

Exemption Staff Report

Date: February 23, 2026
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Kati Carter, AICP, Director of Community Development *K C*
CC: Brett Thomas, AICP, Chief Planner
Jeanette Bare, AICP, Planning Manager
Steven E. Koster, AICP, Deputy Director of Community Development
Subject: **Bennett, Benedik, and Colander Exemption**
Project File: **EX2025-007**

Board of County Commissioners Meeting:

March 10, 2026 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The request is for approval of an exemption to establish three residential lots on 14.81 acres. The existing parcel includes three seasonal cabins which date from approximately 1923, 1952, and 1954. The cabins were subject to special use permits from the United States Department of Agriculture, and in 2017, the United States relinquished its rights to the underlying land to the cabin owners.

The site is located approximately one mile south of Deckers via Y Camp Road. The land is zoned Agricultural One (A-1). The proposed exemption is within the Pike National Forest and Foothills Subarea as identified in Section 3 of the 2040 Douglas County Comprehensive Master Plan (CMP).

II. APPLICATION INFORMATION

A. Applicants

Bennett, Benedik, and Colander LLC
4253 Round Rock Court
Colorado Springs, Colorado 80904

B. Applicant's Representative

Kevin Archer
David E Archer & Associates, Inc
105 Wilcox Street
Castle Rock, Colorado 80104

C. Request

The applicants request approval of an exemption to establish three residential lots on 14.81 acres for existing cabins in the Pike National Forest.

D. Process

In accordance with Section 903 of the Douglas County Subdivision Resolution (DCSR), the request must comply with one of five listed criteria to be exempted from the definition of the term subdivision. Specifically, Section 903.05 authorizes subdivision exemption when parcels are created through a deed recorded in the Office of Douglas County Clerk and Recorder that the Board determines is not within the purposes of the Subdivision Resolution.

E. Location

The site is located southwest of the intersection of State Highway 67 and Y Camp Road, near Deckers. Vicinity, zoning, and aerial maps which show location and existing conditions are attached to the staff report.

III. CONTEXT

A. Background

The three existing cabins were part of the Four Mile Summer Home Camp that was formed around 1932 along Four Mile Creek. The cabin at 8367 Y Camp Road was built in 1954, the cabin at 8453 Y Camp Road was built in 1952, and the cabin at 8621 Y Camp Road was built in 1923.

The cabins and improvements have been sold and transferred over the past decades, however, the underlying land was owned by the federal government as part of the Pike National Forest up until 2017. In 2017, the federal government relinquished its rights to Parcels B and C through a quitclaim deed to Bennett, Benedik, and Colander LLC, the owners of the cabins. The current exemption request is to establish three residential lots, one for each of the existing seasonal cabins. Additional quitclaim deeds will be required to be recorded following exemption approval to reflect ownership relative to the exempt parcel boundaries.

B. Adjacent Land Uses and Zoning

The land to the north, east, and west of the subject property is part of the Pike National Forest. South of the property is the YMCA's Camp Shady Brook which is zoned A-1.

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The site is bounded on the east by Four Mile Creek and Y Camp Road. The locations of the existing cabins are relatively flat while the rest of the property rises steeply into the Pike National Forest to the west.

B. Access

Access to the property is via Y Camp Road, which intersects with State Highway 67 in Deckers.

C. Drainage and Erosion

No stormwater or other improvements are required for the existing cabins.

D. Floodplain

A 100-year floodplain associated with Four Mile Creek is located along the east boundary of the property.

V. PROVISION OF SERVICES

A. Fire Protection

The existing cabins are served by the Conifer Fire Protection District, which consolidated the North Fork Fire Protection District and Inter-Canyon Fire Protection District in 2025. No response was received from the North Fork Fire Protection District.

B. Sheriff Services

The Douglas County Sheriff's Office provides police protection to the site.

C. Water

The existing cabins are currently served by wells and cisterns for potable water. The Colorado Division of Water Resources (CDWR) stated no concerns regarding the exemption request, noting it will not affect the validity of well permits 246132 or 279232 on proposed Lots 3 and 5. The CDWR indicated there is no evidence of completion for well permit number 308740 and the owner will need to apply for a new permit.

D. Sanitation

Sanitary sewer for the existing cabins is treated by individual septic systems. The Douglas County Health Department had no comment on the application.

E. Utilities

The CORE Electric Cooperative has an existing overhead electric facility across the subject property. CORE requested a 30-foot easement for the overhead line. The applicant has revised the exhibit to include a 30-foot easement which will be executed by separate instrument prior to recordation of the exemption.

