

---

www.douglas.co.us

**MEETING DATE:** October 14, 2025

**STAFF PERSON  
RESPONSIBLE:** Dan Avery, Special Projects Manager

**DESCRIPTION:** First Amendment to Contract to Exchange Real Property Between Douglas County, SR Acquisitions LLC, SR Waterton LLC, and SR Conservation LLC

**SUMMARY:** SR Acquisitions LLC, SR Waterton LLC, and SR Conservation LLC collectively propose an amendment to the existing real estate exchange between Douglas County and SR Acquisitions LLC. The amendment will provide Douglas County with an additional 34.2 acres of land in a configuration that is intended to facilitate development of a sports complex adjacent to Waterton Road. In exchange for this additional land, SR Waterton LLC will receive an additional 23.8 acres along Moore Road and in-kind recreational use benefits for residents of Sterling Ranch. The amendment retains the obligation for SR Waterton and its affiliated parties to conserve an elk migration corridor west and north of Louviers as open space under either a conservation easement or open space zone designation. The amendment modifies the northwestern boundary of the open space parcel to accommodate a portion of the proposed sports complex.

**RECOMMENDED  
ACTION:** Approval of the Contract to Exchange Real Property subject to staff review of the associated legal descriptions.

**REVIEW:**

Doug DeBord	Approve	10/10/2025
Jeff Garcia	Approve	10/10/2025
Christie Guthrie	Approve	10/10/2025

**ATTACHMENTS:**

Sterling Ranch - First Amendment to Contract to Exchange Real Property \_FINAL\_(34653179.11)