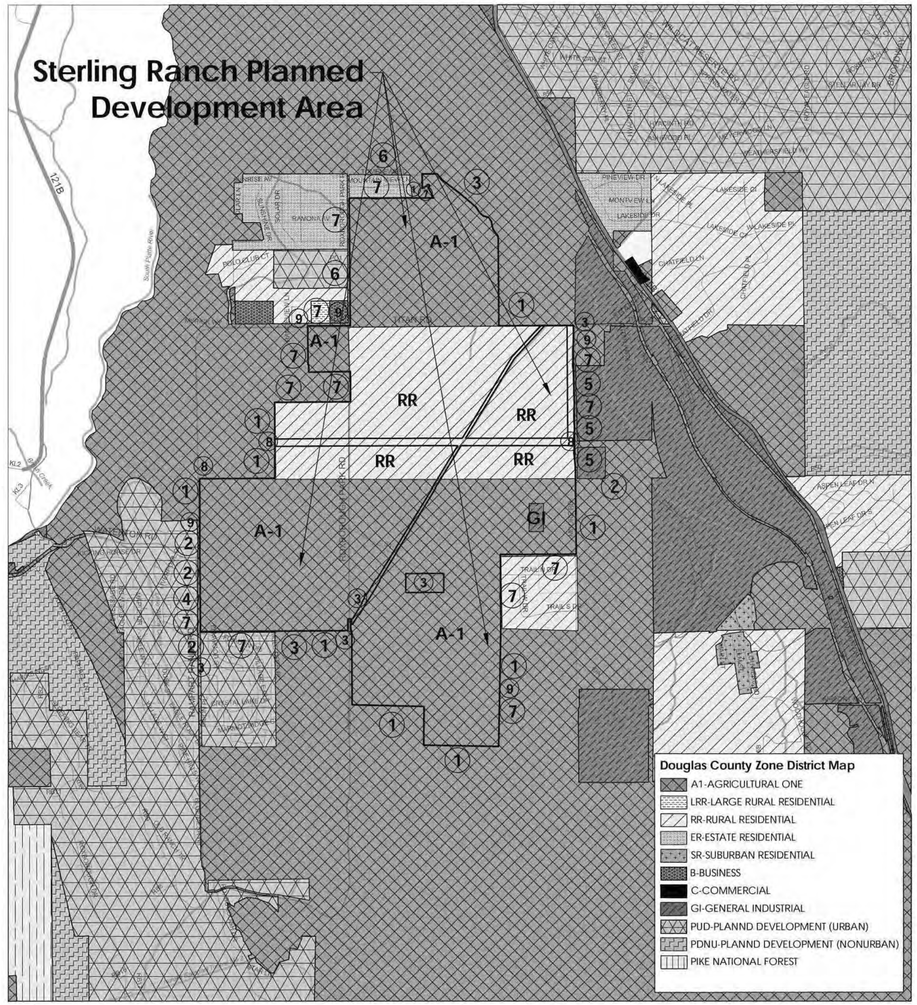


Vicinity Map

SCALE: 1" = 2500'

0' 2500' 5000' 10000'

NORTH



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

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ENGINEER:

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PREPARED BY:

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Vicinity And Adjacent Zoning

Sheet: 4 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH 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

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ZR2009-004
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General Provisions And Definitions

STERLING RANCH PLANNED DEVELOPMENT 14TH 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, I, 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.

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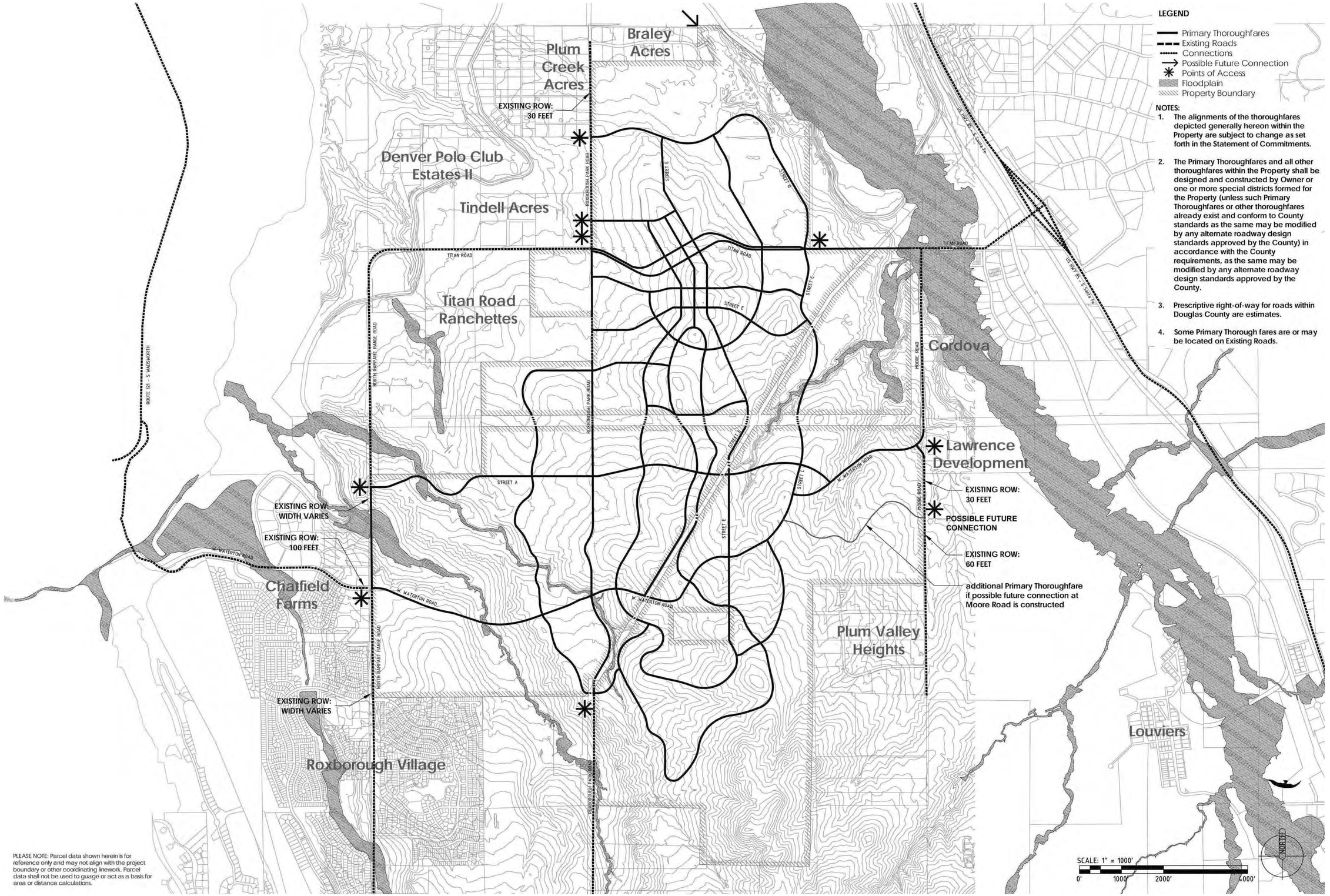
General Provisions And Definitions, Cont.

ZR2009-004
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STERLING RANCH PLANNED DEVELOPMENT 14TH 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.

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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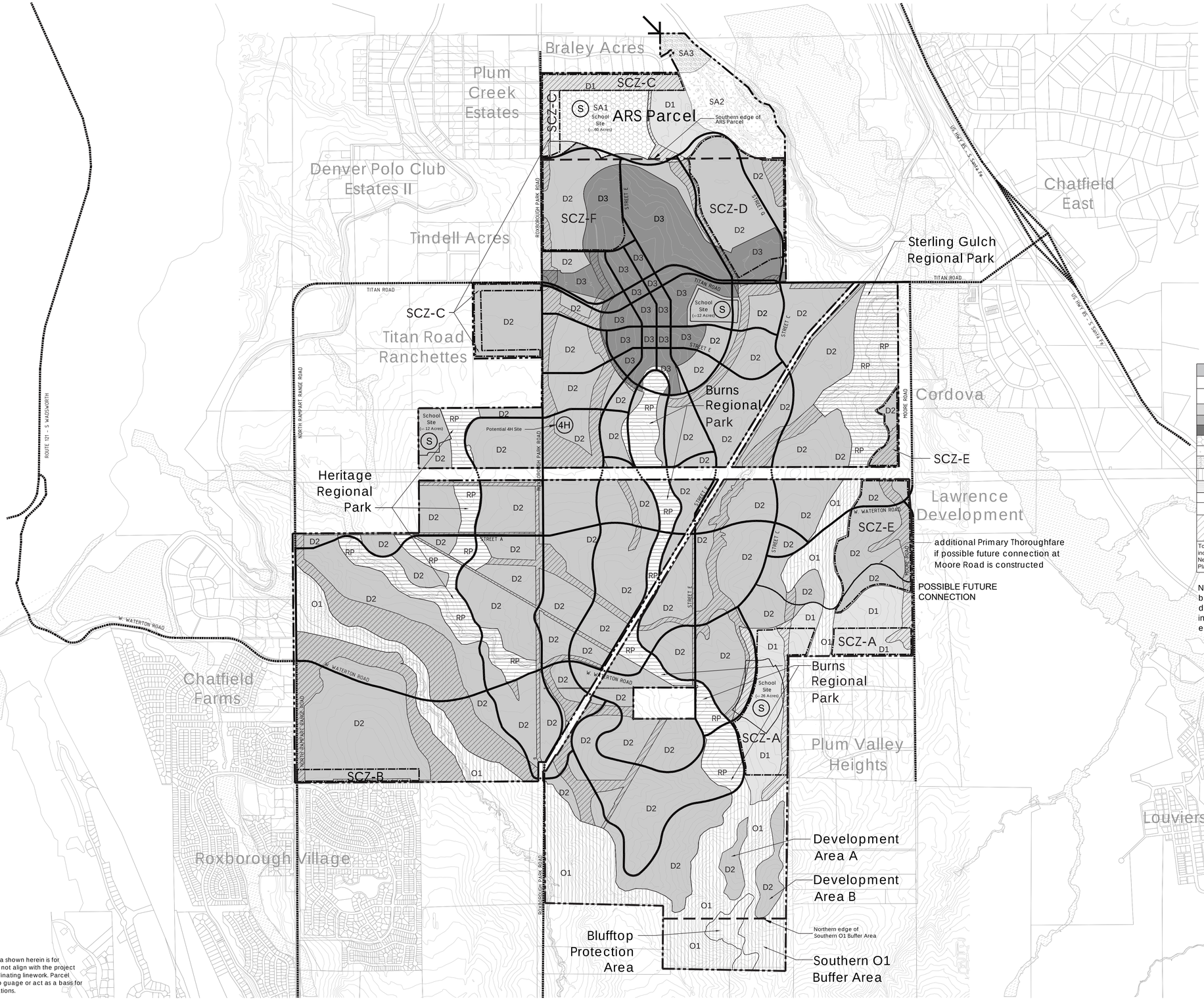
ZR2009-004
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Thoroughfare Plan Overview

Sheet: 7 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH 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

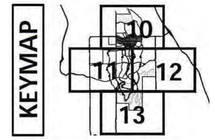
PLANNING AREAS

- 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

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	180.80
D2 - Villages	2209.03
D3 - Town Center	260.50
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.

