

Replat Staff Report

Date: September 10, 2025
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Terence T. Quinn, AICP, Director of Community Development 
CC: Trevor Bedford, AICP, Senior Planner
Jeanette Bare, AICP, Current Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services
Subject: **Crest View Filing No. 1, 2nd Amendment – Replat**
Project File: **SB2025-020**

Board of County Commissioners Meeting: **September 23, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The applicants request approval of a replat application to replat Lot 23, Crestview Filing No. 1, into two single-family residential lots. Lot 23 is approximately 11.4 acres and contains an existing single-family residence. The proposed lots, Lot 23A and 23B, are 6.38 acres and 5.02 acres respectively.

The project site is located south of Devils Head Drive, in the Crest View Subdivision north of Hilltop Road in the Parker area and is zoned for Rural Residential (RR) use. The site is located within the Northeast Subarea of the Douglas County 2040 Comprehensive Master Plan (CMP). The properties included in the proposed replat are zoned Rural Residential (RR).

II. APPLICATION INFORMATION

A. Applicants

Jason Williams, Miyoko Williams, and Raymond Bruce Williams
9498 Devils Head Drive
Parker, CO 80138

B. Applicants' Representative

Kevin Archer
David # Archer & Associates, Inc
105 Wilcox Street
Castle Rock, CO 80104

C. Request

This is a replat request to replat Lot 23, Crest View Filing No. 1 into two single family residential lots.

D. Process

A replat is processed pursuant to Article 7 of the *Douglas County Subdivision Resolution (DCSR)*. Article 7 states the intent of the process is “to provide a review process for the replatting of an existing subdivision plat or superblock final plat.” Per Section 706.06 of the *DCSR*, “The Board shall evaluate the replat request, staff report, referral agency comments, applicant responses and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, or deny the replat request. The Board’s action shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines.”

E. Location

The project area is located south of Devils Head Drive in the Crest View Subdivision north of Hilltop Road in the Parker area. The attached vicinity map, zoning map, and aerial map highlight site location and existing conditions.

F. Project Description

The applicants propose to divide Lot 23, Crest View Filing 1 into two single-family residential lots. There is an existing home on the property that would be contained within the limits of proposed Lot 23A. The applicants propose to build a home on proposed Lot 23B. Each lot will be served by individual onsite wastewater treatment systems (OWTS). A new well to be drilled on Lot 23A is proposed to be shared and serve both lots. A shared well agreement has been provided to address access, maintenance, and other responsibilities of both lot owners. Access will be provided via a shared driveway from Devils Head Drive.

The Crest View Filing 1 plat has the following note “No lots shall be resubdivided.” The applicants is requesting that the Board approve the replat given that the property’s RR zoning allows for the additional lot. Crest View Filing 1 primarily consists of lots that are approximately five acres in size, with only two properties larger than 10 acres in size. The applicants suggest that it is possible the plat note was intended to primarily apply to the five acre lots to ensure consistency with the RR zoning. The applicants believe the proposed lot split would not change the character of the area and have provided an approval letter from the Crest View Homeowners Association that specifically addresses the note that prohibits future subdivision.

The proposed lots are 5.02 and 6.38 acres in size. The resulting gross density of the subdivision following the replat will be approximately 1 dwelling unit per 5.35 acres which continues to conform with the maximum gross density allowed within the RR zone district.

III. CONTEXT

A. Background

The subject property consists of one 11.4-acre parcel. The property is currently developed with a single-family residence, an outdoor horse arena, and outbuildings. The applicants wish to subdivide the property into two parcels in order to build an additional residence. The existing residence will remain on proposed Lot 23A. The applicants explored the idea of an accessory dwelling unit. However, the applicants stated that the Crest View Homeowners Association does not currently allow accessory dwelling units to be constructed.

B. Adjacent Land Uses and Zoning

The subject property is surrounded on three sides by properties within the Crest View subdivision. To the east is an open space tract within the Tallman Gulch subdivision.

Zoning and Land Use

Direction	Zoning	Land Use
North	Rural Residential	Residential
South	Rural Residential	Residential
East	Open Space Conservation District	Open Space Tract
West	Rural Residential	Residential

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The site is currently developed with a single-family residence, an outdoor horse arena, and outbuildings. The Tallman Gulch floodplain runs generally along the southwestern property line.

B. Access

Access to the property is currently via a driveway off of Devils Head Drive. The applicants propose that both lots will be served via a shared driveway off of Devils Head Drive. A plat note discusses the shared driveway. A maintenance agreement will be recorded concurrently with the plat.

C. Soils and Geology

The CMP Class 3 Hazards and Environmental Constraints map does not identify any Class 3 Hazards on the subject property. Geologic conditions and soils will continue to be evaluated as necessary with the building permit process.

D. Drainage and Erosion

Engineering has reviewed the application materials and did not have any concerns regarding drainage and erosion. Drainage and erosion will continue to be evaluated during the building permit process.

E. Floodplain

The southwestern portion of the property contains a portion of the Tallman Gulch floodplain. The applicants have provided an exhibit that shows there is sufficient area on proposed Lot 23B to construct an additional residence outside of the floodplain limits. The existing home and improvements on proposed Lot 23A are also located outside of the designated floodplain area.

F. Wildlife

The CMP Wildlife Resources map identifies the area as having moderate habitat value.

V. PROVISION OF SERVICES

A. Schools

This Douglas County School District (DCSD) has reviewed the proposed replat and responded with no objection with the condition that the applicants pay the cash in lieu fee of \$500 for the additional residential lot prior to recording the plat.

B. Fire Protection

South Metro Fire Rescue (SMFR) provides fire and emergency services for the property. SMFR responded to the referral request with no objection with conditions regarding addressing, address signage, and driveway standards. The applicants will obtain an address at time of building permit and will be required to comply with all applicable driveway standards at that time.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) will provide police protection to the site. DCSO responded to the referral request with no comments or concerns. Responses were not received from the Office of Emergency Management or E911.

D. Water

The applicants have proposed that water will be served to both properties via a shared Denver Basin groundwater well. The current property is served by an exempt well drilled into the Upper Dawson aquifer. The Colorado Division of Water Resources (CDWR) responded to the referral request with the requirement that the existing well is either included in an augmentation plan or plugged and abandoned prior to recordation of a subdivision.

The applicants chose the option of plugging and abandoning the existing well and drilling a new well into the Lower Dawson aquifer to serve both lots. The new shared well will be located on proposed Lot 23A, the lot with the existing home. The applicants explored the possibility of using two separate wells and found that option to be cost prohibitive.

County staff is not aware of any instances where the County has approved the use of a shared well between two platted lots. The County's water consultant, Moore

Engineering, indicated that they are generally not in favor of shared wells as it is difficult for an agreement to be crafted which accounts for all possible conflicts that could arise between property owners over the well's use. The applicants provided a shared well agreement drafted by an attorney that has been reviewed by County staff. The proposed agreement contains provisions for sharing costs of electricity, maintenance, water usage, and an arbitration clause if a conflict arises. The agreement also proposes a division of the property's decreed water rights to ensure each lot owner will have sufficient water to meet the County's adopted water demand standards and to allow the owner of Lot 23B to drill a separate well in the future if necessary. The agreement includes a provision that allows its termination should the owner of Lot 23B drill a separate well on the property.

E. Sanitation

The existing property is served by an existing septic system. The applicants have proposed that each lot will be served by a septic system. The Douglas County Health Department (DCHD) reviewed the application and responded with no comments. The applicants will be required to obtain any necessary permits to construct the septic system.

F. Utilities

Area utility service providers were provided a referral on this application. CORE Electric requested additional easements over existing utilities and proposed lot lines. The applicants have revised the exhibit to show these easements. The easements over existing facilities are to be dedicated by separate instrument. Xcel Energy and AT&T responded with no conflict. Comcast, CenturyLink, and Black Hills Energy did not respond to the referral request.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to adjacent property owners. Four property owners responded with concerns regarding the replat. One neighbor within Crest View noted concerns regarding the plat note that no further subdivision is allowed. Three property owners in the Tallman Gulch subdivision submitted comments primarily concerned with potential impact to views.

VII. STAFF ANALYSIS

The following criteria shall be considered by the Board of County Commissioners in the review of all rezoning applications:

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

Staff Comment: The original plat of Crest View Filing 1 contained the note that no further subdivision is allowed. However, the applicants have argued that this is intended for the properties below 10 acres and that this subdivision does not alter the character of the

neighborhood. The applicants have also provided an approval letter from the Crest View Homeowners' Association that specifically addresses the plat note.

The replat complies with all technical standards.

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

Staff Comment: No nonconforming lots are being created with this replat. The maximum gross density established for the RR-zone subdivision continues to be met. Setbacks for all existing structures on proposed Lot 23A meet minimum standards. The additional lot, Lot 23B, is of sufficient size to meet all RR setbacks and other development standards.

704.03: Complies with this Resolution.

Staff Comment: The replat is in compliance with all the submittal and process requirements set forth in the DCSR.

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

Staff Comment: The project is located within the Northeast Subarea of the CMP. Policy 3-3E.1 states that "A maximum of one dwelling unit per 2.5 acres is supported in the Northeast Subarea where it is logical infill, where approximately 50 percent of the property boundary is adjacent to zoned lands or parcel sizes consistent with the proposed development, and where site characteristics can generally support it." The proposed replat is adjacent on three sides to properties that are generally five to six acres in size, similar to the proposed lot sizes.

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

Staff Comment: The proposed subdivision is in conformance with the design elements. Proposed lot sizes allow for setbacks that conform to RR standards. The site has no Class 3 geologic hazards. Access is provided to all proposed lots via a shared driveway.

704.06: 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 under Section 18A. The applicants have provided the required documentation to show that sufficient water rights are available for development of the two lots. The CDWR will require the applicants to plug and abandon the existing well prior to recordation of the plat. The applicants will drill the new well prior to this abandonment.

1803A.01: The applicant has demonstrated that the water rights can be used for the proposed uses.

Staff Comment: The applicants provided documentation that the decreed water rights may be used to serve the residential subdivision. The CDWR has issued a well permit for a Lower Dawson well and stated that it may be shared to provide water to the two lots

and homes proposed. While County staff is unaware of any previous instances where a shared well between platted lots has been approved, the applicants have provided a detailed shared well agreement which addressed potential areas of concern. The agreement allows, and sufficient water exists, for proposed Lot 23B to drill a separate well is necessary or desired in the future.

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

Staff Comment: No new renewable water rights are proposed for this development under this application.

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

Staff Comment: The applicants have proposed to share a non-tributary groundwater well to serve the proposed lots. The CDWR has issued the well permit for the shared well. The applicants are required to operate the well in accordance with the permit. This source of supply is not significantly impacted by 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: The provided documentation shows that the applicants own 2.9 acre feet of water in the Lower Dawson aquifer and 14.5 acre feet of water in other aquifers. Section 1805.02.1 establishes the water demand at 1 acre feet per year for a residence on an RR property. The applicants have proposed to divide the water rights under the property so that each property will have more than 1 acre feet of water in the Lower Dawson aquifer and will also distribute water rights in other aquifers. Sufficient water exists such that both lots may be served by individual wells in the future if desired.

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

Staff Comment: The applicants have proposed that wastewater will be disposed of via an on-site septic system for each lot. DCHD reviewed the application and provided no comment. The applicants will be required to comply with all laws and regulations and obtain proper permitting for the septic system.

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

Staff Comment: There are no known topographical or soil conditions present that would preclude development. The soils will continue to be evaluated as a part of the building permit process. There is a 100-year floodplain on a limited portion the lots. Sufficient area is available within each lot to avoid floodplain encroachment.

704.09: Provides adequate drainage improvements.

Staff Comment: Engineering Services has reviewed the application and raised no concerns. Drainage will continue to be evaluated for the new lot at the time of building permit application through the Drainage, Erosion, and Sediment Control (DESC) process.

704.10: Provides adequate transportation improvements.

Staff Comment: The applicants have proposed access to both lots via a driveway off of Devils Head Drive. A plat note addresses shared access. Maintenance of the shared access will be addressed in an agreement recorded separately. Engineering Services reviewed the application and has no concerns.

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

Staff Comment: No unique landforms are located within the subject property. 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 history resources and shall immediately notify Douglas County in the event of such a discovery.

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

Staff Comment: Water service will be from a shared well. Wastewater will be treated by Onsite Wastewater Treatment Systems. The proposed replat is within the services areas of South Metro Fire Rescue, Douglas County Sheriff's Office, AT&T, Black Hills Energy, CenturyLink, Comcast, Xcel Energy, and CORE Electric. All referral comments from service providers have been addressed.

VIII. STAFF ASSESSMENT

Staff has evaluated the replat request in accordance with the Douglas County Comprehensive Master Plan policies and Section 7 of the DCSR. Should the Board of County Commissioners find that the approval criteria have been met, the following conditions may be considered for inclusion in the motion:

1. Prior to recordation of the plat, the applicants shall provide evidence that the existing exempt well has been plugged and abandoned to satisfy the Colorado Division of Water Resources and that the new well (permit #10044232) has been completed to serve the existing home.
2. Prior to recordation of the plat, the applicants shall finally execute and record the shared well agreement and all associated water line easements.
3. Prior to recordation of the plat, the applicants shall provide payment in the amount of \$500.00 to the Douglas County School District for cash-in-lieu fees.

4. Prior to recordation of the plat, the applicants shall provide payment in the amount of \$250.00 to Douglas County for parks cash-in-lieu fees.
5. Prior to recordation of the plat, easements requested by CORE Electric over existing facilities shall be recorded by separate document.
6. Concurrent with the recordation of the plat, a shared access agreement shall be recorded by separate document.
7. Prior to recordation of the plat, technical corrections to the plat exhibit shall be made to the satisfaction of Douglas County.
8. All commitments and promises made by the applicants or the applicants' representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application, therefore, such approval is conditioned upon the applicants' full satisfaction of all such commitments and promises.

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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: _____

PROJECT NUMBER: _____

PROJECT TYPE: Replat

MARKETING NAME: _____

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-075

PROJECT SITE:

Address: 9496 east Devils Head Drive

State Parcel Number(s): 223531005001

Subdivision/Block#/Lot# (if platted): Crestview Subdivision Filing One, Lot 23

PROPERTY OWNER(S):

Name(s): Jason Williams, Mikoko Williams and Raymond Bruce Williams

Address: 9498 Devils Head Drive

Phone: 949-285-7400

Email: _____

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

Name: David E Archer & Associates, Inc Kevin Archer

Address: 105 Wilcox Street Castle Rock, CO, 80104

Phone: 303-688-4642

Email: _____

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



Applicant Signature

6-12-25

Date



DAVID E. ARCHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS

105 Wilcox Street * Castle Rock, CO 80104
PHONE (303) 688-4642 * FAX (303) 688-4675 * karcher@davidearcher.com

PROJECT NARRATIVE
For the
REPLAT OF CRESTVIEW SUBDIVISION
FILING NO. ONE, LOT 23

This proposal is for the replat of Crestview Subdivision Filing No. One, Lot 23. The owners of the property, Bruce Williams, Jason Williams and Miyoko Williams as proposing the replat so that an additional house can be built on the site. Jason and Miyoko live in the existing house. Bruce, Jason's father, would like to build his residence on the site.

The property is Zoned RR that allows for a guest house. For a guest house there are some restrictions for it to be classified that are not desired. After discussions with Douglas County and the Crestview HOA was agreed that the best plan forward would be to subdivide the lot.

Lot 23 has a gross acreage of 11.58 acres including a portion of ROW and a net of 11.40 acres. The proposed lots will be 5.02 acres and 6.38 acres with the larger lot containing the existing house.

The Plat of Crestview has a plat note that states "no lots shall be resubdivided". This subdivision consists of lots just over 5 acres except for two lots. Lot 30 is 10.31 acres and Lot 23 which is 11.58 acres. We submit that the intent of the note was to not allow further subdivision of the 5-acre lots. The subdivision of this property into two lots greater than 5 acres will not change the character of the neighborhood and will match the lots sizes throughout the subdivision.

The RR zoning requires a density of 1 dwelling per 5 acres. Crestview Subdivision Filing No One currently has a gross density of 1 dwelling per 5.43 acres. With the addition of an additional lot the gross density will be 1 dwelling per 5.35 acres, and still within the RR Zoning requirements.

The property lies within the Northeast Subarea as identified in the 2040 Comprehensive Master Plan. Objective 3-3E Ensure development in the Northeast Subarea is consistent with this plan. The following policies are noted below along with an explanation on how this project meets the policy.

POLICY 3-3E.1 A maximum gross density of one dwelling unit per 2.5 acres is supported in the Northeast Subarea where it is logical infill, where approximately 50 percent of the property boundary is adjacent to zoned lands or parcel sizes consistent with the proposed development, and where site characteristics can generally support it.

This project lies within an existing subdivision with a density of 1 unit per 5.43 acres. With the addition of another lot the proposed density will change to 1 unit per 5.35 acres. 100% of the boundary is surrounded by RR Zoning.

POLICY 3-3E.2 A maximum gross density of one dwelling unit per 2.5 acres is supported in the Northeast Subarea where there is adequate public infrastructure to support the proposed development and where the other goals, objectives, and policies of the Plan have been met.

All existing infrastructure is in place to support the proposed additional lot.

POLICY 3-3E.3 Encourage connections to central water and sewer district systems, when possible.

Central Water and Sewer is not available in this area.

POLICY 3-3E.4 New development within the Northeast Subarea should take measures to protect the existing alluvial wells used as water supply in this area. The proposed project will not require the construction of additional facilities or road improvements.

A new well will be permitted through the State to endure existing alluvial wells will not be impacted. No additional facilities or Road improvements are required.

POLICY 3-3E.5 New development within the Northeast Subarea should be designed to minimize the removal of vegetation and to use trees and landforms to screen development, where possible. Additional trees and vegetation should be planted, where necessary and appropriate, to screen development.

The proposed development lies on property that is already being used as horse property. Existing vegetation will not be disturbed. In this case the proposed house will be located within an existing outdoor arena.

POLICY 3-3E.6 Maintain natural drainages for wildlife movement, where possible, and provide open space linkages within and between large-lot developments.

The property contains existing fences that will generally remain in place with no change to the existing wildlife corridors in the area.

POLICY 3-3E.7 Development along existing roads in the Northeast Subarea should be carefully sited and designed to minimize visual impacts, particularly of distant Front Range mountain views and open meadows.

This proposed development lies within an already developed subdivision and is well away any minor or major roadways.

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

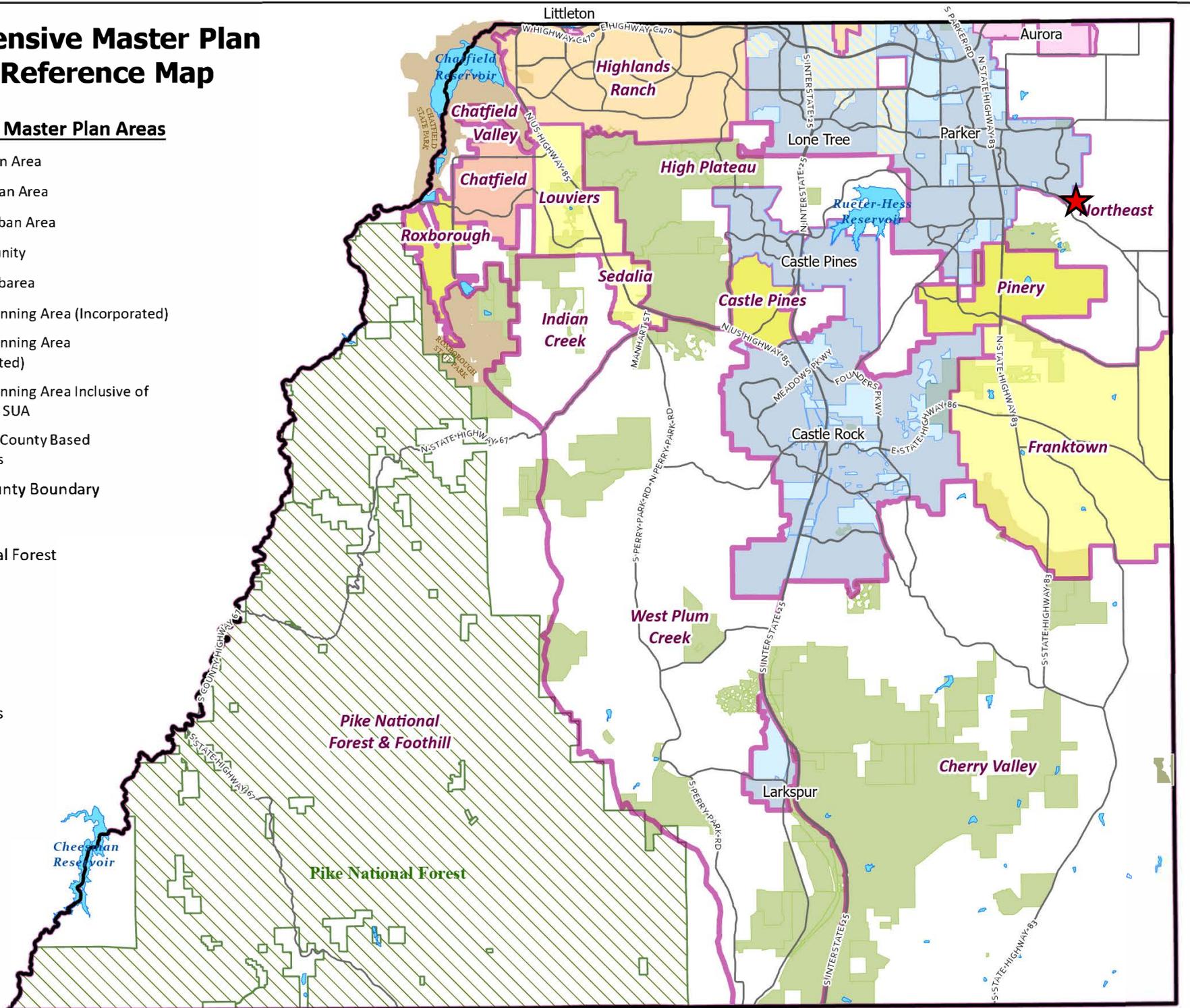
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas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

