

Location and Extent Staff Report

Date: December 1, 2025

To: Douglas County Planning Commission

From: Carolyn Washee-Freeland, AICP, Senior Planner *CWF*
Jeanette Bare, AICP, Planning Manager *JB*
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*

Subject: 6222 and 6226 East Roxborough Drive, New Maintenance and Fleet Buildings, Location and Extent

Project File: LE2025-022

Planning Commission Hearing:

December 15, 2025 @ 6:00 p.m.

I. EXECUTIVE SUMMARY

Colorado Department of Natural Resources ("CDNR") requests approval of a Location and Extent ("L&E") to construct new maintenance facilities that will include a maintenance building, a fleet storage building, and other improvements for Roxborough State Park ("Park"). The new buildings will provide park staff with essential maintenance facilities for park operations. The project site is located immediately south of the intersection of N. Rampart Range Road and Roxborough Park Road within park property.

The project area is generally located in the Pike National Forest Subarea of the 2040 Douglas County Comprehensive Mater Plan.

II. APPLICATION INFORMATION

A. Applicant

Colorado Department of Natural Resources
Sean Lehocky
6060 Broadway
Denver, CO 80216

B. Applicant's Representative

Matthew Stoub
Eidos Architects
5400 Greenwood Plaza Blvd.
Greenwood Village, CO 80111

C. Request

CDNR requests approval of a L&E for the construction of new maintenance facilities that will include a maintenance building, a fleet storage building, and other improvements on property to be located at 6222 and 6226 East Roxborough Drive.

E. Location

The project area consists of approximately 4.69 acres within the 3,299-acre Roxborough State Park. The site is located immediately south of the intersection of N. Rampart Range Road and Roxborough Park Road, at the entrance of the park. The project vicinity, zoning, and aerial maps are provided in the attachments to this staff report.

F. Project Description

The applicant, CDNR, proposes a L&E for the construction of new maintenance facilities that include a new maintenance building, a fleet storage building, and other related improvements. The 3,925 square foot maintenance building will include a large garage area with three vehicle bays that will be utilized for maintenance and for storage of vehicles and other equipment. The building will include an office area for facility staff to meet on site. The 2,568 square foot fleet building will be designed to include storage space for up to six vehicles. Other improvements will include a new entry gate, 17 additional parking spaces, a work yard, material storage, a trash enclosure, as well as additional landscaping to be installed throughout the site. A new detention pond will also be constructed on site. The landscaping scheme will consist of the addition of trees, vegetation, and a landscaped pathway. The existing access driveway to the project area will be realigned and will be widened to 24 feet to accommodate vehicle circulation through the site.

The applicant indicates that the proposed park improvements will not alter vehicular traffic on Roxborough Drive. Construction vehicles will access the site from Roxborough Drive and can be accommodated either on the north or south end of the site depending on Roxborough Park visitor access and demand.

Construction activities are anticipated to begin in early January 2026 and will be completed in June 2026. According to the applicant, construction activities will take place between 7:00 a.m. to 5:00 p.m. Monday through Friday, with no construction activities scheduled at night.

The applicant indicates that there will be an increase in traffic flow to the project area through the duration of the construction schedule. Traffic from construction will consist of trucks, heavy machinery, and material deliveries. Once construction is complete the applicant does not anticipate an increase in daily vehicle trips to the site.

The proposed maintenance facility will be owned and maintained by the CDNR, a state agency. The applicant has indicated that CDNR will coordinate the building permit

process through the Office of the State Architect, instead of the Douglas County Building Services division.

III. CONTEXT

A. Background

The applicant is proposing to construct new maintenance facilities that will include a maintenance building, a fleet building, and other improvements. Currently, parks staff must leave their personal vehicles at the entrance of the park and hike approximately two miles south into the open area where maintenance vehicles and related equipment are stored, making it difficult to adequately maintain park amenities. According to the applicant, the new maintenance facilities will provide the park with the necessary facilities for parks staff to safely and efficiently maintain amenities, interior roadways, and access points throughout the park.

The project site is located at the entrance of the park in unincorporated Douglas County. The Stonehenge at Roxborough residential development is located west, between the park and the Pike National Forest. The general area was originally subdivided in 1972, as part of the Southdowns at Roxborough subdivision adjacent to the Aurora Rampart Reservoir, and is zoned Planned Development (PD). Colorado State Parks established Roxborough State Park in 1975. Currently the park totals 3,299 acres and is designated as a National Natural Landmark along with other national designations and contains geologic history through the red rock formations.

B. Adjacent Land Uses and Zoning

The project site is zoned Planned Development (PD). The following table reflects the zone districts and land uses surrounding the project area.

Zoning and Land Use

Direction	Zoning	Land Use
North	Planned Development (PD)	Vacant parcels owned by the Roxborough Park Foundation; and Roxborough State Park
South	Agricultural One (A-1)	Vacant Land owned by CDNR
East	Agricultural One (A-1)	Aurora Rampart Reservoir owned by the City of Aurora
West	Planned Development (PD)	Roxborough State Park parcel owned by the State of Colorado

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The overall topography of the project site is composed of rolling hills, pine trees, shrubs, and natural vegetation, and large red rock geological formations. The project site is located east of the Pike National Forest.

B. Access

The new buildings will be accessed from East Roxborough Drive.

D. Drainage and Erosion

A Phase III Drainage Report was submitted to Douglas County Engineering Services for review and approval prior to permits being issued for construction activities. Any additional requirements will be identified in referral comments provided by Engineering.

E. Floodplain

The project site is not located within any FEMA-mapped 100-year floodplain.

V. PROVISION OF SERVICES

A. Fire Protection

West Metro Fire Protection District (WMFPD) provides fire and emergency medical services to the site. WMFPD has not provided referral comments at the writing of this staff report.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. DCSO has not provided referral agency review comments at the writing of this staff report.

C. Water and Sanitation

The Roxborough Water & Sanitation District (RWSD) will provide water and sanitation services for the new maintenance facilities. RWSD has not provided referral agency review comments at the writing of this staff report.

D. Utilities

Area utility providers were sent a referral on this application. At the writing of this staff report, there were no referral comments from utility providers for the applicant to address.

E. Other Required Processes and Permits

The proposed project will require Grading Erosion and Sediment Control (GESC) Plans and Permits, and other applicable construction plans and permits, from Public Works Engineering. These permits will be required prior to commencement of construction.

The CDNR has indicated that the agency will coordinate the building permitting process with the Office of the State Architect instead of the Douglas County Building Services division.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to abutting property owners. No responses were received from property owners at the time of the writing of this staff report.

Referral response requests were sent to referral agencies on November 20, 2025. Referral responses are due at the conclusion of the referral period on December 4, 2025, prior to the Planning Commission hearing. Agency responses received are included as an attachment to this staff report.

VII. STAFF ASSESSMENT

Staff completed an evaluation of the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has indicated that the new maintenance facilities will provide parks staff with the necessary facilities to safely and efficiently maintain Roxborough State Park.

Should the Planning Commission approve the L&E request, the applicant will be required to obtain any necessary permits for completion of the proposed maintenance facilities and other improvements.

<u>ATTACHMENTS</u>	<u>PAGE</u>
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LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services. **NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.**

OFFICE USE ONLY**PROJECT TITLE:** 6222 & 6226 East Roxborough Drive Location and Extent**PROJECT NUMBER:** LE2025-022**PROJECT TYPE:** Maintenance + Fleet Facility**MARKETING NAME:** Roxborough State Park Maintenance + Fleet Facility**PRESUBMITTAL REVIEW PROJECT NUMBER:** [REDACTED]**PROJECT SITE:**

Address: [REDACTED]

State Parcel Number(s): [REDACTED]

Subdivision/Block#/Lot# (if platted): Southdowns at Roxborough Subdivision

PROPERTY OWNER(S):

Name(s): Colorado Department of Natural Resources [REDACTED]

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

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

Name: [REDACTED]

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

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

[REDACTED]
Applicant Signature

10.08.2025

Date

LOCATION & EXTENTS PROJECT NARRATIVE

PS2025-189

Colorado Department of Natural Resources

4751 E Roxborough RD (Southdowns at Roxborough Subdivision)

October 10, 2025

NAME OF APPLICANT

3203.01.2

The applicant, Colorado Department of Natural Resources, proposes a Location and Extent for the construction of a Maintenance building and a Fleet storage building totaling 6,493 square feet. The subject property totals approximately 556.633 acres in size and is located within the Southdowns at Roxborough subdivision. The property is zoned Planned Development (PD).

PROJECT DESCRIPTION

3203.01.2

This project consists of the construction of a new maintenance building and a new fleet building for Roxborough State Park. These buildings will be constructed using a wood framed structure. The exterior will be clad in fiber board siding that adheres to a natural color scheme that fits within the green, red, and brown hues of the nature within Roxborough State Park.

The 3925 square foot maintenance building will feature one large maintenance garage area with three vehicle bays for work and storage, fitted with modular casework and storage solutions for year-round maintenance needs. There will be an office wing to accommodate both long-term and seasonal maintenance and facility staff. This will consist of restrooms, a conference room and office space joined by a small kitchenette. The maintenance bay is heated, while the office wing is fully conditioned space. The 2568 square foot fleet building has room for storing up to 6 vehicles, and also includes additional tool storage and open shelving. The fleet building has heating capabilities only.

Each building features clerestory windows for additional light, and the maintenance bay has operable windows for additional passive ventilation.

The site surrounding these new buildings will be developed to include a secure entry gate, 17 new parking spaces (note - the existing gravel site already provides parking for fleet and maintenance vehicles), areas for vehicle work, material storage, a trash enclosure, and proper site drainage. This site is positioned directly at the entrance of Roxborough State Park. Additional new landscaping will be provided throughout the site, along with a new detention pod which is adequate for all of the necessary site drainage. New landscaping, including trees, vegetation, and a landscape pathway, is strategic in concealing, to a degree, the new buildings, so as to not potentially confuse the public into thinking that the buildings are some form of visitor center or have public access. A new wider (24' wide) site access drive will be provided in the same general location as the existing (+/- 12' wide) gravel drive that will better accommodate maintenance vehicle circulation through the site.

Overall, construction is intended to begin early January 2026 and be completed by around June 2026. Construction is currently anticipated to span 5-6 months. This project will be permitted through the State Architects office.

PURPOSE OF IMPROVEMENTS

3203.01.2

The primary purpose of these improvements is to provide Roxborough State Park with essential facilities that enable staff to properly maintain the park. Currently, maintenance vehicles and equipment are stored near the visitor center, nearly two miles beyond the entrance. During snow events or other obstructions, staff must park at the entrance and hike to the storage area before they can begin clearing roads and access points. Relocating the maintenance hub near the entrance will allow staff to perform their duties more safely and efficiently.

The project also establishes dedicated office space for maintenance personnel, separate from the existing accommodations within the visitor center. This separation supports the hiring of additional seasonal and full-time staff as needs arise. A conference room and maintenance bay will provide appropriate space for meetings, trainings, and small assemblies. More broadly, the maintenance building will be available to park staff and rangers as needed to support daily operations and streamline park management.

At present, the park lacks a large vehicle garage and stores many vehicles outdoors. The new maintenance and fleet facilities will allow the park to house its vehicles in enclosed, secure spaces year-round, improving equipment longevity and readiness.

IMPACTS & MITIGATION MEASURES

3203.01.2

The existing site consists of a dirt parking area used intermittently by staff for parking and incidental equipment storage. Aside from a small storage container, the area accommodates only vehicles and miscellaneous park equipment. The proposed design concentrates improvements within the current parking footprint to the extent feasible, minimizing disturbance to adjacent areas. However, the requirements for new buildings, parking, and site drainage necessitate an expansion beyond the existing lot. Grading has been carefully planned to respect existing conditions while accommodating the new facilities. Because the current use of this parcel is consistent with the proposed use, locating the buildings here, rather than elsewhere in the park, will reduce impacts on vegetation, natural areas, and the visitor experience.

Surrounding neighborhoods within the unincorporated Roxborough Park community along E Roxborough Drive generally reside within a couple of miles of the project site, with the nearest neighborhood being within a .5 mile radius. Additional nearby undeveloped housing plots are within .15 miles of the project site. There will be little to no impact on these surrounding neighborhoods, since the primary functions of the site are merely being relocated within the park itself. Any immediate impact may occur due to potential traffic or noise impacts due to construction activities, but these will be minimal. The adjacent rock formations and topography will further aid in mitigating any impact from construction noise. Activities will be limited to Douglas County's approved working hours.

Site drainage is a primary consideration due to the Aurora Rampart Reservoir immediately east of the project boundary. Potential risks are addressed through thoughtful grading and a dedicated detention pond serving the maintenance facilities. The detention pond is designed and sized to prevent direct site runoff from entering the reservoir.

