

Staff Report

Date: November 17, 2025
To: Douglas County Planning Commission
From: Heather Scott, AICP, Principal Planner *HS*
Jeanette Bare, AICP, Planning Manager *JB*
Steve E. Koster, AICP, Assistant Director of Planning Services *SK*
Subject: Pinecrest Community Church – Minor Development Plat
Project File: SB2024-070

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

I. EXECUTIVE SUMMARY

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

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

II. APPLICATION INFORMATION

A. Applicant

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

B. Applicant's Representative

Robin Brown
1471 Conifer Trail
Elizabeth, Colorado 80107

C. Request

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

D. Process

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

Per Section 604.06 of the DCSR, “The Planning Commission shall evaluate the minor development final plat, staff report, referral agency comments, applicant responses, and public comment and testimony, and make a recommendation to the Board to approve, approve with conditions, continue, table for further study, or deny the minor development request. The Planning Commission’s decision shall be based on evidence presented; compliance with adopted County standards, regulations, and policies; and other guidelines.”

E. Location

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

F. Project Description

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

III. CONTEXT

A. Background

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

B. Adjacent Land Uses and Zoning

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

Zoning and Land Use

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

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

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

B. Access

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

C. Soils and Geology

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

D. Drainage and Erosion

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

E. Floodplain

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

F. Wildlife

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

G. Historic Preservation

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

V. PROVISION OF SERVICES

A. Schools

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

B. Fire Protection

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

C. Sheriff Services

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

D. Water

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

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

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

E. Sanitation

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

F. Utilities

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

G. Parks and Trails

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

VI. PUBLIC NOTICE AND INPUT

Courtesy notices were mailed to abutting property owners and no comments were received. All referral agency comments are outlined in the Referral Agency Response Report attached to the staff report. The applicant has provided responses to referral comments within a separate letter included in the staff report attachments.

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

VII. STAFF ANALYSIS

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

603.01 Conforms with the goals, objectives, and policies of the Master Plan:

Staff Comment: The property is within the Northeast Subarea as identified in Section 3 of the 2040 CMP. Goal 3-2 of the CMP states that the County should “Ensure that land use and design is compatible with the natural and rural character of the nonurban area.”

While approval criteria for most land use applications require a finding of compliance, consistency, or conformance with the 2040 CMP, “The competing values of the Plan must be balanced through the public review process to achieve the larger vision of the community.”

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

603.02 Addresses the design elements established in Section 404 – Preliminary Plan, herein:

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

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

Staff Comment: DCZR Section 1803A establishes approval standards to be used in the evaluation of land use applications reviewed under Section 18A. CDWR reviewed the minor development request and water documentation and have determined that the water supply is adequate to serve the subdivision.

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

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

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

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

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

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

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

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

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

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

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

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

603.06 Provides adequate drainage improvements:

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

603.07 Provides adequate transportation improvements:

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

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

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

603.09 Demonstrates the extraction of any known commercial mining deposit shall not be impeded:

Staff Comment: There are no known commercial mining deposits or significant mineral deposits on site per the Douglas County Mineral Extraction Plan.

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

Staff Comment: The subdivision will be served by SMFR, the Douglas County Sheriff's Office, the Douglas County School District, CORE Electric Cooperative, Comcast, CenturyLink, and Xcel Energy. Cash-in-lieu of required park and school land dedication shall be paid prior to plat recordation (conditions of approval #1 and #2).

VIII. STAFF ASSESSMENT

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

1. Prior to recordation of the minor development final plat, the applicant shall pay \$250 to Douglas County for cash-in-lieu of park land dedication.
2. Prior to recordation of the minor development final plat, the applicant shall pay \$500 to the Douglas County School District for cash-in-lieu or land dedication.
3. During construction activity within the development, the applicant, its successors, and assigns shall take all reasonable care to watch for historic resources,

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

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

ATTACHMENTS	PAGE
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LAND USE APPLICATION*Please fill in this application form completely. An incomplete application will not be processed.*

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

OFFICE USE ONLY

PROJECT FILE #:

PROJECT NAME: Pinecrest Community ChurchSB2024-070PROJECT TYPE: Pine crest Subdivision

PLANNING FEES:

MARKETING NAME: _____

\$2,600.00SITE ADDRESS: 7165 N. Delbert Rd Parker, CO 80138

ENGINEERING FEES:

OWNER(S):

\$7,500.00Name(s): Pine crest Community Church

TOTAL FEES:

Address: 7165 N Delbert Rd Parker, CO 80138\$10,100.00Phone: 720-851-2300

RELATED PROJECTS:

Email: _____

ZR2023-018

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

Name: Robin BrownAddress: 1471 Conifer Trl Elizabeth, COPhone: 720-607-3977

Email: _____

LEGAL DESCRIPTION:

Subdivision Name: Mets and BoundsFiling #: _____ Lot #: _____ Block #: _____ Section #: 4 Township: 7 Range: 65STATE PARCEL NUMBER(S): 23 47 040 00 031

ZONING:

Present Zoning: LRR

Proposed Zoning: _____

Gross Acreage: 34.08

Gross Site Density (DU per AC): _____

of Lots or Units Proposed: 2

SERVICE PROVIDERS:

Fire District: South Metro

Metro District: _____

Gas: XCELWater: WellSewer: SepticElectric: CoreRoads: ☒ Public☐ Private (please explain): _____To the best of my knowledge, the information contained on this application is true and correct. *I have received the County's information sheet regarding the Preble's Meadow Jumping Mouse.*Robin Brown

Applicant Signature

12-10-2024

Date

December 22, 2024

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

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

Dear Heather;

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

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

Sincerely,

Robin Brown
Applicant

Wil Kirchner
Pinecrest Community Church – Project Lead

Pinecrest Community Church – Subdivision into two LRR Tracts

Project Narrative

Applicant:

Robin Brown
1471 Conifer Trail
Elizabeth, CO 80107

Representative:

Wil Kirchner
Pinecrest Community Church – Project Lead

General Project Concept:

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

Relationships to Existing Adjacent Lands:

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

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

Proposed Development Staging and Timeframe:

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

Capability to Provide Water and Sanitation:

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

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

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

Fire Protection / Police Service:

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

Douglas County Schools Commitments and Impacts:

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

Traffic and Access:

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

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

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

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

Recreational Facilities and Open Space:

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

Impacts on Existing Flora and Fauna:

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

Soil Suitability:

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

Existing Utilities and Site Infrastructure:

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

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

Proposed Utilities and Site Infrastructure:

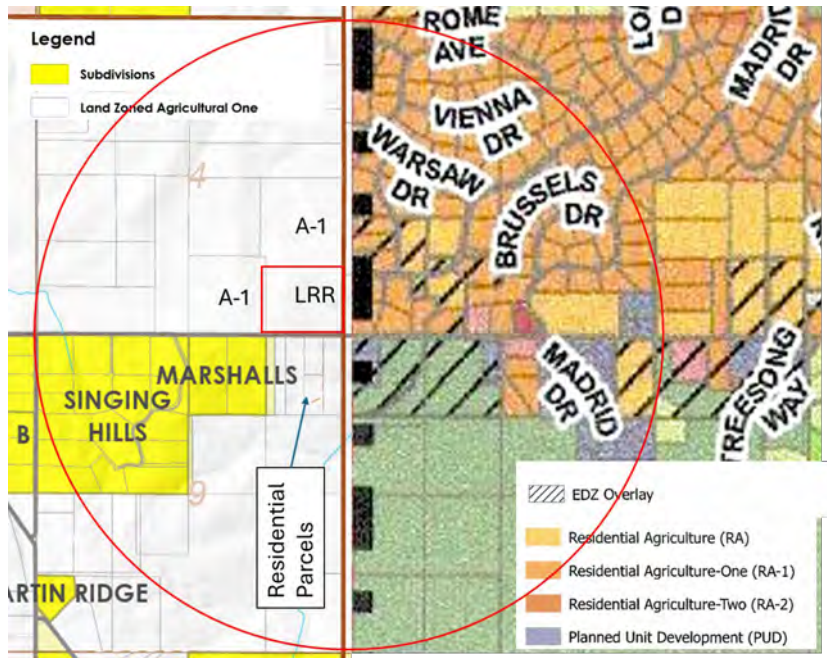
No additional utilities are anticipated for this development, other than well, septic, and electrical service for the residence and facilities on the 14.6-acre parcel.