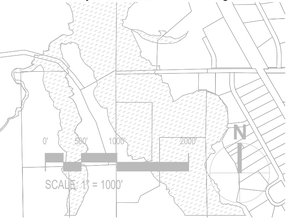
Areas Subject to Potential Inclusion within SCZ-D, SCZ-E and SCZ-F

(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

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.



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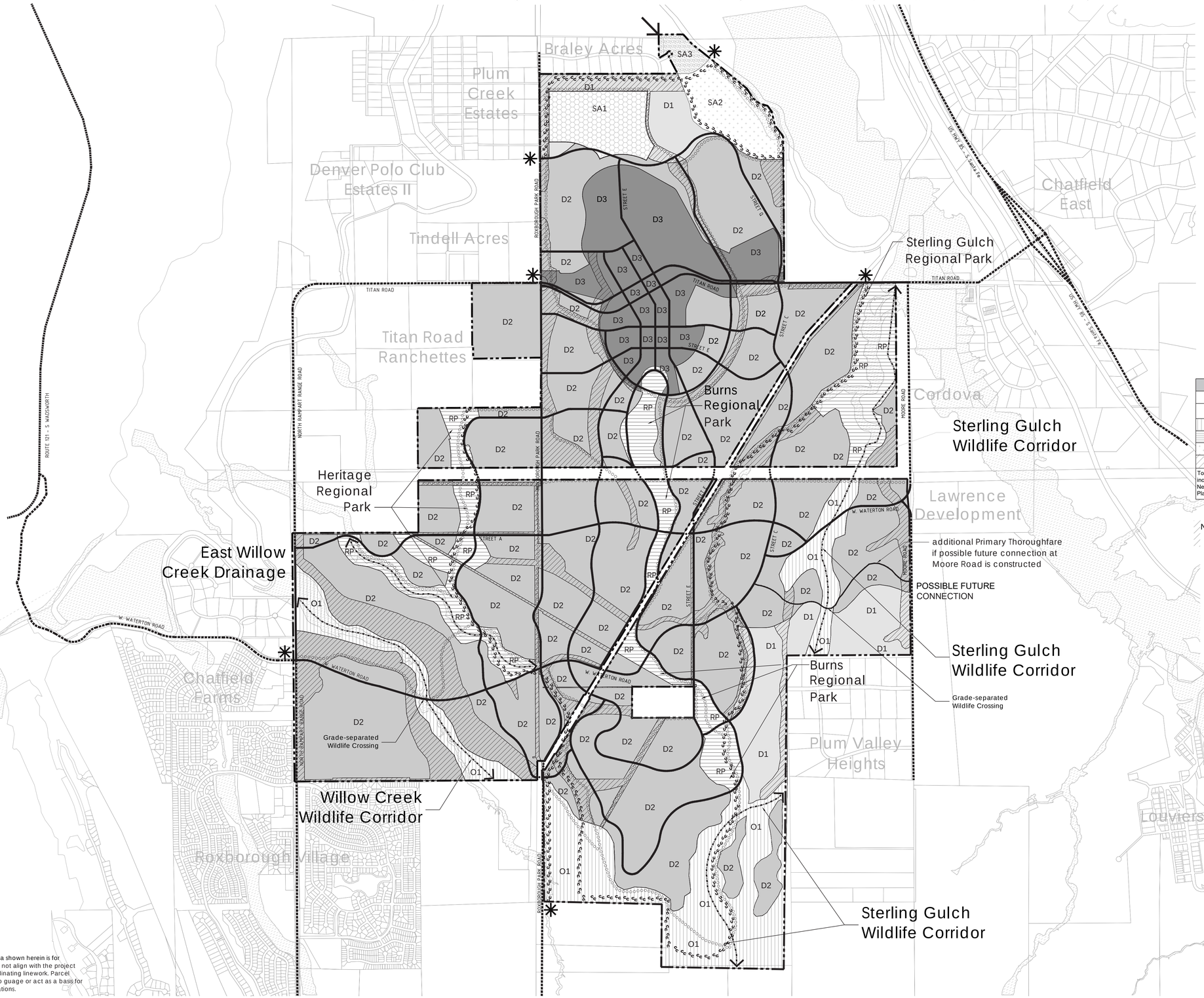
ZR2009-004
Revision Date: OCT 17, 2025

Land Use Plan OVerview

Sheet: 8 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

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LEGEND

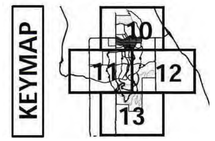
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- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
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- Character Zone C1 - Multifunction Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
- Wildlife Corridor
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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
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Parks, Open Space And Trails Plan Overview

Sheet: 9 of 36

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STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

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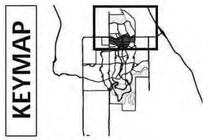
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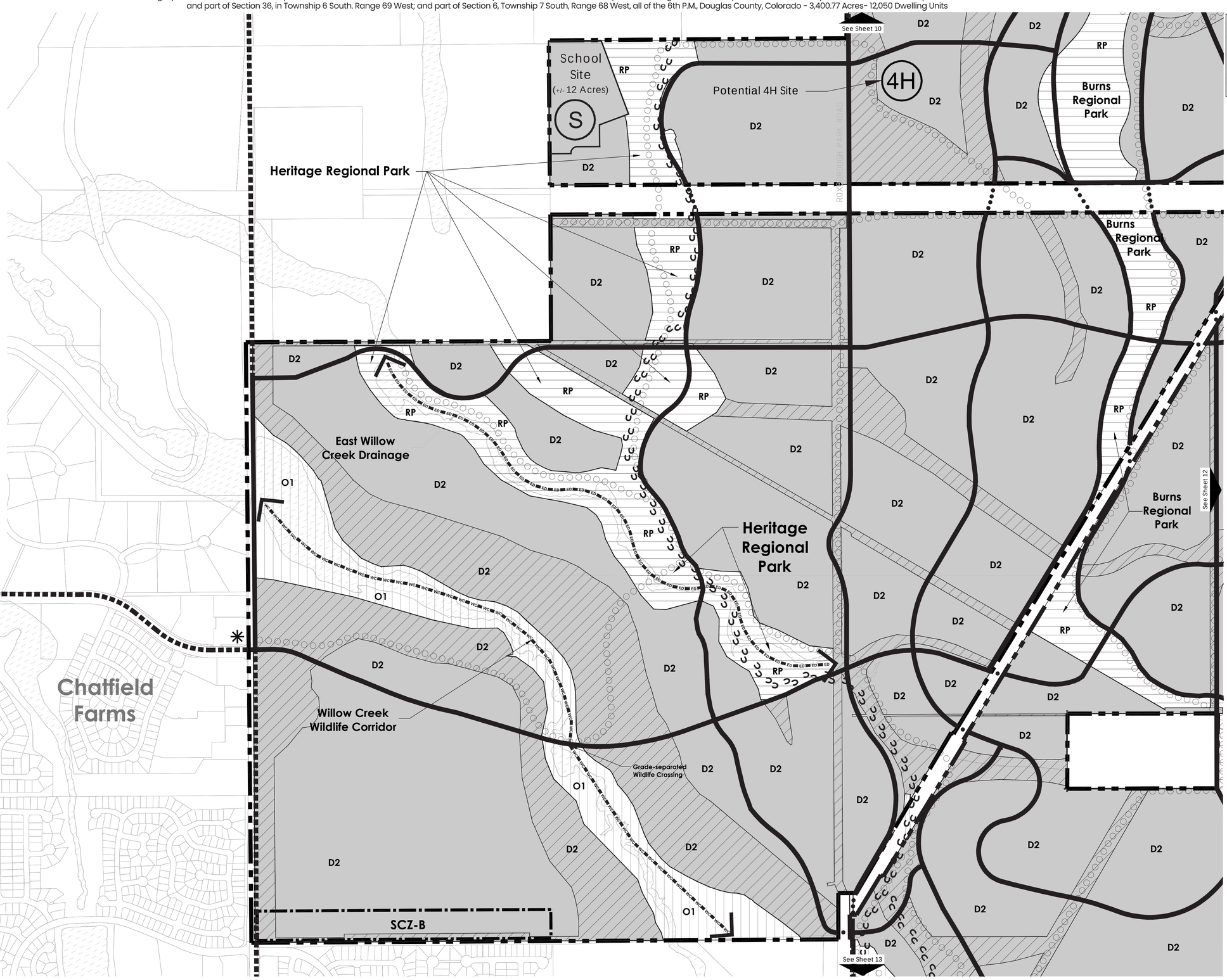
Plan Detail A