Parks

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

Roadways

-  Major Roads



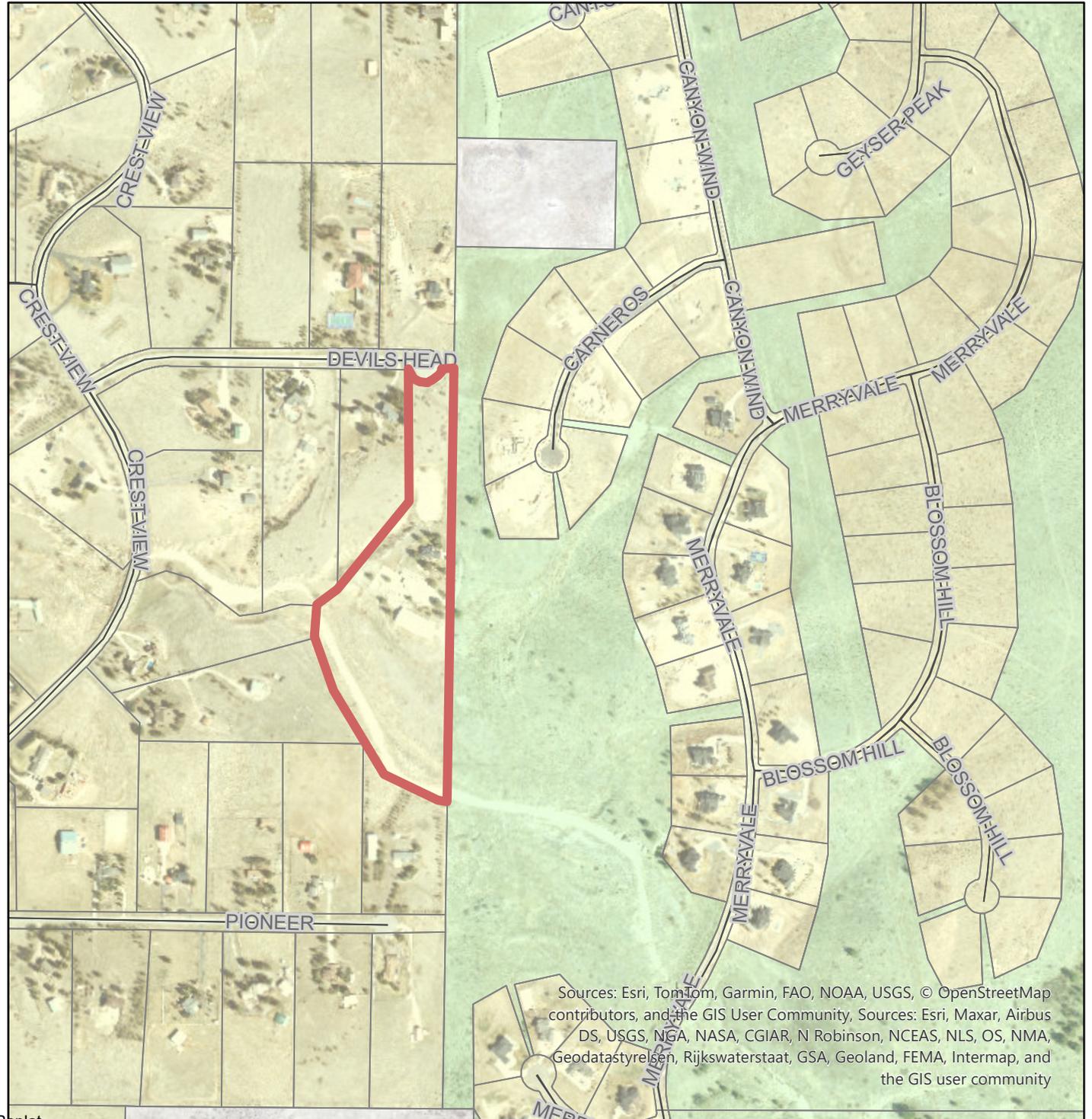
Crest View Filing No. 1, 2nd Amendment

SB2025-020
Zoning Map



LEGEND

-  Roads
-  Major Roads
-  Parcels - PARCELS
-  A1 - AGRICULTURAL ONE
-  RR - RURAL RESIDENTIAL
-  OS - OPEN SPACE CONSERVATION



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

Crest View Filing No. 1, 2nd Amendment

SB2025-020
Aerial Map



LEGEND

- Roads
- Major Roads
- Parcels - PARCELS



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

Referral Agency Response Report**Project Name:** Crest View, 2nd Amendment**Project File #:** SB2025-020**Date Sent:** 07/11/2025**Date Due:** 08/01/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/22/2025	No Comment:	No response necessary
Assessor	07/29/2025	Received: please be aware of the following comments: please make it more clear that lot 23 is the old configuration on the plat labels and that 23A and 23B are the new parcels they are currently all labeled the same. you could maybe just remove the lot 23 label?	Applicant revised exhibit for clarity
AT&T Long Distance - ROW	07/17/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near E Devils Head Dr Parker, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.	No response necessary
Black Hills Energy		No Response Received:	No response necessary
Building Services	07/11/2025	No Comment:	No response necessary

Referral Agency Response Report

Project Name: Crest View, 2nd Amendment

Project File #: SB2025-020

Date Sent: 07/11/2025

Date Due: 08/01/2025

Agency	Date Received	Agency Response	Response Resolution
CenturyLink	08/20/2025	<p>Qwest Corporation, d/b/a CenturyLink QC ("CenturyLink") has reviewed the request for the subject replat and has determined that it has no objections with respect to the areas as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.</p> <p>It is the intent and understanding of CenturyLink that this replat shall not reduce our rights to any other existing easement or rights we have on this site or in the area.</p> <p>This response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the area as described, the Applicant will bear the cost of relocation and repair of said facilities.</p> <p>If you have any questions, please contact Brent Evick at 304-678-4900 or Brent.Evick@lumen.com.:</p>	Information forwarded to applicant

Referral Agency Response Report

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Date Sent: 07/11/2025

Date Due: 08/01/2025

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	07/25/2025	<p>Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for SB2025-020, Crest View Filing No. 1, 2nd Amendment have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority’s current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County’s review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwqa.org. The review may include consultation with the Authority’s Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.</p>	No response necessary
Colorado Division of Water Resources	08/06/2025	<p>Received: See attached letter Summary: Existing Upper Dawson well must be plugged and abandoned or included in an augmentation plan prior to recording the plat. No objection to a shared well.</p>	The applicant will plug and abandon the existing Upper Dawson well and drill a new well to the Lower Dawson aquifer to be shared between the two proposed lots prior to recording the plat. The applicant has applied for the Lower Dawson well permit.
Colorado Geological Survey		No Response Received:	No response necessary
Comcast		No Response Received:	No response necessary

Referral Agency Response Report**Project Name:** Crest View, 2nd Amendment**Project File #:** SB2025-020**Date Sent:** 07/11/2025**Date Due:** 08/01/2025

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CORE Electric Cooperative	07/30/2025	<p>Received:</p> <p>CORE Electric Cooperative has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:</p> <p>CORE has existing underground/overhead electric facilities on the subject property. CORE will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the CORE's current extension policies. CORE will require the applicant to add the existing 20-foot prescriptive right for the existing overhead electric facilities on the subject property. In addition, add the 10-foot typical per the existing plat.</p>	Applicant worked with CORE to address comments. Added requested easements and will record easements over existing facilities by separate document.
Crest View Estates HOA	08/16/2025	<p>Received:</p> <p>See attached letter.</p> <p>Summary: Crest View HOA approves of the proposed subdivision.</p>	No response necessary
Douglas County Health Department	07/14/2025	<p>Received:</p> <p>Thank you for the opportunity to review and comment on the Crest View, 2nd Amendment. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has no comments</p>	No response necessary
Douglas County Parks and Trails	07/22/2025	<p>Received:</p> <p>Per Article 10 of the Douglas County Subdivision Resolution 1003.06 - The minimum cash-in-lieu fee for minor development final plats or replats which create ten or fewer residential lots shall be \$250 for each new residential lot.</p>	Applicant will pay cash-in-lieu fees prior to recordation of the plat.

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Date Due: 08/01/2025

Agency	Date Received	Agency Response	Response Resolution
Douglas County School District RE 1	08/11/2025	<p>Received: Thank you for the opportunity to respond to the above referenced application. It is our understanding that applicant is requesting approval of a re plat of the above referenced filing to establish 2 single family residential lots. The site is generally located at Hilltop Rd. and N Crest View Dr. It is our understanding that there is an existing single-family residence on the site and the replat will create one additional residential lot. Pursuant to Section 1004.05.4 of the Douglas County Subdivision Resolution, "For residential minor development final plat or replats creating 10 or fewer residential lots, the minimum cash-in-lieu fee shall be \$500 per each new residential lot." DCSD requests the \$500 cash-in-lieu fee upon final plat approval and prior to plat recordation. Assuming the applicant agrees with the payment of these fee requirements, DCSD has no objection to approval of this application. Thank you for your support of our mutual constituents</p>	Applicant will pay cash-in-lieu fees prior to recordation of the plat.
Engineering Services	08/04/2025	No Comment:	No response necessary
Hidden Village POA		No Response Received:	No response necessary
Mile High Flood District		No Response Received:	No response necessary
Office of Emergency Management	07/11/2025	No Comment:	No response necessary
Rural Water Authority of Douglas County		No Response Received:	No response necessary
Sheriff's Office	07/22/2025	<p>Received: Deputy Jeff Pelle reviewed this request regarding security with Crime Prevention Through Environmental Design (CEPTD) concepts in mind—no comments or concerns were noted at this time.</p>	No response necessary
Sheriff's Office E911		No Response Received:	No response necessary

Referral Agency Response Report

Project Name: Crest View, 2nd Amendment

Project File #: SB2025-020

Date Sent: 07/11/2025

Date Due: 08/01/2025

Agency	Date Received	Agency Response	Response Resolution
South Metro Fire Rescue	07/23/2025	<p>Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has conditional non-objection to the proposed replat.</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> • Address for the new parcel shall be coordinated with the Douglas County Addressing Analyst to assign a new distinct address for the new parcel. The new parcel shall not use the same address with a suffix letter. • Address signage shall be clearly legibly posted for both lots. • Driveways to both lots are to comply with the applicable Douglas County driveway standards. 	Information forwarded to the applicant. Driveways and addressing will be addressed during building permit process.
Spirit Ridge HOA		No Response Received:	No response necessary
Town of Parker Development Review	07/14/2025	No Comment:	No response necessary
Town of Parker Public Works		No Response Received:	No response necessary
Wildfire Mitigation		No Response Received:	No response necessary

Referral Agency Response Report

Project Name: Crest View, 2nd Amendment

Project File #: SB2025-020

Date Sent: 07/11/2025

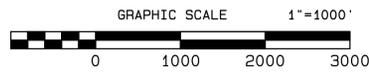
Date Due: 08/01/2025

Agency	Date Received	Agency Response	Response Resolution
Xcel Energy-Right of Way & Permits	07/29/2025	Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for Crest View Filing No. 1, 2nd Amendment and currently has no apparent 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. 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.	No response necessary

CREST VIEW SUBDIVISION AMENDMENT X
Replat of Lot 23, Crest View Subdivision Filing No. One
In Section 31, Township 6 South, Range 65 West of the 6th P.M.,
County of Douglas, State of Colorado
11.40 Acres +/-, 2 Residential Lots, SB2025-075-020



VICINITY MAP
1"=1000'



NOTES:

- Bearings are assumed on the consideration that the East line of Lot 23 & Lot 20, Crest View Subdivision Filing No. One, Rec No185429, County of Douglas, State of Colorado bears S00°20'57"W; Southeast corner is #5 Rebar; Northeast corner is 1 1/4" diameter orange plastic cap stamped PLS 38376 as shown hereon between the identified monuments.
- The purpose of this replat is to create 2 Lots out of Lot 23, Crest View Subdivision Filing No. One and add additional an Access & Utility Easement.
- The subject property shown hereon does partially lie within a 100 year flood plain per Firm Map No. 08035C0202F, Dated: September 30, 2005.
- All Denver Basin Aquifer water beneath this property is dedicated through a Declaration of Restrictive Covenants recorded in the Douglas County Clerk and Recorders Office.
- 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.

DEDICATION STATEMENT:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided and platted said lands into two lots, and easements as shown hereon under the name and subdivision of Crest View Subdivision Filing No. One. 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 utility easements shown hereon are dedicated and conveyed to Douglas County, CO, in fee simple absolute, with marketable title, for public uses and purposes.

Owners: _____

Raymond Bruce Williams

State of Colorado }
County of Douglas } SS.

Acknowledged before me this ____ day of _____, 2025,

by _____

My commission expires: _____

Witness my hand and seal

Notary Public

Miyoko Williams

State of Colorado }
County of Douglas } SS.

Acknowledged before me this ____ day of _____, 2025,

by _____

My commission expires: _____

Witness my hand and seal

Notary Public

Jason Williams

State of Colorado }
County of Douglas } SS.

Acknowledged before me this ____ day of _____, 2025,

by _____

My commission expires: _____

Witness my hand and seal

Notary Public

CrossCountry Mortgage, LLC

By: _____ as _____

State of Colorado }
County of Douglas } SS.

Acknowledged before me this ____ day of _____, 2025,

by _____ for CrossCountry Mortgage, LLC. A Colorado Limited Liability Company.

My commission expires: _____

Witness my hand and seal

Notary Public

APPLICANT INFORMATION:

Raymond Bruce Williams
9498 Devils Head Drive
Parker, Co 80138

*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.

LEGAL DESCRIPTION:

Lot 23, Crest View Subdivision Filing No. One
County of Douglas, State of Colorado
Containing 10.40 Acres More or Less.

TITLE VERIFICATION:

We, Land Title Guarantee 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:

Land Title Guarantee Company

By: _____ Date: _____

Title: _____

State of Colorado }
County of Douglas } SS.

Acknowledged before me this ____ day of _____, 2025, by _____

as _____

My commission expires: _____

Witness my hand and seal

Notary Public

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 dedication of the utility easement are accepted by the board of County Commissioners.
 Lot 23, Crest View Subdivision Filing No. One is amended by this plat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the Douglas County Clerk and Recorder, Reception No.# 185429.
 All expenses incurred with respect to improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection 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 _____

SURVEYOR:

I, Darrell Eugene Roberts, 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 January 21, 2025, 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 express or implied.

I attest the above on this ____ day of _____, 2025

Darrell Eugene Roberts for and on behalf of David E. Archer & Assoc. Inc.,
Colorado Registered Professional Land Surveyor # 36057

REVISIONS _____ _____ _____ _____ _____		TITLE CREST VIEW SUBDIVISION AMEND X
		CLIENT Raymond Bruce Williams
SCALE: 1"=100' DATE: 5-14-25 DWN: _____ PLS: _____ APVD: _____	9498 East Devils Head Drive, In Section 31, Township 6 South, Range 65 West of the 6th P.M., County of Douglas, State of Colorado	JOB NUMBER 25-0029
Sheet 1 of 2		_____

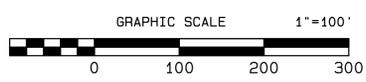
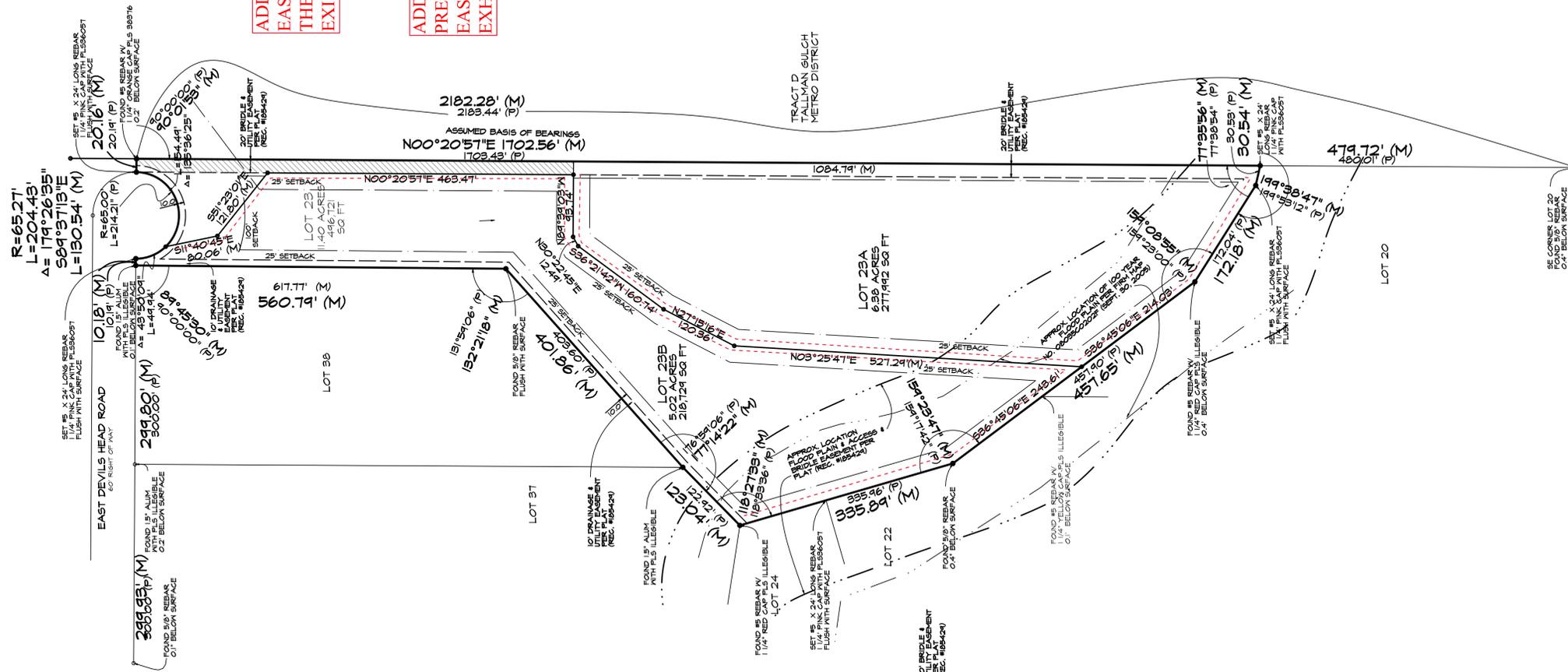
M:\1015\250\New Files & Storage\Drawings\2025\25-0029\Title\Title Plat_25-0029.dwg
 Thu Jun 12 16:51:04 2025

CREST VIEW SUBDIVISION AMENDMENT X

Replat of Lot 23, Crest View Subdivision Filing No. One
In Section 31, Township 6 South, Range 65 West of the 6th P.M.,
County of Douglas, State of Colorado
11.40 Acres +/-, 2 Residential Lots SB2025-075

ADD 10' TYPICAL UTILITY
EASEMENTS TO PERIMETER OF
THE LOT 23B AND 23A PER THE
EXISTING PLAT (REC#185429)

ADD CORE EXISTING 20-FOOT
PRESRIPTIVE RIGHT
EASEMENT SEE SUPPLEMENT
EXHIBIT



(F) = PLATTED DIMENSION
(M) = FIELD MEASURED DIMENSION

LEGEND:

= SET 24" LONG #5 REBAR W/ 1 3/8" PINK PLASTIC CAP PLS 36057

= 20' WIDE ACCESS EASEMENT. DOCUMENT RECORDED SEPARATELY.

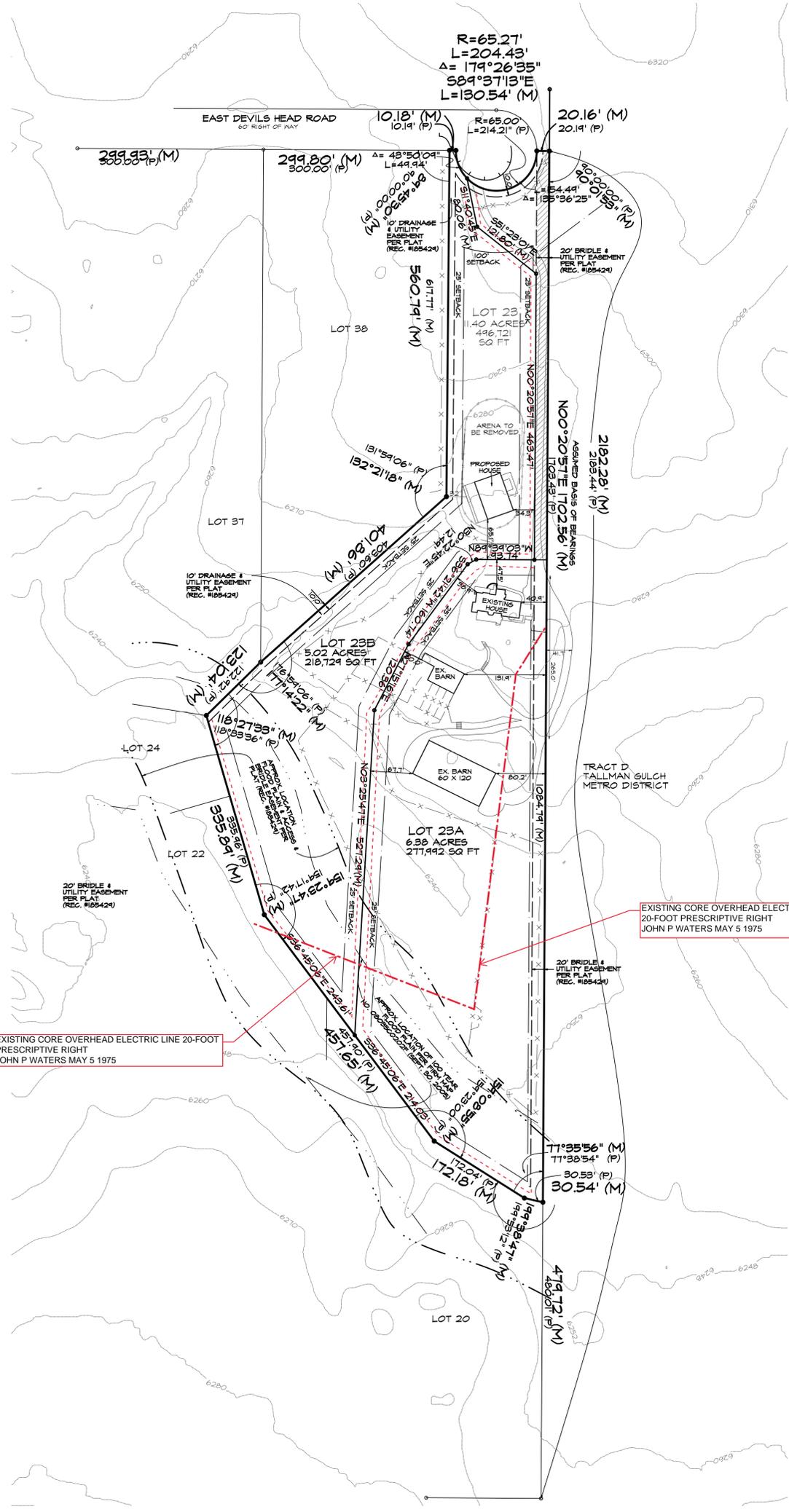
= BUILDING SETBACK LINE

= EASEMENT LINE

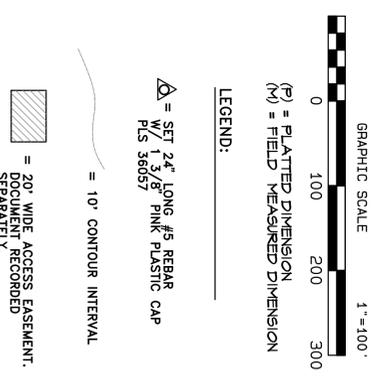
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 5%;"> </td><td style="width: 15%;"> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>																															<p>DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 105 WILCOX ST. CASTLE ROCK, COLORADO 80104</p>	<p>SCALE: 1"=100' DATE: 05-14-25 DRN: [] CHK: [] APPV: []</p>	<p>TITLE CREST VIEW SUBDIVISION AMEND X 9496 East Devils Head Drive, In Section 31, Township 6 South, Range 65 West of the 6th P.M., County of Douglas, State of Colorado</p> <p>CLIENT Raymond Bruce Williams</p> <p>JOB NUMBER 25-0029</p> <p>Sheet <u>2</u> of <u>2</u></p>

**CREST VIEW SUBDIVISION SUBDIVISION
 SUPPLEMENTAL EXHIBIT**
 Replat of Lot 23, Crest View Subdivision Filing No. One
 In Section 31, Township 6 South, Range 65 West of the 6th P.M.,
 County of Douglas, State of Colorado
 11.40 Acres +/-, 2 Residential Lot, SB20-075



**ADD 10' TYPICAL UTILITY
 EASEMENTS TO PERIMETER OF
 THE LOT 23B AND 23A PER THE
 EXISTING PLAT (REC#185429)**



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years from the date of the survey. Any action based upon any defect in this survey, be commenced more than ten years from the date of the certification shown hereon.

<p>DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 698-4842 105 WILCOX ST. CASTLE ROCK, COLORADO 80104</p>	
DATE	05-14-25
SCALE	1"=100'
CLIENT	Raymond Bruce Williams
SHEET	25-0024

PLAT IDENTIFICATION SHEET

RECEPTION#: 185429

DATE: 12/31/75

TIME:

FEE: \$

GRANTOR:
(owner/signer)

GRANTEE:
(subdivision name or name of plat)

Crestview

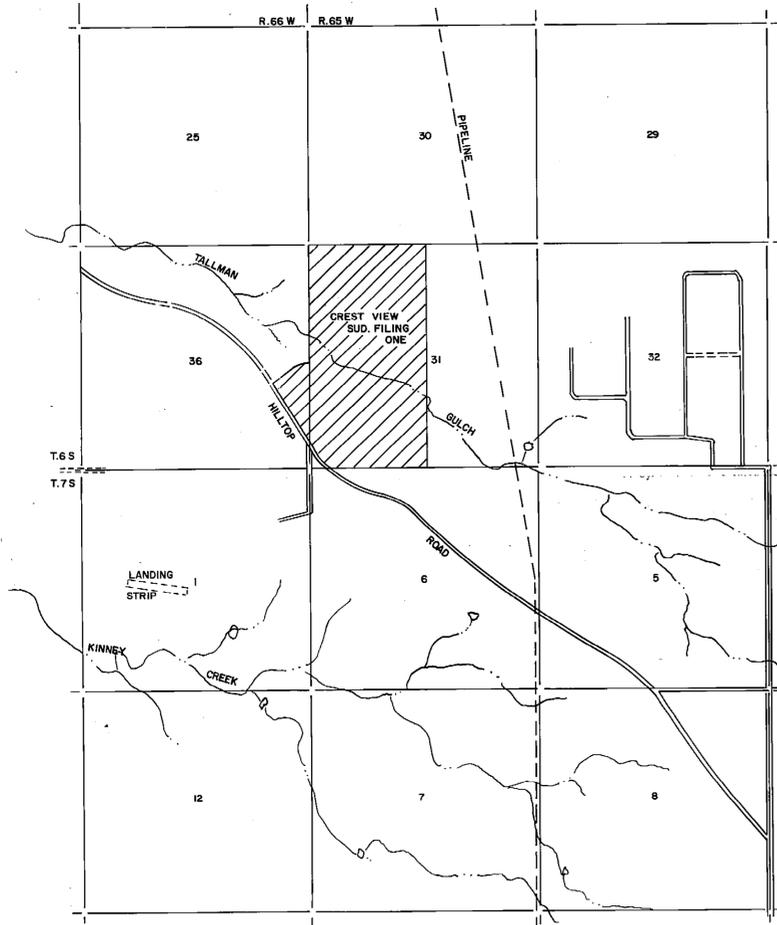
LEGAL:
(section-township-range)

NEW SUBDIVISION ABBREV: _____

Lot Line Vacation Approval CTC
 # 9850790 04/29/98
 B1541-P1601

CREST VIEW SUBDIVISION FILING NO. ONE

A PART OF THE W 1/2 OF SECTION 31, T.6 S.,
 R. 65 W., AND A PART OF THE SE 1/4 OF SECTION 36, T.6 S.,
 R.66 W., ALL OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.



GENERAL NOTES

1. STATE ENGINEER RECOMMENDS THAT WELLS BE DRILLED TO A DEPTH OF 400 FT OR THAT PROVISIONS BE MADE TO EXTEND SAID WELLS TO THAT DEPTH IN THE FUTURE.
2. ACREAGE OF LOTS AS SHOWN HEREON IS GROSS ACREAGE, INCLUSIVE OF ROADS.

Planning Commission Approval

The Douglas County Planning Commission does hereby approve this plat the 31st day of Dec A.D. 1975.

Rub Bell
 Chairman

Clerk and Recorder's Certificate

This Plat is filed in the office of the Clerk and Recorder of Douglas County on the _____ day of _____ A.D. 1975.

Reception No. _____ Time _____

County Clerk and Recorder

Surveyor's Certificate

I, Daniel A. Broderick, a duly registered Land Surveyor and Professional Engineer in the State of Colorado, do hereby certify that the Final Plat of Crest View Subdivision Filing No. One, was prepared under my direct supervision; that all curve data, angles, and distances shown on this plat are correct to the best of my knowledge and belief; and that all monuments will be set to Douglas County Standards in accordance with Colorado State Law.

Daniel A. Broderick
 Daniel A. Broderick
 Colorado P.E. & L.S. No. 7124

Dedication

KNOW ALL MEN BY THESE PRESENTS: That Diane K. Waters, owner; and John P. Waters, spouse; and Thomas W. Reilly, as Trustee of Ryan Mortgage Investors, a Texas Real Estate Investment Trust, holder of a Deed of Trust on a parcel of land being that part of the W 1/2 of Section 31, Township 6 South, Range 65 West of the 6th P.M., and that part of the SE 1/4 of Section 36 Township 6 South, Range 66 West of the 6th P.M., County of Douglas, State of Colorado, more particularly described as follows:

Beginning at the NW corner of said Section 31; thence Easterly along the North line of said Section 31 a distance of 2716.11 feet to the NE corner of said Section 31; thence on an angle to the right of 90°21'47" along the North-South centerline of said Section 31 a distance of 5283.44 feet to the SE corner of said Section 31; thence on an angle to the right of 89°38'59" along the South line of said Section 31 a distance of 2334.20 feet to a point on the Northeastly right of way line of County Road No. 71; thence on an angle to the right of 34°51'34" along said right of way line a distance of 100.92 feet; thence on an angle to the right of 21°31'08" continuing along said right of way line a distance of 137.19 feet; thence on an angle to the right of 0°04'49" continuing along said right of way line a distance of 174.95 feet; thence on an angle to the right of 7°40'40" continuing along said right of way line a distance of 272.85 feet to the point of intersection of said right of way line and the West line of said Section 31; thence on an angle to the left of 9°15'15" continuing along said right of way line a distance of 768.88 feet; thence on an angle to the left of 4°52'45" continuing along said right of way line a distance of 200.09 feet; thence on an angle to the right of 3°48'20" continuing along said right of way line a distance of 236.68 feet; thence on an angle to the right of 5°19'50" continuing along said right of way line a distance of 230.59 feet; thence on an angle to the left of 5°13'30" continuing along said right of way line a distance of 198.58 feet; thence on an angle to the left of 5°19'50" continuing along said right of way line a distance of 60.00 feet to a point on the Southeast line of a tract of land as described in Book 216 at Page 512 of the Douglas County Records; thence on an angle to the right of 85°20'55" along the Southeast line of said tract of land, a distance of 969.81 feet to a point on the East-West centerline of said Section 36; thence on an angle to the right of 40°06'40" along said East-West centerline a distance of 152.26 feet to the NE corner of said Section 36, said NE corner also being the NE corner of said Section 31; thence on an angle to the left of 89°04'15" along the West line of said Section 31 a distance of 2638.33 feet to the point of beginning, containing 347.870 acres.

Having subdivided and platted the above described land into lots, tracts, streets, easements and public ways under the name and style of Crest View and do by these presents dedicate to the County of Douglas all streets, roads & lots 1-6 as shown. Prior to the acceptance of the streets and roads by Douglas County Commissioners the Subdivider does hereby agree to maintain and remove snow when warranted. The utility easements 20.00 feet wide, 10.00 feet on either side of the lot line, 10.00 feet wide at the front and rear lot lines, 20.00 feet wide on all lot lines abutting the Subdivision boundaries are reserved and/or dedicated for the installation and maintenance of public utilities and deposit of snow.

In witness whereof, Diane K. Waters, owner and John P. Waters, spouse, have caused these presents to be executed this 11th day of December A.D., 1975.

Diane K. Waters
 Diane K. Waters, owner
John P. Waters
 John P. Waters, spouse

State of Colorado } ss
 County of Douglas }

The foregoing Dedication was acknowledged before me this 11th day of December A.D. 1975, by Diane K. Waters, owner and John P. Waters, spouse.

My commission expires Mar 17, 1979 Chris H. O'Brien
 NOTARY PUBLIC

In witness whereof, Thomas W. Reilly, as Trustee of Ryan Mortgage Investors, a Texas Real Estate Investment Trust, has caused these presents to be executed this 19th day of December A.D. 1975.

Thomas W. Reilly
 Thomas W. Reilly, as Trustee of Ryan Mortgage Investors,
 a Texas Real Estate Investment Trust

State of Texas } ss
 County of Tarrant }

The foregoing Dedication was acknowledged before me this 19th day of December A.D. 1975, by Thomas W. Reilly, as Trustee of Ryan Mortgage Investors, a Texas Real Estate Investment Trust.

My commission expires 6-1-77 Oliver A. Hanson
 NOTARY PUBLIC

Attorney's Opinion

I, _____, an attorney at law, duly licensed to practice before the courts of record of Colorado, do hereby certify that I have examined the title of all land hereon and that title to such land is in the Dedicator's.

Dated this _____ day of _____ A.D. 1975

Attorney at Law

Approval of County Commissioners

The foregoing plat is approved for filing and conveyances of roads, drives, lanes, and easements, and accepted by the County of Douglas, State of Colorado, subject to the condition that the roads, are constructed at the expense of the subdivider to the County specifications, and provided further that it shall be the obligation of the subdivider to maintain such roads, drives and lanes until acceptance for maintenance by Douglas County.

Dated this _____ day of _____ A.D. 1975

Board Chairman

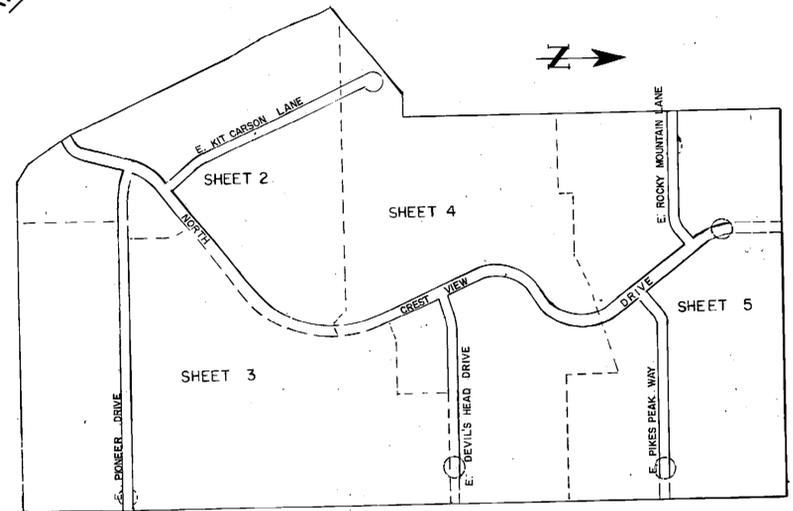
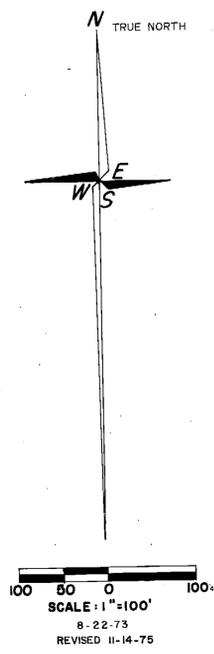
VICINITY MAP
 Scale: 1:24000

BE
BRODERICK ENGINEERING COMPANY
 CIVIL - STRUCTURAL - SURVEYING
 1400 LAREDO ST. AURORA, COLO. 80011
 366-1597



CREST VIEW SUBDIVISION FILING NO. ONE

A PART OF THE W 1/2 OF SECTION 31, T.6S.,
R. 65 W. AND A PART OF SE 1/4 OF SECTION 36, T.6S., R. 66 W.,
ALL OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO.



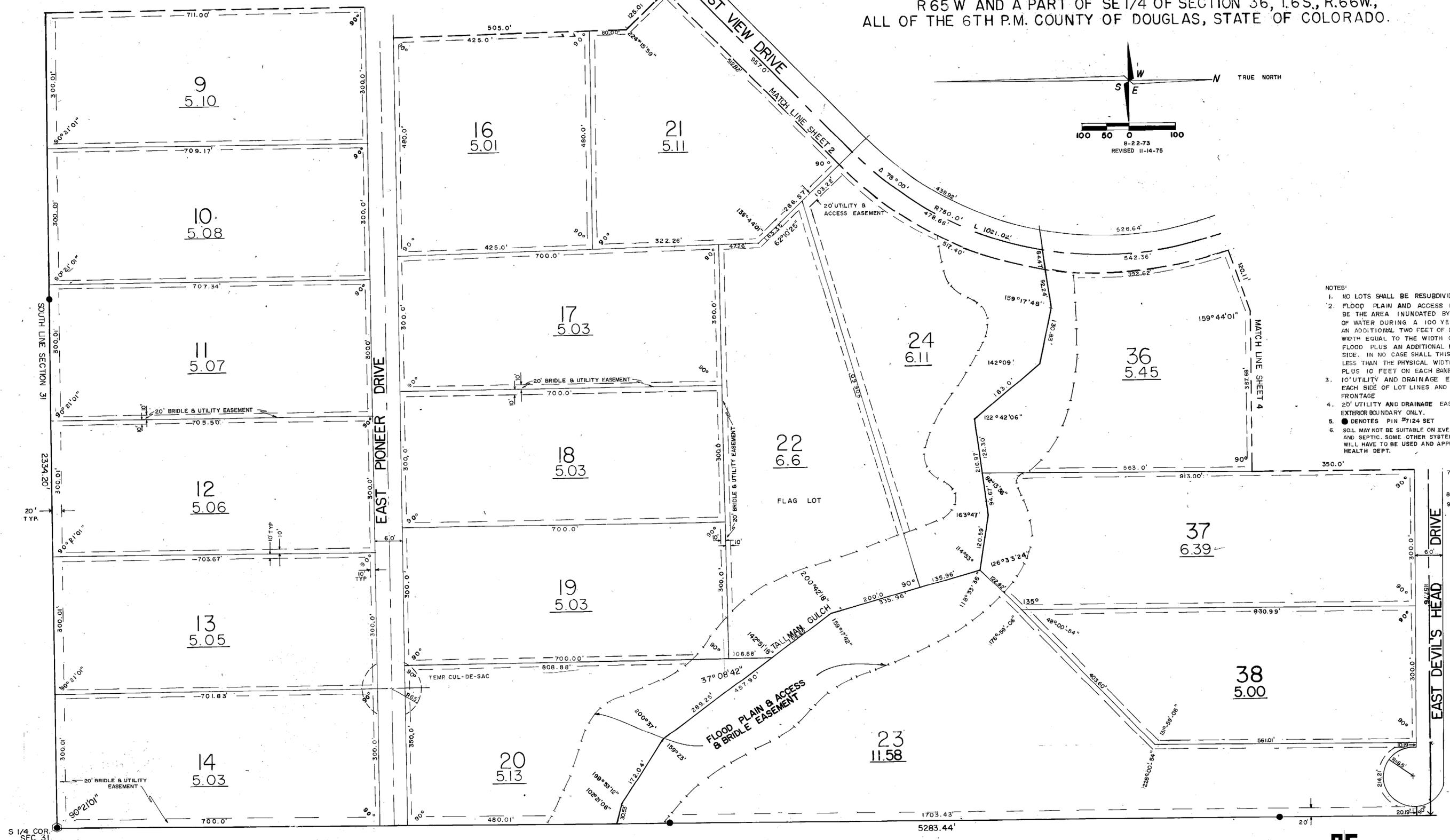
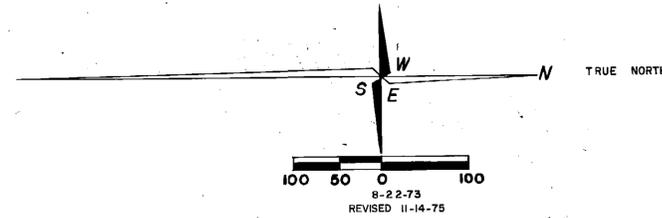
SCHEDULE OF SHEETS
NO SCALE

- NOTE:
1. NO LOTS SHALL BE RESUBDIVIDED.
 2. FLOOD PLAN AND ACCESS EASEMENT SHALL BE THE AREA INUNDATED BY THE DEPTH OF WATER DURING 100 YEAR FLOOD PLUS AN ADDITIONAL TWO FEET OF DEPTH OR A WIDTH OF THE 100 YEAR FLOOD PLUS AN ADDITIONAL 10 FEET ON EACH SIDE. IN NO CASE SHALL THIS EASEMENT BE LESS THAN THE PHYSICAL WIDTH OF EMBANKMENTS PLUS 10 FEET ON EACH SIDE OF LOT LINES AND ON ALL STREET FRONTAGE.
 3. 10' UTILITY AND DRAINAGE EASEMENT ON EACH SIDE OF LOT LINES AND ON ALL STREET FRONTAGE.
 4. 20' UTILITY AND DRAINAGE EASEMENT ON EXTERIOR BOUNDARY ONLY.
 5. ● DENOTES PIN #7124
 6. SOIL MAY NOT BE SUITABLE ON EVERY LOT FOR LEACH FIELD AND SEPTIC. SOME OTHER SYSTEM OF SEWAGE TREATMENT WILL HAVE TO BE USED AND APPROVED BY TRI-COUNTY HEALTH DEPT.
 7. CORNERS SET BY PROPORTION OF SECTIONS & USE OF EXISTING CORNERS (FOUND)
 8. 20' EASEMENT ON EXTERIOR BOUNDARY IS ALSO A BRIDLE EASEMENT

BE
BRODERICK ENGINEERING COMPANY
CIVIL - STRUCTURAL - SURVEYING
1420 KINGSTON ST. AURORA, COLO.
80010 366-1597

CREST VIEW SUBDIVISION FILING NO. ONE

A PART OF THE W 1/2 OF SECTION 31, T.6S.,
R.65 W AND A PART OF SE 1/4 OF SECTION 36, T.6S., R.66W.,
ALL OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO.



- NOTES:
1. NO LOTS SHALL BE RESUBDIVIDED.
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7. CORNERS SET BY PROPORTION OF SECTIONS & USE OF EXISTING CORNERS FOUND.
8. ● DENOTES PIN #6935
9. 20' EASEMENT ON EXTERIOR BOUNDARY IS ALSO A BRIDLE EASEMENT

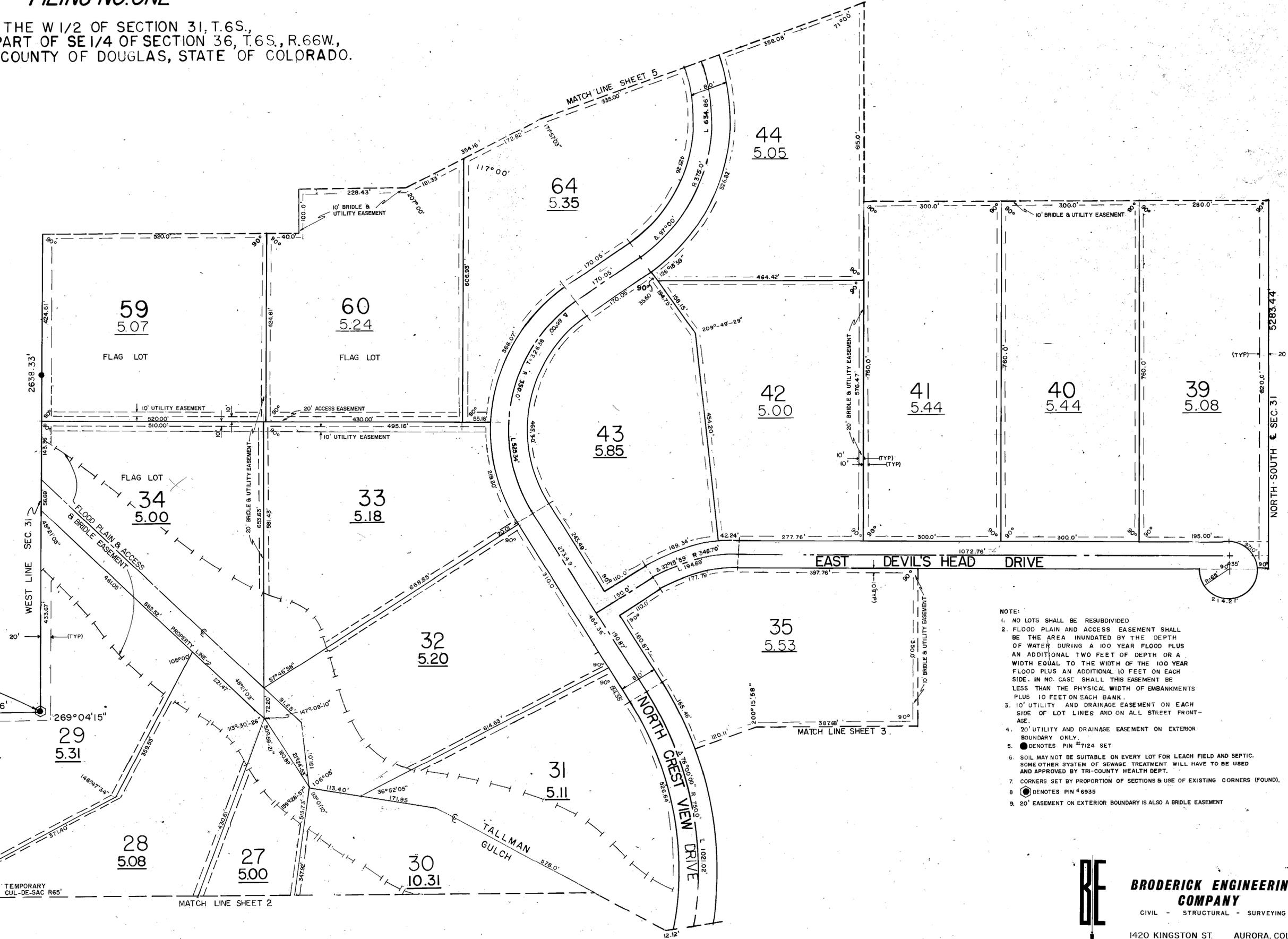
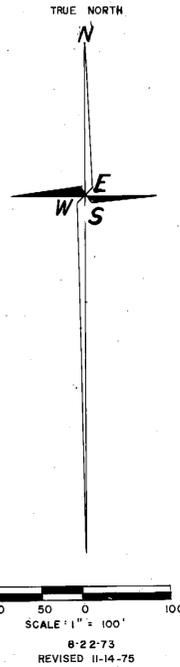
S 1/4 COR. SEC 31



**BRODERICK ENGINEERING
COMPANY**
CIVIL - STRUCTURAL - SURVEYING
1400 LAREDO ST. AURORA, COLO.
80011 366-1597

CREST VIEW SUBDIVISION FILING NO. ONE

A PART OF THE W 1/2 OF SECTION 31, T.6S.,
R.65 W AND A PART OF SE 1/4 OF SECTION 36, T.6S., R.66W.,
ALL OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO.



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**BRODERICK ENGINEERING
COMPANY**
CIVIL - STRUCTURAL - SURVEYING

1420 KINGSTON ST. AURORA, COLO.
80010 366-1597

Trevor Bedford

From: Brooks Kaufman <BKaufman@core.coop>
Sent: Thursday, August 7, 2025 12:33 PM
To: Kevin Archer
Cc: Bruce Williams; Trevor Bedford
Subject: RE: Comments on SB2025-020

Kevin

CORE Electric Cooperative approves the replat with the condition of the CORE easement being recorded by CORE and added to the replat.

