

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 *TQ*
CC: Mike Pesicka, Principal Planner
Jeanette Bare, AICP, Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services
Subject: **Meribel Village Filing 1, 9th Amendment**
Project File: **SB2025-008**

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

I. EXECUTIVE SUMMARY

The applicants are requesting approval of a replat application to vacate and recombine five lots and public right-of-way within Meribel Village Filing 1, and Meribel Village Filing 1, 7th Amendment, into one larger lot. The proposed new lot will be 28.22 acres in size. The replat includes a request to vacate Rose Crown Court and Valerian Circle, both unimproved Douglas County rights-of-way (ROW), that will be merged into Lot K-1N.

The project site is generally located approximately two miles west of Interstate 25 and approximately one mile south of Tomah Road. There is an associated zone map change application being processed concurrently with the replat application that proposes to change the zoning of the subject parcels from Suburban Residential (SR) and Large Rural Residential (LRR) to Agricultural One (A-1). The site is located in the West Plum Creek Subarea of the 2040 Comprehensive Master Plan (CMP).

II. APPLICATION INFORMATION

A. Applicant

Walter and Karren Kowalski
2172 Senecio Drive
Larkspur, CO 80118

B. Applicant's Representative

Marian Woodward, Consultant
P.O. Box 2021
Castle Rock, CO 80104

C. Request

This is a replat request to vacate and replat Lots 21, 27, and 28 in Block 23 of Meribel Village Filing 1, and Lots K-1K, and K-1L of Meribel Village Filing 1, 7th Amendment, into one lot. The replat includes the proposed vacation of Rose Crown Court and Valerian Circle, both unimproved Douglas County ROWs.

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 adopted County standards, regulations, policies, and other guidelines.”

Section 704B of the DCSR provides that roads are established by plat, but have not been used as such, may be vacated and replatted through a replat process.

E. Location

The project site is generally located approximately two miles west of Interstate 25 and approximately one mile south of Tomah Road. The attached CMP vicinity map, zoning map, and aerial map highlight site location and existing conditions.

F. Project Description

This is a replat to vacate and replat Lots 21, 27, and 28 in Block 23 of Meribel Village Filing 1, and Lots K-1K, and K-1L of Meribel Village Filing 1, 7th Amendment, into one lot. The replat includes the proposed vacation of Rose Crown Court and Valerian Circle, both unimproved Douglas County ROWs that will be included in the new Lot K-1N.

Utility easements along internal lot lines will be vacated. Utility easements will remain or be adjusted where adjacent to external property lines to maintain the ability for future extension of services.

The replat also includes a request to vacate Rose Crown County and Valerian Circle, both unimproved Douglas County ROW. The replat will merge the vacated ROW into proposed Lot K-1N. If the replat is approved by the Board of County Commissioners, the applicant has submitted a zone map change request to downzone the lots from SR and LRR to A-1. If the replat request is approved, then the zone map change request will be processed per Section 112 of the Douglas County Zoning Resolution (DCZR).

III. CONTEXT

A. **Background**

In 1971, the Board approved the Meribel Village Filing 1 subdivision, which created 502 residential lots zoned Suburban Residential (SR). All lots are 0.5 acres or greater in size. At the time the Meribel Village final plat was approved, the County did not require developers to enter into a Subdivision Improvement Agreement (SIA) to ensure that necessary public improvements (roads, water, sewer, and other improvements) were constructed. With no roads, water lines, or sewer lines in place, most lots in Meribel Village cannot be developed as currently platted and zoned. There have been multiple administrative replats approved in the Meribel Village subdivision to consolidate smaller lots into larger properties. In some cases, downzoning has also been approved allowing a limited number of homes to be constructed on larger lots utilizing private driveways and individual well and septic systems. Lots K-1K and K-1L were created via an administrative replat to vacate and combine multiple lots in 2023.

B. **Adjacent Land Uses and Zoning**

The following table reflects the zone district and land uses surrounding the project area.

Zoning and Land Use

Direction	Zoning	Land Use
North	Suburban Residential (SR) and Large Rural Residential (LRR)	Ranching and Residential
South	Suburban Residential (SR)	Vacant Land
East	Suburban Residential (SR)	Residential and Vacant Land
West	Suburban Residential (SR)	Vacant Land

IV. PHYSICAL SITE CHARACTERISTICS

A. **Site Characteristics and Constraints**

The existing Lot K-1K is developed with a single-family residence and accessory structures for personal use and agricultural activities. The remaining lots that are part of the replat request are platted but undeveloped. There are several platted but unbuilt County ROWs within the Meribel Village subdivision. The applicant is not proposing any improvements or buildings with this replat application. There is varying topography in the area and the lots are covered with a mix of open grasslands and tree cover.

B. **Access**

Access to the proposed Lot K-1N is unchanged with this request. Existing access to Senecio Drive is provided via a private access easement. Public Works Engineering and Larkspur Fire Protection District reviewed and had no comments on the proposed

replat and ROW vacation. Since no new development is proposed, a traffic impact analysis was not required by Public Works Engineering.

Rose Crown Court and Valerian Circle are existing unimproved cul-de-sacs that are no longer needed for access purposes. All the lots adjacent to Rose Crown Court are owned by the applicant. If Rose Crown Court is vacated, then it and the adjoining lots will be combined with the existing lot K-1K to create Lot K-1N. The applicant does not own all the lots adjacent to Valerian Circle (Lots 25 and 30 of Block 23 are separately owned), but these two lots can still gain access from Kinnikinnik Drive, an existing although unimproved public ROW. If Valerian Circle is vacated, then it will also be combined with the existing Lot K-1K to create Lot K-1N. The owners of Lots 25 and 30 were both sent courtesy notices of the replat application and did not respond.

C. Soils and Geology

The Class 3 Geologic Hazards Map as described within the 2040 CMP indicates that there are no known Class 3 geologic hazards on the property.

D. Drainage and Erosion

Public Works Engineering did not require submittal of a Phase III drainage report since the applicant is not proposing any development with this replat application.

E. Floodplain

The site is not within a 100-year floodplain.

F. Wildlife

The 2040 CMP Wildlife Resources Map identified this site as having high habitat value. Since no development is proposed, and lots are being consolidated, the replat application should not negatively impact the existing high wildlife habitat value.

V. PROVISION OF SERVICES

A. Schools

Since no new lots are being created with this request, the applicant is not required to dedicate school land for the Douglas County School District (DCSD).

B. Fire Protection

Larkspur Fire Protection District provides fire and emergency services to the site and did not provide comments on the application.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) currently provides emergency services to the site and stated that they have no comments or concerns at this time.

D. Water

Water demand is being reduced with the reduction in lots resulting from this replat. The current home on proposed Lot K-1N has an existing groundwater well and the Division of Water Resources, in a letter dated July 2, 2025, indicated that the use of the well must be in accordance with its permitted terms and conditions.

E. Sanitation

The existing residence on proposed Lot K-1N uses a septic system for sanitation services. No changes are proposed as part of the replat application. Any new septic system would require approval of a permit from the Douglas County Health Department (DCHD) and DCHD had no comments on the replat application.

F. Utilities

CORE Electric provides electric services to the site and requested that the replat

VI. PUBLIC NOTICE AND INPUT

Courtesy Notices of an application in process were sent to adjacent property owners. No responses were received. Referral agency responses received during the referral period of June 16, 2025, to July 7, 2025, are included as an attachment to this staff report. The applicant has provided a written response to referral agency comments.

VII. STAFF ANALYSIS

Pursuant to Section 704 of the DCSR, a replat may be approved upon the finding by the Board that the following standards have been met:

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

Staff Comment: The replat is in conformance with all applicable technical standards and criteria. The original plat was approved for urban level development with a requirement for installation of central water and sewer services. Without these services, development of the existing 1/2-acre lots is not likely, and the applicant is taking these lots off the market and combining them with property they already own. Public Works Engineering and the Larkspur Fire Protection District had no concerns with the proposed replat and ROW vacation.