Sheet: 10

of 36

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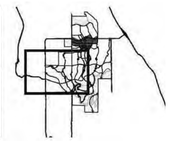
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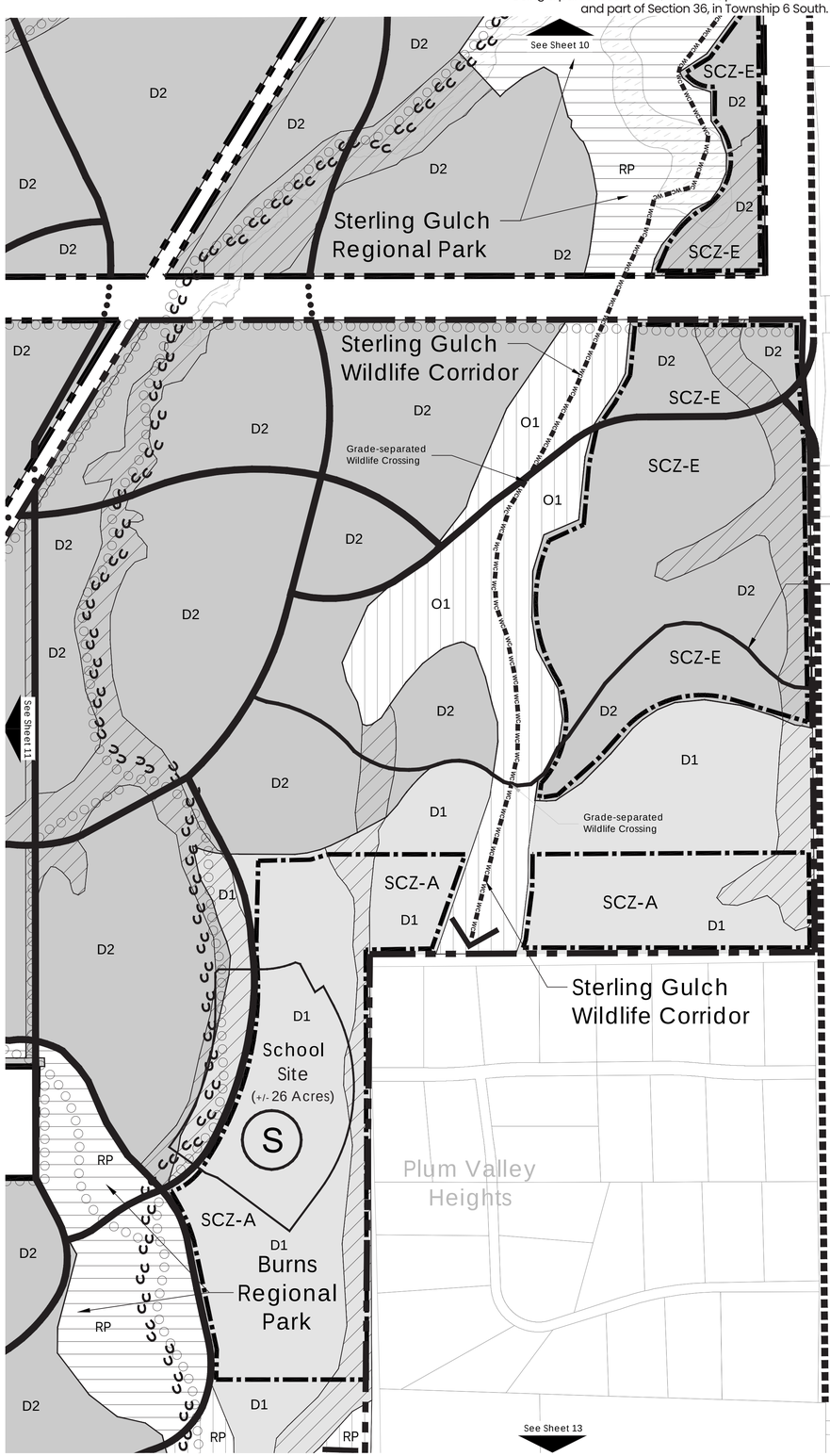
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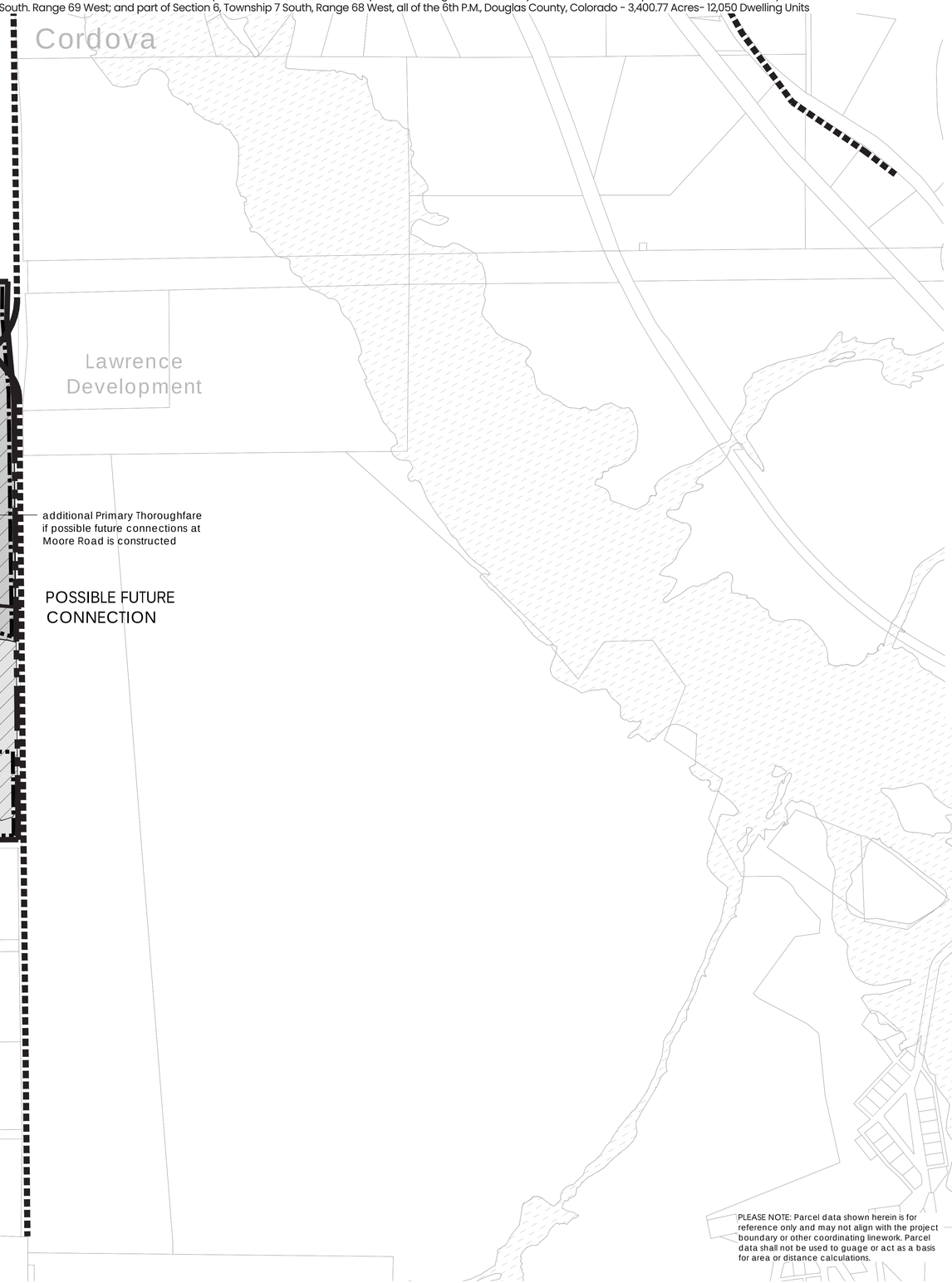
Plan Detail B

Sheet: 11 of 36

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Plan Detail C

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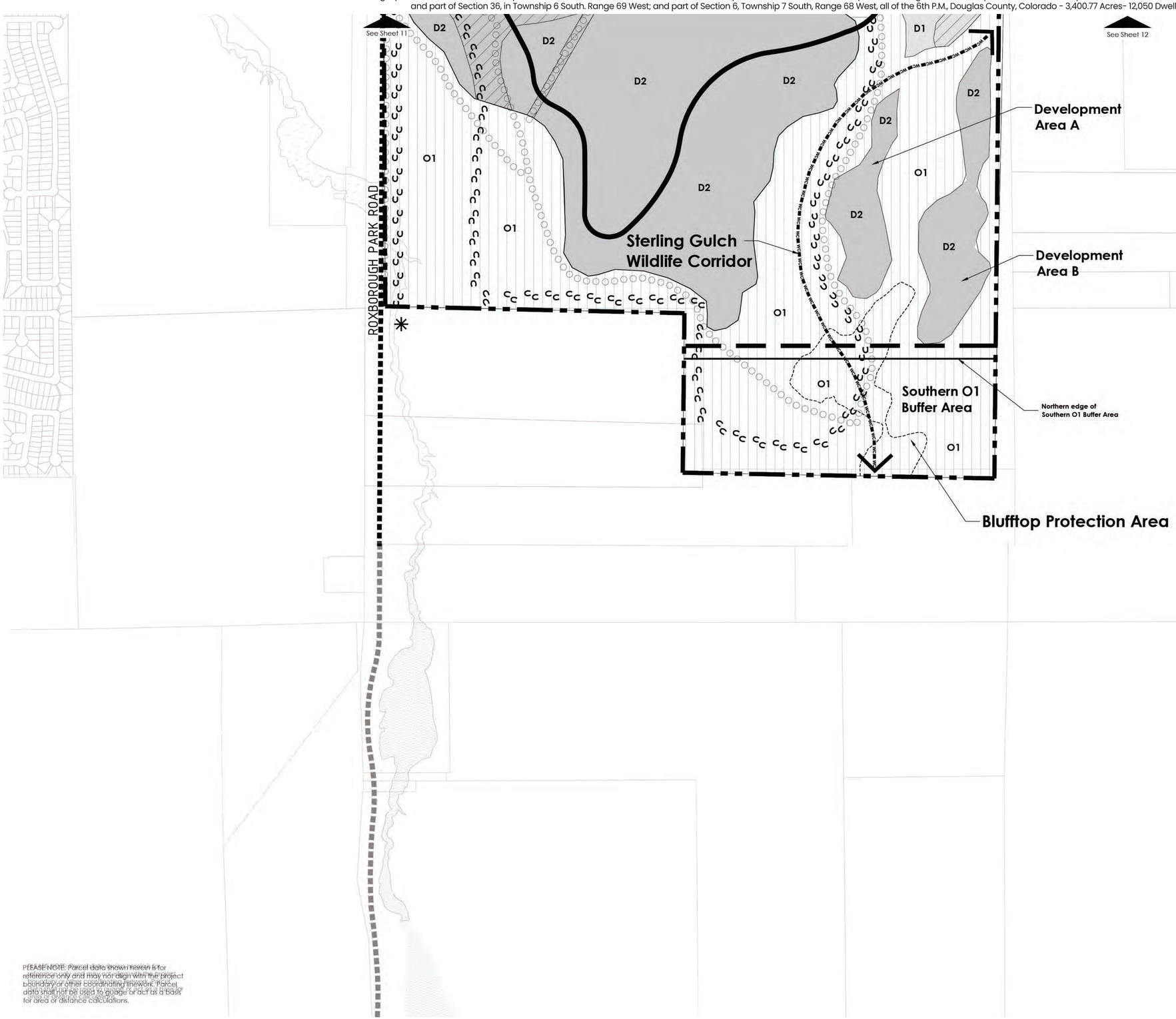
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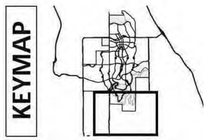
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Plan Detail D

