

Referral Agency Response Report**Project Name:** Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A**Project File #:** LE2025-010**Date Sent:** 07/28/2025**Date Due:** 08/11/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/29/2025	<p>Verbatim Response: The proposed address for the monument sign is 9880 WATERTON ROAD. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes.</p> <p>Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.</p>	Comments provided to applicant.
Arrowhead Shores		No Response Received.	
AT&T Long Distance - ROW	07/30/2025	<p>Summary of Response: AT&T reviewed the request and there should be no conflicts with AT&T Long Lines.</p>	No action required.
Black Hills Energy		No Response Received.	
Building Services	07/30/2025	<p>Verbatim Response: Permit is required. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.</p>	Comments provided to applicant.
CenturyLink	07/28/2025	<p>Summary of Response: CenturyLink noted its receipt of the request and that it will endeavor to respond within 30 days.</p>	Comments provided to applicant.
Chatfield Community Association		No Response Received.	
Chatfield Farms 1-A		No Response Received.	
Chatfield Farms 1-B HOA		No Response Received.	
Comcast		No Response Received.	
CORE Electric Cooperative	08/11/2025	<p>Verbatim Response: We have received the above-referenced referral request. We have reviewed our records and find that this property is not in our service territory.</p>	No action required.
Douglas County Health Department	07/28/2025	<p>Summary of Response: DCHD has no comments. See letter attached for detail.</p>	No action required.

Referral Agency Response Report**Project Name:** Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A**Project File #:** LE2025-010**Date Sent:** 07/28/2025**Date Due:** 08/11/2025

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	07/29/2025	Summary of Response: Engineering reviewed the request and provided comments related to earth disturbance and the need for a GESC Permit.	Comments provided to applicant.
Jefferson County Planning and Zoning		No Response Received.	
Roxborough Park Foundation		No Response Received.	
Roxborough Village First HOA		No Response Received.	
Roxborough Village Metro District		No Response Received.	
Roxborough Water & Sanitation District	07/29/2025	Verbatim Response: No Comment.	No action required.
Sheriff's Office		No Response Received.	
Sheriff's Office E911		No Response Received.	
South Metro Fire Rescue	08/04/2025	Verbatim Response: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.	No action required.
Xcel Energy-Right of Way & Permits	08/05/2025	Summary of Response: Xcel Energy noted that the proposal appears to encroach into a platted utility easement and that they do not have objection to the encroachment. Comments were also provided about owning and operating existing natural gas and electric distribution facilities along the curb at Waterton Road and Rampart Range Road.	Comments provided to applicant.

Eric Pavlinek

From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, July 30, 2025 11:36 AM
To: Eric Pavlinek
Cc: CHOY, PAM; duanew cwc64.com; jt cwc64.com
Subject: Mount Quray Rd Littleton, Colorado Douglas County eReferral #LE2025-010
Attachments: Mount Quray Rd Littleton, 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 Mount Quray Rd Littleton, 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: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Monday, July 28, 2025 8:54 AM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (LE2025-010) 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: LE2025-010

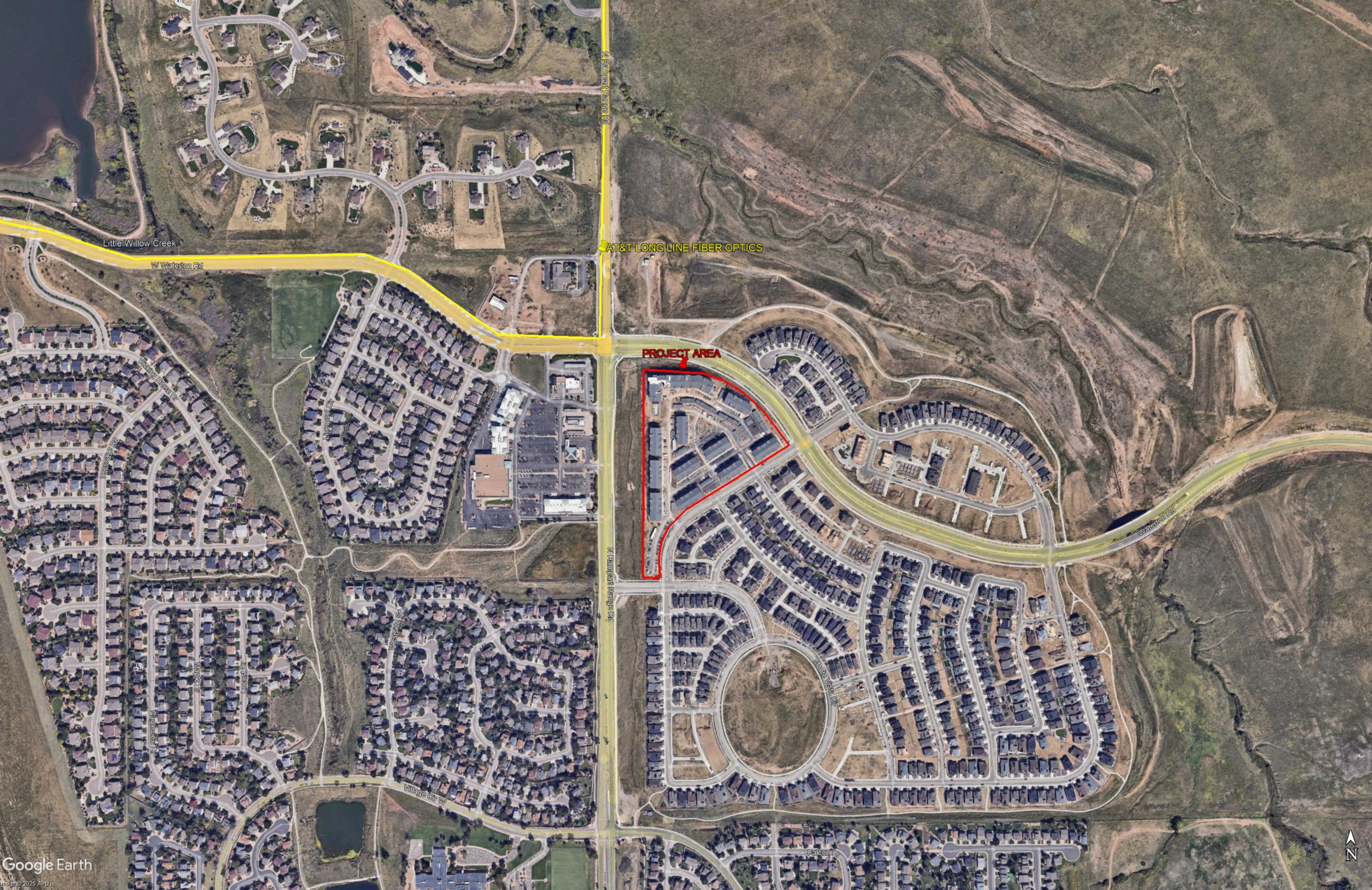
Project Title: Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A - Location and Extent

Project Summary: The applicant, Sterling Ranch CAB, proposes a Location and Extent (L & E) to install a wayfinding sign to identify the Prospect Village community at Sterling Ranch. The improvements will be located at the southeast intersection of Waterton Road and Rampart Range Road on property within the Sterling Ranch Planned Development.

This referral will close on Monday, August 11, 2025.

If you have any questions, please contact me.

Sincerely,



AT&T LONG LINE FIBER OPTICS

PROJECT AREA

N Rampart Range Rd

N Rampart Range Rd

Little Willow Creek

W Waterford Rd

Waterford Rd



From: [Easement, Nre](#)
To: [Eric Pavlinek](#)
Cc: [Evick, Brent](#)
Subject: RE: P867013/ ***Douglas County eReferral (LE2025-010) Is Ready For Review
Date: Monday, July 28, 2025 3:13:33 PM
Attachments: [image001.png](#)

Good afternoon,

We have received your request for an encroachment and have set up a Lumen project accordingly. Your project number is P867013, and it should be referenced in all emails sent in for review.

Please do not reply to this email. Your project owner is Brent Evick, and they can be reached by email at Brent.Evick@lumen.com with any questions that you may have regarding this project.

Requests are addressed in the order received; Lumen will endeavor to respond within 30 days.

Have a great day!

Best Regards,

Ashley Viola
Project Coordinator
Faulk & Foster
214 Expo Circle, Suite 7
West Monroe, LA 71291
Ashley.Viola@lumen.com



Our fee policy applies to Lumen dedicated easements only.