Douglas County Comprehensive Master Plan Compliance

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

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

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



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

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

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

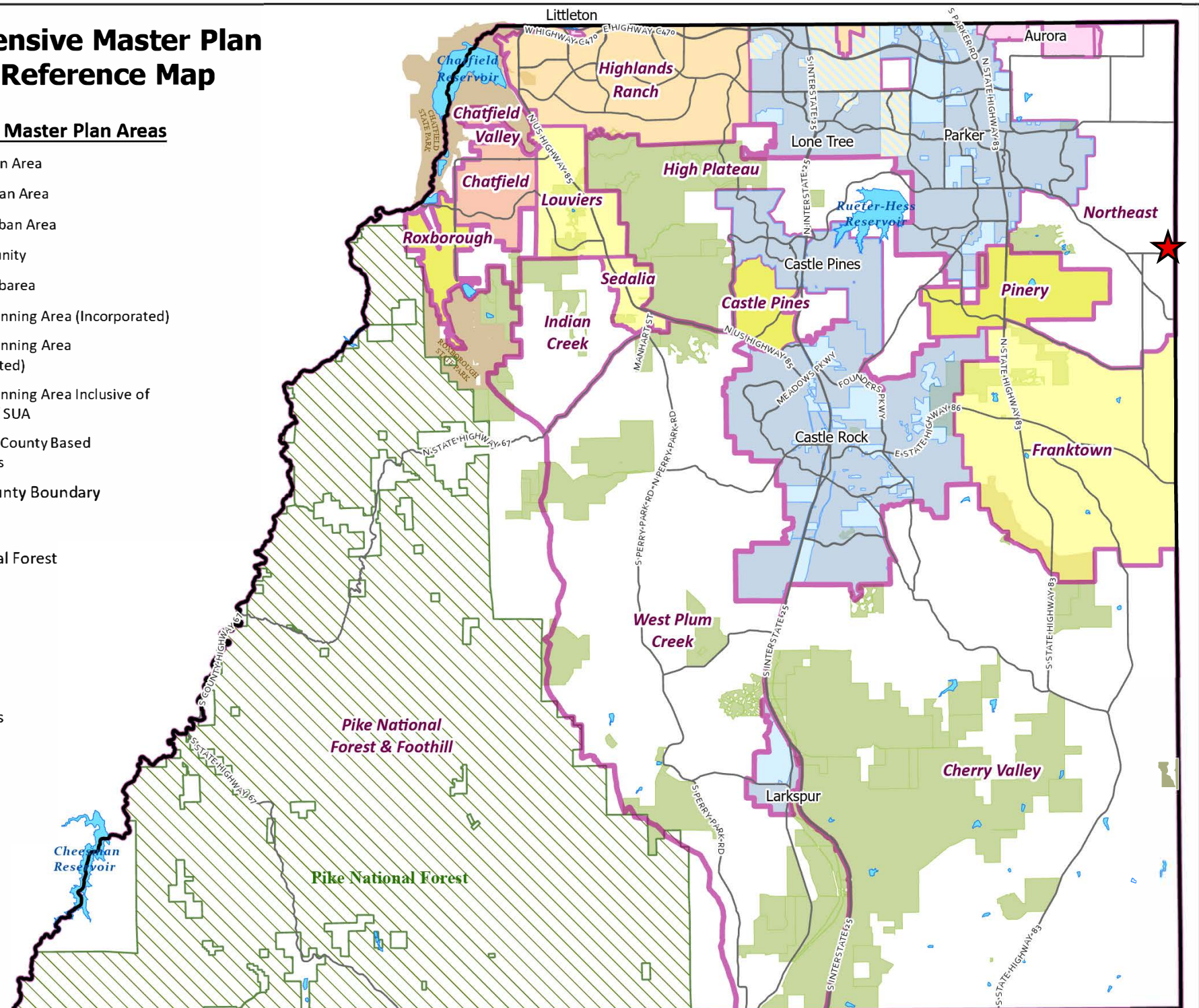
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

