

Replat Staff Report

Date: July 1, 2026
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Kati Carter, AICP, Director of Community Development *SK for KCC*
CC: Trevor Bedford, AICP, Senior Planner
Brett Thomas, AICP, Current Planning Manager
Steven E. Koster, AICP, Deputy Director of Community Development
Subject: **Stone Creek Ranch Filing 1, 2nd Amendment – Replat**
Project File: **SB2022-038**

Board of County Commissioners Land Use Meeting: **July 14, 2026 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The request is for approval of a replat to convert Tracts M and T of Stone Creek Ranch Filing 1 into two single-family residential lots, Lot 330 and Lot 331, respectively. Both tracts are currently developed with single-family residences and are served by the Pinery Water and Wastewater District (PWWD) for central water and sewer services. Both proposed lots are accessed via internal roads of the Stone Creek Ranch subdivision.

This property is within the Pinery Separated Urban Area as identified by the 2040 Comprehensive Master Plan (CMP).

II. APPLICATION INFORMATION

A. Applicants

Anthony & Amber Zambai
5930 Interlocken St.
Parker, CO 80134

Choke Cherry Investors, LLC
5989 Interlocken Street
Parker, CO 80134

B. Applicants' Representative

Mike Sanders
Choke Cherry Investors, LLC
5989 Interlocken Street
Parker, CO 80134

C. Request

The request is for approval of a replat to convert Tracts M and T of Stone Creek Ranch Filing 1 into two single-family residential lots, Lot 330 and Lot 331, respectively.

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 properties are located within the Stone Creek Ranch Filing 1 subdivision on the east side of Interlocken Street.

F. Project Description

The applicant is requesting approval to convert Tracts M and T of Stone Creek Ranch Filing 1 into two single-family residential lots, Lot 330 and Lot 331, respectively. Both tracts are currently developed with single-family residences and are served by the Pinery Water and Wastewater District (PWWD) for central water and sewer services. Both tracts have existing driveways for access via internal roads of the Stone Creek Ranch subdivision. Tract M is proposed to become Lot 330 and is approximately one acre. Tract T is proposed to become Lot 331 and is approximately 2.2 acres.

A. Background

Tracts M and T are currently developed with single-family residences. The final plat for Stone Creek Ranch was approved in September 2015 and dedicated Tracts M and T as open space tracts owned by the developer. In 2021, Tract T was sold as a residential lot. The owner of Tract T applied for a remodeling building permit in 2021 for the existing residence and was informed that since the property is zoned and platted for open space uses, a permit could not be issued until a residential use was established.

In 2023, an amendment to the Stone Creek Ranch Planned Development (PD), project file ZR2021-017, was approved to modify the size of the open space planning areas and create a new residential planning area that encompassed Tracts M and T. Submittal of this replat application was a condition of approval for the PD amendment.

B. Adjacent Land Uses and Zoning

The properties are within the Stone Creek Ranch PD. Both tracts are surrounded on the north, east, and south by an open space tract with single-family residential and a neighborhood clubhouse to the west.

Zoning and Land Use

	Zoning	Land Use
North	Stone Creek Ranch Planned Development	Open Space Tract
South	Stone Creek Ranch Planned Development	Open Space Tract
East	Stone Creek Ranch Planned Development	Open Space Tract
West	Stone Creek Ranch Planned Development	Single-Family Residential and Neighborhood Clubhouse

III. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

There are existing homes on Tracts M and T. The Stone Creek Ranch PD requires that both existing historic homes will remain on the property. The tracts generally slope downward to the west with native grasses and some trees. No physical characteristics of the land would preclude development of the property.

B. Access

Both proposed lots have existing driveways to access Interlocken Street.

C. Soils and Geology

The CMP Class 3 Hazards and Environmental Constraints map indicated no constraints on the site. The project area was evaluated for additional geotechnical restrictions at the time of the original final plat.

D. Drainage and Erosion

All on-site drainage facilities have been designed, constructed, and installed by the developer in accordance with County criteria. No new impervious areas or drainage facilities are proposed as a part of this replat.

E. Floodplain

There is no 100-year floodplain impacted by this replat.

F. Wildlife

The CMP Wildlife Resources map identifies this area as having low habitat value.

IV. PROVISION OF SERVICES

A. Schools

Both proposed lots contain existing single-family residences. Therefore, there is not anticipated to be any additional impact on schools. The Douglas County School District did not respond to the referral request.

B. Fire Protection

Fire protection is provided by the Franktown Fire District. The district responded to the referral request with no comment.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. The Office of Emergency Management (OEM) responded to the referral and noted that OEM has no issues with the request. DCSO and DCSO E911 did not respond to the referral request.

D. Water

Water service is provided to the existing residences on Tracts M and T by the Pinery Water and Wastewater District (PWWD). PWWD responded to the referral request noting that PWWD takes no exception to the replat and confirming that service is provided to both proposed lots.

E. Sanitation

Sanitary service is provided to the existing residences on Tracts M and T by the Pinery Water and Wastewater District (PWWD). PWWD responded to the referral request noting that PWWD takes no exception to the replat and confirming that service is provided to both proposed lots.

F. Utilities

Referral requests were sent to AT&T, Black Hills Energy, CenturyLink, CORE Electric, and Xcel Energy. AT&T responded to the referral request noting fiber optic lines along Parker Road. This replat does not propose any changes to property lines or easements and does not include any grading that could impact the fiber optic lines. CORE Electric responded to the referral request with no comment. Xcel Energy responded to the referral request with no apparent conflict. No response was received from Black Hills Energy or CenturyLink.

V. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were mailed to abutting landowners. As of the writing of this staff report, no members of the public responded to the courtesy notices. All referral agency comments are outlined in the Referral Agency Response Report and the Referral Response Letters attached to this staff report.

VI. STAFF ANALYSIS

Per Article 704 of the DCSR, a replat may be approved upon the finding by the Board of County Commissioners 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 standards and criteria and original conditions of approval. A PD amendment was approved in 2023 to designate Tracts M and T as residential areas. This replat creates consistency with the plat and the PD.

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

Staff Comment: This replat remedies nonconforming residential uses on existing tracts by establishing single-family residential lots. Both proposed lots are within Planning Area 8 (PA 8) of the Stone Creek Ranch PD. PA 8 requires a minimum lot size of two acres. Proposed Lot 330 is one acre in size. However, as the existing property lines are not proposed to be modified, the nonconformity is not increased. The PD contains a note that indicates structures on Tract M are legal nonconforming and any alteration or addition will be required to meet the new setbacks.

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 property is located within the Pinery Separated Urban Area as identified by the 2040 Comprehensive Master Plan. Objective 2-1A is to direct urban-level development to designated urban areas. Policy 2-1A.2 is to prioritize the build-out of existing urban areas over approval of new urban development. This replat creates two single-family residential lots within the existing urban area.

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

Staff Comment: The replat is in conformance with the design elements. Proposed lots are sufficient in size to meet setbacks. The site has no Class 3 geologic hazards. Access is provided to proposed lots via existing driveways to internal roadways within the Stone Creek Ranch subdivision.

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.

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

Staff Comment: PWWD currently provides central water services to the existing residences on Tracts M and T.

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 renewable water rights are proposed to serve the development.

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

Staff Comment: A Water Plan is not required for review of proposed water service by a District.

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: A Water Plan is not required for review of proposed water service by a District.

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

Staff Comment: PWWD currently provides central sewer services to the existing residences on Tracts M and T.

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

Staff Comment: No grading or other construction is proposed as a part of this replat. The properties were reviewed for soil and topographical conditions during review of the Stone Creek Ranch final plat.

704.09: Provides adequate drainage improvements.

Staff Comment: All on-site drainage facilities have been designed, constructed, and installed by the developer in accordance with County criteria. No new impervious areas or drainage facilities are proposed as a part of this replat.

704.10: Provides adequate transportation improvements.

Staff Comment: Both proposed lots have existing driveways to internal roadways within the Stone Creek Ranch subdivision. Engineering Services reviewed the application and had no concerns.

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

Staff Comment: Tracts M and T contain historic structures. The Stone Creek Ranch Planned Development contains notes that require the existing historic structures to remain.

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: The subdivision, including Tracts M and T, is served by Franktown Fire, the Douglas County Sheriff's Office, the Douglas County School District, CORE Electric Cooperative, Xcel Energy, Comcast and CenturyLink. Public streets exist and provide access to all existing and proposed lots within the subdivision. Parks, Trails and Open Space commitments were previously set aside in the PD.