If your request involves public ROW or a Public Utility easement, the fee does not apply.
If this is the case, please reply all to advise

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Monday, July 28, 2025 9:54 AM
To: Easement, Nre <Nre.Easement@lumen.com>
Subject: P867013/ ***Douglas County eReferral (LE2025-010) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:

[https://urldefense.com/v3/___https://apps.douglas.co.us/planning/projects/Login.aspx_!!CdLFVIQ!SkFnu8w7ylbyoX2gGsvUQfwxEhBCG5INnNNmanKLX8qNNSxcaoVmBf0Tdx7iRJfhuDRsQBtmdiuBeifvLOiTUw\\$](https://urldefense.com/v3/___https://apps.douglas.co.us/planning/projects/Login.aspx_!!CdLFVIQ!SkFnu8w7ylbyoX2gGsvUQfwxEhBCG5INnNNmanKLX8qNNSxcaoVmBf0Tdx7iRJfhuDRsQBtmdiuBeifvLOiTUw$)

Project Number: LE2025-010

Project Title: Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A – Location and Extent

Project Summary: The applicant, Sterling Ranch CAB, proposes a Location and Extent (L & E) to install a wayfinding sign to identify the Prospect Village community at Sterling Ranch. The improvements will be located at the southeast intersection of Waterton Road and Rampart Range Road on property within the Sterling Ranch Planned Development.

This referral will close on Monday, August 11, 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)

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

July 9th, 2025

Eric Pavlinek
100 Third St.
Castle Rock, CO 80104

RE: LE2025-010

Dear Mr. Pavlinek

Thank you for the opportunity to review and comment on the Sterling Ranch CAB project. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has no comments.

Thanks for your time, and if you have any questions feel free to call me at 720-643-2490 or email cthompson@douglas.co.us

Sincerely,

Caden Thompson
Environmental Health Specialist I
Douglas County Health Department

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: July 28, 2025

Comments due by: August 11, 2025

Project Name:	Sterling Ranch Filing 3A, 3 rd Amendment, Lot 324-A – Location and Extent
Project File #:	LE2025-010
Project Summary:	The applicant, Sterling Ranch Community Authority Board (CAB), requests approval of a Location and Extent (L & E) to construct entry monumentation to identify the Prospect Village community at Sterling Ranch. The improvements will be located at the southeast intersection of Waterton Road and Rampart Range Road on property within the Sterling Ranch Planned Development.

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:	
<p>1.) If the project moves over 50 cubic yards of material it will require a Grading, Erosion and Sediment Control(GESC)Permit through Douglas County. 2.) Please include all proposed grading within the project Limits on the landscape construction plans/L&E Exhibit.</p>	
<input type="checkbox"/> See letter attached for detail.	
Agency: DC Public Works ENG.	Phone #: 303.660.7490 Ext. 3305
Your Name: Bradley Jackson, PE <i>(please print)</i>	Your Signature: <i>Bradley A. Jackson</i>
	Date: July 29, 2025

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **August 18, 2025, at 6:00 pm.** See the County website or contact the Planning Department for instructions on how to participate.

Sincerely,
Eric Pavlinek
Eric Pavlinek, Project Planner
Enclosure

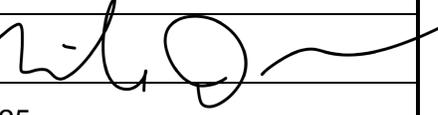
REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: July 28, 2025

Comments due by: August 11, 2025

Project Name:	Sterling Ranch Filing 3A, 3 rd Amendment, Lot 324-A – Location and Extent
Project File #:	LE2025-010
Project Summary:	The applicant, Sterling Ranch Community Authority Board (CAB), requests approval of a Location and Extent (L & E) to construct entry monumentation to identify the Prospect Village community at Sterling Ranch. The improvements will be located at the southeast intersection of Waterton Road and Rampart Range Road on property within the Sterling Ranch Planned Development.

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: _____	
<input type="checkbox"/> See letter attached for detail.	
Agency: Roxborough Water & Sanitation District	Phone #: 303-979-7286
Your Name: Mike Marcum <i>(please print)</i>	Your Signature: 
	Date: 07/29/2025

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **August 18, 2025, at 6:00 pm.** See the County website or contact the Planning Department for instructions on how to participate.

Sincerely,
Eric Pavlinek
Eric Pavlinek, Project Planner
Enclosure

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Eric Pavlinek, 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: Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A – Location and Extent
Project File #: **LE2025-010**
S Metro Review # REFOTH25-00154

Review date: August 4, 2025

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

Project Summary: The applicant, Sterling Ranch Community Authority Board (CAB), requests approval of a Location and Extent (L & E) to construct entry monumentation to identify the Prospect Village community at Sterling Ranch. The improvements will be located at the southeast intersection of Waterton Road and Rampart Range Road on property within the Sterling Ranch Planned Development.