- Major Roads



PINECREST COMMUNITY CHURCH

SB2024-070
ZONING MAP

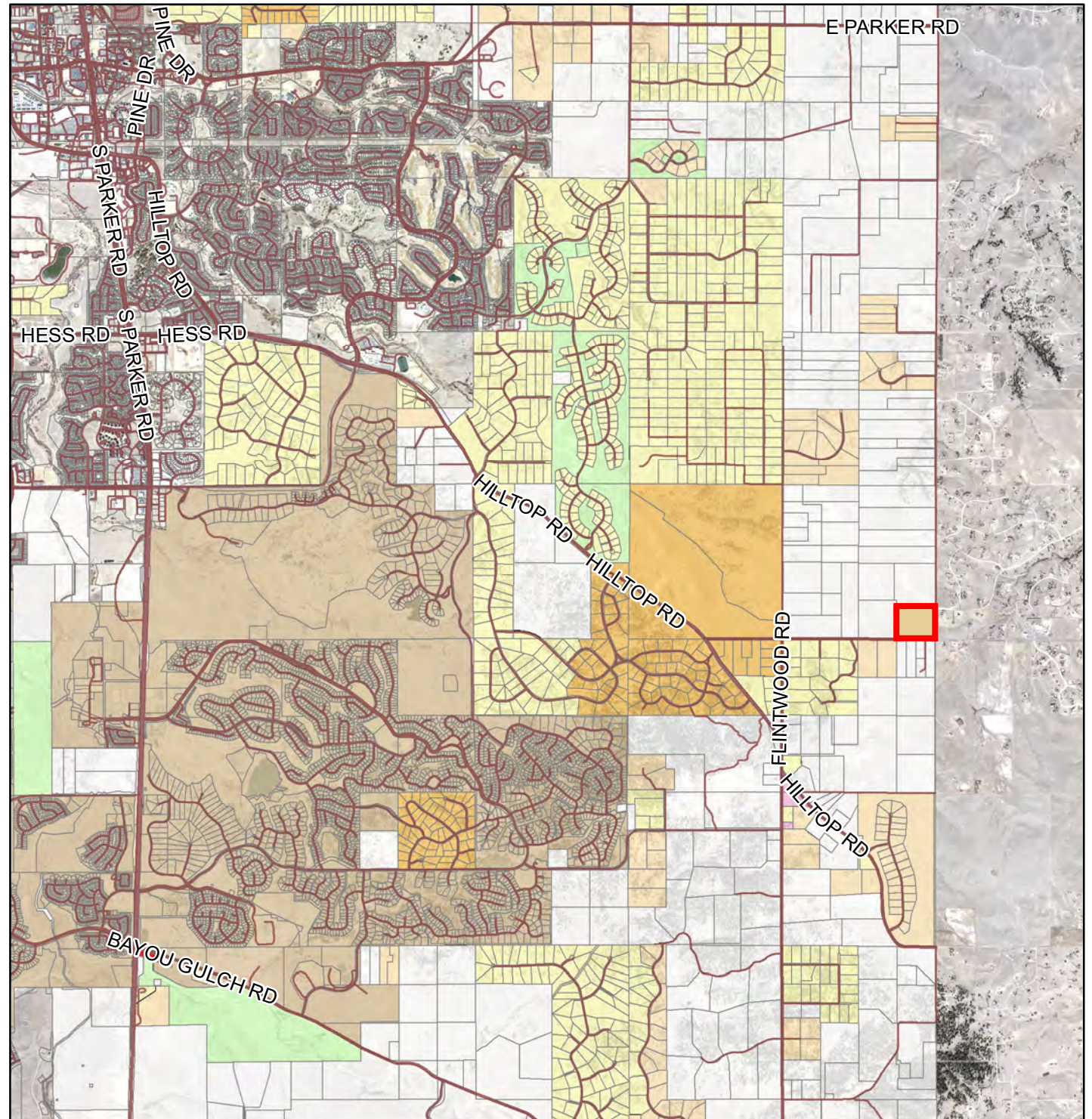


LEGEND

- PROJECT SITE
- MAJOR ROADS
- OTHER ROADS

ZONE DISTRICT

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



PINECREST COMMUNITY CHURCH

SB2024-070
AERIAL MAP



LEGEND

-  PROJECT SITE
-  MAJOR ROADS
-  OTHER ROADS



Referral Agency Response Report**Page 1 of 5****Project Name:** Pinecrest Community Church**Project File #:** SB2024-070**Date Sent:** 06/12/2025**Date Due:** 07/10/2025

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

Referral Agency Response Report**Page 2 of 5****Project Name:** Pinecrest Community Church**Project File #:** SB2024-070**Date Sent:** 06/12/2025**Date Due:** 07/10/2025

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

Referral Agency Response Report**Page 3 of 5****Project Name:** Pinecrest Community Church**Project File #:** SB2024-070**Date Sent:** 06/12/2025**Date Due:** 07/10/2025

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

Referral Agency Response Report**Page 4 of 5****Project Name:** Pinecrest Community Church**Project File #:** SB2024-070**Date Sent:** 06/12/2025**Date Due:** 07/10/2025

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

Referral Agency Response Report**Page 5 of 5****Project Name:** Pinecrest Community Church**Project File #:** SB2024-070**Date Sent:** 06/12/2025**Date Due:** 07/10/2025

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

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

Hi Heather,

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

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

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cw64.com

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



6/19/25



Heather Scott, AICP
Project Planner
Douglas County

SUBJECT: APPROVAL TO PROCEED W/ ENCROACHMENT – P866477

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

To Whom It May Concern:

Qwest Corporation, Inc. d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject encroachment and has determined that it has no objections with respect to the areas proposed for encroachment as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference. It is the intent and understanding of CenturyLink that this Encroachment shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

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

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

Sincerely yours,

/s/

CenturyLink Right of Way Team

Galloway
 1105 14th Avenue West, Suite 202
 Denver, CO 80202
 714.683.7225
www.galloway.com

PINECREST COMMUNITY CHURCH

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



VICINITY MAP
1" = 400'

LEGAL DESCRIPTION:

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

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

COMMENCING AT THE SOUTHEAST CORNER FOR SAID SECTION 4;

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

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

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

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

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

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

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

DEDICATION:

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

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

BY: _____

TITLE: _____

STATE OF _____ }
COUNTY OF _____ } SS.

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

BY _____ AS _____

BY _____ AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

OWNER:

OWNER: _____

BY: David Baumgartner

TITLE: LEAD PASTOR

NOTARY:

STATE OF Colorado }
COUNTY OF Douglas } SS.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF February, 202__.

BY: David Baumgartner

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/17/27

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

GENERAL NOTES:

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

UTILITY EASEMENT ACKNOWLEDGEMENT:

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

BOARD OF COUNTY COMMISSIONERS:

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

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

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

CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

CORE will require the following language be added to the plat notes.

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

TITLE VERIFICATION:

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

BY: _____

DATE: _____ COMPANY NAME: _____

NOTARY:

STATE OF _____ }
COUNTY OF _____ } SS.

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

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CLERK AND RECORDER:

STATE OF COLORADO
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20__, A.D., AT ____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____

DOUGLAS COUNTY CLERK AND RECORDER



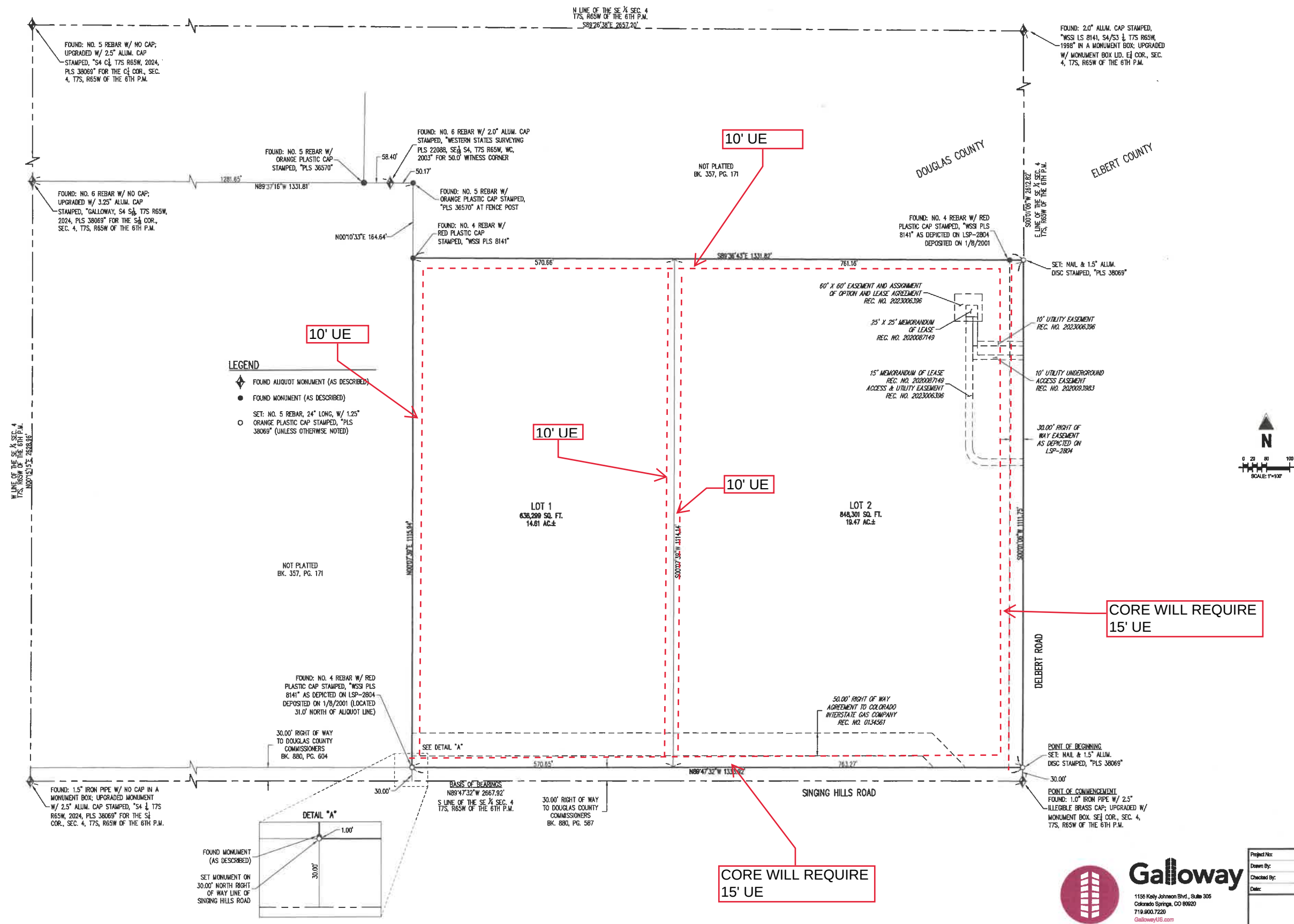
Galloway
1166 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80902
719.300.7220
GallowayUS.com