Section 7B (Road Vacation) of the DCSR provides that "roads that are established by plat but have not been used as such, may be vacated, and/or replatted through a replat process." Rose Crown Court and Valerian Circle were never developed as public roads and will not be improved for a road connection. No lots within the Meribel subdivision rely on these roads for access.

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

Staff Comment: The proposed lot meets the minimum lot size of 9,000 square feet required by the SR zone district. There is an associated zone map change application being processed concurrently with the replat application to change the current SR and LRR zoning to A-1 to bring the properties into greater compliance with the CMP. The A-1 zoning will also restrict further subdivision of the replatted 28.22-acre lot.

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 polices of the Master Plan.

Staff Comment: The property is located within the West Plum Creek Subarea as identified in Section 3 of the 2040 CMP. Goal 3-1 supports the protection and conservation of the natural and rural character of the nonurban area. The application proposes to create a larger residential lot with no plans for future development thereby protecting the rural character of this area. Larger lots also help to conserve the high wildlife value of the area as stated in Section 9 of the 2040 CMP.

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

Staff Comment: This and previous replats continue the process of lot consolidation within the Meribel Subdivision due to the lack of improved roads and central services. Road rights-of-way are maintained to provide access to existing and platted lots. Increased lot sizes facilitate the subdivision's conversion from suburban to rural residential development.

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

Staff Comment: No changes to water demand or supply resulted from the replat to vacate and replat lot lines. One lot (K-1N) is being created that contains an existing home, but additional development is not proposed therefore no increase in water demand. The current home on Lot K-1K has an existing well and the Division of Water Resources, in a letter dated July 2, 2025, indicated that the use of the well must be in accordance with its permitted terms and conditions.

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 proposed lot will not create the need for additional wastewater services.

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 replat application does not propose any new construction.

704.09: Provides adequate drainage improvements.

Staff Comment: Since new development is not proposed, Public Works Engineering did not require a Phase III drainage report, therefore no subdivision drainage improvements are required.

704.10: Provides adequate transportation improvements.

Staff Comment: Access to proposed Lot K-1N is available from Senecio Drive via a private access easement and will not change with this replat application. Senecio Drive is an unbuilt County ROW although an unimproved dirt road exists and is gated to limit access to only those who own property within the Meribel Village subdivision.

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

Staff Comment: There is no evidence of significant cultural, archaeological, or historical resources and unique landforms existing on this site. Since there will be no land disturbance, the applicant will not impact cultural, archaeological, natural, or historical resources or unique landforms.

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: As discussed earlier, central water and sewer services are not available to the site and new development is not proposed. The proposed Lot K-1N has an existing well and septic system and new development is not proposed. The proposed lot is within the service areas of Larkspur Fire Protection District, Douglas County Sheriff's Office, AT&T, Black Hills Energy, CenturyLink, Comcast, and CORE (electric). CORE requested that new easements be dedicated for the area of the two road vacations and these easements are included on the replat exhibit. AT&T indicated they have no concerns. Black Hills Energy, CenturyLink, Comcast, and Xcel Energy did not respond to the referral request.

VIII. STAFF ASSESSMENT

Staff has evaluated the replat request in accordance with Article 7 of the DCSR. Should the Board find that the approval standards for the replat are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to recordation of the replat, technical corrections to the final plat exhibit shall be made to the satisfaction of Douglas County.

2. All commitments and promises made by the applicant or the applicant’s representative during the public meeting 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 applicant’s full satisfaction of all such commitments and promises.

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

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

OFFICE USE ONLY

PROJECT TITLE: _____

PROJECT NUMBER: _____

PROJECT TYPE: Lot Line Vacation / Road Vacation

MARKETING NAME: _____

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2024-163

PROJECT SITE:

Address: 2172 Senecio Rd Larkspur CO 80118

State Parcel Number(s): See Attached

Subdivision/Block#/Lot# (if platted): _____

PROPERTY OWNER(S):

Name(s): Walter Anthony Kowalski Trust & Karen Ellen

Address: Kowalski Trust

Phone: 303. 898. 1210

Email: _____

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

Name: _____

Address: _____

Phone: _____

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*.

Walter Kowalski _____ 2/4/24 _____

Applicant Signature Date

WALTER ANTHONY KOWALSKI, Trustee
KARREN ELLEN KOWALSKI, Trustee
WALTER ANTHONY KOWALSKI TRUST
KARREN ELLEN KOWALSKI TRUST
HIGHLAND MEADOWS PROPERTIES LLC
2172 SENECCIO DR
LARKSPUR, COLORADO 80108

Douglas County Planning Department
100 3rd St
Castle Rock Colorado 80104

LAND USE APPLICATION NARRATIVE: January 24, 2025 Administrative Replat, Lot line Vacation, ROW Vacation

Walter and Karren Kowalski acting as Trustee's for their trusts are requesting an Administrative Replat to vacate lot lines between their current Residential/Agricultural property (currently zoned LRR) and 4 adjacent vacant lots (currently zoned SR). All of the parcels are currently owned by the trust and the owners have no current plans to divide or redevelop the property. Their intention is to join the parcels to facilitate their agricultural endeavor and minimize costs. See exhibit, title policy and list attached.

All existing easements as defined in Meribel Village Filing 1 remain in effect. The easement described in the document recorded at reception #2009018221 which identifies a non-exclusive access easement on Lot B-1B remains unchanged with this lot line vacation request.

The Kowalski's also want to rezone the lots adjacent to K1-K to be LLR as compatible with its present zoning.

Respectfully submitted

Karren E Kowalski Trustee
Karren Ellen Kowalski Trust

Walter A Kowalski Trustee
Walter Anthony Kowalski Trust

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

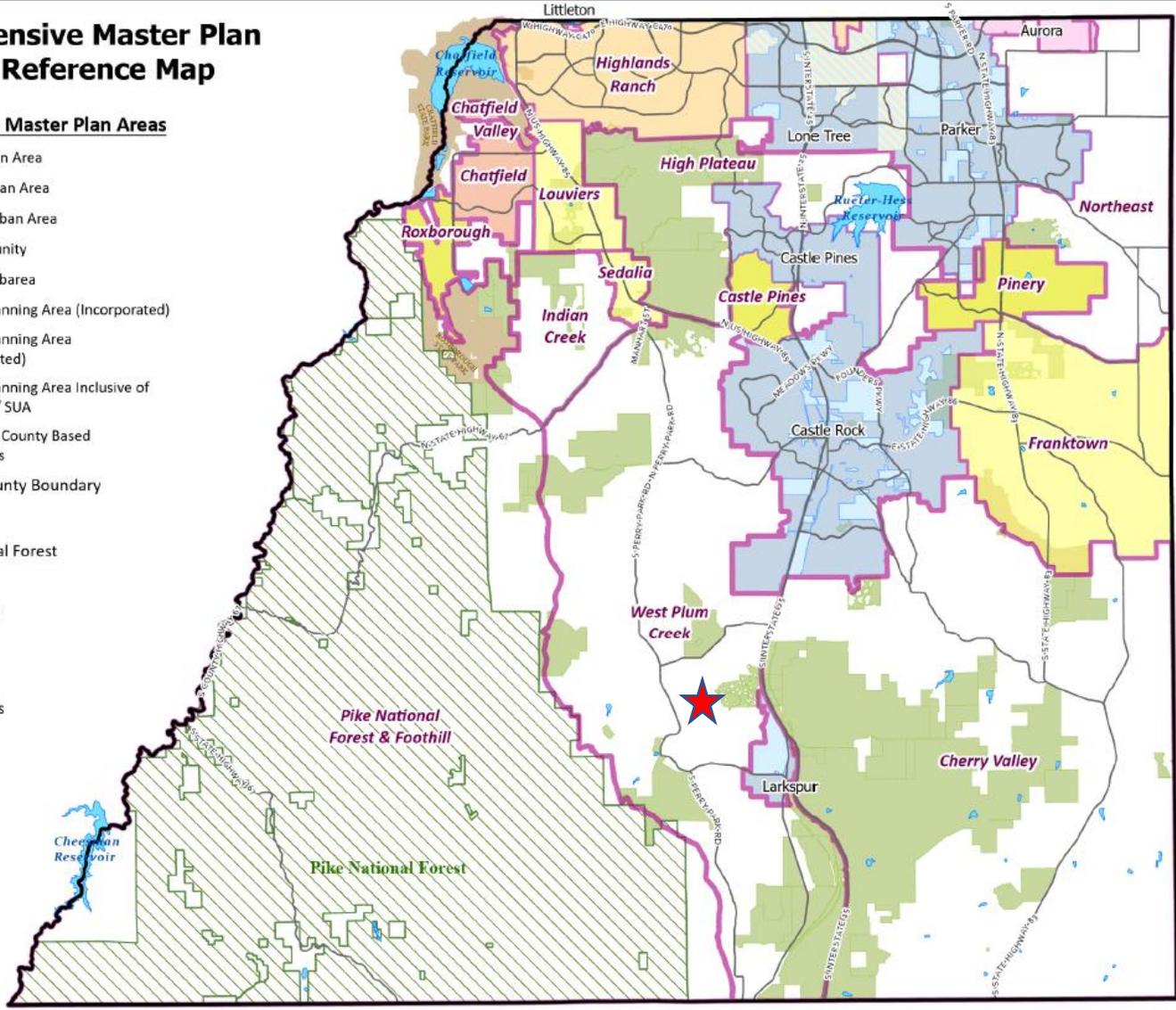
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