F. Wildfire

The County's Wildfire Mitigation Specialist met on site with the owners and indicated satisfaction with the wildfire mitigation work.

VI. STAFF ANALYSIS

Staff has evaluated the exemption amendment request in accordance with Article 9 of the Subdivision Resolution. Per Section 903.05, the Board may authorize subdivision exemption under specific circumstances, where it is determined that the applicant is not circumventing subdivision. In this case, the land was transferred to the owners of the three existing cabins by the federal government in 2017. While no specific approval standards are required for exemption requests, the review process ensures that water, sewer, access, and other basic services are available for the proposed exempt parcels. In this case, such services are available. Each parcel is sufficiently sized to meet required zoning setbacks and provide for individual well and septic systems.

VII. STAFF ASSESSMENT

Staff has evaluated the exemption request in accordance with Article 9 of the Subdivision Resolution. Should the Board find that the criteria for the exemption are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to recordation of the exemption exhibit, technical corrections to the exhibit shall be made to the satisfaction of Douglas County.
2. Prior to recordation of the exemption exhibit, the 30-Foot CORE Easement shall be executed and recorded by separate instrument.
3. 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.

| ATTACHMENTS | PAGE |
|--|-------------|
| Douglas County Land Use Application | 5 |
| Applicant’s Narrative | 6 |
| Vicinity Map | 8 |
| Zoning Map | 9 |
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| Quitclaim Deed Rec. No. 2017075014..... | 25 |
| Exemption Exhibit | 27 |
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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: Exemption Plat

MARKETING NAME: _____

PRESUBMITTAL REVIEW PROJECT NUMBER: PS24-0127

PROJECT SITE:

Address: 8367, 8453 and 8621 Y Camp Road

State Parcel Number(s): 261328100001

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

PROPERTY OWNER(S):

Name(s): Bennett, Benedik,, & Colander LLC

Address: 4253 Round Rock Court, Colorado Springs, CO 80904

Phone: 303-726-4856

Email: llcola@comcast.net

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

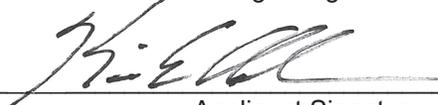
Name: David E Archer & Associates, Inc Kevin Archer

Address: 105 Wilcox Street, Castle Rock, CO 80104

Phone: 303-688-4642

Email: Karcher@davidearcher.com

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

8-20-2025

 Date



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

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

PROJECT NARRATIVE
For the
BENNETT, BENEDIK, COLANDER EXEMPTION

The purpose of this exemption plat is to create legal parcels for the existing cabins located at 8367, 8453, and 8621 Y Camp Road that were a part of the Four Mile Summer Home Group. The cabin at 8367 Y Camp Road was built in about 1954, the cabin at 8453 Y Camp Road was built in 1952 and the one at 8621 was constructed in 1923.

The Four Mile Summer Home Group appears to have been formed in the 1932 along Four Mile Creek in Section 28, Township 9 South, Range 70 West, to provide a location for some Cabins. The properties were set up with Special Use Permits from the US Department of Agriculture, Forest Service. The Use Permits allowed for cabins. The Properties have been sold and transferred over time specifying a lot number of Four Mile Summer Home Group but further specifying only the improvements and the special use permits were sold and not the actual property.

A map of Four Mile Summer Home Group was prepared showing the properties at the time of its creation. The 6 lots shown were 0.58 acres to 0.78 acres in size. The lots were shown with general dimensions but were not tied to the section other than by a vicinity map but not by dimensions.

In 2017 the United States of America released Parcels B and C to the Bennett, Benedik, and Colander, LLC a Colorado Limited Liability Company. These two parcels contain three cabins that are a part of the Four Mile Summer Home Group and are identified as Lots 3,5 and 6. Parcels B and C do not resemble the lots portrayed on the Four Mile Summer Home Group drawing, but as mentioned do contain the cabins.

Parcels B and C are real property that was transferred, and this Exemption Plat will create lots 1, 2 and 3, one lot for each of the existing Cabins.

The existing cabins are currently served by Wells and/or Cisterns for potable water. Sanitary sewer is treated by individual septic systems. Access to the cabins is via Y Camp Road.

As noted, the cabins have been existence for many years and will not require any additional County facilities with the creation of the three lots with the proposed Exemption Plat.

The following is a summary of the chain of title for each of the cabins.