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

1
SHEET 1 OF 2

PINECREST COMMUNITY CHURCH

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



From: [Brooks Kaufman](#)
To: [Robin Brown](#)
Cc: [Heather Scott](#)
Subject: RE: Easement consideration for SB2024-070 Pinecrest Community Church Minor Development
Date: Thursday, September 11, 2025 6:16:16 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[JB001 Plat 2025-08-28.pdf](#)

Good morning Robin

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

CORE Electric Cooperative approves the attached revised plat.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop



[Book time to meet with me](#)

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

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

Guess you may need to actually plat :P

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

For your review. Let me know what you think.

Thanks Robin

On Tue, Aug 19, 2025 at 12:26 PM Brooks Kaufman <BKaufman@core.coop> wrote:

Good afternoon Robin

Yes it's a good idea for CORE review the plat revision please, it can save you the back and forth.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop



[Book time to meet with me](#)

From: Robin Brown <diy.rbrown@gmail.com>
Sent: Tuesday, August 19, 2025 12:23 PM
To: Brooks Kaufman <BKaufman@core.coop>
Subject: Re: Easement consideration for SB2024-070 Pinecrest Community Church Minor Development

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

Will you need to see the updated plat before I resubmit to the county?

Thanks Robin

On Fri, Aug 15, 2025 at 11:44 AM Brooks Kaufman <BKaufman@core.coop> wrote:

Good morning Robin

The requested utility easement along the south boundary (Singing Hills Road) and west boundary (Elbert Road) will require a 15-foot Utility Easement (UE). CORE is amenable to reducing the interior side lot utility easements to 5 feet in width as shown on the updated comments.

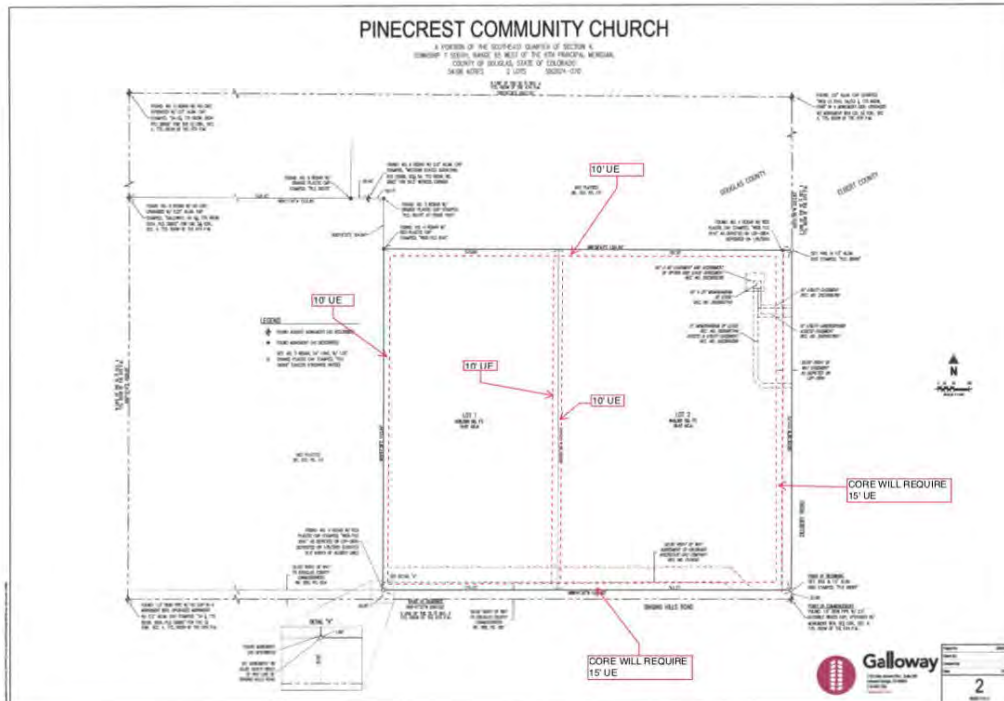
The 15-foot UE and other designated utility easements are intended for CORE, Gas, and Telecommunication providers to install their respective underground facilities.

NOTARY PUBLIC STATE OF COLORADO

DEBORAH S. GARNER
NOTARY PUBLIC
NOTARY ID 20074031999
COMMISSION EXPIRES SEPTEMBER 11, 2027

Galloway

1



Document Envelope ID: 19627C53-3525-48D3-B934-04B852A6B938

DOUGLAS COUNTY
COLORADO
www.douglas.co.us

Department of Community Development
Planning Services

REFERRAL RESPONSE REQUEST

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

Project Name: Pinecrest Community Church

Project File #: SB2024-070

Project Summary:

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

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

☐ No Comment

☐ Please be advised of the following concerns:

☒ See letter attached for detail.

Approved Douglas County Representative: [Signature]

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

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

Robin

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

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop



The Energy to Thrive™



 [Book time to meet with me](#)

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

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

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

Robin

On Tue, Aug 5, 2025 at 7:17 AM Robin Brown <diy.rbrown@gmail.com> wrote:
But the cost to me is too much currently. I can't afford to get it on the plat

Robin

On Tue, Aug 5, 2025 at 7:16 AM Brooks Kaufman <BKaufman@core.coop> wrote:

Robin
The plat will replace the letter. CORE will provide approval letter via referral response and utility easements granted via the plat.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop



The Energy to Thrive™



 [Book time to meet with me](#)

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

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Thanks for the reply Brooks,

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

Thanks
Robin

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

As part of subdivision process and required utility easements are to be granted via plat per Colorado Statute: (3) Subdivision regulations adopted under provisions of this section shall require that a subdivider, as defined in section 30-28-101 (9), C.R.S., submit to the commission evidence that provision has been made for facility sites, easements, and rights of access for electrical and natural gas utility service sufficient to ensure reliable and adequate electric or, if applicable, natural gas service for any proposed subdivision. Submission of a letter of agreement between the subdivider and utility serving the site shall be deemed sufficient to establish that adequate provision for electric or, if applicable, natural gas service to a proposed subdivision has been made.

Therefore, the requirements of the subdivision are for utilities to extend and provide services to lots.