- Major Roads



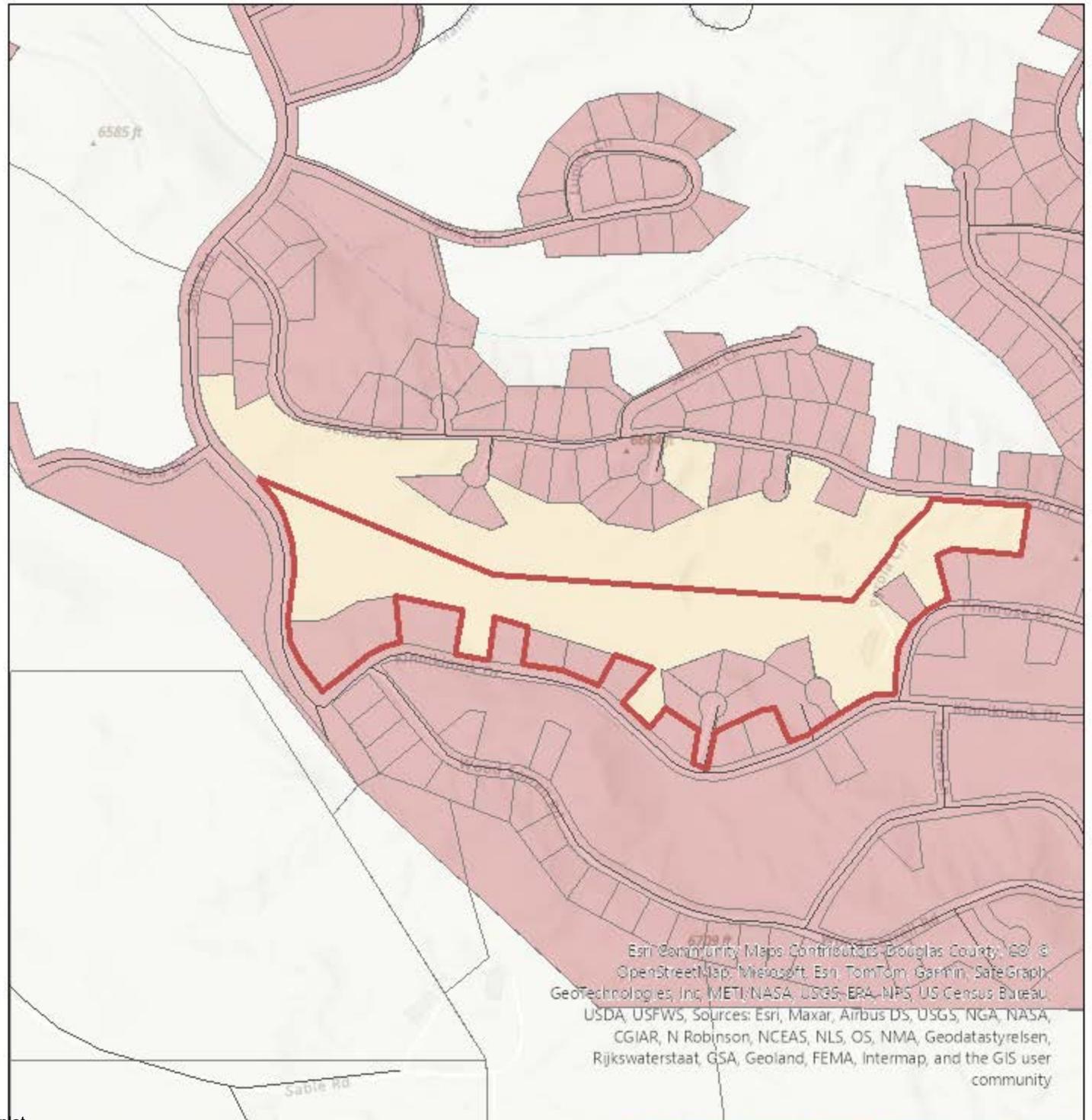
Meribel Village Filing 1, 9th Amendment

SB2025-008
Zoning



LEGEND

- Major Roads
- ▭ Parcels - PARCELS
- ▭ A1 - AGRICULTURAL ONE
- ▭ LRR - LARGE RURAL RESIDENTIAL
- ▭ SR - SUBURBAN RESIDENTIAL



Esri Community Maps Contributors, Douglas County, © ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc, METI, NASA, USGS, ERA, NPS, US Census Bureau,
USDA, USFWS, 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