Materials stored on-site in the dedicated areas consist of trail repair items like stone, gravel, wood and metal posts, and park/road signage. Miscellaneous soil, gravel, or pathway materials may also be stored. If there is spillage, it will face inward to the site, and be easily cleaned up or moved. The provided detention pond will help mitigate/filter any fluid drainage or water runoff.

TRAFFIC NARRATIVE

3206.03

The proposed park improvements will not alter vehicular traffic on Roxborough Drive. To minimize visual impact for guests entering the park, site grading has been designed to lower and conceal the buildings' overall profile, complemented by landscaping that further screens the facility from view. The existing dirt lot on-site currently serves as parking and staging for maintenance vehicles; the proposed project formalizes this use, enhancing staff operations and better integrating the facility with Roxborough Park. A security gate at the new access drive will discourage unintended entry while allowing vehicle queuing without affecting traffic. Collectively, these measures maintain the site's existing function while improving efficiency, aesthetics, and operational safety.

During construction we can generally anticipate, depending on the nature of the specific construction being performed, a range of 15-20 additional vehicle trips per day to the site. Following construction, we anticipate no change in overall daily trips to the site. This project is not changing the function or uses of the maintenance staff at the park, therefore there should be no appreciable increase to daily or weekly traffic trips to or from the park. This relocation may even improve the routine traffic within the park, since maintenance staff do not need to drive miles into the park to work in their office space.

MASTER PLAN COMPLIANCE

3203.01.2

Roxborough Park is located within the Pike National Forest Subarea of the 2040 Douglas County Comprehensive Master Plan (CMP). The new Maintenance facility and fleet storage building will help support the continued conservation and safety of Roxborough Park and complies with the following goals and policies set forth in the CMP.

Nonurban Land Use

Goal 3-2	Ensure land use and design is compatible with the natural and rural character of the nonurban area.
Policy 3-2A.1	Design should be of a scale and character that complements the nonurban area.
Policy 3-2A.2	Where possible, fencing should be wildlife friendly, in accordance with standards recommended by the Colorado Division of Wildlife.
Policy 3-2B.1	Use building envelopes, clustering and other site design techniques, where appropriate, to direct building away from environmentally and visually-sensitive lands.
Policy 3-2B.2	Design structures and site amenities with materials and colors that complement the natural landscape.
Policy 3-2B.5	Design landscape plantings to minimize water consumption and blend with native vegetation using existing on-site trees and vegetation.
Policy 3-2B.6	Grade disturbed slopes to blend with the natural terrain and revegetate with native grasses and vegetation.
Policy 3-2C.1	Locate houses, utilities, and other structures away from important ridgelines and horizon lines.

Nonurban Subareas Pike National Forest

Objective 3-3G	Preserve the natural environment and scenic beauty of the Pike National Forest and Foothills Subarea, while providing recreational opportunities.
Policy 3-3G.1	Support and encourage the conservation of lands important as natural resources.
Policy 3-3G.2	Encourage the conversion of inholdings in the Pike National Forest.
Policy 3-3H.2	Support cooperative efforts to plan for natural resource protection, management, and recreational uses in the Pike National Forest.
Policy 3-3I.2	Minimize the impact of development and respect the distinct character of the Pike National Forest during development review.



PARKS TRAILS AND OPEN SPACE MASTER PLAN

3203.01.2

The new Maintenance facility and fleet storage building also supports the following objectives and policies of the 2030 Douglas County Parks, Trails, and Open Space Master Plan (sub-element of the Comprehensive Master Plan).

Parks and Trails Goals and Objectives

- Objective PT 1B Support and establish design that provide convenient access between parks and trails facilities and to the surrounding community.
- Objective PT 1E Support alternative travel needs by maintaining trails for year-round use, to the extent feasible.
- Objective PT 1F Ensure parks and trails are provided through the development review process to meet the demands of new development.
- Objective PT 3C Design parks and trails facilities to minimize and mitigate the impacts of the proposed facilities to adjacent communities, as feasible.
- Objective PT 3D Manage parks and trails facilities to minimize impacts to adjacent communities as feasible.
- Objective PT 4A Work with appropriate entities and stakeholders to evaluate impacts to natural resources and systems during project design.
- Objective PT 4D Conserve water through park design and operations.
- Objective PT 5D Preserve, protect and improve historic, pre-historic, and paleontological resources on parks and trails land, as feasible.
- Objective PT 6B Design and manage facilities to promote their safe and secure use.

COMMUNITY IMPACT REPORT

3206.01

The type of construction required will include clearing grubbing, site grading and landscaping, over-excavation and compaction to accommodate the new two new buildings based on expansive soils and sloping bedrock in the area. All construction access will be from Roxborough Drive and can be accommodated either on the north or south end of the site depending on Roxborough Park visitor access and demand. Construction traffic will vary contingent on the phase of work for the project. We generally anticipate a range of 15-20 additional vehicle trips per day during construction. The heaviest traffic is anticipated to be during any site removals as a result of over-excavation and delivery of construction materials. The duration of the construction is expected to be approximately 6 months, between January 2026 and June 2026. Daily construction hours are anticipated to be from 7am - 5pm, Monday through Friday.

SUMMARY

Through careful planning, design, and collaboration, the Roxborough State Park Maintenance and Fleet Storage Facilities have been developed to support Colorado Parks and Wildlife staff in their ongoing conservation work while minimizing visual and environmental impacts on the park's landscape. The facilities will be used daily by maintenance staff to keep the park and its amenities safe, secure, and accessible. As documented in the comprehensive drainage report, the project conforms to Douglas County Zoning Resolution Section 32 and the County Comprehensive Master Plan.

Please refer to the accompanying submittal documents, including the Land Use Application, Location and Extent Plans, and Drainage Report. We look forward to your review and approval.

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

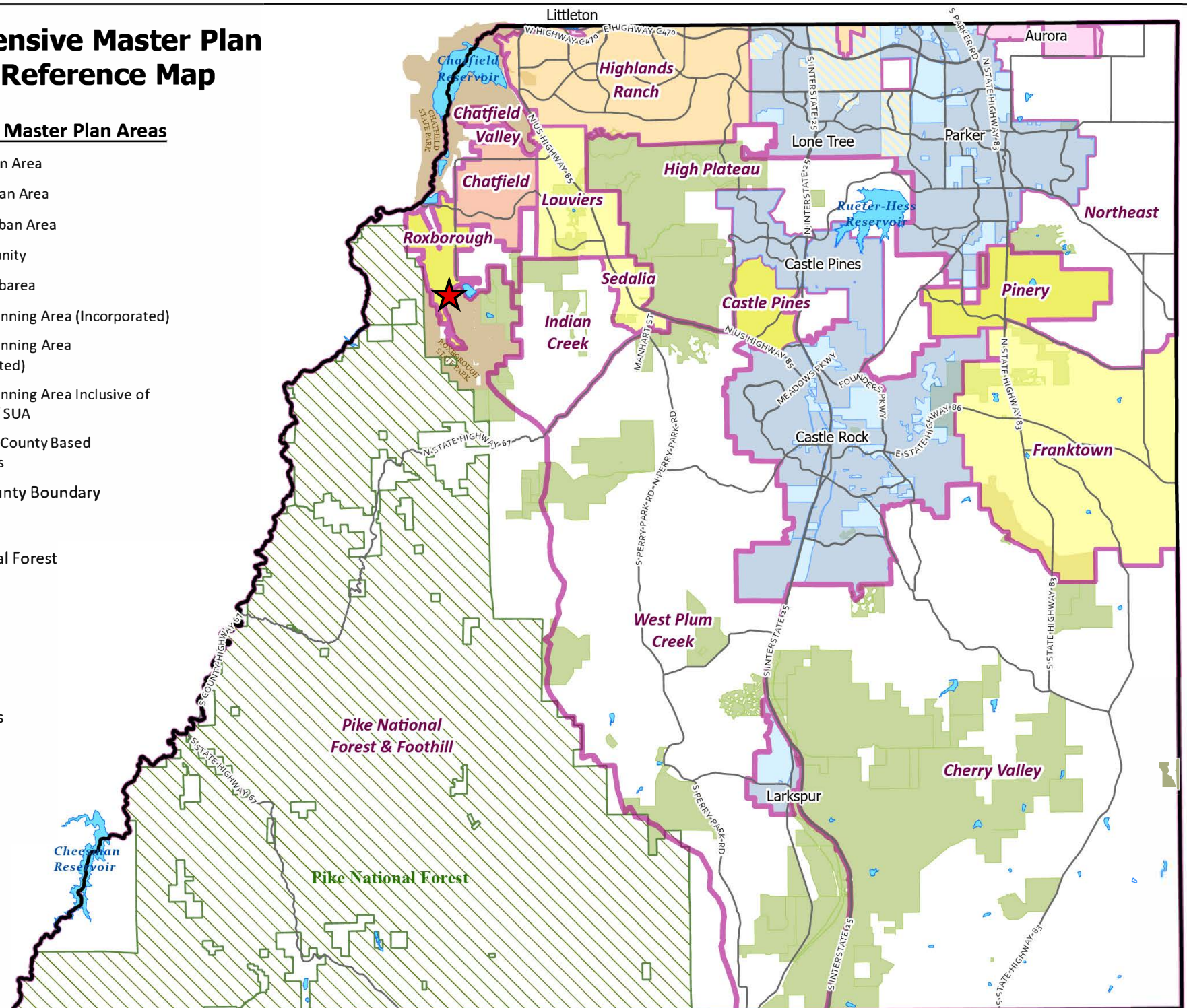
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

- Major Roads



6222 and 6226 East Roxborough Drive - Location and Extent

Project No. LE2025-022

Planning Commission Staff Report - Page 12 of 32

LE2025-022 LOCATION AND EXTENT

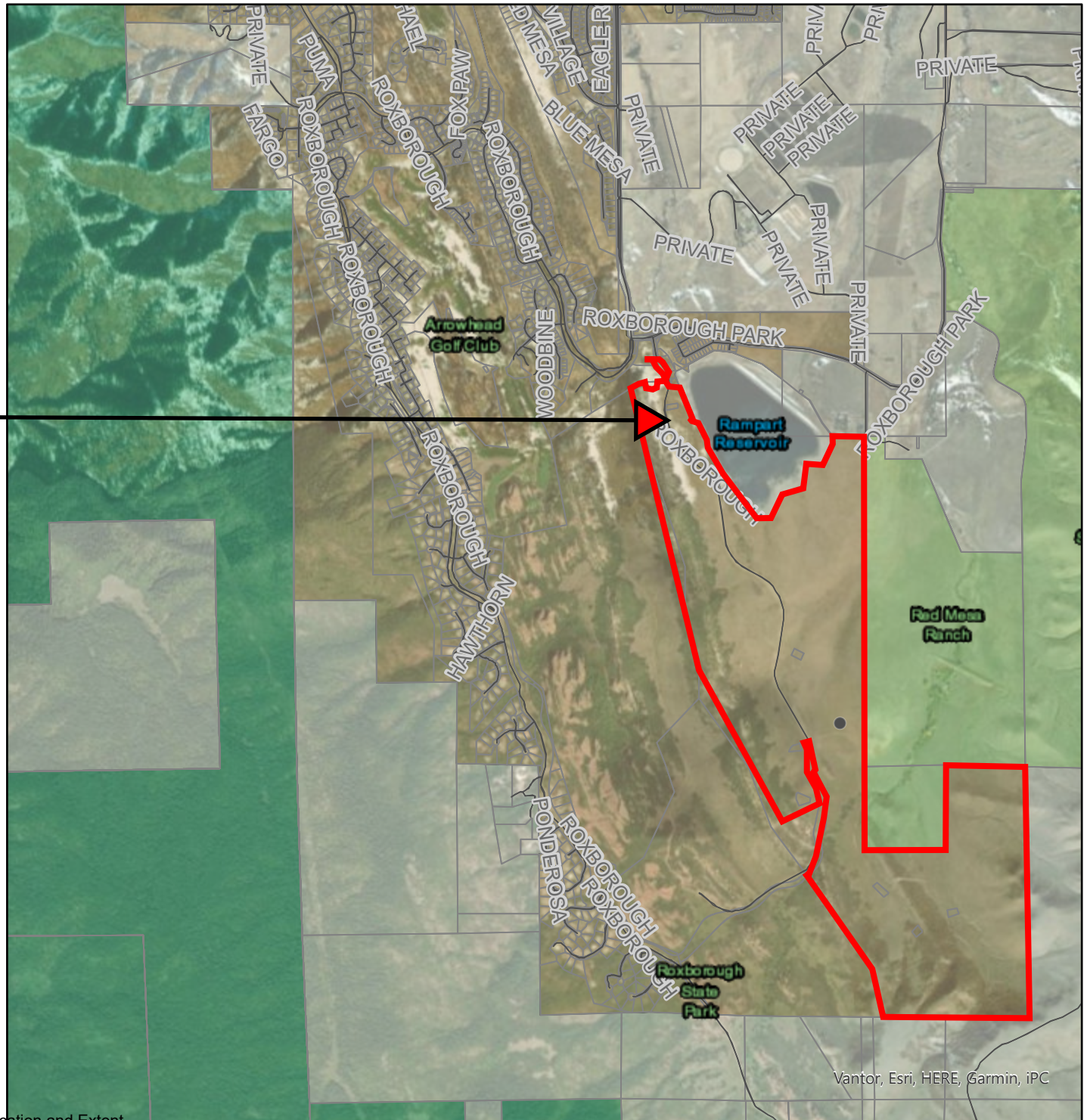
Colorado Department of Natural Resources