VII. STAFF ASSESSMENT

Staff has evaluated the replat request in accordance with the Douglas County Comprehensive Master Plan and 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 replat 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.

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LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

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

OFFICE USE ONLY		PROJECT FILE #:
PROJECT NAME:		
PROJECT TYPE:	Plat Amendment	PLANNING FEES:
MARKETING NAME:	Stone Creek Ranch	
SITE ADDRESS:	5930 Interlocken St., 5740 Interlocken St, and 5989 Interlocken St.	ENGINEERING FEES:
OWNER(S):	Parker, CO 80134	
Name(s):	Anthony & Amber Zambai and Choke Cherry Investors, LLC	TOTAL FEES:
Address:	5930 Interlocken St. and 5989 Interlocken Street, Parker, CO 80134	
Phone:	310-460-6324	RELATED PROJECTS:
Email:	landdad@gmail.com	
AUTHORIZED REPRESENTATIVE (requires notarized letter of authorization if other than owner)		
Name:	Mike Sanders, Choke Cherry Investors, LLC / Karen Henry, Henry Design Group	
Address:	5989 Interlocken St., Parker, CO 80134 / 1501 Wazee Street, Suite 1-C, Denver CO 80202	
Phone:	310-460-6324 303-446-2368	
Email:	landdad@gmail.com khenry@henrydesigngroup.com	

LEGAL DESCRIPTION:

Subdivision Name: Stone Creek Ranch

Filing #: 1 Lot #: Block #: Section #: N 1/2 15 Township: 7 South Range: 66 West

STATE PARCEL NUMBER(S): 2349-151-07-003; 2349-151-07-002

ZONING:

Present Zoning: Stone Creek Ranch PD Proposed Zoning: Same Gross Acreage: 251.66

Gross Site Density (DU per AC): 1.31 DU/AC # of Lots or Units Proposed: 332 lots

SERVICE PROVIDERS:

Fire District: Franktown Fire Protection District Metro District: Stone Creek Metro Gas: Black Hills Energy

Water: Pinery Water and Wastewater Sewer: Pinery Water and Wastewater Electric: IREA

Roads: ☒ Public ☐ Private (please explain):

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

Applicant Signature

Date

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Revised 07.30.2018

PREBLE'S MEADOW JUMPING MOUSE

What is the Prebles' meadow jumping mouse?

The Preble's meadow jumping mouse is a rare mouse designated by the United States Fish and Wildlife Service as a "threatened species" under the Endangered Species Act. The federal threatened species designation prohibits the unlawful "take" of the Preble's meadow jumping mouse or its habitat.

Where does the mouse live?

The Preble's meadow jumping mouse lives primarily in heavily vegetated riparian habitats. In Douglas County, the mouse has been located in or near many drainages, including tributaries and the main stream reaches, of East and West Plum Creek. However, **any** stream reach or potential habitat within Douglas County may be subject to the requirements of the Endangered Species Act.

The mouse has also been found in Boulder, Elbert, El Paso, Jefferson and Larimer counties and in parts of Wyoming.

What activities may be considered a violation of the Endangered Species Act?

In its listing decision, the United States Fish and Wildlife Service identified activities that may result in violation of the Endangered Species Act to include:

1. Unauthorized or unpermitted collection, handling, harassing, or taking of the species;

ANY APPROVAL GIVEN BY DOUGLAS COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS.

2. Activities that directly or indirectly result in the actual death or injury death of the mouse, or that modify the known habitat of the species, thereby significantly modifying essential behavioral patterns (e.g., plowing, mowing, or cutting; conversion of wet meadow or riparian habitats to residential, commercial, industrial, recreational areas, or cropland; overgrazing; road and trail construction; water development or impoundment; mineral extraction or processing; off-highway vehicle use; and, hazardous material cleanup or bioremediation); and;
3. The application or discharge of agrichemicals, or other pollutants, and pesticides, onto plants, soil, ground water, or other surfaces in violation of label directions or any use following Service notification that such use, application or discharge is likely to harm the species; would be evidence of unauthorized use, application or discharge.

How to determine if a proposed activity would violate the Endangered Species Act.

Any questions regarding whether an activity will impact the Preble's meadow jumping mouse or its habitat should be directed to:

Alison Micael & Leslie Ellwood
Fish and Wildlife Biologist
Ecological Services
Colorado Field Office
P.O.Box 25486, DFC (MS 65412)
Denver, CO 80225-0486
303-236-4773

Where to find a licensed Wildlife Consultant to perform Preble's Surveys.

A current list of wildlife consultants licensed to perform Preble's surveys may be found on the US Fish and Wildlife Service website at:
<http://www.fws.gov/mountain-prairie/species/mammals/preble/PMJMCconsultants.pdf>



CONSULTING. ENGINEERING. CONSTRUCTION.

May 12, 2023

Mr. Trevor Bedford
Douglas County Community Development
Planning Services Division
100 Third Street
Castle Rock, CO 80104

RE: Stone Creek Ranch, Filing 1, Amendment 2, Tracts M, J and T, Douglas County, CO -
Project Narrative

Dear Mr. Bedford,

The intent of the Stone Creek Ranch Filing 1, Amendment 1 plat is for the following two purposes:

- 1) ~~To adjust the common line between Tracts M and J of the original subdivision plat. Tract M was originally platted as a tract but is intended to be converted to a lot per item 2 below. The amended plat will convert and label Tract M of the original subdivision plat from a Tract to Lot 330 (formerly Tract M). The purpose of this action is to rejoin the two related structures onto one, single lot.~~
No Longer a part of the proposal
- 2) To convert Tracts M and T of the original subdivision plat from tracts into Lots 330 and 331 respectively. The amended plat will convert and label Tract T of the original subdivision plat from a Tract to Lot 331 with no further changes. Tract M of the original subdivision plat is also intended to be converted from a Tract to a Lot, ~~however the lot lines of Lot 330 (formerly Tract M) are intended to be adjusted per section 1 above.~~

The subdivision is served by water and sewer service by Pinery Water and Wastewater District. Storm sewer is maintained by Douglas County.

The total area to be replatted is 21.43 acres. The revised residential density with the two added lots and adjusted tract area is 1.432 DU/acre net or 1.294 DU/acre gross. The land preserved as open space is 169.48 acres, which is 66.23% of the total area. A summary table is included below:

Area Type	Area SF	Area AC	% of total
Lots (331)	2,687,953	61.707	24.12%
Tracts (25)	7,382,414	169.477	66.23%
ROW	1,075,714	24.695	9.65%
Totals	11,146,081	255.88	
Net Density		1.432	DU/acre
Gross Density		1.294	DU/acre

No additional plat changes are proposed to previously platted rights-of-way, easements or other tracts.

If you need any additional information, please call me at 303-868-5658.