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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 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.

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

NOTE: Proposed changes on this Sheet are currently under review under the proposed 13th Amendment to the PD and are shown for reference only.

(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

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)(i)(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.

...ations and dedications provided in ...r making such offer of dedication ...n Owner to reserve easements ... those otherwise provided in this ...hout limitation easements and other ...wners may assign or otherwise ...ts 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

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F: 303 237 4651

ERO Resources Corp.
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ZR2009-004
Revision Date: OCT 17, 2025

Statement Of Commitments

STERLING RANCH PLANNED DEVELOPMENT 14TH 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 SectJon 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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ZR2009-004
Revision Date: OCT 17, 2025

Statement Of Commitments, Cont.

STERLING RANCH PLANNED DEVELOPMENT 14TH 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

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.

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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.

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STERLING RANCH PLANNED DEVELOPMENT 14TH 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 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.	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 i.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

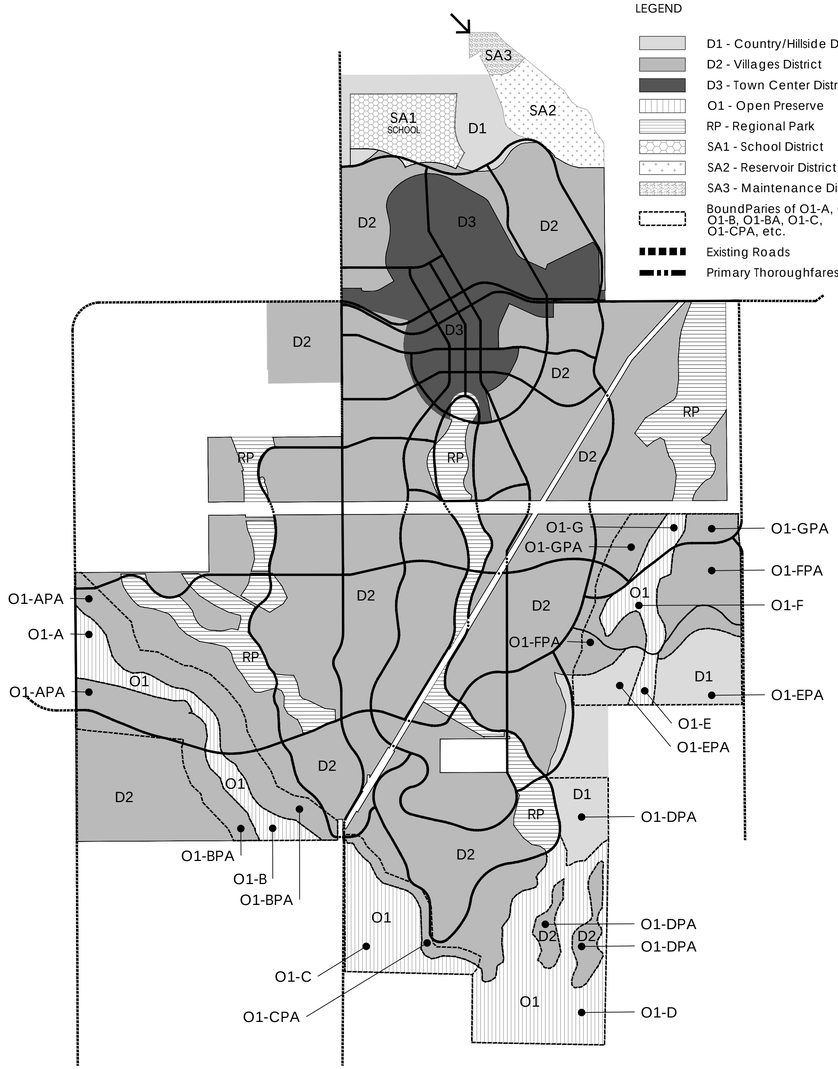
Portions of the Property designated as within the O1 Planning Area pursuant to this Development Plan shall be dedicated in phases in accordance with the provisions of the O1 Dedication Map and the O1 Dedication Table. The O1 Dedication Map generally depicts various segments of the O1 Planning Area; such 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.l(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



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Statement Of Commitments, Cont.

STERLING RANCH PLANNED DEVELOPMENT 14TH 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 D1, D2, D3, SA1, SA2 and SA3.

The Land Use Plan is intended to depict the general locations of Planning Areas D1, 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 D1, 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 Plan 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.

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Development Standards

STERLING RANCH PLANNED DEVELOPMENT 14TH 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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Revision Date: OCT 17, 2025

Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 14TH 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[2]	X	X	X	X	X		X	X	X					X		
-Caretaker- Mobile Home[2]	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[6]	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								

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STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

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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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ZR2009-004
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Development Standards, Cont.

Sheet: 22 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH 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 3: PARKING STANDARDS

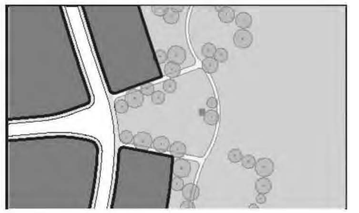
This Table 3 sets forth the number of parking spaces required for specific uses for each development within Sterling Ranch. In the event a use is not specifically mentioned, the required number of parking spaces for a similar use shall apply.

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.	

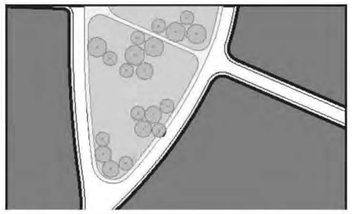
TABLE 4: Other Parks.

This table sets forth definitions for the various types of Other Parks permitted within the Property.

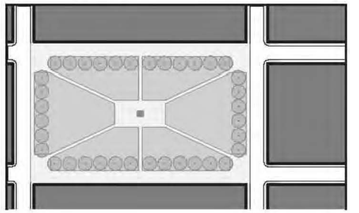
a. Neighborhood Park: An Other Recreational Park dedicated in accordance with this Development Plan and available for active and passive recreation. A Neighborhood Park may be spatially defined by landscaping rather than building frontages. It may include courts, picnic areas, multi-purpose fields, playgrounds, other Recreational Facilities, nature areas and other improvements permitted pursuant to this Development Plan. Each Neighborhood Park shall contain a minimum of 5 acres.



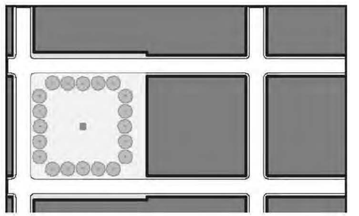
b. Green: An Other Park or Other Recreational Park dedicated in accordance with this Development Plan, or other land, that is available for structured or unstructured recreation. A Green may be spatially defined by landscaping arranged in a naturalistic manner rather than building frontages. It may include 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.



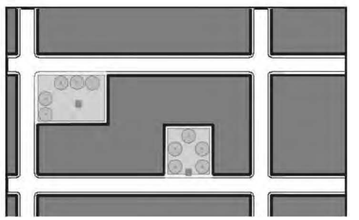
c. Square: An Other Park or Other Recreational Park dedicated in accordance with this Development Plan, or other land, that is available for structured or unstructured recreation and/or civic purposes. A Square is spatially defined by building frontages. Its landscape of paths, lawns, hardscape and trees 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.



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ZR2009-004
Revision Date: OCT 17, 2025

STERLING RANCH PLANNED DEVELOPMENT 14TH 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

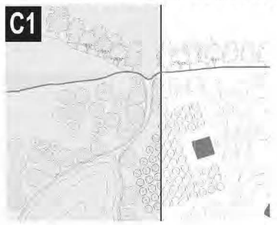


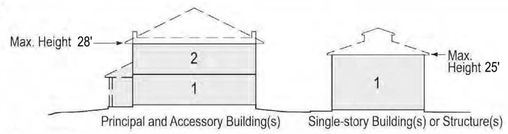
Table 5.1

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.

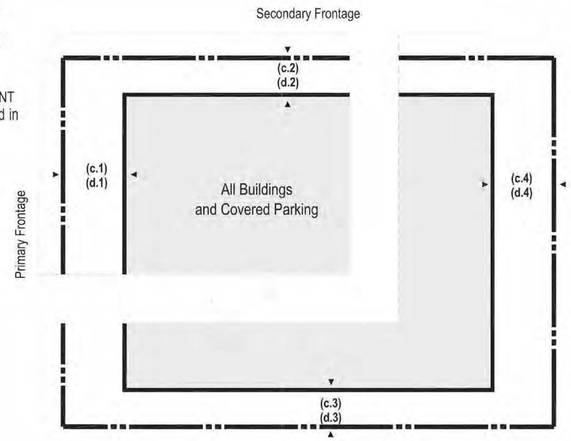


TABLE 6: C2 Character Zone.
This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C2 Character Zone.