CORE and other utilities will not provide compensation for utility easements under the subdivision regulations. The utility easements will not impact property rights, privacy or value as the

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

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop



The Energy to Thrive™



[Book time to meet with me](#)

From: Robin Brown <diy.brown@gmail.com>

Sent: Monday, August 4, 2025 4:51 PM

To: Brooks Kaufman <BKaufman@core.coop>

Cc: Wil Kirchner <wdkirchner@gmail.com>

Subject: Easement consideration for SB2024-070 Pinecrest Community Church Minor Development

You don't often get email from diy.brown@gmail.com. [Learn why this is important](#)

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

Hello Brooks Hoffman

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

Before I can consider this request, I would like:

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

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

Sincerely,

Robin Brown



July 11, 2025

Heather Scott

Douglas County Planning Services

Transmission via email: hscott@douglas.co.us

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

Dear Heather Scott,

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

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

Water Supply Demand

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



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

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

Source of Water Supply

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

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

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

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

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

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

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

State Engineer's Office Opinion

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

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

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

Sincerely,



Ioana Comaniciu, P.E.

Water Resources Engineer

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

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

Good morning,

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

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

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

State Engineer's Office Opinion

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

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

Let me know if you have any questions.

Best,

Mike Matz, P.E.
Water Resources Engineer



P 303.866.3581 x 8241

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

----- Forwarded message -----

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

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

Ioana Comaniciu, P. E.

Water Resource Engineer

P 303-866-3581 x 8246

1313 Sherman St., Suite 821 Denver CO 80203

ioana.comaniciu@state.co.us | <https://dwr.colorado.gov>

----- Forwarded message -----

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

Hello Ioana,

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

Thank you,

Heather Scott, AICP | Principal Planner

Douglas County Department of Community Development

Address | 100 Third St., Castle Rock, CO 80104

Direct | 303-814-4358 **Mobile** | 303-919-4801

Email | hscott@douglas.co.us

From: Robin Brown <diy.rbrown@gmail.com>

Sent: Thursday, September 11, 2025 1:02 PM

To: Heather Scott <hscott@douglas.co.us>

Cc: Wil Kirchner <wdkirchner@gmail.com>

Subject: SB2024-070 Pinecrest Community Church Minor Development

I believe this is now everything.

Thank you (another step closer!)

Robin



October 24, 2025

Heather Scott

Douglas County Planning Services

Transmission via email: hscott@douglas.co.us

Re: Pinecrest Community Church Subdivision - Minor Development Plat (2nd Letter)

Case Number: SB2024-070

Applicant: Pinecrest Community Church

Part of the SE ¼ of the SE ¼ of Sec. 4, Twp. 7S, Rng. 65W, 6th P.M., Douglas County

Water Division 1, Water District 8

Dear Heather Scott,

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

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

Water Supply Demand



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

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

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

Source of Water Supply

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

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

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

State Engineer’s Office Opinion

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

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

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

Our opinion is qualified by the following:

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ioana Comaniciu', with a stylized flourish at the end.

for Ioana Comaniciu, P.E.

Water Resources Engineer

Ec: Referral no. 34141

Well no. 90326-F and 90327-F



www.douglas.co.us

Department of Community Development
Planning Services

REFERRAL RESPONSE REQUEST

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

Project Name: Pinecrest Community Church

Project File #: SB2024-070

Project Summary:

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

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

☐ No Comment	
☐ Please be advised of the following concerns: 	
X ☐ See letter attached for detail.	
Agency: Douglas County Conservation District	Phone #: (303) 218 2622
Your Name: David Shohet, President	Your Signature: Signed by: <i>David Shohet</i>
<i>(please print)</i>	Date: 7/7/2025

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

Sincerely,

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

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460



DOUGLAS
—CONSERVES—

DOUGLAS COUNTY CONSERVATION DISTRICT

PO Box 688 / 7519A E. Hwy 86 Franktown, CO 80116 / Phone 303-218-2622

DATE: July 10, 2024

RE: SB2024-070

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

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

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

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

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

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

November 18th, 2025

Heather Scott
100 Third St.
Castle Rock, CO 80104

RE: SP2024-070

Dear Ms/Mrs. Scott

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

On-Site Wastewater Treatment System (OWTS) – New or Expanded

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

Domestic Well

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

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

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

Sincerely,

Caden Thompson
Environmental Health Specialist I
Douglas County Health Department

REFERRAL RESPONSE REQUEST

 Date sent: June 12, 2025

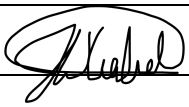
 Comments due by: **July 10, 2025**
Project Name: Pinecrest Community Church

Project File #: SB2024-070

Project Summary:

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

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

☐ No Comment	
☒ Please be advised of the following concerns:	
Please submit a copy of the drainage letter that was previously done for this project.	
Please discuss the traffic and number of anticipated trips associated with the the number of	
dogs that are being watched in the narrative. Please also coordinate the Engineering Review fee.	
☐ See letter attached for detail.	
Agency: PW - Engineering	Phone #: (303) 660-7490
Your Name: Jacob Gabel (please print)	Your Signature: 
	Date: 6/18/2025

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

Sincerely,

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

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

Hey Heather!

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

Sincerely,

Jacob

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

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

Hello Jacob,

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

Thank you,
Heather Scott, AICP | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4358 **Mobile** | 303-919-4801
Email | hscott@douglas.co.us

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

Subject: SB2024-070 Pinecrest Community Church Minor Development

I believe this is now everything.

Thank you (another step closer!)

Robin

July 28, 2025

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

Re: SB2024-070 Minor Development Residential

Dear Ms. Scott,

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

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

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

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

Sincerely,

Brittany Cassell

Brittany Cassell, Curator

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

Heather,

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

JILL

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



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

Good afternoon,

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

Thank you,

Heather Scott, AICP | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4358 **Mobile** | 303-919-4801
Email | hscott@douglas.co.us

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

Good morning,

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

Regards,
Danny

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

Please note County Offices are closed on Fridays.



SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Heather Scott, AICP, Project Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: Pinecrest Community Church
Project File #: **SB2024-070**
S Metro Review #: REFRP25-00109

Review date: June 13, 2025

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

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

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

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Minor Development Plat. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

COMMENTS:

1. Building addresses and unit numbers shall be coordinated with and approved by SMFR and the Douglas County Addressing Analyst prior to submitting for construction permits.
2. It is expected the kennel use will be a residential accessory under Douglas County Home Occupation permit and will not be classified as a commercial occupancy or use.



Right of Way & Permits

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

July 8, 2025

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

Attn: Heather Scott

Re: Pinecrest Community Church, Case # SB2024-070

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

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

To: Chuck Smith
Development Review Engineer

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

Date: March 21, 2024

Re: **Response to Comments – 7165 North Delbert Road**

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

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

Site Trip Generation

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

Note(s):

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

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

Comment #1.

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



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

Comment #2.

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

Response: See response to Comment #1.

Comment #3.