Code Reference: Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.



Right of Way & Permits

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

August 5, 2025

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

Attn: Eric Pavlinek

Re: Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A, Case # LE2025-010

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **the installation of wayfinding sign to identify the Prospect Village community at Sterling Ranch.**

Please be aware that PSCo owns and operates existing natural gas and electric distribution facilities along the curb at Waterton Road and North Rampart Range Road. It appears that the proposed wayfinding sign project encroaches upon the platted utility easements. PSCo has no objection to this encroachment as described. However, please note that all risks and responsibility for this encroachment lie solely with the property owner. Additionally, if the structure or landscape is damaged or destroyed due to PSCo's use of this easement in the future, the property owner will be responsible for making repairs at their own expense.

Proper clearances must be maintained, including ground cover over buried facilities, which should not be modified from their original depths. If the original cover is altered (either increased or decreased), PSCo facilities must be adjusted accordingly. Structures are not permitted over buried facilities. Contact Colorado 811 for locates before excavating. Exercise caution and hand dig within 18 inches of each side of the marked facilities. Please be aware that all risks and responsibility for this request lie solely with the applicant/requestor.

Attached to this letter are the guidelines for planting in or near utility easements and facilities. Please review and comply with these guidelines while planting to enhance the landscape around the wayfinding sign.

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

Guidelines for Planting In or Near Utility Easements and Facilities (Including Approved Species List)

OVERHEAD TRANSMISSION & DISTRIBUTION LINES

- Trees growing taller than 20 feet should **not** be planted within transmission line rights-of-way.
- Trees growing taller than 20 feet should **not** be planted within distribution line rights-of-way. However, they may be planted **at least** 20 feet (horizontally) from overhead electric distribution lines.
- Trees with a maximum mature height of less than 20 feet may be planted beneath overhead electric transmission and distribution lines except when near structures. Please see list of compatible tree species listed below.

OVERHEAD TRANSMISSION & DISTRIBUTION LINE STRUCTURES

- Trees should be planted **at least** 15 feet from transmission and distribution poles and structures.
- Shrubs, ground covers, and flowerbeds can be planted up to the base of poles and structures. However, plant material may be destroyed during groundline inspection of wood structures for underground decay. Damaged or destroyed plant material will not be replaced.

UNDERGROUND ELECTRIC OR GAS LINES

- Avoid placement of shrubs and trees over underground facilities and in front of the access doors of pad-mounted underground equipment. This will help avoid having to move and possibly destroy plants during maintenance and repair operations. Damaged or destroyed plant material will not be replaced.
- If planting above underground facilities cannot be avoided, plant materials with roots that extend **less than** 18-inches below grade at maturity should be used.
- **Please call UNCC for locates before you dig! (800) 922-1987.**

Please bear in mind that PSCo's Vegetation Management Department prefers trees that only reach around 20-feet at mature height, and preferably a multi-stem tree. Be aware that PSCo would eventually have to perform line clearance on the trees should they ever break clearances. The following tree and shrub species have been approved by PSCo's Vegetation Management Department for planting near overhead lines:

DECIDUOUS

Adams Flowering Crabapple
Amur Maple
Assorted Fruit Trees
Autumn Brilliance Serviceberry
Camperdown Elm
Canada Red Cherry
Centurion Flowering Crabapple
Cockspur Thornless Hawthorn
Cumulus Serviceberry
European Mountain Ash
Goldenrain tree
Nannyberry
Newport Plum
Princess Kay Plum
Radiant Flowering Crabapple
Robin Hill Serviceberry
Rocky Mountain Birch
Spring Snow Flowering Crabapple
Toba Hawthorne
Washington Hawthorne

Malus 'Adams'
Acer ginnala
Apple, Sour Cherry, Peach, Plum
Amelanchier grandiflora
Ulmus glabra 'Camperdownii'
Prunus virginiana 'Shubert'
Malus 'Centurion'
Crataegus crus-galli inermis
Amelanchier laevis 'Cumulus'
Sorbus aucuparia
Koelreuteria paniculata
Viburnum lentago
Prunus x cerasifera 'Newport'
Prunus nigra 'Princess Kay'
Malus 'Radiant'
Amelanchier x grandiflora 'Robin Hill'
Betula fontinalis
Malus 'Spring Snow'
Crataegus x mordenensis 'Toba'
Crataegus phaenopyrum cordatum