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: Kevin Archer <karcher@davidearcher.com>
Sent: Thursday, August 7, 2025 11:16 AM
To: Brooks Kaufman <BKaufman@core.coop>
Cc: Bruce Williams <72gatorman@gmail.com>; Trevor Bedford <tbedford@douglas.co.us>
Subject: Re: Comments on SB2025-020

[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.

Brooks,
Added the easement.
Bruce should be getting you the easement form a bit later today.
Thanks For your help!
Kevin

On Thu, Aug 7, 2025 at 9:04 AM Brooks Kaufman <BKaufman@core.coop> wrote:

Kevin

Can you add the 10' UE along the rear of the lots; so, it matches the existing plat please.

Thanks

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: Kevin Archer <karcher@davidearcher.com>

Sent: Thursday, August 7, 2025 8:59 AM

To: Brooks Kaufman <BKaufman@core.coop>

Cc: Bruce Williams <72gatorman@gmail.com>; Trevor Bedford <tbedford@douglas.co.us>

Subject: Re: Comments on SB2025-020

[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.

Brooks

Here is the revised plat.

Thanks

Kevin

On Thu, Aug 7, 2025 at 8:57 AM Brooks Kaufman <BKaufman@core.coop> wrote:

Kevin

The legal looks good, please have Willams execute the CORE easement document and send the originals to:

CORE Electric Cooperative

Attn: ROW

5496 N US Hwy 85

Sedalia, CO 80135

Also do you have the replat revised?

Thanks

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: Kevin Archer <karcher@davidearcher.com>
Sent: Thursday, August 7, 2025 8:23 AM
To: Bruce Williams <72gatorman@gmail.com>; Trevor Bedford <tbedford@douglas.co.us>
Cc: Brooks Kaufman <BKaufman@core.coop>
Subject: Re: Comments on SB2025-020

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

Good Morning Brooks,

Please see the 20' easement exhibits for the existing overhead lines.

I have attached Trevor Bedford to this email so he is aware that per our discussions with the attached easement CORE will not require the requested 20' easement along the proposed new property line.

Thanks

Kevin

On Tue, Aug 5, 2025 at 12:35 PM Bruce Williams <72gatorman@gmail.com> wrote:

Thanks so much, Brooks!

Bruce Williams

949-285-7400

9498 Devils Head Dr

Parker, Co 80138



On Tue, Aug 5, 2025 at 6:34 AM Brooks Kaufman <BKaufman@core.coop> wrote:

Sounds good, thank you.

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: Kevin Archer <karcher@davidearcher.com>

Sent: Tuesday, August 5, 2025 6:33 AM

To: Brooks Kaufman <BKaufman@core.coop>

Cc: Bruce Williams <72gatorman@gmail.com>

Subject: Re: Comments on SB2025-020

[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.

Morning Brooks,

Yes the 20' bridal and utility easement will remain.

I will prepare the docs for the 20' easement for the overhead lines.

Thanks

Kevin

On Tue, Aug 5, 2025 at 6:27 AM Brooks Kaufman <BKaufman@core.coop> wrote:

Good morning Kevin

The overhead line that is converted to underground is installed within the existing 20-foot utility and bridle easement per the plat; so, no easement is required for the conversion. Based on the replat the 20-foot utility and bridle easement will remain?

As for the side lot utility easements between the proposed 23A and 23B; CORE will allow no easements if the existing overhead is granted as 20' wide CORE easement by separate document.

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: Kevin Archer <karcher@davidearcher.com>

Sent: Monday, August 4, 2025 2:15 PM

To: Brooks Kaufman <BKaufman@core.coop>; Bruce Williams <72gatorman@gmail.com>

Subject: Comments on SB2025-020

[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.

Hey Brooks,

We received your comments (attached) on the proposed subdivision

No problem providing the easements along the existing overhead lines, however I was informed today that as part of the project on Hilltop that a portion of the overhead line was replaced with underground lines. Apparently this happened in the last few days.

My question is when that happened was there an easement prepared for that or do we need to include it in our new easement?

Also you are asking for a 10' easement on each side of the new lot line per the plat. Its kind od a tight area through a area near the existing house. We would prefer not to encumber that area with an easement, but that said if it is necessary we would be glad to add it.

Thanks

Kevin

--

Kevin E. Archer P.E.
David E Archer & Associates, Inc
105 Wilcox Street
Castle Rock, CO 80104
303-688-4642
[Karcher@davidearcher.com](mailto:karcher@davidearcher.com)

--

Kevin E. Archer P.E.
David E Archer & Associates, Inc
105 Wilcox Street
Castle Rock, CO 80104
303-688-4642
Karcher@davidearcher.com

--

Kevin E. Archer P.E.
David E Archer & Associates, Inc
105 Wilcox Street
Castle Rock, CO 80104
303-688-4642
Karcher@davidearcher.com

--

Kevin E. Archer P.E.
David E Archer & Associates, Inc
105 Wilcox Street
Castle Rock, CO 80104
303-688-4642
Karcher@davidearcher.com

--

Kevin E. Archer P.E.

David E Archer & Associates, Inc
105 Wilcox Street
Castle Rock, CO 80104
303-688-4642
Karcher@davidearcher.com

July 14th, 2025

Trevor Bedford
100 Third St.
Castle Rock, CO 80104

RE: SB2025-020

Dear Mr. Bedford

Thank you for the opportunity to review and comment on the Crest View, 2nd Amendment. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has no comments

Sincerely,

Caden Thompson
Environmental Health Specialist I
Douglas County Health Department



620 Wilcox Street
Castle Rock, Colorado 80104

July 11th, 2025

Trevor Bedford
Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104
tbedford@douglas.co.us

RE: Crest View Filing 1, 2nd Amendment, Lot 23 Replat (SB2025-020)

Dear Mr. Bedford,

Thank you for the opportunity to respond to the above referenced application. It is our understanding that applicant is requesting approval of a replat of the above referenced filing to establish 2 single family residential lots. The site is generally located at Hilltop Rd. and N Crest View Dr. It is our understanding that there is an existing single-family residence on the site and the replat will create one additional residential lot.

Pursuant to Section 1004.05.4 of the Douglas County Subdivision Resolution, "For residential minor development final plat or replats creating 10 or fewer residential lots, the minimum cash-in-lieu fee shall be \$500 per each new residential lot." DCSD requests the \$500 cash-in-lieu fee upon final plat approval and prior to plat recordation.

Assuming the applicant agrees with the payment of these fee requirements, DCSD has no objection to approval of this application. Thank you for your support of our mutual constituents

Sincerely,

Shavon Caldwell
Planning Manager, DCSD Planning & Construction
scaldwell2@dcsdk12.org
303.387.0417

DV 25-269

REFERRAL RESPONSE REQUEST

 Date sent: July 11, 2025

 Comments due by: **August 1, 2025**

Project Name: Crest View Filing No. 1, 2nd Amendment

Project File #: SB2025-025

Project Summary: Request to replat Lot 21 (approximately 11.4 acres) into two residential lots of 6.28 acres and 5.02 acres. The intent is to create an additional lot for a family member while keeping the existing home.

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

<input checked="" type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns:	
<hr/> <hr/>	
<input type="checkbox"/> See letter attached for detail.	
Agency: <u>ENGINEERING</u>	Phone #: <u>4318</u>
Your Name: <u>AZ PETERSON</u> <i>(please print)</i>	Your Signature: <u><i>Al Peterson</i></u>
	Date: <u>8/1/25</u>

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,

 Trevor Bedford, AICP, Senior Planner
 tbedford@douglas.co.us



PROJECT AREA





Right of Way & Permits

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

July 29, 2025

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

Attn: Trevor Bedford

Re: Crest View Filing No. 1, 2nd Amendment, Case # SB2025-025

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Crest View Filing No. 1, 2nd Amendment** and currently has **no apparent 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.

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

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Trevor Bedford, AICP, Senior 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: Crest View Filing No. 1, 2nd Amendment
Project File #: **SB2025-020**
S Metro Review # REFRP25-00127

Review date: July 23, 2025

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

Project Summary: Request to replat Lot 21 (approximately 11.4 acres) into two residential lots of 6.28 acres and 5.02 acres. The intent is to create an additional lot for a family member while keeping the existing home.

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 conditional non-objection to the proposed replat.

COMMENTS:

- Address for the new parcel shall be coordinated with the Douglas County Addressing Analyst to assign a new distinct address for the new parcel. The new parcel shall not use the same address with a suffix letter.
- Address signage shall be clearly legibly posted for both lots.
- Driveways to both lots are to comply with the applicable Douglas County driveway standards.



08/20/25

Trevor Bedford, AICP

Planning Services

100 Third Street

Castle Rock, CO 80104

PRN 866845

SB2025-025, Crest View Filing No. 1, 2nd Amendment

No Reservations/No Objection

SUBJECT: Request for replat of Crestview Subdivision Filing No. One, Lot 23, as shown on plat recorded as Instrument no. 2003016055, Douglas County, CO Official Records.

To Whom It May Concern:

Qwest Corporation, d/b/a CenturyLink QC ("CenturyLink") has reviewed the request for the subject replat and has determined that it has no objections with respect to the areas 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 replat shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

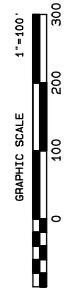
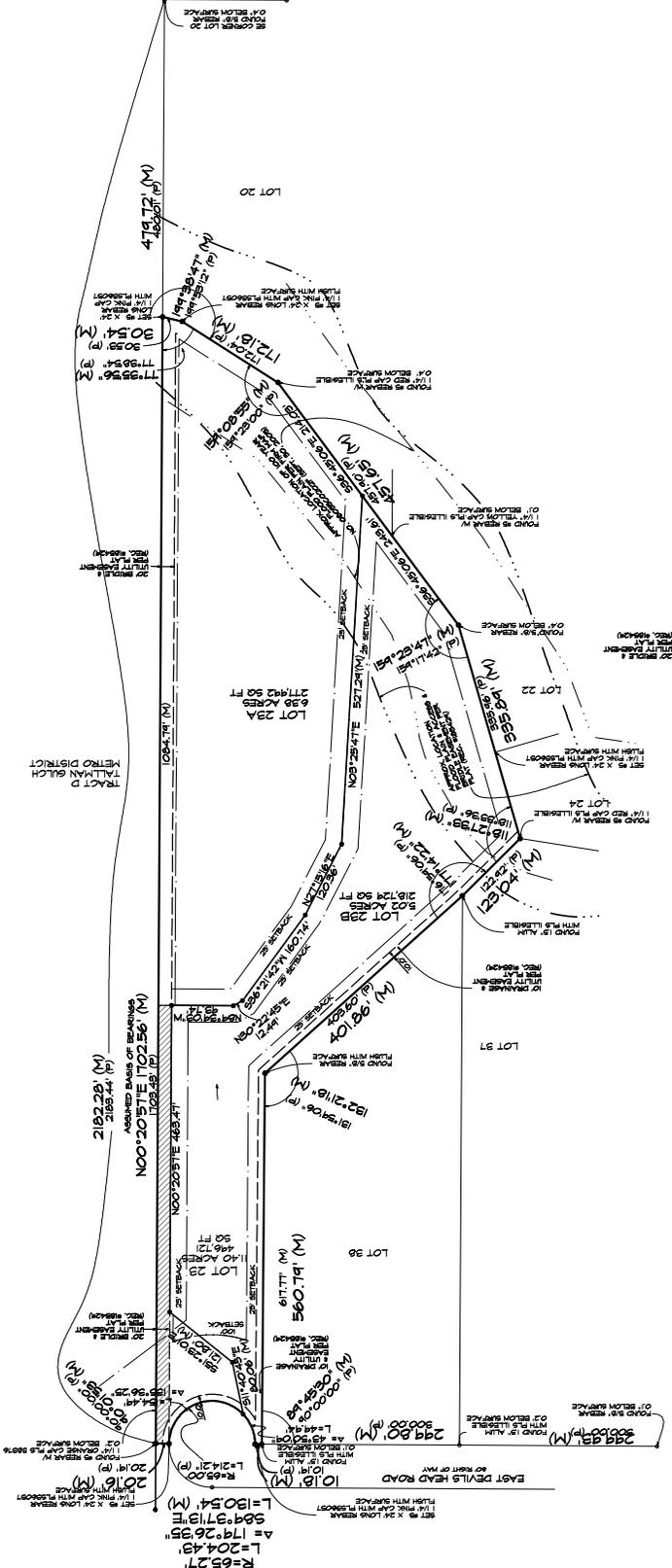
This response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions, please contact Brent Evick at 304-678-4900 or Brent.Evick@lumen.com.

Sincerely yours,

CenturyLink Right of Way Team

CREST VIEW SUBDIVISION AMENDMENT X
 Replat of Lot 23, Crest View Subdivision Filing No. One
 In Section 31, Township 6 South, Range 65 West of the 6th P.M.,
 County of Douglas, State of Colorado
 11.40 Acres +/-, 2 Residential Lots, SB2025-075
 020



- (P) = PLATTED DIMENSION
 - (M) = FIELD MEASURED DIMENSION
- LEGEND:
- = 5/8" LONG, 1/2" BEARING PLASTIC CAP PLS 36657
 - = 20' WIDE ACCESS EASEMENT. SEPARATELY RECORDED.
 - = BUILDING SETBACK LINE
 - = EASEMENT LINE

DAVID E. ARNER
 LAND DEVELOPMENT CONSULTING
 108 WEST ST. JAYNE, COLORADO 80134

SCALE: 1"=100'
 DATE: 02-14-25
 DRAWN BY: [Name]
 CHECKED BY: [Name]

CREST VIEW SUBDIVISION AMENDMENT X
 In Section 31, Township 6 South, Range 65 West of the 6th P.M.,
 County of Douglas, State of Colorado

Raymond Bruce Williams
 FOR PREPARED
 Sheet 2 of 2 SB2025-075

NOTICE: According to Colorado law, you should commission any legal work to be done by a professional. If you are not a professional, you should not rely on this plat. If you are a professional, you should verify the accuracy of the information shown here. This plat was prepared from the data of the certification shown hereon.

Crestview Homeowners Association



P.O Box 3376
Parker, CO 80134

July 16, 2025

Bruce, Jason and Myoko Williams
9498 Devils Head Dr.
Parker, CO 80138

Property: 9498 Devils Head (Lot # 23)

RE: Subdividing 9498 Devils Head Lot

Dear Bruce, Jason and Myoko Williams,

Thank you for quickly providing the plat for the proposed subdivision of Lot #23 to become Lot 23A and 23B. In addition, we appreciate the letter with regard to your water supply plan.

Please use this letter as the official Crestview HOA approval for use with Douglas County with regard to your proposed subdivision of Lot 23. We will need a copy of the approvals you receive from Douglas County for the splitting of the lot and any approvals you obtain in the future with regard to water wells and septic for our records.

It is important to note that this approval is only for subdividing your lot. It appears that the newly created Lot 23B will start with zero structures on it. After you receive Douglas County approval for splitting Lot 23, you will probably be ready to submit plans for the single-family dwelling on the lot. You will need to submit those to the Crestview HOA for separate approval. Please review covenants for setback requirements. Also at that time, please let us know if you are considering any other structures for the newly created Lot 23 B. We will review your additional request promptly and communicate any issues or approvals.

We appreciate your working with the HOA for your Lot 23 plans, and we are excited for you to begin your new family dwelling.

If you have any questions or need anything else from us, please feel free to contact me.

Sincerely,

Juan A Aguilar

Crestview Architectural Control Committee

PO Box 3376

Parker, CO 80134

cc: Shawna Fletcher, President Crestview Estates HOA
Crestview HOA ACC Douglas County Building Division

August 12, 2025

Mr. Richard Alan Mullis
8354 Crestview Drive
Parker, CO 80138-6254
richardalanmullis@gmail.com



Subject: Response to Courtesy Notification of Application in Process, dated July 11, 2025
Project Name: Crest View Filing No, 1,2nd Amendment, Project Filing #: SB2025-020

Dear Mr. Mullis,

The Crest View Homeowners Association (HOA) is in receipt of the copied above-referenced response, including attachments from your mailing to Mr. Trevor Bedford with the Douglas County Colorado Department of Community Development.

We would like to address your concerns as they relate to the HOA and our approval of the Williams family's request to subdivide their property.

1. While the Crest View Protective Covenants do state there shall not be any re-subdivision of lots, it is also specifically states that the Architectural Control Committee (ACC) "... shall remain the prerogative and in the jurisdiction of the Committee to review applications and grant approval for exceptions to this declaration."
2. The option of subdividing Lot #23 was offered by personnel in the Douglas County Planning Department during discussions with the ACC about the Williams' desire to build a guest house and the implications and jurisdiction of House Bill 24-1152.
3. Sub-dividing Lot #23 was one of several suggestions offered to Mr. Bruce Williams by the ACC after he was informed that his initial request to build an Additional Dwelling Unit (Guest House) on the existing lot was denied.
4. The Williams' ultimate decision to subdivide their lot was their own deliberation. Upon being notified by Douglas County and upon considering all the implications, the ACC fails to see how this subdivision will in any way change the character of the adjoining lots to the point that it negatively impacts the aesthetics and home values of the Crest View Estates community. Therefore the re-subdivision of Lot #23 was approved by the HOA.
5. The location of the home on the subdivided lot will be minimally visible from your lot, and is therefore unlikely to alter your unobstructed view of the homes to the east and north of your lot, both within and beyond Crest View Estates.
6. Information you obtained in conversation with a prior HOA Board member should in no way be considered complete representation of this issue as there was discussion had that did not include this former member.
7. The County's suggestion that the Williams' 'meet with abutting neighbors in advance of their application to let them know what you are proposing and to gain feedback' is a good faith

suggestion, and the HOA agrees that it would have been a positive action to take. The HOA is unaware of any such outreach having or not having occurred.

The HOA and ACC are open to further discussion with you, as we are hopeful to maintain our usual friendly, neighbor-oriented environment. We appreciate your comments and concerns, and hope that we can assist in obtaining a resolution on any matters on which our governing documents and the Executive Board's authority/responsibility may be needed.

Sincerely,

Crest View Estates
Homeowners Association Architectural Control Committee

Cc: Bruce, Jason and Myoko Williams

Trevor Bedford, Douglas County Colorado Department of Community Development



August 6, 2025

Trevor Bedford
Douglas County Planning Services
Transmission via email: tbedford@douglas.co.us

Re: Crest View Lot 23 Subdivision

Case No. SB2025-025

Part of the E ½ of the W ½ of Sec. 31, Twp. 6S, Rng. 65W, 6th P.M., Douglas
County

Water Division 1, Water District 8

CDWR Assigned Referral No. 34296

Dear Trevor Bedford,

We have received your proposal to subdivide Lot 23 of Crest View subdivision into 2 parcels, with Lot 23A being approximately 6.38 acres in size and Lot 23B being approximately 5.02 acres in size so that an additional residence may be constructed on the site.

Our office previously recommended approval of the Crest View subdivision (known then as Plainfield subdivision) in a letter dated June 25, 1973.

Water Supply Demand

The estimated annual water supply demand for each lot in the subdivision is one outdoor swimming pool and hot tub (0.2 af/yr/lot), irrigation of 3,000 square feet of lawn and landscaping (0.15 af/yr/lot), watering of up to four large domestic animals



(0.1 af/yr/lot), indoor use in one single-family residence (0.3 af/yr/lot), and the irrigation of up to 4,000 square feet of home gardens (0.2 af/yr/lot), for a total demand of 0.95 af/yr/lot. The total estimated demand for the subdivision is 1.9 af/yr.

Source of Water Supply

The proposed water supply source for the subdivision is individual on-lot wells for both parcels 23A and 23B producing from the nontributary Lower Dawson aquifer adjudicated in Water Court Division 1 case no. 04CW0237. Lot 23 of Crest View Subdivision was allocated 2.9 af/yr of nontributary Lower Dawson aquifer groundwater in case no. 04CW0237. A water deed was provided in the referral documents showing the Applicant's ownership of the 2.9 af/yr share of nontributary Lower Dawson that was allocated to Lot 23 of Crest View Subdivision in case no. 04CW0237.

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 amount of water decreed in case no. 04CW237 is 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 that annual amount for a maximum of 100 years.

A review of our records indicates that well permit no. 121441 is located on the subject property. Well permit no. 121441 was issued on August 13, 1981 for domestic uses, including the irrigation of not more than 1 acre of home gardens and lawns. Well permit no. 121441 is producing water from the not nontributary Upper Dawson aquifer.

Section 37-92-602(3)(b)(III) C.R.S., requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. **Therefore, well no. 121441 must be included in an augmentation plan, or must be plugged and abandoned prior to the subdivision since the provisions of section 37-92-602 which allowed for issuance of the well permits will no longer apply.** The applicant has indicated in the referral documents that well permit no. 121441 will be plugged and abandoned.

Applications for on lot well permits, submitted by entities other than the water right holder in case no. 04CW237 (Jason Williams, Miyoko Williams, and Raymond Willimas) must include evidence that the Applicant has acquired the right to the portion of the water being requested on the application.

Additional Comments

The Applicant should be aware that any proposed detention pond for this project must meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), C.R.S., otherwise the structure may be subject to administration by this office. The Applicant should review DWR’s *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, attached, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The Applicant is encouraged to use *Colorado*

Stormwater Detention and Infiltration Facility Notification Portal to meet the notification requirements, located at

<https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>.

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, **on the condition that well no. 121441 is plugged and abandoned**. The Applicant is required to submit a Well Abandonment Report ([eform](#)) for well 121441 to affirm the well was plugged and abandoned.

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 greater than 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 Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

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,



Ioana Comaniciu, P.E.

Water Resources Engineer

Ec: File for permit no. 121441

Trevor Bedford

From: Matz - DNR, Michael <michael.matz@state.co.us>
Sent: Thursday, August 7, 2025 6:10 PM
To: Bruce Williams; Trevor Bedford
Subject: Re: SB2025-020 Referral Comments

Good evening Bruce and Trevor,

I reached out to our leadership and spoke about the timing issue related to the well abandonment and approval of the subdivision.

We would like the old well to be abandoned before the final plat approval for the subdivision. However, if you need additional time to plug the well, let us know and we can make a determination on what needs to happen at that time.

Meanwhile, I'm going to move the well permit application for the construction of the new well into my work list, and get going on that.

Once you have the GWS-79 ready for the new permit application, send that over to me and I'll add that to the application documents.

Regarding a potential well sharing agreement, we typically don't get involved with reviewing or approving those. As long as the well is being used according to its permitted conditions, we don't have an issue with that.

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

On Thu, Aug 7, 2025 at 4:49 PM Bruce Williams <72gatorman@gmail.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: Trevor Bedford <tbedford@douglas.co.us>
Date: August 7, 2025 at 4:25:25 PM MDT

To: Kevin Archer <karcher@davidearcher.com>

Cc: Bruce Williams <72gatorman@gmail.com>

Subject: RE: SB2025-020 Referral Comments

Thanks Kevin,

I just received the state engineer's comments about the well and they are a bit of an issue. I talked with Bruce about this a few minutes ago, and he is going to call the State. They are saying that they either need an augmentation plan or the well be abandoned prior to subdivision. I don't see how you can plug the well that serves the existing house before subdividing.

Therefore, well no. 121441 must be included in an augmentation plan, or must be plugged and abandoned prior to the subdivision since the provisions of section 37-92-602 which allowed for issuance of the well permits will no longer apply.

I talked with management about this, and we are going to need to run this by our water consultant. There's also an issue that we don't believe the Board has ever approved a single shared well for 2 lots due to some maintenance concerns with water supply on a separate lot. If it is possible to get this approved, we would need some sort of maintenance agreement for the well at minimum. Unfortunately, the August 26th hearing is not going to be possible at this point. Depending on what needs to be done, hopefully the delay won't be too long.