6222 & 6226 East Roxborough Drive

ZONING MAP

LEGEND

- Roads
- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION
- NF - NATIONAL FOREST



Vantor, Esri, HERE, Garmin, iPC

LE2025-022 LOCATION AND EXTENT

Colorado Department of
Natural Resources

6222 & 6226 East
Roxborough Drive

AERIAL MAP

LEGEND

- Roads
- Major Roads
- Parcels - PARCELS



Microsoft, Vantor, Esri, HERE, Garmin, iPC

Referral Agency Response Report**Page 1 of 3****Project Name:** 6222 and 6226 East Roxborough Drive New Maintenance Facility Buildings L&E**Project File #:** LE2025-022**Date Sent:** 11/20/2025**Date Due:** 12/04/2025

Agency	Date Received	Agency Response	Response Resolution
City of Aurora			
Addressing Analyst	11/20/2025	No Comment	No action necessary
Assessor			
AT&T Long Distance - ROW	11/21/2025	This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near 6222 & 6226 East Roxborough Drive, Littleton, CO 80125 (Project # LE2025-022). Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines/Core Fiber Optics, as we do not have facilities in that area. James Peabody, Clearwater Consulting Group, Inc. 120 9th Ave. South, Suite #140 Nampa, ID 83651 C: (951) 201-1279 E: jamesp@cw64.com	No action necessary
Building Services	11/20/2025	Permit is required. Please visit the Douglas County website for detailed requirements or call 303-660-7497 with any questions.	Comments forwarded to applicant
CenturyLink			
Chatfield Community Association			
Comcast			
CORE Electric Cooperative			
Denver Water Board	11/25/2025	We have reviewed-no comments. Gina Begly Real Estate Sr Specialist PROPERTY MANAGEMENT, 303-628-6219 1600 W 12TH Ave, Denver, CO 80204-3412	No action necessary
Engineering Services			

Referral Agency Response Report**Page 2 of 3****Project Name:** 6222 and 6226 East Roxborough Drive New Maintenance Facility Buildings L&E**Project File #:** LE2025-022**Date Sent:** 11/20/2025**Date Due:** 12/04/2025

Agency	Date Received	Agency Response	Response Resolution
Mountain View Electric Association	11/24/2025	This project is outside of the MVEA service territory. Let me know if you have any questions. Samantha Sherman, Engineering Administrative Supervisor Mountain View Electric Association, Inc. Falcon Office, 11140 E. Woodmen Road, Falcon, CO 80831 Direct: (719) 494-2699, Cell: (719)715-3039	No action necessary
Roxborough Park Foundation	11/21/2025	Roxborough Park Foundation would like to signify its support for this project and has no objections. Brian Lence, 720-536-2441	No action necessary
Roxborough Village Filing 14B HOA			
Roxborough Village First HOA			
Roxborough Village Metro District	11/30/2025	The Roxborough Village Metro District did/does not have any meetings scheduled between November 20th and December 4th, so we are unable to provide official referral comments. I, personally (as an individual board member), do not believe we would have any objection. That said, please convey to the architects and CPW people involved that West Metro and South Metro Fire both highly recommend fire and ember resistant soffit vents on timber framed structures. It was not apparent from the LE exhibit that they were installing them. Ephram Glass, Roxborough Village Metropolitan District Director, 720-805-7644 ephramglass@RoxboroughMetroDistrict.org	Comments forwarded to applicant
Roxborough Water & Sanitation District			

Referral Agency Response Report**Page 3 of 3****Project Name:** 6222 and 6226 East Roxborough Drive New Maintenance Facility Buildings L&E**Project File #:** LE2025-022**Date Sent:** 11/20/2025**Date Due:** 12/04/2025

Agency	Date Received	Agency Response	Response Resolution
West Metro Fire Protection District			
Xcel Energy-Right of Way & Permits	12/02/2025	<p>Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has no conflict. The property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer. 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.</p> <p>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</p>	Comments forwarded to applicant

Carolyn Freeland

From: James Peabody <jamesp@cw64.com>
Sent: Friday, November 21, 2025 12:00 PM
To: Carolyn Freeland; duanew cw64.com; jt cw64.com; Lana S.; LENNY V.
Subject: Fw: Douglas County eReferral (LE2025-022) Is Ready For Review
Attachments: ROXBOROUGH DR earth.jpg

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

Carolyn,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near **6222 & 6226 East Roxborough Drive, Littleton, CO 80125 (Project # LE2025-022)**. 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/Core Fiber Optics, as we do not have facilities in that area.

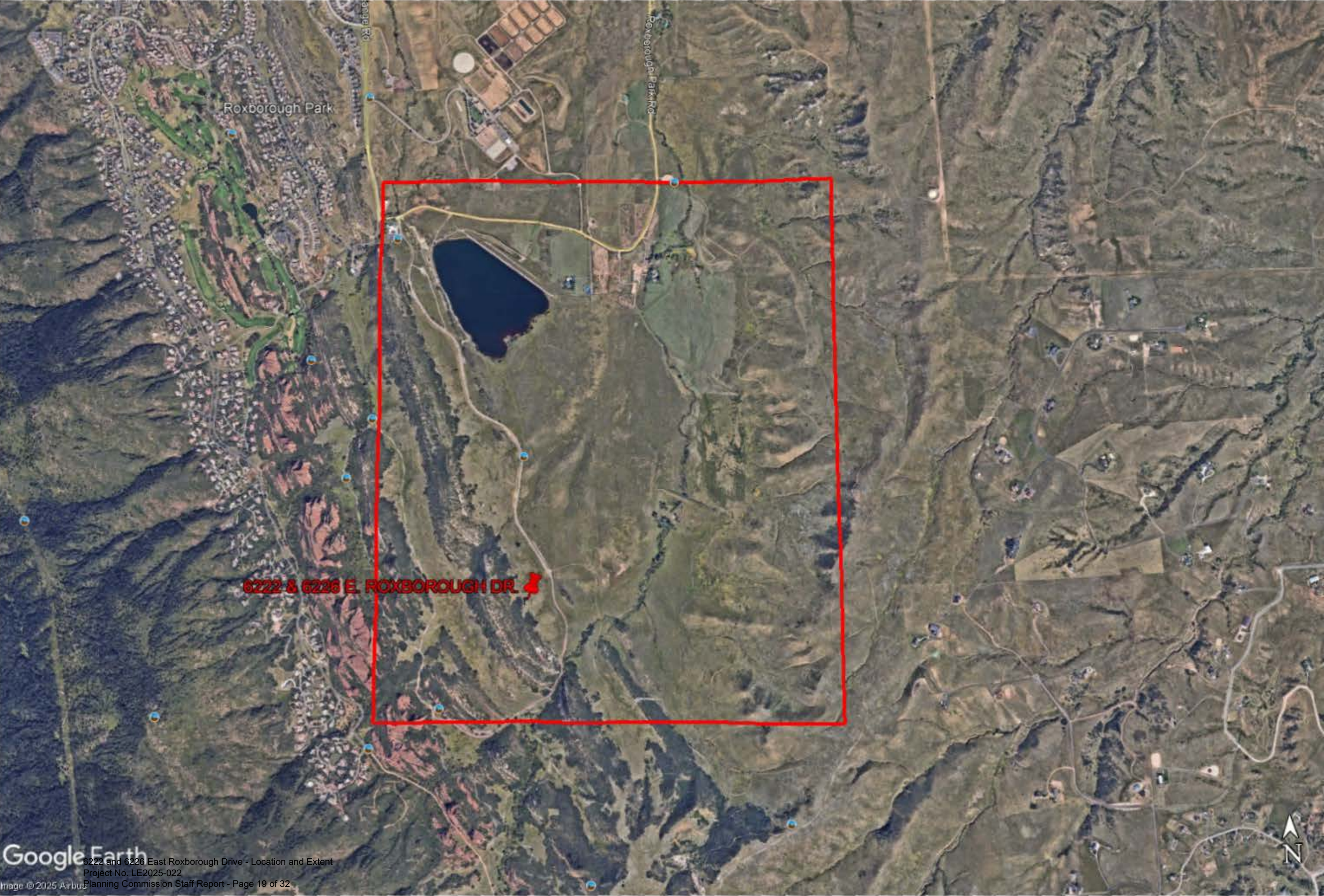
Please feel free to contact us with any questions or concerns.

***** Map disclaimer: The attached google earth maps are intended to show approximate locations of the buried AT&T Long Line/Core Fiber Optic Cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited. *****

Thank you,

James Peabody
Clearwater Consulting Group, Inc.
120 9th Ave. South, Suite #140
Nampa, ID 83651
C: (951) 201-1279
E: jamesp@cw64.com

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Roxborough Park

Roxborough Park Rd

6222 & 6226 E. ROXBOROUGH DR.




REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: November 20, 2025

 Comments due by: **December 4, 2025**

Project Name:	Colorado Department of Natural Resources (CDNR), New Maintenance Building and New Fleet Building with other Improvements Project - Location and Extent – 6222 & 6226 Roxborough Drive
Project File #:	LE2025-022
Project Summary:	CDNR requests approval of a Location and Extent to construct a new maintenance building, and a new fleet building at Roxborough State Park. The new buildings will support Colorado Parks and Wildlife staff in conservation work, along with maintenance and upkeep of the park. The site is located at SPN: 2355-133-02-048.

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

<input type="checkbox"/> No Comment	
<input checked="" type="checkbox"/> Please be advised of the following concerns: <div style="border: 1px solid black; padding: 5px; margin: 5px;"> ROXBOROUGH PARK FOUNDATION WOULD LIKE TO SIGNIFY ITS SUPPORT FOR THIS PROJECT AND HAS NO OBJECTIONS. </div>	
<input type="checkbox"/> See letter attached for detail.	
Agency: ROXBOROUGH PARK FOUNDATION	Phone #: 720-536-2441
Your Name: BRIAN LENCE (please print)	Your Signature: 
	Date: 11/21/25

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **December 15, 2025, at 6:00 pm; located at 100 Third Street, Castle Rock, CO 80104 in the Commissioner's Hearing Room.**

Sincerely,

Carolyn Washee-Freeland
 Carolyn Washee-Freeland, AICP
 Senior Planner
 303-660-7460
cfreeland@douglas.co.us
 Enclosure

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460



Right of Way & Permits

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

December 2, 2025

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

Attn: Carolyn Washee-Freeland

RE: Colorado Department of Natural Resources (CDNR), Case # LE2025-022

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has no conflict.

The property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

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

From: Lehocky - DNR, Sean <sean.lehocky@state.co.us>
Sent: Friday, November 14, 2025 4:26 PM
To: Carolyn Freeland
Cc: MStoub@eidosarch.com; Brett Thomas
Subject: Re: LE2025-022, for the New Maintenance and Fleet Buildings

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

Carolyn,
Colorado Department of Natural Resources understands that our location and extent application will be heard at the December 15, 2025 Planning Commission hearing. Colorado Department of Natural Resources also understands that this hearing date is outside of the 30-day period.
Thanks.

On Fri, Nov 14, 2025 at 3:03 PM Carolyn Freeland <cfreeland@douglas.co.us> wrote:

Hi Matt and Sean,

This is regarding your location and extent application, LE2025-022, for the new maintenance and fleet buildings and other improvements. I have been assigned as the staff planner to process this location and extent request.

The County received this location and extent application submittal on November 12, 2025, outside of the December 1, 2025 Planning Commission hearing window. The project has been opened. Statute requires that the project be reviewed by the County Planning Commission within 30 days of submittal.

Please send an email to my attention indicating that the applicant, Colorado Department of Natural Resources (CDNR) understands that the application will be heard at the December 15, 2025 Planning Commission hearing, and that CDNR understands that this hearing date is outside of the 30-day period. Our legal department has requested that we obtain correspondence from any L&E applicant that will be heard beyond the 30-day period.

Thank you very much and feel free to reach out if you have any questions.