Sincerely,



Chris Sveum, P.E.
Project Manager

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

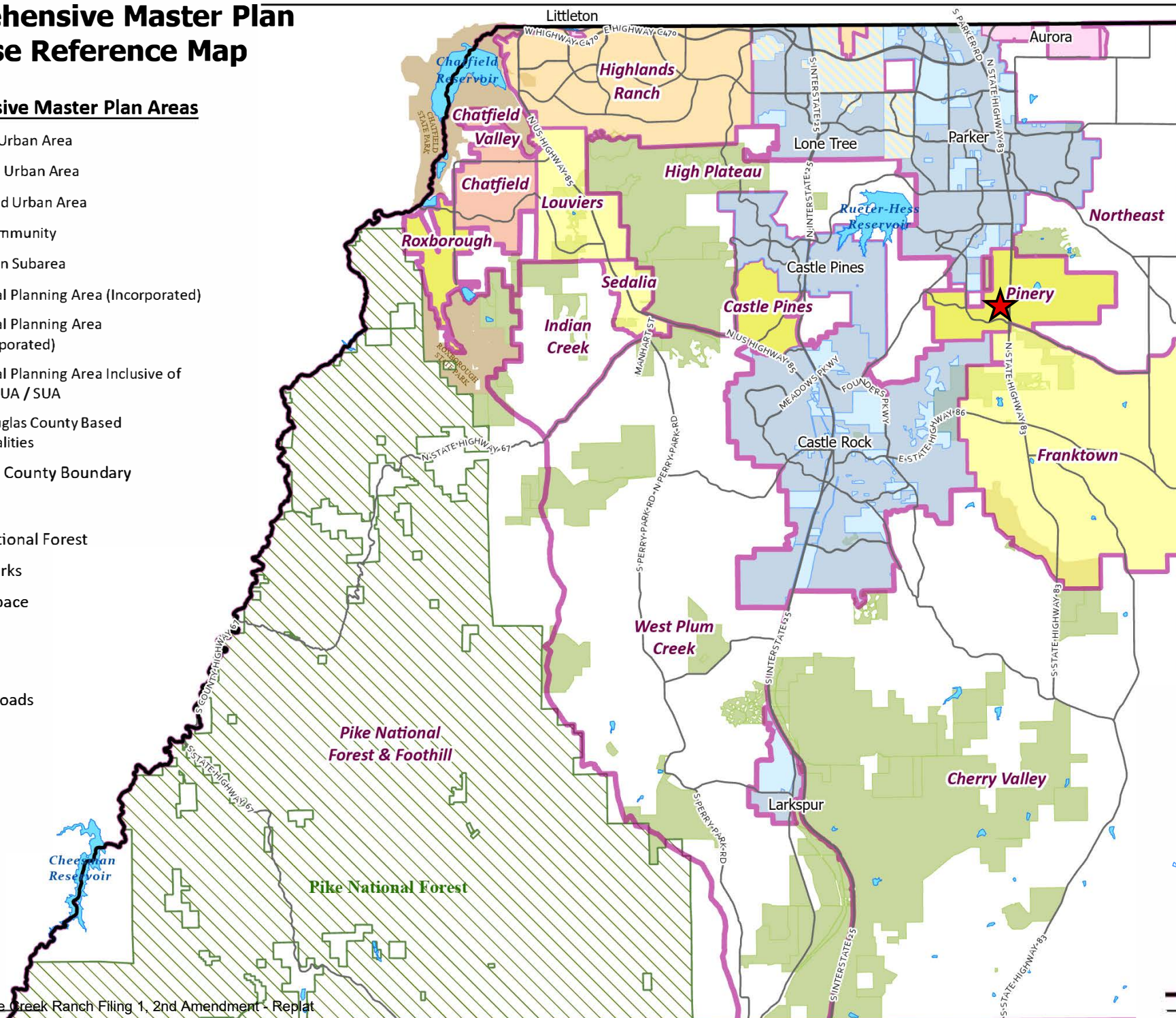
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas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

Parks

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

Roadways

-  Major Roads



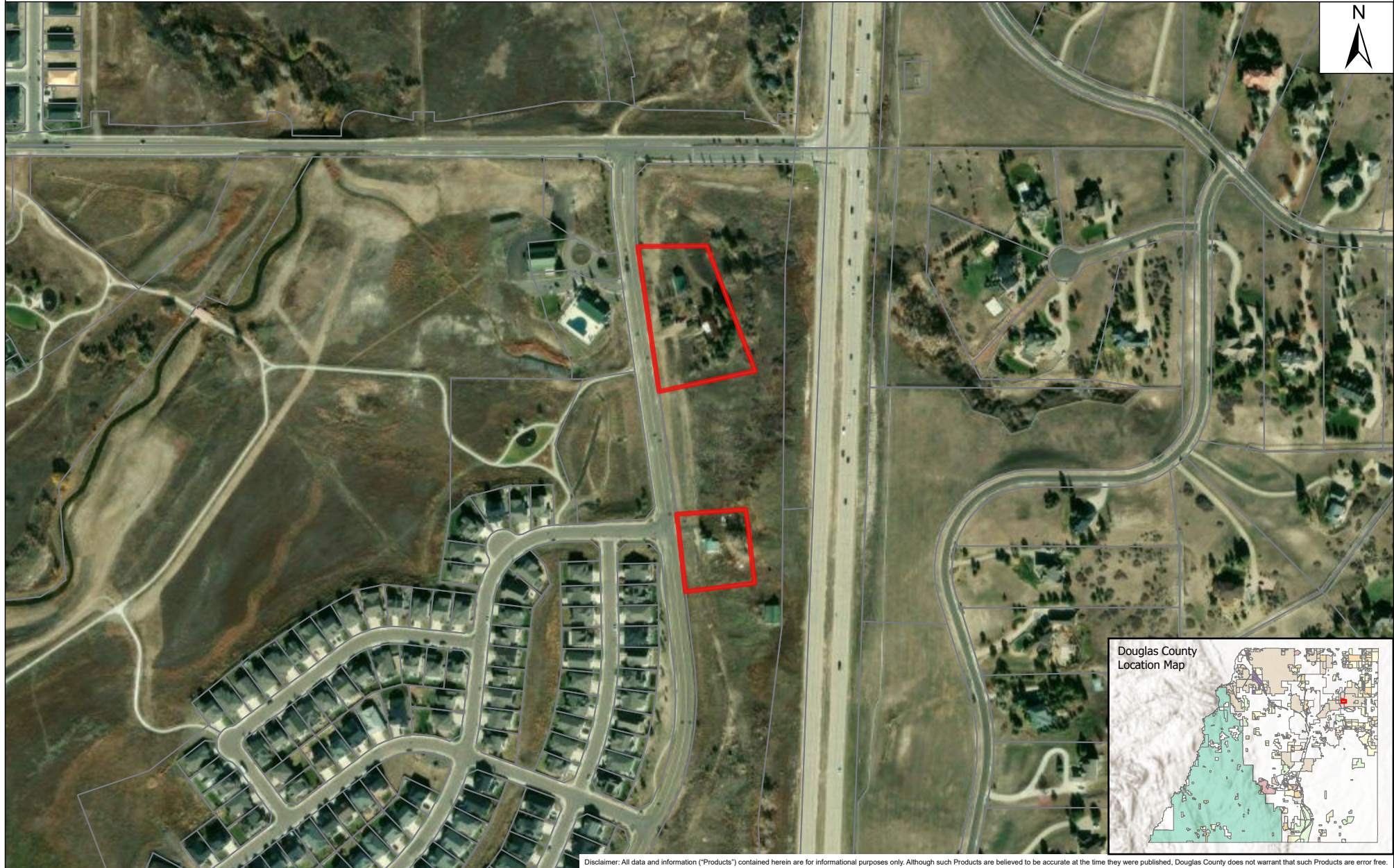
Stone Creek Ranch Filing 1, 2nd Amendment



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-  A1 - AGRICULTURAL ONE
-  LRR - LARGE RURAL RESIDENTIAL
-  PD - PLANNED DEVELOPMENT

Stone Creek Ranch Filing 1, 2nd Amendment



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-  A1 - AGRICULTURAL ONE
-  LRR - LARGE RURAL RESIDENTIAL
-  PD - PLANNED DEVELOPMENT

Referral Agency Response Report**Page 1 of 3****Project Name:** Stone Creek Ranch Filing 1, 2nd Amendment**Project File #:** SB2022-038**Date Sent:** 02/11/2025**Date Due:** 03/05/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	02/13/2025	No Comment (Verbatim)	No response necessary
Assessor	02/25/2025	Received: please be aware of the following comments, deeds are recommended to make sure the ownership of lot 330 is clear where it overlaps Tract J (Verbatim)	Information forwarded to applicant.
AT&T Long Distance - ROW	02/11/2025	Received: This is in response to your eReferral for a utility map showing the buried AT&T Long Line Fiber Optics near HWY 83 Parker, Colorado. I attached an Earth map showing the project area in red and the buried AT&T Long Line Fiber Optics in yellow. As shown, there is a possibility of conflict along S Parker Rd. Any other information you could provide about the projects would be appreciated in determining if a conflict will exist. Please pass on our contact information as well. Please feel free to contact us with any questions or concerns. (Verbatim)	No construction or additional grading is proposed with this replat. The tracts being converted to lots do not abut Parker Rd.
Black Hills Energy		No Response Received	No Response Received
CenturyLink		No Response Received	No Response Received

Referral Agency Response Report**Page 2 of 3****Project Name:** Stone Creek Ranch Filing 1, 2nd Amendment**Project File #:** SB2022-038**Date Sent:** 02/11/2025**Date Due:** 03/05/2025

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	02/27/2025	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for SB2022-038, Stone Creek Ranch Filing 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@ccbwqa.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. (Verbatim)	No response necessary
Colorado Division of Water Resources	02/14/2025	Received: See attached letter Summary: CDWS requested an unused well on Tract M to be abandoned and an abandonment report filed prior to replat approval.	The well has been abandoned and an abandonment report filed. CDWS confirmed no other concerns.
Comcast		No Response Received	No Response Received
CORE Electric Cooperative	02/28/2025	No Comment (Verbatim)	No response necessary
Douglas County School District RE 1		No Response Received	No Response Received
Engineering Services	03/04/2025	No Comment (Verbatim)	No response necessary
Franktown Citizens Coalition II Inc		No Response Received	No Response Received
Franktown FD	03/05/2025	No Comment (Verbatim)	No response necessary