Thank you,

Trevor Bedford, AICP | Senior Planner

Douglas County Department of Community Development

Planning Services Division

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

Direct | 303.814.4372 **Main** | 303.660.7460

Email tbedford@douglas.co.us

From: Kevin Archer <karcher@davidearcher.com>
Sent: Thursday, August 7, 2025 11:21 AM
To: Trevor Bedford <tbedford@douglas.co.us>
Cc: Bruce Williams <72gatorman@gmail.com>
Subject: Re: SB2025-020 Referral Comments

Trevor,

Please see the attached documents for the resubmittal.

Bruce has forwarded you his responses to the Neighbors.

Let me know if you need anything else.

Thanks

Kevin

On Wed, Aug 6, 2025 at 3:44 PM Trevor Bedford <tbedford@douglas.co.us> wrote:

Kevin,

I don't think I ever got those changes. I sent it on referral with a markup since they were minor. I would just need an exhibit with those and CORE's comments addressed.

Thank you,

Trevor Bedford, AICP | Senior Planner

Douglas County Department of Community Development

Planning Services Division

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

Direct | 303.814.4372 **Main** | 303.660.7460

Email tbedford@douglas.co.us

From: Kevin Archer <karcher@davidearcher.com>
Sent: Wednesday, August 6, 2025 8:38 AM
To: Bruce Williams <72gatorman@gmail.com>
Cc: Trevor Bedford <tbedford@douglas.co.us>
Subject: Re: SB2025-020 Referral Comments

Trevor,

I just want to confirm we have the correct set of relines on the plat.

The ones attached are the same comments from the first one, and were addressed with our second submittal prior to referral.

Thanks

Kevin

On Tue, Aug 5, 2025 at 12:39 PM Bruce Williams <72gatorman@gmail.com> wrote:

Trevor,

Thanks so much for promptly sending these docs. Please add our response letter to the documents.

I will also be crafting a response to Mr. Mullin's objection and sending it over to you.

Bruce Williams

949-285-7400

9498 Devils Head Dr

Parker, Co 80138



On Mon, Aug 4, 2025 at 4:04 PM Trevor Bedford <tbedford@douglas.co.us> wrote:

Bruce and Kevin,

I have the referral responses here along with some public comment and a markup of the title block. It's up to you how to handle the public comment. I do often see the board look favorably on good faith efforts of outreach.

Aside from that, I have not heard from the State Division of Water Resources. I will follow up with them so I can hopefully get those comments soon.

The main things for now are probably CORE's comments and the public comments.

The 26th hearing is probably a bit optimistic at this point. I would need everything addressed including CORE's approval of a new exhibit by end of the day Thursday at the absolute latest to stay on the 26th.

Thank you,

Trevor Bedford, AICP | Senior Planner

Douglas County Department of Community Development

Planning Services Division

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

Direct | 303.814.4372 **Main** | 303.660.7460

Email tbedford@douglas.co.us

From: Bruce Williams <72gatorman@gmail.com>

Sent: Monday, August 4, 2025 11:43 AM

To: Trevor Bedford <tbedford@douglas.co.us>

Cc: Kevin Archer <karcher@davidearcher.com>

Subject: Re: SB2025-020 CORE Comments

Trevor,

Thank you for sending this over. If you could please send over all the responses to the proposed subdivide today, that would be great. As you know, we are hoping to be on the commissioner's docket on August 26th, so anything you can do to facilitate that would be greatly appreciated! Thanks so much for all your help--it's been great!

Bruce Williams

949-285-7400

9498 Devils Head Dr

Parker, Co 80138



On Thu, Jul 31, 2025 at 4:44 PM Trevor Bedford <tbedford@douglas.co.us> wrote:

Kevin,

Bruce wanted me to send these comments out now since they need a revision on the exhibit.

Here are comments from CORE :

CORE Electric Cooperative has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments: CORE has existing underground/overhead electric facilities on the subject property. CORE will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the CORE's current extension policies. CORE will require the applicant to add the existing 20-foot prescriptive right for the existing overhead electric facilities on the subject property. In addition, add the 10-foot typical per the existing plat.

I will get the rest of the comments to you on Monday.

Trevor Bedford, AICP | Senior Planner

Douglas County Department of Community Development

Planning Services Division

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

Direct | 303.814.4372 **Main** | 303.660.7460

Email tbedford@douglas.co.us



--

Kevin E. Archer P.E.
David E Archer & Associates, Inc
105 Wilcox Street
Castle Rock, CO 80104
303-688-4642
Karcher@davidearcher.com

--

Kevin E. Archer P.E.
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Castle Rock, CO 80104
303-688-4642
Karcher@davidearcher.com



DAVID E. ARCHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS

105 Wilcox Street * Castle Rock, CO 80104
PHONE (303) 688-4642 * FAX (303) 688-4675 * karcher@davidearcher.com

August 7, 2025
Job No. 25-0029

Trevor Bedford
Senior Planner
Department of Community Development
Planning Services
100 Third Street
Castle Rock, O 80104

RE: Crest View Filing No. 1, 2nd Amendment
Project File SB2025-020
Referral Response

Dear Trevor,

We have received the referral response comments and have revised the plans accordingly. The following is our written response to those comments.

Responses to the nearby property owner comments have been provided separately from the Applicant. In addition to the written response the applicant will be reaching out to those property owners who provided comments.

General Comments:

1. As this replat will be heard before the Board of County Commissioners, I would recommend adding more discussion of the compliance with Comprehensive Master Plan. You may wish to discuss Goal 3-3E and related policies.
A discussion of Goal 3-3E has been added.
2. See attached redline exhibit for minor changes to title block.
The redlines have been addressed.
3. Please work directly with CORE to address their comments.
We have worked with CORE and added the easement for the overhead lines, and CORE is no longer requiring the easement along the new lot line. We are showing the 10' utility easement along the south side line as requested.

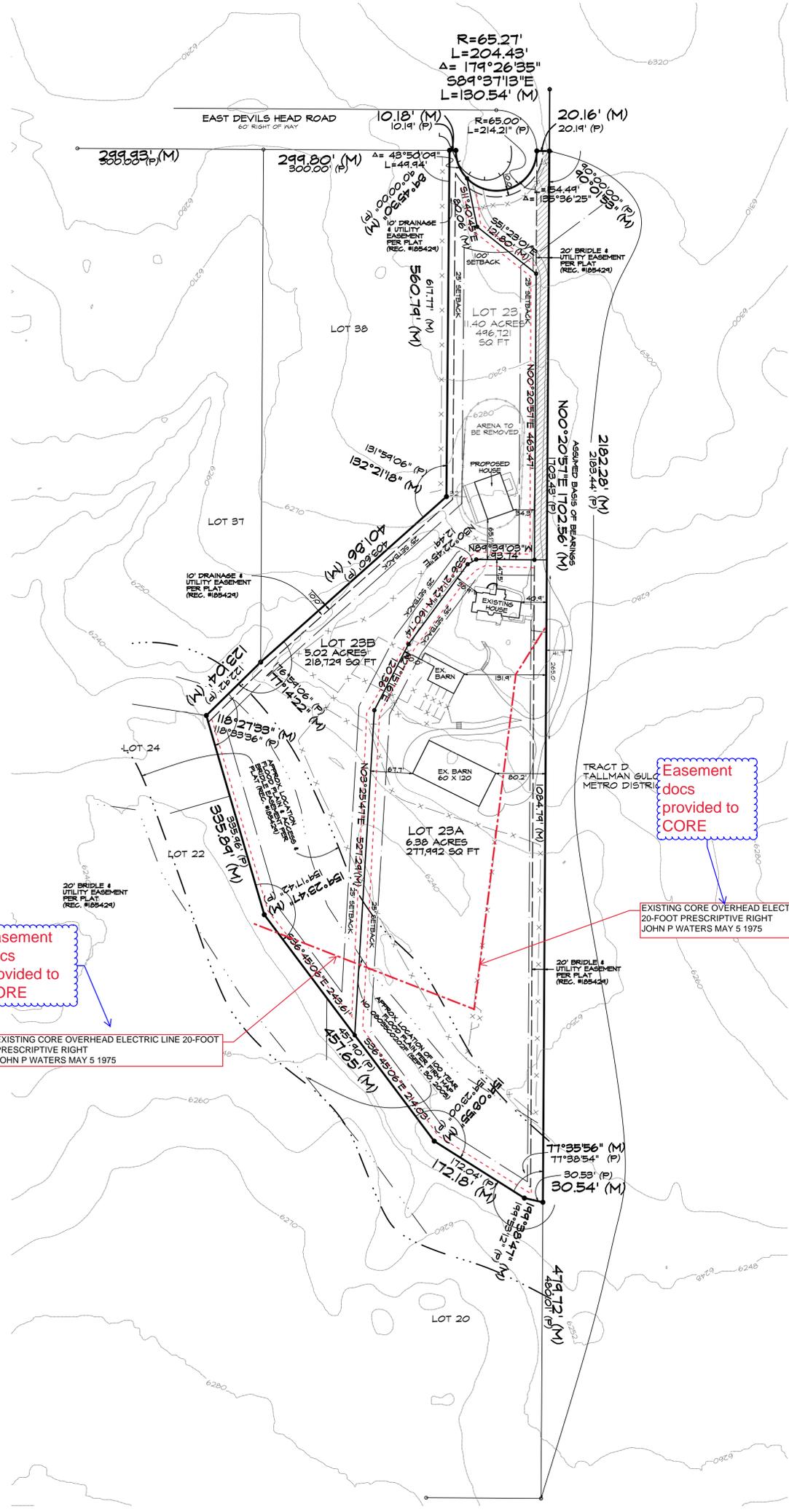
I believe we have addressed the concerns presented. Please let us know if you need any additional information.

Thank you,



Kevin E. Archer, P.E.

**CREST VIEW SUBDIVISION SUBDIVISION
 SUPPLEMENTAL EXHIBIT**
 Replat of Lot 23, Crest View Subdivision Filing No. One
 In Section 31, Township 6 South, Range 65 West of the 6th P.M.,
 County of Douglas, State of Colorado
 11.40 Acres +/-, 2 Residential Lot, SB20-075



Per Discussions with CORE, this is not longer required.

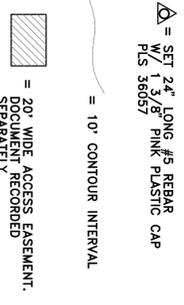
ADD 10' TYPICAL UTILITY EASEMENTS TO PERIMETER OF THE LOT 23B AND 23A PER THE EXISTING PLAT (REC#185429)

Easement docs provided to CORE

Easement docs provided to CORE

EXISTING CORE OVERHEAD ELECTRIC LINE 20-FOOT PRESCRIPTIVE RIGHT JOHN P WATERS MAY 5 1975

EXISTING CORE OVERHEAD ELECTRIC LINE 20-FOOT PRESCRIPTIVE RIGHT JOHN P WATERS MAY 5 1975



*NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years from the date of the plat. If no action is taken within this time period, the plat shall be deemed correct and binding upon all parties from the date of the certification shown hereon.

<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	DESCRIPTION			
NO.	DATE	DESCRIPTION					
<p>ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 698-4842 105 WILCOX ST. CASTLE ROCK, COLORADO 80104</p>							
<p>DATE: 11-10-07 DRAWN BY: JAW CHECKED BY: JAW</p>	<p>DATE: 05-14-25 DRAWN BY: JAW CHECKED BY: JAW</p>						
<p>CLIENT Raymond Bruce Williams</p>							
<p>TITLE SUPPLEMENTAL EXHIBIT 1446 East Devils Head Drive, South Range 65 West of the 6th P.M., County of Douglas, State of Colorado</p>							
<p>Sheet <u> </u> of <u> </u></p>	<p>JOB NUMBER 25-0024</p>						



DAVID E. ARCHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS

105 Wilcox Street * Castle Rock, CO 80104
PHONE (303) 688-4642 * FAX (303) 688-4675 * karcher@davidearcher.com

August 6, 2025
Job No. 25-0029

CORE Easement

PARCEL "A"

A 20 Foot wide easement, 10 Feet either side of the centerlines situated in Section 31, Township 6 South, Range 65 West of the 6th Principal Meridian; County of Douglas, State of Colorado more particularly described as follows:

Commencing at the Southeast Corner of Lot 23, Crest View Subdivision, Filing No. One in said Section 31 and considering the East line of said Lot 23 to bear N 00°20'57" E, with all bearings herein relative thereto;

Thence N 00°20'57" E, along the East line of said Lot 23, a distance of 281.61 feet to the Point of Beginning;

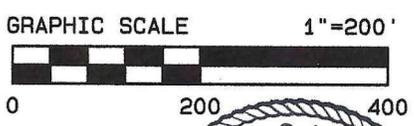
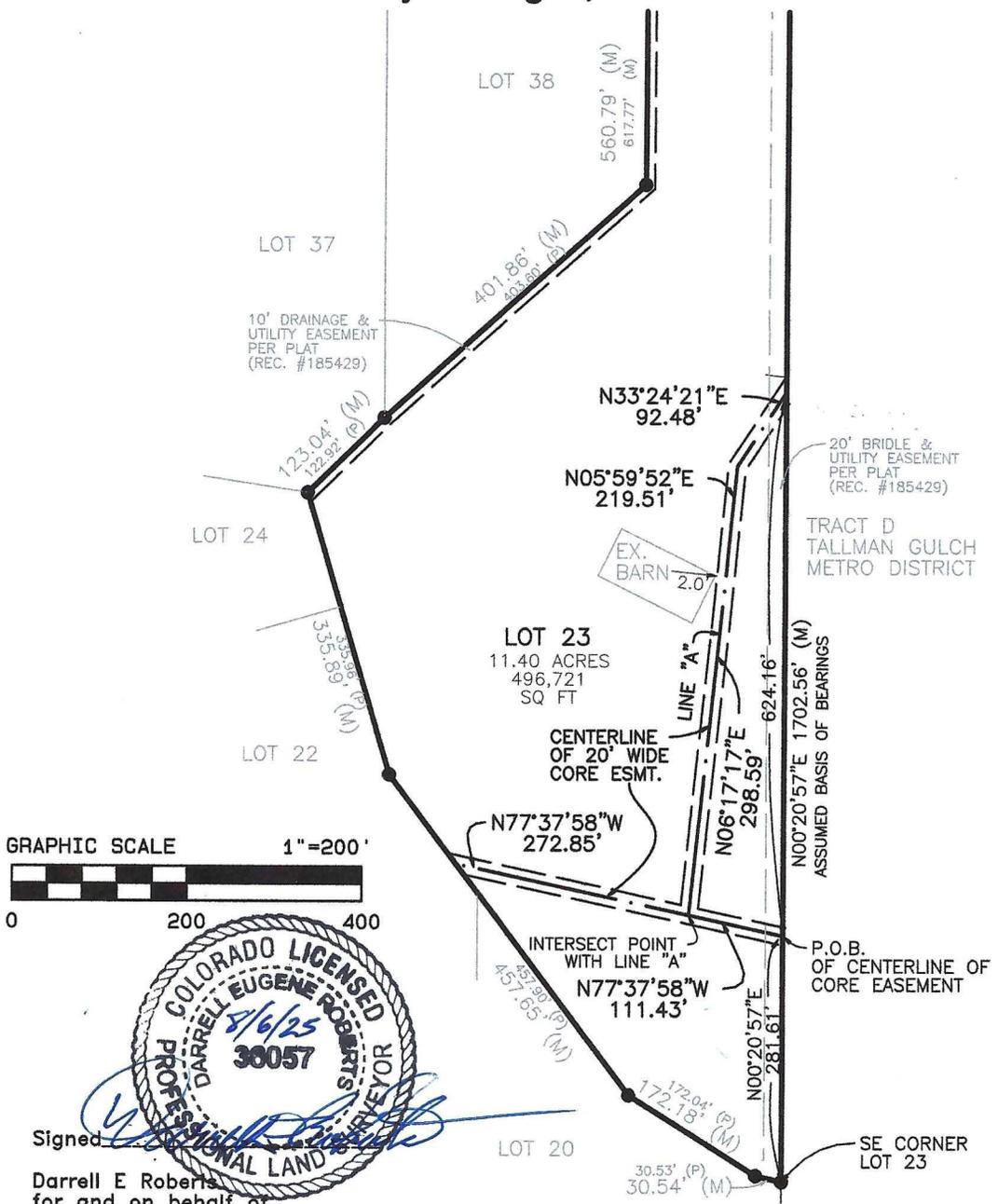
Thence N 77°37'58" W, a distance of 111.43 feet, to a point of intersect with Line "A". Line "A" extends N 06°17'17" E, a distance of 298.59 feet; Thence N 05°59'52" E, a distance of 219.51 feet; Thence N 33°24'21" E, a distance of 92.48 feet, to a point on the East line of Lot 23 and the Point of Terminus. Thence continuing from the said point of intersect with Line "A", N 77°37'58" W, a distance of 272.85 feet, to a point on the Southwest line of said Lot 23, and the Point of Terminus;

This description was prepared under the direct supervision of Darrell E. Roberts, PLS36057 for and on behalf of David E. Archer and Associates, Inc.

Darrell E. Roberts PLS 36057

EXHIBIT "A"

Core Easement in Lot 23, Crest View Subdivision Filing No. One In Section 31, Township 6 South, Range 65 West of the 6th P.M., County of Douglas, State of Colorado



Signed 

DARRELL E. ROBERTS
PROFESSIONAL LAND SURVEYOR
COLORADO LICENSED
8/6/25
30057

for and on behalf of
David E. Archer & Assoc., Inc.

SCALE: 1"=200'	
DATE: 08-06-25	
REVISIONS	

G:\Drawings\2025\25-0029\Core Easement\Core Easement.ppt
Wed Aug 06 16:55:09 2025
Job No. 25-0029

Trevor Bedford

From: Jason Krueger <jkrueger@mkplaw.com>
Sent: Friday, August 1, 2025 4:00 PM
To: Trevor Bedford
Cc: Renee Reed
Subject: Subdivision - Replat (SB2025-020)
Attachments: 2025-08-01 Opposition to Replat.pdf

Sensitivity: Confidential

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Mr. Bedford,

Please see attached regarding the proposed replat SB2025-020 on behalf of neighbors we represent. Please add this to the official record, and if you require another form of submission please let me know.

Jason D. Krueger
Partner

Direct Telephone: 720-402-1624

Effective July 1, 2025 Minor & Brown, PC, and Keele and Parke, LLC have merged.



Minor | Keele | Parke LLC
7979 East Tufts Avenue, Suite 1400
Denver, Colorado 80237
Main Telephone: 303-320-1053
Fax: 303-320-6330
Email: jkrueger@mkplaw.com
Website: www.mb-law.law *New website coming soon



This message and any attachments may contain information that is privileged, confidential or exempt from disclosure under applicable law. If you have received this message in error, please send a reply message immediately and delete the message and any attachments without opening the attachment. Any further dissemination of this communication is strictly prohibited. Thank you.



Jason D. Krueger, Esq.
jkrueger@mkplaw.com

August 1, 2025

VIA Email (tbedford@douglas.co.us)

Trevor Bedford, AICP
Senior Planner
Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Re: *Opposition to Proposed Replat / Minor Subdivision of Lot 23 in Crest View, Subdivision - Replat (SB2025-020)*

LOT 23 CREST VIEW 1 11.58 AM/L
Crest View, 2nd Amendment

Dear Mr. Bedford,

This firm represents record title property owners located at 8501 Carneros Court, Parker, CO 80138 and legally known as Lot 111, Tallman Gulch Filing No. 1, County of Douglas, State of Colorado ("Property Owners"), which is an adjacent community to the requested replat.

The Applicant seeks to divide the existing \pm 11.5800-acre lot—already improved with a single-family residence and multiple barns—into two buildable parcels and to situate a new primary dwelling. The Property Owners request that the Board deny—or at a minimum, condition—this application for the reasons set forth below.

First, the replat undermines the community's single-family-lot scheme and circumvents the community's established density pattern. The Subject Property already contains several barns and out-buildings. Property Owners are concerned about the unaddressed potential for trailers or other temporary dwellings. The replat narrative is silent on whether the Applicant intends to place a trailer during or after construction. The County should require a condition prohibiting any such use to avoid covenant violations and code-enforcement headaches.

Second, placing a new home in the open meadow behind the Owner's Property, well outside the historic envelope, would:

- Obstruct long-established view corridors that form a key component of the communities' rural character;

Minor | Keele | Parke LLC
7979 East Tufts Avenue, Suite 1400
Denver, Colorado 80237
303-320-1053

- Create an incompatible “back-of-house” façade facing neighboring outdoor living areas, which our Architectural Review guidelines discourage.

Third, granting this replat invites piecemeal densification across the covenant controlled community. Allowing a one-off subdivision will embolden future owners to slice up large lots, undermining the low-density, equestrian-friendly vision memorialized in our covenants and Douglas County’s Rural Residential zoning objectives.

For the foregoing reasons, we respectfully request that Douglas County deny the replat. In the alternative, the County should:

- Impose deed-restricted building envelopes consistent with original setbacks and view protections;
- Prohibit any temporary or manufactured housing units on either resulting parcel; and
- Limit each replatted lot to one single-family dwelling and customary accessory structures

Thank you for your consideration. Please include this letter and its exhibits in the official record and notify us of all hearings and decisions related to this application.

Respectfully submitted,



Jason D. Krueger, Esq.

Cc: Clients

Trevor Bedford

From: Richard Mullis <richardalanmullis@gmail.com>
Sent: Monday, July 28, 2025 7:18 PM
To: Trevor Bedford
Subject: Mullis Initial Comments On SB2026-020
Attachments: Courtesy Notification of Application in Process SB_250727_165215.pdf; AAAAA Initial Response 2_250728_132853.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Bedford,

Thank you for your time during our telephone conversation last week. Please find attached my initial comments. As stated in my comments, I continue to evaluate my options regarding this proposed action and would appreciate some time to do so.

A neighbor indicated that they may also provide comments, but I am not sure if that has happened.

I will be on quite a bit of travel in the remainder of July and in August, but I am doing all I can as quickly as possible. Please coordinate with me as much as you are able when scheduling the hearing on this project. I very much want to attend in person.

Sincerely,
Alan Mullis
408-482-8619
Richardalanmullis@gmail.com
8354 Crestview Dr.
Parker, CO 8013j

July 27, 2025

Mr. Trevor Bedford, AICP, Project Planner
Douglas County Colorado Department of Community Development
100 Third St.
Castle Rock, CO 80104

Subject: Courtesy Notification of Application In Process, dated July 11, 2025
Project Name: Crest View Filing No. 1, 2nd Amendment, Project File #: SB2025-020

Dear Mr. Bedford,

I am writing in response to the courtesy notification I recently received regarding the proposed replat. As we discussed during our phone conversation on July 22, I'm submitting my initial comments to meet your request for feedback by August 1, 2025. You also indicated during our discussion that this issue would most likely not go to the planning commission before late August or early September. Due to prior business travel commitments—recently to Washington, D.C., and upcoming travel through August 4—I have been unable to fully investigate this proposal. As such, this initial response is being submitted until I am able to follow up with more detailed comments after I return and have had time to further review the application with legal counsel.