Sincerely,

Carolyn Washee-Freeland, AICP | Senior Planner

Douglas County Department of Community Development

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

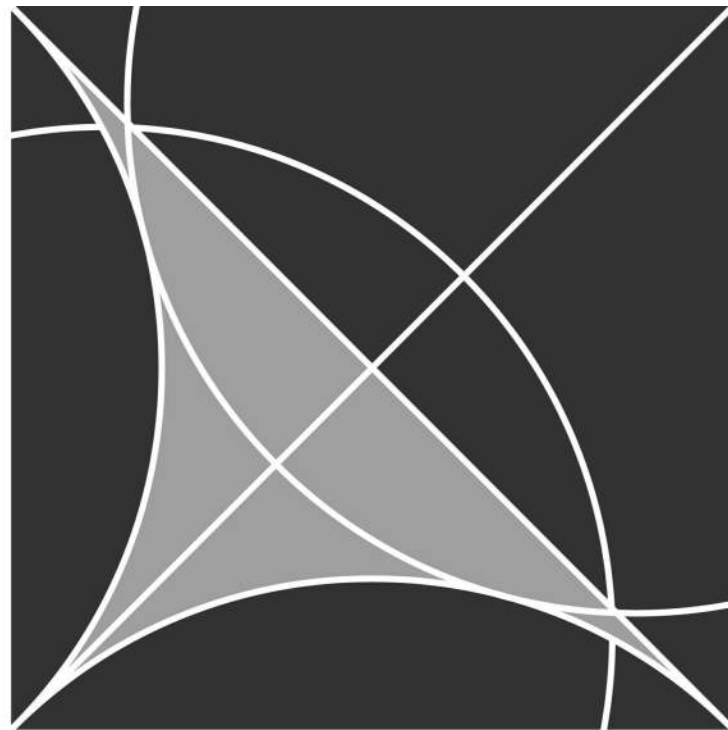
Direct | 303-814-4361

Email | cfreeland@douglas.co.us

New Maintenance and Fleet Buildings At

Roxborough State Park

6222 AND 6226 EAST ROXBOROUGH DRIVE
LOCATION AND EXTENT
TOTAL ACREAGE: 556.633
PROJECT ACREAGE: 2.8
LE2025-022



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ARCHITECTS

Scope of Work

This project consists of two new buildings and yard space for the maintenance of Roxborough State Park. The maintenance building will house a maintenance bay and an office area for use by staff. The fleet building will be primarily used for vehicle storage.

Building Size

Building Height: = 21'-0"
Number of Stories: 1 Story
Approximate Size:
Maintenance Building = 3,925 SF
Fleet Building = 2,568 SF

Site Information

Address: Roxborough State Park
Parcel # 2355-133-02-048
Littleton, Colorado 80125
Site Area: 556 Acres
Zone: FP-O

Drawing Index

Architecture Civil	
AC0.0	Legal Description
AC1.0	Overall Site Plan
Landscape	
L1.1	Site Plan Enlargement
L1.2	Site Plan Enlargement
L2.0	Overall Landscape Plan
Architecture	
A2.0	Exterior Elevations
A2.1	Exterior Elevations
A2.2	Site Details

Location & Extent

Eidos Project No. 24052
11/18/2025

Owner Information

Colorado Parks and Wildlife
6060 Broadway
Denver, Colorado 80126
Phone: 303.297.1192

Architect

Eidos Architects, PC
5400 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Phone: 720.200.0630

Civil Engineer

JVA, Inc.
1675 Larimer St #550
Denver, CO 80202
Phone: 303.444.1951

Structural Engineer

Salas O'Brien
165 S Union Blvd #360
Lakewood, CO 80228
Phone: 720.890.4095

Mechanical Engineer

Bridgers & Paxton
1365 Garden of the Gods Rd #260
Colorado Springs, CO 80907
Phone: 719.630.3350

Plumbing Engineer

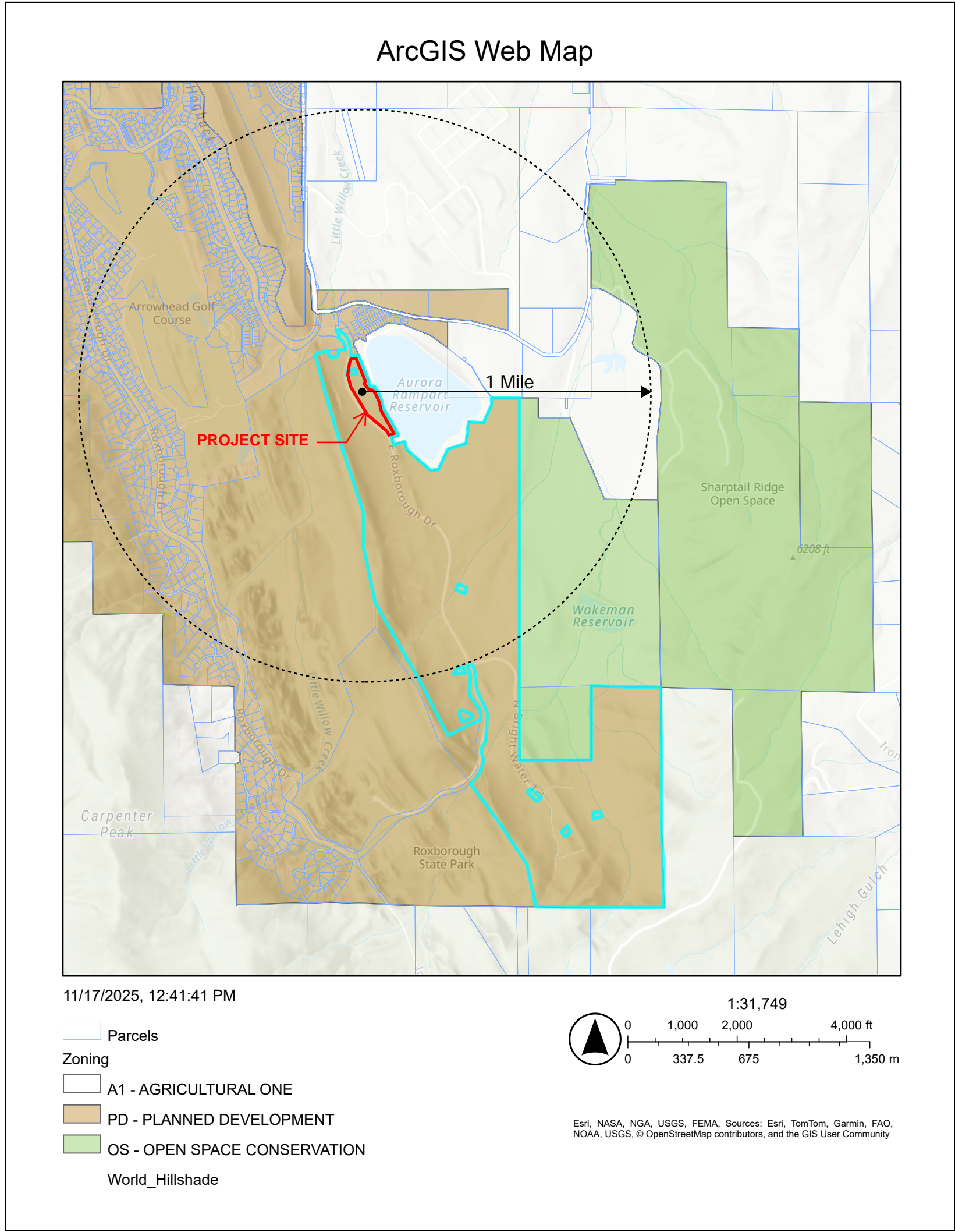
Bridgers & Paxton
1365 Garden of the Gods Rd #260
Colorado Springs, CO 80907
Phone: 719.630.3350

Electrical Engineer

Bridgers & Paxton
1365 Garden of the Gods Rd #260
Colorado Springs, CO 80907
Phone: 719.630.3350

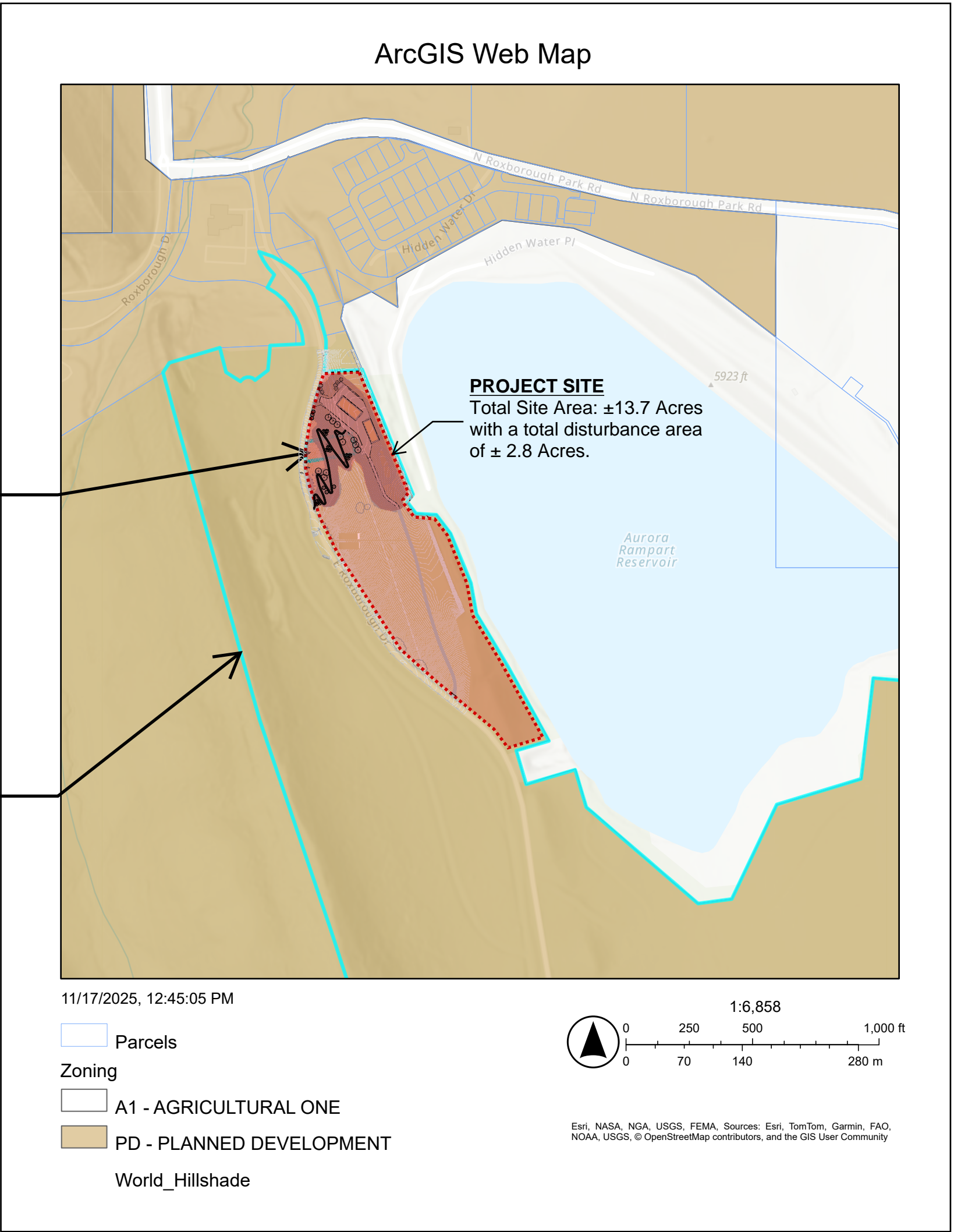
Mark	Date	Description
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COVER
1 of 9



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Owner Name: STATE OF COLORADO
Account Number: R0022824
State Parcel Number: 235512301013
Account Type: Exempt
Actual Value: 5,400.00
Tax Rate: 0.04
Location Description: LOT 36 SOUTHDOWNS AT ROXBOROUGH 254-491 0.36 AM/L
Township and Range: T7S & R69W
Section: 12

Address: Address not available
Owner Name: STATE OF COLORADO
Account Number: R0393551
State Parcel Number: 235513302048
Account Type: Exempt
Actual Value: 6,345,616.00
Tax Rate: 0.04
Location Description: SOUTHDOWNS AT ROXBOROUGH EXCEPT LOTS 3 36 45 161 169 268308 336 COMMERCIAL BLDG AREAS 1 & 2. SOUTHDOWNS AT ROXBOROUGH #2 TOTAL ACREAGE 556.633 AM/L
Township and Range: T7S & R69W
Section: 13



PROJECT SITE
Total Site Area: ±13.7 Acres
with a total disturbance area
of ± 2.8 Acres.