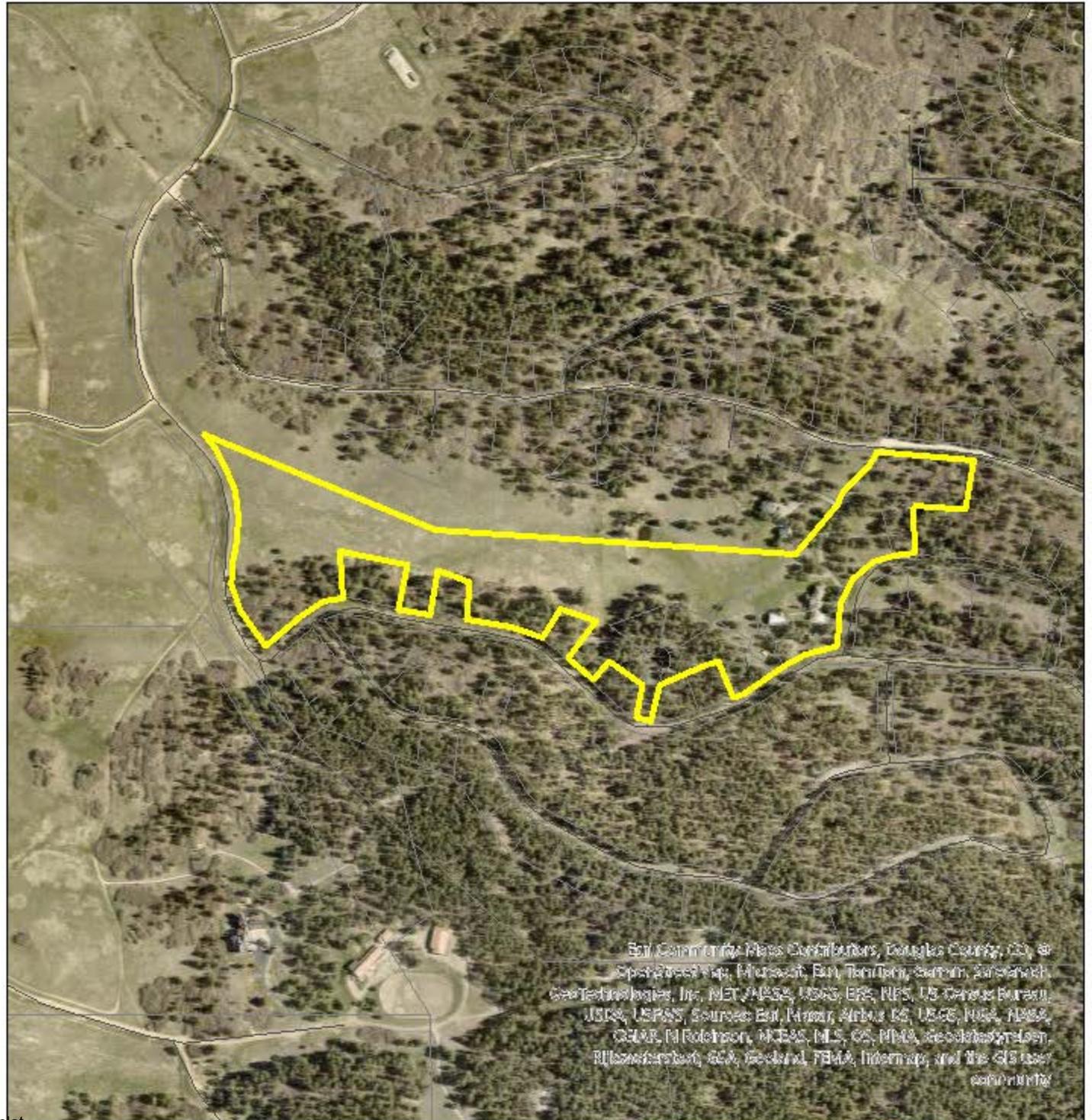
Meribel Village Filing 1, 9th Amendment

SB2025-008
Aerial Map



LEGEND

- Major Roads
- ▭ Parcels - PARCELS



Referral Agency Response Report**Project Name:** Meribel Village Filing 1, 9th Amendment**Project File #:** SB2025-008**Date Sent:** 06/16/2025**Date Due:** 07/07/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	06/17/2025	No Comment:	No Response Required
Assessor	06/27/2025	Received: please be aware of the following comments: None	No Response Required
AT&T Long Distance - ROW	06/25/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Senecio Dr Larkspur, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.	No Response Required
Black Hills Energy		No Response Received:	No Response Required
Building Services	07/03/2025	No Comment:	No Response Required
CenturyLink		No Response Received:	No Response Required

Referral Agency Response Report

Project Name: Meribel Village Filing 1, 9th Amendment

Project File #: SB2025-008

Date Sent: 06/16/2025

Date Due: 07/07/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Water Resources	07/02/2025	<p>Received:</p> <ul style="list-style-type: none"> -The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water. -The proposed water supply for the new lot was not provided. A review of our records shows permit no. 199600 located on the subject new lot. -Permit no. 199600 was issued on November 18, 1996 pursuant to section 37-92-602(3(I) for Lot B-1B Meribel Subdivision. The use of ground water from this well is limited to ordinary household purposes inside one single family dwelling, the watering of domestic animals, and the irrigation of not more than 13,000 square feet of home gardens and lawns. The well is limited to a maximum pumping rate of 15 GPM and an average annual withdrawal of 1.0 acre-foot/year from the nontributary Denver aquifer. Use of this well must be in accordance with permitted terms and conditions. 	Applicant has acknowledged the comments from DWR regarding the limitations of the existing well.
Comcast		No Response Received:	No Response Required
CORE Electric Cooperative	07/02/2025	<p>Received:</p> <p>CORE will require additional utility easements that will replace the two road vacations and an easement along Kinnikinnik Drive.</p>	<p>Applicant's Response:</p> <p>-The requested easements have been added to the replat exhibit.</p>

Referral Agency Response Report**Project Name:** Meribel Village Filing 1, 9th Amendment**Project File #:** SB2025-008**Date Sent:** 06/16/2025**Date Due:** 07/07/2025

Agency	Date Received	Agency Response	Response Resolution
Douglas County Health Department	06/16/2025	Received: Thank you for the opportunity to review and comment on the Meribel Village Filing Project. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has no comments.	No Response Required
Douglas County School District RE 1		No Response Received:	No Response Required
Engineering Services	06/17/2025	Received: The Engineering Review Fee of \$640.00 will need to be paid prior to our approval of this replat.	Applicant's Response: -Engineering Review fee has been paid.
Larkspur FD		No Response Received:	No Response Required
Office of Emergency Management	06/16/2025	No Comment:	No Response Required
Perry Park East HOA		No Response Received:	No Response Required
Sage Port HOA		No Response Received:	No Response Required
Sheriff's Office	06/17/2025	Received: Deputy Jeff Pelle reviewed this regarding security with Crime Prevention Through Environmental Design (CEPTD) concepts in mind. No comments or concerns at this time for this request from DCSO.	No Response Required
Sheriff's Office E911		No Response Received:	No Response Required
Sterling Pointe HOA		No Response Received:	No Response Required
Town of Larkspur	06/16/2025	No Comment:	No Response Required
Wildfire Mitigation	06/25/2025	Received: Wildfire reviewed this proposal and have no objections to the replat. Mr Kowalski has a forest management plan, participates in EQIP and is a good steward.	No Response Required

Referral Agency Response Report

Project Name: Meribel Village Filing 1, 9th Amendment

Project File #: SB2025-008

Date Sent: 06/16/2025

Date Due: 07/07/2025

Agency	Date Received	Agency Response	Response Resolution
Xcel Energy-Right of Way & Permits	07/02/2025	Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for Meribel Village Filing 1, 9th Amendment and currently has no apparent conflict. 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 Required

From: annb.cwc64.com
To: [Michael Pesicka](mailto:Michael.Pesicka)
Cc: [CHOY, PAM](mailto:CHOY,PAM); duanew.cwc64.com; jt.cwc64.com
Subject: Seneco Dr Larkspur, Colorado Douglas County eReferral #SB2025-008
Date: Wednesday, June 25, 2025 3:39:21 PM

Hi Mike,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Seneco Dr Larkspur, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.

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

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

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

-----Original Message-----

From: mpesicka@douglas.co.us <mpesicka@douglas.co.us>
Sent: Monday, June 16, 2025 1:26 PM
To: annb.cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (Project Number SB2025-008) Is Ready For Review