C2 RURAL STANDARDS

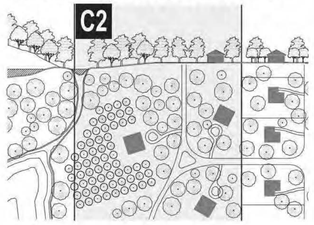


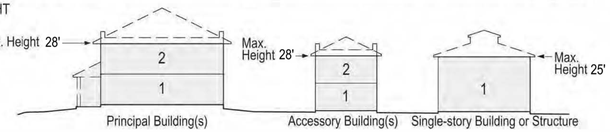
Table 6.1

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:

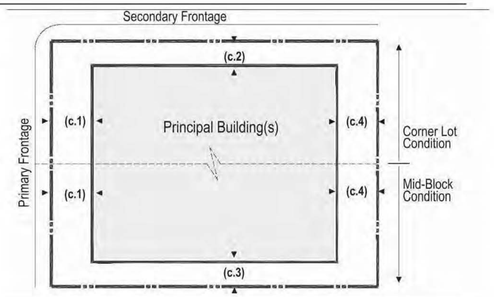
1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain 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

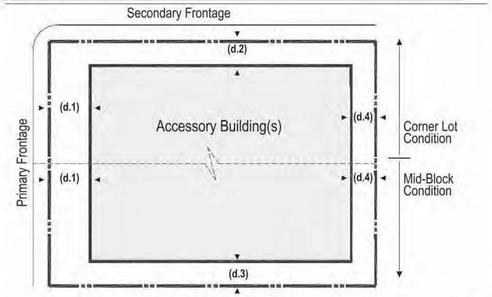


1. Building height shall be measured in feet, excluding attics and raised or walkout basements,
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story 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.

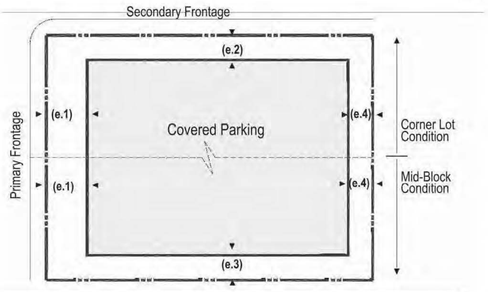
SETBACKS - PRINCIPAL BLDG(S)
1. Principal Building(s) shall be distanced from the lot lines as shown.



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.

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ZR2009-004
Revision Date: OCT 17, 2025

Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 14TH 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 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

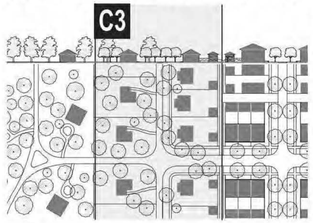


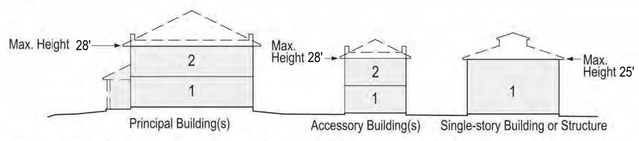
Table 7.1

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 miminum Front Setback Primary for Covered Parking is 8 feet.*

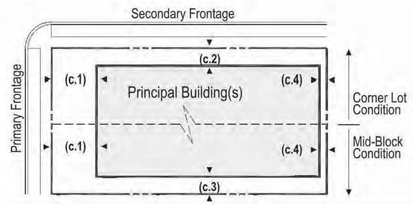
BUILDING HEIGHT



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.

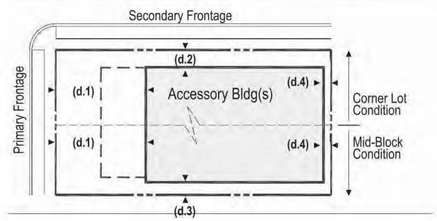
SETBACKS - PRINCIPAL BLDG(S)

1. Principal Building(s) shall be distanced from the lot lines as shown.

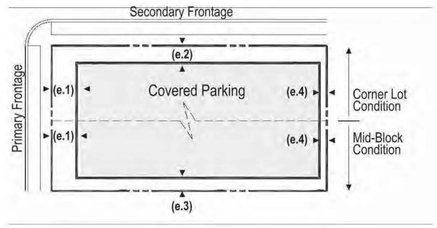


SETBACKS - ACCESSORY BLDG(S)

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

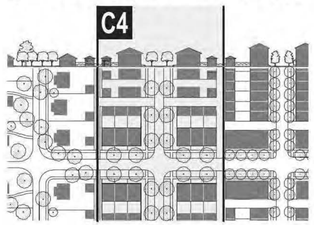


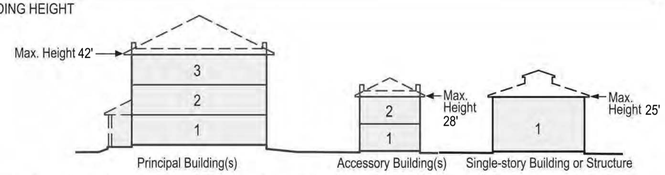
Table 8.1

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.*

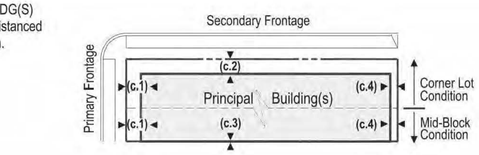
BUILDING HEIGHT



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.

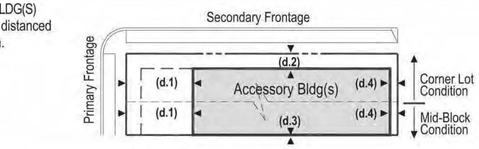
SETBACKS - PRINCIPAL BLDG(S)

1. Principal Buildings shall be distanced from the lot lines as shown.

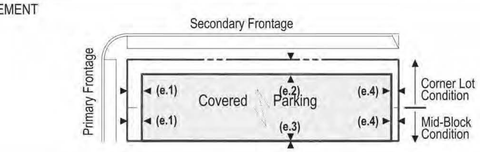


SETBACKS - ACCESSORY BLDG(S)

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.

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STERLING RANCH PLANNED DEVELOPMENT 14TH 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

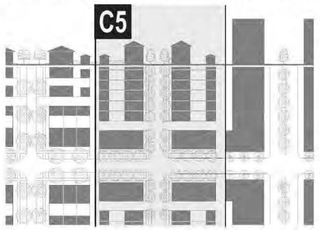


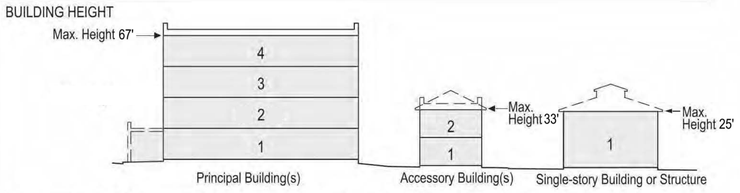
Table 9.1

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.*

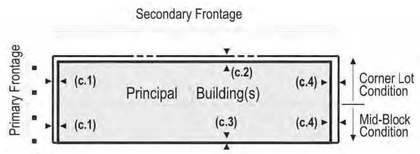
BUILDING HEIGHT



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.

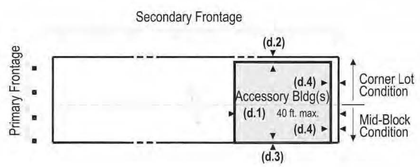
SETBACKS - PRINCIPAL BLDG(S)

1. Principal Building(s) shall be distanced from the lot lines as shown.



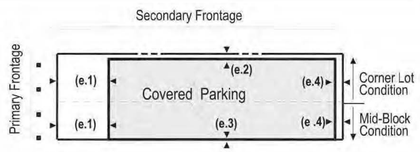
SETBACKS - ACCESSORY BLDG(S)

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

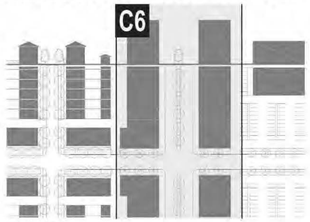


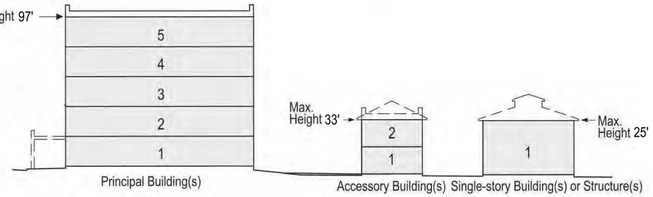
Table 10.1

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.*

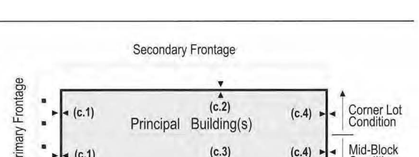
BUILDING HEIGHT



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.

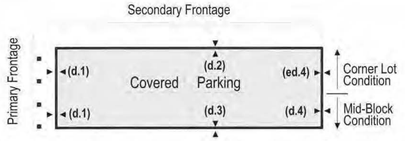
SETBACKS - PRINCIPAL BLDG(S)

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.

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Development Standards, Cont.

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STERLING RANCH PLANNED DEVELOPMENT 14TH 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).