Following are my initial comments summarized in bullet format:

- The restriction stating “no lots shall be resubdivided” has been in place since Crestview’s establishment and was intended to apply to all lots, not just the ~5-acre lots.
- The proposed replat would directly and adversely impact the use of my property. And, although I do not intend to move from this home, it also impacts the value.
- I have attempted, unsuccessfully so far, to contact the Crestview HOA President to confirm the applicants’ claim that the HOA “agreed that the best plan forward would be to subdivide the lot.”
- While I suspect the applicants intended to pursue this action, despite the restrictions, when they purchased the home, I will reserve judgment until further verified.
- Pre-Submittal Review #PS2025-075 suggested in two places that the applicants reach out to neighbors. To my knowledge, this has not occurred.
- Due to previously planned upcoming business travel commitments, I respectfully request additional time to understand the implications of this proposal. I am currently seeking legal counsel to assist me with this effort.

I am opposed to the approval of this project for several reasons as explained further below:

1. The Crestview plat clearly and explicitly states “no lots shall be resubdivided”. This was the original intent of the sub-division for every plat including the two larger plats. This restriction was known at the time of purchase by all owners. Regarding the note:

- a. The applicants state in their application that, “We submit that the intent of the note was not to allow further subdivision of the 5-acre lots. The subdivision of this property into two lots greater than 5 acres will not change the character of the neighborhood and will match the lot sizes throughout the neighborhood.”
 - b. I submit that the intent of the note was explicitly clear and that the original creators of Crestview did not intend for the larger lots within the subdivision to be excluded. This re-plat project will definitely change the “character” of the adjoining lots by allowing an additional home in an area that was intended to have one. Had the original creators of Crestview wanted the larger lots to be smaller, they would have created two smaller lots for each at the time.
2. This specific plat is directly to the east of my home. The fact that it was a larger plat that could not be further sub-divided was a specific factor in my decision to purchase my home in 2021. Specifically, the view from my home is open and unobstructed and is one of the primary reasons I selected this home.
3. The applicants appear to suggest (in Project Narrative) that that their course of action was recommended by the Crestview HOA. I do not believe this is accurate and have reached out to the HOA for further clarification of their interactions to date on this matter. I have not yet received a response.
4. I have discussed this application with a prior Crestview HOA board member who recalled that this topic came up during the purchase of this lot by the applicants in 2024. It seems apparent that the intent all along was to either create a second home on the property (which was not allowed) or to sub-divide the lot (against explicit plat note).
5. Despite the project having been in motion for several months or more, there have been no notices of the intent of the applicants prior to this courtesy notice (the first communication I received). In reviewing the Pre-Submittal Review on your website, I noticed that it was suggested twice that the applicants “meet with abutting neighbors in advance of the application to let them know what you are proposing and to gain feedback.” To the best of my knowledge, that has not occurred.
6. Since receipt of this notice last weekend, I have been on business travel to Washington DC last week and will be out of town again this week through August 4, 2025. I will be traveling frequently in August (six times) and will continue working with a property attorney to understand this issue more thoroughly.

Thank you for your time and for your consideration of my comments. Please let me know if any additional information is needed regarding this matter.

Richard Alan Mullis
8354 Crestview Drive
Parker, CO 80138-6254
richardalanmullis@gmail.com
408-482-8619

Trevor Bedford

From: Denise Convento <deconvento@live.com>
Sent: Friday, July 25, 2025 4:54 PM
To: Trevor Bedford
Cc: Eric Convento
Subject: Project File # SB2025-020

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Trevor,

We appreciate receiving the notification of replat for Lot 21 in Crest View (Project File #SB20255-020). Our residence is directly East of the lot in the Vivant community. We understand the desire to divide the lot, but we are concerned about the proposed house placement. The house will directly block our mountain view, which is of significant value to our property. With the individual lots being 6.28 acres and 5.02 acres, we believe there are many other options for the placement of the proposed home. Could you kindly pause any progress on this application until we have an opportunity to discuss this matter with you? Please call us at 425-802-7422 as soon as possible.

We appreciate your work on this project and thank you for your understanding and cooperation.

Sincerely,
Eric and Denise Convento

Trevor Bedford

From: juanjose@infocore.com.pe
Sent: Friday, August 1, 2025 2:52 PM
To: Trevor Bedford
Subject: Credit View Project SB 2025-020

Follow Up Flag: Follow up
Flag Status: Flagged

HI

We bought our property with an incredible view of the mountains...we oppose any construction that takes away that visibility.

Juan Jose Iraola
CEO
8537 Careros Ct
Parker, CO 80138
USA
Celular 9999-88420
Whatsapp+1 720-4134457
www.infocore.com.pe



Response to Mr. Mullis’s Letter of Concern 8-8-2025

Project Name: Crest View Filing No. 1, 2nd Amendment

Project File #: SB2025-020

Submitted to: Douglas County Department of Community Development

Dear Mr. Bedford,

We hope this message finds you well. We are writing in response to the letter from our neighbor, Mr. Richard Mullis, dated August 1, 2025, regarding our application to subdivide Lot 23 in the Crestview community. We genuinely appreciate the chance to address the points raised and value the input of our neighbors and the broader community.

1. Communication with Mr. Mullis

First of all, Mr. Mullis and I had a very cordial conversation on Thursday, August 7th. I had an opportunity to apologize to him in person and ask his forgiveness for not reaching out to him sooner. He very graciously accepted my apology. Since I had just moved to the community only a year ago, I had not had the privilege of meeting with him before now. Because his home is separated from ours by a gulch and a floodplain, we didn’t initially realize that our proposal might be of concern to him. That was our oversight, and we regret it. We had a wonderful and enjoyable "get to know one another" conversation. It was also an opportunity for him to share his concerns and ask questions as to how the idea of subdividing came about. I think it gave both of us a chance to respectively hear each other's perspective. Regardless of the outcome of the request to subdivide, we both expressed a desire to stay good neighbors who genuinely care about each other.

2. Respecting Property Value and Use

In that conversation I assured him that the plan will respect the current zoning, land use, and overall lot size patterns in the neighborhood. Since both resulting parcels will be over 5 acres, in line with Crestview’s rural character, we are unable to see how this sub-divide would negatively affect property values or enjoyment.

3. HOA Architectural Committee Support

In March 2025, we had a productive conversation with the Crestview HOA Architectural Committee as part of our building permit discussions. During that call, the topic of subdivision was mentioned by someone on the conference call—not by us—and after further discussion, the committee stated that they had no objection with a subdivision, as long as both lots remained above 5 acres. Following that conversation, we immediately began the arduous process of applying for the 11.5 acre lot to be subdivided.

Following the conversation, we received a formal letter from the Architectural Committee supporting the proposal. This letter was included with our submission and reflects the HOA's thoughtful consideration of the matter.

4. Maintaining Neighborhood Character

The proposed subdivision will maintain the established rural and spacious feel of Crestview. Both new parcels will be consistent with surrounding lot sizes—over 5 acres—and no exceptional density or land use changes are involved. We believe this approach is respectful of the original intent of the neighborhood and its peaceful, open nature.

5. Location of Future Home

If the subdivision is approved, the new home would be located on the northern portion of the lot, even further away from Mr. Mullis's home than the existing structure, thus not creating any major visibility or privacy issues.

We love being part of the Crestview community and care deeply about preserving its character and harmony. Our intention has always been to work cooperatively and transparently with our neighbors and Douglas County.

We respectfully request the County's approval of our subdivision application, and we welcome continued dialogue with both the County and our fellow residents.

Warm regards,

Bruce Williams

9498 Devils Head Dr

Parker, CO 80138

949-285-7400

72Gatorman@gmail.com

Response to Concerns About Proposed Replat of Lot 23, Crest View (SB2025-020)

Submitted by the Applicant

I appreciate the opportunity to hear some concerns from our neighbors east of us who live in the Vivant Community. We have every intention of communicating with our neighbors to discuss their concerns. In addition, we wanted to respond to the letter that one neighbor had their attorney send that will be the following.

1. Density and Temporary Dwelling Concerns

There was a concern raised by the attorney of our Vivant neighbors that the replat could alter the character of the neighborhood. However, it's important to note that our property is located in the Crest View community, which is separate from Vivant. While Vivant allows 1.5-acre lots, Crest View lots are a minimum of 5 acres.

Our proposed replat would result in two lots — one just over 5 acres and the other over 6 acres — both well within zoning and HOA requirements. We genuinely believe this plan maintains the character and openness of the area.

As for the concern about trailers or temporary dwellings: we want to assure everyone that we have no plans for any temporary housing during or after construction. Since my wife and I live temporarily in the basement of our son's home on the property, there will be absolutely no need for any temporary housing, during or after construction. We're happy to support a formal condition to that effect, if needed.

2. Concerns About Views and House Orientation

We appreciate how important views and aesthetics are in preserving the beauty of our community. The view corridors mentioned likely refer to the outdoor horse arena behind the neighboring property, and we understand that any change can bring questions.

Our house will be below and southwest of the neighbor's house. It's worth noting that the neighboring home's backyard living area was built recently, while our home and long-standing driveway have been part of the landscape for over 40 years. That driveway runs adjacent to their outdoor space and that driveway has been a consistent part of the area. Our neighbors' outdoor living space directly faces our driveway that has served our property for decades — a driveway that runs the length of their backyard.

Further, it is notable that the Architectural Review Committee did not object when our neighbor's outdoor living area at 8501 Carneros Court in the Vivant Community was built facing this existing driveway and the front of my son's home. Our goal is to ensure that any new structure blends in with the surroundings and respects our neighbors' enjoyment of their property.

We are committed to following all architectural guidelines and ensuring that any new construction is thoughtfully designed.

3. Concern About Setting a Precedent for Other Subdivisions

We completely understand the concern about future subdivisions. However, in Crest View, only one other lot exceeds 10 acres. The rest are already at or just above 5 acres, which is the minimum allowed.

Because of this, our request is quite unique and unlikely to set a widespread precedent. We believe this replat can be viewed as a thoughtful exception that still aligns with the spirit of our community's zoning and covenants.

Responses to Suggested Conditions

1. Building Envelopes and Setbacks:

We are already guided by existing Crest View and County regulations, which include thoughtful setbacks and protections.

2. Temporary or Manufactured Housing:

We fully support a condition that prohibits temporary or manufactured homes, in line with HOA rules, if necessary.

3. One Single-Family Dwelling Per Lot:

Since both lots would meet the 5 acre minimum lot size and those lots would meet existing zoning and HOA requirements of the Crest View community, we believe no additional exceptions should be made.

In Closing

We hope this letter provides clarity and reassurance to our neighbors and the County. Our intent is to preserve the integrity and character of our beautiful community while making thoughtful use of our property.

Thank you for your time, understanding, and consideration of our request. We're happy to work collaboratively to ensure the best outcome for all involved.

Warm regards,

Bruce and Robin Williams
949-285-7400

Jason and Miyoko Williams
310-980-6555

Eric and Denise Convento
Parker, Co

Hello Eric and Denise,

This is Bruce Williams, your neighbor to the west of you in Crestview Estates. We are the ones who have applied to Douglas County to subdivide our property. We read your letter that you sent to the County Planner and we were wondering if we could meet and talk with you face to face about your concerns? Please let me know if and when you would be available to meet with us. Thanks so much!

Bruce Williams
949-285-7400
9498 Devils Head Dr
Parker, Co 80138

Juan Jose Iraola
CEO
8537 Carneros Ct
Parker, CO 80138

Dear Juan,

This is Bruce Williams, your neighbor to the west of you in Crestview Estates. We are the ones who have applied to Douglas County to subdivide our property. We read your letter that you sent to the County Planner and we were wondering if we could meet and talk with you face to face about your concerns? We desire to be good neighbors and hope meeting together will help that along. Please let me know if and when you would be available to meet with us. Thanks so much! Please feel free to text me when would be a good time and we will do our best to accommodate your schedule.

Bruce Williams
949-285-7400
9498 Devils Head Dr
Parker, Co 80138

HAYES POZNANOVIC KORVER LLC

ATTORNEYS AT LAW

700 17TH STREET, SUITE 1800
DENVER, COLORADO 80202

TELEPHONE (303) 825-1980

FACSIMILE (303) 825-1983

July 10, 2025

Douglas County Development Services Department

RE: Water Plan for the Williams Subdivision
Lot 23, Crestview Subdivision
Water Division 1

To Whom it May Concern,

I am providing this Water Plan in support of the application for a minor subdivision of the 11.5-acre parcel described as Lot 23, Crestview Subdivision (“Subject Property”), also known as street address 9498 Devils Head Drive (“Parcel 1”) and 9496 Devils Head Drive (“Parcel 2”), Parker, CO 80138. There is an existing single-family residence on Parcel 1; after subdivision, another single-family residence will be constructed on Parcel 2.

1. **1811.A.23(1) – The source(s) of water to be supplied to meet the development demand:** The source of water supply will be nontributary groundwater in the Lower Dawson aquifer adjudicated in the decree entered in Case No. 04CW237 (“Decree”), attached as Exhibit A, underlying the Subject Property. The Decree adjudicated 2.9 acre-feet per year in the nontributary Lower Dawson aquifer, see attachment B to the Decree. Water is currently supplied to the existing home on Parcel 1 from Well Permit No. 121441 in the Upper Dawson. This well will be plugged and abandoned when the Lower Dawson aquifer well permit is issued pursuant to the Decree.
2. **1811.A.23(2) – The water supply delivery system, including the structures to be used for the diversion or extraction of the water, the conveyance system, and the required storage facilities:** Parcel 1 and Parcel 2 will be supplied with water from one small capacity well that will serve both parcels. No additional conveyance system, storage facilities, or other diversion and extraction structures will be necessary.
3. **1811.A.23(3) – Demonstration of the reliability of the water supply, both from a physical and legal supply perspective, and including all losses associated with the delivery and storage system to be used:** The Decree adjudicated a minimum water supply period of 100 years if the average annual withdrawal of 2.9 acre-feet per year is withdrawn every year for 100 years. Accordingly, the physical and legal supply is more than sufficient to satisfy the 1.9 acre-feet per year of estimated water demand for the subdivision as described in Section 7 below. The losses associated with delivery of water from the well to the location of end use will be minimal.
4. **1811.A.23(4) – Proof that the water supply is owned and can be used by the applicants for the purposes intended in the application:** The deed attached as Exhibit B (“Deed”) conveyed the Subject Property from Stephen and Kathy Jo Schafhausen, who are identified on Attachment B of the Decree as the applicants associated with the Subject Property, to Jason Williams, Miyoko Williams, and Raymond Williams. This conveyance includes “all water rights including the water rights from the [Decree]” and specifically includes the 2.9 acre-feet per year of water in the Lower Dawson aquifer that will be used to supply water to the subdivision.

5. **1811.A.23(5) – Proof that all necessary decrees, permits, and any other legal requirements are in place that allow the legal use of the water supply:** The legal requirements to allow the use of the water supply include the Decree adjudicating the water rights and a well permit issued by the Division of Water Resources. Paragraph 10.C of the Decree states that, when considering applications for well permits under the Decree the State Engineer “shall be bound by this decree and shall issue said permits in accordance with provisions of §37-90-137(10),m C.R.S.”

6. **1811.A.23(6) – The timing of the development demands through the build out of the project:** The additional water demand for the Subject Property will occur when the subdivision is approved and the additional home is constructed.

7. **1811.A.23(7) – Estimated demand of the development:** The estimated water demand, based on the Division of Water Resources’ Guideline 2023-1, *Uses of Water from Exempt and Small Capacity Wells*, is 1.9 acre-feet per year for both parcels, allocated as follows:

Parcel 1:

 - One outdoor swimming pool and hot tub: 0.2 acre-feet per year
 - Irrigation of 3,000 square feet of lawn and landscaping: 0.15 acre-feet per year
 - Watering of up to four large domestic animals: 0.1 acre-feet per year
 - Indoor use in one single-family residence: 0.3 acre-feet per year
 - Irrigation of a home garden up to 4,000 square feet: 0.2 acre-feet per year

TOTAL FOR PARCEL 1 = 0.95 ACRE-FEET PER YEAR

Parcel 2:

 - One outdoor swimming pool and hot tub: 0.2 acre-feet per year
 - Irrigation of 3,000 square feet of lawn and landscaping: 0.15 acre-feet per year
 - Watering of up to four large domestic animals: 0.1 acre-feet per year
 - Indoor use in one single-family residence: 0.3 acre-feet per year
 - Irrigation of a home garden up to 4,000 square feet: 0.2 acre-feet per year

TOTAL FOR PARCEL 2 = 0.95 ACRE-FEET PER YEAR

8. **1806A.01.4 - A letter from a qualified attorney stating ownership by the applicant of, or an executed contract granting rights to the applicant for, adjudicated water rights and a copy of the court decree adjudicating the water rights:** According to the Deed, the Williams were conveyed ownership in the Lower Dawson aquifer water underlying the Subject Property. These water rights were adjudicated in the Decree.

9. **1806.A.01.5 – An adjudicated Augmentation Plan, if required by the Colorado State Engineer, and a copy of the court decree adjudicating the Augmentation Plan. An adjudicated Augmentation Plan shall be submitted prior to the scheduling of a public meeting or public hearing for the application:** No augmentation plan is required to withdraw water from the Lower Dawson aquifer underlying the Subject Property, which was adjudicated as nontributary water in paragraph 9.A of the Decree.

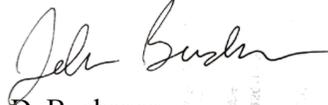
10. **1806.A.01.6 – Proof that the water rights in all Denver Basin aquifers have been reserved in perpetuity, for the benefit of future landowners within the proposed development, pursuant to a declaration of restrictive covenants in a form prescribed by the County:** The groundwater has been adjudicated for the benefit of future landowners as stated in the Decree.

Based on the foregoing, there is a legally sufficient water supply for the requested subdivision.

Please feel free to call or email me if you have any questions or comments.

Sincerely,

HAYES POZNANOVIC KORVER LLC

A handwritten signature in black ink, appearing to read "John Buchanan", written in a cursive style.

John D. Buchanan

Exhibit A to Williams Subdivision Water Plan

District Court, Water Division I, State of Colorado Court Address: 901 9 th Ave P. O. Box 2038 Greeley, CO 80632	
CONCERNING THE APPLICATION FOR WATER RIGHTS OF: CRESTVIEW LOT OWNERS, BEING CRAIG AND TIFFANY ALEXANDER, ET AL IN DOUGLAS COUNTY	▲ COURT USE ONLY ▲
	Case Number: 04CW237
NOTICE OF REFEREE RULING	

Scott Huyler
700 17th St., Ste. 1800
Denver, CO 80202

Division Engineer
c/o dawn.ewing@dwr.state.co.us

State Engineer
c/o alison.needham@dwr.state.co.us

The Water Court Referee for Water Division No. 1 has instructed me to forward a copy of this Ruling. Please check the Ruling carefully. If any errors are found, notify the Water Clerk's Office immediately. If you have any questions regarding this matter, please direct them to the Water Referee at (970) 351-7300, ext. 5406 or by e-mail to ray.liesman@judicial.state.co.us.

You have twenty days after the above mailing to file with the Water Clerk any pleading in protest to or in support of the Referee's Ruling. Any such pleading must be filed on or before **July 26, 2006**, plus any additional time allowed by Rule 6(c) C.R.C.P. In the absence of any pleading, the Judge of the Water Court will enter the Referee's Ruling as a Decree the day after **July 26, 2006**.

Certificate of Service

I hereby certify that I served via LexisNexis File & Serve, a true and correct copy of the foregoing Ruling to the parties listed above.

Dated: July 6, 2006.

By: 
Connie Koppes
Deputy Clerk, Water Division 1

This ruling was filed electronically pursuant to Rule 121, §1-26. The original is in the Court's file.

DISTRICT COURT, WATER DIVISION 1, COLORADO Court Address: 901 9 th Street Greeley, CO 80632	σ COURT USE ONLY σ Case Number: 2004CW237
CREST VIEW LOT OWNERS, BEING CRAIG AND TIFFANY ALEXANDER, ET AL., Applicants, IN DOUGLAS COUNTY.	
FINDINGS OF FACT, CONCLUSIONS OF LAW, RULING OF THE REFEREE, JUDGMENT AND DECREE, IN THE NONTRIBUTARY LOWER DAWSON, DENVER, ARAPAHOE AND LARAMIE-FOX HILLS AQUIFERS	

THIS APPLICATION, having been filed with the Water Clerk, Water Division 1, in September, 2004, and all matters contained in the application having been reviewed, and such testimony having been taken and evidence presented as was necessary, and being otherwise fully advised in the premises, it is hereby the Ruling of the Referee as follows:

FINDINGS OF FACT

1. Names and Addresses of Applicants:

Crest View Lot Owners, being
 Craig and Tiffany Alexander, et. al.
 c/o 9421 E. Pikes Peak Way
 Parker, Colorado 80138
 (303) 841-3244

Names and Addresses referenced on Attachment B.

Applicants herein refer to twenty individual lot owners in the Crest View Subdivision, as referenced on Attachment B hereto, including their successors and assigns.

2. Objections: No statements of opposition were filed and the time for filing such statements has expired.

3. Subject Matter Jurisdiction: Notice of the Application was duly given in the manner required by law, and the Court has jurisdiction over the subject matter and over all who have standing to appear as parties, whether they have appeared or not. Applicants are the owners of the Subject Property.

4. Aquifers and Location of Groundwater: Applicants seek a decree for rights to groundwater recoverable from the nontributary Lower Dawson, Denver, Arapahoe and Laramie-Fox Hills aquifers underlying 20 individual lots within Crest View Subdivision, which are comprised of approximately 112.8 acres of land generally located in the W1/2 of Section 31, T6S, R65W of the 6th P.M., Douglas County, as shown on Attachment A hereto (“Subject Property”). The specific individual lots which are the subject of this decree are described on Attachment B hereto. Applicants or their successors and assigns are the owners of the Subject Property as described on Attachment B hereto, and such land is not located within the boundaries of a designated groundwater basin. In the future if individual deeds for conveyance of lots are silent as to the conveyance of the water herein, it is assumed that the water has been conveyed with the land as a future water supply for that lot.

5. Well Locations and Annual Amounts: The wells which will withdraw the groundwater described below from the nontributary Lower Dawson, Denver, Arapahoe and Laramie-Fox Hills aquifers will be located at any location on the Subject Property, pursuant to §37-90-137(4), C.R.S. Applicants hereby waive any 600-foot spacing rule for their wells, but must satisfy §37-90-137(4), C.R.S. for wells owned by others on adjacent properties. The lots herein are non-contiguous and the entire amount of water available for withdrawal as decreed herein, or any portion thereof, may only be withdrawn through a single well if Rule 11.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7, is satisfied. The following amounts are available for withdrawal subject to the Court’s retained jurisdiction in this matter. Each of the individual lot owners are owners of a pro-rata share in the amounts underlying their respective lots as more particularly described on Attachment B hereto:

<u>Aquifer</u>	<u>Average Saturated Thickness</u>	<u>Annual Amount</u>
Lower Dawson	125 feet	28.2 acre-feet
Denver	320 feet	61.3 acre-feet
Arapahoe	240 feet	46.0 acre-feet
Laramie-Fox Hills	200 feet	33.8 acre-feet

These amounts and values conform to the State Engineer’s Determination of Facts for each aquifer dated January 12, 2005.

6. Proposed Uses of Water: The groundwater claimed herein will be used for domestic, industrial, commercial, irrigation, stock watering, fire protection and augmentation purposes. Up

to 98% of the nontributary water to be withdrawn may be reused and successively used to extinction.

7. Estimated Average Pumping Rate and Well Depths: The wells decreed herein will withdraw the subject groundwater at rates of flow necessary to efficiently withdraw the groundwater. The well depths will conform with the locations of the subject aquifers as referenced in the State Engineer's Determination of Facts for each aquifer or actual aquifer characteristics.