Referral Agency Response Report**Page 3 of 3****Project Name:** Stone Creek Ranch Filing 1, 2nd Amendment**Project File #:** SB2022-038**Date Sent:** 02/11/2025**Date Due:** 03/05/2025

Agency	Date Received	Agency Response	Response Resolution
High Prairie Farms HOA		No Response Received	No Response Received
Mile High Flood District		No Response Received	No Response Received
Office of Emergency Management	02/24/2025	Received: OEM has no issues with this (Verbatim)	No Response necessary
Pinery 8B HOA		No Response Received	No Response Received
Pinery Water and Wastewater District	02/14/2025	Received: This District provides services to both of the proposed lots and takes no exception to the replat. (Verbatim)	No response necessary
Pinery West HOA	02/21/2025	No Comment (Verbatim).	No Response necessary
Pradera Homeowners' Association		No Response Received	No Response Received
Rural Water Authority of Douglas County		No Response Received	No Response Received
Sheriff's Office		No Response Received	No Response Received
Sheriff's Office E911		No Response Received	No Response Received
Stone Creek Metropolitan District		No Response Received	No Response Received
The Pinery HOA	03/03/2025	No Comment (Verbatim)	No response necessary
Town of Castle Rock	02/18/2025	No Comment (Verbatim)	No response necessary
Town of Parker Development Review		No Response Received	No Response Received
Town of Parker Public Works		No Response Received	No Response Received
Xcel Energy-Right of Way & Permits	02/12/2025	Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for Stone Creek Ranch Filing 1, 2nd 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. (Verbatim)	Information provided to applicant

AT&T LONG LINE FIBER OPTICS

PROJECT AREA

Google Earth

Stone Creek Ranch Filling 1, 2nd Amendment - Replat

Project File # SB2022-036

Board of County Commissioners Staff Report - Page 18 of 37

Image Landsat / Copernicus

S Parker Rd

S Pinery Pkwy



2000 ft



February 14, 2025

Trevor Bedford, AICP, Senior Planner
Douglas County Department of Community Development
Transmitted via email: tbedford@douglas.co.us

Re: Stone Creek Ranch Filing 1, 2nd Amendment

Project File #: SB2022-038

Part of the NE ¼ of Section 15, Township 7 South, Range 66 West, 6th P.M.

Water Division 1, Water District 8

CDWR Assigned Referral No. 23449

Dear Trevor Bedford:

We have reviewed the February 11, 2025 referral to replat approximately 3.188 acres to convert Tracts M and T into Lots 330 and 331, Stone Creek Ranch Filing 1, 2nd Amendment. This office previously provided comments on Stone Creek Ranch Filing 1 on January 15, 2015, which originally proposed 329 single-family residential lots on 251.68 acres (also related to referral no. 23449). It appears that this replat will increase the number of residential lots to 331 single-family residential lots. The proposed water supply is service provided by the Pinery Water and Wastewater District (“District”).

Water Uses and Demand

According to the letter dated September 3, 2024 from the District, the proposed water use is for two single-family homes. At a rate of 0.55 acre-feet/year per single-family equivalent (SFE), the total water demand is 1.1 acre-feet/year. This letter commits to serving the proposed lots.

The total water demand for Filing 1 was originally estimated at 0.37 acre-feet/year/residence, or 121.73 acre-feet/year for all 329 residences, plus 197.52 acre-



feet/year for open space watering, which together total 317.25 acre-feet/year. Adding in the additional water demand of 0.55 acre-feet/year for Lots 330 and 331 would result in a total demand of 317.8 acre-feet/year for Filing 1. **If this information is incorrect, the Applicant must provide updated water demand estimates.**

Water Supply

According to the “Present and Future Water Sources” report dated May 2014 and updated February 2018 prepared by HRS Consultants, Inc. (“Report”), the District has a total of 15,037 acre-feet per year of water rights. This amount consists of 13,466 acre-feet of nontributary water rights, 1,220 acre-feet of senior tributary water rights, an additional 351 acre-feet of nontributary water rights that are dedicated to development of the Broe property, and as a member of the WISE Authority the District has subscribed to 500 acre-feet per year on average of renewable and reusable water. In addition, the District has two existing augmentation plans, decreed in Division 1 Water Court Case nos. W-6268 and 11CW198. Under those augmentation plans, return flows from the use of nontributary water, along with other replacement sources, are used to offset out-of-priority depletions from pumping of junior wells. As of 2017, the District’s water requirements from existing commitments totaled 3,098 acre-feet. Projected commitments at full build out are estimated at 4,200 acre-feet. While it appears the District has sufficient supplies to supply its current commitments and the two additional lots, **the county and the District should be aware that for future subdivisions which rely on water supplied from the District, an updated report documenting the District’s water supplies must be provided as the report we have on file is over 5 years old.**

The proposed source of water for this subdivision is bedrock aquifers in the Denver Basin. The State Engineer’s Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to section 37-90-137(4)(b)(I), C.R.S., “Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years.” Based on this **allocation** approach, the annual amounts quantified in the District’s Denver Basin aquifer decrees are

equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

Well permit no. 50262, located within Filing 1, was issued pursuant to section 37-92-602, C.R.S. 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, our January 15, 2015 letter required that the well must be re-permitted pursuant to a decreed augmentation plan or must be plugged and abandoned upon completion of the water system for the subdivision. **Since it appears that Filing 1 has been built out and the well has not been included in a court-approved augmentation plan, the well owner is required to plug and abandon this well prior to approval of the plat amendment. A [Well Abandonment Report](#) must be submitted to this office to ensure the well has been properly plugged, sealed, and abandoned.**

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and section 30-28-136(1)(h)(II), 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 **so long as well no. 50262 is plugged and abandoned and a [Well Abandonment Report](#) is filed with this office prior to approval of the plat amendment.**

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 decrees, 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 Wenli.Dickinson@state.co.us or 303-866-3581 x8206 with any questions.

Sincerely,



Ioana Comaniciu, P.E.

Water Resources Engineer

Ec: File for permit no. 50262
Pinery Water & Wastewater District file

Trevor Bedford

From: Brandewie - DNR, Chris <chris.brandewie@state.co.us>
Sent: Wednesday, May 27, 2026 10:57 AM
To: Trevor Bedford
Cc: Michael Sanders; Michael Cairy
Subject: Re: SB2022-038 Tract M Stone Creek Ranch - Well Permit # 50262

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good morning,

Based on the attached referral response letter from February 14, 2025, our office provided an opinion that the proposed water supply for Stone Creek Ranch Filing 1, 2nd Amendment was **adequate** and could be provided without causing injury to decreed water rights **so long as well no. 50262 is plugged and abandoned and a Well Abandonment Report is filed with this office prior to approval of the plat amendment.**

Looking at our records, a well abandonment report for well no. 50262 was submitted on February 25, 2026.

Based on the above, our office has no additional comments on the proposed water supply for Stone Creek Ranch Filing 1, 2nd Amendment and our comments provided in the letter dated February 14, 2025 appear to have been addressed.

Thank you

Chris Brandewie, P.E.
Water Supply Team 1A Lead



P 303-866-3581 x8246
1313 Sherman Street, Room 821, Denver, CO 80203
chris.brandewie@state.co.us | <https://dwr.colorado.gov/>

On Tue, May 26, 2026 at 2:20 PM Trevor Bedford <tbedford@douglasco.gov> wrote:

Good Afternoon Chris,

We have a project where the developer was working with Ioana Comaniciu on a well abandonment. To quickly summarize the history on this from what I know, we have a replat that is essentially turning tracts into lots. The initial subdivision referral comments from DWR required abandonment of well

50262 prior to our replat. The developer had been working with a consultant to locate the well and it appeared that the well had been graded over. After some back and forth, he sent an email showing the well status has been updated to abandoned online, but never received a response. I think that may have been after Ioana had left. I have the original DWR comments, a few letters from the developer about the well abandonment, and some correspondence attached. Can you take a look at all of this and let us know if DWR needs anything further to consider the comments addressed?