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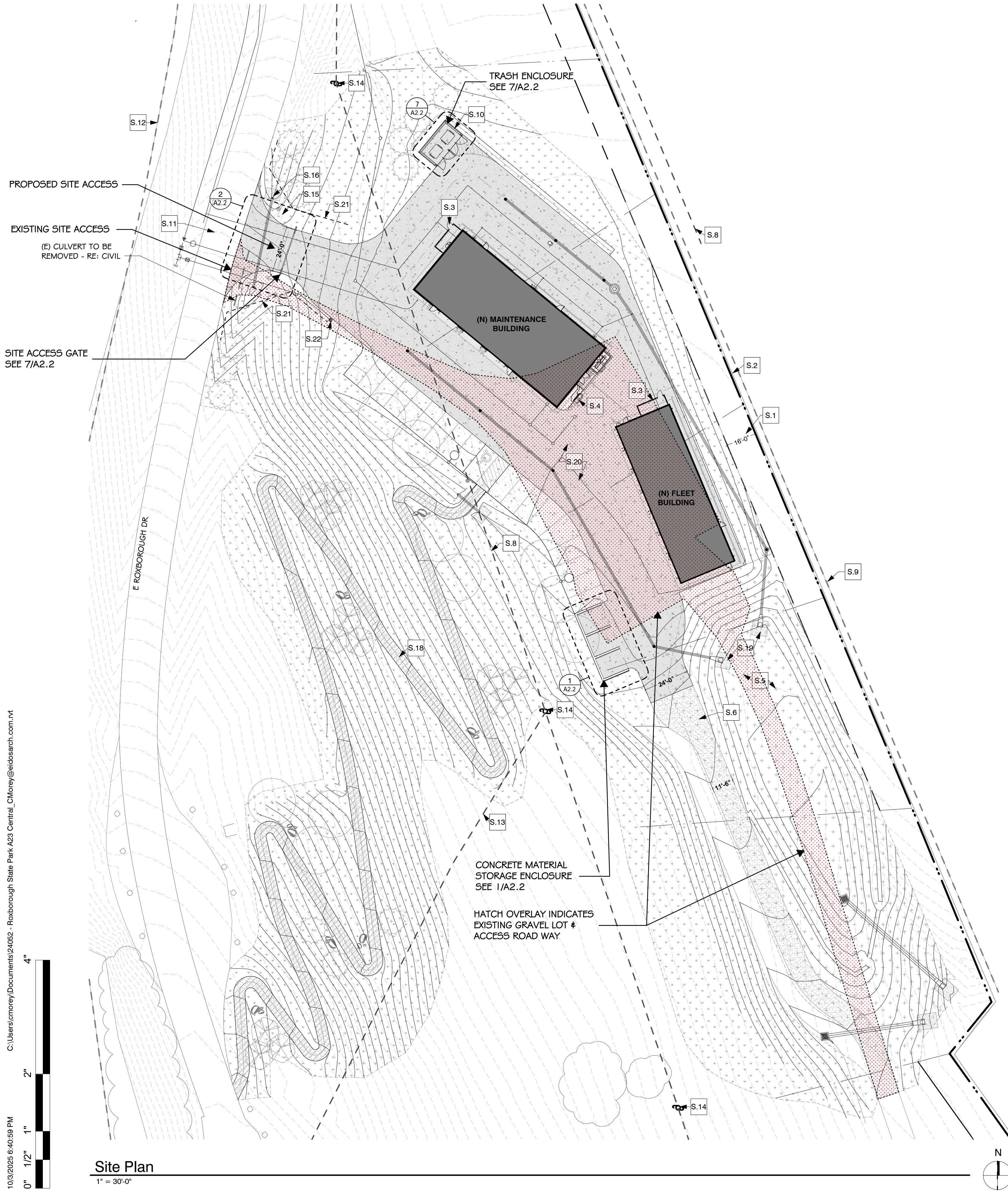
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SHEET 1 OF 5

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

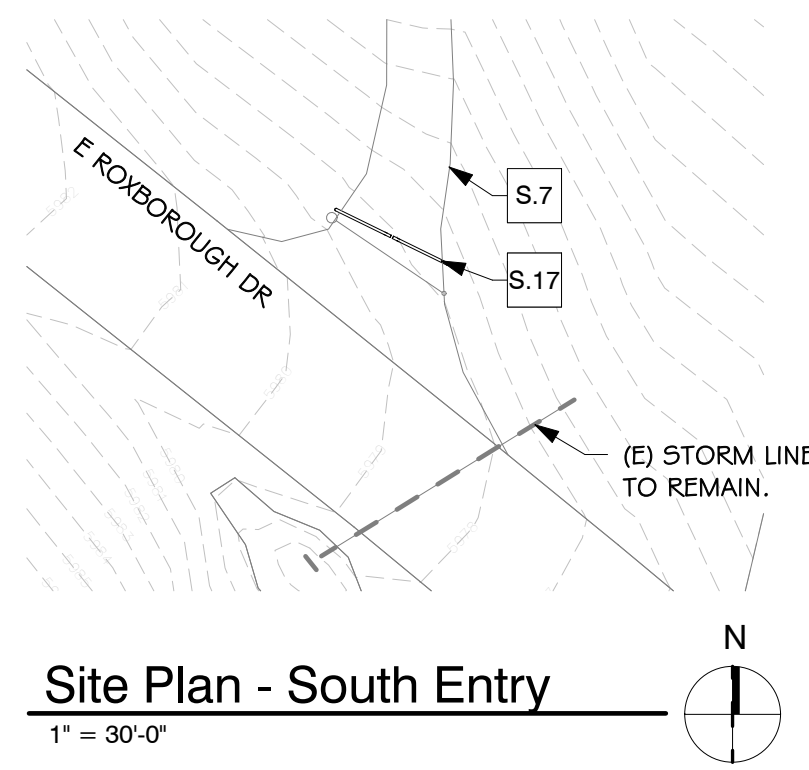
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AC0.0
2 of 9



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10/3/2025 6:40:59 PM
0" 1/2" 1" 2" 4"

Site Plan
1" = 30'-0"



Keynote Legend - Site Plans

S.1	1'6" - 0" ROXBOROUGH PARK METROPOLITAN DISTRICT EASEMENT
S.2	(E) FENCE TO REMAIN
S.3	SECURE ELECTRICAL ENCLOSURE
S.4	SAND/OIL INTERCEPTOR
S.5	DETENTION POND LOCATION
S.6	(N) GRAVEL ROAD CONNECTION
S.7	(E) SITE ROAD
S.8	(E) OVERHEAD UTILITY
S.9	(E) IRRIGATION LINE
S.10	(N) DUMPSTER ENCLOSURE
S.11	(E) PAVED ACCESS ROAD PATCH # REPAIR AS REQ'D PER (N) UTILITY LINE INSTALL
S.12	(E) FIBEROPTIC UTILITY
S.13	(E) ELECTRICAL LINE
S.14	(E) OVERHEAD UTILITY POLE
S.15	(N) REMOTE OPERATED GATE
S.16	(N) DRAINAGE CULVERT TO EXTEND UNDER (N) ENTRY DRIVE
S.17	MANUAL VEHICLE SWING ACCESS GATE - RE: LANDSCAPE
S.18	(N) SITE ACCESS TRAIL - RE: LANDSCAPE
S.19	OUTLET PROTECTION
S.20	(N) CONCRETE PAVING
S.21	(N) 2-RAIL FENCING - RE: LANDSCAPE
S.22	(N) FIRE HYDRANT

Setbacks

The project site is zoned as part of PD - Planned Development and does not have any required setbacks.

Water and Method of Waste Disposal

There are existing underground domestic water and sanitary sewer lines that runs along the north side of the site adjacent to East Roxborough Drive that are being extended to serve the new maintenance building.

A new trash enclosure is being provided to accommodate Roxborough Parks current waste disposal operations.

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ARCHITECTS

5400 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Phone: 720.200.0630

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Consultants:



Project Title:

State of
Colorado

Roxborough
State Park

Littleton, Colorado

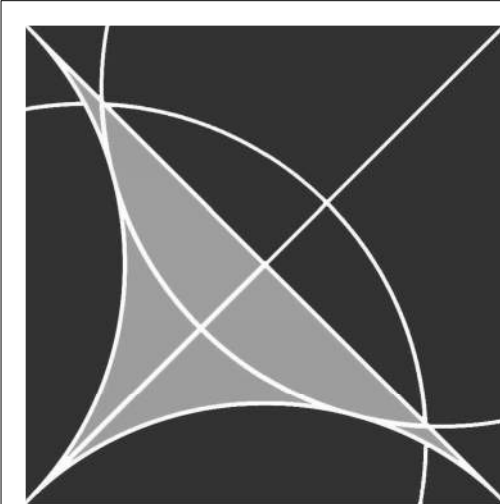
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	11/18/25		

Project Number:	24052
Drawn By:	JJ, CM
Checked By:	MS

Sheet Title:

Overall Site Plan

AC1.0
3 of 9



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Consultants:



**DESIGN
CONCEPTS**
Community • Landscape Architecture
27 North Fifth Street, Suite 307
Durango, CO 81301

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5/22/2025 17:13:41

Project Title:

State of
Colorado

Roxborough State Park

Littleton, Colorado

	11/18/25	Location & Extent
Mark	Date	Description

Project Number:	22516
Drawn By:	RN
Checked By:	SW/AH

Sheet Title:

SITE PLAN ENLARGEMENT

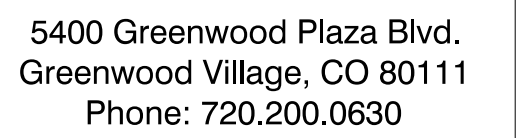
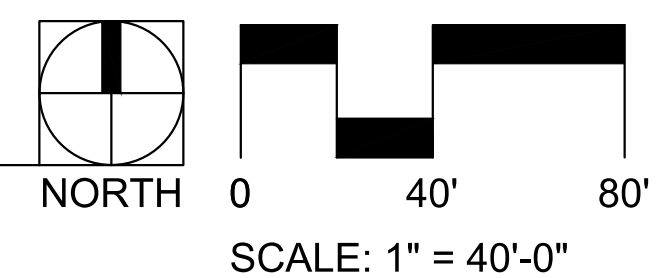
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4 of 9

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6222 and 6226 East Roxborough Drive - Location and Extent
Project No. LE2025-022
Planning Commission Staff Report - Page 27 of 32

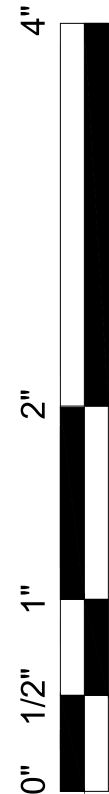


**DESIGN
CONCEPTS**
Community + Landscape Architects
211 North Foothill Blvd., Suite 307
Littleton CO 80120
303.654.8301 www.dco.net

Littleton, Colorado

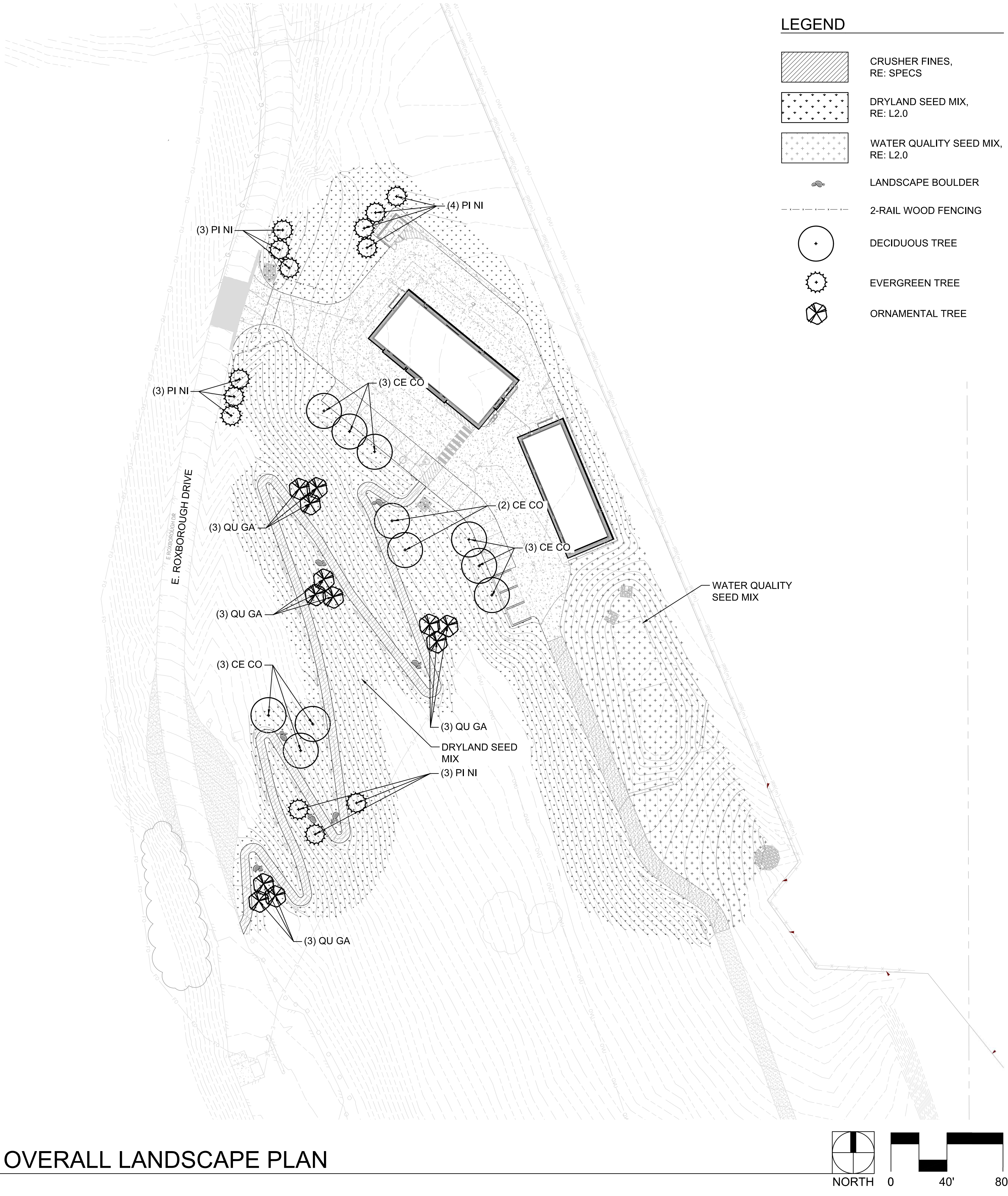
5 of 9

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1

OVERALL LANDSCAPE PLAN



LEGEND

- CRUSHER FINES, RE: SPECS
- DRYLAND SEED MIX, RE: L2.0
- WATER QUALITY SEED MIX, RE: L2.0
- LANDSCAPE BOULDER
- 2-RAIL WOOD FENCING
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE

NATIVE SEED MIXES:

DRYLAND SEED MIX				
Common Name	PLS lbs. per Acre	% of Mix		
Western Wheatgrass	3.75	25.00		
Crested Wheatgrass	3.75	25.00		
Buffalograss	3	20.00		
Slender Wheatgrass	2.25	15.00		
Blue Grama	1.5	10.00		
Alkali Sacaton	0.75	5.00		

WATER QUALITY SEED MIX				
Common Name	Scientific Name	Variety	PLS lbs. per Acre	Ounces per Acre
Sand Bluestem	Andropogon hallii	Garden	3.5	
Sideoats Grama	Bouteloua curtipendula	Butte	3	
Prairie Sandreed	Calamovilfa longifolia	Goshen	3	
Indian Ricegrass	Oryzopsis hymenoides	Paloma	3	
Switchgrass	Panicum virgatum	Blackwell	4	
Western Wheatgrass	Pascopyrum smithii	Ariba	3	
Little Bluestem	Schizachyrium scoparium	Patura	3	
Alkali Sacaton	Sporobolus airoides		3	
Sand Dropseed	Sporobolus cryptandrus		3	
*Pasture Sage	Artemisia frigida			2
*Blue Aster	Aster laevis			4
*Blanket Flower	Gaillardia aristata			8
*Prairie Coneflower	Ratibida columnifera			4
*Purple Prairieclover	Dalea (Petalostemum) purpurea			4

PLANTING SCHEDULE:

TREES				
CODE	BOTANIC NAME	COMMON NAME	SIZE AT PLANTING	QTY.
DECIDUOUS TREES				
CE OC	Celtis occidentalis	Western Hackberry	2 1/2" B&B	11
ORNAMENTAL TREES				
QU GA	Quercus gambelii	Gambel Oak	2" B&B	12
EVERGREEN TREES				
PI NI	Pinus nigra	Austrian Pine	8' HT.	13

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Greenwood Village, CO 80111
Phone: 720.200.0630

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Project Title:

State of Colorado
Roxborough State Park
Littleton, Colorado

Mark	Date	Description
	11/18/25	Location & Extent

Project Number: 22516

Drawn By: RN

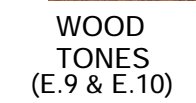
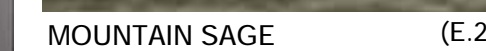
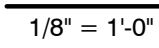
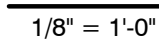
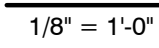
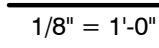
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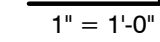
OVERALL LANDSCAPE PLAN

L2.0

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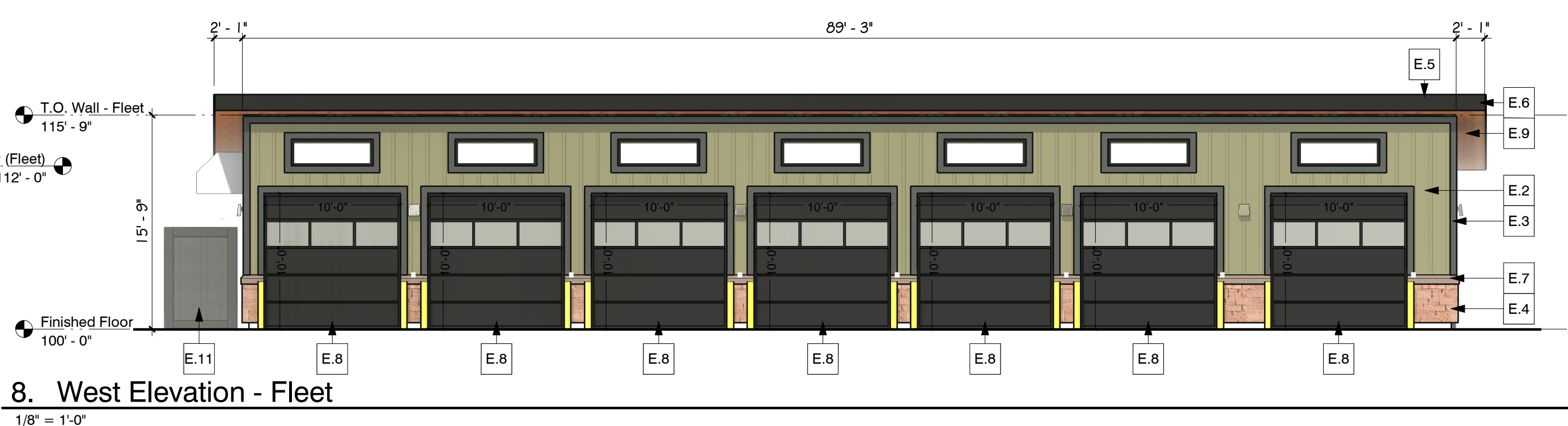
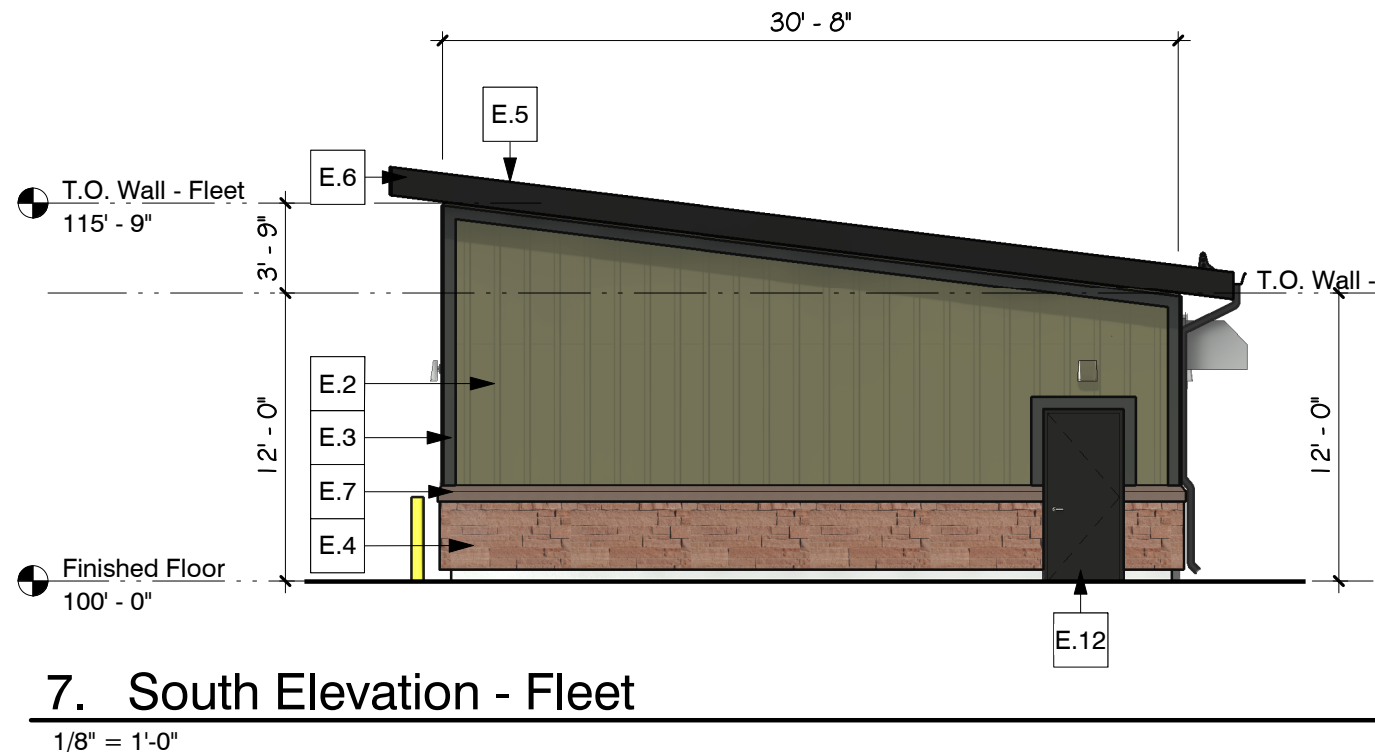
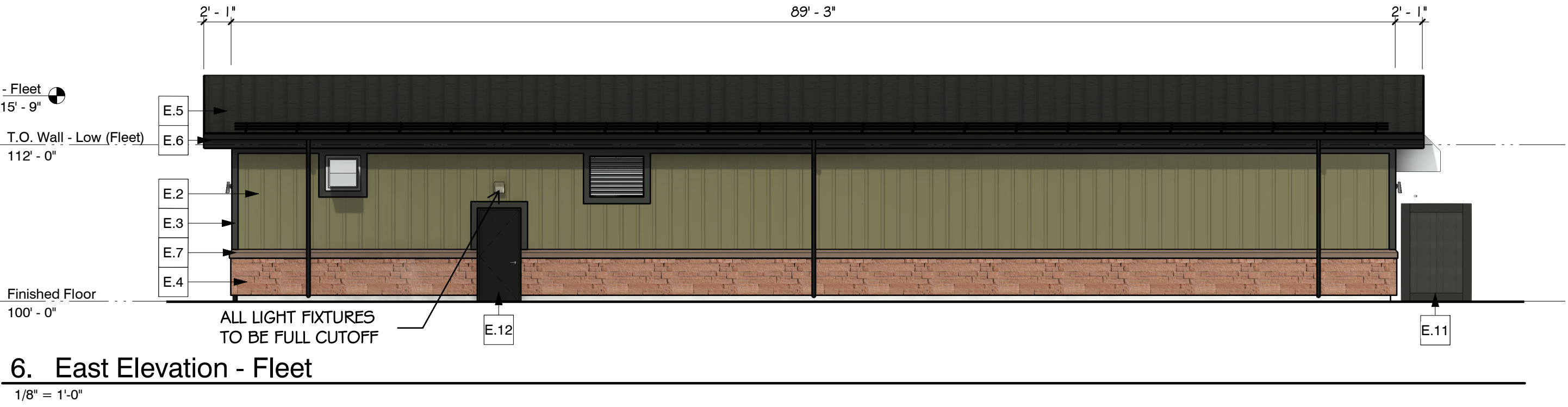
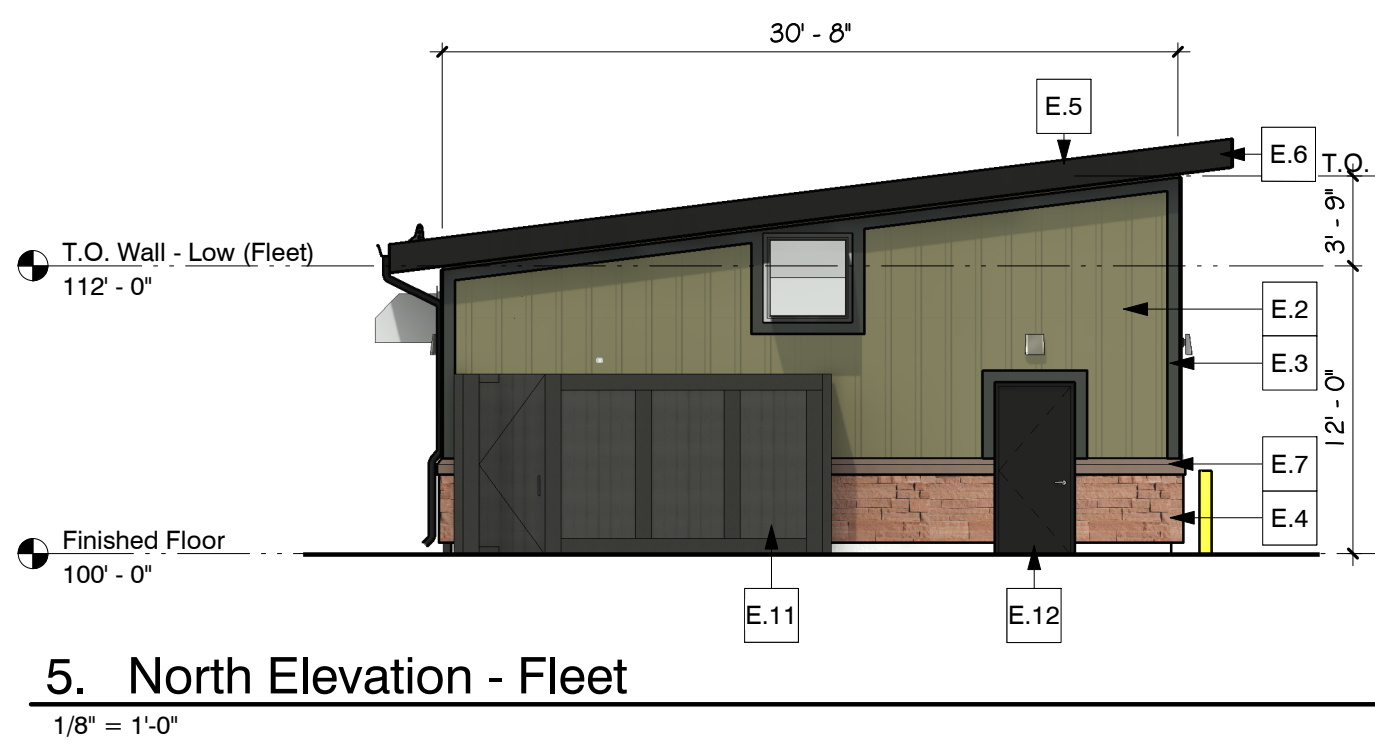