8. Final Average Annual Amounts of Withdrawal:

A. Final determination of applicable average saturated sand thicknesses and resulting average annual amounts available to Applicants will be made pursuant to the retained jurisdiction of this Court, as described in paragraph 17 below. In the event this decree is not reopened for a further quantitative determination, the findings herein are final and controlling.

B. The allowed annual amount of groundwater which may be withdrawn through the wells specified above and any additional wells, pursuant to §37-90-137(10), C.R.S., may exceed the average annual amount of withdrawal, as long as the total volume of water withdrawn through such wells and any additional wells subsequent to the date of this decree does not exceed the product of the number of years since the date of the issuance of any well permits or the date of this decree, whichever is earliest in time, multiplied by the average annual amount of withdrawal, as specified above or as determined pursuant to the retained jurisdiction of the Court.

9. Source of Groundwater and Limitations on Consumption:

A. The groundwater to be withdrawn from the subject aquifers is "nontributary groundwater" as defined in §37-90-103(10.5), C.R.S., and in the Denver Basin Rules, the withdrawal of which will not, within 100 years, deplete the flow of a natural stream, including a natural stream as defined in §§37-92-101(2) and 37-92-102(1)(b), C.R.S., at an annual rate greater than 1/10 of 1% of the annual rate of withdrawal.

B. Applicants may not consume more than 98% of the annual quantity of water withdrawn from the subject aquifers, and Applicants shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed prior to issuance of well permits. The relinquishment of 2% of the annual amount of water withdrawn to the stream system, as required by the Denver Basin Rules may be satisfied by any method selected by the Applicants and satisfactory to the State Engineer, so long as Applicants can demonstrate that an amount equal to 2% of such withdrawals (by volume) has been relinquished to the stream system.

C. There is unappropriated groundwater available for withdrawal from the subject aquifers beneath the Subject Property, and the vested water rights of others will not be materially

injured by such withdrawals as described herein. Withdrawals hereunder are allowed on the basis of an aquifer life of 100 years, assuming no substantial artificial recharge within 100 years. No material injury to vested water rights of others will result from the issuance of permits for the subject wells or the exercise of the rights and limitations specified in this decree.

10. Additional Wells and Well Fields:

A. Applicants may construct additional and replacement wells in order to maintain levels of production, to meet water supply demands, or to recover the entire amount of groundwater in the subject aquifers underlying the Subject Property, as described herein. As additional wells are planned, applications shall be filed in accordance with §37-90-137(10), C.R.S., for evaluation by the Division of Water Resources.

B. Two or more wells constructed into the aquifer shall be considered a well field. In effecting production of water from such well field, Applicants may produce the entire amount which may be produced hereunder through any combination of wells within the well field.

C. In considering applications for permits for additional wells to withdraw the groundwater which is the subject of this decree, the State Engineer shall be bound by this decree and shall issue said permits in accordance with provisions of §37-90-137(10), C.R.S.

D. In the event that the allowed average annual amounts decreed herein are adjusted pursuant to the retained jurisdiction of the Court, Applicants shall obtain permits to reflect such adjusted average annual amounts prior to withdrawing the adjusted amounts. Subsequent permits for any wells herein shall likewise reflect any such adjustment of the average annual amounts decreed herein.

11. Conditions:

For each well constructed pursuant to this decree, Applicants shall comply with the following conditions:

A. A totalizing flow meter shall be installed on the well discharge pipe prior to withdrawing any water therefrom, and shall be maintained and operational at all times for the life of the well. Applicants shall keep accurate records of all withdrawals by the well, make any calculations necessary, and submit such records to the Water Division 1 Engineer upon request.

B. The entire length of the open bore hole shall be geophysically surveyed prior to casing and copies of the geophysical log submitted to the Division of Water Resources. Applicants may provide a geophysical log from an adjacent well or test hole, pursuant to Rule 9A of the Statewide Rules and acceptable to the State Engineer, which fully penetrates the aquifer, in satisfaction of the above requirement.

C. Groundwater production shall be limited to the subject aquifers. Plain, unperforated casing must be installed and properly grouted to prevent withdrawal from or intermingling of water from zones other than those for which the well was designed.

D. Each well shall be permanently identified by its permit number, this Water Court Case Number, and the name of the producing aquifer on the above-ground portion of the well casing or on the pump house.

12. Underground water rights pursuant to Section 37-92-602(4), C.R.S.: There are wells located on the Subject Property which are constructed into the Upper Dawson aquifer, and said wells are permitted for exempt domestic use pursuant to Section 37-92-602, C.R.S., as more particularly described on Attachment C. By this decree, these wells are decreed for exempt use pursuant to Section 37-92-602(4), C.R.S.

CONCLUSIONS OF LAW

13. The Water Court has jurisdiction over this proceeding pursuant to Section 37-90-137(6), C.R.S. This Court concludes as a matter of law that the application herein is one contemplated by law. Section 37-90-137(4), C.R.S. The application for a decree confirming Applicants' rights to withdraw and use groundwater from the nontributary aquifers beneath the Subject Property as described herein pursuant to Section 37-90-137(4), C.R.S., should be granted, subject to the provisions of this decree. The nature and extent of the nontributary groundwater determined herein is defined by Sections 37-90-137(4), C.R.S. The withdrawal of the groundwater decreed herein in accordance with the terms of this decree will not result in material injury to vested water rights of others.

14. The rights to groundwater determined herein shall not be administered in accordance with priority of appropriation.

IT IS THEREFORE, ORDERED, ADJUDGED, AND DECREED THAT:

15. The Findings of Fact and Conclusions of Law are incorporated into this Decree of the Water Court.

16. Right to Withdraw Groundwater:

Applicants may withdraw the nontributary groundwater herein through wells located on the Subject Property or any additional wells necessary for the full production of the subject water, in the average annual amount specified herein, subject to the limitations herein and the retained jurisdiction of this Court.

17. Retained Jurisdiction:

A. The Court retains jurisdiction as necessary to adjust the average annual amount of groundwater available under the property to conform to actual local aquifer characteristics as determined from adequate information obtained from wells, pursuant to Section 37-92-305(11), C.R.S. Within 60 days after completion of any well decreed herein, or any test hole(s), Applicants or any successor in interest to these water rights shall serve copies of such log(s) upon the State Engineer.

B. At such time as adequate data is available, any person including the State Engineer may invoke the Court's retained jurisdiction to make a Final Determination of Water Right. Within four months of notice that the retained jurisdiction for such purpose has been invoked, the State Engineer shall use the information available to him to make a final determination of water rights finding. The State Engineer shall submit such finding to the Water Court and the Applicants.

C. If no protest to such finding is made within 60 days, the Final Determination of Water Rights shall be incorporated into the decree by the Water Court. In the Event of a protest, or in the event the State Engineer makes no determination within four months, such final determination shall be made by the Water Court after notice and hearing.

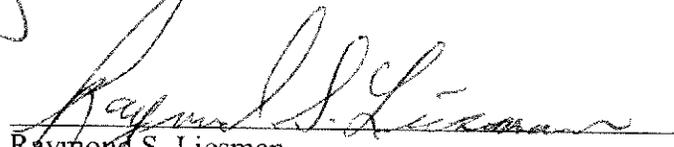
D. In the interim, the Court retains jurisdiction in this matter pursuant to Section 37-92-305(11), C.R.S.

18. Transfer of Water Rights

The ground water rights decreed herein are vested property rights decreed to the applicant. The ground water rights decreed herein shall be owned by the applicant or the applicant's successors until such time as the applicant or the applicant's successors expressly convey all or a portion of the water to another entity through a deed that identifies this case number, the specific aquifer, and the annual volume (based on a 100-year aquifer life) or total volume of ground water that is being conveyed.

RULING ENTERED

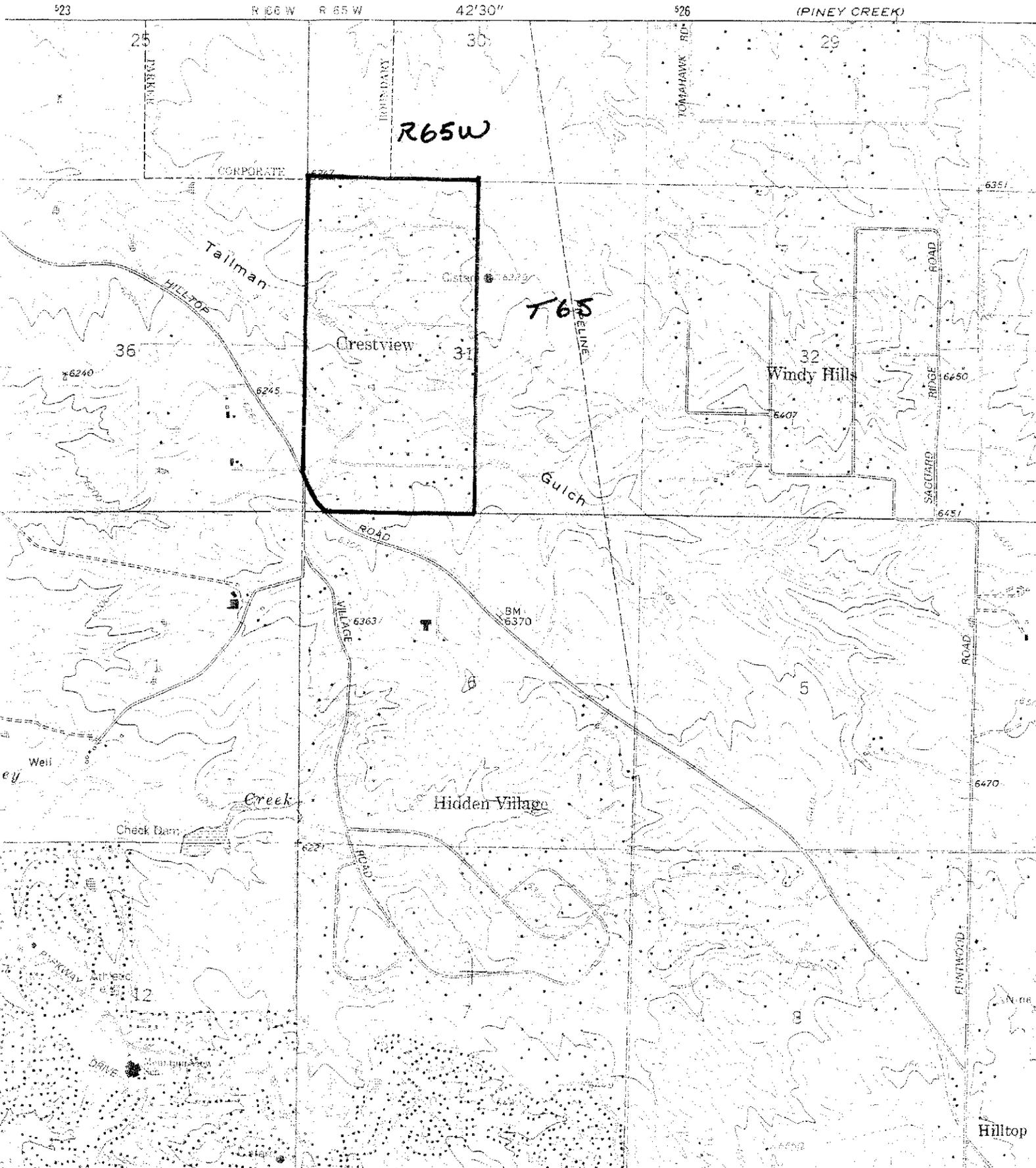
July 6, 2006



Raymond S. Liesman
Water Referee
Water Division 1

Attachment A
04CW237

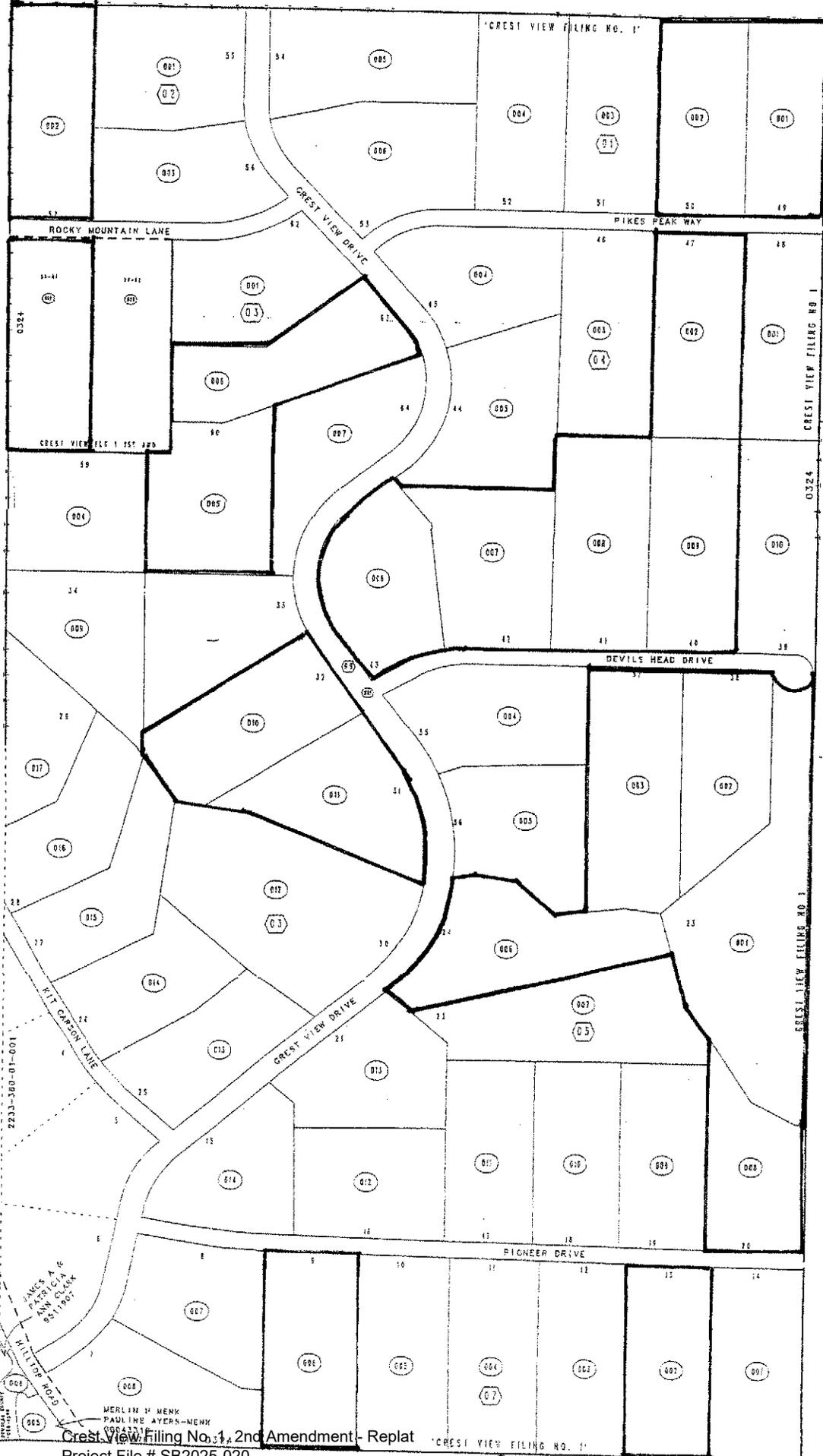
INTERIOR
Y



Scale 1" = 400'

NW corner Sec. 31, T6S, R65W

Crest View
Lot Owner
04CW237



Crest View Filing No. 1, 2nd Amendment - Replat

Project File # SB2025-020

Board of County Commissioner's Staff Report - Page 96 of 144

A-2

ATTACHMENT B
All in Parker, CO 80138
04CW237

<u>Applicants</u>	<u>Lot #</u>	<u>Acres</u>	<u>Lower Dawson</u>	<u>Denver</u>	<u>Arapahoe</u>	<u>Laramie- Fox Hills</u>
Alexander, Craig and Tiffany 8803 Crestview Dr. (303) 805-8977	63	5.43	1.4 af	3.0 af	2.2 af	1.6 af
Bates, Alan and Flora 9259 E. Devils Head Dr. (303) 841-0531	42	5.0	1.3 af	2.7 af	2.0 af	1.5 af
Gatschet, Stephen and Lisa 9419 E. Devils Head Dr. (303) 841-7557	40	5.44	1.4 af	3.0 af	2.2 af	1.6 af
Gatschet, Stephen and Lisa 9419 E. Devils Head Dr. (303) 841-7557	41	5.44	1.4 af	3.0 af	2.2 af	1.6 af
Greer, William and Bonnie 8394 Crest View Dr. (303) 805-8364	24	6.11	1.5 af	3.3 af	2.5 af	1.8 af
Harden, Rowland and Johanna 9292 E. Pioneer Dr. (303) 841-8879	9	5.1	1.3 af	2.8 af	2.1 af	1.5 af
Curtis, Sherman 9025 Rocky Mountain Ln. (303) 840-6170	57	5.1	1.3 af	2.8 af	2.1 af	1.5 af
Hill, Fred and Karen 9491 E. Pioneer Dr. (303) 805-7092	20	5.13	1.3 af	2.8 af	2.1 af	1.5 af
Kelly, Arthur and Stephanie 8493 N. Crest View Dr. (303) 841-1133	31	5.11	1.3 af	2.8 af	2.1 af	1.5 af
Larson, Danny and Martha 9432 E. Pioneer Dr. (303) 805-7916	13	5.1	1.3 af	2.8 af	2.1 af	1.5 af

			<u>Lower Dawson</u>	<u>Denver</u>	<u>Arapahoe</u>	<u>Laramie- Fox Hills</u>
McLaughlin, Robert and Kathleen 9460 E. Devils Head Dr. (303) 841-0242	38	5.0	1.3 af	2.7 af	2.0 af	1.5 af
Miller, James 8614 Crest View Dr. (303) 841-4196	43	5.85	1.5 af	3.2 af	2.4 af	1.8 af
Robert H. Moore Trust and Taletha A. Moore Trust 8553 Crest View Dr. (303) 840-0938	32	5.2	1.3 af	2.8 af	2.1 af	1.6 af
Reichler, Jamie and Diane 9026 Rocky Mountain Ln. (303) 646-2375	58-A1/ 5.1 1st Amd.		1.3 af	2.8 af	2.1 af	1.5 af
Reynolds, Duane and Marlene 8693 N. Crest View Dr. (303) 841-1142	60	5.24	1.3 af	2.9 af	2.1 af	1.6 af
Schafhausen, Stephen and Kathy Jo 9498 Devils Head Dr. (303) 805-4489	23	11.58	2.9 af	6.3 af	4.7 af	3.5 af
Smith, Margery 9404 E. Devils Head Dr. (303) 805-2435	37	6.39	1.6 af	3.5 af	2.6 af	1.9 af
Stout, Roger and Patricia 9491 E. Pikes Peak Way (303) 841-8650	49	5.0	1.3 af	2.7 af	2.0 af	1.5 af
Vollmann, William 9421 E. Pikes Peak Way (303) 841-3244	50	5.0	1.3 af	2.7 af	2.0 af	1.5 af
Yates, Michael and Sandra 9422 East Pikes Peak Way (303) 841-7196	47	5.44	1.4 af	3.0 af	2.2 af	1.6 af

ATTACHMENT C
Crestview Lot Owners
04CW237

1. Applicant: Alexander; Lot 63 ; Well Permit No.169638; Priority and Appropriation Date: 4/29/93; Source and Well Depth: Upper Dawson aquifer/325 feet deep; Amount 13 gpm/1.3 af per year (absolute); Use: Household purposes in one single family dwelling, watering of domestic animals, irrigation of 19,000 square feet of home lawn & garden; Legal Description: In the SW1/4NW1/4 of Section 31, T6S, R65W of the 6th P.M., approximately 1350 feet from the north section line and 1050 feet from the west section line.
2. Applicant: Gatschet; Lot 40 ; Well Permit No.154666; Priority and Appropriation Date: 7/14/89; Source and Well Depth: Upper Dawson aquifer/350 feet deep; Amount 10.5 gpm/1.3 acre feet per year (absolute); Use: Household purposes in one single family, watering of domestic animals, irrigation of 19,000 square feet; Legal Description: In the SE1/4NW1/4 of Section 31, T6S, R65W of the 6th P.M., approximately 1899 feet from the north section line and 2285 feet from the west section line.
3. Applicant: Greer; Lot 24 ; Well Permit No.136628; Priority and Appropriation Date: 8/24/84; Source and Well Depth: Upper Dawson aquifer/338 feet deep; Amount 10 gpm/1.0 acre feet per year (absolute); Use: Household purposes in one single family, watering of domestic animals, irrigation of 13,000 square feet of home lawn & garden, fire protection; Legal Description: In the NE1/4SW1/4 of Section 31, T6S, R65W of the 6th P.M., approximately 1800 feet from the south section line and 1600 feet from the west section line.
4. Applicant: Curtis; Lot 57 ; Well Permit No.144904; Priority and Appropriation Date: 8/11/86; Source and Well Depth: Upper Dawson aquifer/355 feet deep; Amount 12 gpm/1.0 acre feet per year (absolute); Use: Household purposes in one single family dwelling, watering of domestic animals, irrigation of 10,890 square feet of home lawn & garden; Legal Description: In the NW1/4NW1/4 of Section 31, T6S, R65W of the 6th P.M., approximately 680 feet from the north section line and 248 feet from the west section line.
5. Applicant: Hill; Lot 20 ; Well Permit No.144398; Priority and Appropriation Date: 6/30/86; Source and Well Depth: Upper Dawson aquifer/360 feet deep; Amount 14 gpm (absolute); Use: Household purposes in one single family dwelling, watering of domestic animals, irrigation of 13,000 square feet of home lawn & garden; Legal Description: In the SE1/4SW1/4 of Section 31, T6S, R65W of the 6th P.M., approximately 1180 feet from the south section line and 2565 feet from the west section line.
6. Applicant: Larson; Lot 13 ; Well Permit No.136094; Priority and Appropriation Date: 7/10/84; Source and Well Depth: Upper Dawson aquifer/358 feet deep; Amount 15 gpm/1.0 acre feet per year(absolute); Use: Household purposes in one single family dwelling, watering of domestic animals, irrigation of 13,000 acre feet of home lawn & garden & fire protection; Legal Description: In the SE1/4SW1/4 of Section 31, T6S, R65W of the 6th P.M., approximately 345 feet from the south section line and 2220 feet from the west section line.

7. Applicant: Moore Trust; Lot 32 ; Well Permit No.136432; Priority and Appropriation Date: 8/8/84; Source and Well Depth: Upper Dawson aquifer/312 feet deep; Amount 15 gpm/1.0 acre feet per year (absolute); Use: Household purposes in one single family dwelling, watering of domestic animals, irrigation of 13,000 square feet of home lawn & garden, fire protection; Legal Description: In the SW1/4NW1/4 of Section 31, T6S, R65W of the 6th P.M., approximately 2450 feet from the north section line and 900 feet from the west section line.

8. Applicant: Reynolds; Lot 60 ; Well Permit No.171292; Priority and Appropriation Date: 7/26/93; Source and Well Depth: Upper Dawson aquifer/340 feet deep; Amount 10 gpm/1.3 acre feet per year (absolute); Use: Household purposes in one single family dwelling, watering of domestic animals, irrigation of 19,000 square feet of home lawn & garden; Legal Description: In the SW1/4NW1/4 of Section 31, T6S, R65W of the 6th P.M., approximately 1715 feet from the north section line and 720 feet from the west section line.