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

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

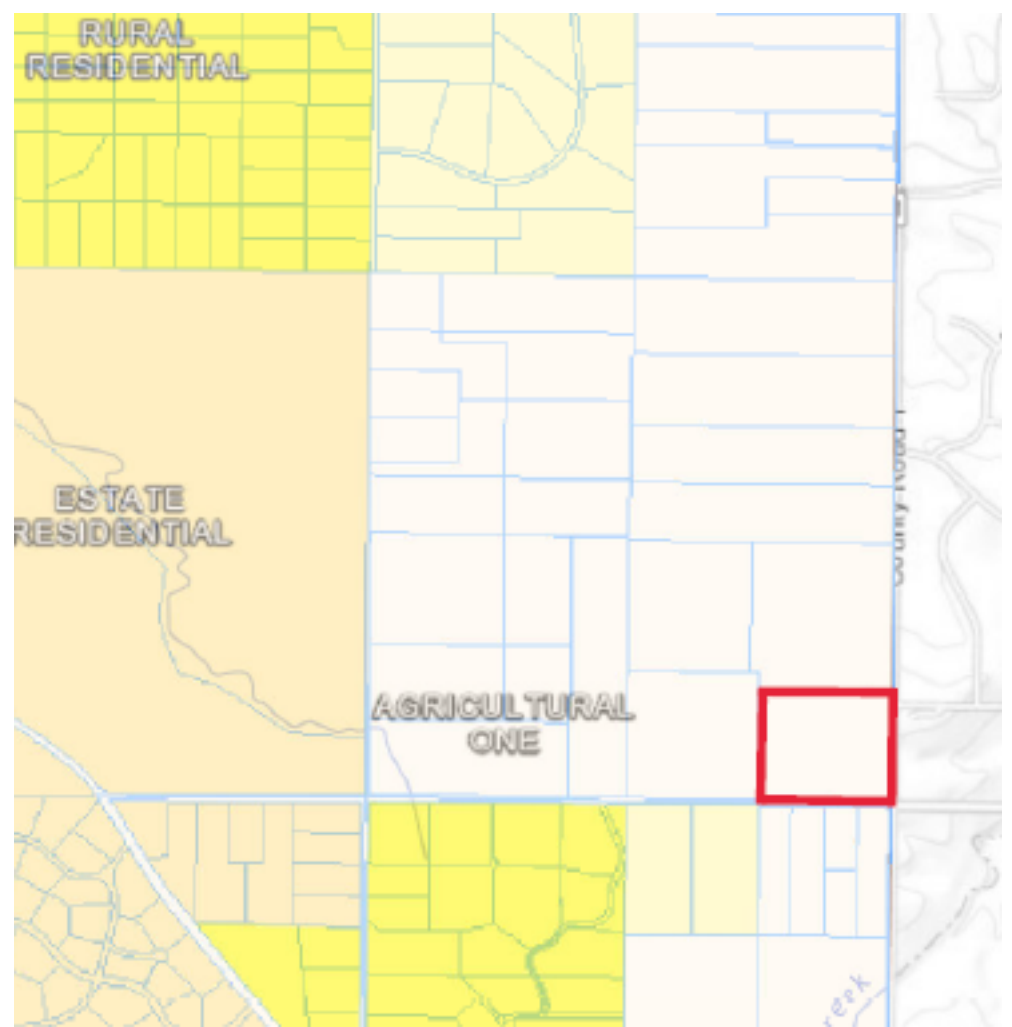
If you have any questions or would like additional information, please contact me at BrianHoran@gallowayus.com or 303-770-8884.

Attachment I

Site Plan Exhibit

Pinecrest Community Church
REZONING PLAN EXHIBIT

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



Elbert County
Residential
Rural Agriculture-1

PROPERTY DESCRIPTION

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

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

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 4;

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

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

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

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

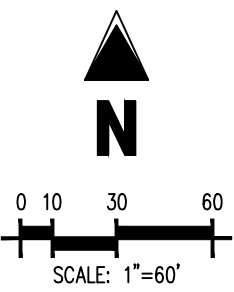
BENCHMARK INFORMATION

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

Elbert County
Residential
Planned Unit Development

GENERAL NOTES

- 1) FIELD WORK WAS COMPLETED ON: NOVEMBER 04, 2022.
- 2) UTILITY NOTE: THE LOCATION OF UTILITIES SHOWN HEREON WAS ESTABLISHED FROM SURFACE EVIDENCE, EXISTING UTILITY MARKERS AND UTILITY LOCATES FROM A UTILITY CONTRACTOR. THE EXACT LOCATION OF BURIED UTILITIES IS UNCERTAIN. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHOULD CONTACT THE UTILITY NOTIFICATION CENTER. THE SURVEYOR MAKES NO GUARANTEE EITHER EXPRESSED OR IMPLIED THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH THE UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- 3) THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
- 4) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 5) CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.



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

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



Pinecrest Community Church
Rezoning Plan Exhibit

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

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

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

DECLARATION OF RESTRICTIVE COVENANTS

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

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

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

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

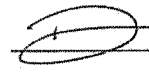
This Declaration and the restrictions contained herein are for the benefit of the County and the Property, and shall be specifically enforceable by the County through its Board

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

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

Dated this 18th day of FEBRUARY, 2025.

DECLARANT(S):

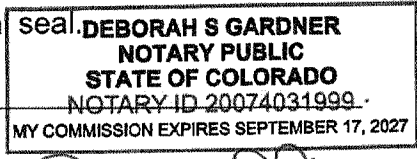


By: David Baumgartner
Title: Lead Pastor

State of Colorado)
) ss.
County of DOUGLAS)

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

Witness my hand and official
My commission expires: _____




Notary Public

ACCEPTANCE OF DECLARATION OF RESTRICTIVE COVENANTS

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

BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS

By: _____
Chair

Date: _____

[Signature]
7/8/25

ATTEST:

[Signature]
Deputy Clerk to the Board



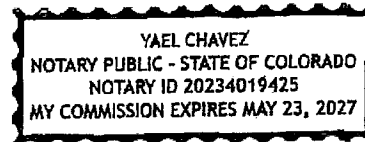
SUBORDINATION AGREEMENT

The undersigned, being the beneficiary of a deed of trust dated 8/6/2021 and recorded 8/10/21, at Reception #2021093278 of the real estate records in the office of the Clerk and Recorder of Douglas County, Colorado, encumbering the property described in the foregoing Declaration of Restrictive Covenants, hereby subordinates the lien of its deed of trust to the terms, conditions, and provisions of said Declaration.


 By: Kelly Orr
 Title: VP, Commercial Banker

Attest: _____
 Title: _____

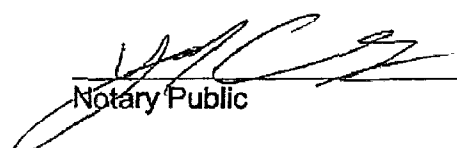
State of Colorado)
) ss.
 County of Adams)



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

Witness my hand and official seal.

My commission expires: May 23rd 2027.



 Notary Public

SUBORDINATION AND NON-DISTURBANCE AGREEMENT

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

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

Lilly Cimo

By: _____
Title: _____

Attest: *Lilly Cimo*
Title: ASSET MANAGER

State of FLORIDA)
County of PALM BEACH)ss

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

Witness my hand and official seal.