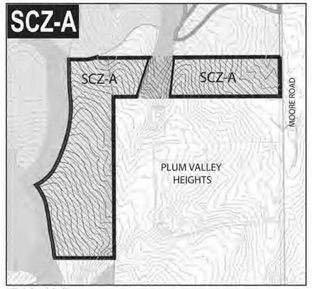
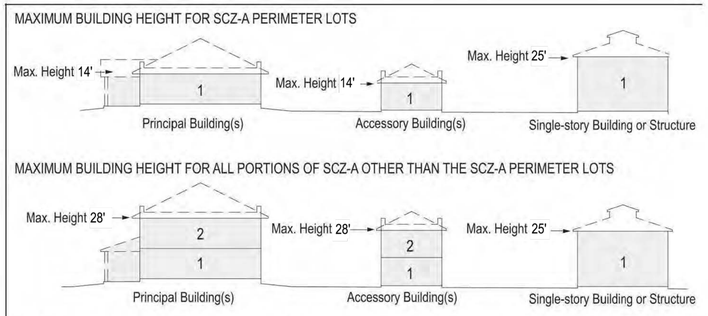


Table 11.1

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).

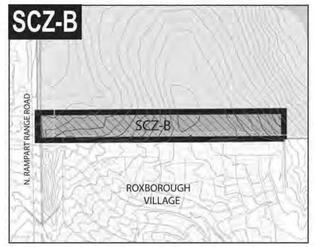
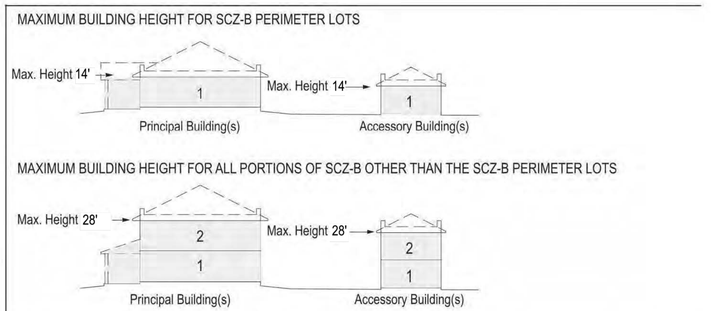


Table 12.1

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.

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Development Standards, Cont.

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STERLING RANCH PLANNED DEVELOPMENT 14TH 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 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).

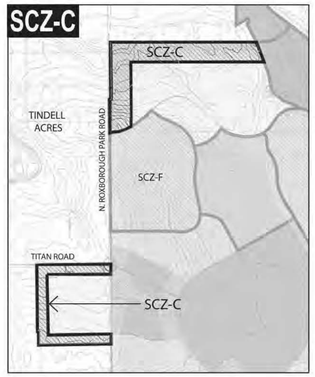
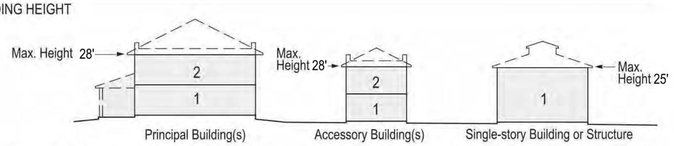


Table 13.1

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.

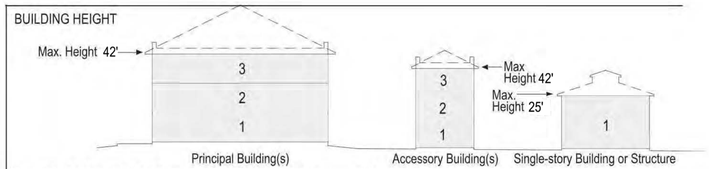


Table 14.1

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.*

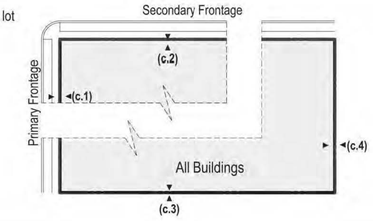
BUILDING HEIGHT



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.

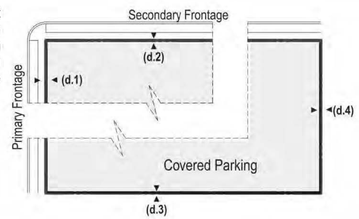
SETBACKS - ALL BUILDINGS

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.

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STERLING RANCH PLANNED DEVELOPMENT 14TH 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 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.

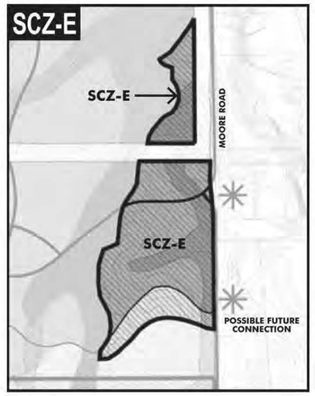


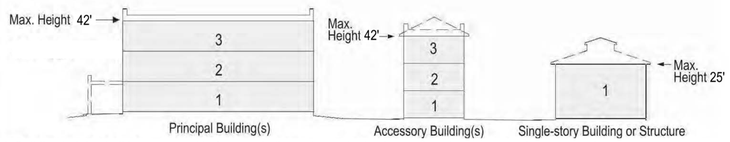
Table 15.1

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.*

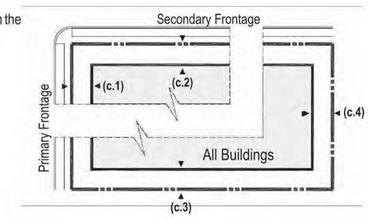
BUILDING HEIGHT



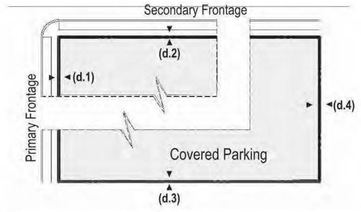
1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 42 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building 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.

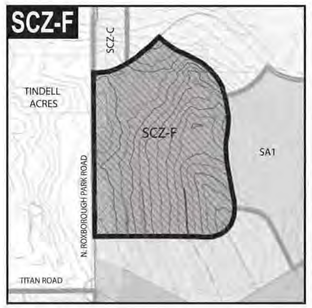


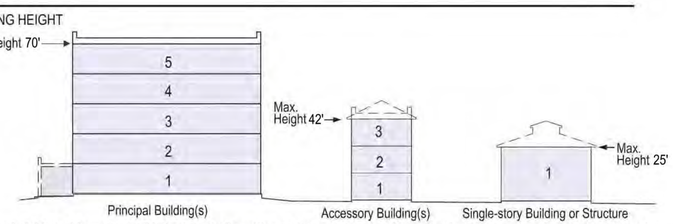
Table 16.1

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.*

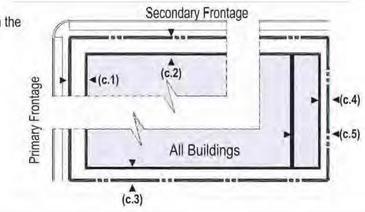
BUILDING HEIGHT



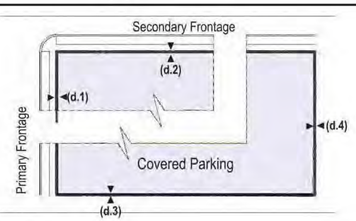
1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 70 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building 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.

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ZR2009-004
Revision Date: OCT 17, 2025

Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 14TH 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.

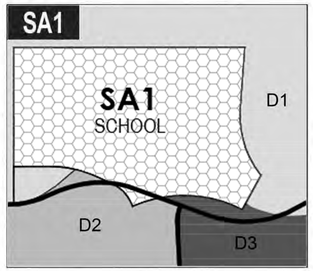


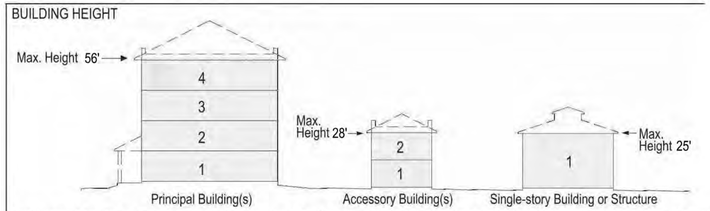
Table 17.1

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.*

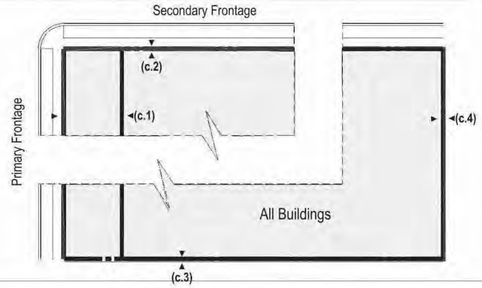
BUILDING HEIGHT



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.

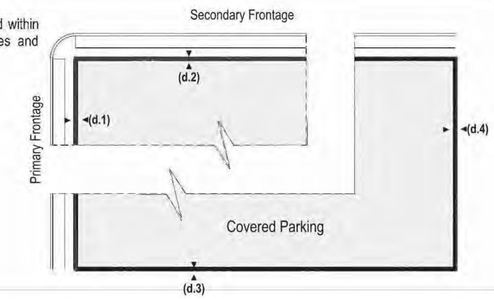
SETBACKS - ALL BUILDINGS

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.

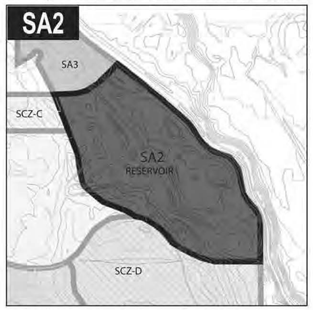


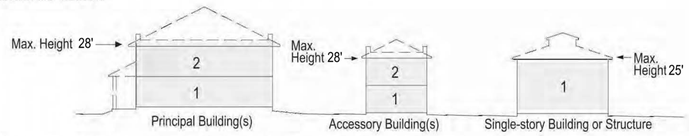
Table 18.1

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

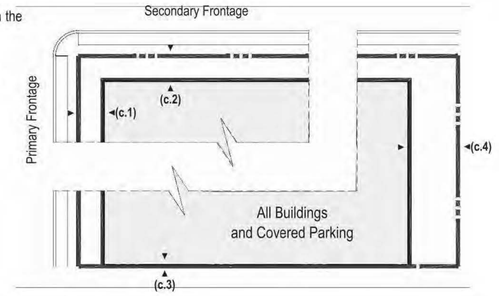


1. Building height shall be measured from the finished floor of the first level to the bottom of the eave or the top of the roof deck, whichever is lowest, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to. finished ceiling at 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.

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Development Standards, Cont.

Sheet: 30 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH 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.



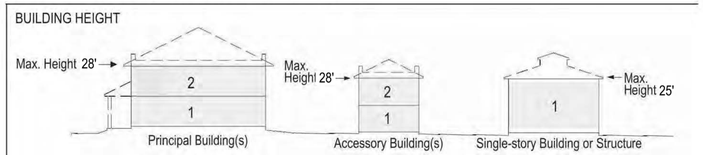
Table 19.1

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.*

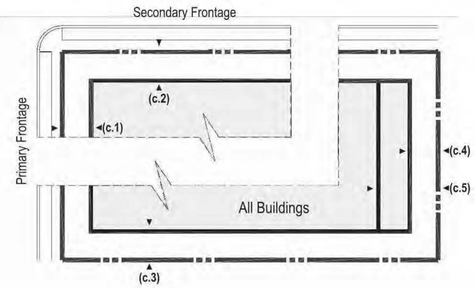
BUILDING HEIGHT



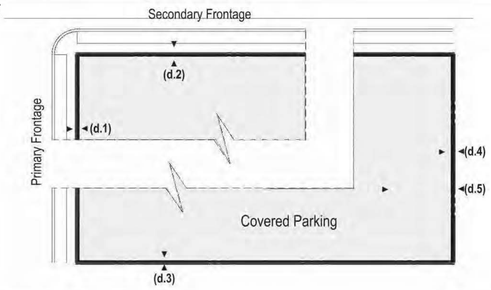
1. Building height shall be measured from the finished floor of the first level to the bottom of the eave or the top of the roof deck, whichever is lowest, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at 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

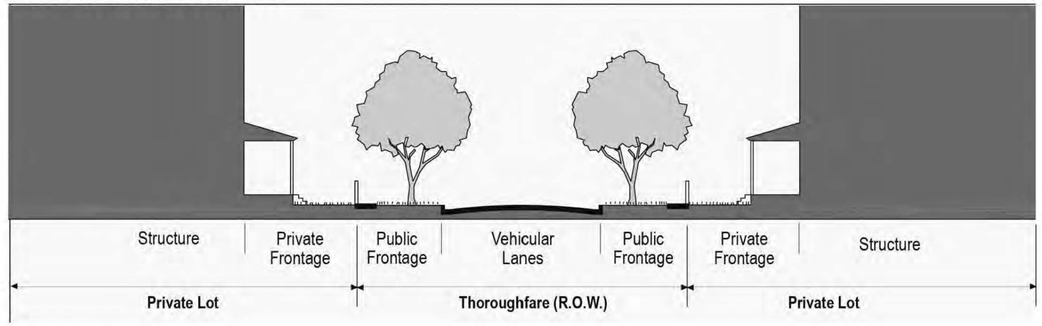


ENCROACHMENTS

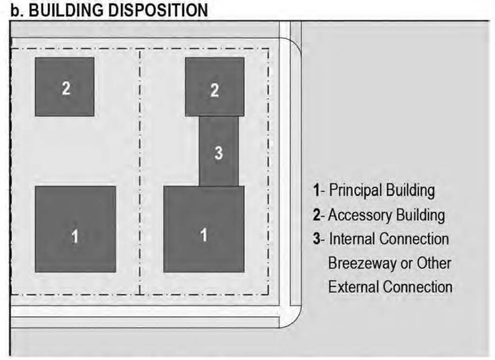
1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing 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.

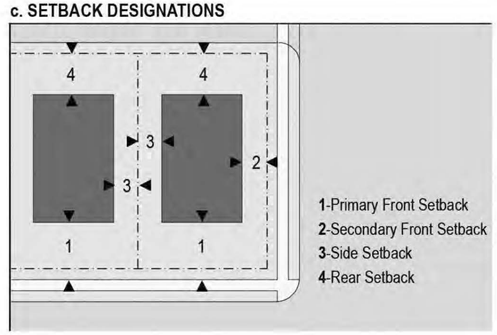
a. THOROUGHFARE & FRONTAGES



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.*

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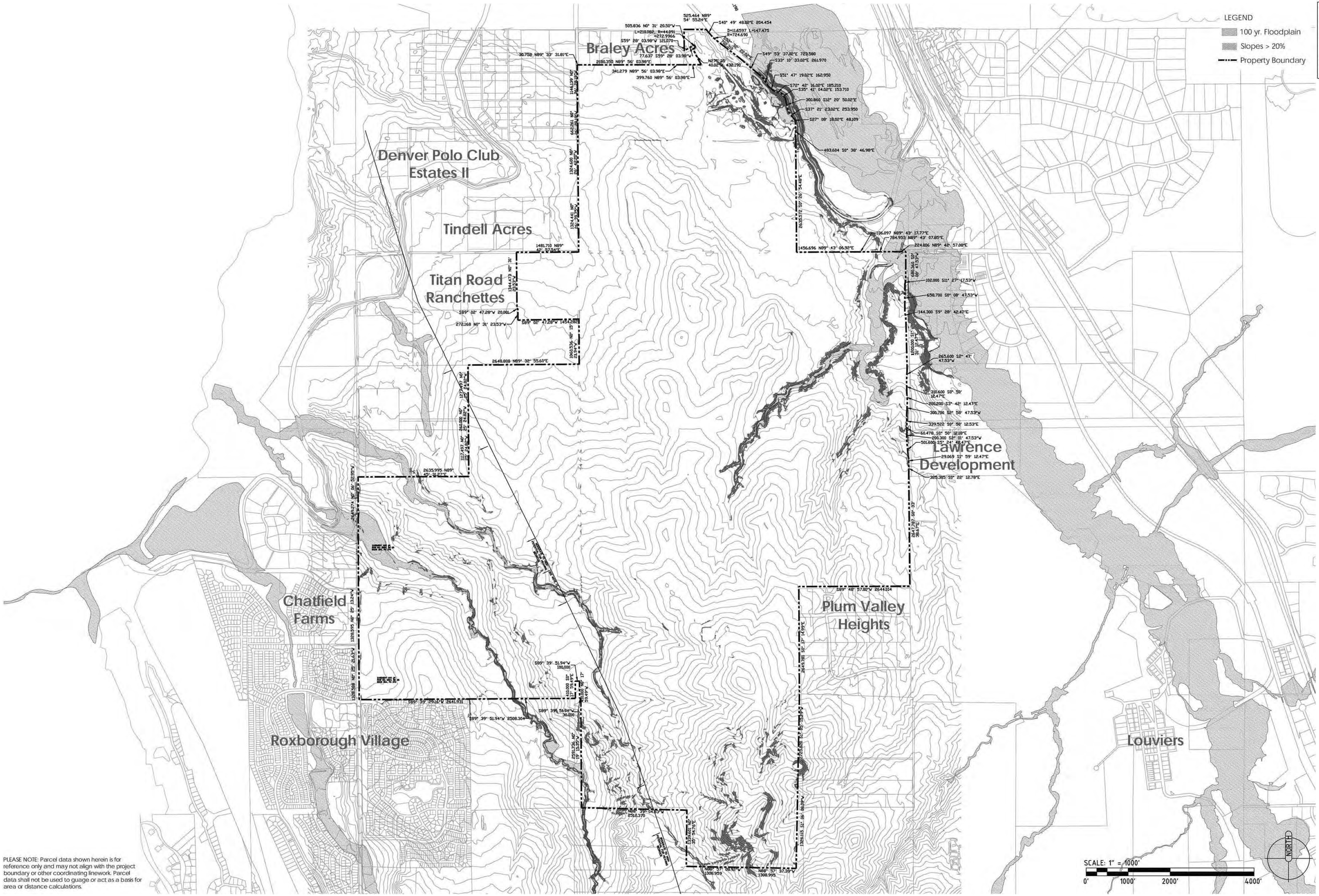
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Development Standards, Cont.

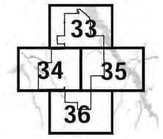
Sheet: 31 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