9. Applicant: Smith; Lot 37 ; Well Permit No.142419; Priority and Appropriation Date: 12/20/85; Source and Well Depth: Upper Dawson aquifer/341 feet deep; Amount 11 gpm/1.0 acre feet per year (absolute); Use: Household purposes in one single family dwelling, watering of domestic animals, irrigation of 5,000 square feet of home lawn & garden; Legal Description: In the SE1/4NW1/4 of Section 31, T6S, R65W of the 6th P.M., approximately 2500 feet from the north section line and 1850 feet from the west section line.

10. Applicant: Vollman; Lot 50 ; Well Permit No.175410; Priority and Appropriation Date: 12/22/93; Source and Well Depth: Upper Dawson aquifer/421 feet deep; Amount 13 gpm/1.3 acre feet per year (absolute); Use: One single family dwelling, watering of domestic animals, irrigation of 19,000 square feet of home lawn & garden; Legal Description: In the NE1/4NW1/4 of Section 31, T6S, R65W of the 6th P.M., approximately 390 feet from the north section line and 2205 feet from the west section line.

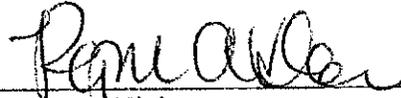
RECEIVED

JUL 31 2006

WATER RESOURCES
STATE ENGINEER
Ruling and Decree 04CW237
Page 7

THE COURT DOTH FIND THAT NO PROTEST WAS FILED IN THIS MATTER.
THEREFORE THE FOREGOING RULING IS CONFIRMED AND APPROVED, AND IS
HEREBY MADE THE JUDGMENT AND DECREE OF THIS COURT.

Dated: JUL 27 2006



Roger A. Klein
Water Judge
Water Division 1
State of Colorado

Exhibit B to Williams Water Plan

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

Raymond Bruce Williams

9498 Devils Head Drive

Parker, Colorado 80138

BARGAIN AND SALE DEED WITH COVENANTS

THE GRANTOR(S),

- Stephen Schafhausen and Kathy Jo Schafhausen, a married couple

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases with covenants to the GRANTEE(S):

- Jason Williams, 9498 Devils Head Drive, Parker, Douglas County, Colorado, 80138,

- Miyoko Williams, 9498 Devils Head Drive, Parker, Douglas County, Colorado, 80138,

- Raymond Williams, 9498 Devils Head Drive, Parker, Douglas County, Colorado, 80138,

as joint tenants with rights of survivorship, the following described real estate, situated in the County of Douglas, State of Colorado:

(legal description): Lot 23, Crestview, County of Douglas, State of Colorado, also known as 9498 Devils Head Drive, Parker, Co, 80138

Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way. This includes all water rights including the water rights from the Water Court Case #2004CW23 which includes the 2.9 acre feet of water from the Lower Dawson Aquifer.

Tax Parcel Number: 2235-310-05-001

Grantor Signatures:

DATED: 5/24/25

DATED: 5/24/25

Stephen Schafhausen

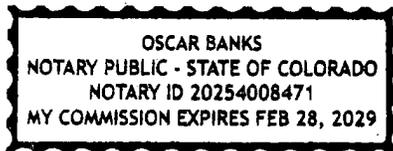
Kathy Jo Schafhausen

Stephen Schafhausen
3345 Medallion Rd
Castle Rock, Colorado
80104

Kathy Jo Schafhausen
3345 Medallion Rd
Castle Rock, Colorado
80104

STATE OF COLORADO, COUNTY OF DOUGLAS, ss:

This instrument was acknowledged before me on this 24th day of May,
2025 by Stephen Schafhausen and Kathy Jo Schafhausen.



[Signature]
Notary Public
Signature of person taking acknowledgment

Notary Public
Title (and Rank)

My commission expires 02/28/2029

SPECIAL WARRANTY DEED

THIS DEED made this 21st day of December, 2024, between JASON WILLIAMS and MIYOKO WILLIAMS, whose legal address is 9498 Devils Head Drive, Parker, Colorado 80138, Grantors, and JASON WILLIAMS, MIYOKO WILLIAMS and RAYMOND BRUCE WILLIAMS, as Joint Tenants whose legal address is 9498 Devils Head Drive, Parker, County of Douglas, State of Colorado, Grantee.

WITNESSETH, that the Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold, and conveyed, and by these presents do grant, bargain, sell, convey, and confirms, unto the Grantees, their heirs and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the County of Douglas, State of Colorado, described as follows:

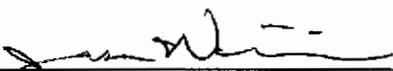
LOT 23, CREST VIEW, COUNTY OF DOUGLAS, STATE OF COLORADO.

Also known as: 9498 Devils Head Drive, Parker, co 80138

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantors, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, his heirs, successors, and assigns forever. Grantors, for themselves, their heirs and personal representatives, successors and assigns do covenant and agree that Grantors shall and will warrant and forever defend the above bargained premises in the quiet and peaceable possession of Grantees, and their heirs successors and assigns, against all and every person or persons claiming the whole or any part thereof by, through or under Grantors, except for the general property taxes and assessments for the year 2024 and subsequent years and, any easements, restrictions, reservations, rights of way, and covenants of record, if any, and all governmental regulations, rules and zoning regulations.

IN WITNESS WHEREOF, the Grantors have executed this deed on the date set forth above.



JASON WILLIAMS



MIYOKO WILLIAMS

****NO DOCUMENTARY FEE DUE****

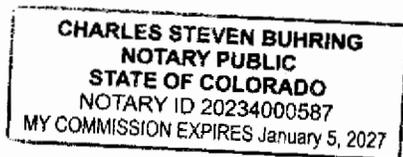
STATE OF COLORADO)
)
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 21st day of December 2024, by JASON WILLIAMS and MIYOKO WILLIAMS, Grantors.

Witness my hand and official seal.



Notary Public
My commission expires: 01/05/2027



Shared Well Agreement

This **Shared Well Agreement** (“Agreement”) is made this ___ day of _____, 2025, by and between:

- **Jason B. Williams and Miyoko Williams**, owners of **Lot 23a**, commonly known as 9498 Devils Head Drive, Parker, Colorado 80138 (“Lot 23a”); and
- **Raymond B. Williams and Robin Lee Williams**, owners of **Lot 23b**, commonly known as 9496 Devils Head Drive, Parker, Colorado 80138 (“Lot 23b”).

Lot 23a and Lot 23b are collectively referred to as the “Parties.”

1. Well Location and Easement

1.1 The shared water well (“Well”), shall be located on Lot 23a and shall be completed to withdraw water from the Lower Dawson aquifer only.

1.2 Lot 23a hereby grants Lot 23b a perpetual easement over Lot 23a for purposes of:

- access to the Well for inspection, maintenance, and repair;
 - installation and maintenance of water lines and electrical lines serving Lot 23b; and
 - reasonable ingress and egress related to Well operation.
-

2. Initial Connections and Costs

2.1 The Well shall serve the residence on Lot 23a and the residence on Lot 23b.

2.2 Lot 23b shall bear 100% of the cost of extending water service from the Well to the residence on Lot 23b.

3. Ownership, Operations, and Maintenance

3.1 The Well and related pumping equipment shall be jointly owned and maintained by the Parties, with costs shared equally (50/50).

3.2 Routine operations, maintenance, repairs, and capital improvements shall be jointly decided upon and shared equally.

3.3 Each Party shall be solely responsible for the maintenance and repair of the water distribution line located on their own lot after the point of division.

4. Water Rights Allocation

4.1 Pursuant to Water Court Case No. 2004CW237, water rights are divided as follows:

- Lot 23a:
 - **1.9 acre-feet per year from the Lower Dawson aquifer**
 - **3.5 acre-feet per year from the Denver aquifer**
 - **2.6 acre-feet per year from the Arapahoe aquifer**
 - **1.9 acre-feet per year from the Laramie-Fox Hills aquifer**
 -
- Lot 23b:
 - **1.0 acre-feet per year from the Lower Dawson aquifer**
 - **2.8 acre-feet per year from the Denver aquifer**
 - **2.1 acre-feet per year from the Arapahoe aquifer**
 - **1.6 acre-feet per year from the Laramie-Fox Hills aquifer**

4.2 Each Party agrees not to exceed its allocation. Any penalties, fines, or damages arising from excess use shall be borne solely by the Party responsible.

5. Utility Costs

5.1 Electrical and operating costs of the Well shall be divided equally (50/50), regardless of actual usage.

6. Water Quality

6.1 If the Well water does not meet drinking water standards, each Party shall be responsible for installing and maintaining their own treatment systems within their residence, unless otherwise agreed in writing.

7. Emergencies

7.1 In the event of an emergency (pump failure, leak, power loss, etc.) where immediate action is required, if one Party cannot be reached within 24 hours, the other Party shall have full authority to make necessary repairs.

7.2 Costs of such emergency repairs shall be shared equally.

8. Liability

8.1 Each Party shall be responsible for damage caused by their negligence.

8.2 If a distribution line serving Lot 23b fails on Lot 23a and causes damage, Lot 23b shall be responsible only if such damage is due to its negligence. Otherwise, repairs shall be shared equally up to the point of division.

9. Withdrawal from Agreement

9.1 If the owners of Lot 23b no longer desire to participate in the shared Well, they may do so by drilling a new, independent well on Lot 23b at their sole expense.

9.2 Upon disconnection, Lot 23b shall have no further rights to the shared Well, and the easement granted herein shall terminate.

9.3 If the owner of Lot 23b withdraws all the water available under the 1.0 acre-foot per year as adjudicated in Water Court Case No. 2004CW237 and are unable to obtain additional rights to use the shared Well from the Water Court and/or the Division of Water Resources, the Lot 23b owner shall have no further obligations under this Agreement and the easement granted herein shall automatically terminate. If the owner of Lot 23a withdraws all the water available under the 1.9 acre-feet per year as adjudicated in Water Court Case No. 2004CW237 and are unable to obtain additional rights to use the shared Well from the Water Court and/or the Division of Water Resources, the Lot 23a owner shall have no further obligations under this Agreement.

10. Dispute Resolution

10.1 In the event of a dispute regarding usage, improvements, or other Well matters that cannot be resolved by good faith discussion, the Parties agree first to attempt to resolve such dispute in good faith using a professional mediation service. If mediation is unsuccessful, the Parties desire and intend that any disputes arising between them with respect to or in connection with this Agreement be subject to expeditious resolution in a court trial without a jury. Therefore, the Parties each hereby waive the right to a trial by jury of any cause of action, claim, counter claim or cross complaint in any action, proceeding or other hearing brought by either Party on any matter whatsoever arising out of, or in any way connected with, this Agreement.

10.2 Costs of mediation shall be shared equally.

11. Binding Effect and Recordation

11.1 This Agreement shall run with the land and shall be binding upon, and inure to the benefit of, the Parties hereto and their respective heirs, successors, and assigns. If an owner of Lot 23a or Lot 23b conveys the property to any other person or entity, they shall obtain a written acknowledgement from the new owner to be bound by the terms of this Agreement, and to the extent that no such written acknowledgement is obtained and the new owner successfully asserts they are not bound by this Agreement, the prior owner shall continue to be bound by the obligations of this Agreement.

11.2 This Agreement shall be recorded with the Douglas County Clerk and Recorder.

12. Entire Agreement

This Agreement constitutes the entire understanding between the Parties with respect to the shared Well, and supersedes any prior oral or written agreements. Any modifications must be in writing and signed by all Parties.

Signatures

Jason B. Williams

Miyoko Williams

Raymond B. Williams

Robin Lee Williams

Exhibit A

Well Location and Easement Description

1. Well Location

- The shared water Well, identified as Well No. _____, is located on Lot 23a, more particularly described as:

Lot 23a, Crestview Subdivision, Filing No. ____, County of Douglas, State of Colorado, according to the Plat thereof recorded in the records of the Douglas County Clerk and Recorder.

- The Well is situated approximately ____ feet north of the southern property line and ____ feet west of the eastern property line of Lot 23a.
(Exact measurements to be inserted based on survey or as-built drawing.)

2. Easement Grant

Lot 23a grants to Lot 23b a perpetual, non-exclusive easement for:

- **Water line:** A strip of land ___ feet in width running from the Wellhead on Lot 23a to the boundary line shared with Lot 23b, following the installed water service line.
- **Utility:** A strip of land ___ feet in width for placement and maintenance of electrical lines required for Well operation.
- **Access:** A right of ingress and egress across Lot 23a to access the Well for inspection, operation, maintenance, and repair. Such access shall be exercised at reasonable times with reasonable notice, except in the case of emergencies.

3. Maintenance of Easement Area

- The easement area shall remain the property of Lot 23a, subject to the rights herein granted.
- Lot 23b shall restore any disturbed ground surface or landscaping on Lot 23a outside of the described easement area following maintenance or repair activities.

Signature Acknowledgment

The Parties agree that this Exhibit A accurately reflects the location and scope of the easement rights granted in the Shared Well Agreement.

Exhibit A

Legal Description of Well Location and Easement

1. Well Location

The shared water Well, identified as Well No. _____, is located on **Lot 23a, Crestview Subdivision, Filing No. ___, County of Douglas, State of Colorado**, more particularly described as follows:

Beginning at a point located ___ feet North and ___ feet West of the Southeast corner of Lot 23a, thence continuing ___ feet [North/South/East/West] to the point of Wellhead location.

(Surveyor to insert exact coordinates/measurements.)

2. Water Line

Lot 23a hereby grants to Lot 23b a perpetual, non-exclusive easement for water distribution lines, described as follows:

A strip of land ___ feet in width, the centerline of which begins at the Wellhead described above, and runs generally [direction] to a termination point at the common boundary line between Lot 23a and Lot 23b at a point located ___ feet [North/South/East/West] of the Southeast corner of Lot 23a.

3. Utility (Electrical)

Lot 23a further grants to Lot 23b a perpetual, non-exclusive easement for electrical service to the Well pump, described as follows:

A strip of land ___ feet in width, the centerline of which begins at the existing electrical service meter/panel located on Lot 23a at approximately ___ feet [North/South/East/West] of the Southeast corner, and runs generally [direction] to the Wellhead described above.

4. Access

Lot 23a grants to Lot 23b, its successors and assigns, a right of ingress and egress for Well inspection, maintenance, repair, and replacement, described as follows:

A strip of land ___ feet in width extending from the driveway/roadway access of Lot 23a to the Wellhead described above, along the most practicable route as shown on the attached survey sketch.

5. General Conditions

- The easement area shall remain the property of Lot 23a, subject to the rights herein granted.
 - Lot 23b shall restore the surface of Lot 23a outside of the described easement area following any maintenance work performed within the easement area.
 - This easement shall run with the land and shall be binding on the Parties and their successors and assigns.
-

End of Exhibit A

(Attach surveyor's sketch or plat map showing the exact easement corridor.)

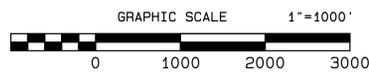
CREST VIEW FILING No. 1 2nd AMENDMENT

Replat of Lot 23, Crest View Subdivision Filing No. One In Section 31, Township 6 South, Range 65 West of the 6th P.M., County of Douglas, State of Colorado

11.40 Acres +/-, 2 Residential Lots, SB2025-020



VICINITY MAP
1"=1000'



NOTES:

1. Bearings are assumed on the consideration that the East line of Lot 23 & Lot 20, Crest View Subdivision Filing No. One, Rec No185429, County of Douglas, State of Colorado bears S00°20'57"W; Southeast corner is #5 Rebar; Northeast corner is 1 1/4" diameter orange plastic cap stamped PLS 38376 as shown hereon between the identified monuments.
2. The purpose of this replat is to create 2 Lots out of Lot 23, Crest View Subdivision Filing No. One and add additional an Access & Utility Easement.
3. The subject property shown hereon does partially lie within a 100 year flood plain per Firm Map No. 08035C0202F, Dated: September 30, 2005.
4. All Denver Basin Aquifer water beneath this property is dedicated through a Declaration of Restrictive Covenants recorded in the Douglas County Clerk and Recorders Office.
5. 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.
6. The Access Easement shown hereon is for the benefit of Lots 23A and 23B and is recorded by separate recorded document.
7. A shared Denver Basin well, Permit # 10044232, will serve Lots 23A and 23B. A shared well agreement and associated easements are recorded by separate document

DEDICATION STATEMENT:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided and platted said lands into two lots, and easements as shown hereon under the name and subdivision of Crest View Subdivision Filing No. One. 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 utility easements shown hereon are dedicated and conveyed to Douglas County, CO, in fee simple absolute, with marketable title, for public uses and purposes.

Owners:

Raymond Bruce Williams

State of Colorado }
County of Douglas } SS.

Acknowledged before me this _____ day of _____, 2025,

by _____

My commission expires: _____

Witness my hand and seal

Notary Public

Miyoko Williams

State of Colorado }
County of Douglas } SS.

Acknowledged before me this _____ day of _____, 2025,

by _____

My commission expires: _____

Witness my hand and seal

Notary Public

Jason Williams

State of Colorado }
County of Douglas } SS.

Acknowledged before me this _____ day of _____, 2025,

by _____

My commission expires: _____

Witness my hand and seal

Notary Public

CrossCountry Mortgage, LLC

By: _____ as _____

State of Colorado }
County of Douglas } SS.

Acknowledged before me this _____ day of _____, 2025,

by _____ for CrossCountry Mortgage, LLC. A Colorado Limited Liability Company.

My commission expires: _____

Witness my hand and seal

Notary Public

APPLICANT INFORMATION:

Raymond Bruce Williams
9498 Devils Head Drive
Parker, Co 80138

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.

LEGAL DESCRIPTION:

Lot 23, Crest View Subdivision Filing No. One
County of Douglas, State of Colorado
Containing 10.40 Acres More or Less.

TITLE VERIFICATION:

We, Land Title Guarantee 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:

Land Title Guarantee Company

By: _____ Date: _____

Title: _____

State of Colorado }
County of Douglas } SS.

Acknowledged before me this _____ day of _____, 2025, by _____

as _____

My commission expires: _____

Witness my hand and seal

Notary Public

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 dedication of the utility easement are accepted by the board of County Commissioners.
Lot 23, Crest View Subdivision Filing No. One is amended by this plat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the Douglas County Clerk and Recorder, Reception No. # 185429.
All expenses incurred with respect to improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection 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 _____

SURVEYOR:

I, Darrell Eugene Roberts, 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 January 21, 2025, 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 express or implied.

I attest the above on this _____ day of _____, 2025

Darrell Eugene Roberts for and on behalf of David E. Archer & Assoc. Inc.,
Colorado Registered Professional Land Surveyor # 36057

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">CMTY COMMENTS 9-8-25</td> <td style="width: 50%;"></td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	CMTY COMMENTS 9-8-25											<p>TITLE</p> <p>CREST VIEW FILINGS No. 1 2nd AMENDMENT 9498 East Devils Head Drive, In Section 31, Township 6 South, Range 65 West of the 6th P.M., County of Douglas, State of Colorado</p> <p>SCALE: 1"=100' DATE: 5-14-25 DWN: [] CRK: [] FILE: [] APVD: []</p> <p>CLIENT</p> <p>Raymond Bruce Williams</p>	<p>Sheet <u>1</u> of <u>2</u></p> <p style="text-align: right;">JOB NUMBER 25-0029</p>
CMTY COMMENTS 9-8-25													

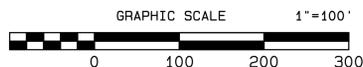
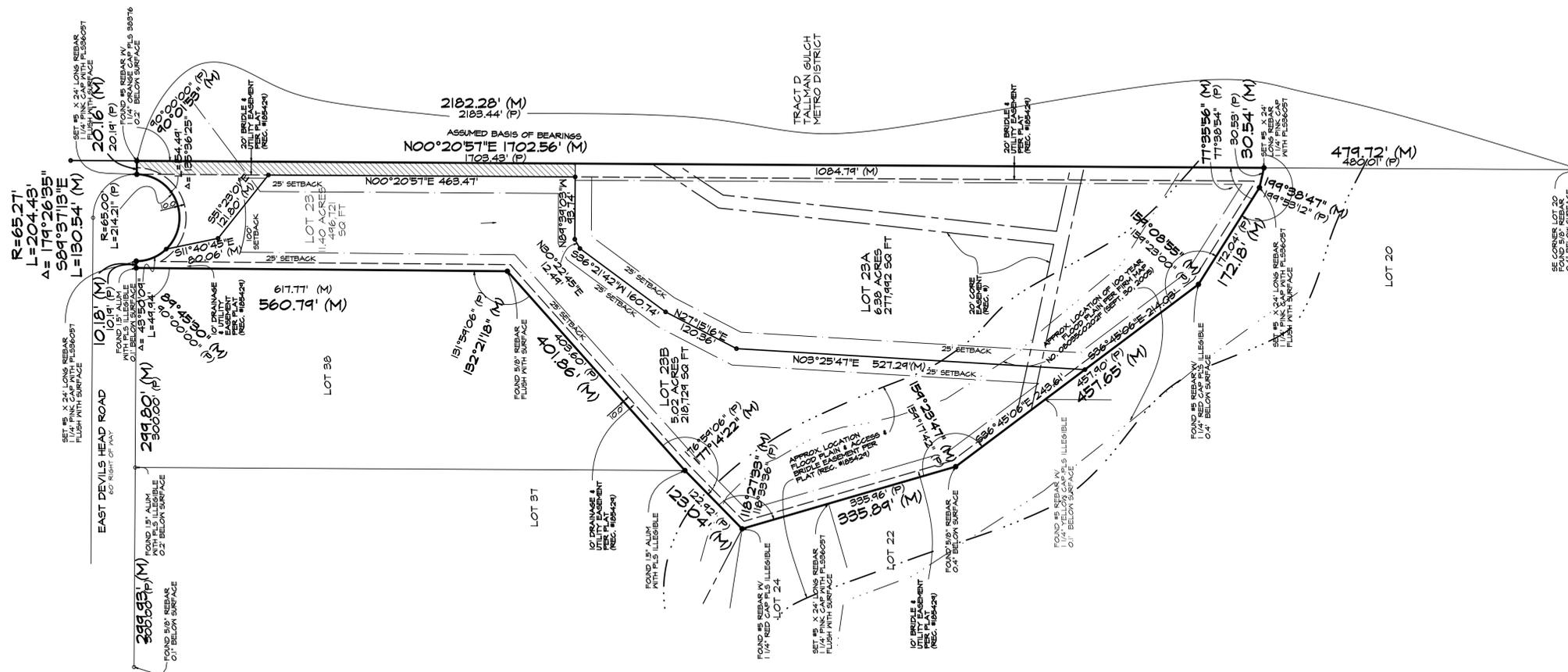
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CREST VIEW FILING No. 1 2nd AMENDMENT

Replat of Lot 23, Crest View Subdivision Filing No. One

In Section 31, Township 6 South, Range 65 West of the 6th P.M., County of Douglas, State of Colorado

11.40 Acres +/-, 2 Residential Lots, SB2025-020



(P) = PLATTED DIMENSION
(M) = FIELD MEASURED DIMENSION

LEGEND:

△ = SET 24" LONG #5 REBAR
W/ 1 3/8" PINK PLASTIC CAP
PLS 36057

▨ = 20' WIDE ACCESS EASEMENT.
DOCUMENT RECORDED
SEPARATELY.

— — — — — = BUILDING SETBACK LINE

- - - - - = EASEMENT LINE

"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."

REVISIONS	
1	CITY COMMENTS 9-8-25

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104



TITLE		CREST VIEW FILING No. 1 2nd AMENDMENT	
SCALE		1"=100'	
DATE		05-14-25	
DRN.	CRK.	CLIENT	
		Raymond Bruce Williams	
		JOB NUMBER	25-0029
		Sheet	2 of 2

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Tue Sep 09 11:01:05 2025