My Commission expires: 9/28/2029

Mary E. Holland
Notary Public



1/2

FORM NO. GWS-76 05/2011	WATER SUPPLY INFORMATION SUMMARY STATE OF COLORADO, OFFICE OF THE STATE ENGINEER 1313 Sherman St., Room 821, Denver, CO 80203 Main (303) 866-3581 dwr.colorado.gov	
Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."		
1. NAME OF DEVELOPMENT AS PROPOSED: <u>Pinecrest Community Church</u>		
2. LAND USE ACTION: <u>Subdivide into two lots</u>		
3. NAME OF EXISTING PARCEL AS RECORDED: SUBDIVISION: <u>7165 N Delbert Rd, Parker CO 80138</u> , FILING (UNIT) _____, BLOCK _____, LOT _____		
4. TOTAL ACREAGE: _____		5. NUMBER OF LOTS PROPOSED _____ PLAT MAP ENCLOSED? ☒ YES or ☐ NO
6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation. A. Was parcel recorded with county prior to June 1, 1972? ☐ YES or ☒ NO B. Has the parcel ever been part of a division of land action since June 1, 1972? ☐ YES or ☒ NO If yes, describe the previous action: _____		
7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner. <u>SE</u> 1/4 of the <u>SE</u> 1/4, Section <u>4</u> , Township <u>7</u> ☐ N or ☒ S, Range <u>65</u> ☐ E or ☒ W Principal Meridian (choose only one). ☒ Sixth ☐ New Mexico ☐ Ute ☐ Costilla Optional GPS Location: GPS Unit must use the following settings: Format must be UTM , Units must be meters , Datum must be NAD83 , Unit must be set to true N , ☐ Zone 12 or ☐ Zone 13 Easting: <u>529023</u> Existing Well Loc. Northing: <u>4368104</u>		
8. PLAT – Location of all wells on property must be plotted and permit numbers provided. Surveyor's Plat: ☒ YES or ☐ NO If not, scaled hand drawn sketch: ☐ YES or ☐ NO <u>Attachment B</u>		
9. ESTIMATED WATER REQUIREMENTS		10. WATER SUPPLY SOURCE
USE	WATER REQUIREMENTS	☒ EXISTING ☐ DEVELOPED WELL SPRING
HOUSEHOLD USE # <u>1</u> of units	Gallons per Day _____ Acre-Feet per Year <u>1.0</u>	WELL PERMIT NUMBERS <u>60323-F</u>
Existing <u>12,000</u>	_____ <u>2x1.8 = 3.6</u>	_____
COMMERCIAL USE # _____ of S. F	_____	_____
Future <u>12,000</u>	_____	_____
IRRIGATION # <u>5</u> of acres	_____ <u>15.6</u>	_____
STOCK WATERING # <u>✓</u> of head	_____	☐ MUNICIPAL
OTHER: _____	_____	☐ ASSOCIATION
TOTAL	_____ <u>20.2</u>	☐ COMPANY
		☐ DISTRICT
		NAME _____
		LETTER OF COMMITMENT FOR SERVICE ☐ YES or ☐ NO
11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? ☒ YES or ☐ NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.) <u>Rev # 516349 (3/11/02) ; # 0512300 (10/15/03)</u>		
12. TYPE OF SEWAGE DISPOSAL SYSTEM		
☒ SEPTIC TANK/LEACH FIELD		☐ CENTRAL SYSTEM
☐ LAGOON		DISTRICT NAME: _____
☐ ENGINEERED SYSTEM (Attach a copy of engineering design.)		☐ VAULT
		LOCATION SEWAGE HAULED TO: _____
		☐ OTHER: _____

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

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

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

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

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

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

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

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

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

- Approximately 1.5 acre-feet for existing +12,000 ft² of "commercial" use, plus
- The remainder of the allocation (~10 acre-feet) for additional building(s), irrigation of play areas, sports field and green spaces. This will allow approximately 3 acres* of irrigated turf grass, landscaping or other mixed-use areas.

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

Form No.
GWS-25

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

LIC

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

APPLICANT

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

APPROVED WELL LOCATION

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

DISTANCES FROM SECTION LINES

150 Ft. from South Section Line
240 Ft. from East Section Line

UTM COORDINATES

Northing: 4368104 Easting: 529023

(303) 290-9083

PERMIT TO CONSTRUCT A WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated August 17, 2003.
- 4) The maximum pumping rate of this well shall not exceed 50 GPM.
- 5) The average annual amount of ground water to be appropriated shall not exceed 4.5 acre-feet.
- 6) Production is limited to the Lower Dawson aquifer which is located 730 feet below land surface and extends to a depth of 860 feet. Plain casing must be installed and grouted to prevent the withdrawal of ground water from other aquifers and the movement of ground water between aquifers.
- 7) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
- 8) The owner shall mark the well in a conspicuous place with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 9) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 10) This well shall be constructed at least 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.
- 11) This well shall be constructed not more than 200 feet from the location specified on this permit.
- 12) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary ground water withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
- 13) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

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

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

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

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

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

GMB 8/25/03

APPROVED
GMB

State Engineer

DATE ISSUED 08-26-2003

By

EXPIRATION DATE 08-26-2004

Receipt No. 0512300

ORDER OF THE STATE ENGINEER

0512300

IN THE MATTER OF WELL PERMIT NO. 60006-F

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

APPLICANT: PINECREST COMMUNITY CHURCH

THE STATE ENGINEER FINDS:

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

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

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

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

Dated this 15TH day of October, 2003.



Hal D. Simpson
State Engineer

By: 

G. Michael Bender
Water Resource Engineer

Prepared by: GMB

cc: Division 1
Applicant

Denver Basin Team 1A

March 11, 2002

Geotechnical Services Branch Consultation

Evaluator: Joanna Williams

Receipt No: 488267

Location: SE¼, SE¼, Section 4, Township 7 South, Range 65 West, 6th P.M.

Aquifer(s) Requested: Lower Dawson

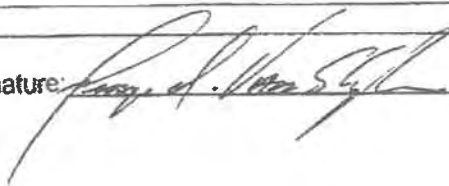
Request: Please verify the aquifer interval and saturated thickness for the property shown on the attached map.

Consultation

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

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

Special Permit
Conditions:

Geologist Signature: 

Date: 3/14/02

FINDINGS OF THE STATE ENGINEER

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

APPLICANT: PINECREST COMMUNITY CHURCH

AQUIFER: DENVER

PERMIT NO.: 60323-F

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

1. The application was received complete by the State Engineer on October 14, 2003.
2. The applicant proposes to construct the well in the SE1/4 of the SE1/4 of Section 4, Township 7 South, Range 65 West, 6th Principal Meridian.
3. The proposed well is located outside the boundaries of a designated ground water basin.
4. The applicant proposes to apply the water withdrawn from the well to the following beneficial uses: Drinking and sanitary facilities, fire protection, and irrigation.
5. The proposed maximum pumping rate of the well is 50 gallons per minute, and the requested average annual amount of ground water to be withdrawn is the total amount available based on a 100-year aquifer life.
6. The applicant is the owner of the land on which the well will be constructed.
7. The proposed well would withdraw ground water from the Denver Aquifer (hereinafter "aquifer"), which, according to the Denver Basin Rules, is located 910 feet to 1,720 feet below land surface at the location of the proposed well.
8. The location of the proposed well is more than 600 feet from any existing well completed in the aquifer.
9. According to a sworn statement, the applicant owns, or has consent to withdraw ground water underlying 35 acres of land as further described in said statement, which is attached hereto as Exhibit A.
10. Withdrawal of ground water from the aquifer underlying the land claimed by the applicant will not, within one hundred years, deplete the flow of a natural stream at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and therefore the ground water is nontributary ground water as defined in C.R.S. 37-90-103(10.5).