Let me know if you have any questions. I have the developer, Michael Sanders (landdad@gmail.com), copied as well in case he can assist with any questions.

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@douglasco.gov

NOTICE: Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in @douglasco.gov; beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our Public Outreach and Assistance team at 303-660-7460 or email planning@douglasco.gov.

From: Michael Sanders <landdad@gmail.com>

Sent: Wednesday, April 29, 2026 9:59 AM

To: Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>

Cc: Trevor Bedford <tbedford@douglasco.gov>; Michael Cairy <MCairy@douglasco.gov>; Pat Lyng <lyngland@aol.com>

Subject: Re: Tract M Stone Creek Ranch - Well Permit # 50262

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

Good morning Ioana,

I am following up on my April 7 email. Do you need any additional information from me ?

Thanks !

On Tue, Apr 7, 2026 at 5:21 PM Michael Sanders <landdad@gmail.com> wrote:

Dear Ms. Comaniciu,

Attached please find a scan with documents responding to your last Email regarding the Well Abandonment for Well Permit # 50262.

Please let me know if I can provide any additional information.

--

Best Regards,

Michael Sanders

310-460-6324

--

Best Regards,

Michael Sanders

REFERRAL RESPONSE REQUEST

Date sent: February 11, 2025Comments due by: **March 5, 2025**
Project Name: Stone Creek Ranch Filing 1, 2nd Amendment

Project File #: SB2022-038

Project Summary: Request to replat approximately 3.188 acres to convert Tracts M and T into Lots 330 and 331.

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

☒ No Comment	
☐ Please be advised of the following concerns: 	
☐ See letter attached for detail.	
Agency: <u>ENGINEERING</u>	Phone #: <u>4318</u>
Your Name: <u>AL PETERSON</u> (please print)	Your Signature: <u><i>Al Peterson</i></u>
	Date: <u>3/4/25</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



Right of Way & Permits

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

February 12, 2025

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

Attn: Trevor Bedford

Re: Stone Creek Ranch Filing 1, 2nd Amendment, Case # SB2022-038

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Stone Creek Ranch Filing 1, 2nd 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



September 03, 2024

RE: 5930 and 5740 Interlocken Street

Dear Mr. Sanders,

Pursuant to Section 1805a.01.3 of the Douglas County Zoning Resolution, the Pinery Water & Wastewater District (the "District") acknowledges its willingness and ability to serve 5930 and 5740 Interlocken Street.

Water Demand

Based on the proposed 2 single-family homes for a total estimated 2 single family equivalents (SFE's) equaling 0.55 acre-feet/year/SFE), the proposed development will require 1.1 acre-feet/year.

Water Supply

Please find enclosed a copy of our District's Present and Future Water Sources report that the District has provided the State Division of Water Resources as required by Section 30-28-136(1)(h)(ii), C.R.S.

Water Quality

The District is in compliance with the Colorado Department of Public Health and Environment testing and quality requirements.

If you have additional questions or concerns, please feel free to call.

Sincerely,

Heather Beasley,
District Manager

Present and Future Water Sources

Denver Southeast Suburban Water & Sanitation District

Prepared by HRS Water Consultants, Inc. in Consultation with Denver Southeast Suburban
Water & Sanitation District
May 2014
Updated February 2018

A. General

The Denver Southeast Suburban Water and Sanitation District AKA Pinery Water and Wastewater District (DSSWSD) has three types or sources of water for present and future water supply. These are tributary shallow wells constructed in the Cherry Creek alluvium and deep non-tributary Denver Basin Aquifer wells and the WISE water supply. The shallower alluvial wells have water rights from the senior Harrison and Haley Ditch rights, along with junior water rights which are covered under existing plans for augmentation in Case No. W-6862 and (Case No. 11CW198). The annual appropriation for the deep Denver Basin aquifer wells is derived from: 1) Pre Senate Bill 213 wells; 2) District decrees; 3) Decrees from others that have been included in the District. In total, DSSWSD has water rights for a maximum of 15,037 af/yr. The District is a member of the WISE Authority and has subscribed to 500 af/yr, on average of renewable and reusable water.

B. Water Rights Considerations

The pumping of the shallow wells constructed in the Cherry Creek alluvium is covered by the District's existing plan for augmentation (W-6268) and 11CW198 which adds additional tributary wells and water sources. The augmentation plan, W-6268 allows for tributary pumping using three sources:

1. In-priority pumping based upon the historic use from the senior Harrison and Haley ditch rights totaling 1,220 acre-feet per year;
2. Infrequent in-priority pumping under the junior well water rights;
3. Out-of-priority pumping derived from return flow credit from District use of non-tributary (pre-S.B. 213) wells pursuant to the plan for augmentation.

The augmentation plan, 11CW198, includes additional alluvial wells, nontributary water rights not included in the augmentation plan, and additional water sources. These sources include W-6268:

4. Infrequent in-priority pumping under new alluvial well water rights;
5. Additional nontributary water rights and wells;
6. Water available from the Cherry Creek Project Water Authority;
7. Water available through the WISE project;
8. Out-of-priority alluvial well pumping to be allowed under the new plan for augmentation and derived from return flow credits and/or direct releases and exchanges from the above sources.

The District has acquired a substantial amount of non-tributary ground water through adjudications by the District or Senior Corp., or through inclusions into the District, or by direct purchase. The attached Table 1 provides a summary of the various decreed non-tributary rights and annual appropriations.

The primary source of non-tributary ground water currently in use by the District is from the original set of Pre-Senate Bill 213 (Pre-S.B. 213) wells which are referenced in the augmentation plan in Case No. W-6268 and three associated decrees (W-6265, W-6267 and W-7241). These are the wells designated as A through M. Because part of the original appropriations for wells A, B and J have been reduced, and Well C has been abandoned, the present total availability of non-tributary water for this set of wells is 1,865 acre-feet per year (af/yr).

The District acquired water rights from Senior Corp., initially for property east of Highway 83 and then for property west of the highway. These rights were originally filed together under applications for each of the four Denver basin aquifers, but were then separated into two sets of decrees based on lands east and west of Highway 83. Non-tributary rights acquired from Senior Corp. for the District area east of the highway total 2,261 af/yr, and 3,051 af/yr for the west area.

The District also acquired the non-tributary water rights associated with the Gondolier Farms which was decreed in Case No. 84CW208. These rights total 885 af/yr.

In Case No. 85CW203, the District adjudicated all remaining water underlying District lands east of Highway 83 which had not previously been adjudicated in any of the above-described decrees. This decree also recovered a portion of the water made available by the reduction in appropriations for Pre-S.B. 213 wells A, B, C and J. The total non-tributary ground water made available under this decree is 2,466 af/yr.

The District has also obtained additional decreed ground water rights by inclusion of the Reata South (1,608 af/yr) and Vistancia/Scott Road (184 af/yr) developments. In addition the District purchased decreed ground water rights from the Evans Ranch in the amount of 1,146 af/yr. These additional rights total 2,938 af/yr.

All of the above-described decrees provide additional non-tributary ground water for District use beyond the amount originally included in the District augmentation plan. The total of these additional rights is 11,601 af/yr. When combined with the original Pre-S.B. 213 well appropriations, the District has a total non-tributary ground water supply of about 13,466 af/yr. It should be noted that several of the listed decrees include provisions where the final ground water appropriation may be changed based on site-specific data at the time wells are drilled. Based on past experience, such data is not likely to change the decreed appropriations more than plus or minus 5 percent.

The decree in Case No. W-6268 also includes changes in use for the District's 5/9 interest in the Harrison Ditch, and the 85% interest in the Haley Ditch. The decree made findings of a combined total 1220 af/yr may be pumped through certain District alluvial wells as alternate points of diversion and used directly for municipal purposes. With priorities of May 30, 1874,

and July 1, 1873, respectively, these are some of the most senior rights on Cherry Creek and provide a firm yield of 1,220 af/y.

Under the existing augmentation plan in Case No. W-6268, the District can utilize return flows from municipal use of non-tributary water supplied by the District's Denver Basin aquifer wells as credits against out-of-priority tributary well pumping. Under the augmentation plan, return flow credits for non-tributary pumping are calculated based on the monthly consumptive use percentages included in Paragraph 22 of the decree. Depletions from tributary well pumping are calculated as equal to the monthly consumptive use percentages. The credits for return flows are then applied to offset the calculated depletions on an annual basis. As long as the total non-tributary return flows equal or exceed the total tributary well depletions at the end of the year, the District's augmentation plan is in compliance and no injury to other water rights will occur.