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

<https://apps.douglas.co.us/planning/projects/Login.aspx>

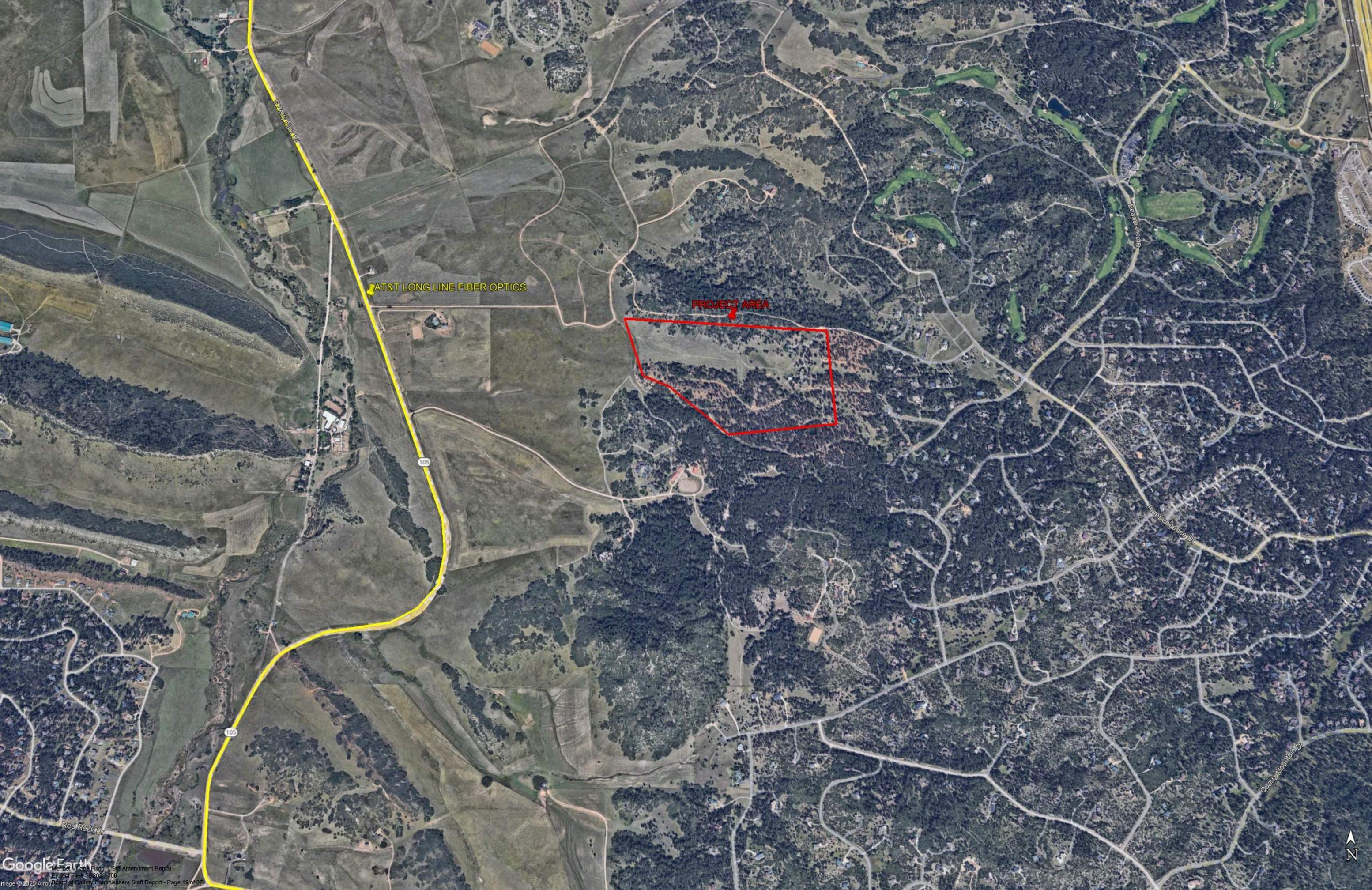
Project number SB2025-008, Meribel Village Filing 1, 9th Amendment. The applicant requests a replat to vacate interior lot lines and common interior utility easements between 5 platted residential lots and a request to vacate Rose Crown Court and Valerian Circle, both Douglas County public rights-of-way (ROW), resulting in one new residential lot. There is an associated Zone Map Change, Project File# DR2025-003 being reviewed concurrently with this application.

This referral will close on Monday, July 7, 2025.

If you have any questions, please contact me.

Sincerely,

Mike Pesicka, Principal Planner
Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)



Spears Fork Rd

AT&T LONG LINE FIBER OPTICS

PROJECT AREA

105

105

Red Rock Dr

Bear Dance Dr

Independence Dr

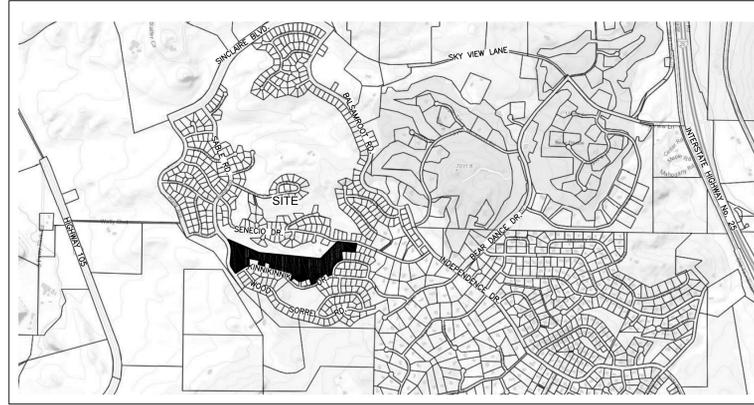
Quartz Mountain Dr



MERIBEL VILLAGE - FILING No. 1 - NINTH AMENDMENT

A REPLAT OF LOTS 21, 27 AND 28, BLOCK 23, MERIBEL VILLAGE FILING 1, AND LOTS K-1K AND K-1L, MERIBEL VILLAGE FILING 1, SEVENTH AMENDMENT LOCATED IN SECTION 19, T9S, R67W, OF THE 6TH P.M., DOUGLAS COUNTY, CO 28.228 ACRES - 1 RESIDENTIAL LOT - SB2025-008

VICINITY MAP
1' = 2000'



LEGAL DESCRIPTION:

Lots 21, 27 And 28, Block 23;
All in Meribel Village Filing No. 1;
County of Douglas, State of Colorado;

And

Lot K-1K and K-1L, Meribel Village Filing No. 1, Seventh Amendment;
County of Douglas, State of Colorado;

Together with that part of Valerian Circle;
and all of Rose Crown Court vacated per Reception Number _____

Containing a calculated area of 28.228 acres, more or less.

NOTES:

- 1) This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Title Report prepared by Old Republic National Title Insurance Company, Report No. K70848554 with an effective date of 09/03/2024 at 5:00 P.M.
- 2) Basis of bearings is a portion of the north line of Lot K-1K, monumented as shown and assumed to bear South 85 degrees 58 minutes 26 seconds East 1436.22 feet.
- 3) 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.
- 4) The linear units used in this drawing are International feet.

SURVEYOR'S STATEMENT:

I, Mark S. Johannes, 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 _____, 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 _____, 20__.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying & Mapping, LLC

BENEFICIARY DEED OF TRUST:

US Bank, NA

By: _____ Date _____

Name: _____

Title: _____

STATE OF _____)

COUNTY OF _____) ss.

Acknowledged before me this ____ day of _____, 20__ by _____

_____ as _____

My commission expires:

Witness my hand and official seal

Notary Public

TITLE VERIFICATION:

We _____, 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 _____

Name: _____

Title: _____

STATE OF COLORADO)

COUNTY OF _____) ss.

Acknowledged before me this ____ day of _____, 20__ by _____

_____ as _____

My commission expires:

Witness my hand and official seal

Notary Public

OWNER STATEMENT:

The undersigned, being all the owners of the land described hereon, and the beneficiaries of any deeds of trust encumbering that land, hereby consent to this administrative replat as shown hereon under the name and subdivision of MERIBEL VILLAGE - FILING No. 1 - NINTH AMENDMENT.

OWNERS: Lots 21, 27, and 28, Block 23; All in Meribel Village Filing No. 1;
County of Douglas, State of Colorado;

and

Lots K-1K and K-1L in Meribel Village Filing No. 1 - Seventh Amendment,
County of Douglas, State of Colorado.

By: Walter Anthony Kowalski By: Karren Ellen Kowalski
Trustees for the Walter Anthony Kowalski Trust and the Karren Ellen Kowalski Trust

STATE OF COLORADO)
COUNTY OF DOUGLAS) ss.

Acknowledged before me this _____ day of _____, 20__, by Walter Anthony Kowalski and Karren Ellen Kowalski as Trustees of the Walter Anthony Kowalski Trust and the Karren Ellen Kowalski Trust.

Witness my hand and seal _____

Address _____

My Commission expires _____

BOARD OF COUNTY COMMISSIONERS REPLAT APPROVAL CERTIFICATE:

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.

Lots 21, 27, and 28, Block 23, Meribel Village Filing No. 1, were platted as shown on the final plat of Meribel Village Filing 1, recorded at Reception No. 144862 and Lots K1-K & K-1L, Meribel Village Filing 1, 7th Amendment were platted as shown on the final plat of Meribel Village Filing 1, 7th Amendment recorded at Reception No. 2023028113. are 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.

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

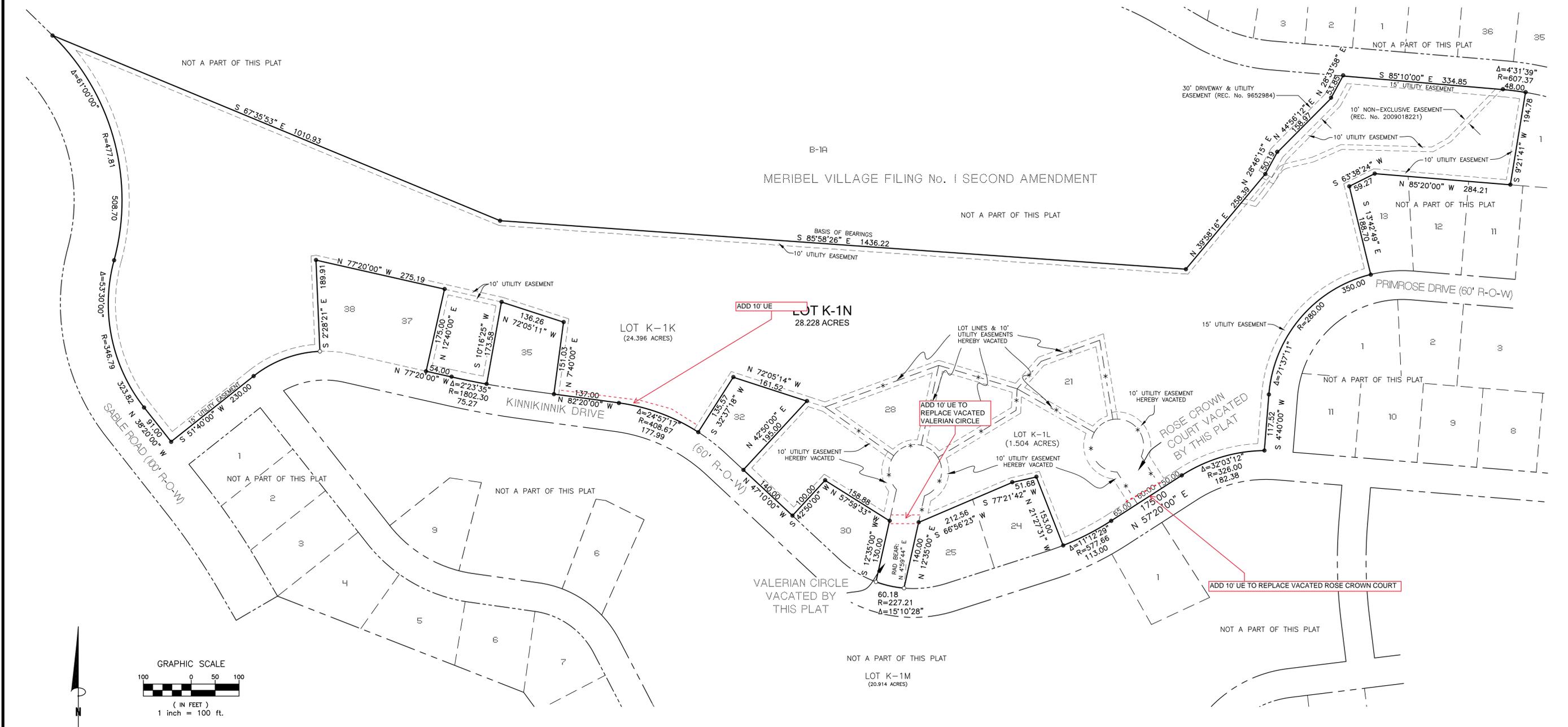


COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM

REVISIONS:			PROJECT NO.	24215
1	3/20/25	County comments.	DATE:	NOVEMBER 27, 2024
			DRAWN BY:	JMJ
			CHECKED BY:	MSJ
			SHEET:	1 OF 3

MERIBEL VILLAGE - FILING No. 1 - NINTH AMENDMENT

A REPLAT OF LOTS 21, 27 AND 28, BLOCK 23, MERIBEL VILLAGE FILING 1, AND LOTS K-1K AND K-1L, MERIBEL VILLAGE FILING 1, SEVENTH AMENDMENT LOCATED IN SECTION 19, T9S, R67W, OF THE 6TH P.M., DOUGLAS COUNTY, CO
28.228 ACRES - 1 RESIDENTIAL LOT - SB2025-008



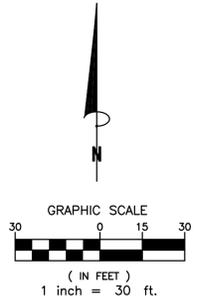
- DENOTES FOUND MONUMENT
- * DENOTES LOT LINE TO BE VACATED BY THIS PLAT

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REVISIONS:			PROJECT NO.	24215
1	3/20/25	County comments.	DATE:	NOVEMBER 27, 2024
			DRAWN BY:	JMJ
			CHECKED BY:	MSJ
			SHEET:	2 OF 3

RIGHT-OF-WAY VACATION OF CERTAIN STREETS IN MERIBEL VILLAGE FILING No. 1

LOCATED IN SECTION 19, T9S, R67W OF THE 6TH P.M., DOUGLAS COUNTY, CO
EXHIBIT A



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REVISIONS:			PROJECT NO.	24215
1	3/20/25	County comments.	DATE:	NOVEMBER 27, 2024
			DRAWN BY:	JMJ
			CHECKED BY:	MSJ
			SHEET:	3 OF 3

From: [Brooks Kaufman](#)
To: [Michael Pesicka](#)
Subject: RE: Revised Meribel Village Replat-SB2025-008
Date: Monday, August 11, 2025 10:30:09 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Michael

CORE approves the updated 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



 [Book time to meet with me](#)

From: Michael Pesicka <mpesicka@douglas.co.us>
Sent: Monday, August 11, 2025 10:11 AM
To: Brooks Kaufman <BKaufman@core.coop>
Subject: Revised Meribel Village Replat-SB2025-008

[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,

Attached for your review is an updated replat exhibit from the applicant for Meribel Village Filing 1, 9th Amendment, Project No. SB2025-008.

Thank you,

Mike Pesicka | Principal Planner

Douglas County Department of Community Development

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

Direct | 303-814-4367 **Main** | 303-660-7460

Email | mpesicka@douglas.co.us

June 16th, 2025

Mike Pesicka
100 Third St.
Castle Rock, CO 80104

RE: SB2025-008

Dear Mr. Pesicka

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

Sincerely,

Caden Thompson
Environmental Health Specialist I
Douglas County Health Department



620 Wilcox Street
Castle Rock, Colorado 80104

July 11th, 2025

Mike Pesicka, Principal Planner
Planning Services
100 Third Street
Castle Rock, CO 80104

RE: Meribel Village Filing 1, 9th Amendment (SB2025-008)

Dear Mr. Pesicka,

Thank you for the opportunity to respond to the above referenced application. It is our understanding that the applicant is requesting to vacate interior lot lines and common interior utility easements between five (5) platted residential lots resulting in one (1) new residential lot. The applicant is also requesting to vacate Rose Crown Court and Valerian Circle which are both Douglas County right-of-way (ROW). The project is generally located northwest of Larkspur at the intersection of Kinnikinnik Drive and Valerian Circle.

Since this request will decrease the number of residential lots platted and in turn decrease the amount of anticipated student generation from this development, DCSD has no requests nor objection to the approval of this application. Thank you for your support of our mutual constituents

Sincerely,

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



July 2, 2025

Mike Pesicka, Principal Planner
Douglas County Department of Community Development
Transmitted via email: mpesicka@douglas.co.us

Re: Meribel Village #1, 9th Amendment

Project File #: SB2025-008

Part of the N 1/2 of Sec. 19, Twp. 9 South, Rng. 67 West, 6th P.M.