ORIGINAL PERMIT APPLICANT(S)

PINECREST COMMUNITY CHURCH (DAVID
BAUMGARTNER)

APPROVED WELL LOCATION

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

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

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 528673.0 Northing: 4368536.0

PERMIT TO CONSTRUCT A NEW WELL

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

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

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

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

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

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

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



Issued By MICHAEL MATZ

Date Issued: 10/7/2025

Expiration Date: N/A



ORIGINAL PERMIT APPLICANT(S)

PINECREST COMMUNITY CHURCH (DAVID
BAUMGARTNER)

APPROVED WELL LOCATION

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

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

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 528943.0 Northing: 4368338.0

PERMIT TO USE AN EXISTING WELL

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

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

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

WELL PERMIT NUMBER 90326-F

RECEIPT NUMBER 10045226

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



Issued By MICHAEL MATZ

Date Issued: 10/7/2025

Expiration Date: N/A

Memorandum

Date: June 25, 2025

To: Heather Scott, Principal Planner

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

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

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

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

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

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

PINECREST COMMUNITY CHURCH

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

LEGAL DESCRIPTION:

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

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

COMMENCING AT THE SOUTHEAST CORNER FOR SAID SECTION 4;

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

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

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

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

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

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

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

DEDICATION:

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

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

BY: _____

TITLE: _____

STATE OF _____)
COUNTY OF _____) SS.

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

BY _____ AS _____

BY _____ AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

OWNER:

OWNER: _____

BY: _____

TITLE: _____

OF PINECREST COMMUNITY CHURCH

NOTARY:

STATE OF _____)
COUNTY OF _____) SS.

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

BY _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

GENERAL NOTES:

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

UTILITY EASEMENT ACKNOWLEDGEMENT:

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

BOARD OF COUNTY COMMISSIONERS:

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

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

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

CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

PLANNING COMMISSION:

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

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

DATE

TITLE VERIFICATION:

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

BY: _____

DATE: _____ COMPANY NAME: _____

NOTARY:

STATE OF _____)
COUNTY OF _____) SS.

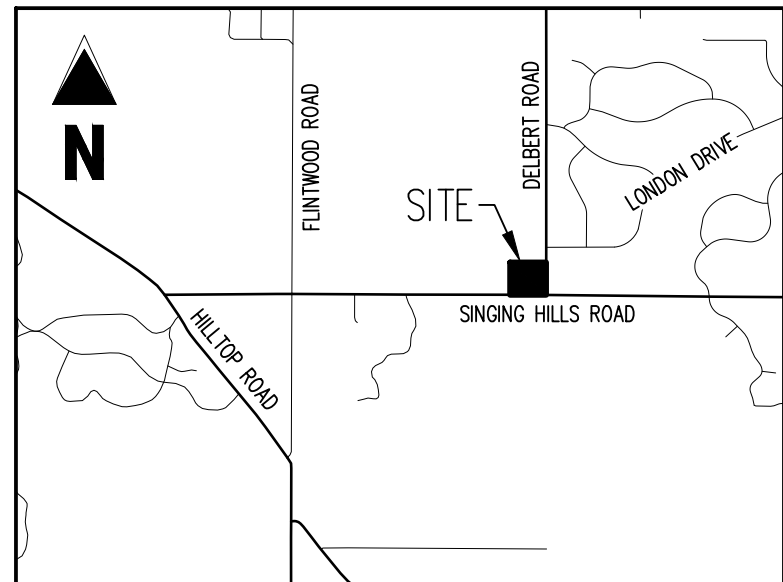
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____,

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP
1" = 400'

SURVEYOR'S STATEMENT:

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

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

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



Galloway

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

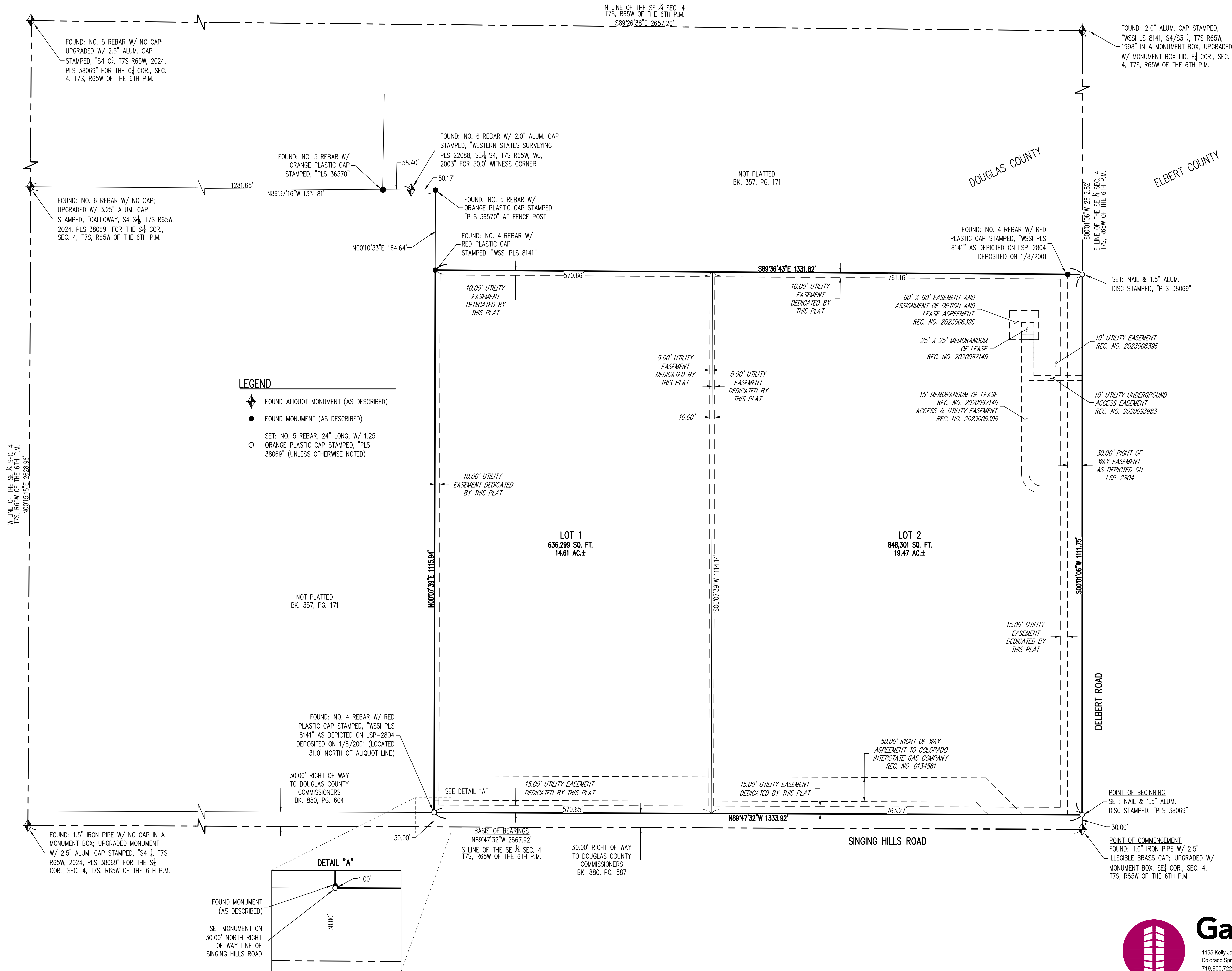
Project No:	JRB000001.10
Drawn By:	JGH
Checked By:	BJD
Date:	12.03.2024

1

SHEET 1 OF 2

PINECREST COMMUNITY CHURCH

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



C:\Users\jordan\OneDrive\Documents\Projects\SB2024-070\Drawings\SB2024-070.dwg John Jordan 1/28/2025



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

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