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E.2	PRE-FIN. CEMENTITIOUS FIBER BOARD PANEL - MOUNTAIN SAGE
E.3	PRE-FIN. CEMENTITIOUS FIBER BOARD TRIM - IRON GRAY
E.4	THIN STONE VENEER - LEDGESTONE PATTERN - LYONS RED
E.5	PRE-FIN. STANDING SEAM MTL. ROOF - TRADITIONAL BLACK
E.6	PRE-FIN. MTL. FASCIA - TRADITIONAL BLACK
E.7	PRECAST CONCRETE WAINSCOT CAP
E.8	INSULATED METAL SECTIONAL DOOR - STANDARD BLACK
E.9	ALUMINUM SOFFIT PANELS - WOOD LOOK - DARK CHERRY
E.10	WOOD OUTRIGGERS - EXPOSED - SOUTHERN YELLOW PINE
E.11	TREX FENCE - CHARCOAL BLACK
E.12	HOLLOW METAL DOOR - PAINTED - STANDARD BLACK



A2.0
7 of 9

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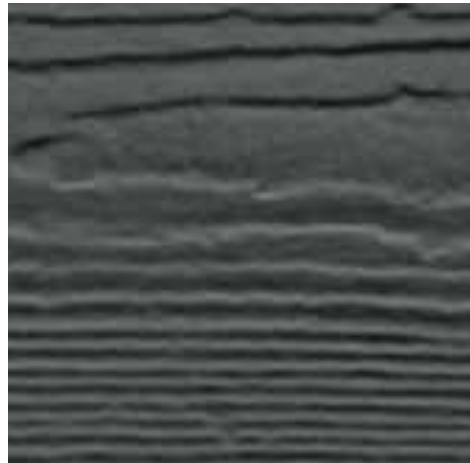


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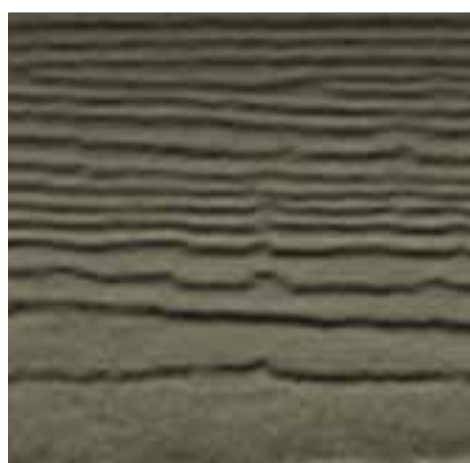
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E.11	TREX FENCE - CHARCOAL BLACK
E.12	HOLLOW METAL DOOR - PAINTED - STANDARD BLACK



TRADITIONAL BLACK (E.5)



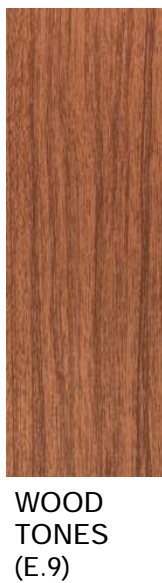
IRON GRAY (E.3)



MOUNTAIN SAGE (E.2)