Water Division 1, Water District 8

CDWR Assigned Referral No. 34101

Dear Mike Pesicka:

We have reviewed the referral for the application for an administrative replat of Meribel Village Filing 1. The replat would vacate and adjust the interior lot lines of 5 lots: Lot 21, 27 and 28, Block 23 Meribel Village 1, and Lots K-1K and K-1L Meribel Village 7th Amendment. These lots will be replatted into one single-family lot of 28.228 acres.

This referral does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s [March 4, 2005](#) and [March 11, 2011](#) memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The proposed water supply for the new lot was not provided. A review of our records shows permit no. 199600 located on the subject new lot.



Permit no. 199600 was issued on November 18, 1996 pursuant to section 37-92-602(3(I) for Lot B-1B Meribel Subdivision. The use of ground water from this well is limited to ordinary household purposes inside one single family dwelling, the watering of domestic animals, and the irrigation of not more than 13,000 square feet of home gardens and lawns. The well is limited to a maximum pumping rate of 15 GPM and an average annual withdrawal of 1.0 acre-foot/year from the nontributary Denver aquifer. **Use of this well must be in accordance with permitted terms and conditions.**

Please contact ioana.comaniciu@state.co.us or 303-866-3581 x8246 with any questions.

Sincerely,



Ioana Comaniciu, P.E.

Water Resources Engineer

Ec: Files for permit no. 199006

REFERRAL RESPONSE REQUEST

Date sent: June 16, 2025

Comments due by: July 7, 2025

Project Name: Meribel Village Filing No. 1, 9th Amendment

Project File #: SB2025-008

Project Summary:

The applicant requests a replat to vacate interior lot lines and common interior utility easements between 5 platted residential lots and a request to vacate Rose Crown Court and Valerian Circle, both Douglas County public rights-of-way (ROW), resulting in one new residential lot. There is an associated Zone Map Change, Project File# DR2025-003 being reviewed concurrently with this application.

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

<input type="checkbox"/> No Comment	
<input checked="" type="checkbox"/> Please be advised of the following concerns:	
The Engineering Review Fee (\$640.00) will need to be paid prior to our approval of this replat	
<input type="checkbox"/> See letter attached for detail.	
Agency: DC Engineering	Phone #: 303-660-7490
Your Name: Chuck Smith	Your Signature: <i>Chuck Smith</i>
(please print)	Date: 6/17/2025

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

Sincerely,

Mike Pesicka

Mike Pesicka, Principal Planner, Planning Services
303-814-4367
mpesicka@douglas.co.us



Right of Way & Permits

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

July 2, 2025

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

Attn: Mike Pesicka

Re: Meribel Village Filing 1, 9th Amendment, Case # SB2025-008

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Meribel Village Filing 1, 9th Amendment** and currently has **no apparent conflict**.

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

Referral Agency Response Report

Project Name: Meribel Village Filing 1, 9th Amendment

Project File #: SB2025-008

Date Sent: 06/16/2025

Date Due: 07/07/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	06/17/2025	No Comment:	Acknowledged
Assessor	06/27/2025	Received: please be aware of the following comments: None	Acknowledged
AT&T Long Distance - ROW	06/25/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Senecio Dr Larkspur, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.	Acknowledged
Black Hills Energy		No Response Received:	N/A
Building Services	07/03/2025	No Comment:	Acknowledged
CenturyLink		No Response Received:	N/A
Colorado Division of Water Resources	7/02/2025	Received: -The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water. -The proposed water supply for the new lot was not provided. A review of our records shows permit no. 199600 located on the subject new lot. -Permit no. 199600 was issued on November 18, 1996 pursuant to section 37-92-602(3(I) for Lot B-1B Meribel Subdivision. The use of ground	Acknowledged

Referral Agency Response Report

Project Name: Meribel Village Filing 1, 9th Amendment

Project File #: SB2025-008

Date Sent: 06/16/2025

Date Due: 07/07/2025

		water from this well is limited to ordinary household purposes inside one single family dwelling, the watering of domestic animals, and the irrigation of not more than 13,000 square feet of home gardens and lawns. The well is limited to a maximum pumping rate of 15 GPM and an average annual withdrawal of 1.0 acre-foot/year from the nontributary Denver aquifer. Use of this well must be in accordance with permitted terms and conditions.	
Comcast		No response Received	N/A
Core Electric Cooperative	07/02/2025	Received: CORE will require additional utility easements that will replace the two road vacations and an easement along Kinnikinnik Drive.	Plat reflects these easements.

Agency	Date Received	Agency Response	Response Resolution
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Referral Agency Response Report

Project Name: Meribel Village Filing 1, 9th Amendment

Project File #: SB2025-008

Date Sent: 06/16/2025

Date Due: 07/07/2025

Douglas County Health Department	06/16/2025	Received: Thank you for the opportunity to review and comment on the Meribel Village Filing Project. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has no comments.	Acknowledged
Douglas County School District RE 1		No Response Received:	N/A
Engineering Services	06/17/2025	Received: The Engineering Review Fee of \$640.00 will need to be paid prior to our approval of this replat.	Scheduled for payment.
Larkspur FD		No Response Received:	N/A
Office of Emergency Management	06/16/2025	No Comment:	Acknowledged
Perry Park East HOA		No Response Received:	N/A
Sage Port HOA		No Response Received:	N/A
Sheriff's Office	06/17/2025	Received: Deputy Jeff Pelle reviewed this regarding security with Crime Prevention Through Environmental Design (CEPTD) concepts in mind. No comments or concerns at this time for this request from DCSO.	Acknowledged
Sheriff's Office E911		No Response Received:	N/A
Sterling Pointe HOA		No Response Received:	N/A
Town of Larkspur	06/16/2025	No Comment:	Acknowledged
Wildfire Mitigation	06/25/2025	Received: Wildfire reviewed this proposal and have no objections to the replat. Mr Kowalski has a forest management plan, participates in EQIP and is a good steward.	Acknowledged

