

Supplemental Memorandum

Date: June 25, 2026
To: Douglas County Board of Adjustment
From: Carolyn Washee-Freeland, AICP, Senior Planner *CWF*
CC: Michael Cairry, Zoning Compliance Manager
Steven E. Koster, AICP, Deputy Director of Community Development
Subject: **Woodmoor Mountain Filing 3, Lot 62, Variance Request**
Project File: **VA2026-004**

SUMMARY

The referral agency review period was completed after the Variance Staff Report was finalized. The Referral Agency Summary Report is attached for review by the Board of Adjustment.

ATTACHMENTS

Referral Agency Summary Report with Referral Letters

Referral Agency Response Report**Project Name:** Woodmoor Mountain Filing 3, Lot 62**Project File #:** VA2026-004**Date Sent:** 05/27/2026**Date Due:** 06/06/2026

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	05/27/2026	No Comment: (Verbatim)	No action necessary
Assessor	06/03/2026	No Comment: (Verbatim)	No action necessary
AT&T Long Distance - ROW	05/27/2026	See Letter: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 13850 S Boulder Ln Larkspur, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area. Ann Barnowski Clearwater Consulting Group Inc 120 9th Avenue South Suite 140, Nampa, ID 83651 Annb@cw64.com	No action necessary
Building Services	05/29/2026	(Verbatim): Douglas County's permit records indicate that no permit was issued for the garage. Permit is required, please visit Douglas County's web site for requirements and contact 303-660-7494 if you have any questions.	The applicant has indicated that the proposed garage has not been constructed yet. The applicant will apply for all necessary building permits.
CenturyLink		No Response Received	No action necessary
Comcast		No Response Received	No action necessary
CORE Electric Cooperative	06/03/2026	See Letter: CORE gives consent to the encroachment request.	No action necessary
Engineering Services	06/05/2026	See Letter: No Comment	No action necessary
Mountain View Electric Association	06/01/2026	(Verbatim): No Comment. Project outside MVEA service territory	No action necessary
Woodmoor Mountain HOA		No Response Received	No action necessary

Referral Agency Response Report

Project Name: Woodmoor Mountain Filing 3, Lot 62

Project File #: VA2026-004

Date Sent: 05/27/2026

Date Due: 06/06/2026

Agency	Date Received	Agency Response	Response Resolution
Xcel Energy-Right of Way & Permits	05/28/2026	See Letter: Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for the above-mentioned application 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	No action necessary

Carolyn Freeland

From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, May 27, 2026 2:04 PM
To: Carolyn Freeland
Cc: LANA SCARLETT-ROWELL (ls1762@att.com); duanew cwc64.com
Subject: 13850 S Boulder Ln Larkspur, Colorado Douglas County eReferral #VA2026-004
Attachments: 13850 S Boulder Ln Larkspur, Colorado.jpg

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

Hi Carolyn,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 13850 S Boulder Ln Larkspur, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

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

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@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: cfreeland@douglasco.gov <cfreeland@douglasco.gov>
Sent: Wednesday, May 27, 2026 12:03 PM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (VA2026-004) 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>

VA2026-004, Woodmoor Mountain Filing 3, Lot 62 - Variance Request

The applicant requests a variance to allow for a reduction in the street setback from 25 feet to 5 feet from the property line on Boulder Lane. The applicant proposes to construct a new 24-foot by 30-foot detached garage to be located within the existing driveway area between the front property line and the existing single-family residence. The subject property is located at 13850 Boulder Lane, Larkspur, CO 80118, (SPN: 2771-193-05-006). The property is zoned Estate Residential (ER) and is 3.016-acres in size.



13850 S Boulder LN



June 3, 2026

Klinker Family Trust
158 Oakridge Drive
Dayton, NV 89403

Re: Garage encroachment into the Forty-foot (40') wide platted utility easement and Building Setback within Lot 62 Woodmoor Mountain Filing 3; County of Douglas, State of Colorado; T10S, R67W, Section 19 in the 6th P.M.

Core Electric Cooperative does consent to the above requesting encroachment into the Forty-foot (40') wide platted utility easement and Building Setback.

Core Electric Cooperative does not relinquish any rights or easements pertaining to the existing overhead and future underground distribution facilities within the property or within the platted utility easements.

Should there be any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brooks Kaufman".

Brooks Kaufman
Lands and Rights of Way Manager

REFERRAL RESPONSE REQUEST – VARIANCE

 Date sent: May 27, 2026

 Comments due by: **June 6, 2025**
Project Name: *Woodmoor Mountain Filing 3, Lot 62 –Variance*
Project File #: VA2026-004

Project Summary: The applicant requests a variance to allow for a reduction in the street setback from 25 feet to 5 feet from the property line on Boulder Lane. The applicant proposes to construct a new 24-foot by 30-foot detached garage to be located within the existing driveway area between the front property line and the existing single-family residence. The subject property is located at 13850 Boulder Lane, Larkspur, CO 80118, (SPN: 2771-193-05-006). The property is zoned Estate Residential (ER) and is 3.016-acres in size.

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

<input checked="" type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: _____	
<input type="checkbox"/> See letter attached for detail.	
Agency: Douglas County PW Eng	Phone #: 303-660-7490
Your Name: Jake Tolbert	Your Signature: <i>Jake Tolbert</i>
(please print)	Date: 6/5/2026

 A Variance Hearing on this request will be held before the Douglas County Board of Adjustment on Tuesday, **June 16, 2026 at 1:30 pm.**

Sincerely,

Carolyn Washee-Freeland
 Carolyn Washee-Freeland, AICP
 Senior Planner
 Enclosure



Right of Way & Permits

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

May 28, 2026

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

Attn: Carolyn Washee-Freeland

Re: Woodmoor Mountain Filing 3, Lot 62, Case # VA2026-004

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for the above-mentioned application 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

Although "branded" as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation.