



**BOARD OF COUNTY COMMISSIONERS LAND USE
MEETING/PUBLIC HEARING
MONDAY, NOVEMBER 3, 2025
AGENDA**

Monday, November 3, 2025	2:30 PM	Hearing Room
2:30 PM		

1. Call to Order

- a. Pledge of Allegiance
- b. Attorney Certification of Agenda
- c. Commissioners Disclosure for Items on This Agenda

2. Land Use Meeting Agenda Items

- a. Range Metropolitan Districts Nos. 1-3 - Service Plan 1st Amendment - Project File: SV2025-007.

DJ Beckwith, Principal Planner — *Department of Community Development*

Attachments: [Cover Page](#)
[Staff Report - SV2025-007](#)

3. Public Hearing Agenda Items

- a. Canyons South Filing 1A, 4th Amendment - Replat - Project File: SB2025-018.

Eric Pavlinek, Principal Planner — *Department of Community Development*

Attachments: [Cover Page](#)
[Staff Report – SB2025-018](#)

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

Mike Pesicka, AICP, Principal Planner — *Department of Community Development*

Attachments: [Cover Page](#)

[Staff Report - ZR2025-006](#)

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

Trevor Bedford, AICP, Senior Planner — *Department of Community Development*

Attachments: [Cover Page](#)

[Staff Report - DR2025-004](#)

4. Adjournment

***The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, November 18, 2025 @ 2:30 p.m. ***

MEETING DATE: November 3, 2025

**STAFF PERSON
RESPONSIBLE:** DJ Beckwith, Principal Planner

DESCRIPTION: Range Metropolitan Districts Nos. 1-3 - Service Plan 1st Amendment - Project File: SV2025-007.

SUMMARY: The applicant is requesting a hearing for consideration of, and Board action on, a Service Plan Amendment for the Range Metropolitan District Nos. 1-3.

**STAFF
ASSESSMENT:** Staff recommends that the Board set the hearing for consideration of, and action on, a Service Plan Amendment for the Range Metropolitan Districts Nos 1-3 for November 18, 2025.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	10/21/2025
Kati Carter	Approve	10/21/2025
Jeff Garcia	Approve	10/28/2025
Christie Guthrie	Approve	10/28/2025
Doug DeBord	Approve	10/30/2025
Samantha Hutchison - FYI	Notified - FYI	10/30/2025

ATTACHMENTS:

Cover Page
Staff Report - SV2025-007

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REVIEW:

Kati Carter	Approve	10/21/2025
Jeff Garcia	Approve	10/28/2025
Christie Guthrie	Approve	10/28/2025
Doug DeBord	Approve	10/30/2025

ATTACHMENTS:

Staff Report - SV2025-007

Service Plan Staff Report

Date: October 23, 2025

To: Douglas County Board of County Commissioners

Through: Douglas J. DeBord, County Manager

From: Terence T. Quinn, AICP, Director of Community Development *TQ*

CC: DJ Beckwith, Principal Planner
Lauren Pulver, Planning Supervisor
Kati Carter, AICP, Assistant Director of Planning Resources

Subject: Range Metropolitan Districts Nos. 1-3 – Service Plan 1st Amendment

Project File: SV2025-007

Planning Commission Hearing:	October 20, 2025 @ 6:00 p.m.
Board of County Commissioners Meeting:	November 3, 2025 @ 1:30 p.m.
Board of County Commissioners Hearing:	November 18, 2025 @ 2:30 p.m.

BACKGROUND

Colorado Revised Statutes Title 32 requires the Board of County Commissioners (Board) to set a date for a public hearing on the service plan of a proposed special district or service plan amendment at the next regular meeting of the Board following Planning Commission (PC) action on the item.

REQUEST

A. Applicant

Range Metropolitan District Nos. 1-3
2154 East Commons Avenue, Suite 2000
Centennial, CO 80112

B. Applicant's Representative

Megan Murphy
WBA Local Government Law
2154 East Commons Avenue, Suite 2000
Centennial, CO 80122

C. Request

The applicant is requesting a hearing for consideration of, and Board action on, a Service Plan Amendment for the Range Metropolitan Districts Nos 1-3.

Staff recommends that the Board set the hearing for consideration of, and action on, a Service Plan Amendment for the Range Metropolitan Districts Nos 1-3 for November 18, 2025.

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Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

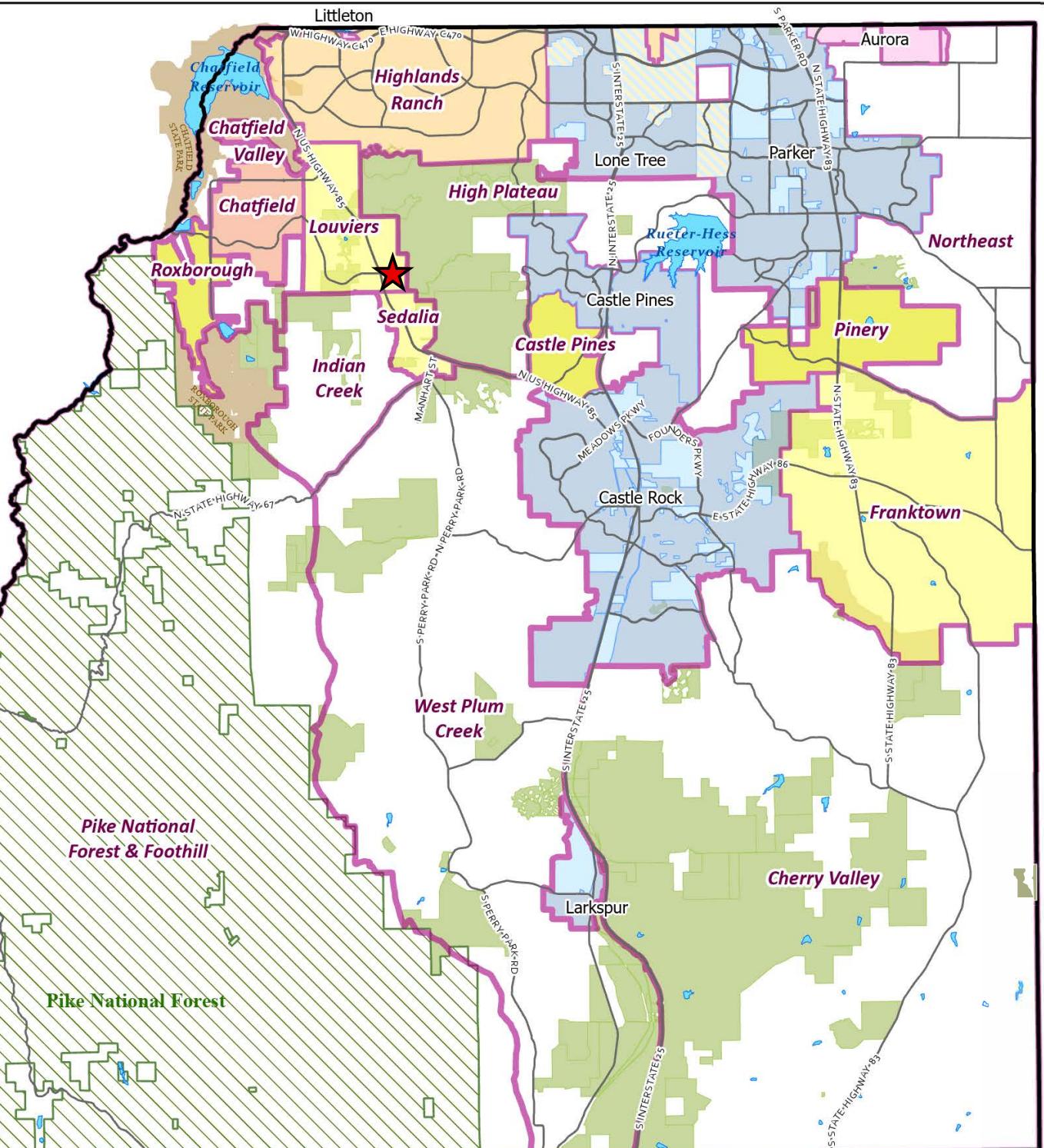
- Primary Urban Area
 - Chatfield Urban Area
 - Separated Urban Area
 - Rural Community
 - Nonurban Subarea
 - Municipal Planning Area (Incorporated)
 - Municipal Planning Area (Unincorporated)
 - Municipal Planning Area Inclusive of County PUA / SUA
 - Non-Douglas County Based Municipalities
 - Douglas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

Parks

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

Roadways

— Major Roads



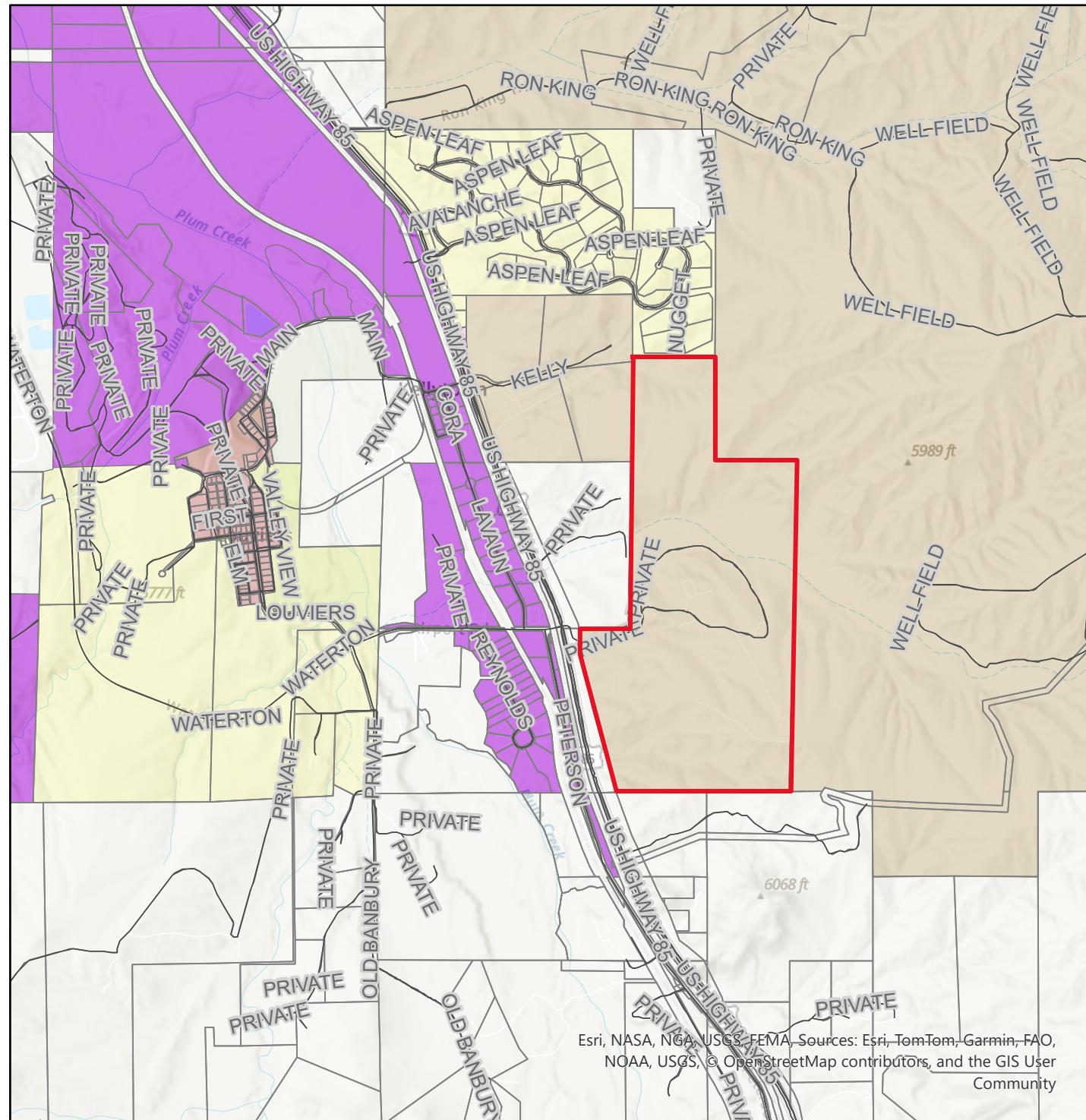
Range Metropolitan District, 1st Amendment

SV2025-007
Zoning Map



LEGEND

- Roads
- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- RR - RURAL RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- B - BUSINESS
- GI - GENERAL INDUSTRIAL
- PD - PLANNED DEVELOPMENT



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

MEETING DATE: November 3, 2025

**STAFF PERSON
RESPONSIBLE:** Eric Pavlinek, Principal Planner

DESCRIPTION: Canyons South Filing 1A, 4th Amendment - Replat - Project File: SB2025-018.

SUMMARY: The request is for approval of a replat to vacate and realign a portion of unbuilt Macanta Drive and associated open space tracts.

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

1. Prior to recordation of the replat exhibit, technical corrections to the replat exhibit shall be made to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public meeting and/or agreed to in writing and included in the public record have been relied upon by the Board of Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	10/23/2025
Steven E Koster	Approve	10/23/2025
Jeff Garcia	Approve	10/24/2025
Christie Guthrie	Approve	10/24/2025
Doug DeBord	Approve	10/30/2025
Samantha Hutchison - FYI	Notified - FYI	10/30/2025

ATTACHMENTS:

Cover Page
Staff Report – SB2025-018

MEETING DATE: November 3, 2025

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REVIEW:

Steven E Koster	Approve	10/23/2025
Jeff Garcia	Approve	10/24/2025
Christie Guthrie	Approve	10/24/2025
Doug DeBord	Approve	10/30/2025

ATTACHMENTS:

Staff Report – SB2025-018

Replat Staff Report

Date: October 23, 2025

To: Douglas County Board of County Commissioners

Through: Douglas J. DeBord, County Manager

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

CC: Eric Pavlinek, Principal Planner
Jeanette Bare, AICP, Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services

Subject: **Canyons South Filing 1A, 4th Amendment – Replat**

Project File: **SB2025-018**

Board of County Commissioners Meeting:

November 3, 2025 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The request is for approval of a replat to vacate and realign a portion of unbuilt Macanta Drive right-of-way in the Canyons South Planned Development (Canyons South PD), to be named Edgerock Boulevard. The project site is generally southeast of the intersection of Crowfoot Valley Road and Macanta Boulevard, along the southern boundary of the Canyons South PD. The replatted public road will connect to adjacent development in the Town of Castle Rock (Town) known as Canyons Far South. No new lots are established with this request. Open space tracts surrounding this roadway will also be amended as part of the request. The realigned road will be deeded to the Town for ownership and maintenance following replat recordation.

The replat area is located in the High Plateau Subarea of the 2040 Comprehensive Master Plan (CMP).

II. APPLICATION INFORMATION

A. Applicant

Hines
1144 15th Street, Suite 3675
Denver, Colorado 80202

B. Applicant's Representative

Brian Moss, Cover 3 Engineering, Inc.
6966 S Chapparal Circle West
Centennial, Colorado 80016

C. Request

The request is for approval of a replat to vacate and realign a portion of unbuilt Macanta Drive and associated open space tracts.

D. Process

A replat application is processed pursuant to Article 7 of the Douglas County Subdivision Resolution (DCSR). Article 7 states that the intent of the process is “to provide a review process for the replatting of an existing subdivision plat or superblock final plat.”

Section 706.06 of the DCSR states: “The Board shall evaluate the replat request, staff report, referral agency comments, applicant responses, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, or deny the replat request. The Board’s action shall be based on the evidence presented; compliance with adopted County standards, regulations, and policies; and other guidelines.”

Section 704B of the DCSR provides that roads established by plat, but that have not been used as such, may be vacated and replatted through a replat process.

E. Location

The project area is located in the central portion of the County, northeast of the Town, east of Crowfoot Valley Road, and north of Founders Parkway. More specifically, the replat area is located within the southern portion of the Canyons South PD. Vicinity, zoning, and aerial maps which show site location and existing conditions are attached to the staff report.

F. Project Description

The applicant is requesting to vacate and realign an unbuilt portion of Macanta Drive which will provide a connection to the Canyons Far South development in the Town. The realigned road is approximately 1,700 feet in length. The Town will own and maintain this segment of right-of-way after project completion. The County will convey the roadway to the Town via deed following recordation of the replat.

Tracts included in the replat consist of a combination of previously platted tracts and remaining metes and bounds properties within the Canyons South PD. Proposed Tracts A, B, D-1, S-1, and T-1 will be owned and maintained by the Crowfoot Valley Ranch Metropolitan District No. 1 for open space, drainage, trails, and utility purposes. Proposed Tract C will be retained by the developer, and it is expected to be deeded to the Federal Aviation Administration (FAA) as there is an existing FAA communications tower with the tract boundary. This tract is also identified for open space and utility purposes.

III. CONTEXT

A. Background

Macanta Drive is platted right-of-way owned by Douglas County. This road was platted with Canyons South Filing 1A in 2008 and was always planned as a connection. This road segment was never constructed as part of the Canyons South Development. It is being realigned and constructed at this time in order to provide a necessary connection to Canyons Far South, annexed into the Town in 2023.

Canyons South has been completely platted at this time. Canyons Far South, owned by the same developer, is currently being platted and developed within the Town.

B. Adjacent Land Uses and Zoning

The replat area is located at the southern portion of the Canyons South PD. The site is bounded on the west by Crowfoot Valley Road, by residential development within Canyons South to the north, and property within the Town to the south and east. The following table reflects those zone districts and land uses surrounding the realigned right-of-way.

Zoning and Land Use

Direction	Zoning	Land Use
North	Canyons South PD	Residential Open Space
South	Town	Residential Open Space
East	Town	Residential Open Space
West	Canyons South PD	Residential Open Space

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

No existing physical conditions are present that constrain grading and construction of the realigned roadway. The proposed realignment more closely follows allowable grades per criteria in this portion of the property.

B. Access

Two existing access points are provided to the Canyons South PD via Crowfoot Valley Road. One access point from Macanta Boulevard was constructed with Filing 1A and provides access to the southern portion of the development. The second access point from Longstory Avenue was approved with Filing 2 and provides access to the northern portion of the development. No change to these access points are proposed with this replat request. This portion of Macanta Drive will be vacated, realigned, and

renamed “Edgerock Boulevard” as depicted on the replat exhibit. This public road will be deeded to the Town following plat recordation for ownership and maintenance purposes. The road has been designed and reviewed according to the Town’s roadway standards.

C. Soils and Geology

The Class 3 Hazards and Environmental Constraints map as described within the CMP indicates that there are no known hazard areas within the replat area.

D. Drainage and Erosion

Public Works Engineering reviewed the replat request and no impacts to site drainage or erosion are expected.

E. Floodplain

The replat area is not located within a mapped floodplain.

V. PROVISION OF SERVICES

A. Schools

School demand will not be affected as a result of this replat. No new lots are being created. Two school sites were previously dedicated to the County.

B. Fire Protection

Fire protection is provided by Castle Rock Fire and Rescue. The Fire District reviewed the request and had concerns.

C. Sheriff Services

The Douglas County Sheriff’s Office (DCSO) provides police protection services to the area. No responses were received from DCSO and DCSO E911 regarding this replat.

D. Water & Sanitation

Water and sewer services are provided by the Town. No change in water supply or sewer demand is associated with the replat request.

E. Utilities

A referral was sent to utility service providers. CenturyLink had no objection to the replat request but has existing infrastructure within the right-of-way area. The applicant will work with CenturyLink on any relocation of existing infrastructure. Xcel Energy provided comments about a potential conflict due to having existing electric transmission lines and related utilities within the project area. The applicant has been working with Xcel Energy, and no impacts are expected. CORE Electric Cooperative (CORE) provided technical comments on the replat exhibit which were addressed by the applicant. Douglas County will accept the 15-foot-wide general-purpose utility easements shown on the replat exhibit. Interest in the easements will also be transferred to the Town following replat recordation.

F. Dedications

Edgerock Boulevard will be public right-of-way and dedicated to Douglas County. It is anticipated that this roadway will be deeded to the Town of Castle Rock after plat recordation for ownership and maintenance purposes. The Town is reviewing the construction plans for this roadway. At the writing of the staff report, the applicant indicates that only minor technical changes to the plans remain and that final approval of all plans will be accomplished prior to the Board meeting on November 3, 2025. The Town will also permit and inspect the improvements related to the construction. As indicated above, interest in the easements will also be transferred to the Town following replat recordation.

G. Parks, Trails, and Open Space

The replat includes 6 tracts accounting for approximately 107 acres which are intended for open space and related purposes.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to abutting property owners. Referral agency responses collected during the referral period of June 10, 2025 through July 1, 2025, are included as an attachment to this staff report. All referral agency comments are outlined in the Referral Agency Response Report. Referral responses were standard in nature with the majority having no comment or concern. Public comment was received from two neighbors within Macanta. In general, public comment focused on the realigned roadway shifting closer to existing homes, open space, trail connections, and impacts of the road connection. The applicant has indicated that the road shift is necessary to maintain necessary grades allowable per criteria.

A replat is considered by the Board at a public land use meeting. No specialized public notice of the meeting is required.

VII. STAFF ANALYSIS

Pursuant to Article 704 of the DCSR, a replat may be approved upon the finding by the Board that the following standards have been met:

704.01: Complies with all applicable standards and criteria, and the original conditions of approval.

Staff Comment: The replat complies with all applicable standards, criteria, and original conditions of approval of Canyons South Filing 1A. Section 7B (Road Vacation) of the DCSR provides that “roads that are established by plat, but have not been used as such, may be vacated, and/or replatted through a replat process.” This portion of right-of-way was platted with the original final plat in Canyons South and was intended to provide a connection.

704.02: Does not create nonconforming lots, and in the case of nonconforming lots, does not increase the nonconformity.

Staff Comment: No new lots are being created.

704.03: Conforms with this Resolution.

Staff Comment: The replat is in compliance with all the submittal, design, process, and approval standards and criteria as set forth in the DCSR and the Canyons South PD.

704.04: Conforms with the goals and policies of the Master Plan.

Staff Comment: The property is located within the High Plateau Subarea as identified in Section 3 of the CMP where low intensity development is supported. The replat request is not adding additional lots. The roadway provides necessary connectivity between the County and Town developments for emergency services and other purposes. Its realignment will result in fewer impacts to the surrounding open space portions of the project.

704.05: Addresses the design elements established in Article 4, section 404 of this Resolution.

Per Section 404.01 – No lots are proposed with this replat request. Tracts are for open space, drainage, and utility purposes and will be owned by the metro district. A tract is reserved for future conveyance to the FAA for an existing tower.

Per Section 404.02 – There are no known geologic hazards, wildfire or other hazardous conditions located within the realigned roadway. The connection is necessary to ensure emergency service access to both the County and Town developments.

Per Section 404.03 – The applicant has stated that the realigned roadway is necessary due to the road grades. Landscaping will be provided on both sides of the roadway for buffering and screening purposes as it will be subject to review and approval by the Town.

Per Section 404.04 – Grading and drainage designs will be reviewed and accepted by the Town. The Town will permit and inspect this roadway as part of the construction process.

Per Section 404.05 – The Town is reviewing and will approve the construction plans for this roadway to ensure that it will meet all applicable requirements.

Per Section 404.06 – There are no known archaeological or paleontological resources within the new roadway alignment. The 6 proposed tracts provide open space and related uses.

Per Section 404.07 – Appropriate opportunities for vehicular and pedestrian connections are possible via the road and pedestrian network within Canyons South. The proposed replat of the public road will provide a connection to Canyons Far South.

Per Section 404.08 – There were no additional requirements for development reports or technical studies due to the scope and size of the replat.

704.06: Conforms with Section 18A, Water Supply Overlay District of the Zoning Resolution.

Staff Comment: No change to the water demand or supply is proposed as part of the replat request as no residential development is proposed.

704.07: 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: No change in sanitary sewer service is associated with this replat request as no residential development is proposed.

704.08: 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: There are no known Class 3 geologic hazards within the replat area.

704.09: Provides adequate drainage improvements.

Staff Comment: Engineering reviewed the replat submittal and had no comments regarding drainage. An existing detention pond is located within replatted Tract S-1. Drainage associated with the roadway is currently in review by the Town. The applicant indicates that the Town is reviewing the third submittal of plans and documents and that the comments are technical in nature. Final approval of all plans will be finally approved before the Board meeting on November 3, 2025.

704.10: Provides adequate transportation improvements.

Staff Comment: Engineering reviewed the replat request and found transportation improvements to be adequate. The realignment of this roadway will facilitate a connection between the two residential developments.

704.11: Protects significant cultural, archaeological, natural, and historical resources and unique landforms.

Staff Comment: The replat area does not include significant cultural, archaeological, natural, or historical resources and unique landforms.

704.12: Has available all necessary services, including fire and police protection, recreation facilities, utility services, streets, and open space to serve the proposed subdivision.

Staff Comment: The Canyons South PD is served by Castle Rock Fire Rescue, DCSO, CORE, Black Hills Energy, Comcast, and CenturyLink. Roads in the development are public and owned and maintained by the County. The realigned roadway will be a public road to be deeded to the Town for ownership and maintenance.

VIII. STAFF ASSESSMENT

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

1. Prior to recordation of the replat exhibit, technical corrections to the replat exhibit shall be made to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public meeting and/or agreed to in writing and included in the public record have been relied upon by the Board of Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

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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 NAME: Canyons South Filing No. 1, 4th Amendment

PROJECT FILE #:
SB2025-018

PROJECT TYPE: Final Plat

SUBMITTAL
COMPLETION:

MARKETING NAME: Macanta

PLANNING FEES:

SITE ADDRESS: 4688 Crowfoot Valley Road

ENGINEERING FEES:

OWNER(S): See Attached (Crowfoot Valley Ranch Metro District No. 1)

TOTAL FEES:

Name(s): Hines (Chad Murphy)

RELATED PROJECTS:

Address: 1144 15th Street, Suite 3675, Denver, CO 80202

Phone: 720-932-0522

Email: [REDACTED]

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

Name: Cover 3 Engineering (Brian Moss)

Address: 6966 S. Chapparal Cir. West, Centennial CO 80016

Phone: 303-587-6260

Email: [REDACTED]

LEGAL DESCRIPTION:

Subdivision Name: Canyons South

Filing #: _____ Lot #: _____ Block #: _____ Section #: _____ Township: _____ Range: _____

PROPERTY TAX PARCEL #(S): 2351-251-05014

ZONING:

Present Zoning: PD Proposed Zoning: PD Gross Acreage: 110 ac

Gross Site Density (DU per AC): NA # of Lots or Units Proposed: 0

SERVICE PROVIDERS:

Fire District: Castle Rock Metro District: CVRMD Gas: Black Hills Energy

Water: Castle Rock Sewer: Castle Rock Electric: IREA

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.*

see attached

Applicant Signature

Date

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Revised 06.21.2017

HT CANYONS SOUTH DEVELOPMENT LP,

By: HT Canyons South Development LLC, its general partner

By: HT Canyons South LP, its sole member

By: Hines Canyons South LLC, its general partner

By: Hines Canyons South Associates LP, its sole member

By: Hines Investment Management Holdings Limited Partnership,
Its general partner

Initial


By: _____

DocuSigned by:

0F849E11AD9B403...

Name: Chad Murphy

Title: Managing Director

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

By: _____

DocuSigned by:

0F849E11AD9B403...

Name: Chad Murphy

Title: President

Crowfoot Valley Ranch MD

405 Urban Street, Suite 310

Lakewood, CO 80228

Phone: 720-213-6621

Initial




**CANYONS SOUTH
FILING NO. 1, 4TH AMENDMENT NARRATIVE**

AUGUST 2025

For:

**HT Canyons South Development LP
1144 15th Street, Suite 2600
DENVER, CO 80202**

Crowfoot Valley Ranch Metropolitan District No.1

SUMMARY OF FILING NO. 1, 4TH AMENDMENT

The Canyons South development is a residential development that encompasses 968 lots over approximately 1200 acres in accordance with the 9th Amendment Planned Development (PD). The development of Canyons South was completed with multiple filings.

- The Filing 1A 1st Amendment Final Plat has been recorded which includes 304 lots over 388 acres.
- The Filing 1A 2nd Amendment Final Plat combined two tracts into one for the development of the amenity center.
- Filing 1A 3rd Amendment Final Plat has been recorded which includes 39 lots over 234 acres.
- The Filing 2 Plat has been recorded which includes 200 lots over 819 acres.
- The Filing 3 Plat has been recorded and includes 90 lots over 188 acres.
- The Filing No. 4 Plat has been recorded and included 153 lots over approximately 214 acres with a superblock lot. The superblock lot was replatted as Filing No. 5.
- Filing No. 5 has been recorded and provided 182 lots over approximately 307 acres.

All 968 lots have been platted with the approval of Filing No. 5. The purpose of Filing No. 1, 4th Amendment is to vacate previously dedicated right-of-way (ROW) for Macanta Drive and dedicate new ROW for Macanta Drive. Macanta Drive is necessary for life safety reasons and improving roadway connectivity. This road connection was required with the original PD and has also been a requirement of subsequent PD amendments. Macanta Drive will be renamed to Edgerock Boulevard.

A summary of proposed revisions is provided below.

- Approximately 2 acres of ROW will be vacated.
- Approximately 2.9 acres of ROW will be dedicated.
- No additional lots are proposed with this amendment.
- There will be dry easements dedicated adjacent to the new ROW with this final plat.
- There is no land dedication for schools as this was previously done.
- The Town of Castle Rock will provide water and sanitary sewer service to this proposed development.
- Black Hills Energy will provide gas service.
- CORE Electric Cooperative will provide electric service to the development.
- CenturyLink will provide communications.
- Comcast will provide cable TV.
- Currently there is no planned phasing.

CANYONS SOUTH

FILING NO. 1, 4TH AMENDMENT NARRATIVE

Page 2 of 2



A summary for the overall development is provided below.

- The total residential density for this development is not affected and will remain at 0.47 DU/AC.
- Approximately 800 acres of dedicated open space.
- Approximately 20 acres of local parks.
- Average lot size is 70'x135' with sizes ranging from 50'x110' lots to 100'x150' lots.
- Two points of access are provided into the Site from Crowfoot Valley Road. The first access point is at the intersection of Macanta Blvd. and Crowfoot Valley Road. This intersection was constructed with Filing 1A. The second access point is at the intersection of Crowfoot Valley Road and Longstory Blvd. This intersection was constructed with Filing 2.
- A series of connecting entry streets and urban local roads will branch off the collector roadways to service the residential development.
- Five local parks have been dedicated throughout the development.
- Two school sites have been dedicated with the Canyons South Filing 1A Plat and are to remain as originally dedicated.

The new Edgerock Boulevard ROW will be dedicated to Douglas County. This segment of Edgerock Boulevard will be constructed to Town of Castle Rock roadway standards for a minor collector and landscaping adjacent to the road will meet the intent of roadway landscaping within the Canyons South Development. The Town of Castle Rock will maintain Edgerock Boulevard from Fellswoop Drive to the southern property line and the Crowfoot Valley Ranch Metropolitan District No. 1 will maintain the landscaping with the Edgerock Boulevard ROW and open space tracts shown on this replat.

As the Site lies within unincorporated Douglas County, the County will own and maintain all previously dedicated roads and storm sewer. The Town of Castle Rock will own and maintain both water and sanitary sewer within the Site. The Pinery Water and Wastewater District will receive and treat sanitary flows from the Canyons South development.

Sincerely,

COVER 3 ENGINEERING

A handwritten signature in black ink that reads "Brian Moss".

Brian Moss, P.E.

Principal

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

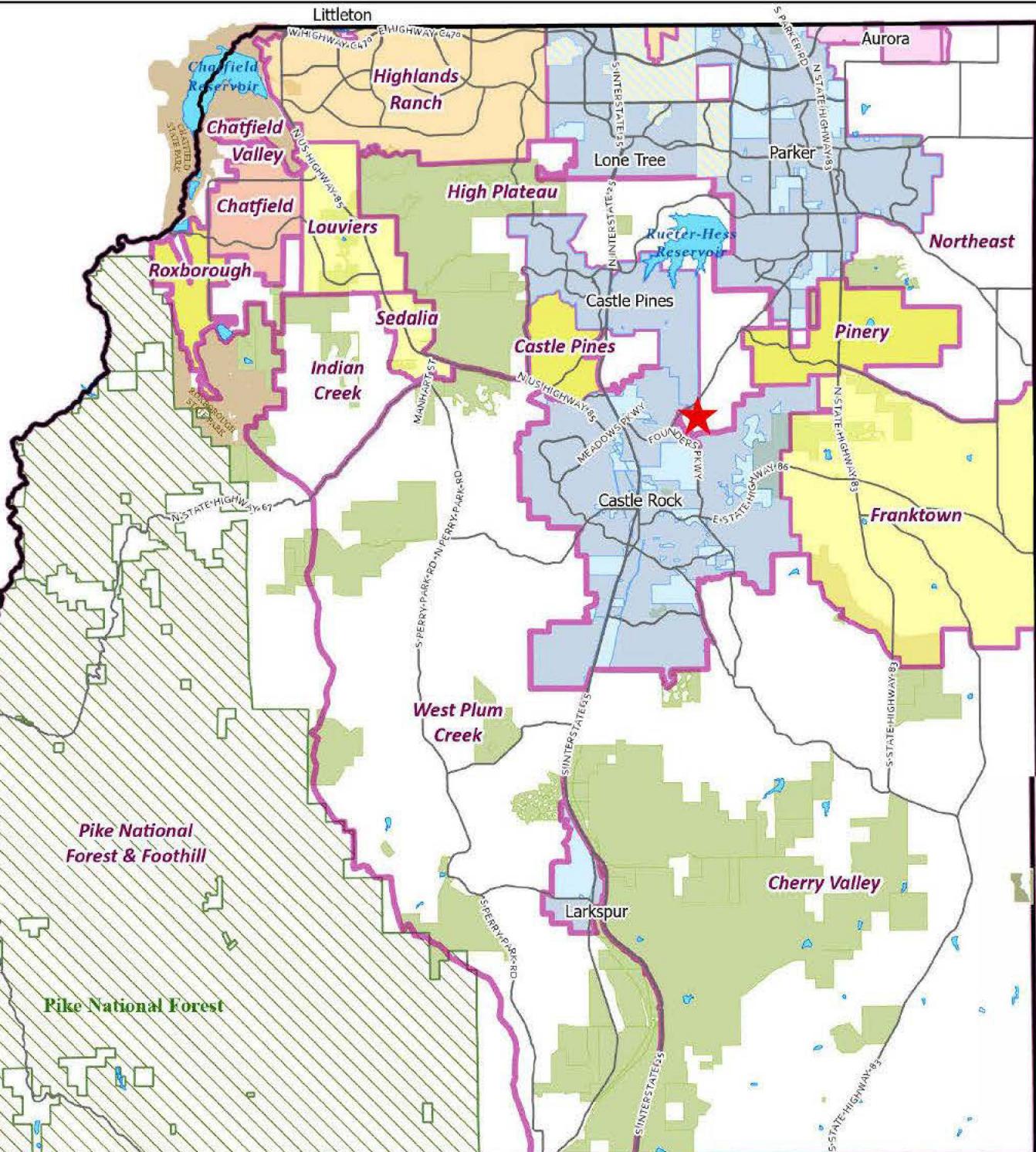
-  Primary Urban Area
 -  Chatfield Urban Area
 -  Separated Urban Area
 -  Rural Community
 -  Nonurban Subarea
 -  Municipal Planning Area (Incorporated)
 -  Municipal Planning Area (Unincorporated)
 -  Municipal Planning Area Inclusive of County PUA / SUA
 -  Non-Douglas County Based Municipalities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

Parks

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

Roadways

- Major Roads



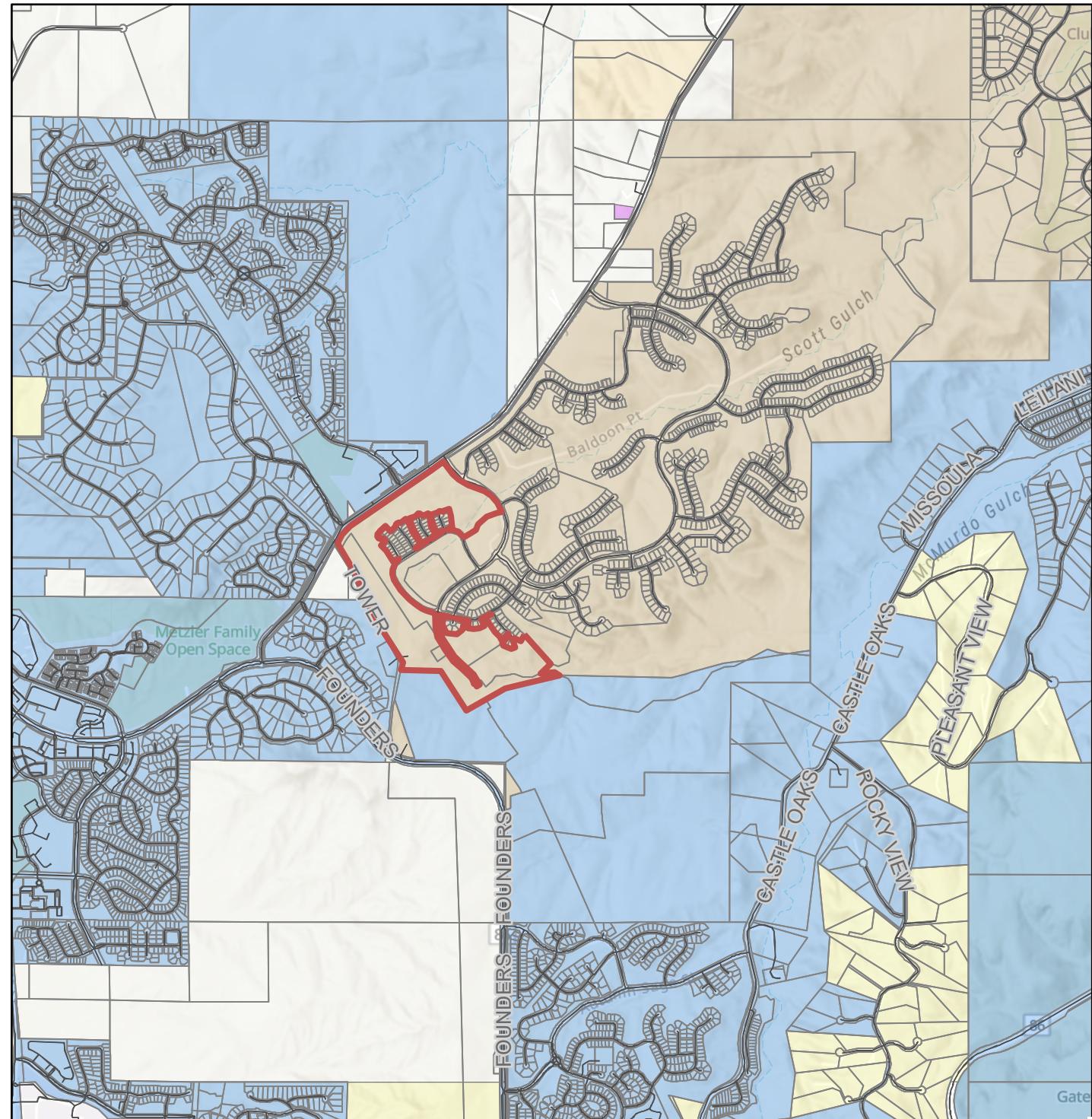
Canyons South Filing 1A, 4th Amendment

SB2025-018
ZONING MAP



LEGEND
— Roads
— Major Roads
— Parcels - PARCELS
ZONE DISTRICT
A1 - AGRICULTURAL ONE
LRR - LARGE RURAL RESIDENTIAL
RR - RURAL RESIDENTIAL
CTY
LI - LIGHT INDUSTRIAL
PD - PLANNED DEVELOPMENT
World_Hillshade

A1 - AGRICULTURAL ONE
LRR - LARGE RURAL RESIDENTIAL
RR - RURAL RESIDENTIAL
CTY
LI - LIGHT INDUSTRIAL
PD - PLANNED DEVELOPMENT



Canyons South Filing 1A, 4th Amendment

SB2025-018
AERIAL MAP



LEGEND

- Roads
- Major Roads
- PARCELS
- World_Hillshade



Referral Agency Response Report**Page 1 of 2****Project Name:** Canyons South Filing 1A, 4th Amendment**Project File #:** SB2025-018**Date Sent:** 06/10/2025**Date Due:** 07/01/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	06/12/2025	Verbatim Response: With the realignment of Macanta Drive, the street name should be changed. The replat should reflect the new street name of Edgerock Blvd as shown on the Town of Castle Rock plans for Canyons Far South (RE2025-107).	The replat exhibit was updated to reflect the street name of Edgerock Blvd.
Assessor	06/27/2025	Verbatim Response: please be aware of the following comments: None	No action required.
AT&T Long Distance - ROW	06/12/2025	Summary of Response: There should be no conflicts with the AT&T infrastructure.	No action required.
Black Hills Energy		No response received.	No action required.
Building Services	06/11/2025	Verbatim Response: No comment.	No action required.
Castle Rock Fire and Rescue Department	06/24/2025	Verbatim Response: No comments or concerns.	No action required.
CenturyLink	06/22/2025	Summary of Response: CenturyLink has no objection to the replat request. Comments were provided regarding their existing infrastructure within the project area.	The applicant will work with CenturyLink on any relocation of existing facilities as necessary.
City of Castle Pines	06/20/2025	Verbatim Response: No Comment.	No action required.
Comcast		No response received.	No action required.

Referral Agency Response Report**Page 2 of 2****Project Name:** Canyons South Filing 1A, 4th Amendment**Project File #:** SB2025-018**Date Sent:** 06/10/2025**Date Due:** 07/01/2025

Agency	Date Received	Agency Response	Response Resolution
CORE Electric Cooperative	07/01/2025	Verbatim Response: CORE Electric Cooperative does not approve the vacation of the existing roadway. CORE has existing underground electric facilities within the existing utility easements along the existing ROW. CORE will require the applicant to dedicate new utility easements along the new ROW and relocate CORE existing underground electric facilities at their expense once the new ROW is established by the developer. Grade within utility easements may not exceed 15%. CORE will require the applicant to revise the proposed replat of lots to remove 10-foot rear lot utility easement and change the front lot utility easement to 15-foot wide.	The applicant addressed the comments provided by CORE. New general purpose utility easements are shown on the replat exhibit.
Crowfoot Valley Ranch Metro #1 & 2		No response received.	No action required.
Engineering Services	07/01/2025	Summary of Response: Engineering requested written confirmation from the Town that they will be responsible for the review and approval of the construction plans related to this segment of Edgerock Blvd.	The Town will administer the construction plan review, plan approval, permitting, and inspection for this segment of Edgerock Blvd as outlined in the Town's project delegation letter dated September 29, 2025.
Sheriff's Office		No response received.	No action required.
Sheriff's Office E911		No response received.	No action required.
Town of Castle Rock	06/27/2025	Summary of Response: Various departments within the Town reviewed the replat request and provided technical comments regarding the application and replat exhibit.	The applicant updated the replat exhibit accordingly and responded to the questions from the Town.
Xcel Energy-Right of Way & Permits	06/24/2025	Summary of Response: Xcel Energy provided comments that there could be a potential conflict as existing infrastructure is within the area.	The applicant has been in contact with Xcel Energy and there should be no conflicts with Xcel's electric transmission facilities.

Eric Pavlinek

From: annb cwc64.com <annb@cwc64.com>
Sent: Thursday, June 12, 2025 4:15 PM
To: Eric Pavlinek
Cc: CHOY, PAM; duanew cwc64.com; jt cwc64.com
Subject: Tower Rd Parker, Colorado Douglas County eReferral #SB2025-018
Attachments: Tower Rd Parker, Colorado.jpg

Hi Eric,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Tower Rd Parker, 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.

-----Original Message-----

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Tuesday, June 10, 2025 9:08 AM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (SB2025-018) 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 Number: SB2025-018

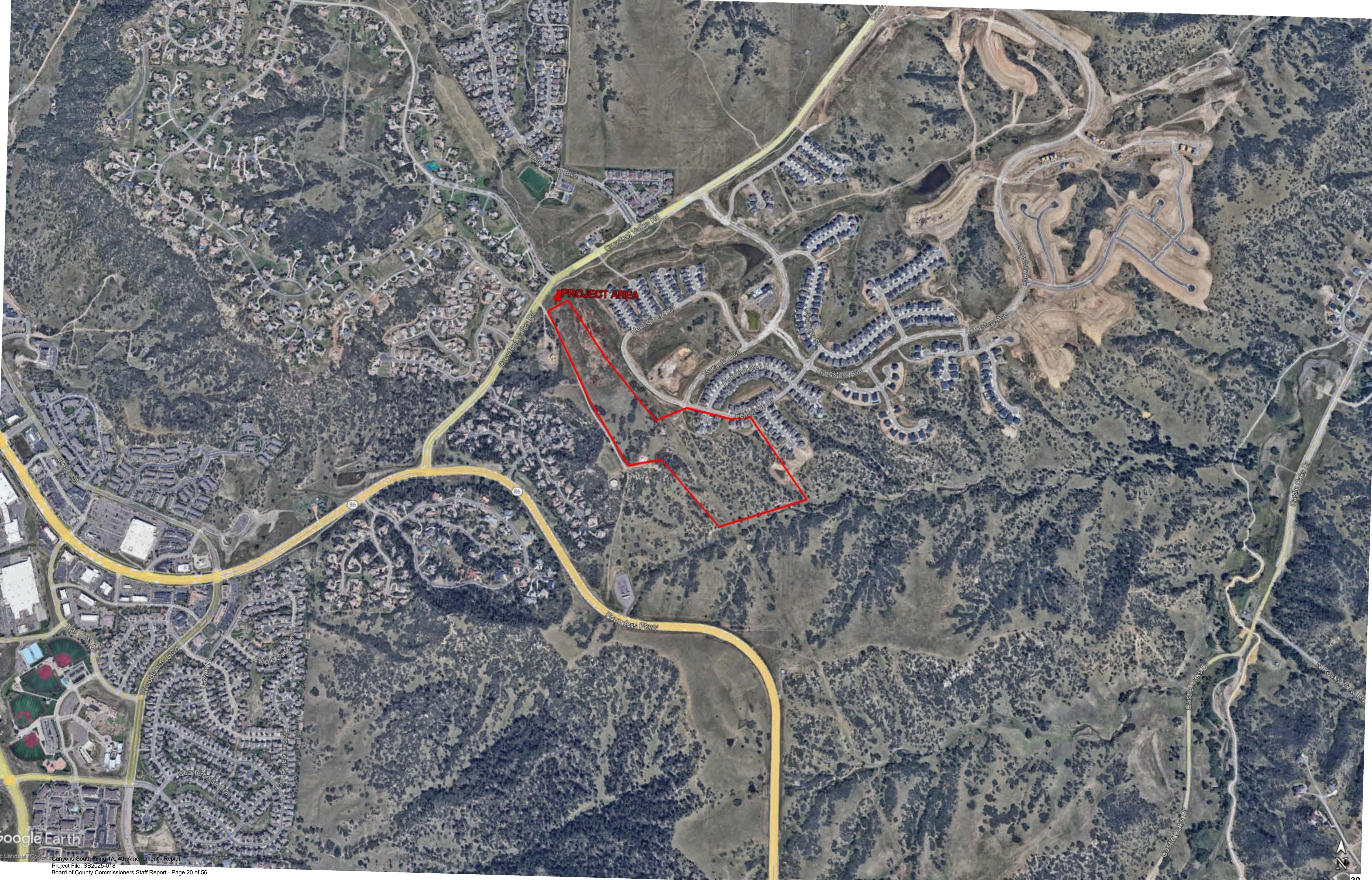
Project Title: Canyons South Filing 1A, 4th Amendment

Project Summary: The request is for approval of a replat application to vacate and realign the right-of-way for Macanta Boulevard. The tracts adjacent to this realigned road will be adjusted with this request.

This referral will close on Tuesday, July 1, 2025.

If you have any questions, please contact me.

Sincerely,



From: [Alayna Moore](#)
To: [Eric Pavlinek](#)
Subject: RE: Douglas County eReferral (SB2025-018) Is Ready For Review
Date: Tuesday, June 24, 2025 8:37:46 AM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)

CRFD has no comments or concerns.

Respectfully,

Alayna Moore, CFM, FA
Fire Plans Examiner



[Form Center • Request a Construction Inspection or Reinspect \(crgov.com\)](#)



Life Safety Division
Castle Rock Fire and Rescue Department
300 Perry Street
Castle Rock, CO 80104
303.663.3120 Office
e-mail FPO@crgov.com



An internationally accredited Fire/Rescue agency since 2012

This email and any files transmitted with it may contain PRIVILEGED or CONFIDENTIAL information and may be read or used only by the intended recipient. If you are not the intended recipient of the email or any of its attachments, please be advised that you have received this email in error and that any use, dissemination, distribution, forwarding, printing, or copying of this email or any attached files is strictly prohibited. If you have received this email in error, please immediately purge it and all attachments, and notify the sender by reply email or contact the sender at the number listed.

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>

Sent: Tuesday, June 10, 2025 9:08 AM
To: Alayna Moore <AMoore@crgov.com>
Subject: Douglas County eReferral (SB2025-018) 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 Number: SB2025-018

Project Title: Canyons South Filing 1A, 4th Amendment

Project Summary: The request is for approval of a replat application to vacate and realign the right-of-way for Macanta Boulevard. The tracts adjacent to this realigned road will be adjusted with this request.

This referral will close on Tuesday, July 1, 2025.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek

Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)

REFERRAL RESPONSE REQUEST – REPLAT

 Date Sent: June 10, 2025

 Comments due by: July 1, 2025

Project Name:	Canyons South Filing 1A, 4 th Amendment
Project File #:	SB2025-018
Project Summary:	The request is for approval of a replat application to vacate and realign the right-of-way for Macanta Boulevard. The tracts adjacent to this realigned road will be adjusted with this request.

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



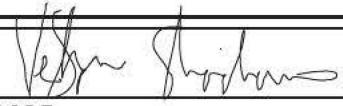
No Comment



Please be advised of the following concerns:

Qwest Corporation d/b/a CENTURYLINK, QC ("CenturyLink") has reviewed the request for the subject vacation and have determined there are CenturyLink facilities within the ROW area. It is the intent and understanding of CenturyLink that this vacation shall not reduce our rights to any other existing easements or rights we have on this site or in the area. This No objection response is submitted WITH THE STIPULATION that IF CenturyLink facilities are damaged within the area as described, the Applicant will bear the cost of relocation (<https://relocation-request.lumen.com/rmpp/#/relocationreq>) and/or repair of said facilities. - P866450

Lumen/ CenturyLink
 VeShon Sheridan - NIS| Right-of-Way Agent II |
 Contractor - Faulk & Foster
VeShon.Sheridan@Lumen.com / nre.easement@lumen.com

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

Sincerely,



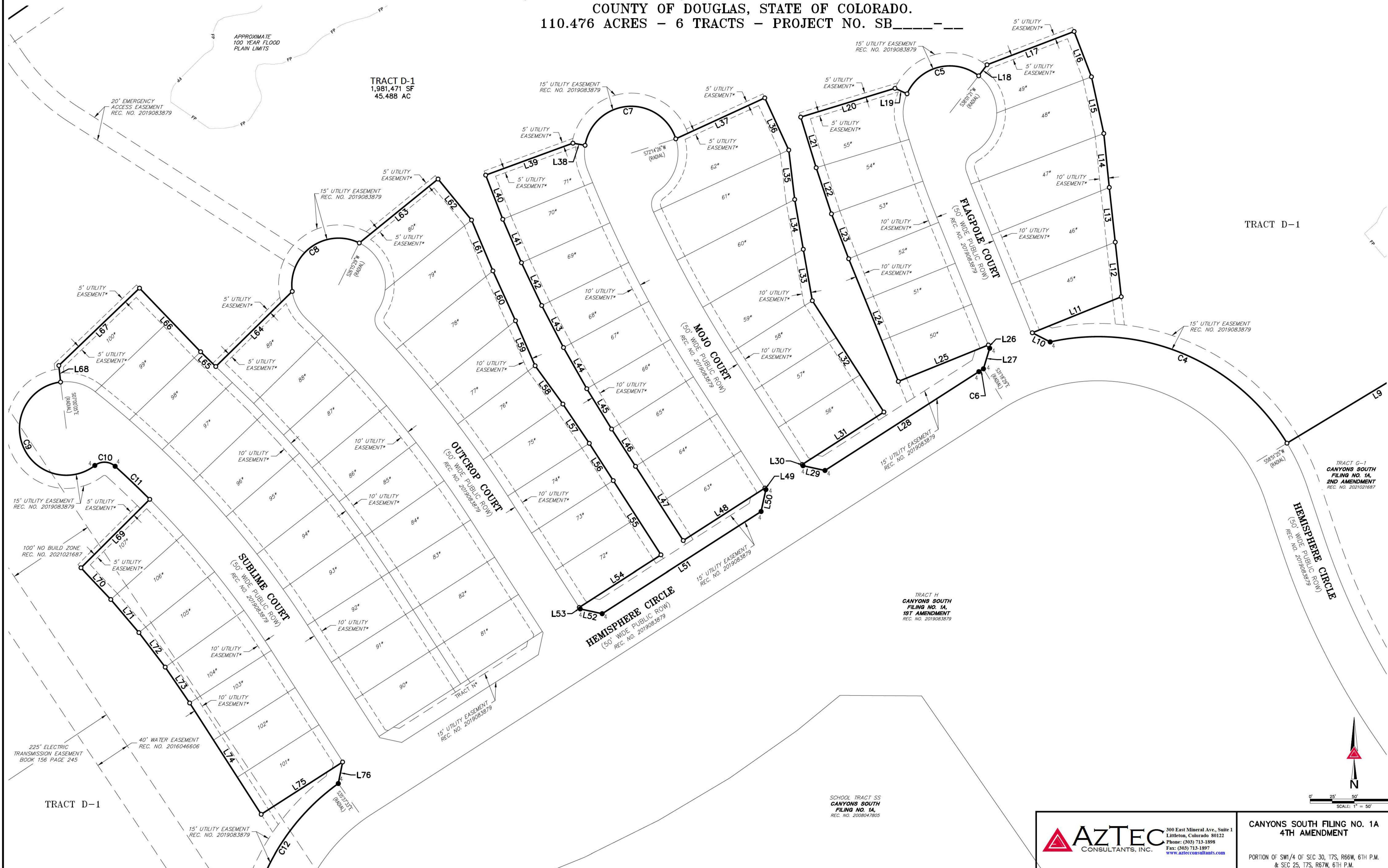
Eric Pavlinek, Principal Planner
Enclosure

CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT

A PORTION OF PLANNING AREAS 7, 9, K, O, P AND Q OF THE CANYONS SOUTH PLANNED DEVELOPMENT, 9TH AMENDMENT
 A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT & CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT
 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN &
 SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

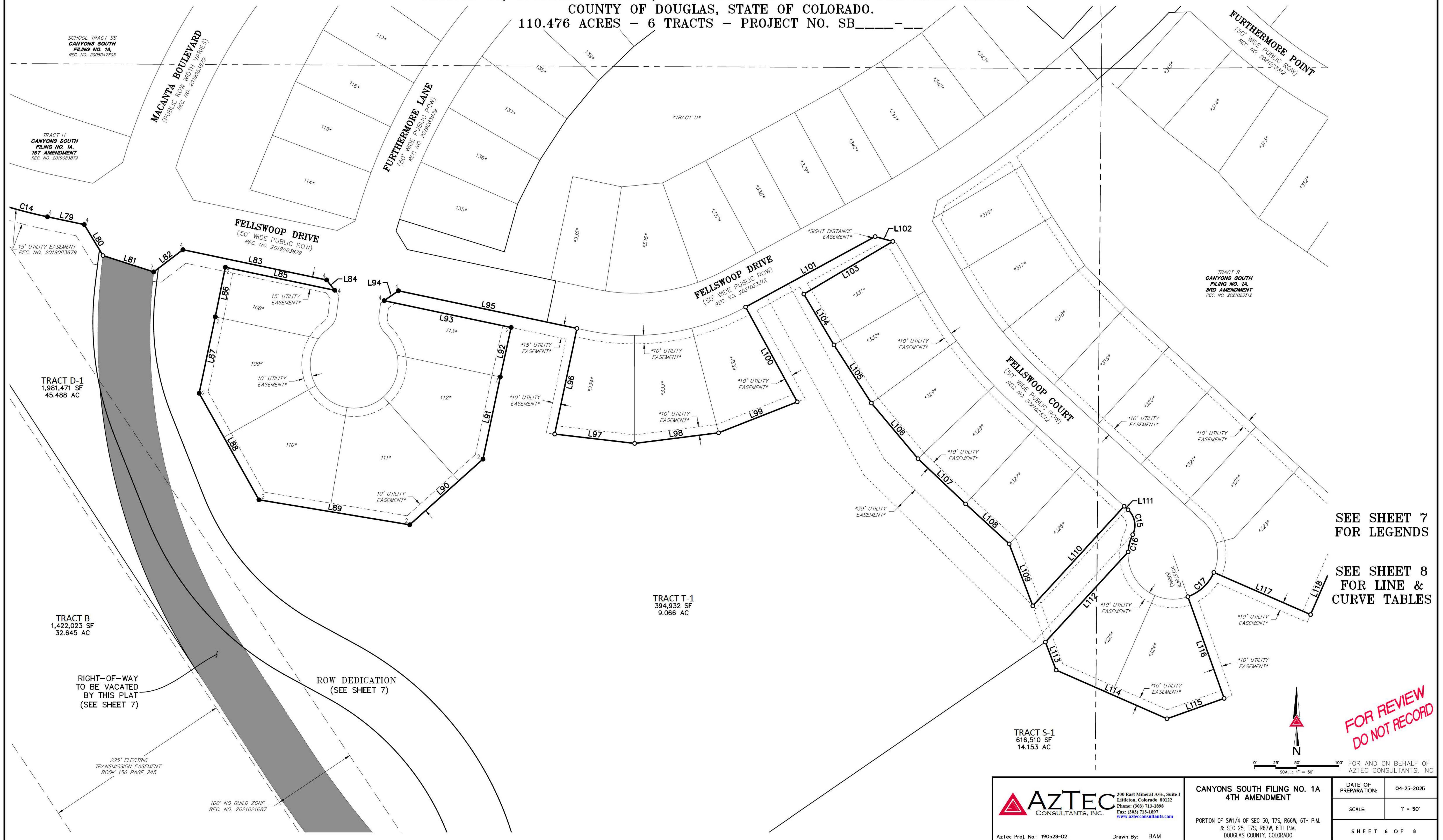
COUNTY OF DOUGLAS, STATE OF COLORADO.

110.476 ACRES - 6 TRACTS - PROJECT NO. SB



CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT

A PORTION OF PLANNING AREAS 7, 9, K, O, P AND Q OF THE CANYONS SOUTH PLANNED DEVELOPMENT, 9TH AMENDMENT
 A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT & CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT
 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN &
 SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO.

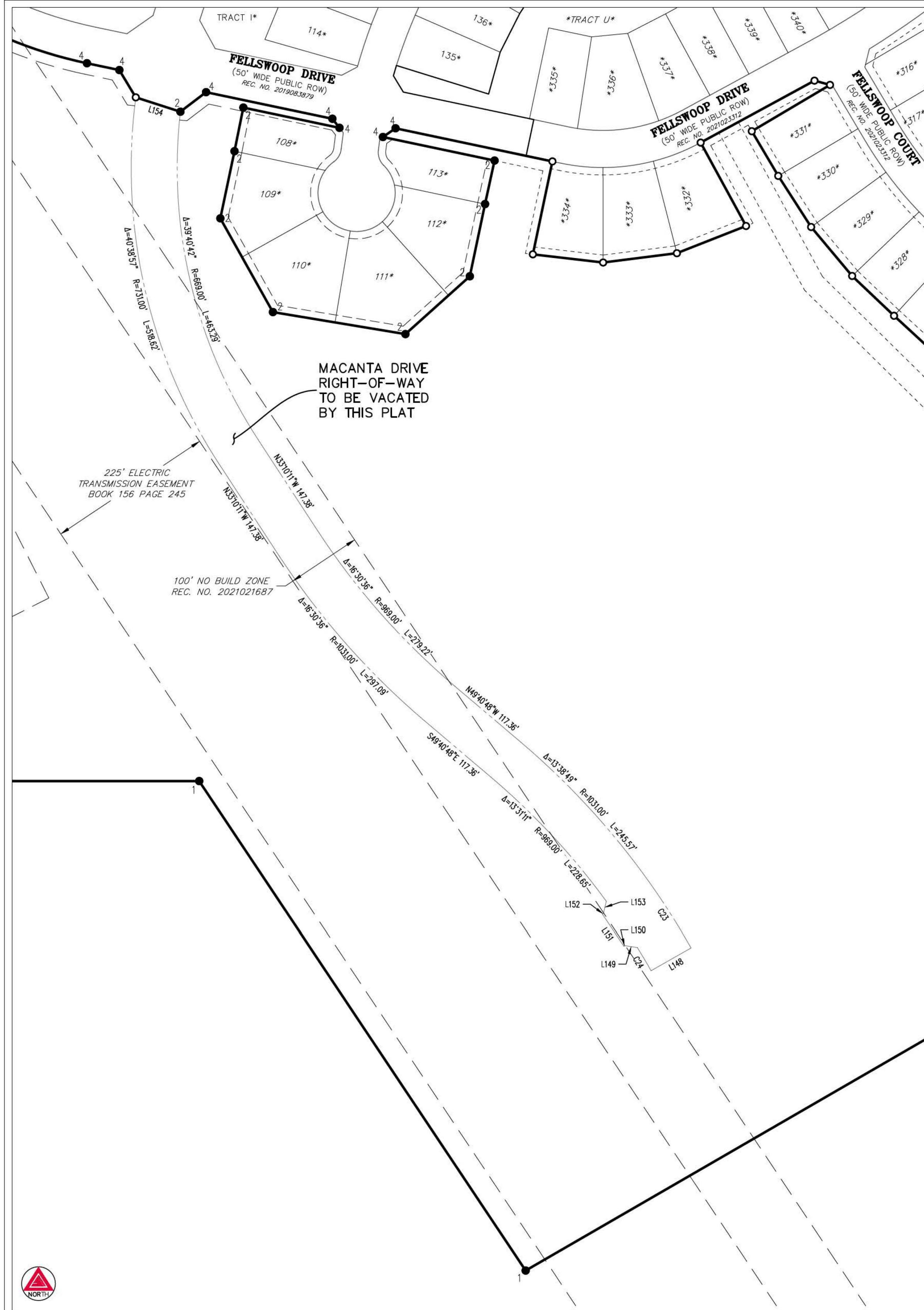


CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT

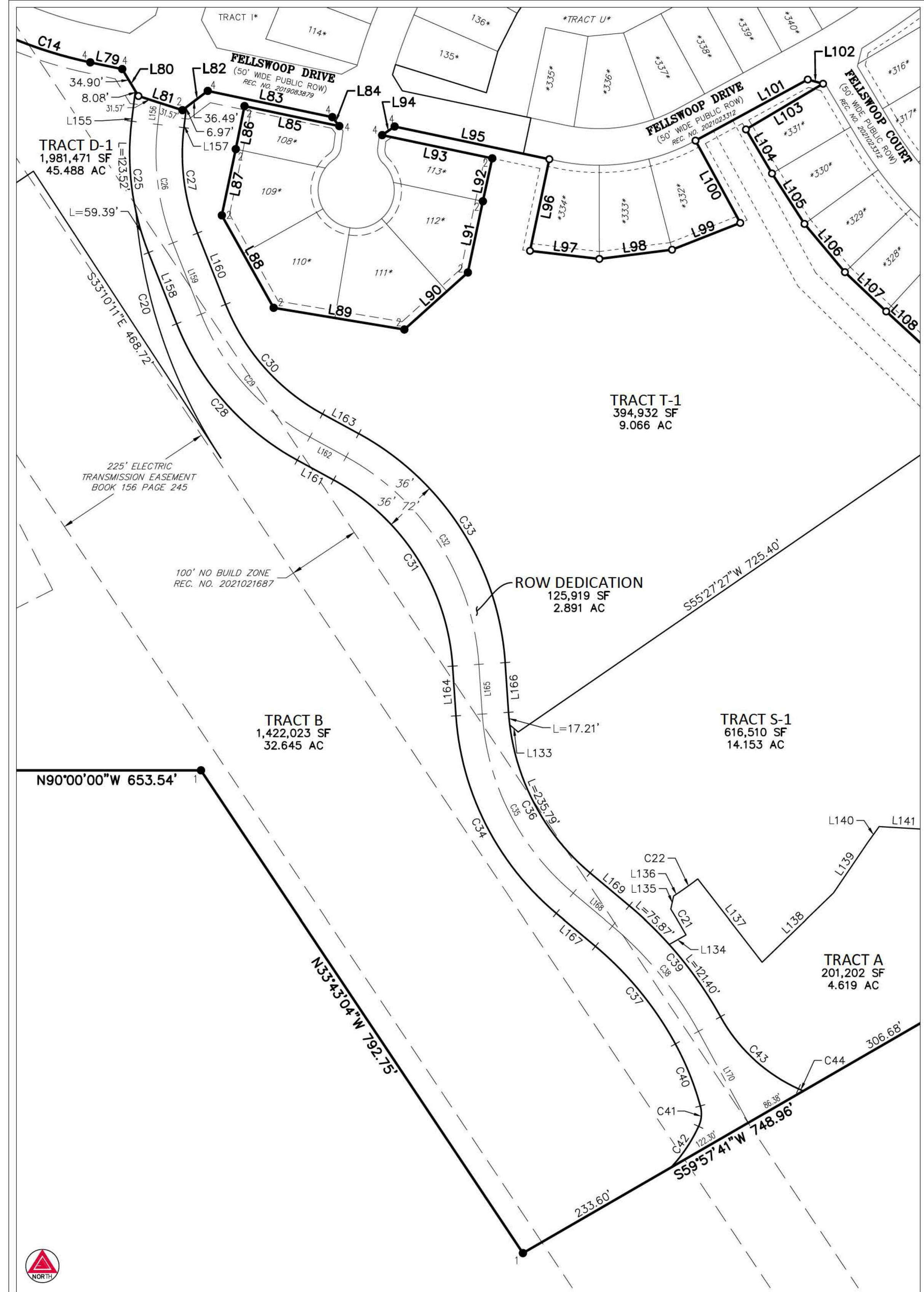
A PORTION OF PLANNING AREAS 7, 9, K, O, P AND Q OF THE CANYONS SOUTH PLANNED DEVELOPMENT, 9TH AMENDMENT

A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT & CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN & SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

110.476 ACRES - 6 TRACTS - PROJECT NO. SB



RIGHT-OF-WAY VACATION
(MACANTA DRIVE)



From: Brooks Kaufman
To: Eric Pavlinek
Cc: Cross, Richard
Subject: RE: re-submittal - Canyons South Filing 1A, 4th Amd
Date: Wednesday, August 6, 2025 9:10:37 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[Replat Exhibit - 8-4-25.pdf](#)

Good morning Eric

CORE Electric Cooperative approves the resubmittal SB2025-018 Canyons South Filing 1A, 4th Amendment.

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: Eric Pavlinek <epavlinek@douglas.co.us>
Sent: Tuesday, August 5, 2025 8:36 AM
To: Brooks Kaufman <BKaufman@core.coop>
Subject: re-submittal - Canyons South Filing 1A, 4th Amd

[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.

Good morning, Brooks,

The applicant provided a re-submittal for review for project SB2025-018, Canyons South Filing 1A, 4TH Amendment.

Attached are the following documents:

- Applicant response to your redlines
- Revised replat exhibit

Below is the verbatim response to your referral comments:

CORE Electric Cooperative

1. Add note to page 2.
Response: The note was added to page 2.
2. Vacate rear yard easements as shown page 6.
Response: This plat does not have the ability to vacate the easements as requested. The lots were platted with Filing 1, Amd. 1 and are not a part of this amendment.
3. CORE has existing UG facilities within the existing utility easement as shown on page 6.
Response: The existing UG utilities will have to be relocated at the owner/applicants expense.

Please let me know if your referral comments have been addressed or if you have additional comments.

Thanks,

Eric Pavlinek | Principal Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303.814.4377 **Main** | 303.660.7460
Email epavlinek@douglas.co.us

REFERRAL RESPONSE REQUEST – REPLAT
Date Sent: June 10, 2025Comments due by: July 1, 2025

Project Name: Canyons South Filing 1A, 4th Amendment

Project File #: SB2025-018

Project Summary: The request is for approval of a replat application to vacate and realign the right-of-way for Macanta Boulevard. The tracts adjacent to this realigned road will be adjusted with this request.

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

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: 	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: <i>Engineering</i>	Phone #: <i>4318</i>
Your Name: <i>Al Peterson</i> (please print)	Your Signature: <i>Al Peterson</i>
	Date: <i>7/1/2025</i>

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,

Eric Pavlinek
 Eric Pavlinek, Principal Planner
Enclosure



DOUGLAS COUNTY GOVERNMENT
Public Works Department
Engineering Division

MEMORANDUM

DATE: July 1, 2025

DV 25-234

TO: Eric Pavlinek, Douglas County Planning

FROM: Al Peterson, Douglas County Engineering

SUBJ: Canyons South Filing No. 1A, 4th Amendment

Eric, the following is Engineering's comments for the Macanta Dr. Replat:

1. Engineering will require written confirmation from the Town of Castle Rock that once the County has conveyed this portion of replatted ROW to the Town of Castle Rock, they will be responsible for the review and approval of the Construction Documents for this future roadway and will execute the appropriate Improvements Agreement.
2. Please provide an acceptable Street Name for this portion of ROW.

If you have any questions regarding these comments, I may be contacted at 303-660-7490 or apeterso@douglas.co.us

AP

C: Brad Jackson, P.E., Development Review Supervisor
DV File



Project Written Comments

Town of Castle Rock

Project Number: COU25-0014

Description: Canyons South

Applied: 6/10/2025

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: UNDER REVIEW

Applicant: <NONE>

Parent Project:

Owner: <NONE>

Contractor: <NONE>

Details:

Request to adjust road and tract boundaries

LIST OF REVIEWS

TYPE	CONTACT	STATUS	REMARKS
Review Group: 1ST REVIEW 18 DAY			
CRW-DRAINAGE DAVID V	DAVID VAN DELLEN	GREEN APPROVED W/COND	See notes
Notes: D1. Please contact David Van Dellen, Sr. Plan Review Engineer with questions. dvandellen@crgov.com or 720-733-2474 D2. It appears that Tract A would have a "Drainage" use as well. Please clarify.			
CRW-WATER/SAN-KEN T	KEN TORRES	GREEN APPROVED W/COND	See Notes and Attachment
Notes: U1. Please contact Ken Torres, PE, Senior Plan Review Engineer with questions. ktorres@crgov.com or 720-733-6072 or (303) 319-0766. U2. The review is rated Approved with Conditions. Only minor comments remain that can be quickly checked by the technical review team or project coordinator. Note: This rating is specific to this discipline and may not be the overall rating for this review. U3. Please see attached redline comments.			
PARKS - MATT	MATT ROTH	GREEN - NEED REVISIONS	See Notes
Notes: PK1. Please contact Matt Roth with questions at mroth@crgov.com or 720-786-1313 PK2. This review is rated Green. Only minor comments remain. Note: This rating is specific to this discipline and may not be the overall rating for this review. PK3. Based on Canyons Far South's SDP and CDs, streetscape landscaping is being proposed on Crowfoot Valley Ranch Metro District 1 Tracts A, B, S-1, T-1. To confirm, Crowfoot Valley Ranch Metro District will be maintaining and irrigating that streetscaping per the plat tract table? Or is that maintained by Canyons Far South's Metro District? A note to the tract table would be recommended to clarify.			
PL - BRIEANNA	BRIEANNA GRANDY	GREEN APPROVED W/COND	See notes.
Notes: PL1. Please contact Planning, BrieAnna Simon with questions at 720.733.3566 or bsimon@crgov.com. PL2. Please clarify ownership and maintenance obligations. This should match discussions that have occurred with Town staff. PL3. All plans should match the SDP and CDs currently under review with the Town. If any changes occur all plan sheets should be updated and match.			



Project Written Comments

Town of Castle Rock

PW - JAY	JAY JENSMA	GREEN APPROVED W/COND	See Notes and PW attachment
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Notes:

PW1. Please contact Jay Jensma with questions, JJensma@crgov.com or 720-733-2264

PW2. Applicant narrative indicates that the re-platted ROW will be dedicated to Douglas County. Douglas County Planning comments state that the Town of Castle Rock will be taking ownership of the re-platted road segment.

PW3. Re-platted segment should remain "Macanta Blvd."

PW4. If the re-platted ROW is dedicated to the Town, should it also be annexed?

PW5. If dedicated to DC and maintained by the Town an Intergovernmental Agreement (IGA) may be needed.



Right of Way & Permits

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

June 24, 2025

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

Attn: Eric Pavlinek

Re: Canyons South Filing 1A, 4th Amendment, Case # SB2025-018

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a potential conflict** with the above captioned project. 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).

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

Canyons South Filing No. 1A, 4th Amendment

Project File: SB2025-018

Douglas County Addressing Analyst Comments

1. With the realignment of Macanta Drive, the street name should be changed. The replat should reflect the new street name of Edgerock Blvd as shown on the Town of Castle Rock plans for Canyons Far South (RE2025-107).

The street name has been revised.

CORE Electric Comments

1. CORE Electric Cooperative does not approve the vacation of the existing roadway. CORE has existing underground electric facilities within the existing utility easements along the existing ROW. CORE will require the applicant to dedicate new utility easements along the new ROW and relocate CORE existing underground electric facilities at their expense once the new ROW is established by the developer. Grade within utility easements may not exceed 15%. CORE will require the applicant to revise the proposed replat of lots to remove 10-foot rear lot utility easement and change the front lot utility easement to 15-foot wide.

The developer understands that the existing facilities will have to be relocated with the vacation of the existing ROW and 15' utility easements and relocated into the new 15' utility easements. This replat will dedicate ROW and 15' utility easements adjacent to the new ROW. The grading within the new easements will not exceed 15%. The 10' utility easements in the existing lots are not a part of the replat and the easements will not be vacated.

Douglas County Engineering Comments

1. Engineering will require written confirmation from the Town of Castle Rock that once the County has conveyed this portion of replatted ROW to the Town of Castle Rock, they will be responsible for the review and approval of the Construction Documents for this future roadway and will execute the appropriate Improvements Agreement.

The Town is reviewing the construction plans, and the roadway is included in an SIA agreement. The Town has provided written confirmation.

2. Please provide an acceptable Street Name for this portion of ROW.

The street name (Edgerock Blvd.) has been added and approved by DC Addressing.

CenturyLink

1. CenturyLink has reviewed the request for the subject vacation and have determined there are CentruyLink facilities within the ROW area. It is the intent and understanding of CenturyLink that this vacation shall not reduce our rights to any other existing easements or rights we have on this site or in the area. This No objection response is submitted with the stipulation that if CenturyLink facilities are damaged within the area as described, the Applicant will bear the cost of relocation and or repair of said facilities.

The developer understands that the existing facilities will have to be relocated with the vacation of the existing ROW and 15' utility easements and relocated into the new 15' utility easements. This replat will dedicate ROW and 15' utility easements adjacent to the new ROW. The grading within the new easements will not exceed 15%.

Town of Castle Rock Comments

CRW-Drainage

D1. Please contact David Van Dellen, Sr. Plan Review Engineer with questions. dvandellen@crgov.com or 720-733-2474

D2. It appears that Tract A would have a "Drainage" use as well. Please clarify.

The drainage use was added for Tract.

CRW-Water

U1. Please contact Ken Torres, PE, Senior Plan Review Engineer with questions. kторres@crgov.com or 720-733-6072 or (303) 319-0766.

U2. The review is rated Approved with Conditions. Only minor comments remain that can be quickly checked by the technical review team or project coordinator. Note: This rating is specific to this discipline and may not be the overall rating for this review.

U3. Please see attached redline comments.

There were no redline comments to address.

Parks

PK1. Please contact Matt Roth with questions at mroth@crgov.com or 720-786-1313

PK2. This review is rated Green. Only minor comments remain. Note: This rating is specific to this discipline and may not be the overall rating for this review.

PK3. Based on Canyons Far South's SDP and CDs, streetscape landscaping is being proposed on Crowfoot Valley Ranch Metro District 1 Tracts A, B, S-1, T-1. To confirm, Crowfoot Valley Ranch Metro District will be maintaining and irrigating that streetscaping per the plat tract table? Or is that maintained by Canyons Far South's Metro District? A note to the tract table would be recommended to clarify.

Crowfoot Valley Ranch Metro District will be maintaining and irrigating the streetscape.

Planning

PL1. Please contact Planning, BrieAnna Simon with questions at 720.733.3566 or bsimon@crgov.com.

PL2. Please clarify ownership and maintenance obligations. This should match discussions that have occurred with Town staff.

Crowfoot Valley Ranch Metro District will own and maintain tracts A, B, D-1, S-1, & T-1.

PL3. All plans should match the SDP and CDs currently under review with the Town. If any changes occur all plan sheets should be updated and matched.

Noted, the plat will be updated if needed.

Public Works

PW1. Please contact Jay Jensma with questions, JJensma@crgov.com or 720-733-2264

PW2. Applicant narrative indicates that the re-platted ROW will be dedicated to Douglas County. Douglas County Planning comments state that the Town of Castle Rock will be taking ownership of the re-platted road segment.

The ROW will be dedicated to the County, and the County will deed the ROW to the Town.

PW3. Re-platted segment should remain "Macanta Blvd."

The street has been renamed as Edgerock Blvd., per DC addressing comments.

PW4. If the re-platted ROW is dedicated to the Town, should it also be annexed?

Annexation of the road is not a part of this replat.

PW5. If dedicated to DC and maintained by the Town an Intergovernmental Agreement (IGA) may be needed.

The ROW will be dedicated to the County, and the County will deed the ROW to the Town.

Xcel Energy

1. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there is a potential conflict with the above captioned project. 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).

We have been in contact with the assigned land rights agent and have received a no conflict letter. See attached.

The following agencies had no comment

Assessor, AT&T Long Distance-ROW, Black Hills Energy, Building Services, Castle Rock Fire and Rescue Department, City of Castle Pines, Comcast, Crowfoot Valley Ranch Metro 1 & 2, Sheriff's Office, Sheriff's Office E911.



Siting and Land Rights
1800 Larimer St., Suite 400
Denver, CO 80202

June 23, 2023

Dear Mr. Cross/Hines,

The electric transmission department of Xcel Energy reviewed the documentation and site plans you submitted in regard to the Canyons Far South development, along the east side of Founders Parkway north of Crimson Sky Drive, Castle Rock, CO.

Xcel Energy's electric transmission engineer has reviewed applicant's documentation and approved of the perpendicular road crossing only. The attached approved road plan and clearance requirements are to be followed and maintained. Any lighting, trails, sidewalks, utilities, elevation changes, landscaping, etc. that encroach upon the Xcel ROW need to be submitted for review and are not approved at this time.

Applicant must maintain clearance of at least 20' in any direction to the energized transmission lines or conductors when working. PSCo's High Voltage Transmission Line Clearance Standards (attached) to be followed and maintained.

PSCo does not believe that applicant's proposed improvements generate a current conflict with PSCo's electric transmission facilities since it appears that the construction provides adequate clearance to our powerlines. Therefore, PSCo does not object to the applicant's construction or installation per the site plan submitted, attached herewith. Should there be additional modifications other than what is shown in the said site plan provided, applicant agrees to present plans to Xcel Energy for review.

Thank you,

Tyler J. Swanson

Xcel Energy

Contract Agent, Siting & Land Rights

1800 Larimer Street, Suite 400, Denver, CO 80202

P: 303.571.7294 C: 303.889.9505

E: tyler.j.swanson@xcelenergy.com

Eric Pavlinek

From: Jason Rohlfing <jason@jmrbmr.com>
Sent: Monday, June 16, 2025 8:46 PM
To: Eric Pavlinek
Subject: Project SB2025-018 Concerns

Hello,

I received a courtesy notification letter regarding project file SB2025-018. I pulled up the filing and must admit that I don't really know what I'm looking at. However, it *looks* like they are attempting to move the road closer to homes and impede on the neighborhood open space, including the allocation of additional land to road development. If I'm viewing the maps correctly, this space includes trail locations that were advertised and promised by the developer as part of the initial Macenta neighborhood planning.

Is there a compelling reason for the change? I understand that things change and this road connection is important for health and safety, but is this just a matter of developer convenience? Is there no other way to impede on our promised open space? They've already moved significant parts of their development closer to our home and added development density when compared to the original Canyons South design.

Will anything be done to separate the Macenta open space from this road, which I assume will have moderate levels of traffic? Our kids play on these trails frequently.

Thank you for listening to my concerns.

Sincerely,
Jason Rohlfing
3382 Fellswoop Ct
303-517-0435

August 13, 2025

Douglas County Board of Commissioners
100 Third Street, Castle Rock, CO 80104

RE: Canyons South Filing 1A

Dear Douglas County Commissioners,

I am writing to express my concerns about the construction of Macanta Road (connecting to the existing Macanta Blvd. at Fellswoop Drive) as part of Canyons South Filing No. 1A. As a resident at 2839 Furthermore Lane, this proposed road will pass immediately behind my property and the property of other homeowners in the Furthermore Lane cul-de-sac. When our properties were initially purchased, we were told the only development behind our homes would be a service road for the power lines, which seemed consistent with the community rendering (see Attachment 1). The "Future Road" sign (see Attachment 2) was not added until long after the nearby lots were sold, built and residents moved in. Lots in our cul-de-sac also sold with higher lot premiums due to the "green space" behind our properties. For instance, my lot premium was \$60,000 compared to nearby lots selling for \$10,000.

Now, given that a road is planned, we would like to ensure that this road creates minimal intrusion on those of us currently living in the area. Specifically, I would request:

- 1) *The replat of the road, as described in Filing 1A, 4th Amendment, not be granted.*
The change in the Right-of-Way passes even closer to the properties on the cul-de-sac of Furthermore Lane, without any apparent rationale for doing so.
- 2) *The developers be required to meet with the impacted property owners of Furthermore Lane to provide input into roadway design.* For instance, a roadway dug into the hillside would create a visual and auditory buffer between the road and the homes (similar to Attachment 3). This meeting should happen before any project approvals by the county and/or the City of Castle Rock.
- 3) If a meeting between developers and property owners is not feasible, *the developer should be required to construct the roadway using cuts as described in #2 and illustrated in Attachment #3 to minimize the impact on property values.*

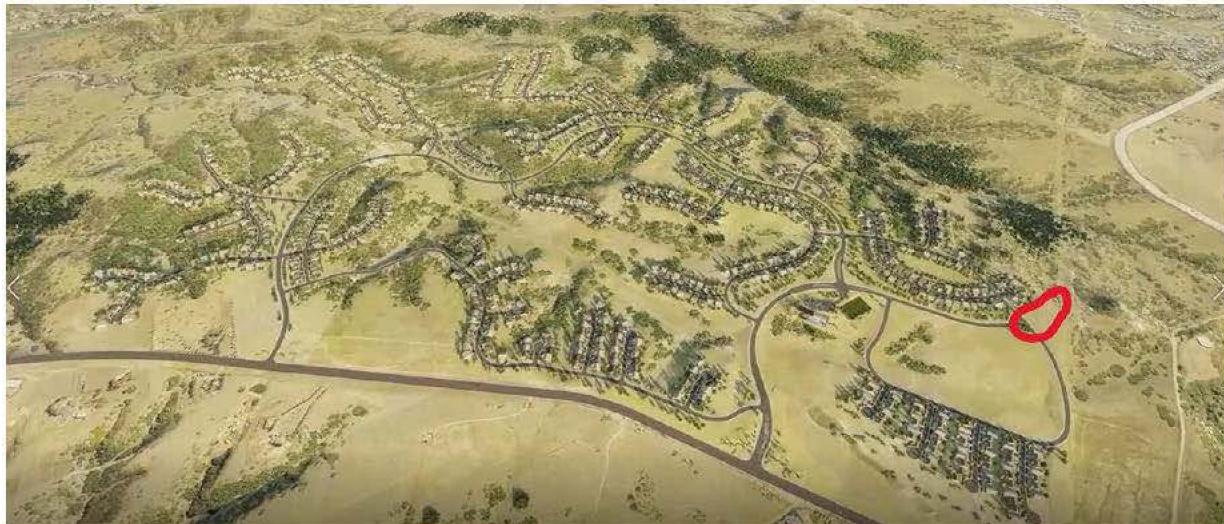
Thank you for your attention to this matter.

Sincerely,



Aaron Tilden
2839 Furthermore Lane, Castle Rock, CO 80108

Attachment 1



Attachment 2



Attachment 3

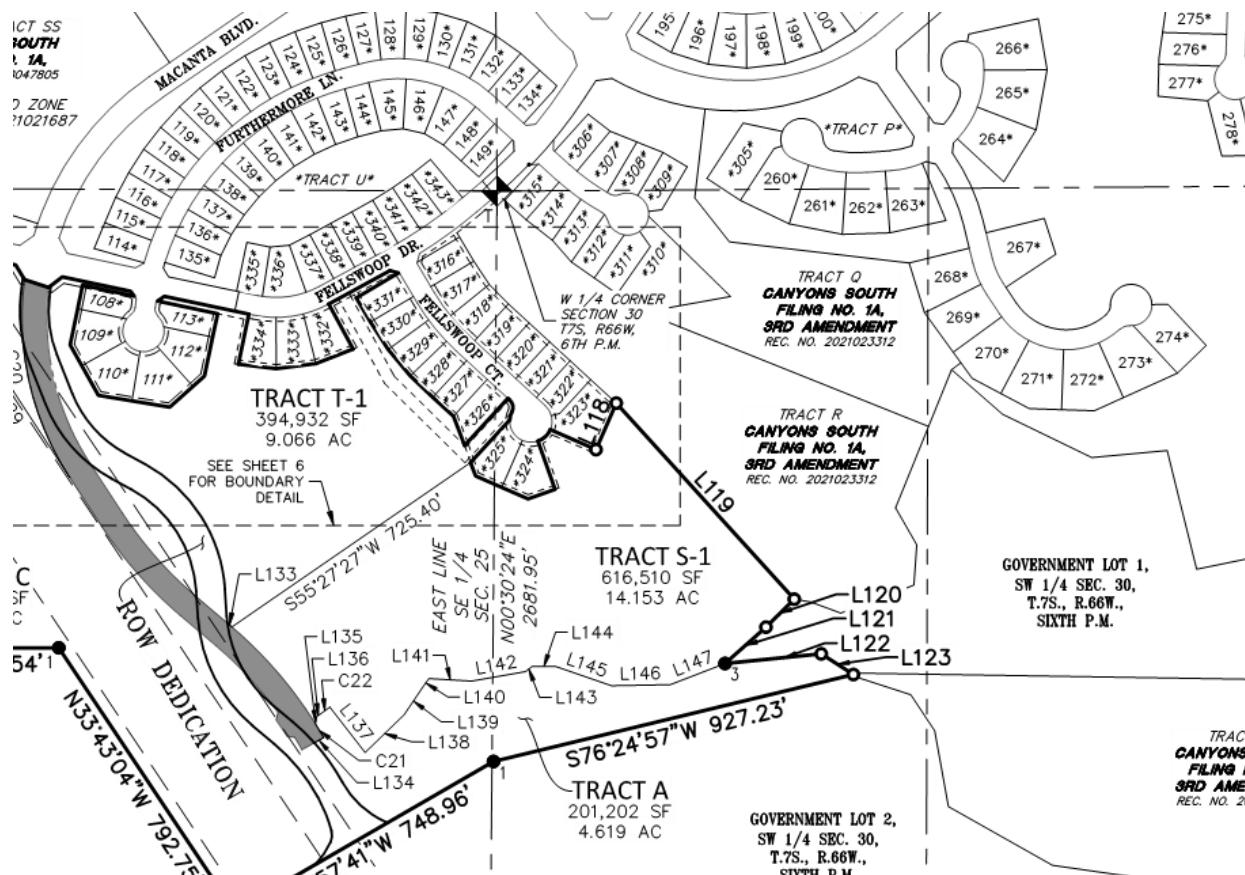


From: [REDACTED]
To: jason@jmrbmr.com
Cc: [Eric Pavlinek](mailto:Eric.Pavlinek@utah.gov); [Brian Moss](mailto:Brian.Moss@utah.gov)
Subject: Canyons South Roadway / Replat
Date: Thursday, June 19, 2025 1:12:01 PM
Attachments: [image001.png](#)
[Public Comment - Rohlfling.pdf](#)

Jason,

Thank you for reaching out regarding the roadway between Macanta and Canyons Far South. The future road that ties into Canyons Far South has been a life safety requirement since the original PD was approved in 2000. That said, we are processing a replat to realign the Right-of-Way as there are several constraints never considered when the PD was approved.

- The PD didn't take into account engineering or maximum road grades which is why the road is meandering more within the replat
 - There's a 30" waterline that wasn't installed in 2000 that's indicated by the dashed line below.



I would anticipate this road to be constructed by the end of 2026 and any trails impacted by the realignment will be modified accordingly.

Thanks,

Richard Cross

Hines

1144 15th Street | Suite 2600 | Denver, CO 80202
M 720 951 4644

Intelligent Real Estate Investment, Development and Management

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September 29, 2025

Janet Herman, PE
Director of Public Works
Douglas County
100 Third Street
Castle Rock, CO 80104

Subject: Canyons South Filing No. 1A, 4th Amendment (SB2025-018) – Edgerock Blvd.
Project Delegation

Dear Janet,

The Town of Castle Rock is requesting that the Town administer the construction plan review, plan approval, permitting, and inspection for the proposed Edgerock Boulevard improvements within the Canyons South Filing No. 1A, 4th Amendment.

The Canyons South Filing No. 1A, 4th Amendment replat proposes to vacate a portion of Macanta Drive, which will be realigned and renamed as Edgerock Boulevard. Edgerock Boulevard proposes to connect to the Canyons Far South Filing No. 1, which is within the Town of Castle Rock. The owner intends to deed the portion of Edgerock Boulevard that is within Douglas County to the Town of Castle Rock, following recordation of the Canyons South Filing No. 1A, 4th Amendment plat.

Please note that as part of the Canyons Far South Filing No. 1 plat, the Town of Castle Rock will require the applicant to execute a Subdivision Improvements Agreement with the Town, which will detail any obligations required of the owner, etc.

This request also includes granting MS4 jurisdictional authority to the Town in accordance with the Town's Temporary Erosion and Sediment Control program requirements.

With the signed approval of this letter, the Douglas County Department of Public Works Engineering delegates the construction and erosion control permitting and enforcement for the following:

Town of Castle Rock Project Numbers:

- Construction: CD25-0011
- Temporary Erosion and Sediment Control: TES24-0008

Please feel free to reach out to me with any questions or concerns.

Sincerely,



Julie Kirkpatrick, PLA
Plan Review Project Coordinator, Development Services

CC:

TJ Kucewesky, Assistant Director of Development Services, Town of Castle Rock

BrieAnna Simon, Senior Planner, Town of Castle Rock

Eric Pavlinek, Principal Planner, Douglas County

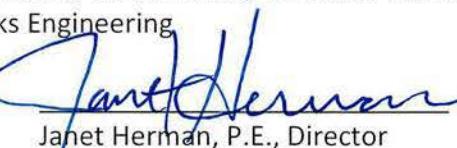
Al Peterson, Development Review Engineer, Douglas County

Richard Cross, Hines

Brian Moss, PE, Cover 3 Engineering

Construction Plan Review, Construction Plan Approvals, Permitting, and Inspections concurrence, on behalf of Douglas County, Department of Public Works Engineering

By:



Janet Herman, P.E., Director

Date:

10/01/25

CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT

A PORTION OF PLANNING AREAS 7, 9, K, O, P AND Q OF THE CANYONS SOUTH PLANNED DEVELOPMENT, 9TH AMENDMENT
A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT & CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN &
SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO.

110.476 ACRES - 6 TRACTS - PROJECT NO. SB2025-018

SHEET INDEX

SHEET 1 COVER SHEET, SIGNATURE SHEET, GENERAL NOTES
SHEET 2 LEGAL DESCRIPTION
SHEET 3 OVERALL LAYOUT
SHEETS 4-5 SUPPLEMENTARY OVERALL LAYOUT DETAILS
SHEET 6 ROW VACATION/DEDICATION
SHEET 7 LINE & CURVE TABLES

LEGAL DESCRIPTION

SEE SHEET 2

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDER OF OTHER INTERESTS IN THE LAND 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 CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT. 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. EDGEROCK BOULEVARD AND 15' WIDE UTILITY EASEMENTS, SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, CO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES.

HT CANYONS SOUTH DEVELOPMENT LP

BY:
TITLE:

ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS.

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025, BY _____

MY COMMISSION EXPIRES: _____
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

AS PRESIDENT/VICE PRESIDENT AND
AS SECRETARY/TREASURER, HT CANYONS SOUTH DEVELOPMENT LP, A DELAWARE
LIMITED PARTNERSHIP

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

BY:
TITLE:

ATTEST:

SECRETARY/TREASURER

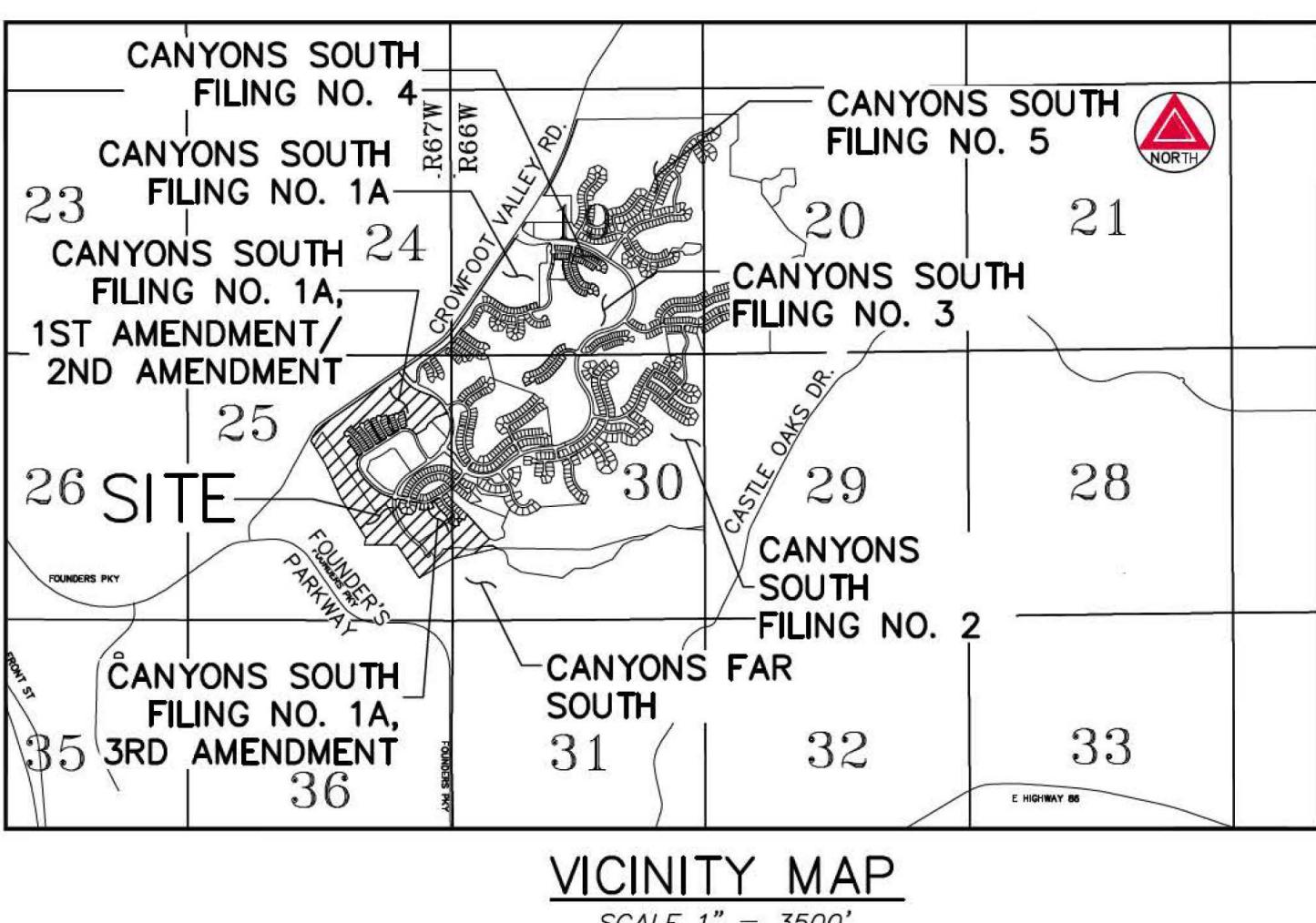
STATE OF COLORADO)
COUNTY OF DOUGLAS) SS.

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025, BY _____

MY COMMISSION EXPIRES: _____
WITNESS MY HAND AND OFFICIAL SEAL

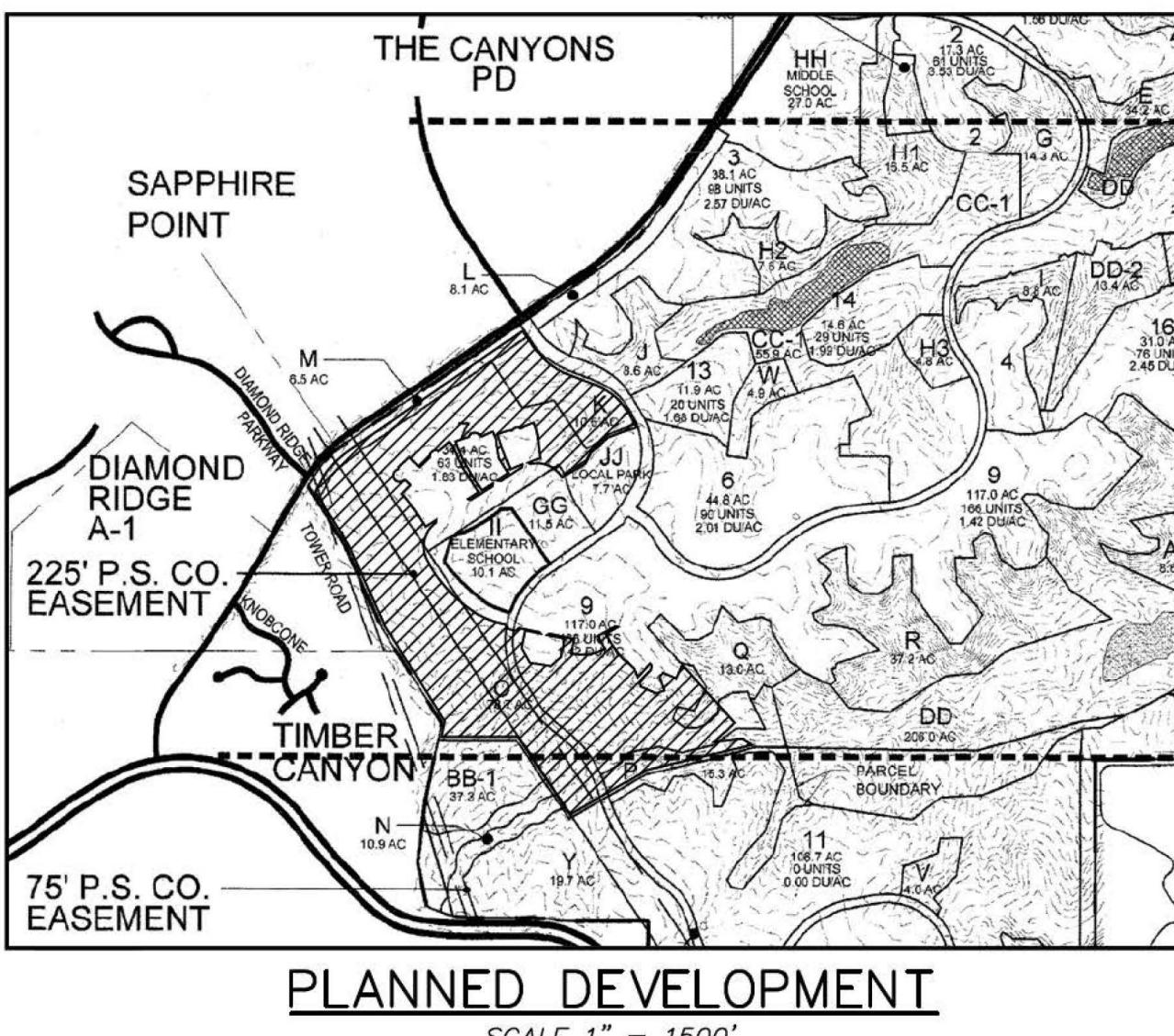
NOTARY PUBLIC

AS PRESIDENT/VICE PRESIDENT AND
AS SECRETARY/TREASURER, CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1,
A DELAWARE LIMITED PARTNERSHIP



GENERAL NOTES:

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON AUGUST 30, 2024.
- BASIS OF BEARINGS: BEARINGS HEREON ARE REFERENCED TO THE NORTHEASTERLY BOUNDARY OF TRACT D, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT RECORDED AT RECEPTION NO. 2021021687, ALONG A COURSE HAVING A BEARING OF NORTH 55°22'12" EAST, A DISTANCE OF 1,808.41 FEET, BEING MONUMENTED AT BOTH ENDS OF SAID COURSE BEING A NO. 5 REBAR WITH A 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256".
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE REPORT NUMBER NCS000612-DK, WITH AN EFFECTIVE DATE OF APRIL 18, 2025 AT 8:00 A.M., WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- THE SUBJECT PROPERTY SHOWN HEREON LIES MOSTLY WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, WHILE A PORTION LIES WITHIN ZONE A, DEFINED AS SPECIAL FLOOD HAZARD AREA WITH NO BASE FLOOD ELEVATION, PLOTTED HEREON, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0187G MAP REVISED MARCH 16, 2016.
- BEARINGS AND DISTANCES SHOWN HEREON ARE PER RECORD UNLESS OTHERWISE NOTED.
- TRACT A SHALL BE OWNED AND MAINTAINED BY CROWFOOT VALLEY RANCH METRO DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, TRAILS, DRAINAGE, & UTILITIES.
- TRACT B SHALL BE OWNED AND MAINTAINED BY CROWFOOT VALLEY RANCH METRO DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, TRAILS, UTILITIES.
- TRACT D-1, TRACT S-1 AND TRACT T-1 SHALL BE OWNED AND MAINTAINED BY CROWFOOT VALLEY RANCH METRO DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE, TRAILS, & UTILITIES.
- THE PURPOSE OF THIS REPLAT IS TO VACATE MACANTA DRIVE AS DEPICTED ON CANYONS SOUTH FILING NO. 1A AND REALIGN AND RENAME THE RIGHT-OF-WAY OF MACANTA DRIVE CONNECTION TO CANYONS FAR SOUTH FILING NO. 1 WITHIN THE TOWN OF CASTLE ROCK. MACANTA DRIVE WILL BE RENAMED TO EDGEROCK BOULEVARD AND IS INTENDED TO BE DEEDED TO THE TOWN FOLLOWING THE RECORDATION OF THE REPLAT.
- THERE IS A 100-FOOT "NO BUILD AREA" ADJACENT TO THE 225-FOOT POWER LINE EASEMENT. NO STRUCTURES SHALL BE PLACED WITHIN THE 100-FOOT-WIDE "NO BUILD AREA" ADJACENT TO THE POWER LINE EASEMENT. IF SETBACKS CONFLICT WITH ANY DESIGNATED "NO BUILD AREA", THE "NO BUILD AREA" TAKES PREDENCE.
- 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. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S). THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS, FIBER AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY 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.
- TRACT C SHALL BE OWNED AND MAINTAINED BY HT CANYONS SOUTH DEVELOPMENT LP, ITS SUCCESSORS, AND ASSIGNS, FOR OPEN SPACE, AND UTILITIES. THE TRACT IS INTENDED TO BE DEEDED TO THE FEDERAL AVIATION ADMINISTRATION.



PLANNED DEVELOPMENT

SCALE 1" = 1500'

TRACT SUMMARY TABLE

TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY	MAINTAINED BY
TRACT A	201,202	4.619	OPEN SPACE/TRAILS/DRAINAGE/UTILITIES	CVRMD1	CVRMD1
TRACT B	1,422,023	32.645	OPEN SPACE/TRAILS/UTILITIES	CVRMD1	CVRMD1
TRACT C	70,299	1.614	OPEN SPACE/UTILITIES	HTCSD	HTCSD
TRACT D-1	1,981,471	45.488	OPEN SPACE/TRAILS/UTILITIES	CVRMD1	CVRMD1
TRACT S-1	616,510	14.153	OPEN SPACE/TRAILS/UTILITIES	CVRMD1	CVRMD1
TRACT T-1	394,932	9.066	OPEN SPACE/TRAILS/UTILITIES	CVRMD1	CVRMD1
TOTAL	4,686,437	107.585			

HTCSD = HT CANYONS SOUTH DEVELOPMENT LP

CVRMD1 = CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

LAND SUMMARY CHART

TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
TRACTS (6)	4,686,437	107.585	97%
ROW	125,919	2.891	3%
TOTALS	4,812,356	110.476	100%

ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACT A, B, D-1, S-1 AND T-1 ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY:

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

BY: _____
TITLE: _____

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS.

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025, BY _____

AS _____ OF CROWFOOT
VALLEY RANCH METROPOLITAN DISTRICT NO. 1.

MY COMMISSION EXPIRES: _____
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

TITLE VERIFICATION

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES;

FIDELITY NATIONAL TITLE INSURANCE COMPANY

TITLE: _____

DATE: _____

BY: _____

STATE OF COLORADO)
COUNTY OF _____)
_____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____

BY _____ AS _____ OF

FIDELITY NATIONAL TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

FOR REVIEW
DO NOT RECORD

SURVEYOR'S CERTIFICATE

I, MICHAEL J. NOFFSINGER, 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 AUGUST 30, 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____

MICHAEL J. NOFFSINGER
LICENSED PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. NO. 38367
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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 COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO, ON THE ____ DAY OF _____, 20____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION OF EDGEROCK BOULEVARD AND 15' WIDE UTILITY EASEMENTS ARE HEREBY ACCEPTED.

MACANTA DRIVE, CANYONS SOUTH FILING NO. 1A IS AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. 2008047805, TRACT D, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT IS AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. 2021021687, TRACT S AND TRACT T, CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT ARE AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. 2021023312.

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

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

CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

LAST REVISED: 10/02/2025



CANYONS

CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT

A PORTION OF PLANNING AREAS 7, 9, K, O, P AND Q OF THE CANYONS SOUTH PLANNED DEVELOPMENT, 9TH AMENDMENT
 A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT & CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT
 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN &
 SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO.

110.476 ACRES - 6 TRACTS - PROJECT NO. SB2025-018

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF MACANTA DRIVE, CANYONS SOUTH FILING NO. 1A, COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED JULY 8, 2008 AT RECEPTION NO. 2008047805, TRACT D, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT, SAID COUNTY AND STATE, PER PLAT RECORDED FEBRUARY 22, 2021 AT RECEPTION NO. 2021021687, TRACT S AND TRACT T, CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT, SAID COUNTY AND STATE, PER PLAT RECORDED FEBRUARY 24, 2021 AT RECEPTION NO. 2021023312 AND THAT CERTAIN UNPLATTED PARCELS OF LAND, SAID COUNTY AND STATE, PER SPECIAL WARRANTY DEED RECORDED FEBRUARY 19, 2021 AT RECEPTION NO. 2021021039, ALL RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN AND SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID TRACT D, BEING THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSES SHOWN AS HAVING A BEARING OF NORTH 55°22'12" EAST, A DISTANCE OF 1,808.41 FEET, AS SHOWN ON SAID CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT; ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT D, THE FOLLOWING 94 COURSES:

1. SOUTH 34°53'00" EAST, A DISTANCE OF 161.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 688.00 FEET;
2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°14'26", AN ARC LENGTH OF 411.16 FEET;
3. SOUTH 69°07'26" EAST, A DISTANCE OF 232.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 532.00 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°02'19", AN ARC LENGTH OF 353.19 FEET;
5. SOUTH 31°05'08" EAST, A DISTANCE OF 83.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 644.25 FEET;
6. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°46'11", AN ARC LENGTH OF 76.12 FEET;
7. NON-TANGENT TO SAID CURVE, SOUTH 80°16'12" WEST, A DISTANCE OF 51.69 FEET;
8. SOUTH 69°03'14" WEST, A DISTANCE OF 211.25 FEET;
9. SOUTH 46°26'35" WEST, A DISTANCE OF 106.84 FEET;
10. SOUTH 51°11'23" WEST, A DISTANCE OF 81.19 FEET;
11. SOUTH 26°54'55" WEST, A DISTANCE OF 104.28 FEET;
12. SOUTH 58°51'25" WEST, A DISTANCE OF 232.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 250.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 58°51'25" WEST;
13. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71°23'53", AN ARC LENGTH OF 311.53 FEET;
14. NORTH 62°51'00" WEST, A DISTANCE OF 22.77 FEET;
15. NORTH 67°57'54" EAST, A DISTANCE OF 108.72 FEET;
16. NORTH 06°16'46" WEST, A DISTANCE OF 62.34 FEET;
17. NORTH 06°12'56" WEST, A DISTANCE OF 62.36 FEET;
18. NORTH 05°48'28" WEST, A DISTANCE OF 61.46 FEET;
19. NORTH 12°15'18" WEST, A DISTANCE OF 65.75 FEET;
20. NORTH 20°55'41" WEST, A DISTANCE OF 55.00 FEET;
21. SOUTH 69°04'19" WEST, A DISTANCE OF 105.65 FEET;
22. SOUTH 36°59'15" WEST, A DISTANCE OF 15.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 53.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 36°01'21" WEST;
23. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 104°14'21", AN ARC LENGTH OF 96.42 FEET;
24. NORTH 65°30'46" WEST, A DISTANCE OF 15.08 FEET;
25. SOUTH 73°00'14" WEST, A DISTANCE OF 111.68 FEET;
26. SOUTH 16°59'46" EAST, A DISTANCE OF 60.00 FEET;
27. SOUTH 18°20'02" EAST, A DISTANCE OF 55.10 FEET;
28. SOUTH 20°58'47" EAST, A DISTANCE OF 54.51 FEET;
29. SOUTH 22°02'06" EAST, A DISTANCE OF 150.00 FEET;
30. NORTH 67°57'54" EAST, A DISTANCE OF 110.00 FEET;
31. SOUTH 22°02'06" EAST, A DISTANCE OF 3.99 FEET;
32. SOUTH 16°54'56" WEST, A DISTANCE OF 24.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 250.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 31°18'29" EAST;
33. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°24'42", AN ARC LENGTH OF 6.16 FEET;
34. SOUTH 57°16'49" WEST, A DISTANCE OF 207.20 FEET;
35. NORTH 77°43'11" WEST, A DISTANCE OF 25.46 FEET;
36. NORTH 32°43'11" WEST, A DISTANCE OF 1.65 FEET;
37. NORTH 57°16'49" EAST, A DISTANCE OF 110.00 FEET;
38. NORTH 32°43'11" WEST, A DISTANCE OF 150.00 FEET;
39. NORTH 09°58'07" WEST, A DISTANCE OF 59.16 FEET;
40. NORTH 09°48'24" WEST, A DISTANCE OF 57.28 FEET;

LEGAL DESCRIPTION

41. NORTH 06°50'47" WEST, A DISTANCE OF 56.49 FEET;
42. NORTH 24°41'33" WEST, A DISTANCE OF 65.00 FEET;
43. SOUTH 65°18'27" WEST, A DISTANCE OF 111.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 53.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 72°14'26" WEST;
44. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 152°40'56", AN ARC LENGTH OF 141.23 FEET;
45. NON-TANGENT TO SAID CURVE, NORTH 79°52'24" WEST, A DISTANCE OF 14.00 FEET;
46. SOUTH 69°51'52" WEST, A DISTANCE OF 105.28 FEET;
47. SOUTH 21°10'26" EAST, A DISTANCE OF 53.64 FEET;
48. SOUTH 23°15'02" EAST, A DISTANCE OF 53.64 FEET;
49. SOUTH 25°19'38" EAST, A DISTANCE OF 53.64 FEET;
50. SOUTH 27°24'14" EAST, A DISTANCE OF 53.64 FEET;
51. SOUTH 29°28'50" EAST, A DISTANCE OF 53.64 FEET;
52. SOUTH 31°33'27" EAST, A DISTANCE OF 53.64 FEET;
53. SOUTH 32°42'56" EAST, A DISTANCE OF 50.21 FEET;
54. SOUTH 32°43'11" EAST, A DISTANCE OF 100.00 FEET;
55. NORTH 57°16'49" EAST, A DISTANCE OF 110.00 FEET;
56. SOUTH 32°43'11" EAST, A DISTANCE OF 2.00 FEET;
57. SOUTH 12°16'49" WEST, A DISTANCE OF 25.46 FEET;
58. SOUTH 57°16'49" WEST, A DISTANCE OF 214.00 FEET;
59. NORTH 77°43'11" WEST, A DISTANCE OF 25.46 FEET;
60. NORTH 32°43'11" WEST, A DISTANCE OF 2.00 FEET;
61. NORTH 57°16'49" EAST, A DISTANCE OF 110.00 FEET;
62. NORTH 32°43'11" WEST, A DISTANCE OF 100.00 FEET;
63. NORTH 32°43'25" WEST, A DISTANCE OF 50.21 FEET;
64. NORTH 33°52'55" WEST, A DISTANCE OF 53.64 FEET;
65. NORTH 35°57'31" WEST, A DISTANCE OF 53.64 FEET;
66. NORTH 23°31'39" WEST, A DISTANCE OF 55.67 FEET;
67. NORTH 24°22'34" WEST, A DISTANCE OF 62.03 FEET;
68. NORTH 22°46'55" WEST, A DISTANCE OF 62.51 FEET;
69. NORTH 39°13'54" WEST, A DISTANCE OF 60.00 FEET;
70. SOUTH 50°55'35" WEST, A DISTANCE OF 115.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 53.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 26°15'29" WEST;
71. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 124°14'11", AN ARC LENGTH OF 114.92 FEET;
72. NON-TANGENT TO SAID CURVE, SOUTH 45°30'41" WEST, A DISTANCE OF 121.50 FEET;
73. NORTH 45°49'10" WEST, A DISTANCE OF 23.97 FEET;
74. NORTH 43°49'09" WEST, A DISTANCE OF 100.00 FEET;
75. SOUTH 46°10'51" WEST, A DISTANCE OF 126.69 FEET;
76. SOUTH 05°55'13" EAST, A DISTANCE OF 18.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 53.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 07°00'05" EAST;
77. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 210°36'21", AN ARC LENGTH OF 194.82 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 18.00 FEET;
78. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°44'31", AN ARC LENGTH OF 25.05 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,040.00 FEET;
79. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°59'11", AN ARC LENGTH OF 54.21 FEET;
80. NON-TANGENT TO SAID CURVE, SOUTH 45°07'16" WEST, A DISTANCE OF 110.00 FEET;
81. SOUTH 43°21'47" EAST, A DISTANCE OF 49.20 FEET;
82. SOUTH 40°19'54" EAST, A DISTANCE OF 49.20 FEET;
83. SOUTH 37°18'00" EAST, A DISTANCE OF 49.20 FEET;
84. SOUTH 34°16'07" EAST, A DISTANCE OF 49.20 FEET;
85. SOUTH 32°43'11" EAST, A DISTANCE OF 149.99 FEET;
86. NORTH 57°16'49" EAST, A DISTANCE OF 109.66 FEET;
87. SOUTH 11°23'55" WEST, A DISTANCE OF 24.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 250.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 35°37'33" EAST;

LEGAL DESCRIPTION

88. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°05'37", AN ARC LENGTH OF 371.29 FEET;
89. SOUTH 30°43'11" EAST, A DISTANCE OF 55.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,125.00 FEET;
90. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°06'20", AN ARC LENGTH OF 453.68 FEET;
91. SOUTH 53°49'30" EAST, A DISTANCE OF 70.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 600.00 FEET;
92. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°16'15", AN ARC LENGTH OF 254.16 FEET;
93. SOUTH 78°05'46" EAST, A DISTANCE OF 44.56 FEET;
94. SOUTH 31°10'18" EAST, A DISTANCE OF 42.98 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 72°10'34" EAST, A DISTANCE OF 63.14 FEET TO THE NORTHERLY BOUNDARY OF TRACT T, SAID CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT;

THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID TRACT T, THE FOLLOWING 33 COURSES:

1. NORTH 52°41'46" EAST, A DISTANCE OF 43.46 FEET;
2. SOUTH 78°05'46" EAST, A DISTANCE OF 174.00 FEET;
3. SOUTH 38°09'08" EAST, A DISTANCE OF 15.58 FEET;
4. NORTH 78°05'46" WEST, A DISTANCE OF 132.42 FEET;
5. SOUTH 11°28'25" WEST, A DISTANCE OF 60.00 FEET;
6. SOUTH 11°54'14" WEST, A DISTANCE OF 92.50 FEET;
7. SOUTH 29°16'25" EAST, A DISTANCE OF 144.80 FEET;
8. SOUTH 80°34'59" EAST, A DISTANCE OF 181.12 FEET;
9. NORTH 48°06'26" EAST, A DISTANCE OF 116.63 FEET;
10. NORTH 11°54'14" EAST, A DISTANCE OF 99.52 FEET;
11. NORTH 12°20'24" EAST, A DISTANCE OF 60.00 FEET;
12. NORTH 78°05'46" WEST, A DISTANCE OF 153.83 FEET;
13. NORTH 55°17'17" EAST, A DISTANCE OF 20.64 FEET;
14. SOUTH 78°05'46" EAST, A DISTANCE OF 216.21 FEET;
15. SOUTH 11°54'14" WEST, A DISTANCE OF 128.00 FEET;
16. SOUTH 83°21'27" EAST, A DISTANCE OF 95.41 FEET;
17. NORTH 82°48'11" EAST, A DISTANCE OF 100.19 FEET;
18. NORTH 68°31'21" EAST, A DISTANCE OF 100.18 FEET;
19. NORTH 28°33'16" WEST, A DISTANCE OF 128.00 FEET;
20. NORTH 61°26'44" EAST, A DISTANCE OF 174.68 FEET;
21. SOUTH 74°35'17" EAST, A DISTANCE OF 21.72 FEET;
22. SOUTH 59°22'41" WEST, A DISTANCE OF 122.52 FEET;
23. SOUTH 30°37'19" EAST, A DISTANCE OF 70.00 FEET;
24. SOUTH 32°45'28" EAST, A DISTANCE OF 81.92 FEET;
25. SOUTH 39°58'29" EAST, A DISTANCE OF 86.10 FEET;
26. SOUTH 46°27'26" EAST, A DISTANCE OF 77.85 FEET;
27. SOUTH 47°26'02" EAST, A DISTANCE OF 70.00 FEET;
28. SOUTH 20°54'46" EAST, A DISTANCE OF 78.38 FEET;
29. NORTH 42°33'58" EAST, A DISTANCE OF 160.00 FEET;
30. SOUTH 47°26'02" EAST, A DISTANCE OF 6.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET;
31. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°37'02", AN ARC LENGTH OF 32.12 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 53.00 FEET;
32. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°49'27", AN ARC LENGTH OF 21.11 FEET;
33. NON-TANGENT TO SAID CURVE, SOUTH 42°33'58" WEST, A DISTANCE OF 145.00 FEET TO THE NORTHERLY BOUNDARY OF TRACT S, SAID CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT;

THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT S, THE FOLLOWING 10 COURSES:

1. SOUTH 20°54'46" EAST, A DISTANCE OF 35.61 FEET;
2. SOUTH 66°17'10" EAST, A DISTANCE OF 143.43 FEET;
3. NORTH 70°22'56" EAST, A DISTANCE OF 71.90 FEET;

LEGAL DESCRIPTION

4. NORTH 19°37'04" WEST, A DISTANCE OF 128.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 53.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 19°37'04" WEST;
5. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°49'01", AN ARC LENGTH OF 43.31 FEET;
6. NON-TANGENT TO SAID CURVE, SOUTH 66°26'05" EAST, A DISTANCE OF 125.00 FEET;
7. NORTH 23°33'55" EAST, A DISTANCE OF 126.96 FEET;
8. SOUTH 42°41'51" EAST, A DISTANCE OF 662.88 FEET;
9. SOUTH 45°19'27" WEST, A DISTANCE OF 99.61 FEET;
10. SOUTH 48°24'41" WEST, A DISTANCE OF 137.01 FEET TO THE WESTERLY BOUNDARY OF TRACT W, SAID CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT W, THE FOLLOWING 2 COURSES:

1. NORTH 84°17'35" EAST, A DISTANCE OF 242.10 FEET;
2. SOUTH 57°15'36" EAST, A DISTANCE OF 95.66 FEET TO THE SOUTHERLY BOUNDARY OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021021039;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING 4 COURSES:

1. SOUTH 76°24'57" WEST, A DISTANCE OF 927.23 FEET;
2. SOUTH 59°57'41" WEST, A DISTANCE OF 748.96 FEET;
3. NORTH 33°43'04" WEST, A DISTANCE OF 792.75 FEET;
4. NORTH 90°00'00" WEST, A DISTANCE OF 653.54 FEET TO THE EASTERLY RIGHT-OF-WAY OF TOWER ROAD RECORDED AT RECEPTION NO. 2008079259;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID TOWER ROAD, THE FOLLOWING 4 COURSES:

1. NORTH 11°53'16" EAST, A DISTANCE OF 138.71 FEET;
2. NORTH 32°01'12" WEST, A DISTANCE OF 949.84 FEET;
3. NORTH 24°10'42" WEST, A DISTANCE OF 757.47 FEET;
4. NORTH 32°05'40" WEST, A DISTANCE OF 538.10 FEET TO THE NORTHERLY BOUNDARY OF TRACT D, SAID CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT D, THE FOLLOWING 3 COURSES:

1. NORTH 27°59'53" EAST, A DISTANCE OF 96.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 730.00 FEET;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°22'19", AN ARC LENGTH OF 348.74 FEET;
3. NORTH 55°22'12" EAST, A DISTANCE OF 1,808.41 FEET TO THE POINT OF BEGIN

CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT

**A PORTION OF PLANNING AREAS 7, 9, K, O, P AND Q OF THE CANYONS SOUTH PLANNED DEVELOPMENT, 9TH AMENDMENT
A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT & CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN &
SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN**

COUNTY OF DOUGLAS, STATE OF COLORADO.

SEE SHEET 6
FOR LEGENDS

SEE SHEET 7
FOR LINE &
CURVE TABLES

FOR REVIEW
DO NOT RECORD



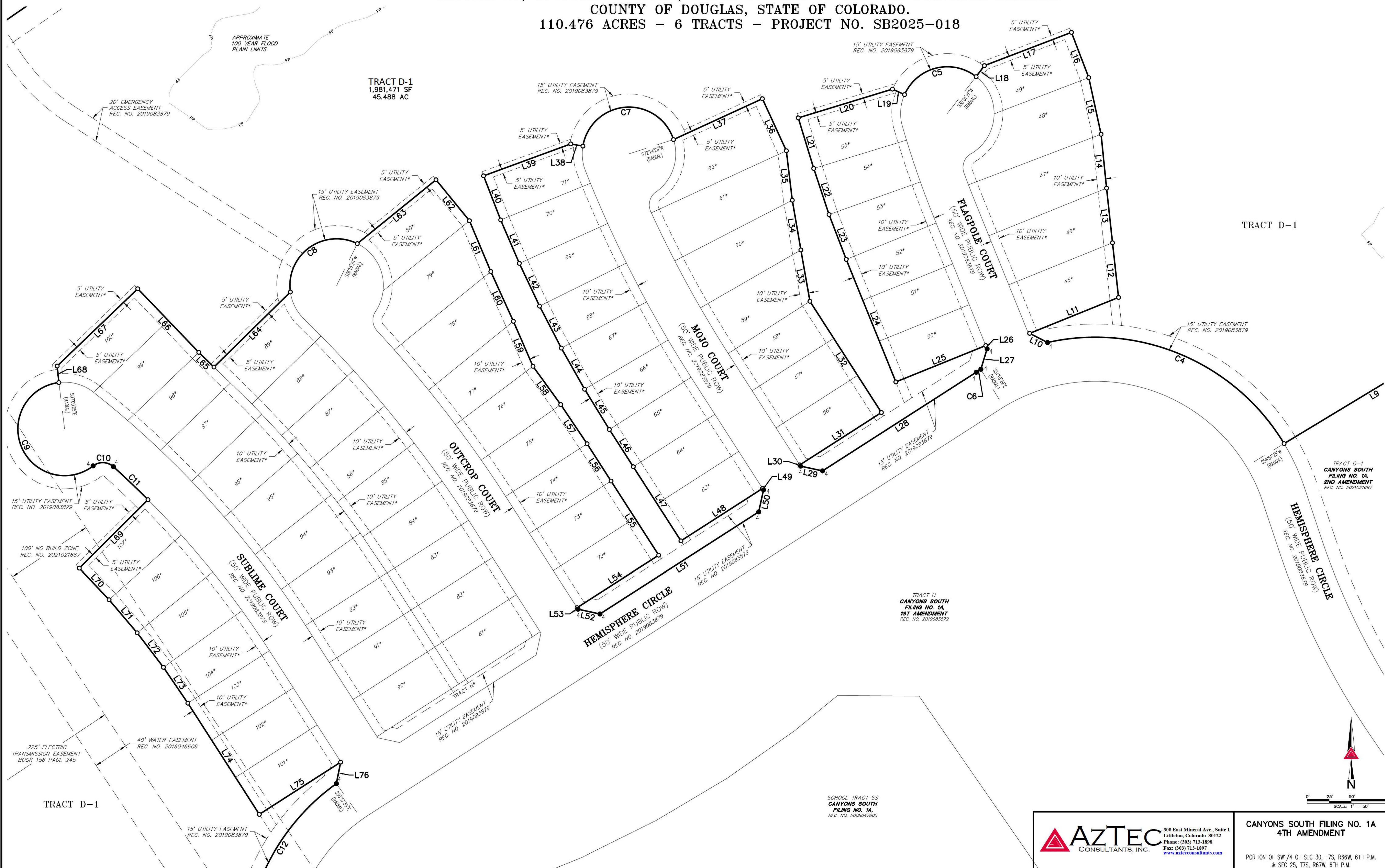
**CANYONS SOUTH FILING NO. 1A
4TH AMENDMENT**

AZTEC CONSULTANTS, INC	
DATE OF PREPARATION:	04-25-2025
SCALE:	1" = 300'
SHEET 3 OF 7	

CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT

**A PORTION OF PLANNING AREAS 7, 9, K, O, P AND Q OF THE CANYONS SOUTH PLANNED DEVELOPMENT, 9TH AMENDMENT
REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT & CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN &
SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN**

110.476 ACRES – 6 TRACTS – PROJECT NO. SB2025-018



SEE SHEET 6
FOR LEGENDS

SEE SHEET 7
FOR LINE &
CURVE TABLES

FOR REVIEW
DO NOT RECORD



AzTec Proj. No.: 190523-C

ve., Suite 1 CANYONS SOUTH FILING NO. 1A
4TH AMENDMENT

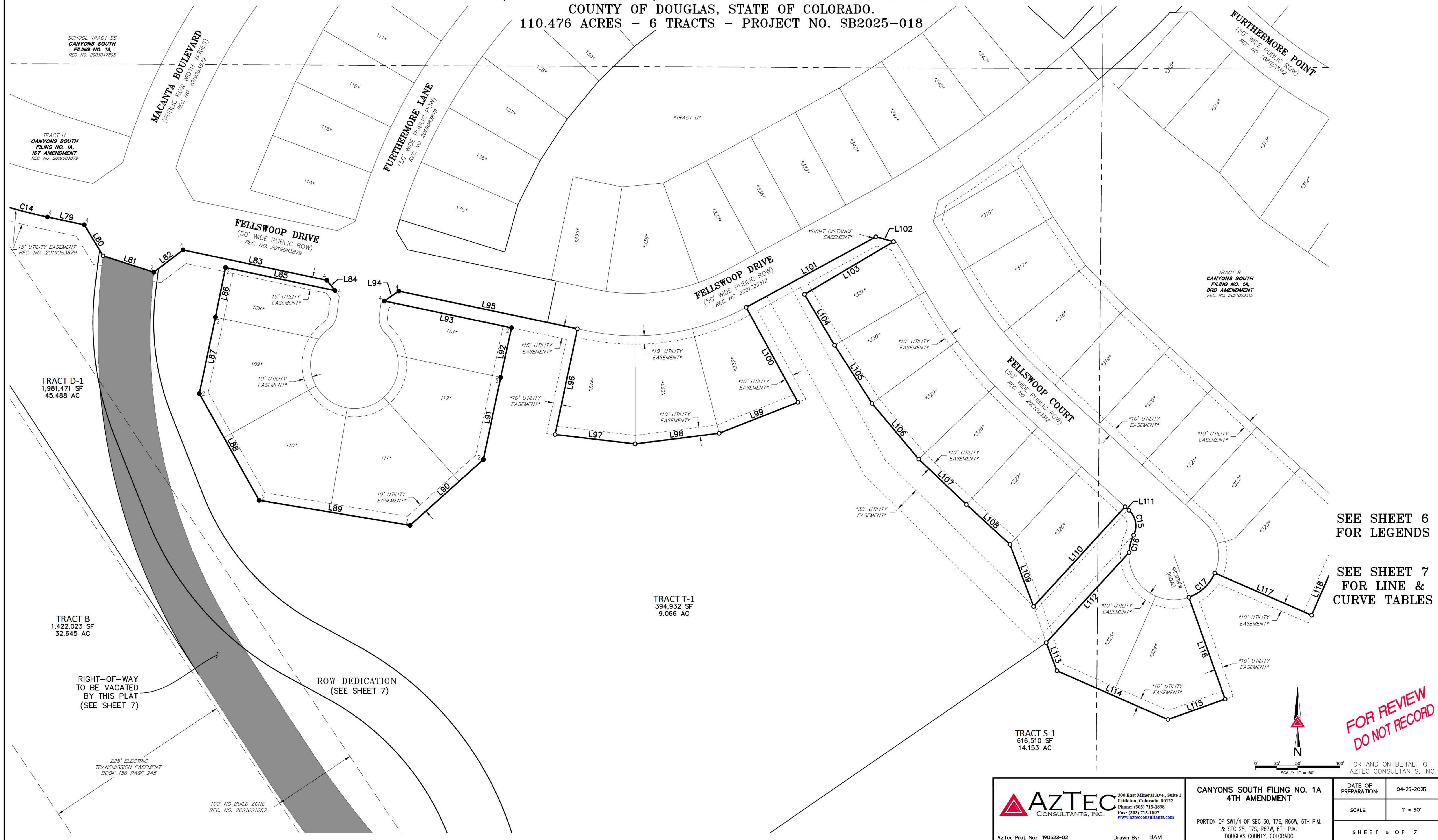
4TH AMENDMENT

DATE OF PREPARATION:	04-25-2025
SCALE:	1" = 50'
SHEET 4 OF 7	

CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT

A PORTION OF PLANNING AREAS 7, 9, K, O, P AND Q OF THE CANYONS SOUTH PLANNED DEVELOPMENT, 9TH AMENDMENT
A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT & CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN &
SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

COUNTY OF DOUGLAS, STATE OF COLORADO.



AzTec Proj. No.: 190523-02

**CANYONS SOUTH FILING NO. 1A
4TH AMENDMENT**

DATE OF PREPARATION:	04-25-2025
SCALE:	1" = 50'
SHEET 5 OF 7	

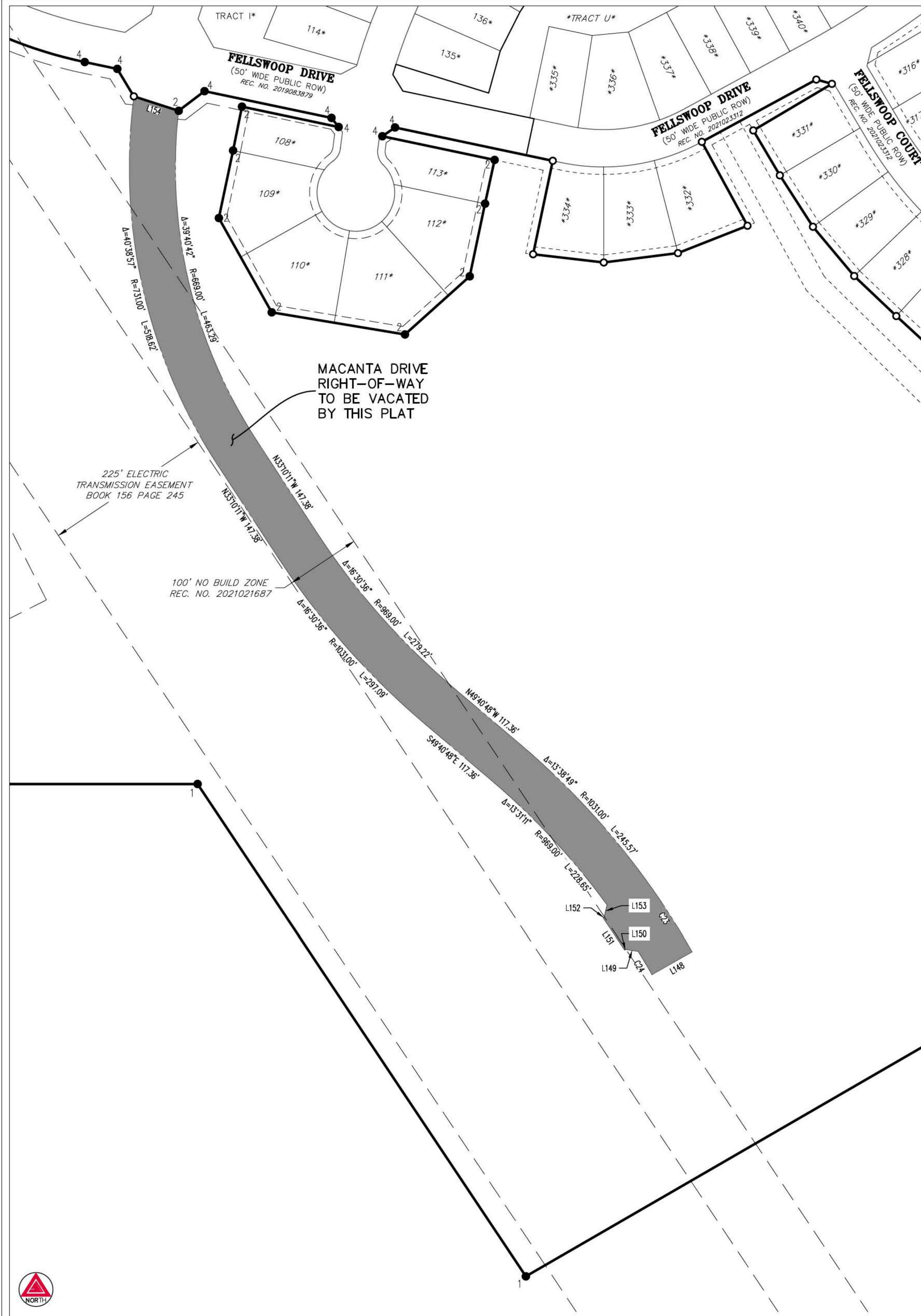
CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT

A PORTION OF PLANNING AREAS 7, 9, K, O, P AND Q OF THE CANYONS SOUTH PLANNED DEVELOPMENT, 9TH AMENDMENT

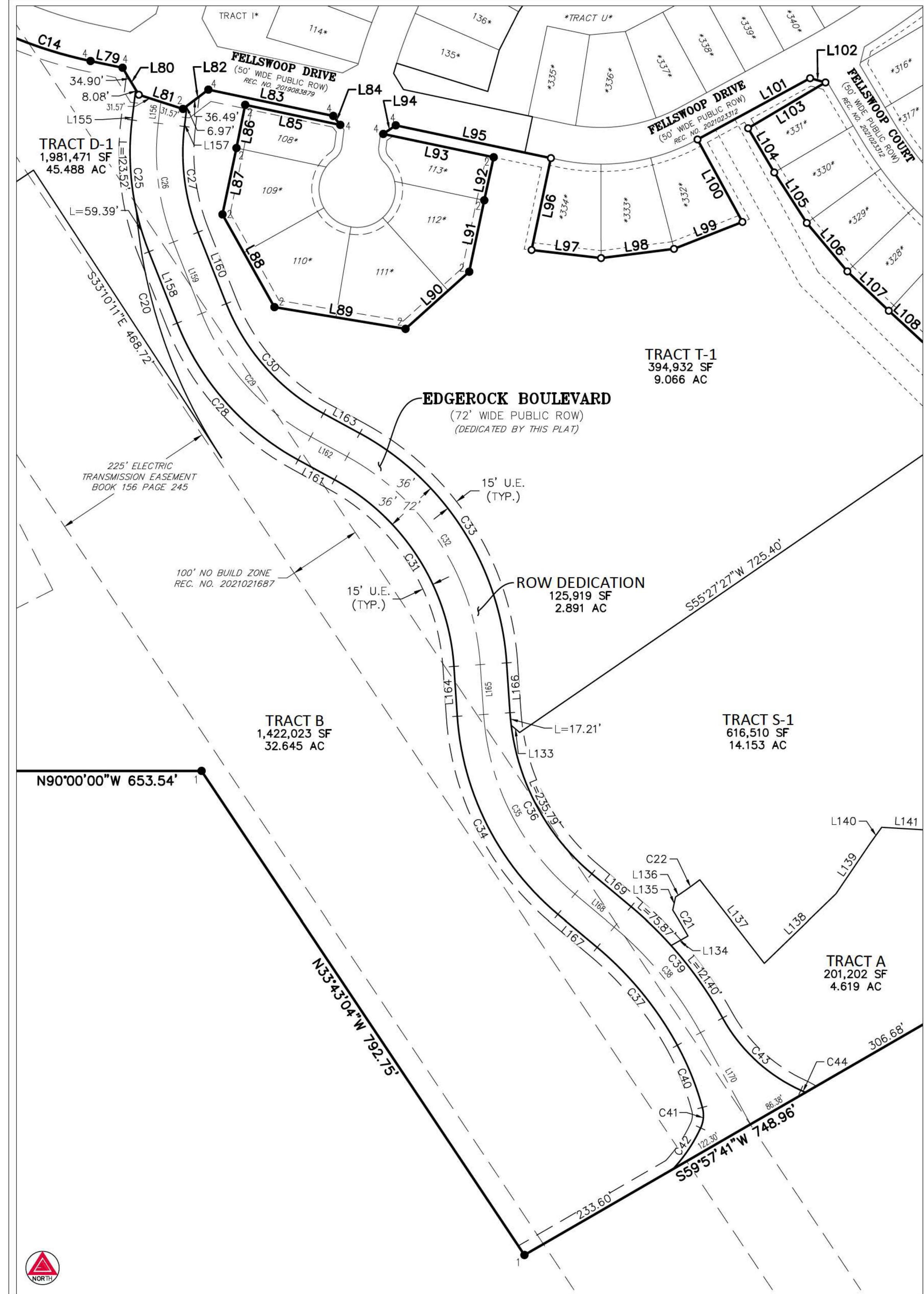
A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT & CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN & SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH
PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

110.476 ACRES – 6 TRACTS – PROJECT NO. SB2025-018

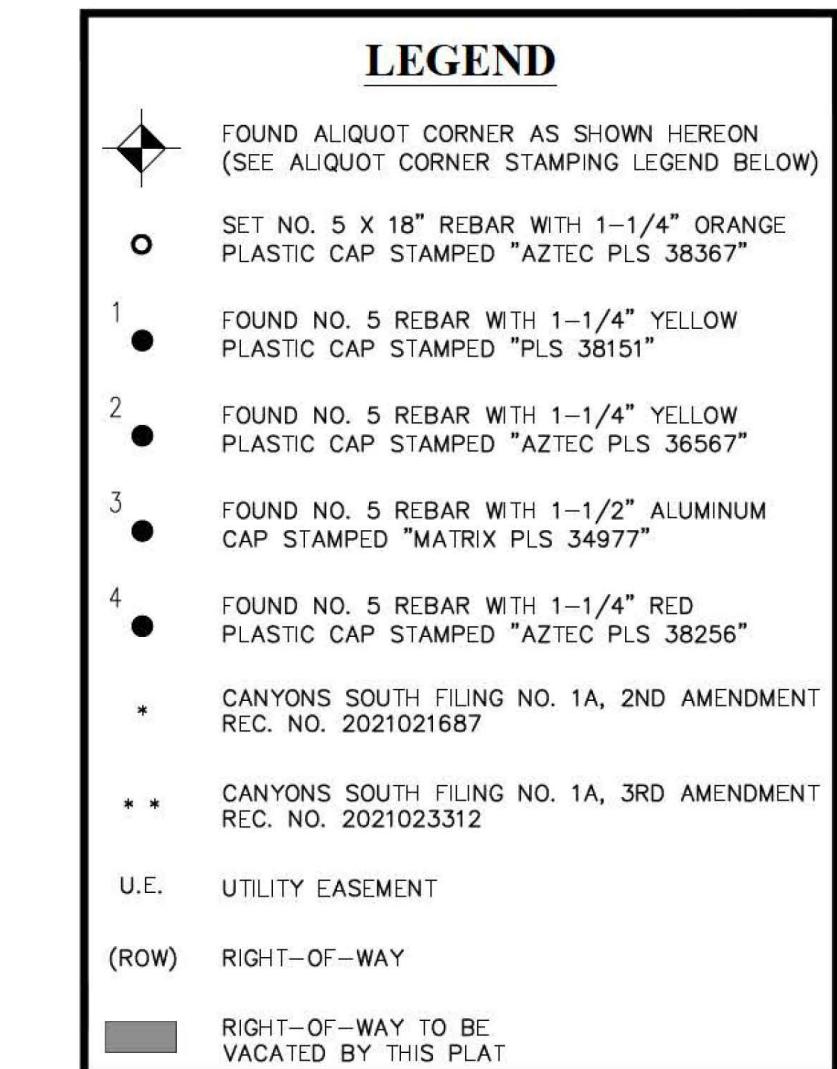
110.100' ROWS 3 TRACTS PROJECT NO. 5000000000000000000



RIGHT-OF-WAY VACATION (MACANTA DRIVE)



RIGHT-OF-WAY DEDICATION (EDGEROCK BOULEVARD)



ALIQUOT CORNER LEGEND

- FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING 0.2' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515

FOUND NO 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING 0.1' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515

FOUND NO 6 REBAR WITH 2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING FLUSH WITH SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515

FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS 25953, 1984" WITH PROPER SECTION STAMPING 0.7' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MARCH 2, 1987 BY PLS 24657

FOUND NO 6 REBAR WITH 2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING FLUSH WITH SURFACE PER MONUMENT RECORD ACCEPTED ON DECEMBER 20, 2006 BY PLS 23515

FOUND NO 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "1986, LS 6935, ARCHER & ASSOC." WITH PROPER SECTION STAMPING 0.4' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON DECEMBER 20, 2006 BY PLS 17488

FOUND NO 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 10717, 1996" WITH PROPER SECTION STAMPING FLUSH WITH SURFACE AT FENCE CORNER PER MONUMENT RECORD ACCEPTED ON APRIL 30, 2003 BY PLS 10717

FOUND NO 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS, 1999, LJ 17666" WITH PROPER SECTION STAMPING 0.1' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MARCH 8, 2000 BY PLS 17666

FOUND STONE WITH CHISELED X 0.3' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON NOVEMBER 15, 1984 BY PLS 13155

FOUND NO 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "ENGINEERING SURVEYS, 1996, PLS 17669" WITH PROPER SECTION STAMPING FLUSH WITH SURFACE PER MONUMENT RECORD ACCEPTED ON DECEMBER 9, 1996 BY PLS 17669

FOUND 1-1/2" BRASS CAP STAMPED "LS 2692" WITH PROPER SECTION STAMPING 0.2' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON JUNE 10, 1998 BY PLS 27609

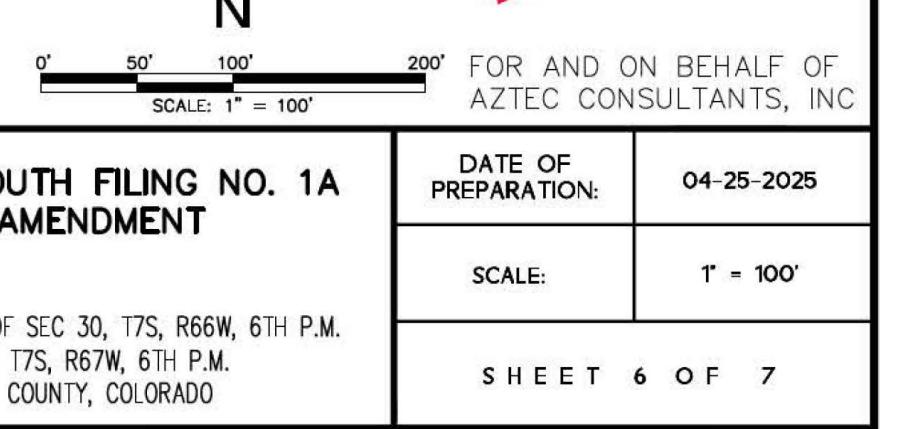
FOUND 1" PIPE WITH 2-1/2" BRASS CAP STAMPED "1993, LS 6935, ARCHER & ASSOC" WITH PROPER SECTION STAMPING 0.7' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON JUNE 10, 1998 BY PLS 27609

FOUND NO 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "1986, 6935" WITH PROPER SECTION STAMPING 0.1' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON JUNE 10, 1998 BY PLS 27609

SEE SHEET 7
FOR LINE &
CURVE TABLES



FOR REVIEW
DO NOT RECORD



AzTec Proj. No.: 190523-02

Ave., Suite 1
lo 80122
1898
97
ants.com

**CANYONS SOUTH FILING NO. 1A
4TH AMENDMENT**

DATE OF PREPARATION:	04-25-2025
SCALE:	1' = 100'
SHEET 6 OF 7	

CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT

A PORTION OF PLANNING AREAS 7, 9, K, O, P AND Q OF THE CANYONS SOUTH PLANNED DEVELOPMENT, 9TH AMENDMENT
 A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT & CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT
 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN &
 SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO.
 110.476 ACRES - 6 TRACTS - PROJECT NO. SB2025-018

LINE TABLE		
LINE	BEARING	LENGTH
L1	S34°53'00"E	161.75'
L2	S69°07'26"E	232.57'
L3	S31°05'08"E	83.15'
L4	S80°16'12"W	51.69'
L5	S69°03'14"W	211.25'
L6	S46°26'35"W	106.84'
L7	S51°11'23"W	81.19'
L8	S26°54'55"W	104.28'
L9	S58°51'25"W	232.95'
L10	N62°51'00"W	22.77'
L11	N67°57'54"E	108.72'
L12	N06°16'46"W	62.34'
L13	N06°12'56"W	62.36'
L14	N05°48'28"W	61.46'
L15	N12°15'18"W	65.75'
L16	N20°55'41"W	55.00'
L17	S69°04'19"W	105.65'
L18	S36°59'15"W	15.69'
L19	N65°30'46"W	15.08'
L20	S73°00'14"W	111.68'
L21	S16°59'46"E	60.00'
L22	S18°20'02"E	55.10'
L23	S20°58'47"E	54.51'
L24	S22°02'06"E	150.00'
L25	N67°57'54"E	110.00'
L26	S22°02'06"E	3.99'
L27	S16°54'56"W	24.31'
L28	S57°16'49"W	207.20'
L29	N77°43'11"W	25.46'
L30	N32°43'11"W	1.65'
L31	N57°16'49"E	110.00'
L32	N32°43'11"W	150.00'
L33	N09°58'07"W	59.16'
L34	N09°48'24"W	57.28'

LINE TABLE		
LINE	BEARING	LENGTH
L35	N06°50'47"W	56.49'
L69	S45°07'16"W	110.00'
L36	N24°41'33"W	65.00'
L37	S65°18'27"W	111.00'
L38	N79°52'24"W	14.00'
L39	S69°51'52"W	105.28'
L40	S21°10'26"E	53.64'
L41	S23°15'02"E	53.64'
L75	N57°16'49"E	109.66'
L42	S25°19'38"E	53.64'
L76	S11°23'55"W	24.90'
L77	S27°24'14"E	53.64'
L44	S29°28'50"E	53.64'
L78	S53°49'30"E	70.56'
L45	S31°33'27"E	53.64'
L79	S78°05'48"E	44.56'
L46	S32°42'56"E	50.21'
L80	S31°10'18"E	42.98'
L47	S32°43'11"E	100.00'
L81	S72°10'34"E	63.14'
L48	N57°16'49"E	110.00'
L49	S32°43'11"E	2.00'
L50	S12°16'49"W	25.46'
L83	S38°09'08"E	15.58'
L51	S57°16'49"W	214.00'
L52	N77°43'11"W	25.46'
L53	N32°43'11"W	2.00'
L87	S11°54'14"E	92.50'
L54	N57°16'49"E	110.00'
L88	S29°16'25"E	144.80'
L55	N32°43'11"W	100.00'
L89	S80°34'59"E	181.12'
L56	N32°43'25"W	50.21'
L90	N48°06'26"E	116.63'
L57	N33°52'55"W	53.64'
L91	N11°54'14"E	99.52'
L58	N35°57'31"W	53.64'
L92	N12°20'24"E	60.00'
L59	N23°31'39"W	55.67'
L60	N24°22'34"W	62.03'
L61	N22°46'55"W	62.51'
L95	S78°05'46"E	216.21'
L62	N39°13'54"W	60.00'
L96	S11°54'14"E	128.00'
L63	S50°55'35"W	115.00'
L97	S83°21'27"E	95.41'
L64	S45°30'41"W	121.50'
L98	N82°48'11"E	100.19'
L65	N45°49'10"W	23.97'
L99	N68°31'21"E	100.18'
L66	N43°49'09"W	100.00'
L100	N28°33'16"W	128.00'
L67	S46°10'51"W	126.69'
L101	N61°26'44"E	174.68'
L68	S05°55'13"E	18.85'

LINE TABLE		
LINE	BEARING	LENGTH
L35	N06°50'47"W	56.49'
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L90	N48°06'26"E	116.63'
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L58	N35°57'31"W	53.64'
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L59	N23°31'39"W	55.67'
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L97	S83°21'27"E	95.41'
L64	S45°30'41"W	121.50'
L98	N82°48'11"E	100.19'
L65	N45°49'10"W	23.97'
L99	N68°31'21"E	100.18'
L66	N43°49'09"W	100.00'
L100	N28°33'16"W	128.00'
L67	S46°10'51"W	126.69'
L101	N61°26'44"E	174.68'
L68	S05°55'13"E	18.85'

LINE TABLE		
LINE	BEARING	LENGTH
L103	S59°22'41"W	122.52'
L69	S45°07'16"W	110.00'
L70	S43°21'47"E	49.20'
L71	S40°19'54"E	49.20'
L105	S32°45'28"E	81.92'
L72	S37°18'00"E	49.20'
L106	S39°58'29"E	86.10'
L73	S34°16'07"E	49.20'
L107	S46°27'26"E	77.85'
L108	S47°26'02"E	70.00'
L109	S20°54'46"E	78.38'
L110	N42°33'58"E	160.00'
L111	S47°26'02"E	6.23'
L112	S42°33'58"W	145.00'
L113	S20°54'46"E	35.61'
L114	S66°17'10"E	143.43'
L115	N70°22'56"W	71.90'
L116	N19°37'04"W	128.00'
L117	S66°26'05"E	125.00'
L118	N23°33'55"E	126.96'
L119	S42°14'51"E	662.88'
L120	S45°19'27"W	99.61'
L121	S48°24'41"W	137.01'
L122	N84°17'35"E	242.10'
L123	S57°15'36"E	95.66'
L124	N11°53'16"E	138.71'
L125	N32°05'40"W	538.10'
L126	N27°59'53"E	96.66'
L127	N27°59'53"E	157.06'
L128	N56°15'43"E	256.0

MEETING DATE: November 3, 2025

**STAFF PERSON
RESPONSIBLE:** Mike Pesicka, AICP, Principal Planner

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

SUMMARY: The request is for a Major Amendment to the Pinery Planned Development to include mini-warehouse uses in Planning Areas 38 and 41 where the use is currently limited to Planning Areas 42 and 43.

**STAFF
ASSESSMENT:** Staff has evaluated the Major Planned Development Amendment request in accordance with Section 15 of the Douglas County Zoning Resolution. Should the Board find that the approval standards for a Major Planned Development Amendment are met, the following conditions should be considered for inclusion in the motion:

1. Prior to recordation, all technical corrections to the Pinery Planned Development 33rd Amendment document shall be made to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is condition upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	10/23/2025
Steven E Koster	Approve	10/23/2025
Jeff Garcia	Approve	10/30/2025
Christie Guthrie	Approve	10/30/2025
Doug DeBord	Approve	10/31/2025
Samantha Hutchison - FYI	Notified - FYI	10/31/2025

ATTACHMENTS:

Cover Page
Staff Report - ZR2025-006

MEETING DATE: November 3, 2025

**STAFF PERSON
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REVIEW:

Steven E Koster	Approve	10/23/2025
Jeff Garcia	Approve	10/30/2025
Christie Guthrie	Approve	10/30/2025
Doug DeBord	Approve	10/31/2025

ATTACHMENTS:

Staff Report - ZR2025-006

Planned Development Major Amendment Staff Report

Date: October 23, 2025

To: Douglas County Board of County Commissioners

Through: Douglas J. DeBord, County Manager

From: Terence T. Quinn, AICP, Director of Community Development *TQ*

CC: Mike Pesicka, Principal Planner
Curtis J. Weitkunat, AICP, Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services

Subject: **Pinery Planned Development, 33rd Amendment**

Project File: **ZR2025-006**

Planning Commission Hearing: **October 20, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing: **November 3, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The applicant requests a Major Amendment to the Pinery Planned Development (Pinery PD). The Pinery 33rd Amendment proposes to allow mini-warehouse uses in Business Park Planning Areas (PA) 38 and 41 where currently it is only allowed in Business Park PAs 42 and 43. Mini-warehouse uses will still be prohibited in Business Park PA 39 which also allows for residential uses.

The proposed 33rd Amendment affects the area within the Pinery PD that is located northwest of the intersection of State Highway (SH) 83 and N. Pinery Parkway and mainly east of Cherry Creek.

At its public hearing on October 20, 2025, the Planning Commission unanimously recommended approval of the PD Amendment by a vote of 8 to 0.

II. APPLICATION INFORMATION

A. Applicant

Starwood Land Advisors, LLC
385 Inverness Pkwy, Suite 310
Englewood, CO 80112

B. Applicant's Representative

Craig K. Campbell
Starwood Land Advisors, LLC
385 Inverness Pkwy, Suite 310
Englewood, CO 80112

C. Request

The applicant requests a Major Amendment to the Pinery PD to include mini-warehouse uses in PAs 38 and 41 where the use is currently limited to PAs 42 and 43.

D. Process

A Major PD Amendment is processed pursuant to Sections 1519 through 1523 of the DCZR. Per Section 1522.08 of the DCZR, "The Board shall evaluate the major amendment, referral agency comments, staff report, the Planning Commission recommendation and public testimony, and shall approve, conditionally approve, table for further study, remand to the Planning Commission or deny the amendment. The Board's comments shall be based on the evidence presented, compliance with the adopted standards, regulations, policies and other guidelines."

E. Location

The 33rd Amendment area is located within the western half of the Pinery PD, between SH 83 and Cherry Creek, and generally north of the proposed N. Pinery Parkway extension. The attached CMP vicinity map, zoning map, and aerial map highlight site location and existing conditions.

F. Project Description

Mini warehouses are already allowed in PAs 42 and 43. The applicant wishes to expand the opportunity for mini warehouses to PAs 38 and 41, based on the limited impact that the use will have. The design, screening, and landscaping standards required by the Pinery PD Development Guide create a quality development and would be potentially an improvement over other allowed uses. Mini-warehouse would continue to be prohibited in the nearby PA 39, which currently consists of residential uses.

III. CONTEXT

A. Background

The Pinery PD was rezoned from Agricultural One (A1) to PD in 1974. The development plan for the western portion of the Pinery PD, located west of SH 83, comprised of approximately 1,482 acres, was approved in 1997.

The Pinery PD has, since the original approval in 1974 anticipated commercial, business, and light industrial uses in the area around the Pinery Water and Wastewater District's wastewater treatment plant. The 1982 master plan anticipated 56 acres of retail and 154 acres of business and light industrial uses. By 1987, the plan had been modified to preserve the Cherry Creek floodplain as open space (rather than a golf course as previously anticipated) but continued to depict the land on the west side of SH 83 for commercial and business uses.

In 2007, the property owner sought an amendment to add residential units south of Fonder Draw and N. Pinery Parkway. The 2007 PD amendment refined and limited the

potential commercial and business land uses, established design guidelines, established landscape buffer requirements, and preserved additional open space along the highway at the northern end of the property. Land dedication requirements for additional school land, a relocated RTD park-and-ride lot, and a dog park were also identified at that time.

In 2019, the property owner requested an administrative amendment to change the boundaries and roadway configurations associated with PAs 38, 41, 42, and 43. PAs 41, 42, and 43 were reconfigured by realigning the proposed configuration of “Collector Road B.” PA 38 was modified to remove a previously anticipated loop road.

In 2021, the property owner requested an amendment to revise the Pinery PD map to revise the boundaries of PAs 41, 42, and 43 (Business Park), and revise associated language in the Pinery PD Development Guide to add additional uses and clean up existing text. In addition, PA 44 (Uplands Commercial) was eliminated and converted to Open Space, and the Uplands Commercial development standards text was removed from the Pinery PD Development Guide. Finally, the applicant proposed modifications to the existing access points from SH 83, and realignment of a previously approved drainageway.

B. Adjacent Land Uses and Zoning

The affected planning areas lie west of SH 83 and generally north and west of N. Pinery Parkway. The planning areas are near the Pinery Water and Wastewater District’s wastewater treatment facility.

Zoning and Land Use

Direction	Zoning	Land Use
North	Pinery PD	Vacant land, open space
South	Pinery PD	Open space, commercial, residential
East	Pinery PD, Reata South PD	Open space, golf course, elementary school
West	Pinery PD	Open space, wastewater treatment facility

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The 33rd Amendment project area consists of rolling terrain that generally slopes down from east to west towards Cherry Creek, and includes native grasses, shrubs, and various species of trees. The site is undeveloped. A Pinery Water and Wastewater treatment facility is located approximately ½-mile northwest of the intersection of SH 83 and N. Pinery Parkway; it serves residents of The Pinery and other developments in the area. The wastewater treatment plant was constructed in 1982 and has been

expanded several times to serve the population growth in the area. No physical characteristics of the land would preclude development of the property.

B. Access

The 33rd Amendment project area is accessible from SH 83 and N. Pinery Parkway, which will connect to internal access roads and streets within the development that are currently under construction for a commercial development within PA 40-A of the Pinery PD.

C. Drainage and Erosion

All on-site storm sewer shall be designed, constructed, and installed by the developer in conformance with County criteria at the time of platting. The applicant will be required to meet all applicable engineering requirements for grading and drainage as part of future subdivision processes.

D. Floodplain

No FEMA 100-year floodplain is impacted by the 33rd Amendment proposal.

Commercial planning areas are located outside of the Cherry Creek 100-year floodplain.

E. Wildlife

The Douglas County Comprehensive Master Plan Wildlife Resources map identifies the 33rd Amendment area as having low habitat value. There will be no development within existing open space areas.

V. PROVISION OF SERVICES

A. Schools

Douglas County School District (DCSD) school land dedication requirements were previously satisfied by the original developer of the Pinery PD. The application was not referred to DCSD since the amendment involves commercial uses.

B. Fire Protection

Fire protection is provided by South Metro Fire Rescue (South Metro). In a letter dated August 29, 2025, South Metro indicated that it has no objections to the proposed Major PD Amendment.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection services to the project area. The DCSO and the Office of Emergency Management both stated that they have no comments or concerns at this time. No response was received from DCSO E911.

D. Water

Water service is provided by the Pinery Water and Wastewater District (PWWD). No response was received from PWWD. The applicant will also be required to comply with the requirements of DCZR Section 18A, Water Supply Overlay District, during subdivision.

E. Sanitation

Sanitation service is provided by the Pinery Water and Wastewater District (PWWD). No response was received from PWWD.

F. Utilities

Area utility service providers were provided a referral on this application. Xcel Energy has no apparent conflict. CORE Electric Cooperative (CORE) reviewed the request and provided comments on the rear lot utility easements.

G. Parks, Trails, and Open Space

Open Space areas have been set aside in the Piney PD and additional land is not required to be provided by the developer.

VI. PUBLIC NOTICE AND INPUT

Notifications of an application in process were mailed to the owners of all properties abutting the boundaries of the proposed 33rd Amendment area. DCZR Section 1523 requires mailed, published, and posted notice of the public hearings.

Of the homeowner's associations (HOA) notified during the process, only The Pinery HOA responded to the referral request. The HOA did not object to the proposed amendment and in letter dated September 11, 2025, provided general comments that the Design Guidelines in place will ensure that architectural design and project landscaping will maintain the overall character of the land development now and into the future."

Staff received no written comments from abutting and nearby property owners.

All referral agency comments are outlined in the Referral Response Report attached to this staff report

VII. PLANNING COMMISSION HEARING

At a public hearing on October 20, 2025, the Planning Commission considered the applicant's request for approval of a Major PD Amendment. After presentations by staff and the applicant, the Planning Commission recommended approval of the application by a vote of 8 to 0.

VIII. STAFF ANALYSIS

Section 1520 of the DCZR establishes criteria to be considered in the review of a Major PD Amendment application. Following is an analysis of the application in light of these criteria:

41520.01: Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.

Staff Comment: The proposed amendment remains consistent with the development standards, commitments and overall intent of the Pinery PD. There are no significant changes to allowed uses or development criteria.

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

Staff Comment: The amendment does not reduce open space and maintains the existing commercial and light industrial planning areas. The proposal does not impact open space or the Cherry Creek corridor.

1520.03: Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.

Staff Comment: The amendment does not encroach upon existing trails, or contiguous open space in the Cherry Creek corridor. Development is proposed to be located within existing commercial and light industrial planning areas.

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

Staff Comment: The amendment does not as its sole purpose confer a benefit upon an individual as new businesses may locate in the community. Development of the property will provide financial benefit to the Pinery Commercial Metropolitan District.

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: The amendment does not increase the intensity of allowed land uses, so this criterion is not applicable.

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

Staff Comment: The amendment does not significantly impact public facilities and services. CORE Electric and Xcel Energy will provide utility service to the project area. PWWD provides water and sanitary service. South Metro will provide emergency and firefighting service to the project area. The Douglas County Sheriff's Office will serve the proposed development.

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

Staff Comment: The proposed PD Amendment does not significantly change allowed uses in the commercial and light industrial planning areas. Future development will be required to assess and address traffic and roadway impacts in the area

IX. STAFF ASSESSMENT

Staff has evaluated the Major PD Amendment request in accordance with Section 15 of the DCZR. Should the Board find that the approval standards for a Major PD Amendment are met, the following conditions should be considered for inclusion in the motion:

1. Prior to recordation, all technical corrections to the Pinery Planned Development 33rd Amendment document shall be made to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is condition upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS	PAGE
Douglas County Land Use Application	8
Applicant's Narrative	9
Vicinity Map	11
Zoning Map	12
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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:

PROJECT TYPE: Commercial Pinery Planned Development

MARKETING NAME: Pinery Village

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-155

PROJECT SITE:

Address: NWC of North Pinery Parkway and HWY 83 (Parker RD)

State Parcel Number(s): 234910101003;234910102001;234910100008;234903400011;234903400002;

234903400005;234903400004;234903400010;234910201004;

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

PROPERTY OWNER(S):

Name(s): TF Pinery West, L.P.

Address: 8433 Enterprise Circle, Ste 100 Lakewood Ranch, FL 34202

Phone: 941-388-0707

Email: [REDACTED]

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

Name: Craig Campbell

Address: 8433 Enterprise Circle, Ste 100 Lakewood Ranch, FL 34202

Phone: 303-720-4436

Email: [REDACTED]

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the Preble's Meadow Jumping Mouse.

Applicant Signature

Date

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Revised 6/2024



TF PINERY WEST, LP

This Major PD Amendment request is in reference to the Pinery Planned Development and more specifically the Business Park Planning Area designation. As the Applicant, TF Pinery West, LP (“Starwood”) appreciates the opportunity to continue to develop and bring about the long-awaited vision of Pinery Village. The formal request of this Major PD Amendment is to delete a portion of **Article VI, Paragraph J, Section 2, subsection bb from The Pinery Planned Development, as amended**. The requested change is to modify the language of this section. The request is to delete: “**within PA 42 and 43 only.**” And add “**Not within PA 39.**” Subsection bb would now read: “**Mini Warehouse (mini storage/self-storage) Not within PA 39.**” It is unclear why some planning areas, including Pinery Village Filing 1, Lot 3, were restricted from mini storage while a significant portion of the overall Pinery PD allows for that use. More specifically, we believe Lot 3 is best suited to accommodate mini storage. Drake Realty (“Drake”) has been working with Starwood regarding Filing 1 Lot 3 to create a quality project that will be compatible and beneficial to the whole of the Pinery PD and Starwood’s larger community. Lot 3 has several challenges for development: a regional site detention area, an active water well owned by the Pinery Water and Wastewater District (“PWWWD”), a second water well requirement of PWWWD, the Pinery HOA RV and PWWWD shared access road, and a sanitary sewer line all have large impacts on how the property can be used. These constraints are illustrated on the attached Exhibit A.

The most impactful constraint is the high-pressure sanitary line that goes down the middle of the property. Relocation of this line would require a variance from PWWWD standards due to the low angle of the line and its proximity to the PWWWD’s treatment facility. Mini storage use is uniquely qualified to layout buildings and operate within the constraints on the site. Drake has met with the PWWWD regarding the mini-storage use and layout; they agree mini storage would be an acceptable use at this location. The applicant team has also had discussions with representatives of the Pinery HOA to discuss the mini storage use and get their feedback on site design for such a use. The Pinery HOA agrees mini storage would be a good use of this property, and their input was incorporated into this application. At the request of the HOA, we have created a robust perimeter landscape plan with dense plantings, including berms and upgraded opaque fencing with masonry columns to minimize the view into the mini storage facility. The request to screen the property with upgraded landscaping and fencing was more important than building design, but all development within Pinery Village will adhere to the Pinery Village Design Guidelines and Pinery Village Developer Guidebook to create a quality project within the property. This application would be heavily emphasized, along with stringent adherence to the Pinery PD Design Guidelines, if this use is applied to other portions of the PD. In summation, with the low intensity impact mini storage use has, the ability to organically buffer and visually enhance a mini storage site plan, Starwood feels this approved use would be an added value and improvement to the Pinery PD over other allowed uses.

8310 S. Valley Highway, STE 300

Englewood, CO 80112

Telephone: 303.720.4436

Pinery Planned Development 33rd Amendment

Project File# ZR2025-006

Board of County Commissioners Staff Report - Page 9 of 28



TF PINERY WEST, LP

The Pinery 33rd PD Amendment is in alignment with Douglas County's long term **Comprehensive Master Plan** in that the requested change in zoning is an allowed use within the PD currently. The requested amendment simply adds the current allowed use mini-storage to two additional Business Park Planning Areas. Utilizing an existing approved use shows conformity w/ the County's CMP and is smart development.

The Pinery 33rd PD Amendment conforms with the PD Amendment criteria of the **County's Zoning Resolution**. As the 33rd Amendment is utilizing a current approved use, it is consistent with the development standards, commitments, and overall intent of the planned development. This amendment will not change the nature or enjoyment of adjacent land. Additionally, this amendment will not alter the impact on public facilities or planned roadway capacity for the proposed development.

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

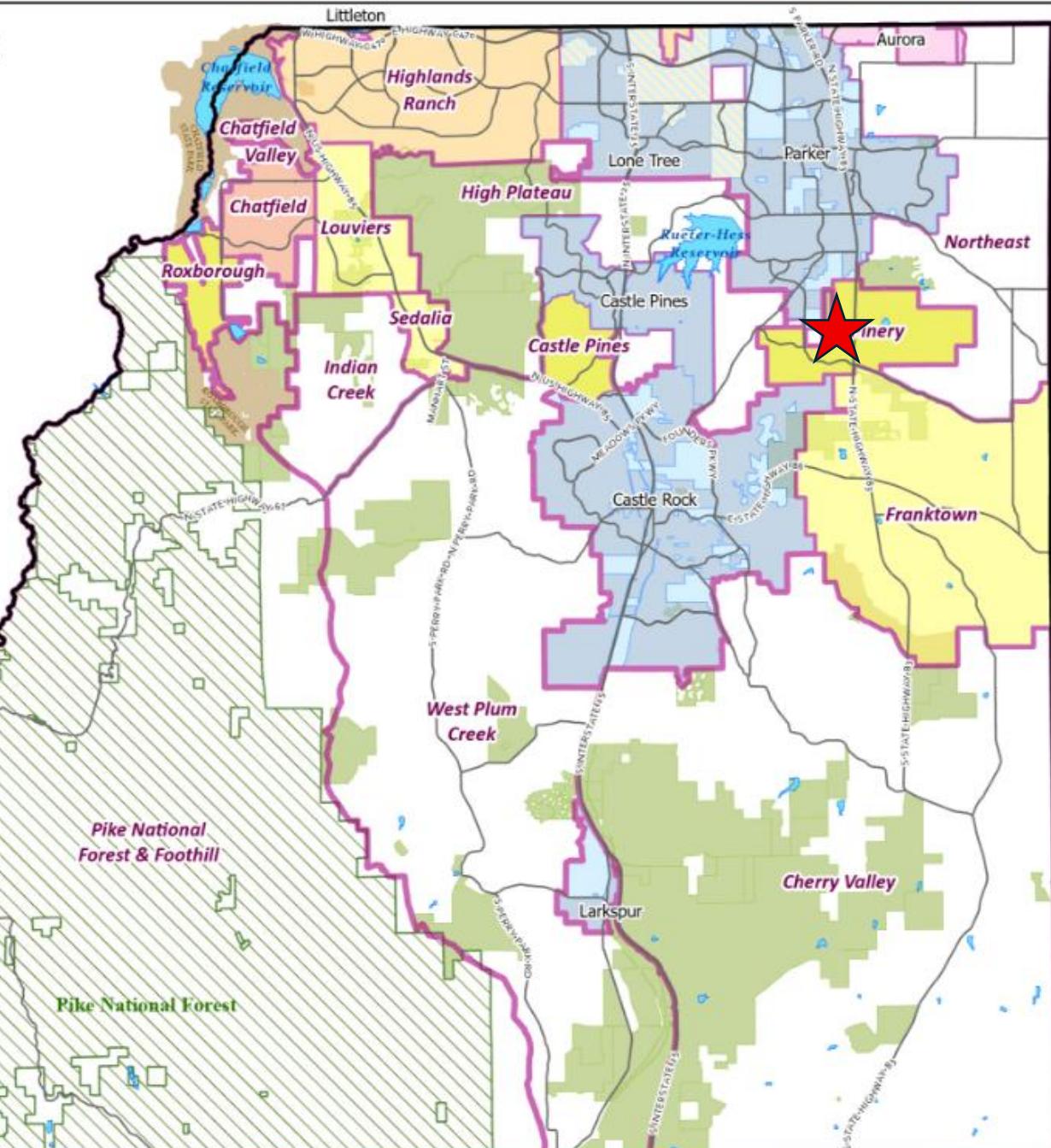
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

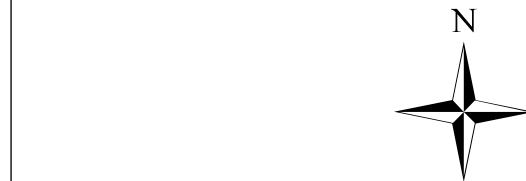
- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads



ZONING MAP- ZR2025-006 Pinery PD 33rd Amendment



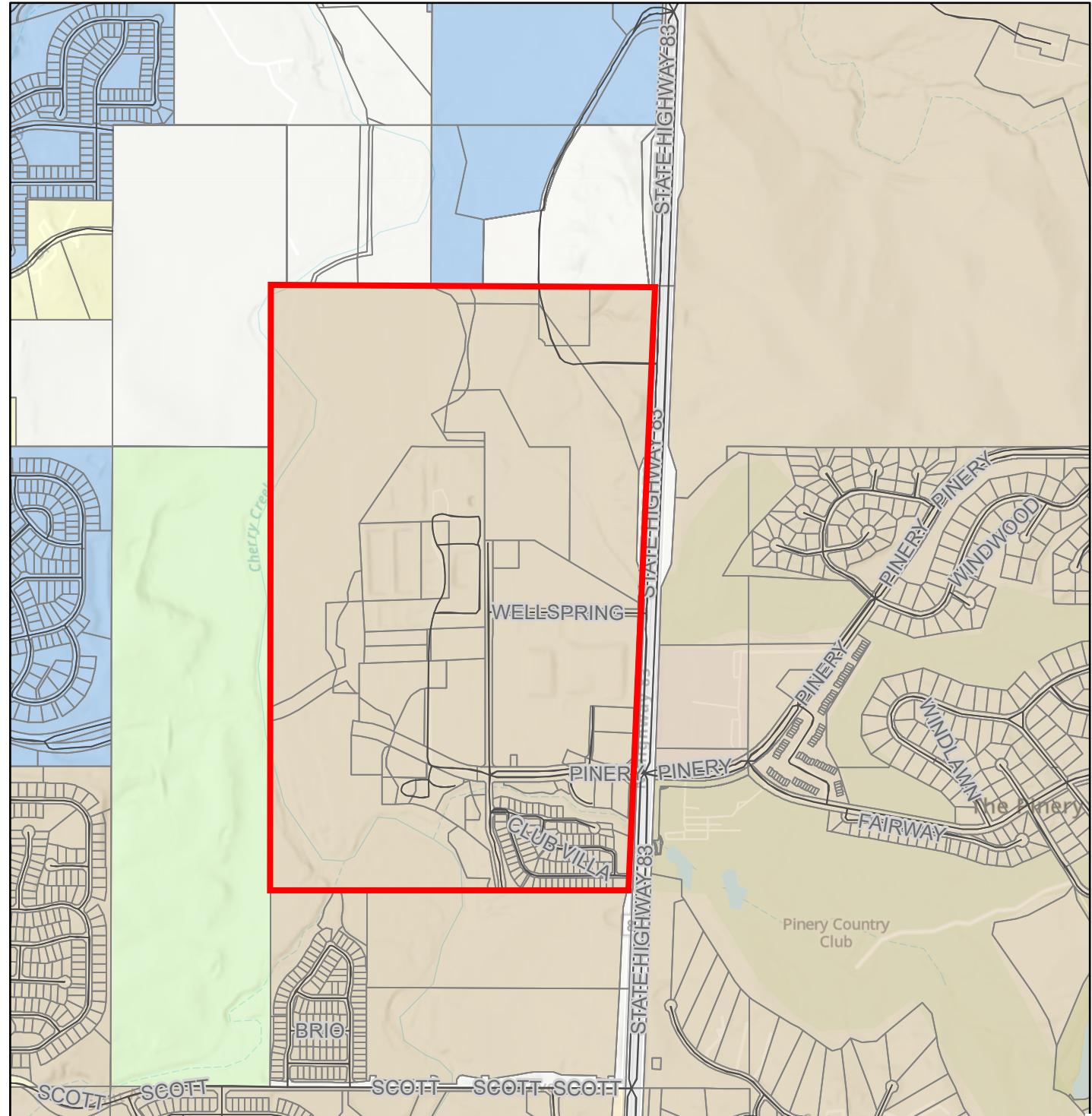
LEGEND

- Roads
- Major Roads
- Parcels - PARCELS

ZONE DISTRICT

A1 - AGRICULTURAL ONE	A1 - AGRICULTURAL ONE
LRR - LARGE RURAL RESIDENTIAL	LRR - LARGE RURAL RESIDENTIAL
RR - RURAL RESIDENTIAL	RR - RURAL RESIDENTIAL
CTY	CTY
PD - PLANNED DEVELOPMENT	PD - PLANNED DEVELOPMENT
OS - OPEN SPACE CONSERVATION	OS - OPEN SPACE CONSERVATION

World_Hillshade

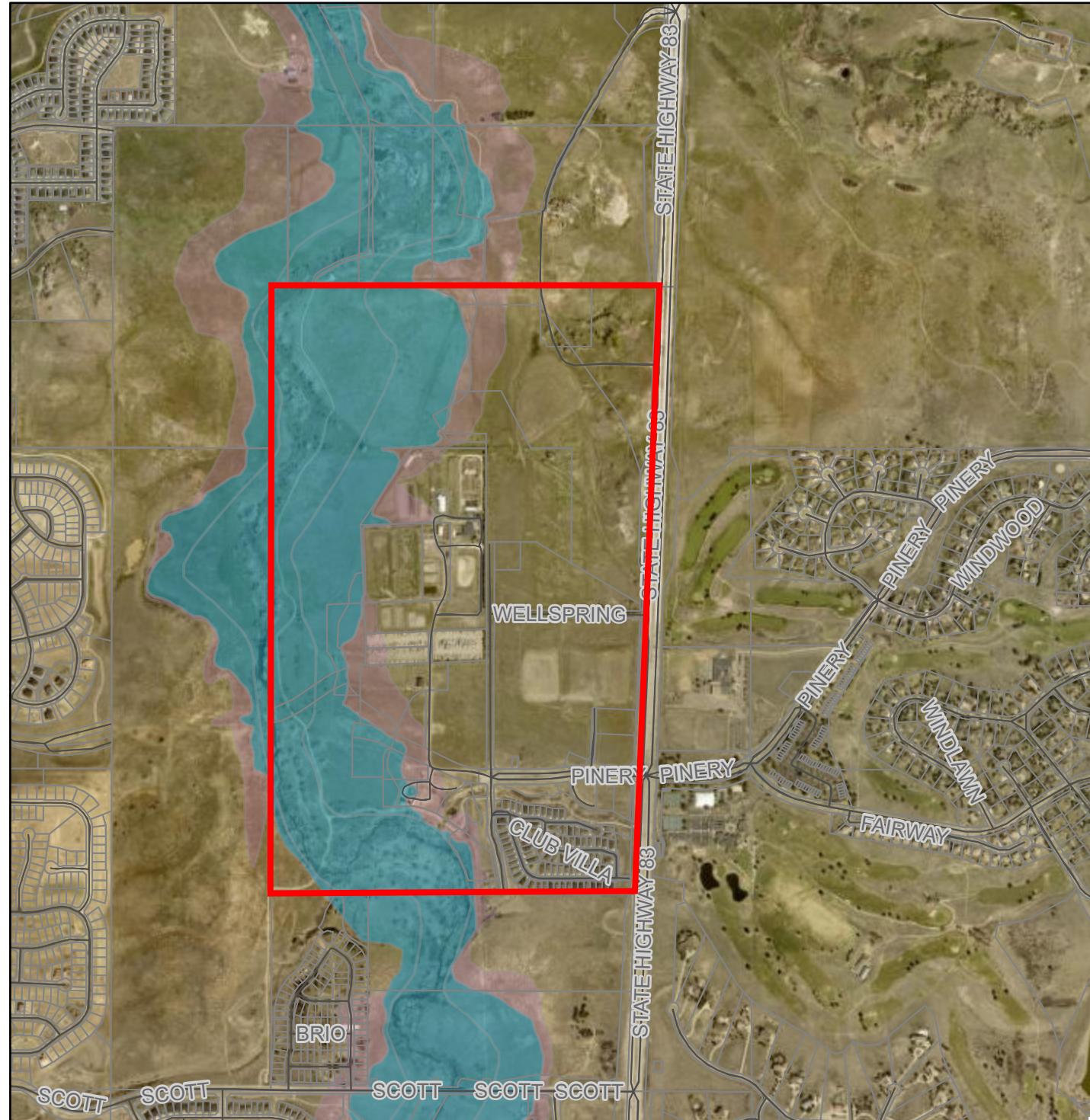


AERIAL MAP- ZR2025-006 Pinery PD 33rd Amendment

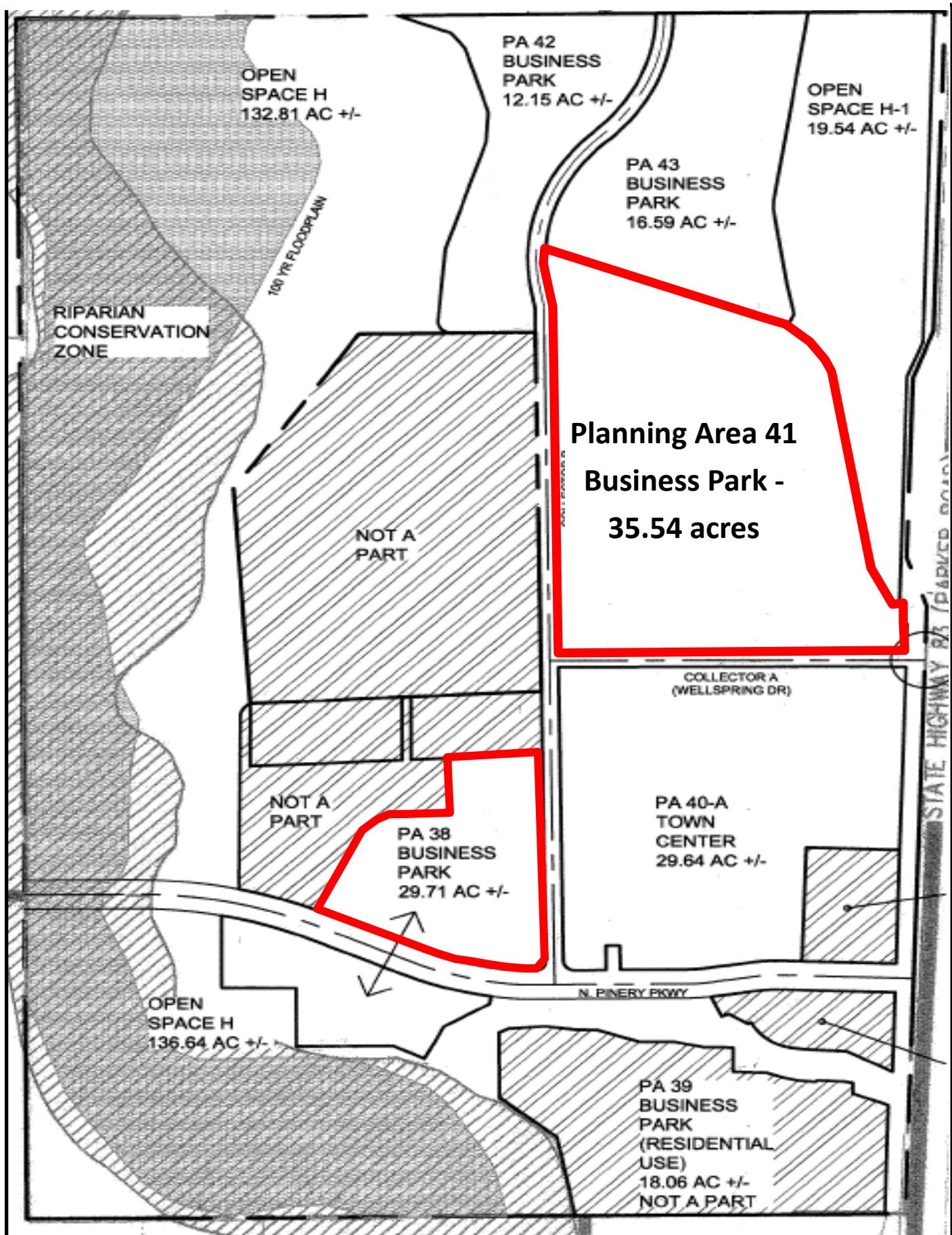


LEGEND

- Roads
- Major Roads
- Parcels - PARCELS
- 1% annual chance of flood (100 year flood).
- 0.2% annual chance of flood (500 year flood).
- World_Hillshade



Mini-warehouse uses proposed in Planning Areas 38 and 41 - outlined in red



Referral Agency Response Report**Page 1 of 3****Project Name:** Pinery Planned Development, 33rd Amendment**Project File #:** ZR2025-006**Date Sent:** 08/21/2025**Date Due:** 09/11/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	08/26/2025	No Comment:	No Response Required.
AT&T Long Distance - ROW	08/21/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near N Pinery Pkwy, Parker, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.	No Response Required.
Black Hills Energy	08/21/2025	No Comment:	No Response Required.
Building Services	08/29/2025	No Comment:	No Response Required.
CenturyLink		No Response Received:	No Response Required.
Cherry Creek Basin Water Quality Authority	08/27/2025	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for ZR2025-006, Pinery Planned Development, 33rd Amendment have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirement. The Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72.	No Response Required.
Comcast		No Response Received:	No Response Required.
CORE Electric Cooperative	09/10/2025	No Comment:	No Response Required.
Engineering Services	09/02/2025	Received: Engineering has no concerns regarding the proposed rezoning.	No Response Required.
Office of Emergency Management	08/21/2025	No Comment:	No Response Required.
Pinery Commercial Metro Districts #1 & 2		No Response Received:	No Response Required.
Pinery Water and Wastewater District		No Response Received:	No Response Required.
Pinery West HOA		No Response Received:	No Response Required.

Referral Agency Response Report**Page 2 of 3****Project Name:** Pinery Planned Development, 33rd Amendment**Project File #:** ZR2025-006**Date Sent:** 08/21/2025**Date Due:** 09/11/2025

Agency	Date Received	Agency Response	Response Resolution
Sheriff's Office	09/08/2025	Received: Deputy Jeff Pelle reviewed this request regarding security, keeping Crime Prevention Through Environmental Design (CEPTD) concepts in mind; no comments or concerns were noted at this time.	No Response Required.
Sheriff's Office E911		No Response Received:	No Response Required.
South Metro Fire Rescue	08/29/2025	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Major PD Amendment.	No Response Required.
The Pinery HOA	09/11/2025	Received: -The Pinery Homeowners Association does not have any objection to the 33rd Major Amendment to the Pinery Planned Development allowing mini warehouse use in the Business Park Planning areas, including PA 38-40. -The Design Guidelines in place will ensure the "Colorado Craftsman" architectural design, and the extensive landscaping requirements will maintain the overall character of the land development now and into the future.	The applicant met with the Pinery HOA board on September 24, 2025 to discuss the proposal and the HOA supported the PD Amendment request. The HOA will be provided future site improvement plans and plats for review.
Town of Castle Rock	08/26/2025	No Comment:	No Response Required.
Town of Parker Development Review		No Response Received:	No Response Required.
Town of Parker Public Works	08/21/2025	No Comment:	No Response Required.
Wildfire Mitigation	09/02/2025	Received: Wildfire Mitigation has assessed the project and parcel for wildfire hazards. Wildfire mitigation has no objection to the project.	No Response Required.

Project Name: Pinery Planned Development, 33rd Amendment**Project File #:** ZR2025-006**Date Sent:** 08/21/2025**Date Due:** 09/11/2025

Agency	Date Received	Agency Response	Response Resolution
Xcel Energy-Right of Way & Permits		<p>Received:</p> <p>Following is a summary of comments received from Xcel Energy. For details please reference their response letter dated September 4, 2025. Please be advised that Public Service Company has an existing high-pressure natural gas transmission line and natural gas distribution facilities in the Development. Public Service Company has no objection to this amendment, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion.</p>	Future plats and site plans will be referred to Xcel for further review regarding their facilities and construction requirements.

From: annb.cwc64.com
To: Michael Pesicka
Cc: CHOY, PAM; duanew.cwc64.com; jt.cwc64.com
Subject: N Pinery Pkwy, Parker, Colorado Douglas County eReferral #ZR2025-006
Date: Thursday, August 21, 2025 1:33:57 PM

Hi Mike,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near N Pinery Pkwy, Parker, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.

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

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
AnnB@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

-----Original Message-----

From: mpesicka@douglas.co.us <mpesicka@douglas.co.us>
Sent: Thursday, August 21, 2025 8:28 AM
To: annb.cwc64.com <annb.cwc64.com>
Subject: Douglas County eReferral (Project Number ZR2025-006) 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>

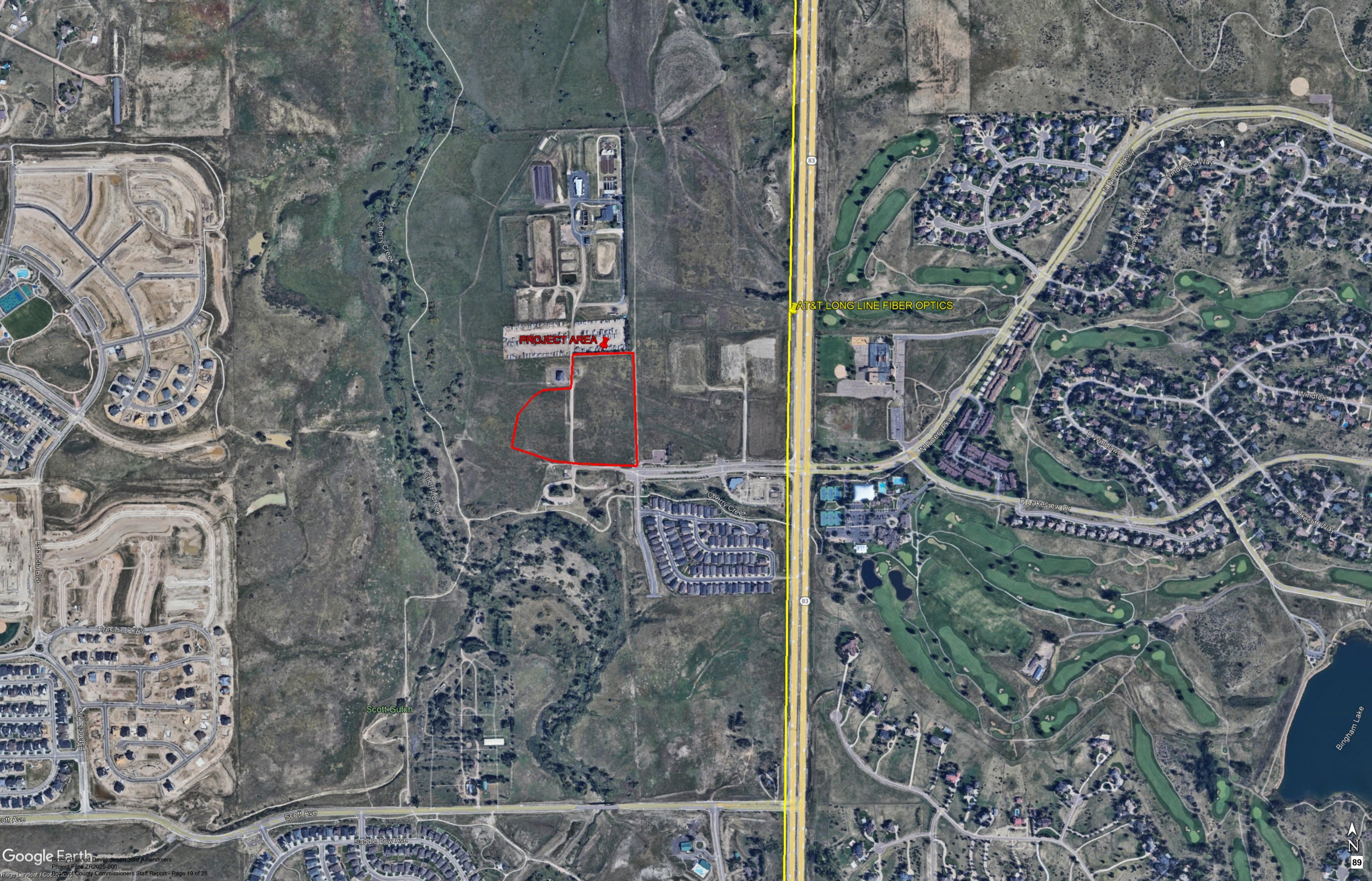
Project number ZR2025-006, Pinery Planned Development 33rd Major Amendment. The applicant is requesting approval of a Major PD Amendment to the Pinery PD Development Guide to allow mini warehouse use in the Business Park Planning Areas whereas currently the use is only allowed in Business Park Planning Areas 42 and 43

This referral will close on Wednesday, September 11, 2025.

If you have any questions, please contact me.

Sincerely,

Mike Pesicka, Principal Planner
Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)



REFERRAL RESPONSE REQUEST

 Date sent: August 21, 2025

 Comments due by **September 11, 2025**

Project Name: Pinery Planned Development 33rd Amendment – Major PD Amendment

Project File #: ZR2025-006

Project Summary: The applicant is requesting approval of a Major PD Amendment to the Pinery PD Development Guide to allow mini warehouse use in the Business Park Planning Areas whereas currently the use is only allowed in Business Park Planning Areas 42 and 43.

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

<input type="checkbox"/>	No Comment
<input checked="" type="checkbox"/>	Please be advised of the following concerns: <u>Engineering has no concerns regarding the proposed rezoning - prior to our approval, the engineering review fee (\$500) will need to be paid</u>
<input type="checkbox"/>	See letter attached for detail.
Agency: DC Engineering	Phone #: 303-660-7490
Your Name: Chuck Smith <i>(please print)</i>	Your Signature: <i>Chuck Smith</i>
	Date: 9/2/2025

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

Sincerely,

Mike Pesicka

Mike Pesicka
 Principal Planner, Planning Services
 303-814-4367, mpesicka@douglas.co.us

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Mike Pesicka, Principal 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: Pinery Planned Development 33rd Amendment – Major PD Amendment
Project File #: **ZR2025-006**
S Metro Review #: REFOTH25-00185

Review date: August 29, 2025

Plan reviewer: Aaron Miller
720.989.2246
aaron.miller@southmetro.org

Project Summary: The applicant is requesting approval of a Major PD Amendment to the Pinery PD Development Guide to allow mini warehouse use in the Business Park Planning Areas whereas currently the use is only allowed in Business Park Planning Areas 42 and 43.

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 PD Amendment.

REFERRAL RESPONSE REQUEST

 Date sent: August 21, 2025

 Comments due by **September 11, 2025**

Project Name: Pinery Planned Development 33rd Amendment – Major PD Amendment

Project File #: ZR2025-006

Project Summary: The applicant is requesting approval of a Major PD Amendment to the Pinery PD Development Guide to allow mini warehouse use in the Business Park Planning Areas whereas currently the use is only allowed in Business Park Planning Areas 42 and 43.

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

<input type="checkbox"/>	No Comment
<input type="checkbox"/>	Please be advised of the following concerns: <hr/> <hr/> <hr/>
<input checked="" type="checkbox"/>	See letter attached for detail.
Agency: Pinery Homeowners Association	Phone #: 303-841-8572
Your Name: Sonia Eyre <i>(please print)</i>	Your Signature: <i>Sonia Eyre</i>
	Date: 9/11/2025

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

Sincerely,

Mike Pesicka

Mike Pesicka
 Principal Planner, Planning Services
 303-814-4367, mpesicka@douglas.co.us



Homeowners Association, Inc.

A COLORADO NON-PROFIT CORPORATION
8170 Hillcrest Way
Parker, CO 80134
303-841-8572

September 11, 2025

Mike Pesicka, Principal Planner
Planning Services

RE Project: ZR-2025-006

Please see below the following comments in regards to Project ZR2026-006:

The Pinery Homeowners Association does not have any objection to the 33rd Major Amendment to the Pinery Planned Development allowing mini warehouse use in the Business Park Planning areas, including PA 38-40.

The Design Guidelines in place will ensure the "Colorado Craftsman" architectural design, and the extensive landscaping requirements will maintain the overall character of the land development now and into the future.

We appreciate you allowing us the opportunity to review and comment.

Respectfully,

Sonia Eyre
Board President
Pinery Homeowner's Association



Right of Way & Permits

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

September 4, 2025

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

Attn: Mike Pesicka

Re: Pinery Planned Development 33rd Major Amendment, Case # ZR2025-006

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the application for approval of a Major PD Amendment to the Pinery PD Development Guide to allow mini warehouse use in the Business Park Planning Areas whereas currently the use is only allowed in Business Park Planning Areas 42 and 43.

Please be advised that Public Service Company has *an existing high-pressure natural gas transmission line* and natural gas distribution facilities in the Development. Public Service Company has no objection to this amendment, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

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 Xcel Designer assigned to the project for approval of design details.

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

Applicant's Response to Referral Comments

Referral Agency Response Report

Page 1 of 3

Project Name: Pinery Planned Development, 33rd Amendment

Project File #: ZR2025-006

Date Sent: 08/21/2025

Date Due: 09/11/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	08/26/2025	No Comment:	N/A
AT&T Long Distance - ROW	08/21/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near N Pinery Pkwy, Parker, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.	N/A
Black Hills Energy	08/21/2025	No Comment:	N/A
Building Services	08/29/2025	No Comment:	N/A
CenturyLink		No Response Received:	N/A
Cherry Creek Basin Water Quality Authority	08/27/2025	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for ZR2025-006, Pinery Planned Development, 33rd Amendment have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirement. The Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72.	N/A
Comcast		No Response Received:	N/A
CORE Electric Cooperative	09/10/2025	No Comment:	N/A
Engineering Services	09/02/2025	Received: Engineering has no concerns regarding the proposed rezoning.	N/A
Office of Emergency Management	08/21/2025	No Comment:	N/A
Pinery Commercial Metro Districts #1 & 2		No Response Received:	N/A
Pinery Water and Wastewater District		No Response Received:	N/A

Referral Agency Response Report**Page 2 of 3****Project Name:** Pinery Planned Development, 33rd Amendment**Project File #:** ZR2025-006**Date Sent:** 08/21/2025**Date Due:** 09/11/2025

Agency	Date Received	Agency Response	Response Resolution
Pinery West HOA		No Response Received:	N/A
Sheriff's Office	09/08/2025	Received: Deputy Jeff Pelle reviewed this request regarding security, keeping Crime Prevention Through Environmental Design (CEPTD) concepts in mind; no comments or concerns were noted at this time.	Comment Noted
Sheriff's Office E911		No Response Received:	N/A
South Metro Fire Rescue	08/29/2025	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Major PD Amendment.	N/A
The Pinery HOA	09/11/2025	Received: -The Pinery Homeowners Association does not have any objection to the 33rd Major Amendment to the Pinery Planned Development allowing mini warehouse use in the Business Park Planning areas, including PA 38-40. -The Design Guidelines in place will ensure the "Colorado Craftsman" architectural design, and the extensive landscaping requirements will maintain the overall character of the land development now and into the future.	Comment Noted
Town of Castle Rock	08/26/2025	No Comment:	N/A
Town of Parker Development Review		No Response Received:	N/A
Town of Parker Public Works	08/21/2025	No Comment:	N/A
Wildfire Mitigation	09/02/2025	Received: Wildfire Mitigation has assessed the project and parcel for wildfire hazards. Wildfire mitigation has no objection to the project.	N/A

Referral Agency Response Report**Page 3 of 3****Project Name:** Pinery Planned Development, 33rd Amendment**Project File #:** ZR2025-006**Date Sent:** 08/21/2025**Date Due:** 09/11/2025

Agency	Date Received	Agency Response	Response Resolution
Xcel Energy-Right of Way & Permits		Received: Following is a summary of comments received from Xcel Energy. For details please reference their response letter dated September 4, 2025. Please be advised that Public Service Company has an existing high-pressure natural gas transmission line and natural gas distribution facilities in the Development. Public Service Company has no objection to this amendment, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion.	Comment Noted

- p. Within Planning Area 39 only, all uses by right within the multi-family areas except multi-family dwelling units as described by Article VI-E(2)(c). Multi-Family Development Standards shall apply, Article VI, Section E.
- q. All uses permitted in the Town Center Planning Area. Town Center Planning Area standards shall apply for all lots located in PA 41 fronting Collector Road A and Collector Road 8.
- r. Recreational vehicle storage (outdoors) within Planning Area 42 and 43 and the northernmost 260 feet of Planning Area 38 only.
- s. Motor vehicle/automotive repair services.
- t. Buildings, garages, utility stations related to emergency services such as ambulance, fire, police and rescue.
- u. Neighborhood public service, health and education facilities such as community centers, libraries and museums.
- v. Churches, church schools and synagogues.
- w. Temporary concrete, asphalt or mortar batching plants permitted only during the time period of road construction at The Pinery and only for use within The Pinery. Roads serving the facilities must be adequate to accommodate the projected loads from the concrete, asphalt or mortar batching plant. Emission control regulations shall be met. Such facilities shall only be located within Planning Areas 42 and 43 of the adopted PD Plan.
- x. Park and Ride facilities for Regional Transportation District.
- y. Childcare centers, day care centers and preschools permitted in PA 38 only.
- z. Water treatment facility within PA 38 only.
- aa. Assisted living facilities for elderly care in an institutional, non-residential setting (Planning Area 38 only, must meet 1,000-foot setback to wastewater treatment plant).
- bb. Mini warehouse (mini storage/self-storage) ~~within PA 42 and 43 only~~ Not within PA 39.
- cc. Equipment rental (small equipment)
- dd. Hospital/ Urgent Care
- ee. Event center
- ff. Greenhouse / Plant Nursery- wholesale/ retail
- gg. Restaurant/Fast Food (with or without a drive-thru)
- hh. Any other uses consistent with the purposes of this section and reasonably similar to the uses set forth herein may be allowed at the discretion of the Planning Director. Other uses not itemized or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the County according to the procedures for "Uses Not Itemized" contained within the Douglas County Zoning Resolution, as hereafter amended.

MEETING DATE: November 3, 2025

**STAFF PERSON
RESPONSIBLE:** Trevor Bedford, AICP, Senior Planner

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

SUMMARY: The request is for approval of a zone map change consisting of approximately 115 acres from Rural Residential to Agricultural One for consistency with an existing conservation easement and greater consistency with the Comprehensive Master Plan.

**STAFF
ASSESSMENT:** Staff has evaluated the zone map change request. The map change rezones property to A-1 to bring the property into greater compliance with the Comprehensive Master Plan and an existing conservation easement. In staff's assessment, the request meets the eligibility criteria. After consideration, the Board of County Commissioners may approve the zone map changes and sign the resolution.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	10/23/2025
Steven E Koster	Approve	10/23/2025
Jeff Garcia	Approve	10/30/2025
Christie Guthrie	Approve	10/30/2025
Doug DeBord	Approve	10/31/2025
Samantha Hutchison - FYI	Notified - FYI	10/31/2025

ATTACHMENTS:

Cover Page
Staff Report - DR2025-004

MEETING DATE: November 3, 2025

**STAFF PERSON
RESPONSIBLE:** Trevor Bedford, AICP, Senior Planner

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

SUMMARY: The request is for approval of a zone map change consisting of approximately 115 acres from Rural Residential to Agricultural One for consistency with an existing conservation easement and greater consistency with the Comprehensive Master Plan.

**STAFF
ASSESSMENT:** Staff has evaluated the zone map change request. The map change rezones property to A-1 to bring the property into greater compliance with the Comprehensive Master Plan and an existing conservation easement. In staff's assessment, the request meets the eligibility criteria. After consideration, the Board of County Commissioners may approve the zone map changes and sign the resolution.

REVIEW:

Steven E Koster	Approve	10/23/2025
Jeff Garcia	Approve	10/30/2025
Christie Guthrie	Approve	10/30/2025
Doug DeBord	Approve	10/31/2025

ATTACHMENTS:

Staff Report - DR2025-004

Zone Map Change Staff Report

Date: October 22, 2025

To: Douglas County Board of County Commissioners

Through: Douglas J. DeBord, County Manager

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

CC: Trevor Bedford, AICP, Senior Planner
Curtis J. Weitkunat, AICP, Long Range Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services

Subject: 9998 South Perry Park Road - Zone Map Change

Project File: DR2025-004

Planning Commission Hearing: October 20, 2025 @ 6:00 p.m.
Board of County Commissioners Hearing: November 3, 2025 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The request is for approval of a zone map change to rezone approximately 115 acres from Rural Residential (RR) to Agricultural One (A-1) in accordance with the Douglas County Zoning Resolution (DCZR) Section 112 – Zone Map Changes, under the procedure for “Rezoning of land, when requested by the landowner, to bring it into compliance with the Master Plan.”

The proposed zone map change is located on the east side of South Perry Park Road, approximately 4,400 feet north of Fox Farm Road in the southwest portion of the County and is intended to ensure consistency with an existing conservation easement. The project is located within the West Plum Creek Nonurban Subarea as identified by the 2040 Comprehensive Master Plan (CMP).

At its public hearing on October 20, 2025, the Planning Commission unanimously recommended approval of the rezoning by a vote of 9 to 0.

II. APPLICATION INFORMATION

A. Applicant

Cathy Redeker
Abbe Ranch, LLC
9676 S. Perry Park Road
Larkspur, CO 80118

C. Request

The applicant requests approval of a zone map change consisting of approximately 115 acres from RR to A-1 for consistency with an existing conservation easement and greater consistency with the CMP.

D. Process

A zone map change application is processed pursuant to Section 112 of the DCZR.

Per Section 112.06 of the DCZR, "The Board shall evaluate the proposed amendment, staff report, referral agency comments, public testimony, and the Planning Commission recommendation, and shall approve, approve with conditions, table for further study, remand to the Planning Commission or deny the map amendment."

E. Location

The subject property is located on the east side of South Perry Park Road, approximately 4,400 feet north of Fox Farm Road in the southwest portion of the County. The attached vicinity map, zoning map, and aerial map highlight site location and existing conditions.

F. Project Description

This zone map change application is to rezone approximately 115 acres from Rural Residential (RR) to Agricultural-One (A-1). The intent is to ensure consistency with an existing conservation easement over the property and with the Comprehensive Master Plan.

III. CONTEXT

A. Background

The applicant owns five parcels adjacent to each other. Approximately 83 acres is zoned A-1 while the remaining approximately 115 acres is zoned RR. The entire 198 acres is subject to a conservation easement granted to the Douglas Land Conservancy. The conservation easement prohibits further subdivision and limits any future development of the site to one additional single-family residence within a building envelope as well as agricultural and equestrian improvements.

B. Adjacent Land Uses and Zoning

The zone map change request is adjacent to open space, agricultural, and residential properties.

Zoning and Land Use

Direction	Zoning	Land Use
North	Agricultural One and Rural Residential	Residential and Vacant Land
South	Agricultural One	Agricultural
East	Agricultural One	Vacant Land
West	Agricultural One	Sandstone Ranch Open Space

IV. ZONE MAP CHANGE ELIGIBILITY

Section 112 of the DCZR allows for changes to the zoning map. The procedure is utilized for the following:

- Zoning of land disconnected from an incorporated area.
- Rezoning of land purchased with open space funds or dedicated to the County for open space.
- Correction of zoning map errors.
- Rezone of land to Open Space Conservation district.
- Rezoning of land, when requested by the landowner, to bring it into compliance with the Master Plan.

In this case, the property owners requested to rezone a property to bring it into greater compliance with the Master Plan. The subject property is within the West Plum Creek Subarea of the CMP. The CMP includes the following goals and policies that support the zone map change request.

- Goal 3-1: Project and conserve the natural and rural character of the nonurban area.
- Objective 3-1A: Preserve land that is characterized by ranching, farming, significant wildlife habitat, important biotic systems, or important scenic views, in perpetuity.
- Policy 3-1A.2: Preserve open space through the purchase of land or conservation easements, donations, acquisitions, partnerships, or other appropriate land conservation tools.
- Goal 3-2: Ensure land use and design is compatible with the natural and rural character of the nonurban area.
- Goal 3-3: Maintain the unique rural character of the Chatfield Valley (nonurban area), Cherry Valley, High Plateau, Indian Creek, Northeast, West Plum Creek, and Pike National Forest and Foothills Subareas.
- Policy 3-3F.1: Low-intensity rural development is supported in the West Plum Creek Subarea.
- Policy 3-3F.2: New development in the West Plum Creek Subarea at densities higher than one dwelling unit per 35 acres is not supported by this Plan.

V. REFERRALS

This zone map change was distributed to applicable referral agencies. No concerns were received from referral agencies. Douglas County Open Space and Natural Resources responded with support for the request. Courtesy notices of an application in progress were sent to abutting landowners. No responses from the public were received.

VI. PLANNING COMMISSION

At a public hearing on October 20, 2025, the Planning Commission considered the applicant's request for approval of the zone map change. After a presentation by staff, the Planning Commission recommended approval of the application by a vote of 9 to 0.

VII. STAFF ASSESSMENT

Staff has evaluated the zone map change request. The map change rezones property to A-1 to bring the property into greater compliance with the Comprehensive Master Plan and an existing conservation easement. In staff's assessment, the request meets the eligibility criteria. After consideration, the Board of County Commissioners may approve the zone map changes and sign the resolution.

ATTACHMENTS	PAGE
Douglas County Land Use Application	5
Applicant's Narrative	6
Comprehensive Plan Vicinity Map	7
Zoning Map	8
Aerial Map	9
Referral Agency Response Summary	10
Referral Agency Response Letters	11
Conservation Easement	12



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 application.**

OFFICE USE ONLY	
PROJECT TITLE:	
<hr/>	
PROJECT NUMBER:	

PROJECT TYPE: ZONING MAP CHANGE

MARKETING NAME: ✓ / ✓

PRESUBMITTAL REVIEW PROJECT NUMBER: PS 2025 - 114

PROJECT SITE:

Address: 9998 S. Perry Park Road Lakewood, CO 80401

State Parcel Number(s): 2607-310-00-018 and 2607-320-00-011

Subdivision/Block#/Lot# (if platted). SEE ATTACHED

PROPERTY OWNER(S):

Name(s) ABRE RANCH LLC c/o CATHY REDEKER - PERSONAL REPRESENTATIVE

Address: 9616 S. Perry Park Road, Lakewood, CO 80408

Phone: 303-981-7387

Email

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

Palgrave

6 of 6 pages

Dhene:

Comments

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 *Perle's Meadow Jumping Mouse*.

Leslie Kathleen Ledeker, Personal Representative 7-8-25
Applicant Signature Date

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

ZONING MAP CHANGE NARRATIVE

PARCELS#2607-310-00-018 AND #2607-320-00-011

The subject property is part of a larger tract of land consisting of 198 contiguous acres that are fully encumbered by a recorded Deed of Conservation Easement. The Conservation Easement restricts the use and development of the larger tract of land, including the subject property, and prohibits any subdivision of the larger tract as a whole. Currently, two of the parcels within this larger tract of land encumbered by the Conservation Easement are zoned A- 1 (Agriculture One), while the remaining two parcels (the subject property) are zoned RR (Rural Residential). Given that the entirety of the land is governed by the same Conservation Easement, it is appropriate that all parcels be rezoned to A-1 to ensure consistency with the Conservation Easement's terms. In addition, the entire larger tract of land is located within the West Plum Creek Subarea (Objective 3-3F) as described in the Douglas County Comprehensive Master Plan (CMP). This request would bring the lots into compliance with the policies of the CMP which support low intensity rural development.

We respectfully request that the subject property be downzoned to A-1 (Agricultural One).

Comprehensive Master Plan

Land Use Reference Map

Comprehensive Master Plan Areas

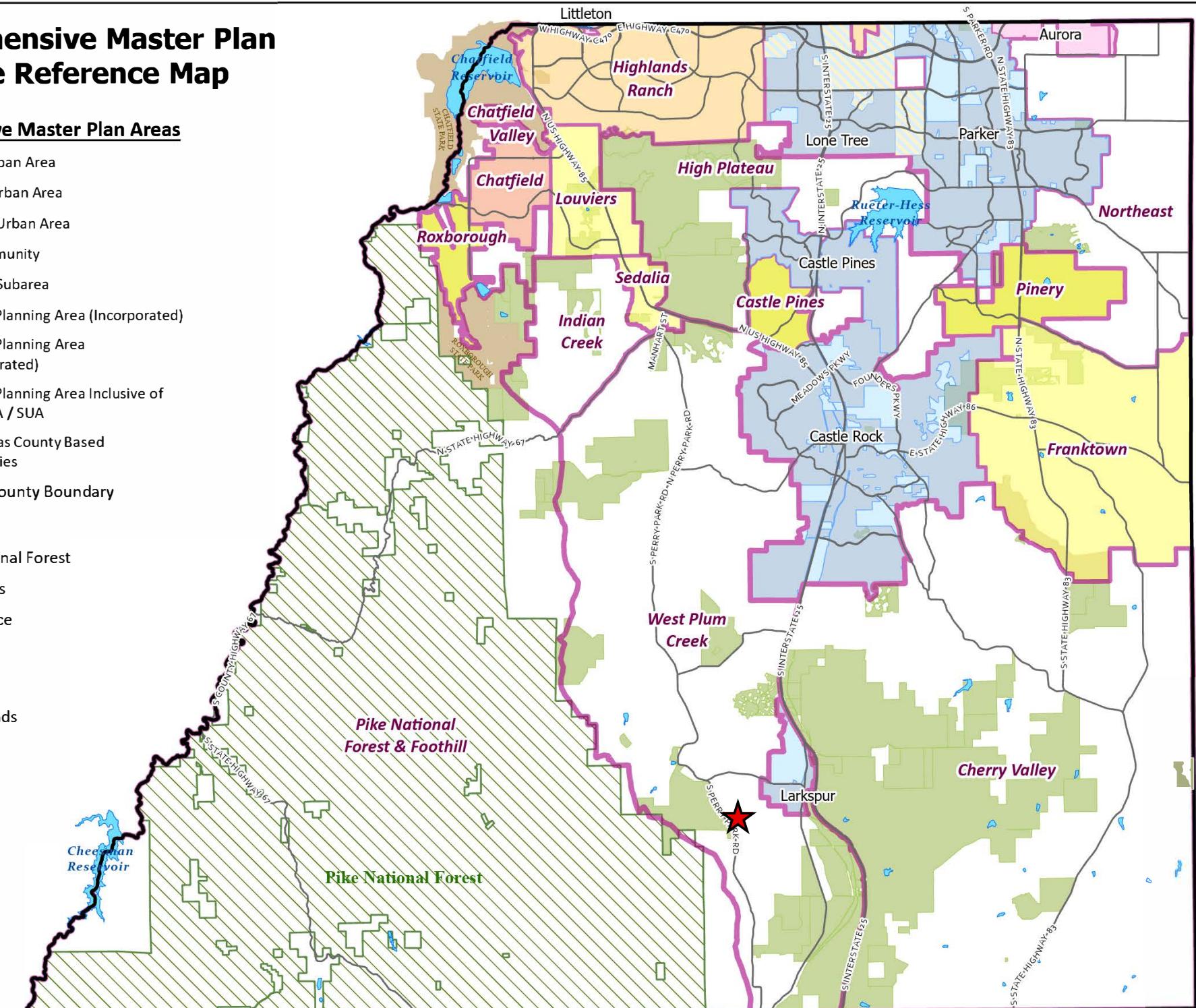
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

- Major Roads



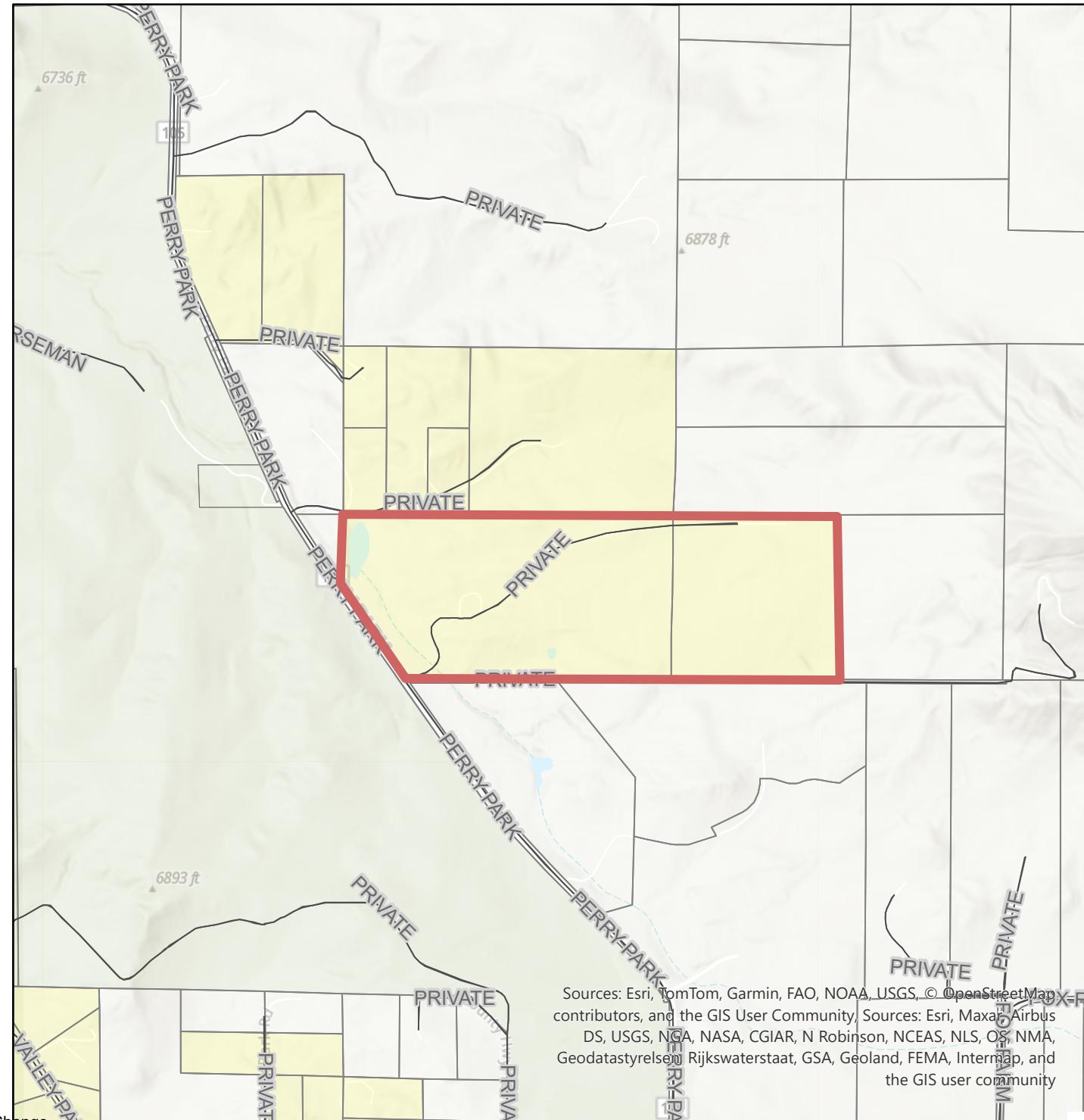
9998 South Perry Park Road

DR2025-004
Zoning Map



LEGEND

- Roads
- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- RR - RURAL RESIDENTIAL



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OGC, NMA, Geodatistyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Internap, and the GIS user community.

9998 South Perry Park Road

DR2025-004
Aerial Map



LEGEND

- Roads
- Major Roads
- Parcels - PARCELS



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, CGNMA, Geodatistyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Referral Agency Response Report**Page 1 of 1****Project Name:** 9998 South Perry Park Road**Project File #:** DR2025-004**Date Sent:** 08/06/2025**Date Due:** 08/27/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	08/15/2025	No Comment	No response necessary
Town of Larkspur	08/15/2025	No Comment	No response necessary
Assessor	08/27/2025	No Comment	No response necessary
Douglas County Conservation District		No Response Received	No response necessary
Engineering Services	08/27/2025	No Comment	No response necessary
Office of Emergency Management	08/11/2025	No Comment	No response necessary
Open Space and Natural Resources	08/07/2025	Open Space and Natural Resources supports this request. The change to Agricultural One will better fit the conservation easement.	No response necessary
Sheriff's Office		No Response Received	No response necessary
Sheriff's Office E911		No Response Received	No response necessary
Wildfire Mitigation	08/26/2025	Wildfire mitigation has no issue with the change from RR to A-1 from a wildfire perspective.	No response necessary
Larkspur FD		No Response Received	No response necessary

DR25-344



www.douglas.co.us

Department of Community Development
Planning Services

REFERRAL RESPONSE REQUEST

Date Sent: August 6, 2025

Comments due by: **August 27, 2025**

Project Name: 9998 South Perry Park Road

Project File #: DR2025-004

Project Summary: The applicant is requesting a Zone Map Change from Rural Residential (RR) to Agricultural One (A-1) for approximately 115.5 acres to bring the property into compliance with the Douglas County Comprehensive Master Plan and an existing conservation easement on the property.

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

<input checked="" type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: <hr/> <hr/> <hr/>	
<input type="checkbox"/> See letter attached for detail.	
Agency: <i>ENGINEERING</i>	Phone #: <i>4318</i>
Your Name: <i>Al PETERSON</i> <i>(please print)</i>	Your Signature: <i>Al Pth</i>
	Date: <i>8/27/25</i>

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

Sincerely,

Trevor Bedford, AICP, Project Planner

Enclosure

DEED OF CONSERVATION EASEMENT
ABBE RANCH, LLC

Any time the Property is transferred by Grantor to any third party, Grantor shall pay a transfer fee of \$500 to Grantee and notify Grantee pursuant to the requirements of Section 11 of this Deed.

THIS DEED OF CONSERVATION EASEMENT ("Deed") is granted on this 7th day of July, 2011, by Abbe Ranch, LLC, a Colorado limited liability company ("Grantor"), whose address is 9998 South Perry Park Road, Larkspur, Colorado, 80118, to **DOUGLAS LAND CONSERVANCY**, a Colorado non-profit corporation ("Grantee"), whose address is P.O. Box 462, Castle Rock, Colorado 80104. (Grantor and Grantee are collectively referred to herein as the "Parties".)

RECITALS:

A. **Description of Property.** Grantor is the owner of the fee simple interest in the subject Property legally described in Exhibit A and depicted in Exhibit B, both attached hereto and made a part of this Deed, which consists of approximately 198 acres of land, located in Douglas County, State of Colorado ("Property").

B. **Qualified Organization.** Grantee is a "qualified organization," as defined in I.R.C. §170(h) and a charitable organization as required under C.R.S. § 38-30.5-104(2).

C. **Conservation Purposes.** According to I.R.C. § 170(h)(4)(A) and Treas. Regs. § 1.170A-14(d), the conservation purposes of a qualified conservation contribution must include one or more of the following: (1) to preserve land for outdoor recreation by or education of the general public; (2) to protect relatively natural habitat of fish, wildlife or plants; (3) to preserve open space; and (4) to preserve historically important land or structures. The conservation purposes set forth in this Recital C and referred to hereafter in this Deed are collectively referred to as the "Conservation Values."

The Conservation Values of the Property are as follows:

Relatively Natural Habitat [Treas. Regs. § 1.170A-14(d)(3)]. The Property contains six relatively natural plant communities, including ponderosa pine / scrub woodland, foothill prairie, mesic oak thicket, wet meadow, cottonwood riparian forest, and marsh that provide food, shelter, breeding ground, and migration corridors for several wildlife species, including wide-ranging wildlife species such as elk, mule deer, black bear, and mountain lion that prefer low levels of human occupation. The entire Property is located within summer concentration and overall range for black bear; overall range for mountain lion, white-tailed deer and elk; and summer and winter range for mule deer. Portions of the Property are within a black bear—human conflict area and harbors a resident population of mule deer. The Property also provides habitat for many non-game vertebrate species including small mammals, birds, reptiles, and amphibians. Specific species which are or may be present on the Property include: turkey,

black-tailed prairie dog, mice, voles, chipmunks, badger, and coyote. The Property provides suitable habitat for a high diversity of breeding bird species, including the Steller's jay, western scrub-jay, mountain bluebird, green-tailed towhee, lark bunting, northern harrier, yellow-headed blackbird, and Cassin's finch; each of which are species identified as Species of Continental Importance in the North American Landbird Conservation Plan as being among the most important bird species for continental-level conservation. In addition, the Partners in Flight Land Bird Conservation Plan for Colorado identifies the lark bunting and northern harrier as high priority bird species for conservation in various habitats in the Central Shortgrass Prairie physiographic area. All of the foregoing bird species are possible breeders on the Property. The Property provides suitable habitat for fourteen species that are included in the Colorado Wildlife Action Plan (Anonymous 2006) as "species of greatest conservation need", including the northern leopard frog, northern harrier, golden eagle, band-tailed pigeon, broad-tailed hummingbird, pygmy nuthatch, lark bunting, vesper sparrow, evening grosbeak, Cassin's finch, red crossbill, meadow jumping mouse, swift fox, and fringed myotis. The mesic oak thicket and ponderosa pine / scrub woodland communities are especially valuable for wildlife, because of the abundant Gambel oak, which produces acorns that are eaten by many wildlife species. The mesic oak thickets are often impenetrable, and, therefore, provide valuable hiding cover for larger animals. The wildlife habitat value of the Property is enhanced by the presence of structurally diverse vegetation (coniferous and deciduous forest, deciduous shrubland, grassland, and open water), and by the proximity of the Property to significant areas of minimally developed land (primarily the Pike National Forest). The Property also contributes to the ecological viability of the Pike National Forest.

Open Space [Treas. Regs. § 1.170A-14(d)(4)]. The Property qualifies as open space because it is being preserved for the scenic enjoyment of the general public and pursuant to a clearly delineated federal, state or local governmental conservation policy and will yield a significant public benefit.

Scenic enjoyment. The Property adds to the scenic character of the local rural landscape in which it lies, contains a harmonious variety of shapes and textures, and provides a degree of openness, contrast and variety to the overall landscape. A large portion of the Property is visible to the general public from State Highway 105 (Perry Park Road) and the Pike National Forest, each of which is open to and actively utilized by tourists as well as residents of Douglas County and the State of Colorado.

Agriculture. The Property is currently used for limited agricultural purposes including horse-back riding and horse grazing. The Property is suitable for and has in the past been used for dryland production of crops such as hay and livestock grazing. These uses are compatible with other land use in the vicinity, as adjacent properties are used for agricultural production and livestock grazing.

Significant public benefit. There is a foreseeable trend of intense development in the vicinity of the Property in the near future as rural Douglas County continues to be subdivided into thirty-five acre lots and developed for residential purposes, including the 2,200 acre Sandstone Ranch residential development which is adjacent to the Property.

There is a strong likelihood that development of the Property would lead to or contribute to degradation of the scenic and natural character of the area. Preservation of the Property will continue to provide an opportunity for the general public to appreciate its scenic values.

It should also be noted that the terms of the Easement do not permit a degree of intrusion or future development that would interfere with the essential scenic quality of the land.

These Conservation Values are of great importance to Grantor, Grantee, the residents of Douglas County, and the State of Colorado.

D. State Policy Concerning Conservation Easements. C.R.S. § 33-1-101, provides in relevant part that "it is the policy of the state of Colorado that the wildlife and their environment are to be protected, preserved, enhanced, and managed for the use, benefit, and enjoyment of the people of this state and its visitors." C.R.S. § 35-3.5-101 states in part that "it is the declared policy of the state of Colorado to conserve, protect, and encourage the development and improvement of its agricultural land for the production of food and other agricultural products." C.R.S. § 38-30.5-102 provides for the creation of conservation easements to maintain land "in a natural, scenic, or open condition, or for wildlife habitat, or for agricultural, horticultural, wetlands, recreational, forest or other use or condition consistent with the protection of open land, environmental quality or life sustaining ecological diversity . . ."

E. Other Supporting Government Policy. Protecting the Property with a conservation easement will support Douglas County conservation goals, objectives, and policies, including:

1. Douglas County 2030 Comprehensive Master Plan Goal 10-1: Protect and enhance wildlife habitat and movement corridors and foster wildlife conservation.
2. Douglas County 2030 Comprehensive Master Plan Objective 10-1C: Support public and private programs that foster wildlife conservation.
3. Douglas County 2030 Comprehensive Master Plan Goal 3-1: Protect and conserve the natural and rural character of the nonurban area.
4. Douglas County 2030 Comprehensive Master Plan Objective 3-1A: Preserve land that is characterized by ranching, farming, significant wildlife habitat, important biotic systems, or important scenic views, in perpetuity.
5. Douglas County 2030 Comprehensive Master Plan Policy 3-1A.2: Preserve open space through the purchase of land or conservation easements, donations, acquisitions, partnerships, or other appropriate land-conservation tools.
6. Douglas County Board of Commissioners Resolution No. R-994-062, which states in part that "there is a critical need for the preservation of open space lands and for the provision of trails and parks in Douglas County."

F. **Documentation of Present Conditions.** Pursuant to Treas. Regs. § 1.170A-14(g)(5) and in order to document the condition of the Property as of the date of this Deed, a report has been prepared by Land Stewardship Consulting, Inc., and dated May, 2011, ("Present Conditions Report"). The Present Conditions Report contains a natural resources inventory and also documents the Conservation Values and the characteristics, current use, and status of improvements on and development of the Property. The Present Conditions Report is acknowledged by Grantor and Grantee as an accurate representation of the Property at the time of the transfer. The Present Conditions Report has been provided to both parties and will be used by Grantee to assure that any future changes in the use of the Property will be consistent with the terms of this Deed. However, the Present Conditions Report is not intended to preclude the use of other evidence to establish the condition of the Property as of the date of this Deed.

G. **Charitable Donation.** Grantor intends to create a conservation easement pursuant to I.R.C. § 170(h), Treas. Regs. § 1.170A-14, and C.R.S. § 38-30.5-101, and hereby makes a charitable gift of the property interest conveyed by this Deed to Grantee.

ACKNOWLEDGEMENT OF INTENT:

As a guide to the interpretation of this Deed and administration of the conservation easement created by this Deed by future generations, Grantor and Grantee, for themselves, and for their successors and assigns, herein expressly declare their agreement and dedication to the following purpose and intent:

1. **Purpose.** The purpose of this Deed is to preserve and protect the Conservation Values in perpetuity ("Purpose"). This Purpose is in accordance with I.R.C. § 170(h). In order to achieve this Purpose, Grantor intends to convey this Deed to Grantee to ensure the preservation and protection of the Conservation Values in perpetuity.

2. **Intent.** Subject only to the Purpose set forth above, the Parties intend to permit all other uses of the Property that are not inconsistent with the preservation and protection of the Conservation Values, as determined by Grantee in its sole discretion subject to Section 17 (Grantor's Notice) and Section 18 (Grantee's Approval), or that are not expressly prohibited herein. Nothing in this Deed is intended to compel a specific use of the Property, such as agriculture, other than the preservation and protection of the Conservation Values.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, Grantor and Grantee mutually agree as follows:

1. **Conveyance of Easement.** Grantor voluntarily grants and conveys to Grantee and Grantee voluntarily accepts, a perpetual conservation easement in gross ("Easement"), an immediately vested interest in real property defined by C.R.S. §§ 38-30.5-101, *et seq.*, and of the nature and character described in this Deed, for the purpose of preserving and protecting the Conservation Values in perpetuity.

2. ***Rights of Grantee.*** To accomplish the Purpose of this Easement, this Deed conveys the following rights to Grantee, its employees and its representatives:

- A. To preserve and protect the Conservation Values;
- B. To enter upon the Property at reasonable times to monitor Grantor's compliance with and otherwise enforce the terms of this Easement; provided that, prior to such entry, Grantee shall first provide reasonable notice to Grantor, and Grantee shall not unreasonably interfere with Grantor's use and quiet enjoyment of the Property; and
- C. To prevent any activity on or use of the Property that is inconsistent with the Purpose of this Easement and, except as limited by Section 8 below, Grantee may require the restoration of such areas or features of the Property that are damaged by an inconsistent activity or use.

Nothing in this Section shall preclude the right of Grantee to enforce the preservation and protection of the Conservation Values or any other provisions of this Deed.

3. ***Rights Retained by Grantor.*** Grantor retains the right to perform any act not specifically prohibited or restricted by this Easement, provided that such acts and uses are not inconsistent with the preservation and protection of the Conservation Values. These retained rights include, but are not limited to, the retention of the economic viability of the Property.

4. ***Property Improvements.*** The Parties agree that the current use of and improvements to the Property are not inconsistent with the preservation and protection of the Conservation Values and are permitted. Without limiting the generality of any of the foregoing, Grantor and Grantee hereby acknowledge and agree:

A. ***Existing Improvements.*** At the time of granting of this Deed, the following improvements exist on the Property:

(1) ***Residential Improvements.*** The existing residential improvements on the Property include one (1) approximately thirty-six hundred (3,600) square foot three-story single-family residence, one (1) approximately two hundred sixteen (216) square foot cabin, and one (1) approximately sixty-three (63) square foot stone pump house (the "Existing Residential Improvements").

(2) ***Agricultural Improvements.*** The existing agricultural improvements on the Property include two (2) metal barns and one (1) wood barn, each with one (1) attached wood shed (the "Existing Agricultural Improvements").

(3) ***Location of Improvements.*** The Existing Residential Improvements and the Existing Agricultural Improvements, (collectively,

“Existing Improvements”) are located within the approximately 9.328 acre Building Envelope (“Building Envelope”) on the Property, which is legally described on Exhibit C, attached hereto and made a part of this Deed, and generally depicted on Exhibit B. Grantor may maintain and repair the Existing Improvements at their current location without further permission of Grantee. In addition, Grantor may locate, construct, replace and enlarge the Existing Improvements subject to Section 4C below.

(4) *Equestrian Facilities.* There are a number of temporary facilities on the Property which are used in conjunction with two (2) annual equestrian events including one (1) training clinic and one (1) competition, which are held on the Property (the “Equestrian Events”). The temporary facilities include approximately two hundred (200) sets of jumps generally made of logs, posts and stones (the “Jumps”), six (6) outdoor dressage arenas (the “Arenas”), twelve (12) outhouses (the “Outhouses”), two (2) tent barns, and six (6) travel trailers and/or sheds (collectively, the “Equestrian Facilities”). Grantor may maintain, replace and repair the Equestrian Facilities at their current locations without further permission of Grantee. In addition, Grantor may relocate, replace and enlarge the Equestrian Facilities which are located wholly within the Building Envelope subject to Section 4C below. Grantor may maintain, replace and repair the existing Arenas and Outhouses which are located wholly or partially outside of the Building Envelope, but may not relocate or enlarge such Equestrian Facilities. Grantor may maintain, construct, repair, replace, relocate and enlarge the Jumps, regardless of location on the Property, in a manner that is not inconsistent with the preservation and protection of the Conservation Values. During the Equestrian Events only, Grantor may locate one (1) temporary handicap-accessible restroom facility within the Building Envelope. At any time that Grantor replaces or relocates the Equestrian Facilities or constructs any Jumps, Grantor shall notify Grantee at or prior to the time of the activity so that Grantee may update its records.

B. *New Improvements.* Grantor may construct the following new improvements:

(1) *Residential Improvements.* Within the Building Envelope, Grantor may construct or otherwise locate one (1) additional single-family residence, and one (1) caretaker’s or guest house. Within the Building Envelope, Grantor may construct or otherwise locate associated residential appurtenances such as garages, sheds, utility buildings, wells and associated infrastructure, renewable energy structures and facilities, and recreational improvements (including, but not limited to, pools and sport courts). (All improvements permitted within this Section 4.B(1) shall be referred to herein as “New Residential Improvements”).

(2) ***Agricultural Improvements.*** Within the Building Envelope, Grantor may construct or otherwise locate new agricultural buildings including, but not limited to, barns, silos, greenhouses, storage buildings, machine shops, indoor and outdoor riding arenas, and wells and well infrastructure (“New Agricultural Improvements”).

(3) ***Equestrian Facilities.*** Within and outside of the Building Envelope, Grantor may construct or otherwise locate new Jumps; provided, however, that Grantor shall locate any new Jumps permitted in this Section in a manner which is not inconsistent with the preservation and protection of the Conservation Values. No new Arenas or Outhouses may be constructed or located anywhere on the Property.

C. ***General Construction Restrictions and Procedures.*** In no case shall Grantor construct, place, replace or enlarge any New Residential Improvement, New Agricultural Improvement, Existing Agricultural Improvement or any Existing Residential Improvement to exceed thirty-five (35) feet in height, as measured by local building code ordinance. No single New Residential Improvement shall exceed thirty-six hundred (3,600) square feet of enclosed Floor Area (defined below), and no single New Agricultural Improvement shall exceed thirty-six hundred (3,600) square feet of enclosed Floor Area. The square footage of enclosed Floor Area within the Building Envelope shall not exceed a cumulative maximum of twenty thousand (20,000) square feet. Prior to the location, construction, replacement or enlargement of any New Residential Improvement or New Agricultural Improvement or the replacement of any Existing Residential Improvement or Existing Agricultural Improvement, as permitted in this Section 4, Grantor shall request and obtain Grantee’s approval prior to any replacement or construction pursuant to Section 17 (Grantor’s Notice) and Section 18 (Grantee’s Approval) of this Deed. Grantor shall locate any New Residential Improvement, New Agricultural Improvement or Equestrian Facility permitted within the Building Envelope in a manner which is not inconsistent with the preservation and protection of the Conservation Values.

D. ***Outside the Building Envelope.*** Grantor may construct or place two (2) minor Agricultural Improvements with a Floor Area of less than one hundred (100) square feet or other minor Agricultural Improvements such as corrals, hayracks, stock tanks or center-pivot sprinklers (collectively, “**Minor Agricultural Improvements**”) anywhere on the Property without permission of Grantee. Prior to the construction or placement of any such Minor Agricultural Improvement, Grantor shall notify Grantee in accordance with Section 17 of this Deed. Any other improvements outside the Building Envelope are prohibited.

E. ***Definition of Floor Area.*** For purposes of Section 4, Floor Area shall mean all residential or non-residential finished or unfinished space, covered and enclosed within two or more walls, but does not include residential covered or uncovered decks or patios.

F. *Other Improvements.*

(1) ***Road Construction and Paving.*** For purposes of this Section, "Roads" shall mean any permanent road that is graded, improved or maintained, including any seasonal unimproved roads.

a. ***Within the Building Envelope.*** Grantor may construct new Roads and parking areas within the Building Envelope to access improvements expressly permitted within the Building Envelope by Section 4 of this Deed. Grantor may construct, repair, and/or re-surface permitted new Roads and existing Roads or parking areas located within the Building Envelope without Grantee's approval. Grantor shall not construct or establish any Road wider than necessary to provide access or to meet local codes for width or access to permitted improvements.

b. ***Outside the Building Envelope.*** Grantor shall not construct or establish Roads outside the Building Envelope except for those existing Roads or new Roads depicted on Exhibit B. Notwithstanding the foregoing, Grantor may construct or establish new Roads to provide access to any Minor Agricultural Improvements and/or to carry out agricultural and resource management activities permitted by this Deed; provided, however, that the location, size, scope, design and nature of any such new Roads shall be subject to Grantee's approval in accordance with Sections 17 (Grantor's Notice) and 18 (Grantee's Approval) of this Deed. Grantor may repair and maintain any new Road approved by Grantee without Grantee's approval. Grantor shall not construct or establish any Road wider than necessary to provide access or to meet local codes for width of access to Improvements. Grantor shall not pave or otherwise surface any Road unless Grantee determines that said surfacing is not inconsistent with the preservation and protection of the Conservation Values, pursuant to Sections 17 (Grantor's Notice) and 18 (Grantee's Approval) of this Deed. Grantor may establish equestrian and pedestrian trails on the Property, provided that such trails are unpaved and Grantee determines that the location and scope of any proposed trail is not inconsistent with the preservation and protection of the Conservation Values, pursuant to Sections 17 (Grantor's Notice) and 18 (Grantee's Approval) of this Deed.

(2) ***Fences.*** Grantor may repair and replace existing fences and construct new fences anywhere on the Property, provided that said fences are not inconsistent with the preservation and protection of the Conservation Values.

(3) ***Utility Lines.*** Grantor may repair and replace existing utility lines in the same location with a similar structure. Grantor may install new utility lines

within the Building Envelope(s). Grantor may only install new utility lines outside the Building Envelope(s) if Grantor installs said utility lines underground within the Roads. Grantor may construct or significantly upgrade other utility lines if Grantee determines that said utility lines are not inconsistent with the preservation and protection of the Conservation Values, pursuant to Sections 17 (Grantor's Notice) and 18 (Grantee's Approval) of this Deed.

(4) ***Signs.*** Grantor may place and maintain signs on the Property provided that no individual sign exceeds twelve (12) square feet. Grantor may place larger signs on the Property if Grantee determines that said signs are not inconsistent with the preservation and protection of the Conservation Values, pursuant to Sections 17 (Grantor's Notice) and 18 (Grantee's Approval) of this Deed.

(5) ***Energy Generation.*** The construction of wind, solar, hydroelectric or biomass energy generation facilities that are primarily for the generation of electricity to be consumed on the Property in conjunction with those activities permitted by this Deed is permitted within the Building Envelope provided that Grantee determines that such facilities are not inconsistent with the preservation and protection of the Conservation Values, pursuant to Sections 17 (Grantor's Notice) and 18 (Grantee's Approval). Any energy generated on the Property in accordance with this paragraph that is in excess of Grantor's consumption may be sold, conveyed, or credited to a provider of retail electric service to the extent permitted by Colorado law.

5. ***Resource Management.*** Grantor recognizes the importance of good resource management and stewardship to preserve and protect the Conservation Values. To this end, Grantor shall conduct the following uses of the Property in accordance with the provisions below. In the event Grantee believes any resource management practice(s) are not consistent with the preservation and protection of the Conservation Values, Grantee may request that Grantor and Grantee shall, at Grantor's expense, consult with a mutually agreed upon resource management professional. This professional will provide written recommendations for said resource management practice(s) not inconsistent with the preservation and protection of the Conservation Values. Notwithstanding the foregoing, Grantor and Grantee recognize that changes in economic conditions, in agricultural technologies, in accepted farm, ranch and forest management practices, and in the situation of the Grantor may result in an evolution of agricultural, silvicultural, and other uses of the Property, and such uses are permitted provided they are not inconsistent with the preservation and protection of the Conservation Values

A. ***Agriculture.*** All agricultural uses shall be conducted using stewardship and management methods that preserve the natural resources upon which agriculture is based. Long term stewardship and management goals include preserving soil productivity, maintaining natural stream channels, preventing soil erosion, minimizing invasive species, and avoiding unsustainable livestock grazing practices. Grantor may construct and maintain agricultural ditches, stock ponds, wells or other agricultural water

features. Grantor may also grow crops within the Building Envelope.

B. ***Timber.*** On a limited and localized basis, Grantor may cut trees to control insects and disease, to control invasive non-native species, to prevent personal injury and property damage, and for domestic uses on the Property such as firewood and construction of permitted buildings and fences. Grantor may conduct tree thinning activities to maintain the character and nature of the habitat. Grantor shall only conduct other timber harvesting activities in accordance with a forest management plan prepared by a professional forester at Grantor's expense, provided that Grantee determines that said activities and management plan are not inconsistent with the preservation and protection of the Conservation Values, pursuant to Sections 15 (Grantor's Notice) and 16 (Grantee's Approval) of this Deed.

C. ***Relatively Natural Habitat.*** Grantor may conduct major habitat management activities such as removing tamarisk, chaining juniper or sagebrush, constructing ponds and wetlands, and conducting controlled burns provided that Grantee determines that said management activities are not inconsistent with the preservation and protection of the Conservation Values, pursuant to Sections 17 (Grantor's Notice) and 18 (Grantee's Approval) of this Deed.

D. ***Minerals and Other Deposits.*** As of the date of this Deed, Grantor owns all mineral rights located on, under, or in the Property or otherwise associated with the Property. Grantor shall not transfer, lease or otherwise separate any mineral rights, currently owned or later acquired, from the surface of the Property. Grantor shall not permit any filling, excavating, dredging, mining, drilling, or exploration for or extraction of any minerals, hydrocarbons, coalbed methane, soils, sand, gravel, rock or other materials on, under, or in the Property by any method. Notwithstanding the foregoing, Grantor may establish one (1) area for extraction of soil, sand, rock or gravel for use on the Property, provided that such area shall not exceed one-quarter (1/4) acre, shall have only a temporary, localized, and limited impact on the Conservation Values, and when extraction is completed, the area shall be reclaimed to its original condition and revegetated with native vegetation (unless the area was not previously vegetated), such revegetation to be diligently pursued until the area has been successfully revegetated with native vegetation.

E. ***Recreation.*** Grantor may undertake low-impact recreational uses such as wildlife watching, horseback riding, hiking, cross-country skiing, hunting and fishing, provided they are not inconsistent with the preservation and protection of the Conservation Values. These uses are specifically excluded from the Restricted Practices in Section 6D.

F. ***Water Rights.*** Pursuant to C.R.S. § 38-30.5-102, which authorizes the inclusion of "water rights beneficially used upon the land...owned by Grantor" in a conservation easement, the Property subject to this Easement includes any and all right, title and interest in and to certain water rights, ditches and ditch rights, ponds, springs

and spring rights, reservoir and reservoir rights, wells and groundwater rights, water allotments, units or shares, and any other types of rights, including contracts, permits, easements, and rights-of-way, related to the ownership of water, tributary, non-tributary and not non-tributary, appurtenant to or customarily or historically used or associated with or upon the Property, together with any and all of the rights associated with the historical and beneficial use of any of the embankments, flumes, headgates, measuring devices or any other structures that are appurtenant to those water rights (collectively, the "Water Rights").

(1) ***Permitted Uses of Water Rights.*** Grantor hereby dedicates and restricts the Water Rights to be used exclusively for the preservation and protection of the Conservation Values. Grantor shall continue to maintain the historic use of the Water Rights.

(2) ***Restrictions on Water Rights.*** Grantor shall not transfer, encumber, sell, lease or otherwise separate the Water Rights from the Property. Grantor shall not abandon or allow abandonment of the Water Rights by action or inaction. Grantor shall not change the historic use or point of diversion of the Water Rights unless Grantee determines that said change is not inconsistent with the preservation and protection of the Conservation Values, pursuant to Sections 17 (Grantor's Notice) and 18 (Grantee's Approval) of this Deed. Grantor shall not construct, or permit others to construct, any new diversion, storage or other water structures upon the Property, shall not develop any conditional water rights for use on the Property, and shall not otherwise undertake any new development of water resources for use on the Property, unless Grantee determines that said action is not inconsistent with the preservation and protection of the Conservation Values, pursuant to Sections 17 (Grantor's Notice) and 18 (Grantee's Approval) of this Deed.

G. ***Composting and Biomass Facilities.*** Grantor may construct or maintain non-commercial compost or other biomass storage structures or facilities within the Building Envelope, provided, however, that the construction and maintenance of such structures or facilities are not inconsistent with the preservation and protection of the Conservation Values.

6. ***Restricted Practices.***

A. ***Subdivision.*** Grantor and Grantee agree that the division, subdivision or de facto subdivision of the Property, whether by legal or physical process, into two or more parcels of land or partial or separate interests (including, but not limited to, condominium interests or the partition of undivided interests) is prohibited. At all times Grantor shall own and convey the Property as a single parcel which shall be subject to the terms and conditions of this Easement. Grantor may own the single parcel by joint tenancy or tenancy in common; provided, however, that Grantor shall not undertake any legal proceeding to partition, subdivide or divide in any manner such undivided interests

in the single parcel.

B. *Surface Disturbance.* Except as permitted within this Deed, Grantor shall not alter the surface of the land, including without limitation, moving, excavating or removing soil, sand, gravel, rock, peat or sod, in a manner that is inconsistent with the preservation and protection of the Conservation Values.

C. *Existing Water Features.* Except as permitted within this Deed, Grantor shall not alter, impair, modify or adversely change existing ponds, wetlands or stream channels in a manner that is inconsistent with the preservation and protection of the Conservation Values.

D. *Commercial or Industrial Activity.* Grantor shall not conduct commercial or industrial uses of the Property that are inconsistent with the preservation and protection of the Conservation Values. Nothing contained herein shall be construed as prohibiting Grantor from conducting additional permitted agricultural uses on the Property or from continuing the existing uses of the Property, including, but not limited to, conducting the Equestrian Events described in Paragraph 4.A(4) hereof. Notwithstanding the foregoing, any future Equestrian Events permitted hereunder shall be limited to the same nature and the same or lesser scope as the current Equestrian Events. Additionally, it is specifically agreed by the Grantor that in no event shall the total number of days on which the Equestrian Events are held on the Property in any calendar year exceed twenty (20) total days.

E. *Feed Lot.* Grantor shall not establish or maintain a feed lot. For purposes of this Deed, "feed lot" means a permanently constructed confined area or facility which is used and maintained continuously and exclusively for purposes of warm-up or fattening large numbers of livestock for market. Nothing in this section shall prevent Grantor from seasonally confining livestock into an area, corral or other facility for warm-up or feeding, or from leasing pasture for the grazing of livestock owned by others.

F. *Public Access.* Nothing contained herein shall be construed as affording the public access to any portion of the Property, although Grantor may permit public access to the Property on such terms and conditions as it deems appropriate, provided that such access is not inconsistent with the preservation and protection of the Conservation Values.

G. *Trash.* Grantor may not dump or accumulate any kind of trash, sludge, or refuse on the Property, except for farm-related trash and refuse produced on the Property that is disposed of in a manner that is not inconsistent with the preservation and protection of the Conservation Values. Grantor may store or accumulate agricultural products and by-products on the Property in accordance with all applicable government laws and regulations.

H. Hazardous Materials. Grantor may use agri-chemicals on the Property in accordance with all applicable federal, state or local laws. Otherwise, the treatment, permanent storage, disposal or release of hazardous materials on, from or under the Property is prohibited. For the purpose of this Deed, hazardous materials shall mean any hazardous or toxic material or waste that is subject to any federal, state, or local law or regulation. Notwithstanding anything in this Deed to the contrary, this prohibition does not impose any liability on Grantee for hazardous materials, nor does it make Grantee an owner of the Property, nor does it permit or require Grantee to control any use of the Property that may result in the treatment, storage, disposal or release of hazardous materials within the meaning of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended ("CERCLA").

I. Weed Control. Grantor shall manage the Property to control noxious weeds to the extent reasonably possible.

J. Other Restricted Uses. Grantor shall not construct or establish golf courses, sod farms, helicopter pads, and airstrips.

7. Limited Impact Activities. Subject to Section 17 (Grantor's Notice) and Section 18 (Grantee's Approval), Grantee may also, in its sole discretion, permit Grantor to engage in activities that may have limited impacts on the Conservation Values, provided that such activities: (1) do not violate or are not in conflict with the general and specific purposes of this Easement; AND (2) either enhance or do not significantly impair any Conservation Value protected by this Easement. Any approval granted pursuant to this paragraph shall be: (1) revocable at Grantee's discretion; (2) limited in duration; and (3) specific to the individuals or entities who have requested to engage in such activity. Notwithstanding the foregoing, Grantee will not agree to any activity that could result in the termination of this Easement under state or federal law.

8. Responsibilities of Grantor and Grantee Not Affected. Other than as specified herein, this Deed is not intended to impose any legal or other responsibility on Grantee, or in any way to affect any existing obligations of Grantor as owner of the Property. Additionally, unless otherwise specified below, nothing in this Deed shall require Grantor to take any action to restore the condition of the Property after any Act of God or other event over which Grantor had no control. Grantor shall continue to be solely responsible and Grantee shall have no obligation for the upkeep and maintenance of the Property and Grantor understands that nothing in this Deed relieves Grantor of any obligation or restriction on the use of the Property imposed by law. Among other things, this shall apply to:

A. Taxes. Grantor shall continue to be solely responsible for payment of all taxes and assessments levied against the Property. If Grantee is ever required to pay any taxes or assessments on its interest in the Property, Grantor will reimburse Grantee for the same. If for any reason Grantor fails to pay any taxes, assessments or similar requisite charges, Grantee may pay such taxes, assessments or similar requisite charges, and may bring an action against Grantor to recover all such taxes, assessments and

similar charges plus interest thereon at the rate charged delinquent property taxes by the county assessor's office in which the Property is located.

B. ***Liability.*** Grantor shall indemnify, defend, and hold Grantee and its members, officers, directors, employees, agents, and contractors (collectively, the "Indemnified Parties") harmless from and against any and all loss, damage, cost, or expense, including reasonable attorneys' fees, arising from or in any way related to: (i) injury to or the death of any person, or damage to property, occurring on or about or related to the Property, unless due solely to the act or omission of the Indemnified Parties; (ii) the obligations under this Section or (iii) the presence or release of hazardous materials on, under, or about the Property under Section 6(F) and (iv) the violation or alleged violation of, or other failure to comply with any applicable state, federal, or local law, regulation, or requirement, including, without limitation, CERCLA and state hazardous waste statutes, by any person other than any of the Indemnified Parties, in any way affecting, involving, or relating to the Property. Grantee shall indemnify, defend and hold Grantor and its assigns, successors and heirs harmless from and against any and all loss, cost or expense, including reasonable attorney's fees, arising from or in any way related to injury to or death of any person occurring on or about or related to the Property arising out of the Indemnified Parties' actions on the Property.

9. ***Enforcement.*** If Grantee finds what it believes is a violation of the terms of this Deed, Grantee shall immediately notify Grantor in writing of the nature of the alleged violation ("Notice of Violation"). Upon receipt of the Notice of Violation, Grantor shall immediately discontinue the activity or use that has caused the alleged violation and shall either: (a) restore the Property to its condition prior to the violation in accordance with a written restoration plan ("Restoration Plan"); or (b) provide a written explanation to Grantee of the reason why the alleged violation should be permitted. The Restoration Plan shall be submitted to Grantee within twenty (20) days after Grantor's receipt of the Notice of Violation, or within a longer time period if so specified by Grantee in the Notice of Violation. The Restoration Plan shall be approved or disapproved by Grantee in writing within thirty (30) days after its submittal. If Grantee fails to respond in writing within thirty (30) days after Grantor's submittal to Grantee of a Restoration Plan, the Restoration Plan shall be deemed approved. Grantor shall begin restoring the Property in accordance with the Restoration Plan within ten (10) days after it is approved or deemed approved by Grantee and diligently pursue such cure to completion in compliance with the terms of the approved Restoration Plan. If the condition described in clause (b) above occurs, both parties agree to meet within thirty (30) days to resolve this difference. If the parties are unable to resolve the dispute at the meeting, Grantee may, at its discretion, take appropriate legal action. If after receipt of the Notice of Violation, Grantor continues the activity or use that caused the alleged violation or if a court with jurisdiction determines that a violation is imminent, exists, or has occurred, Grantee may get an injunction to stop it, temporarily or permanently prior to the parties meeting and prior to completion of the Restoration Plan. A court may also issue an injunction to require Grantor to restore the Property to its condition prior to the violation, and may order Grantor to pay any restoration costs necessitated by Grantor's violation of the terms of this Deed.

Grantor shall pay any costs incurred by Grantee in enforcing the terms of this Easement against Grantor, including, without limitation, costs and expenses of suit, and attorneys' fees and any costs of restoration necessitated by Grantor's violation of the terms of this Easement. If the deciding body determines that Grantee has acted in bad faith in seeking to enforce this Easement, Grantee shall pay any costs incurred by Grantor in defending against such bad faith actions. The parties will share equally in any mediation fees. Grantee's remedies described in this section shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity, including the right to recover any damages for loss of Conservation Values. Enforcement of the terms of this Easement shall be at the discretion of Grantee, and the failure of Grantee to discover a violation or to take action shall not waive any of Grantee's rights, claims or interests in pursuing any such action at a later date.

10. *Transfer of Easement.* Grantee shall have the right to transfer this Easement to any public agency or private non-profit organization that, at the time of transfer, is a "qualified organization" under § 170(h) of the U.S. Internal Revenue Code, and under C.R.S. §§38-30.5-101, *et seq.*, only if the agency or the organization expressly agrees to abide by the terms of this Easement and to assume the responsibility imposed on Grantee by this Easement, and only if Grantor approves of such transferee agency or organization, such approval by Grantor not to be unreasonably withheld. Grantee shall notify Grantor in advance of any proposed transfers. If Grantee ever ceases to exist or no longer qualifies under federal or state law, a court with jurisdiction shall transfer this Easement to another qualified organization having similar purposes and that agrees to abide by the terms of this Easement and to assume the responsibility imposed on Grantee by this Easement.

11. *Transfer of Property.* Any time the Property or a portion thereof is transferred by Grantor to any third party, Grantor shall pay a transfer fee of \$500 to Grantee to be used for purposes consistent with Grantee's mission. Grantor shall notify Grantee in writing within (5) business days after closing using the form in **Exhibit D** attached hereto and made a part of this Deed, and shall attach to the form a copy of the new ownership deed. Grantee reserves the right to record a notice of transfer fee in the official real property records of Douglas County, Colorado. Notwithstanding the foregoing, no transfer fee shall be required to be paid in the event that the Property is transferred by Grantor to Grantor's heirs or beneficiaries or to any trust or other entity in which Grantor maintains an interest as trustee, beneficiary, or owner.

12. *Real Property Interest.* The granting of this Deed immediately vests Grantee with a property interest. Grantor and Grantee also agree, as to the value of the Property, an appraisal has been completed that indicates the fair market value of this property interest is fifty-nine percent (59%) of the full fair market value of the Property, excluding the value of any improvements located on the Property. Pursuant to Treasury Regulation § 1.170A-14(g)(6)(ii), Grantor and Grantee further agree that this percentage shall remain constant.

13. *Termination of Easement.* This Easement may only be terminated or extinguished by judicial proceedings by a court of competent jurisdiction. The total loss of all the Conservation Values on the Property is the only grounds under which this Deed can be terminated. If this Easement is extinguished or terminated, whether in whole or in part, Grantee

shall be paid proceeds equal to the aforementioned percentage of the fair market value of the Property, but only to the extent that such proceeds are not attributable to the value of any improvements located on the Property. Grantee's use of the proceeds shall be used in a manner consistent with its conservation purpose and in compliance with Treasury Regulation § 1.170A-14(g)(6)(i).

14. ***Eminent Domain.*** If all or any part of the Property is taken under the power of eminent domain by public, corporate, quasi-governmental or other authority, or acquired by such authority through purchase in lieu of the exercise of eminent domain ("Condemnation"), Grantee shall receive proceeds directly from the authority for any such Condemnation in the amount of fifty-nine percent (59%) of the proceeds received by Grantor, but only to the extent that such proceeds are not attributable to the value of any improvements located on the Property.

15. ***Perpetual Duration.*** This Easement shall be a servitude running with the land in perpetuity. The provisions of this Deed that apply to Grantor or Grantee shall also apply to their respective agents, heirs, executors, administrators, assigns, and all other successors as their interests may appear; provided, however, that each party's rights and obligations under this Easement shall terminate (as to such party, but not as to such party's successor, who shall be bound as provided herein) upon a transfer of the party's entire interest in this Easement or the Property, except that liability of such transferring party for act or omissions occurring prior to such transfer shall survive the transfer.

16. ***Change of Circumstance.***

A. ***Economic Value.*** The fact that any use of the Property that is prohibited by this Easement, or any other use as determined by Grantee to be inconsistent with the Purpose of this Easement, may become economically more valuable than permitted uses has been considered by Grantor in granting this Easement. It is the intent of both Grantor and Grantee that such circumstances shall not justify the termination or extinguishment of this Easement pursuant to Section 13. In addition, the inability to carry on any or all of the permitted uses, or the unprofitability of doing so, shall not impair the validity of this Easement or be considered grounds for its termination or extinguishment pursuant to Section 13.

B. ***Agricultural Value.*** In the event Grantee believes that agriculture is no longer a Conservation Value, Grantee may request that Grantor and Grantee develop an acceptable plan to ensure appropriate land cover consistent with the preservation and protection of the Conservation Values. The expense of developing and implementing said plan shall be paid for by Grantor.

17. ***Grantor's Notice.*** Where Grantor's notice is required in this Deed, Grantor shall notify Grantee in writing not less than sixty (60) calendar days prior to the date Grantor intends to undertake the activity in question. The written notice shall describe the proposed activity in sufficient detail (i.e. location, size, scope, design, nature) to allow Grantee to evaluate the consistency of the proposed activity with the pertinent terms of this Easement.

18. ***Grantee's Approval.*** Where Grantee's approval is required in this Deed, Grantee shall grant or withhold its approval in writing within thirty (30) calendar days of receipt of Grantor's written notice thereof. Grantee's decision may be withheld if Grantee is unable to immediately evaluate the proposed action. If Grantee believes it does not have sufficient information to evaluate Grantor's request, Grantee shall notify Grantor within twenty (20) calendar days after receipt of the request and shall inform Grantor with specificity as to what information it is lacking. If Grantor provides the requested information, Grantee shall notify Grantor of its decision within twenty (20) calendar days of its receipt of such additional information.

19. ***Notices.*** Any notice that either party is required to give to the other in writing shall be transmitted via U.S. mail, overnight delivery service or served personally to the following addresses which addresses may change from time to time by a party giving written notice in the manner set forth above:

Grantor: Abbe Ranch, LLC
Richard and Susan Farmer, Managers
9998 South Perry Park Road
Larkspur, Colorado, 80118
Phone: 303-681-3589

Grantee: Douglas Land Conservancy
P.O. Box 462
Castle Rock, CO 80104
Phone: 303-688-8025

20. ***Liens on the Property.***

A. ***Current Liens.*** There are currently no deeds of trust encumbering the Property.

B. ***Subsequent Liens.*** No provisions of this Deed should be construed as impairing the ability of Grantor to use this Property as collateral for subsequent borrowing. Any mortgage or lien arising from such a borrowing is subordinate to this Easement.

21. ***No Merger.*** Unless the parties expressly state that they intend a merger of estates or interests to occur, then no merger shall be deemed to have occurred hereunder or under any document executed in the future affecting this Easement.

22. ***Grantor's Representations and Warranties.***

A. Except as provided in Section 20, Grantor warrants that Grantor has good and sufficient title to the Property, free from all liens and encumbrances securing

monetary obligations except ad valorem property taxes for the current year, and hereby promises to defend title to the Property against all claims that may be made against it by any person claiming by, through, or under Grantor.

B. Grantor represents and warrants that, after reasonable investigation and to the best of its knowledge:

(1) No hazardous substance or toxic waste exists nor has been generated, treated, stored, used, disposed of, deposited, or transported, in, on, or across the Property, and that there are no underground storage tanks located on the Property;

(2) Grantor and the Property are in compliance with all federal, state, and local laws, regulations, and requirements applicable to the Property and its use;

(3) There is no pending or threatened litigation in any way affecting, involving, or relating to the Property; and

(4) No civil or criminal proceedings or investigations have been instigated at any time or are now pending, and no notices, claims, demands, or orders have been received, arising out of any violation or alleged violation of, or failure to comply with, any federal, state, or local law, regulation, or requirement applicable to the Property or its use.

23. *Acceptance.* Grantee hereby accepts without reservation the rights and responsibilities conveyed by this Deed.

24. *General Provisions:*

A. *Severability.* If any provision of this Deed, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Deed, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

B. *Captions.* The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

C. *Waiver of Defenses.* Grantor hereby waives any defense of laches, estoppel or prescription and acknowledges and agrees that the one-year statute of limitation provided under C.R.S. § 38-41-119 does not apply to this Easement, and Grantor waives any rights of Grantor pursuant to such statute.

D. ***Controlling Law and Interpretation.*** This Easement shall be performed and broadly interpreted under the laws of State of Colorado, resolving any ambiguities and questions of the validity of specific provisions in favor of maintaining the Purpose of this Deed. Any decisions resolving such ambiguities shall be documented in writing.

E. ***Counterparts.*** The parties may execute this instrument in two or more counterparts which shall, in the aggregate, be signed by all parties; each counterpart shall be deemed an original instrument as against any party who has signed it; all counterparts, when taken together, shall constitute this instrument.

F. ***Amendment.*** If circumstances arise under which an amendment to or modification of this Easement would be appropriate, Grantor and Grantee are free to jointly amend this Easement; provided that no amendment shall be allowed that will confer a private benefit to Grantor or any other individual greater than the benefit to the general public (see IRS Reg. 1.170A-14(h)(3)(i)) or result in private inurement for a Board member, staff or contract employee of Grantee (see IRS Reg. 1.501(c)(3)-1(c)(2)), or affect the qualifications of this Easement under any applicable laws. Any amendment shall be consistent with Grantee's policies, must not be inconsistent with the preservation and protection of the Conservation Values, and shall not affect the perpetual duration of the Easement. Grantee shall have the right to charge a fee to Grantor for time and costs associated with any amendment. Any amendment must be in writing, signed by both parties, and recorded in the official records of Douglas County, Colorado.

G. ***Entire Agreement.*** This instrument sets forth the entire agreement of the parties with respect to the terms of this Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to the terms of this Easement, all of which are merged herein.

25. ***Development Rights.*** Grantor hereby grants to Grantee all development rights except as specifically reserved herein, and the parties agree that such rights are terminated and extinguished.

26. ***Recording.*** Grantor shall record this Deed in timely fashion in the official real property records of Douglas County, Colorado, and Grantee may re-record it at any time as may be required to preserve its rights in this Easement.

27. ***No Third Party Enforcement.*** This Deed is entered into by and between Grantor and Grantee and does not create rights or responsibilities for the enforcement of the terms of this Deed in any third parties except as expressly reserved herein.

28. ***Joint and Several Liability.*** If Grantor at any time owns the Property in joint tenancy or tenancy in common, Grantor shall be jointly and severally liable for all obligations set forth in this Easement.

29. ***Ownership by Single Entity Consisting of Multiple Parties.*** If Grantor at any

time is an entity which consists of shareholders, partners or members, such Grantor entity is required to include in its operating agreement, bylaws or other documents setting forth the rights and responsibilities of the entity, the right to assess or to otherwise collect payment from such shareholders, partners or members for any monetary or other obligations set forth in this Easement. Grantor shall provide a copy of such documentation at any time upon Grantee's request.

30. *Environmental Attributes.* Grantor hereby reserves all Environmental Attributes associated with the Property. "Environmental Attributes" shall mean any and all tax or other credits, benefits, renewable energy certificates, emissions reductions, offsets, and allowances (including but not limited to water, riparian, greenhouse gas, beneficial use, and renewable energy), generated from or attributable to the conservation, preservation and management of the Property in accordance with this Easement. Nothing in this Section 30 shall modify the restrictions imposed by this Deed or otherwise impair the preservation and protection of the Conservation Values.

31. *Tax Benefits.* Grantor acknowledges that Grantor is responsible for obtaining legal and accounting counsel to advise Grantor regarding the applicability of federal or state tax benefits that might arise from the donation of the Easement. Grantee makes no representation or warranty that Grantor will receive tax benefits for the donation of the Easement.

TO HAVE AND TO HOLD, this Deed of Conservation Easement unto Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor and Grantee, intending to legally bind themselves, have set their hands on the date first written above.

GRANTOR: ABBE RANCH, LLC

By: Richard Farmer
Richard A. Farmer, Manager

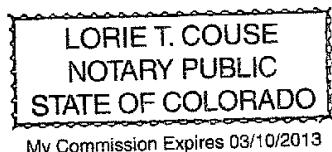
By: Susan R. Farmer
Susan Robinson Farmer, Manager

STATE OF COLORADO)
COUNTY OF Douglas) ss.
)

The foregoing instrument was acknowledged before me this 1 day of July, 2011, by
Richard A. Farmer and Susan Robinson Farmer, as Managers of Abbe Ranch, LLC, a
Colorado limited liability company.

Witness my hand and official seal.

My commission expires:



Jane T Corse

Notary Public

Abbe Ranch, LLC Deed

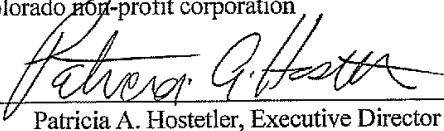
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GRANTEE:

DOUGLAS LAND CONSERVANCY,
a Colorado non-profit corporation

By:



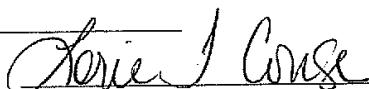
Patricia A. Hostetler, Executive Director

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 7 day of July, 2011, by Patricia A. Hostetler as Executive Director of Douglas Land Conservancy, a Colorado non-profit corporation.

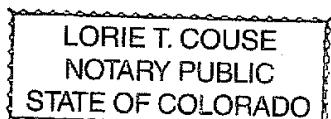
Witness my hand and official seal.

My commission expires: _____



Lorrie T. Couse

Notary Public



My Commission Expires 03/10/2013

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

LOTS 3-A, 3-B, 3-C, 3-D, 4-A, 4-B, 4-C, 4-D, 6 AND 5, EXCEPT THAT PORTION OF LOT 5, LYING SOUTH AND WEST OF THE PERRY PARK ROAD, ALL OF SAID LOTS BEING A PART OF VACATED PLAT OF ABBE HILLS ACRES PURSUANT TO MEMORANDUM RECORDED DECEMBER 3, 1993 IN BOOK 1166 AT PAGE 875, COUNTY OF DOUGLAS, STATE OF COLORADO:

ALSO DESCRIBED AS FOLLOWS:

THE S1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, EXCEPT THAT PORTION OF THE SAID S1/2 OF THE SOUTHEAST 1/4 LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 31, 2144 FEET WESTERLY THEREON FROM THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE NORTH 35 DEGREES 51 MINUTES 44 SECONDS WEST TO INTERSECT THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 31, THEREBY INTENDING TO DESCRIBE THE NORtheasterly RIGHT OF WAY LINE OF PERRY PARK ROAD AS NOW CONSTRUCTED: ALL IN TOWNSHIP 9 SOUTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 2:

LOTS 1-A, 1-B, 1-C, 1-D, 2-A, 2-B, 2-C, 2-D, ALL IN VACATED PLAT OF ABBE HILLS ACRES PURSUANT TO MEMORANDUM RECORDED DECEMBER 3, 1993 IN BOOK 1166 AT PAGE 875, COUNTY OF DOUGLAS, STATE OF COLORADO

ALSO DESCRIBED AS THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 9 SOUTH OF RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 3:

A TRACT LYING EAST OF PERRY PARK ROAD AND LOCATED IN SOUTHEAST 1/4 SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF SAID SOUTHEAST 1/4 SOUTHWEST 1/4, THENCE WESTERLY ALONG QUARTER-QUARTER LINE OF SECTION 390.24 FEET MORE OR LESS, TO RIGHT OF WAY OF SAID ROAD, THENCE SOUTH 33 DEGREES 13 MINUTES EAST ALONG SAID RIGHT OF WAY 714.20 FEET, MORE OR LESS, TO CENTER LINE OF SAID SECTION; THENCE NORTH ALONG SAID CENTER LINE 597.50 FEET, MORE OR LESS TO TRUE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 4:

A TRACT OF LAND AND EASEMENT IN SECTION 32, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MORE FULLY DESCRIBED AS:

THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP NINE (9) SOUTH, RANGE SIXTY SEVEN (67) WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, AND A SIXTY (60) FOOT RIGHT OF WAY AND EASEMENT ALONG THE EXISTING ROADWAY ACROSS THE PROPERTY DESCRIBED AS FOLLOWS:

LOTS 1-A, 1-B, 1-C, 1-D, 2-A, 2-B, 2-C, 2-D, 3-A, 3-B, 3-C, 3-D, 4-A, 4-B, 4-C, 4-D, 6 AND 5, EXCEPT THAT PORTION OF LOT 5 LYING SOUTH AND WEST OF THE PERRY PARK ROAD, ALL OF SAID LOTS BEING A PART OF VACATED PLAT OF ABBE HILLS ACRES PURSUANT TO MEMORANDUM RECORDED DECEMBER 3, 1993 IN BOOK 1166 AT PAGE 875, COUNTY OF DOUGLAS, STATE OF COLORADO

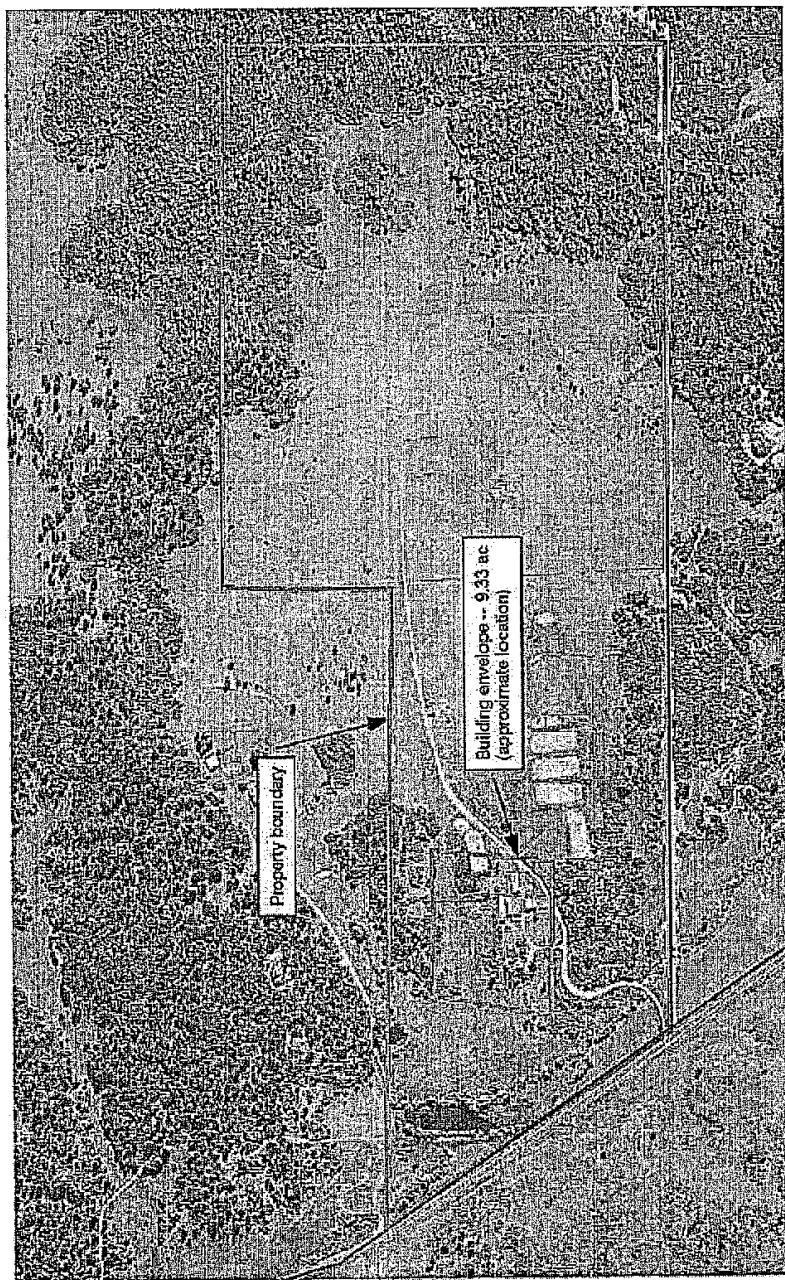
ALSO DESCRIBED AS FOLLOWS:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, EXCEPT THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 31, 2144 FEET WESTERLY THEREON FROM THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE 35 DEGREES 51 MINUTES 41 SECONDS WEST TO INTERSECT THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 31, HEREBY INTENDING TO DESCRIBE THE NORTHEASTERLY RIGHT OF WAY LINE OF PERRY PARK ROAD AS NOW CONSTRUCTED, ALL IN TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 5:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXHIBIT B
MAP OF PROPERTY/BUILDING ENVELOPE



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EXHIBIT C
BUILDING ENVELOPE LEGAL DESCRIPTION AND DRAWING

A parcel of land located in the South Half of the Southeast Quarter of Section 31, Township 9 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado, being a part of that property described at Reception No. 2011022755 of the Douglas County records, being more particularly described as follows:

NOTE: For the purpose of this description the bearings are referenced to the south line of the Southeast Quarter of Section 31, Township 9 South, Range 67 West of the 6th Principal Meridian, being an assumed bearing of South 89°32'26" West a distance of 2636.17 feet. Monumented at the Southeast Corner of Section 31, Township 9 South, Range 67 West of the 6th Principal Meridian by a 3 1/4" aluminum cap "Archer & Assoc. LS 6935 1988" and the South Quarter of said Section 31 by a 3 1/4" aluminum cap "Civil Arts-Drexel PLS 23405 2006".

Commencing at the Southeast Corner of Section 31, Township 9 South, Range 67 West; Thence North 66°34'44" West West, 1398.06 feet to the **TRUE POINT of BEGINNING**; Thence South 89°55'36" West, 746.00 feet; Thence North 10°32'32" East, 561.42 feet; Thence North 88°12'29" East, 702.47 feet; Thence South 05°51'49" West, 575.97 feet to the **TRUE POINT OF BEGINNING**.

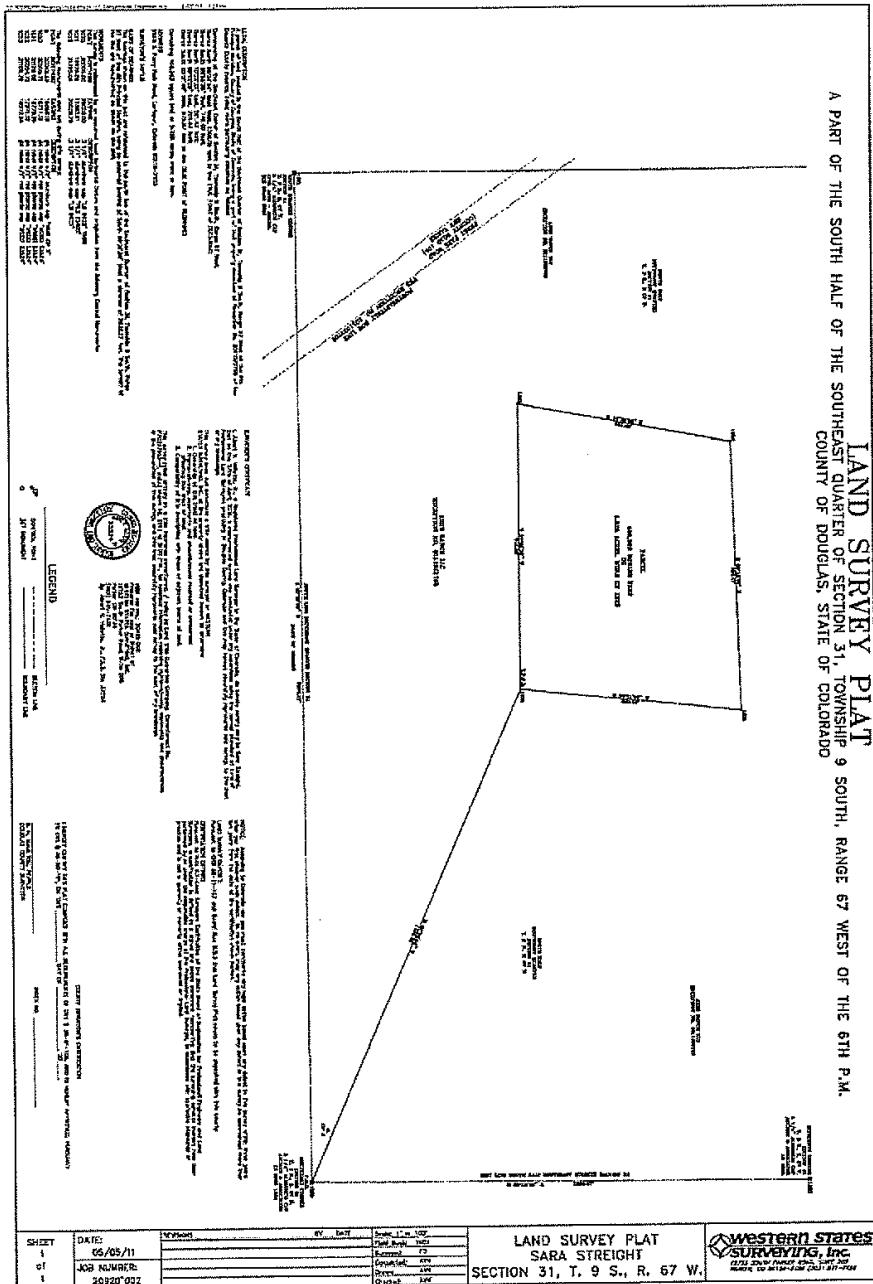
Containing 406,323 square feet or 9.328 acres, more or less.

I hereby certify that the above legal description was prepared under my direct supervision.



WSSI Job No. : 20920:002
Date: May 5, 2011 Abbe Ranch LLC
For and on Behalf of
Western States Surveying, Inc
12753 S. Parker Road, Suite 205
Parker, CO 80134
(303) 841-7436
Albert V. Valletta, Jr., PLS 23524

Notice: According to Colorado law you must commence any legal actions based upon a 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 certification shown hereon.



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EXHIBIT D
SAMPLE NOTICE OF TRANSFER OF PROPERTY

To: Douglas Land Conservancy ("Grantee")
From: [Insert name of fee owner] ("Grantor")

Pursuant to Section 11 of the Deed of Conservation Easement recorded (date) under
reception number , Grantee is hereby notified by Grantor of the transfer of the fee
simple interest in the subject Property legally described in **Exhibit A** attached hereto effective
[insert date of closing] to [insert name of new Grantor], who can be reached at [insert name,
legal address, phone and fax number]. Also pursuant to Section 10 of the aforementioned
Deed of Conservation Easement, a copy of the new ownership deed is attached.

GRANTOR:

By: _____
Title: _____

STATE OF COLORADO)
)
COUNTY OF)
)

200 The foregoing instrument was acknowledged before me this _____ day of _____, by _____ as _____ of _____

Witness my hand and official seal.

Witness my hand and official seal.

Notary Public

Date: _____