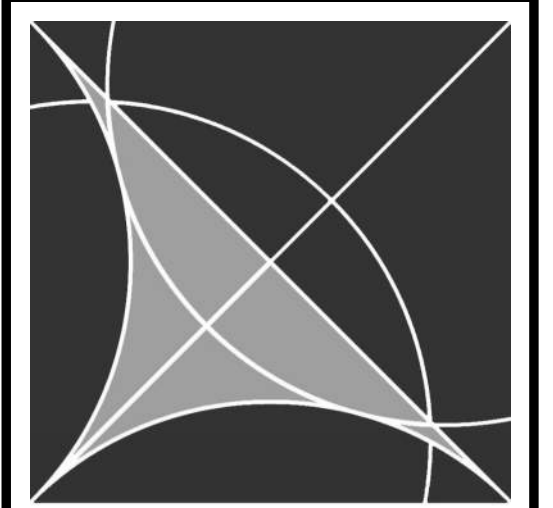
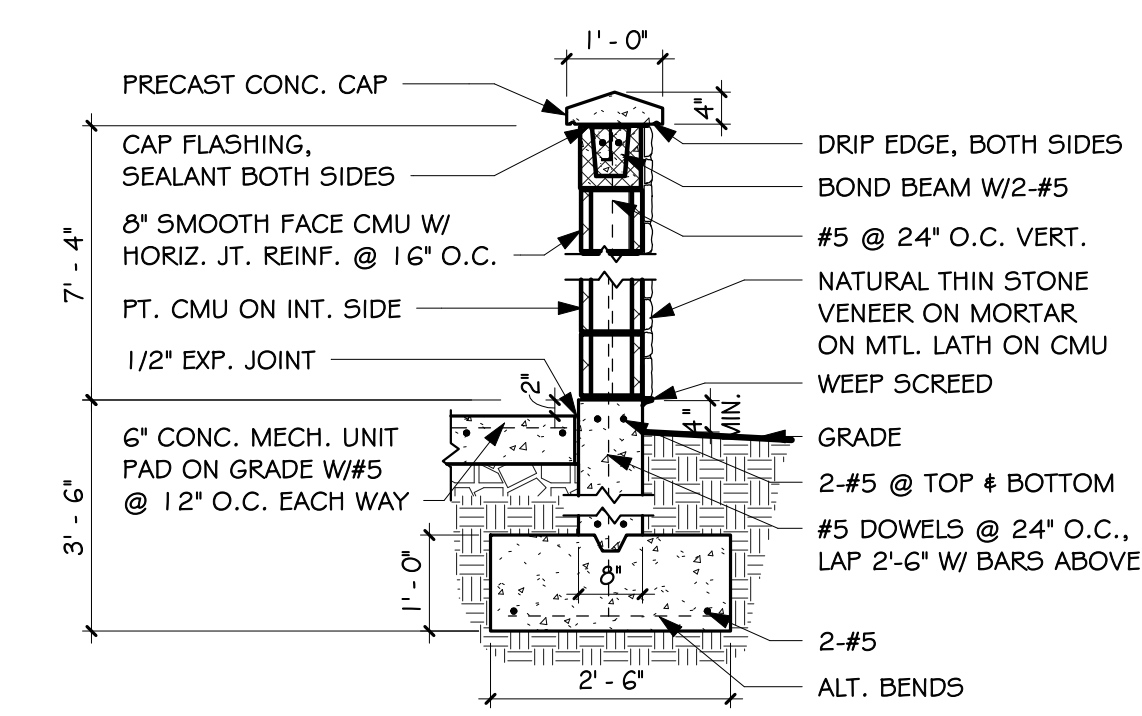
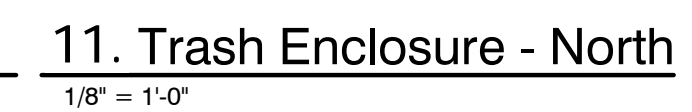
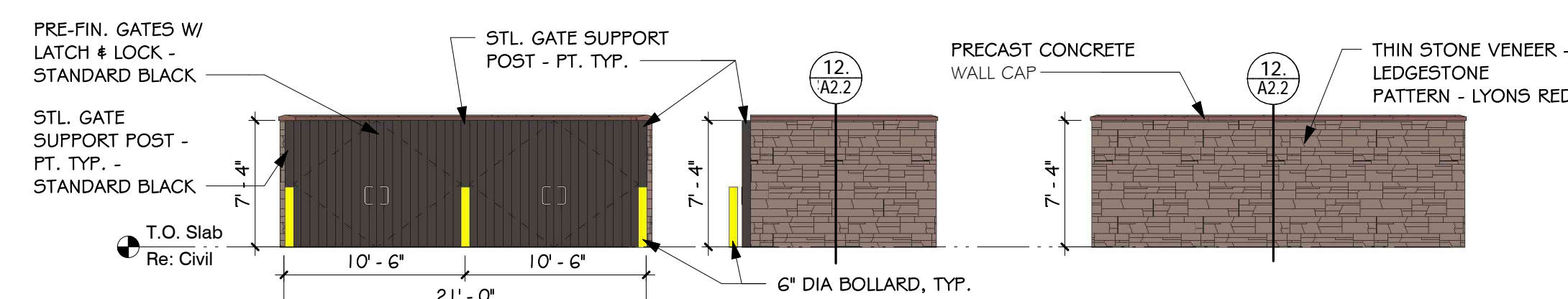
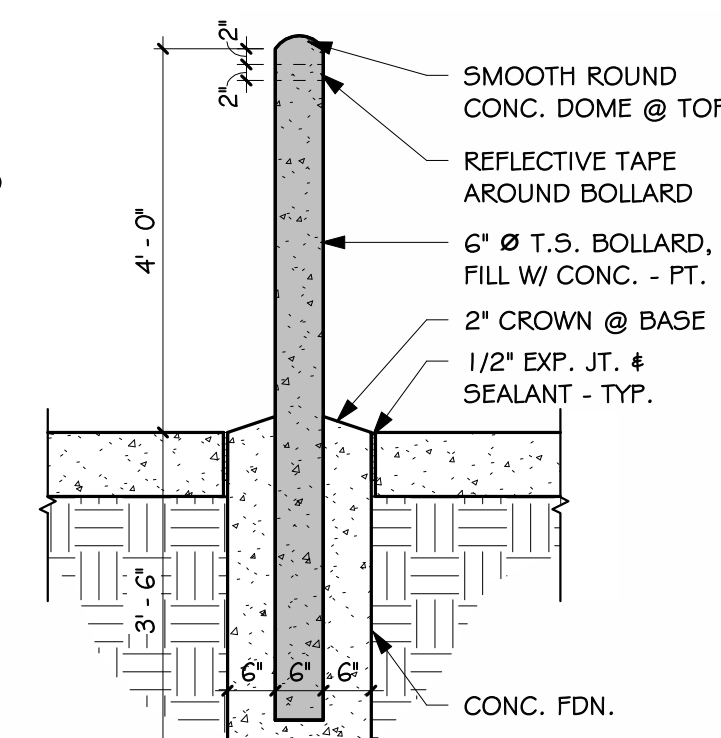
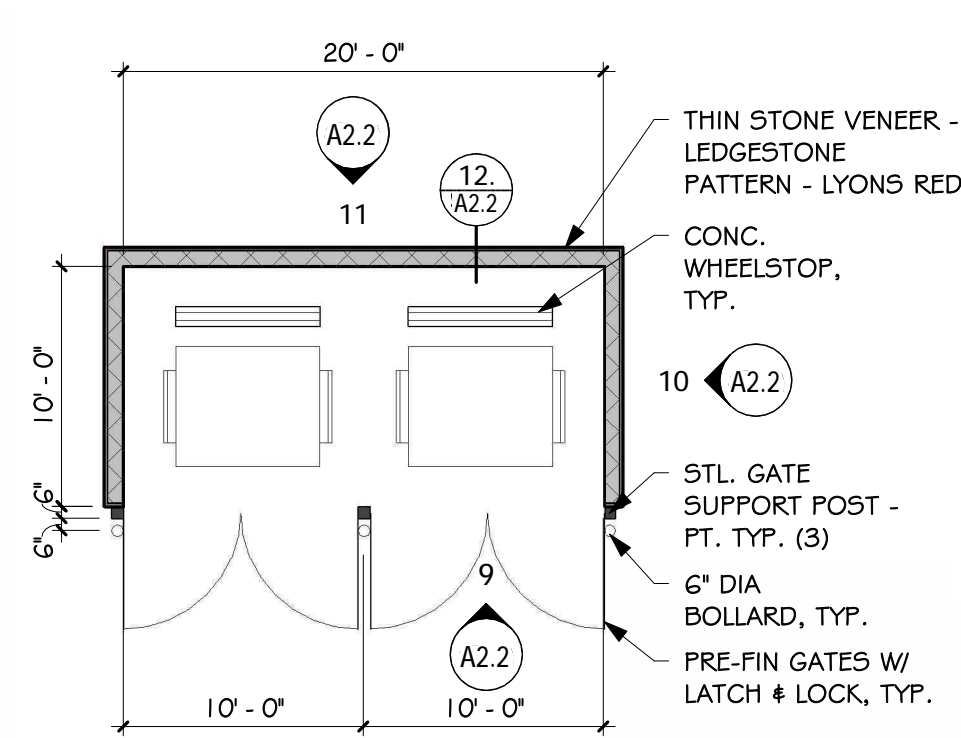
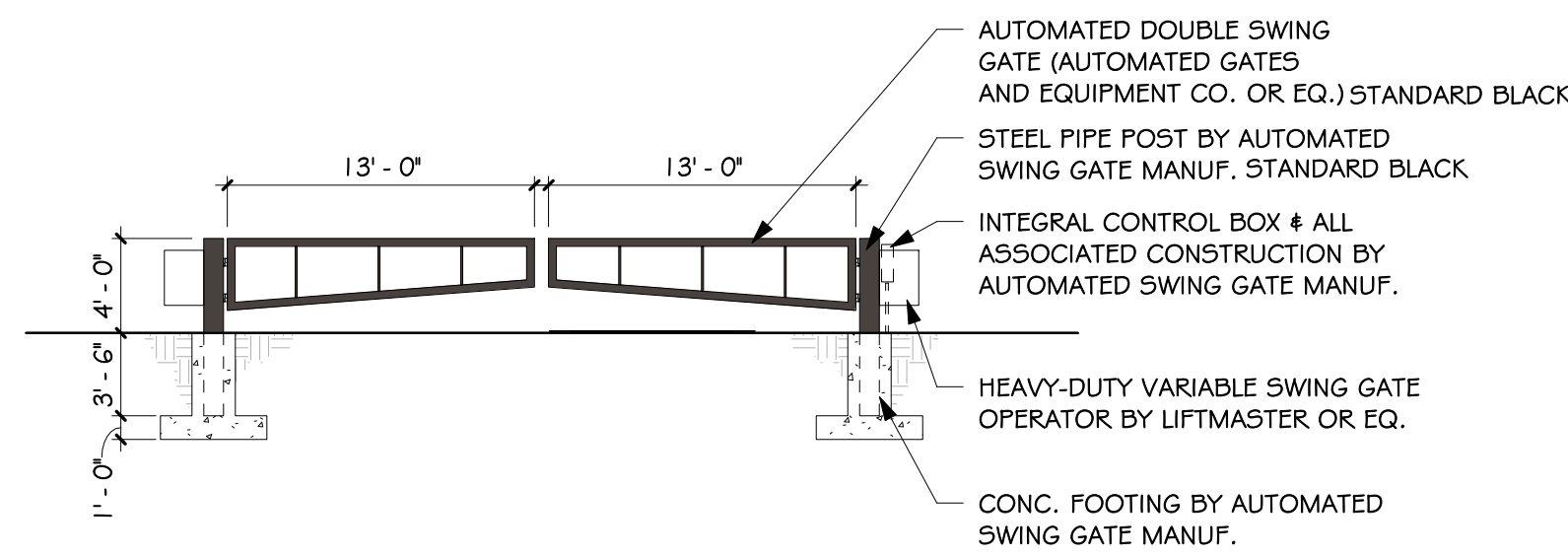
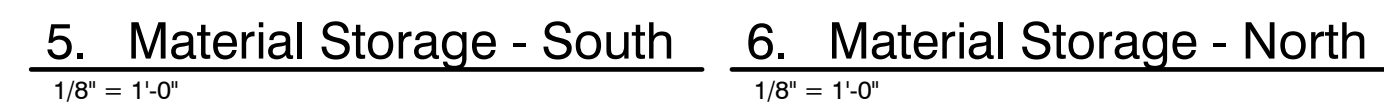
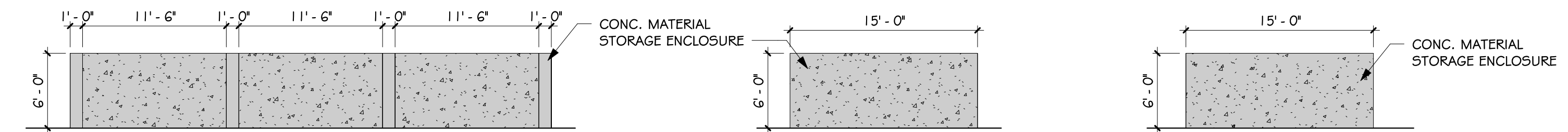
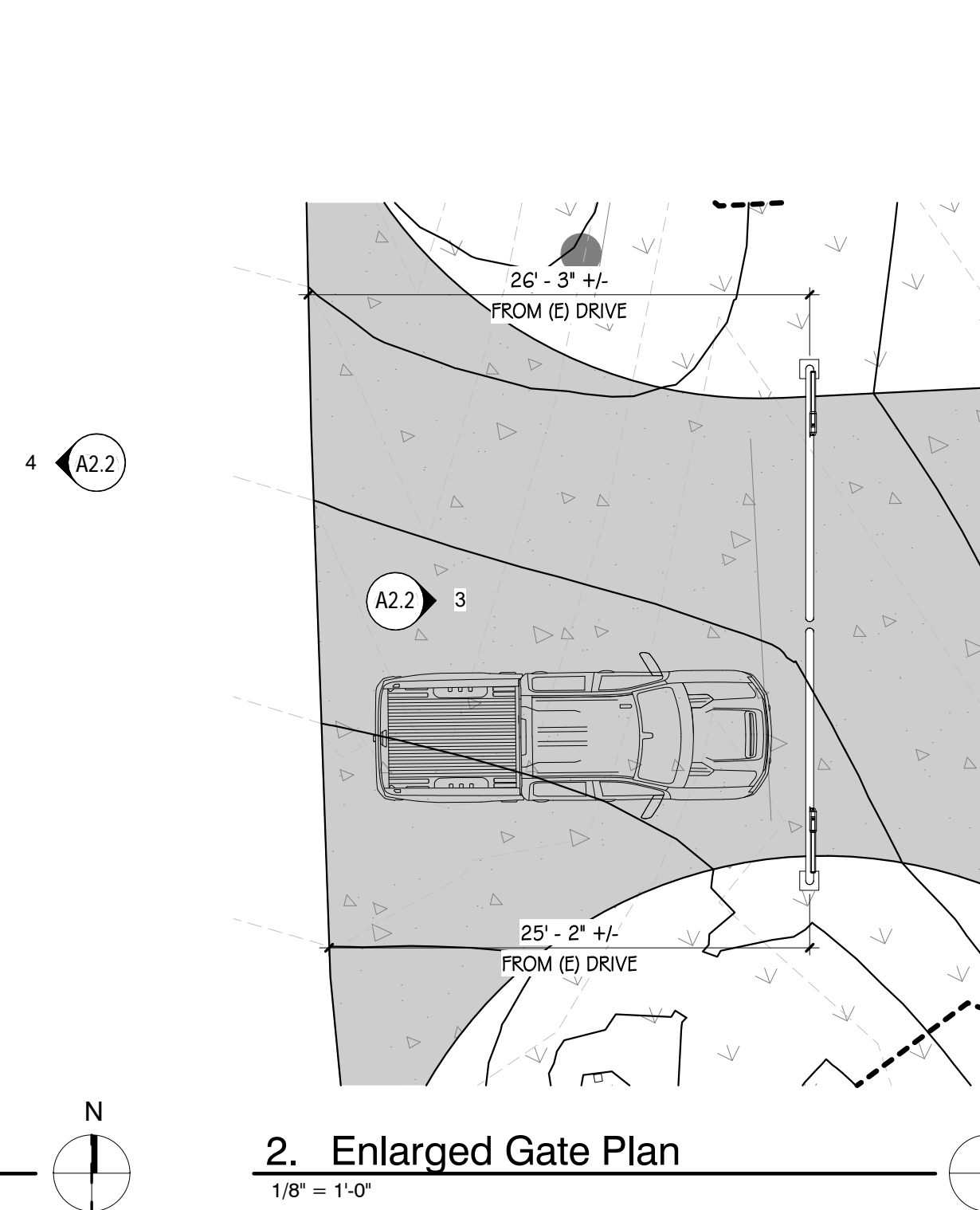
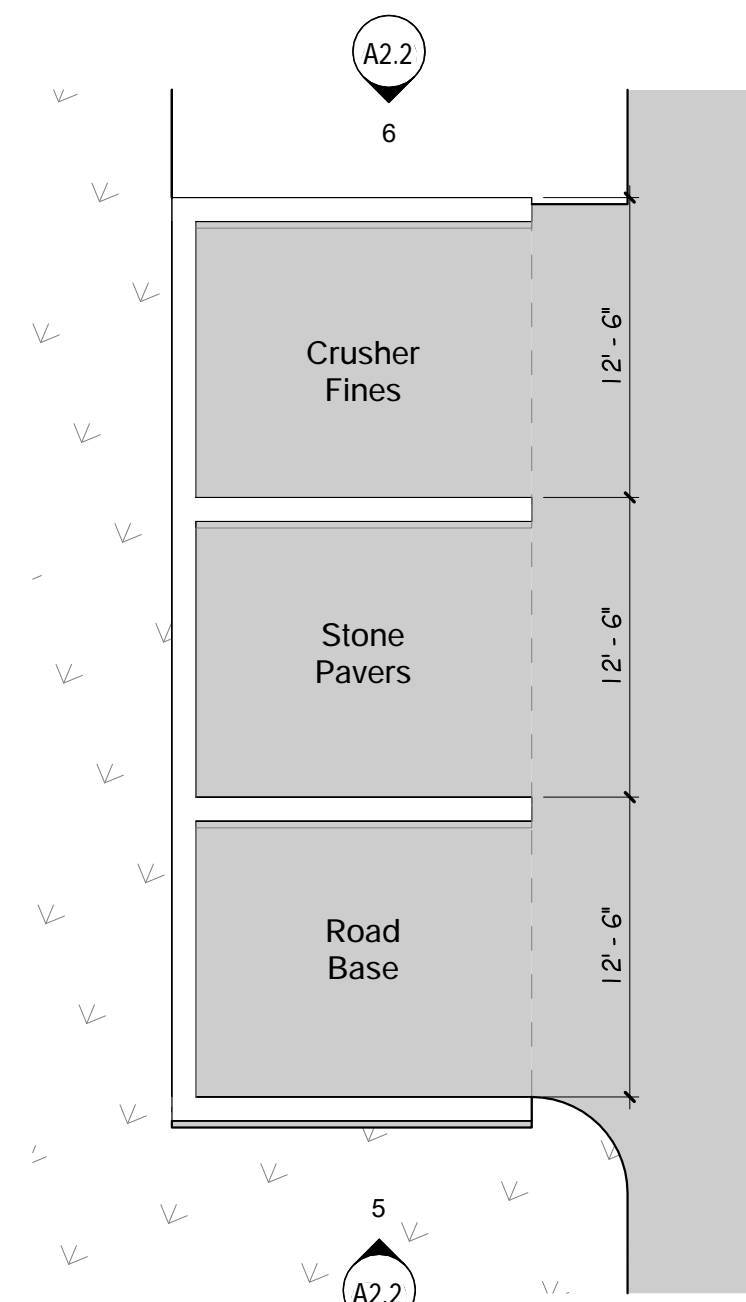
LYONS RED (E.4)



WOOD TONES (E.9)



TREX FENCE CHARCOAL BLACK (E.11)



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Project Title:

State of
Colorado
Roxborough
State Park

Littleton, Colorado

[illegible]

Project Number:	24052
Drawn By:	JJ, CM
Checked By:	MS

Sheet Title:

Site Details

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