1932 – Four Mile Summer Home Group Lots 1-6

1971 – Lot 3, Dematties to Long
1994 – Lot 3, Long to Boykin
1996 – Lot 3, Boykin to Snider
2000 – Lot 3, Snider to BA & CJ Investments.
2001 – Lot 3, BA and CJ Investments to BA Classen
2010 – Lot 3, Claussen to Colander
2011 – Lot 3 Benedik to Colander

1991 – Lot 5, Gannon to Welker, Whitaker and Hartwick
1992 – Lot 5, Hartwick 1/3 interest to Alexander.
1995 – Lot 5, Welker, Whitaker and Hartwick to Claussen
2005 – Lot 5, Classen sold to Benedik

1981- Lot 6, Bold to Williams, Kesler, and Folkers.
1988 – Lot 6, Roland and Valetta Kesler transferred a 1/3 interest in Lot 6 to Roland Kesler.
1991 – Lot 6, Folkers sold interest in Lot 6 to Morris and Kesler
1992 – Lot 6, Williams, Kesler ½ interest to Williams and Morris
1995 – Lot 6, Kesler to Kesler trustees
1999 – Lot 6, Kesler to Bennett

2017 – Parcels B and C, United States relinquishes the land to Bennett, Benedik, Colander, LLC

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

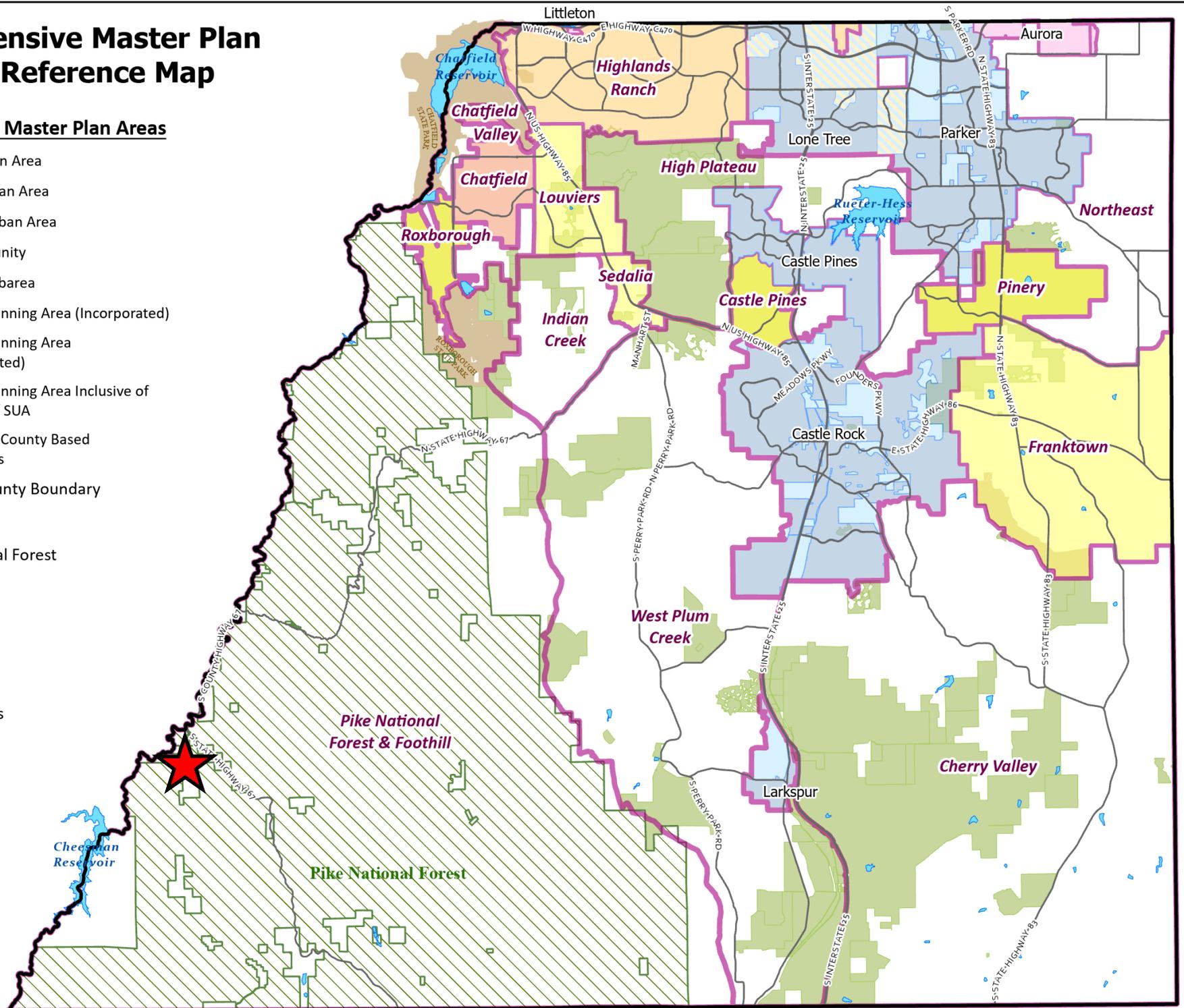
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