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KEYMAP



APPLICANT and/or LAND OWNER

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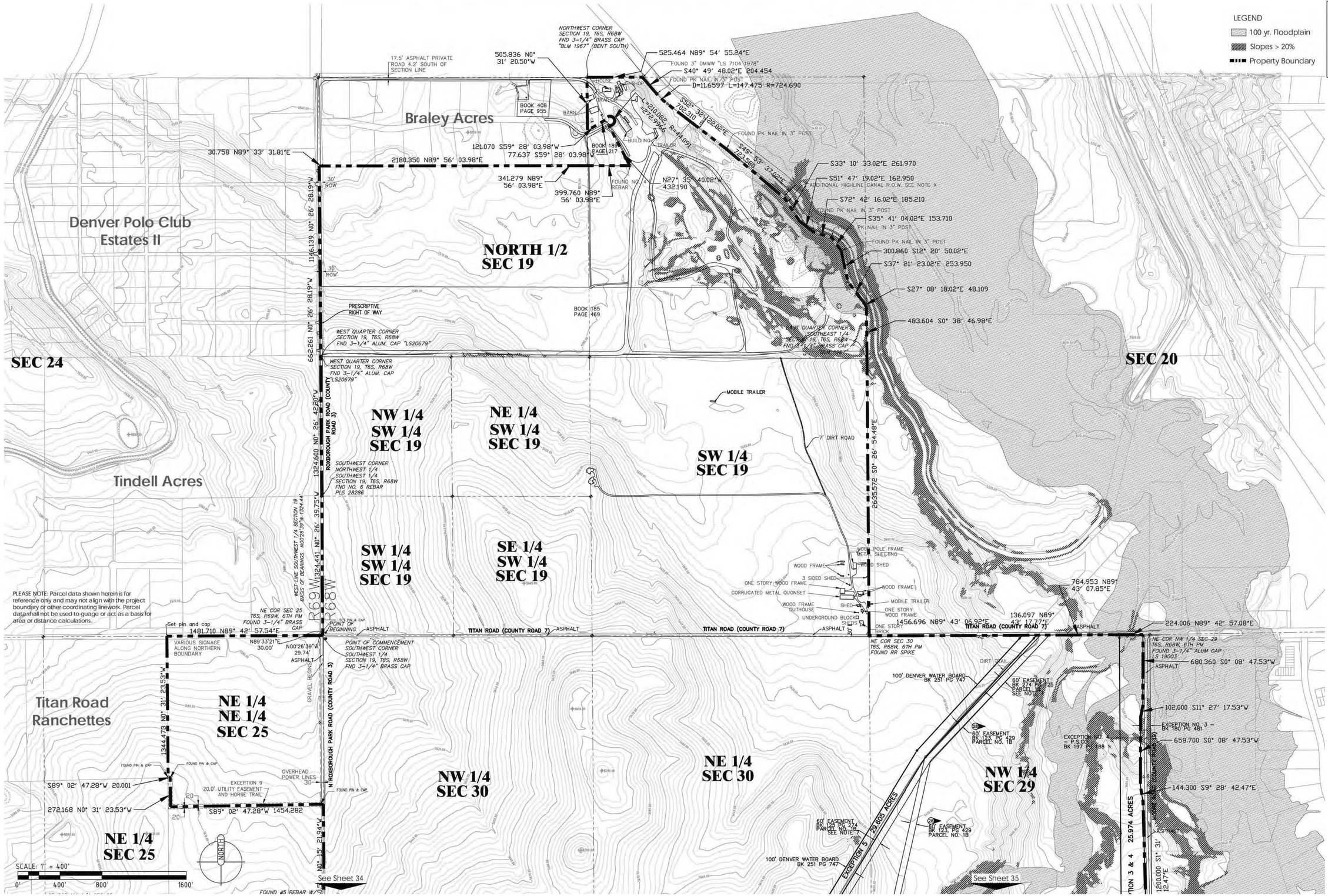
Easements, Structures And Slope Overview

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STERLING RANCH PLANNED DEVELOPMENT 14TH 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



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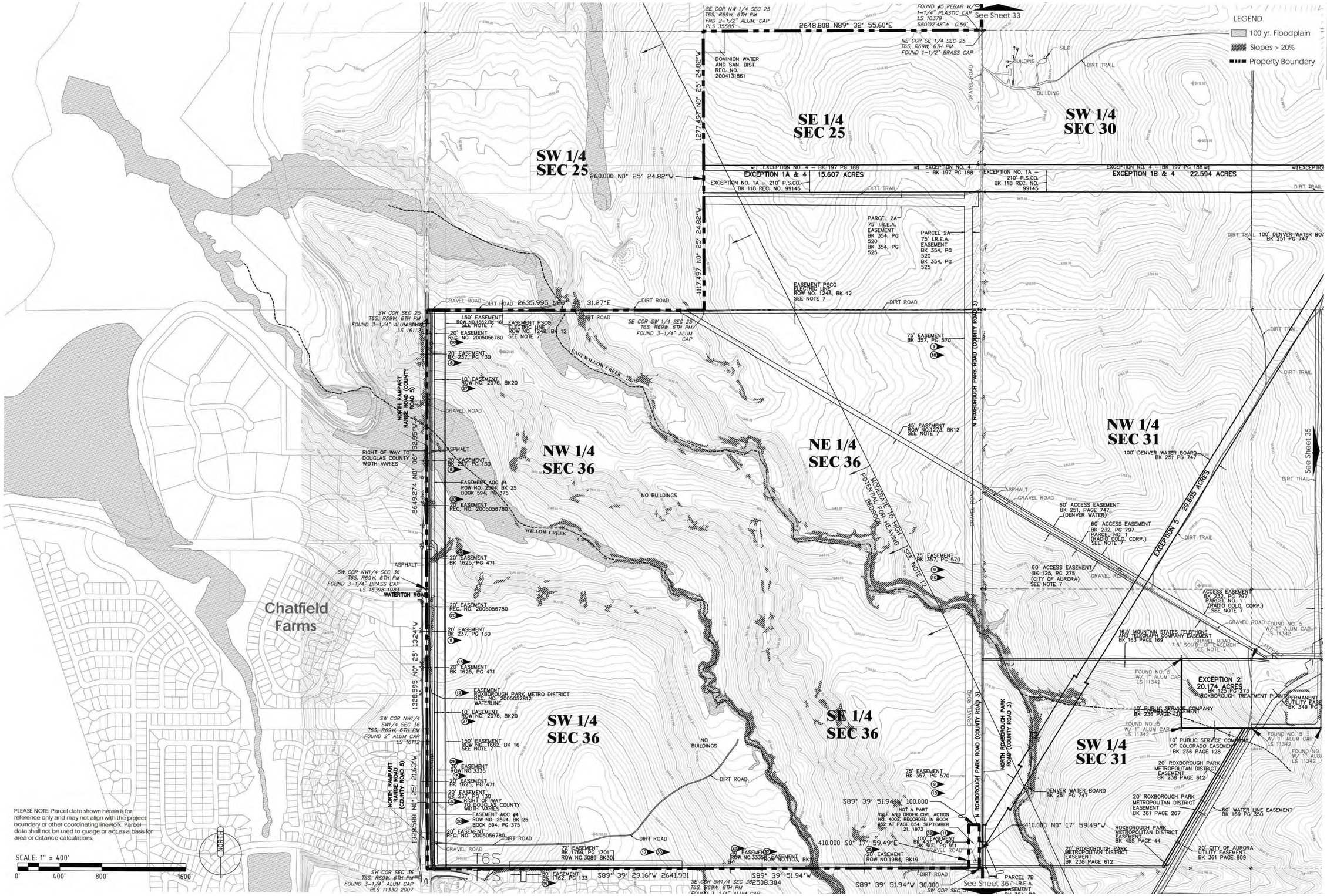
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Easements, Structures And Slope Detail A

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

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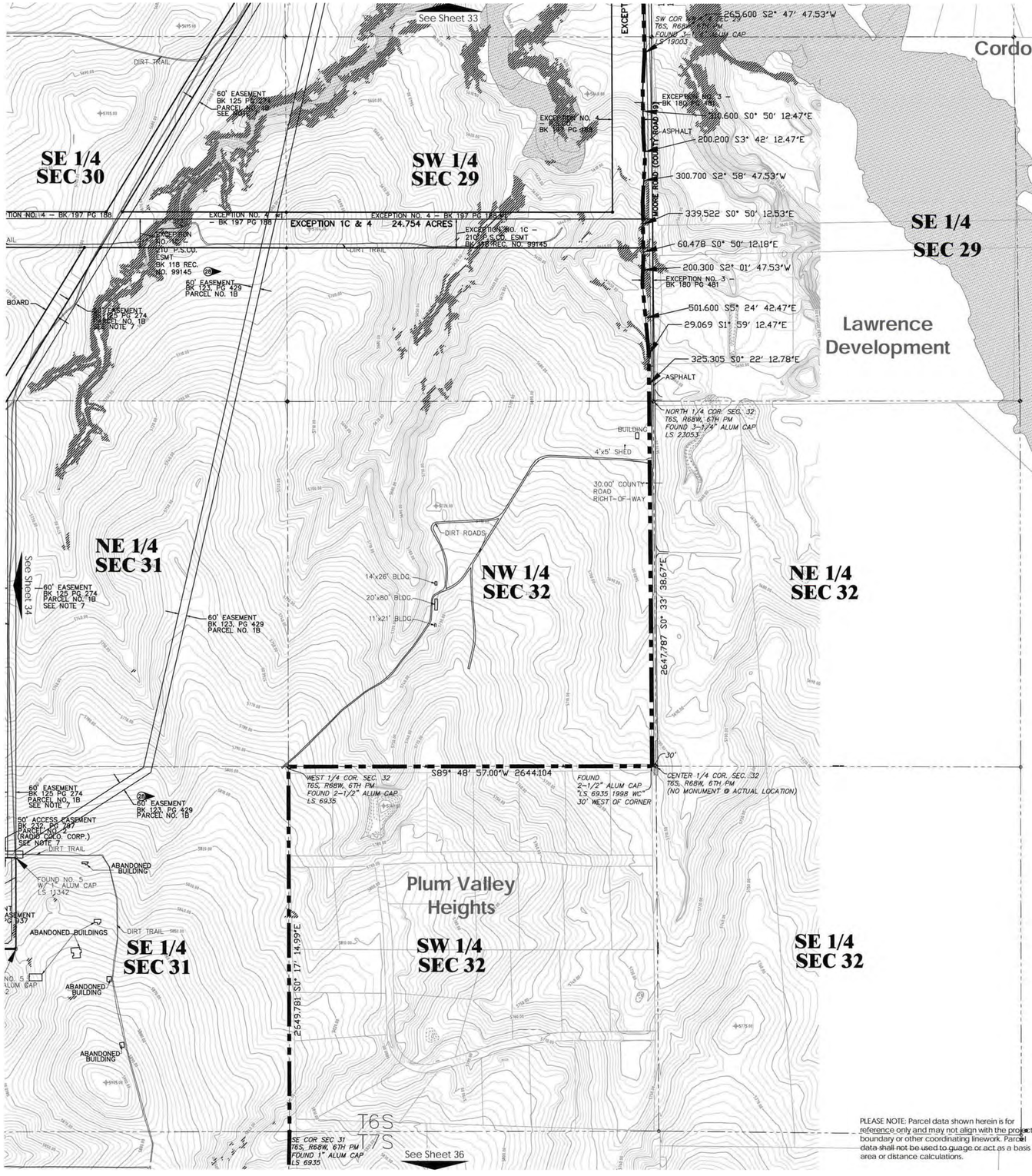
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Easements, Structures And Slope Detail B

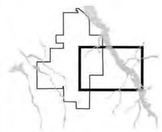
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Easements, Structures And Slope Detail C

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Easements, Structures And Slope Detail D

Sheet: 36 of 36