Under the plan for augmentation in Case No. 11CW198, additional nontributary water rights and associated return flow credits are included as augmentation sources to also allow for additional tributary well pumping. Up to eight additional alluvial wells (2 currently in use) can be added under the plan. Depletions from out-of-priority pumping from the alluvial wells will be offset from return flows from nontributary well pumping under the plan, as well as other sources. These other sources include water available to the District through its participation in the Cherry Creek Project Water Authority and the WISE project, a plan by which excess water from Denver and Aurora is made available via pipeline for use by several south metro area water providers. The augmentation plan also includes provisions to maximize use and flexibility for the various water sources via exchanges and storage, including aquifer storage and recovery.

The water listed in Table 1 under the Broe Aug Plan and Rosie Wells decree (Broe) can only be used for future development of the Broe property.

C. Requirements

The water requirements of DSSWSD has varied over the years, depending upon stage of buildout and precipitation. Table 2 shows the recorded use during the past 35 years. As can be noted, the system use has nearly tripled since 1982 to a total of 3,098 af in the water year 2017. Projected build out water use for the District is estimated to be 4,200 af/y.

D. Summary of Uses and Projected Dry Year and Average Year Yields

The tabulation below shows water used from 2002 – 2017 within the existing system. The uses within the District should be more than covered by the 15,037 af/yr of water for which the District has water rights.

The yield of the Districts Denver Basin water rights will not be affected by a dry year. Thus the dry year and average year yield will be the same and will be as decreed, with a total of up to 13,800 af/y of decreed rights available.

The District's Cherry Creek alluvial water rights can be impacted by a dry year in terms of both physical supply and water available through the administration of water rights. The most

senior water rights for the Haley and Harrison ditches have a firm yield of 1,220 af/y. When both the junior and senior alluvial well water rights are combined with Denver Basin water under the District augmentation plans, the actual yield of the alluvial wells is greater. During drought years from 2002 through 2004, total alluvial well pumping was in the range of 1,700 to 2,000 af/y. Based on those years, the dry year yield of the alluvial wells can be considered to be 1,700 af/y. The expected average yield of the alluvial water rights is about 2,150 af/y.

The current and proposed uses of the District's water rights are the same and are for all uses. These uses correspond to the existing decreed water rights of the District.

Year	Tributary (af/yr)	Non- Tributary (af/yr)	Total (af/yr)
2002	2,002	832	2,834
2003	1,730	687	2,417
2004	1,852	360	2,211
2005	2,088	652	2,740
2006	2,704	811	3,514
2007	2,474	613	3,087
2008	2,450	1021	3,470
2009	1,928	608	2,537
2010	2,160	1150	3,310
2011	2,536	769	3,305
2012	2,198	1273	3,471
2013	1,704	1195	2,898
2014	1801	896	2698
2015	2036	741	2777
2016	2015	962	2977
2017	2155	943	3098

TABLE I

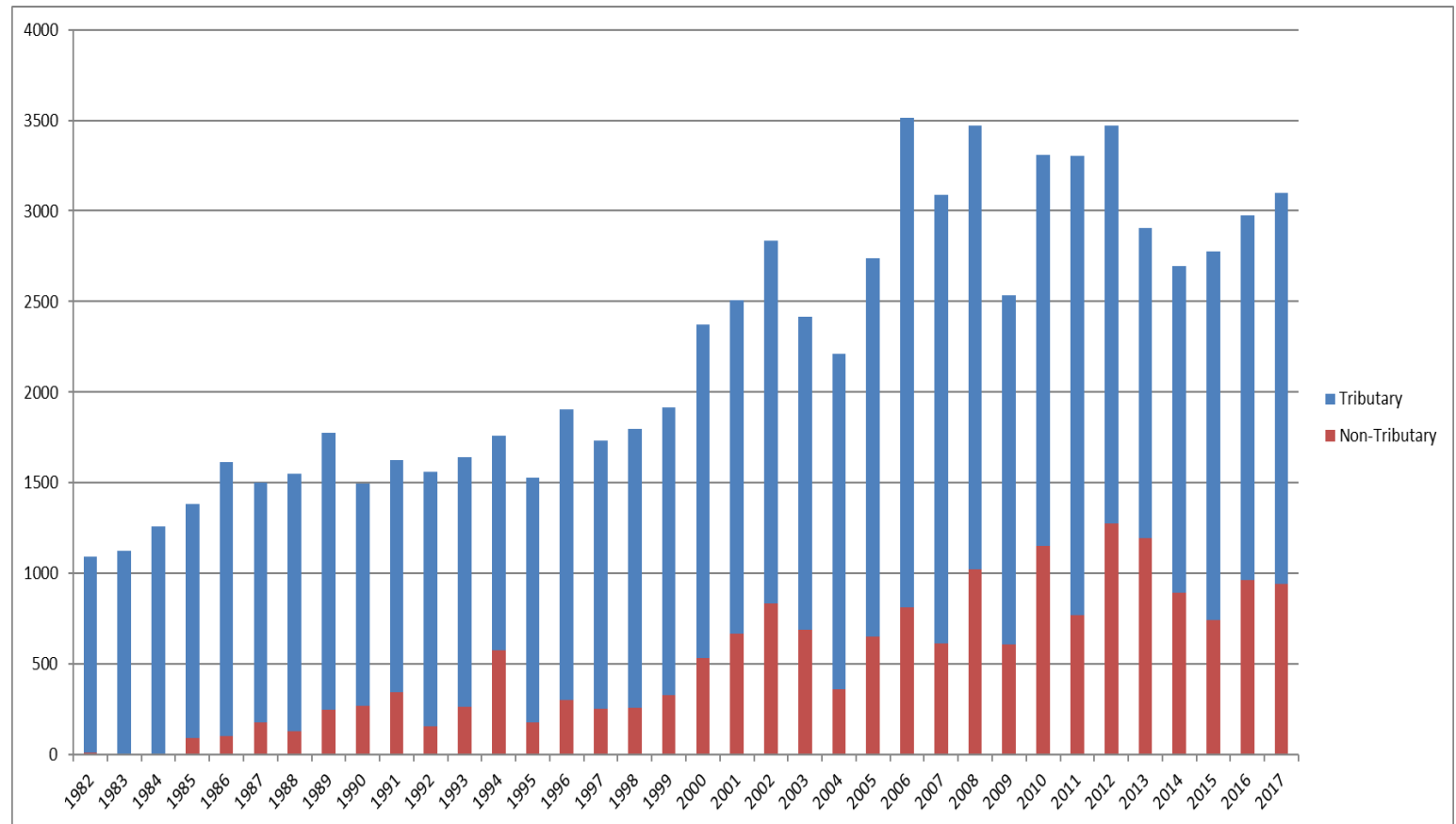
**Denver Southeast Suburban
Water & Sanitation District**

Water Rights Summary

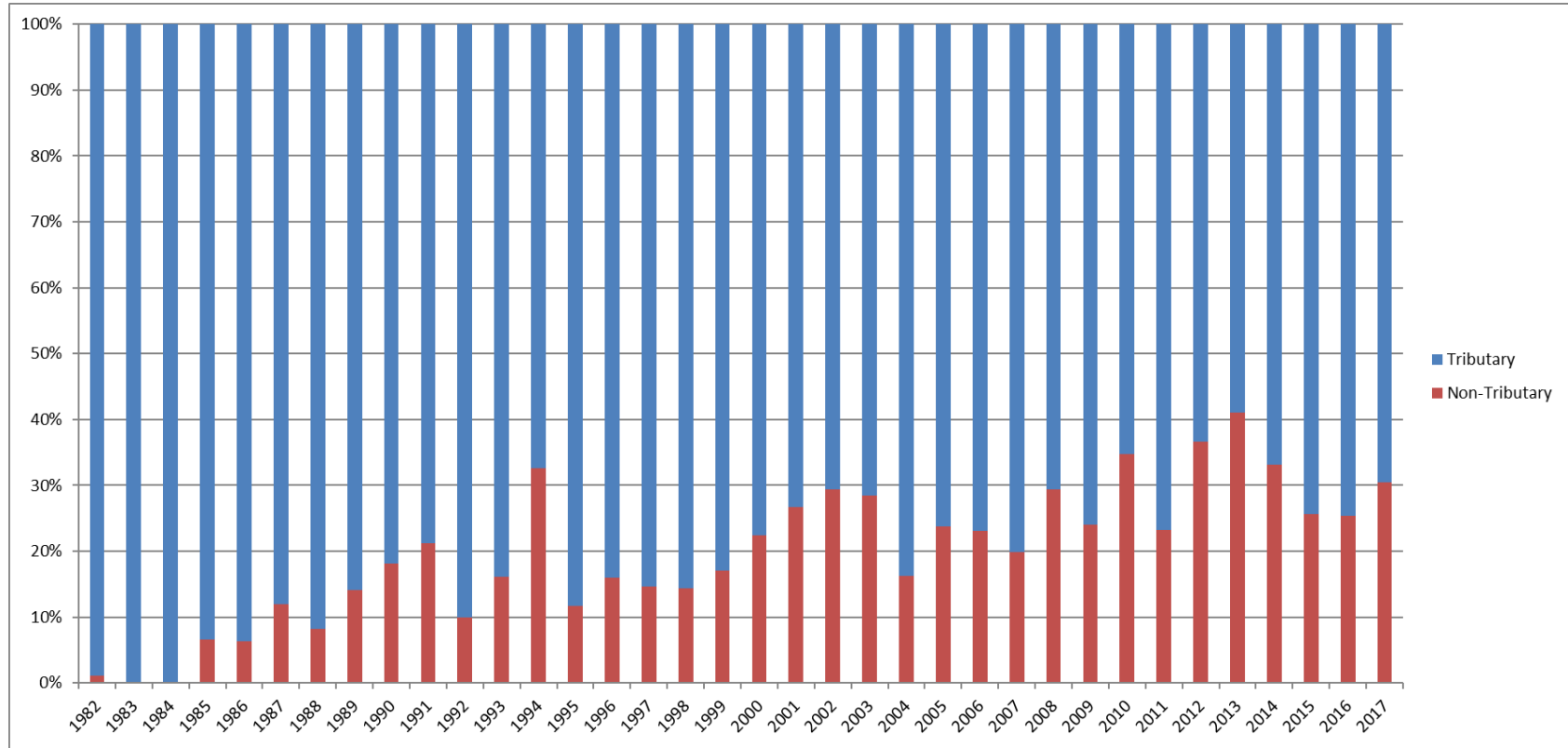
Case No.	Description	Decreed Amount (af/yr)	Subtotals (af/yr)
A. Tributary Water Rights			
W-6268	Harrison & Haley Ditches	1220	1220
W-6268	Junior Water Rights	Variable	
B. Nontributary Water Rights			
W-6265	Wells A, B and C	243	
W-6267	Well J	103	
W-7241	Wells F,G,H,I,K,L and M	1519	
	Pre-S.B. 213 Wells Subtotal:		1865
	(amount w/Current Aug Plan in W-6268)		3085
83CW087E	Senior Corp. East Side - Arapahoe	1202	
83CW088E	Senior Corp. East Side - Denver	240	
83CW089E	Senior Corp. East Side - Dawson	305	
83CW090E	Senior Corp. East Side - LFH	514	
	Senior Corp East Side Subtotal:		2261
82CW087W	Senior Corp. West Side - Arapahoe	1823	
83CW088W	Senior Corp. West Side - Denver	396	
83CW089W	Senior Corp. West Side - Dawson	154	
83CW090W	Senior Corp. West Side - LFH	678	
	Senior Corp West Side Subtotal:		3051
84CW208	Gondolier Farms Decree	885	
85CW203	DSSWSD Nontributary Determination	2466	
89CW086, 087, 088, and 089	Reata South	1608	
93CW146 & 2003CW344	Evans Ranch	1146	
85CW139	Wolf/Vistancia/Scott Road	184	
	Additional Nontributary Water Subtotal:		6289
	Total Nontributary Water:		13,466
Nontributary Water Assigned to Broe Aug Plan (87CW338)			
82CW418	Rosie Wells Decree (Broe)	351	351
C. Total Water Sources, including Broe			15,037

**Pinery Water and
Wastewater District
Water Use based on
Water Year
Table
2**

		(in ac.ft.) Non- Tributary	Total
Tributary			
1982	1,080	12	1,091
1983	1,123	0	1,123
1984	1,258	0	1,258
1985	1,292	91	1,384
1986	1,511	103	1,614
1987	1,324	179	1,504
1988	1,422	127	1,549
1989	1,527	250	1,777
1990	1,225	271	1,496
1991	1,282	344	1,626
1992	1,407	156	1,563
1993	1,379	265	1,644
1994	1,184	574	1,758
1995	1,351	178	1,529
1996	1,601	303	1,904
1997	1,477	254	1,731
1998	1,537	257	1,795
1999	1588	326	1,914
2000	1,838	533	2,371
2001	1,839	669	2,508
2002	2,002	832	2,834
2003	1,730	687	2,417
2004	1,852	360	2,211
2005	2,088	652	2,740
2006	2,704	811	3,514
2007	2,474	613	3,087
2008	2,450	1021	3,470
2009	1,928	608	2,537
2010	2,160	1150	3,310
2011	2,536	769	3,305
2012	2,198	1273	3,471
2013	1,709	1195	2,903
2014	1,801	896	2,698
2015	2,036	741	2,777
2016	2,015	962	2,977
2017	2,155	943	3,098



	Tributary	(in ac.ft.) Non- Tributary
1982	98.9%	1.1%
1983	100.0%	0.0%
1984	100.0%	0.0%
1985	93.4%	6.6%
1986	93.6%	6.4%
1987	88.1%	11.9%
1988	91.8%	8.2%
1989	85.9%	14.1%
1990	81.9%	18.1%
1991	78.8%	21.2%
1992	90.0%	10.0%
1993	83.9%	16.1%
1994	67.3%	32.7%
1995	88.3%	11.7%
1996	84.1%	15.9%
1997	85.3%	14.7%
1998	85.7%	14.3%
1999	83.0%	17.0%
2000	77.5%	22.5%
2001	73.3%	26.7%
2002	70.6%	29.4%
2003	71.6%	28.4%
2004	83.7%	16.3%
2005	76.2%	23.8%
2006	76.9%	23.1%
2007	80.1%	19.9%
2008	70.6%	29.4%
2009	76.0%	24.0%
2010	65.3%	34.7%
2011	76.7%	23.3%
2012	63.3%	36.7%
2013	58.9%	41.1%
2014	66.8%	33.2%
2015	73.3%	26.7%
2016	67.7%	32.3%
2017	69.6%	30.4%



STONE CREEK RANCH FILING NO. 1, 1ST AMENDMENT

A REPLAT OF TRACTS M AND T, STONE CREEK RANCH FILING NO. 1 - PLANNING AREA 4 -
LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO
3.188 ACRES 2 LOTS - SB2022-038

LEGAL DESCRIPTION

TRACTS M AND T, STONE CREEK RANCH FILING NO. 1, AS RECORDED AT RECEPTION NO. 2017081539, AND LYING IN SECTION 15, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

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 LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF STONE CREEK RANCH FILING NO. 1, AMENDMENT NO. 1. 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 EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, CO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES.



VICINITY MAP
SCALE: 1"=1000'

BENEFICIARY OF DEED OF TRUST (TRACT M)

HUDICK EXCAVATING, INC.

BY: _____

TITLE: _____

STATE OF COLORADO)

)SS

COUNTY OF DOUGLAS

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ A.D.

BY: _____

AS: _____ OF HUDICK EXCAVATING, INC.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BENEFICIARY OF DEED OF TRUST (TRACT M)

CROSS CREEK INVESTORS, LLC

BY: _____

TITLE: _____

STATE OF COLORADO)

)SS

COUNTY OF DOUGLAS

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ A.D.

BY: _____

AS: _____ OF CROSS CREEK INVESTORS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

NOTES

- THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE SURFACE USE AND EASEMENT AGREEMENT RECORDED SEPTEMBER 18, 2012 AT RECEPTION NO. 2012069721 AND THE FIRST AMENDMENT THERETO RECORDED AUGUST 18, 2014 AT RECEPTION NO. 2014046634.
- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. _____, DATED _____, WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS, AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY ATWELL, LLC TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE RECORDED PLAT OF STONE CREEK RANCH FILING NO. 1, RECORDED AT RECEPTION NO. 2017081539, DOUGLAS COUNTY RECORDS.
- DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET. A U.S. SURVEY FOOT IS DEFINED AS 1200/3937 METERS.
- LOTS 330 AND 331 ARE SUBJECT TO THE NOISE MITIGATION REQUIREMENTS AS NOTED ON THE STONE CREEK RANCH PLANNED DEVELOPMENT 1ST AMENDMENT.

SURVEY CERTIFICATION

I, _____, 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____.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. _____
FOR AND ON BEHALF OF ATWELL, LLC

TITLE VERIFICATION CERTIFICATE

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, UNLESS OTHERWISE NOTED.

AUTHORIZED REPRESENTATIVE
FIRST AMERICAN TITLE INSURANCE COMPANY

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BOARD OF COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO, ON THE ____ DAY OF _____, 20____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON.

TRACTS M & T, STONE CREEK RANCH, FILING #1 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 #2017081539.

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 COUNTY COMMISSIONERS

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ OF _____, 20__ AD., AT ____ A.M./P.M. AND WAS RECORDED AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

CHOKE CHERRY INVESTORS LLC

_____, AS _____ OF _____ A _____ LIMITED LIABILITY
(PRINT NAME) (MANAGER/MEMBER) (COMPANY) (STATE)

ATTEST:
SECRETARY/TREASURER

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

ANTHONY & AMBER ZAMBAI

BY: _____ BY: _____

TITLE: _____ TITLE: _____

ATTEST:
SECRETARY/TREASURER

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



REVISIONS		
07/15/22	COUNTY	COMMENTS
05/11/23	COUNTY	COMMENTS
06/28/2024		SUBMITTAL

SHEET
1
OF 2

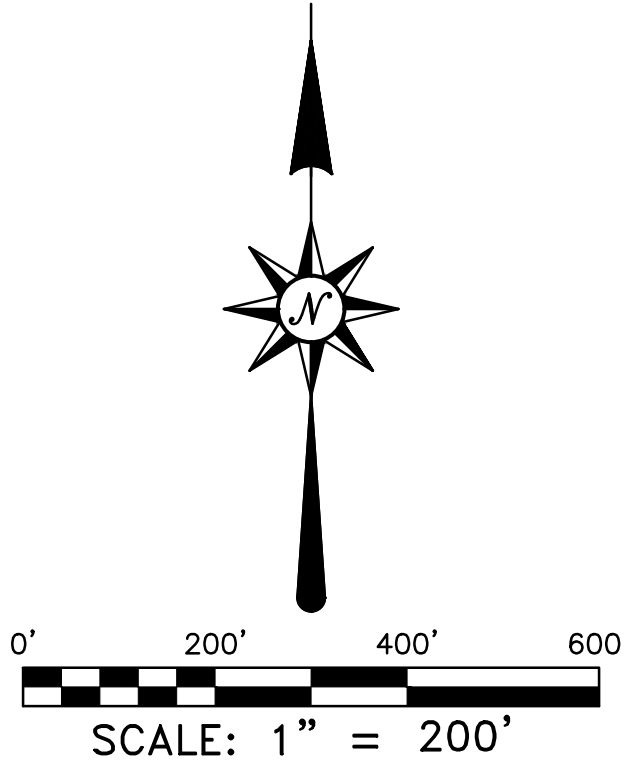
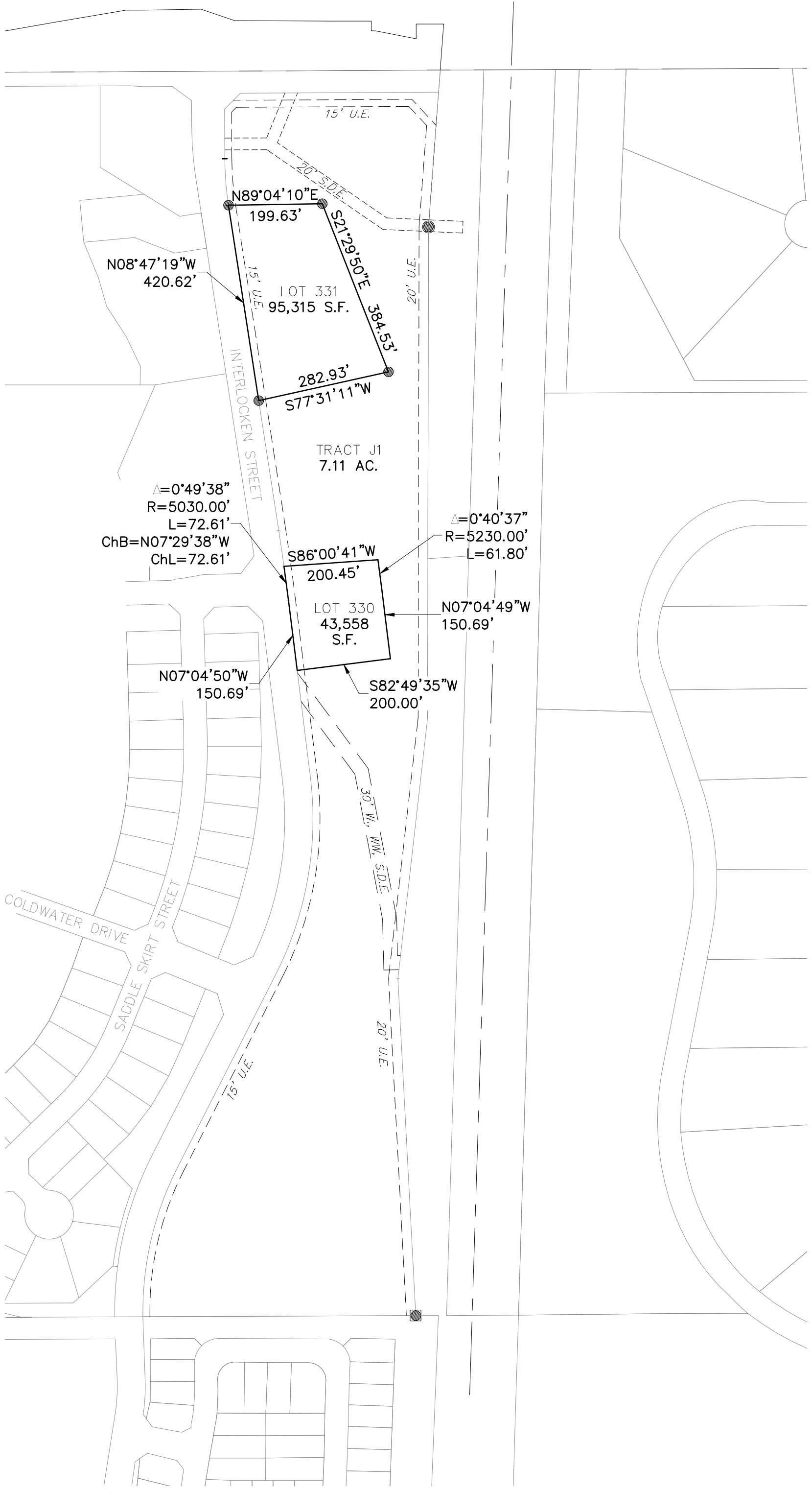
FILE NO.	TRACT M AND T
DATE	06/28/2024
DRAWN BY	TWK
CHECK BY	MLP
JOB NO.	13.15

k:\13.15\dwg\survey\13.15-replat of tracts m & t, scr fil no. 1.dwg Savedate:6/28/2024 11:18 AM Plotted:6/28/2024 1:45 PM

STONE CREEK RANCH FILING NO. 1, 2ND AMENDMENT

A REPLAT OF TRACTS M AND T, STONE CREEK RANCH FILING NO. 1 - PLANNING AREA 4 -
LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO
3.188 ACRES 2 LOTS - SB2022-038

LAND USE TABLE			
LOT	AREA (S.F.)	USE	OWNERSHIP/MAINTENANCE
330	43,558	HOMESTEAD HOUSE	CHOKE CHERRY INVESTORS, LLC
331	95,315	RANCH HOUSE	ANTHONY & AMBER ZAMBAI



- FOUND #5 REBAR WITH ORANGE PLASTIC CAP PLS 38065

●

FOUND #5 REBAR WITH YELLOW PLASTIC CAP PLS 23130

■

FOUND #5 REBAR WITH YELLOW PLASTIC CAP PLS 29430
- ALL EXISTING PLATED EASEMENTS REMAIN IN PLACE AND ARE NOT AFFECTED BY THIS REPLAT.

15' U.E. UTILITY EASEMENT

20' U.E. UTILITY EASEMENT

20' S.D.E. STORM DRAINAGE EASEMENT

30' W.,WW.,S.D.E. WATER, WASTEWATER, STORM DRAINAGE EASEMENT