Referral Agency Response Report

Project Name: Meribel Village Filing 1, 9th Amendment **Project**

File #: SB2025-008

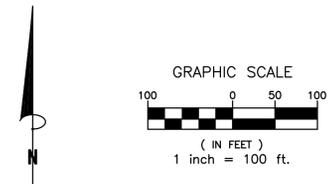
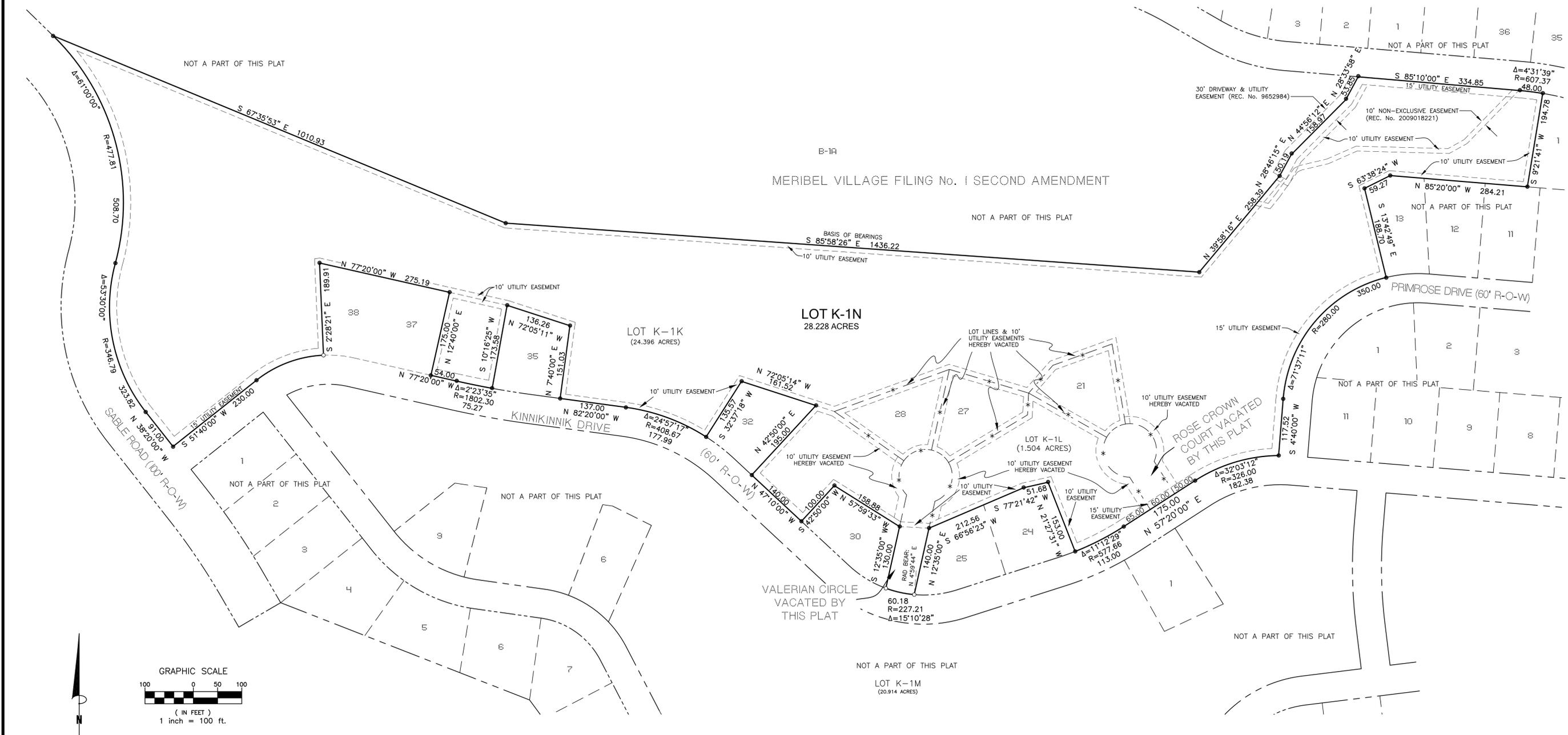
Date Sent: 06/16/2025

Date Due: 07/07/2025

Agency	Date Received	Agency Response	Response Resolution
Xcel Energy-Right of Way & Permits	07/02/2025	Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for Meribel Village Filing 1, 9th Amendment and currently has no apparent conflict. 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.	Acknowledged

MERIBEL VILLAGE - FILING No. 1 - NINTH AMENDMENT

A REPLAT OF LOTS 21, 27 AND 28, BLOCK 23, MERIBEL VILLAGE FILING 1, AND LOTS K-1K AND K-1L, MERIBEL VILLAGE FILING 1, SEVENTH AMENDMENT LOCATED IN SECTION 19, T9S, R67W, OF THE 6TH P.M., DOUGLAS COUNTY, CO
28.228 ACRES - 1 RESIDENTIAL LOT - SB2025-008



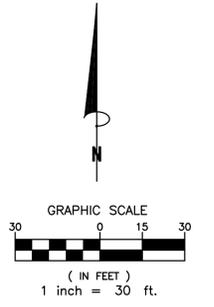
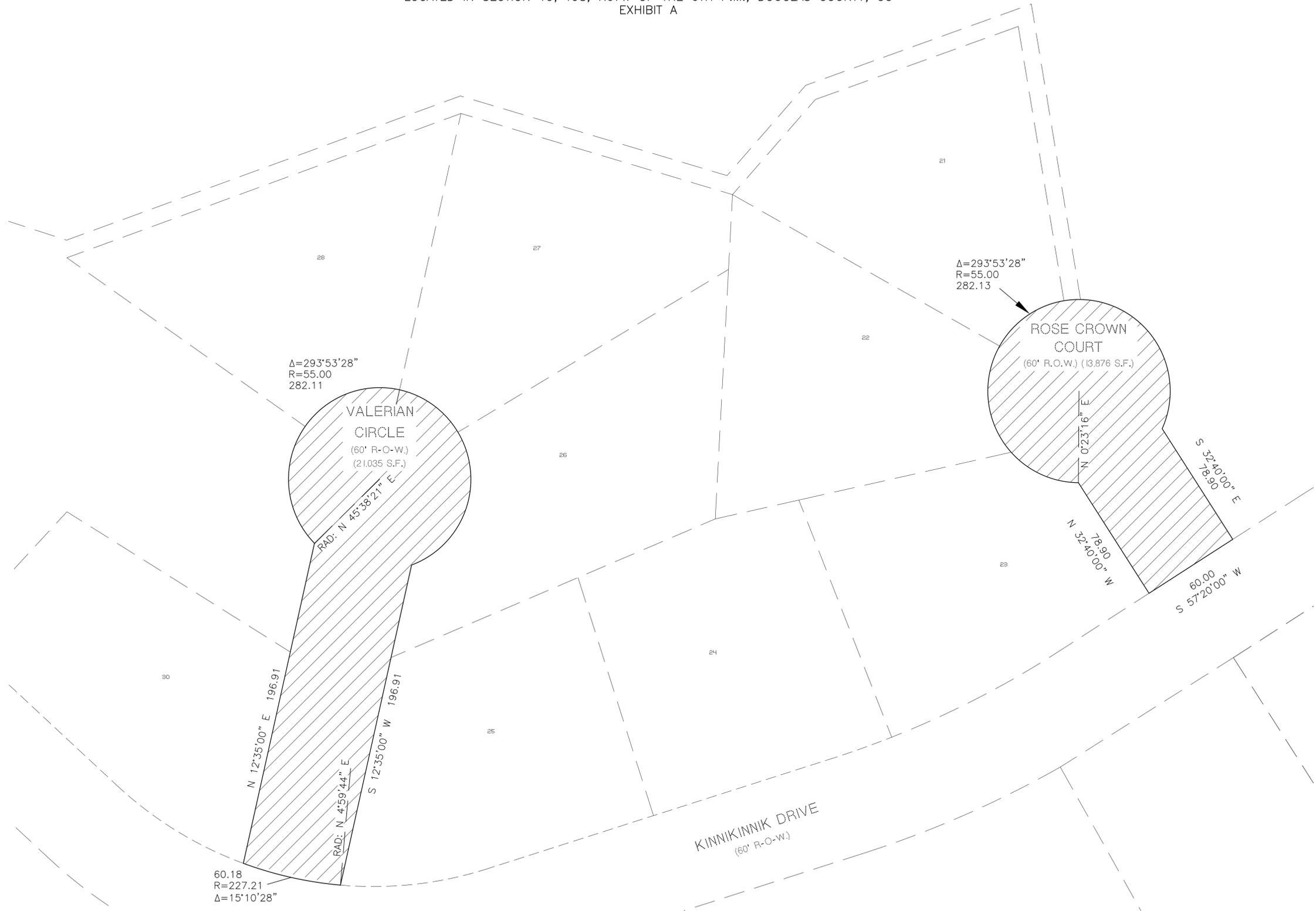
- DENOTES FOUND MONUMENT
- * DENOTES LOT LINE TO BE VACATED BY THIS PLAT

COMPASS SURVEYING & MAPPING, LLC
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REVISIONS:			PROJECT NO.	24215
1	3/20/25	County comments.	DATE:	NOVEMBER 27, 2024
2	8/04/25	County comments.	DRAWN BY:	JMJ
			CHECKED BY:	MSJ
			SHEET:	2 OF 3

RIGHT-OF-WAY VACATION OF CERTAIN STREETS IN MERIBEL VILLAGE FILING No. 1

LOCATED IN SECTION 19, T9S, R67W OF THE 6TH P.M., DOUGLAS COUNTY, CO
EXHIBIT A




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			SHEET:	3 OF 3