EVERGREENS

Dwarf Austrian Pine
Fat Albert Blue Spruce
Mugo Pine
Piñon Pine

Pinus nigra 'Hornbrookiana'
Picea glauca albertiana conica
Pinus mugo
Pinus edulis



Response to Location and Extent Referral Review Comments

Review Date: Comments Received as of August 12, 2025

Type of Application: Location & Extent

Legal Description: Sterling Ranch, Filing 3A, 3rd Amendment, Lot 324-A

Applicant: Sterling Ranch Community Authority Board

Project Number: LE2025-010

SOUTH METRO FIRE RESCUE

Comment: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objections to the proposed Location and Extent.

Response: Thank you for your review.

XCEL ENERGY (PSCO)

Comment: Public Service Company of Colorado's (PSCO) Right of Way & Permits Referral Desk has reviewed the plan for the installation of wayfinding sign to identify the Prospect Village community at Sterling Ranch.

Please be aware that PSCO owns and operates existing natural gas and electric distribution facilities along the curb at Waterton Road and North Rampart Range Road. It appears that the proposed wayfinding sign project encroaches upon the platted utility easements. PSCO has no objection to this encroachment as described. However, please note that all risks and responsibility for this encroachment lie solely with the property owner. Additionally, if the structure or landscape is damaged or destroyed due to PSCO's use of this easement in the future, the property owner will be responsible for making repairs at their own expense.

Proper clearances must be maintained, including ground cover over buried facilities, which should not be modified from their original depths. If the original cover is altered (either increased or decreased), PSCO facilities must be adjusted accordingly. Structures are not permitted over buried facilities. Contact Colorado 811 for locates before excavating. Exercise caution and hand dig within 18 inches of each side of the marked facilities. Please be aware that all risks and responsibility for this request lie solely with the applicant/requestor.

Attached to this letter are the guidelines for planting in or near utility easements and facilities. Please review and comply with these guidelines while planting to enhance the landscape around the wayfinding sign.

Response: Thank you for your review. The applicant acknowledges that the landscape improvements associated with the wayfinding sign encroach upon the platted utility easements and that all risks and responsibility for the encroachment lie with the property owner. The applicant acknowledges that proper clearances must be maintained over buried facilities and that structures are not permitted over buried facilities.



DOUGLAS COUNTY ADDRESSING

Comment: The proposed address for the monument sign is 9880 WATERTON ROAD. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Contact Addressing@douglas.co.us or 303.660.7411 with questions.

Response: Thank you for your review. The applicant acknowledges that the assigned address is not to be used for any purpose other than for plan review until after the project is approved.

DOUGLAS COUNTY BUILDING SERVICES

Comment: Permit is required. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.

Response: The applicant acknowledges that a permit is required and will coordinate with Douglas County Building as the project moves closer to construction.

AT&T

Comment: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Mount Ouray Rd Littleton, 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.

Response: Thank you for your review.

ROXBOROUGH WATER AND SANITATION DISTRICT

Comment: No Comment.

Response: Thank you for your review.

DOUGLAS COUNTY ENGINEERING

Comment: No 1.) If the project moves over 50 cubic yards of material it will require a Grading, Erosion and Sediment Control(GESC) Permit through Douglas County. 2.) Please include all proposed grading within the project Limits on the landscape construction plans/L&E Exhibit.

Response: Thank you for your review. The project will move over 50 cubic yards of material and as such the applicant understands that a GECS permit will be required. A GESC Plan, Drainage Report & Plan Checklist, and GESC Cost Estimate has been prepared by CORE and will be submitted to the County by the Sterling Ranch Community Authority Board for a permit for this work as the project progresses towards construction.



DOUGLAS COUNTY HEALTH DEPARTMENT

Comment: Thank you for the opportunity to review and comment on the Sterling Ranch CAB project. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has no comments.

Response: Thank you for your review.

LUMEN

Comment: We have received your request for an encroachment and have set up a Lumen project accordingly. Your project number is P867013, and it should be referenced in all emails sent in for review. Please do not reply to this email. Your project owner is Brent Evick, and they can be reached by email at Brent.Evick@lumen.com with any questions that you may have regarding this project. Requests are addressed in the order received; Lumen will endeavor to respond within 30 days.

Response: Thank you for your review. We look forward to coordinating with you as the project moves closer to construction.