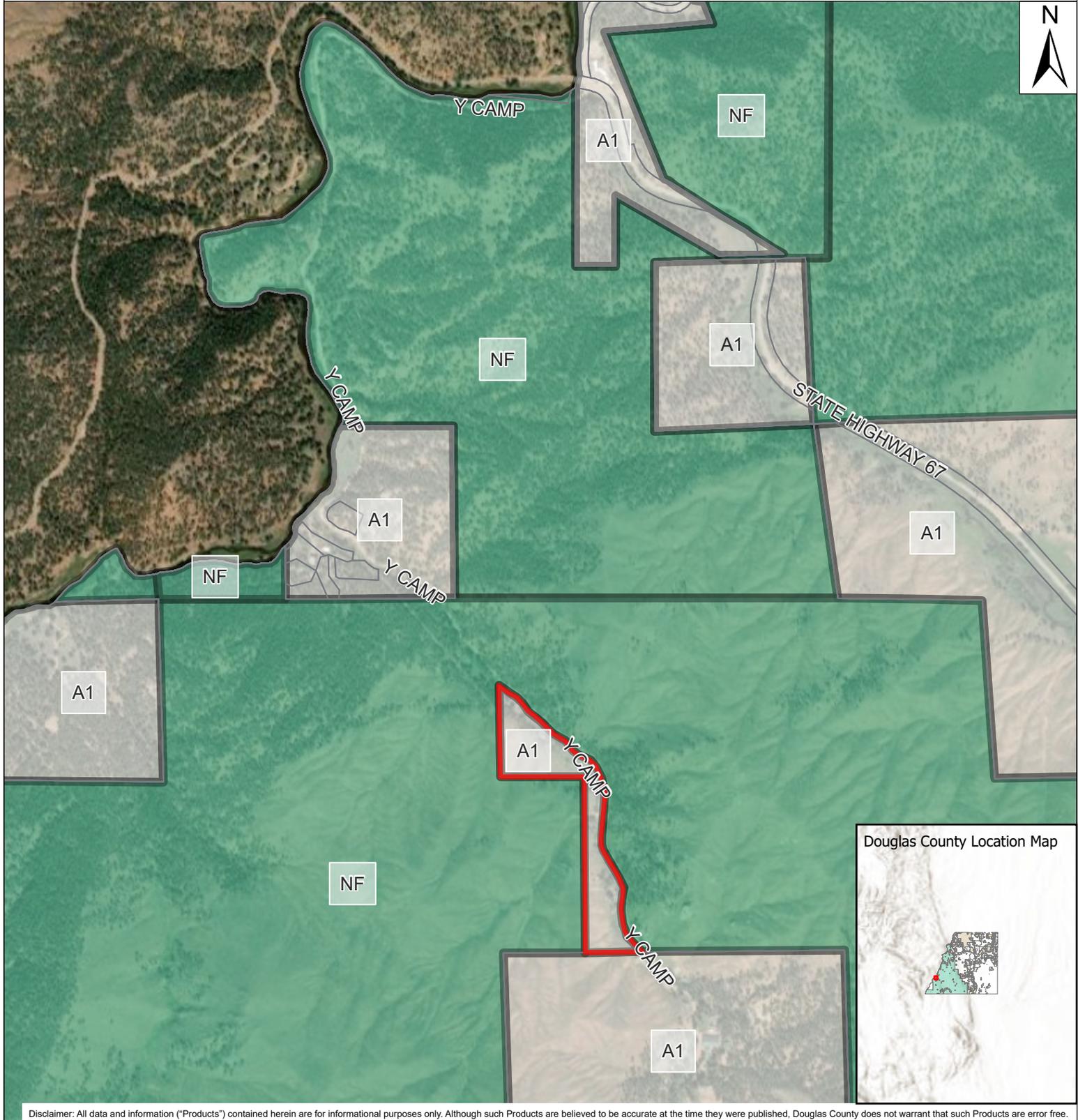
- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads



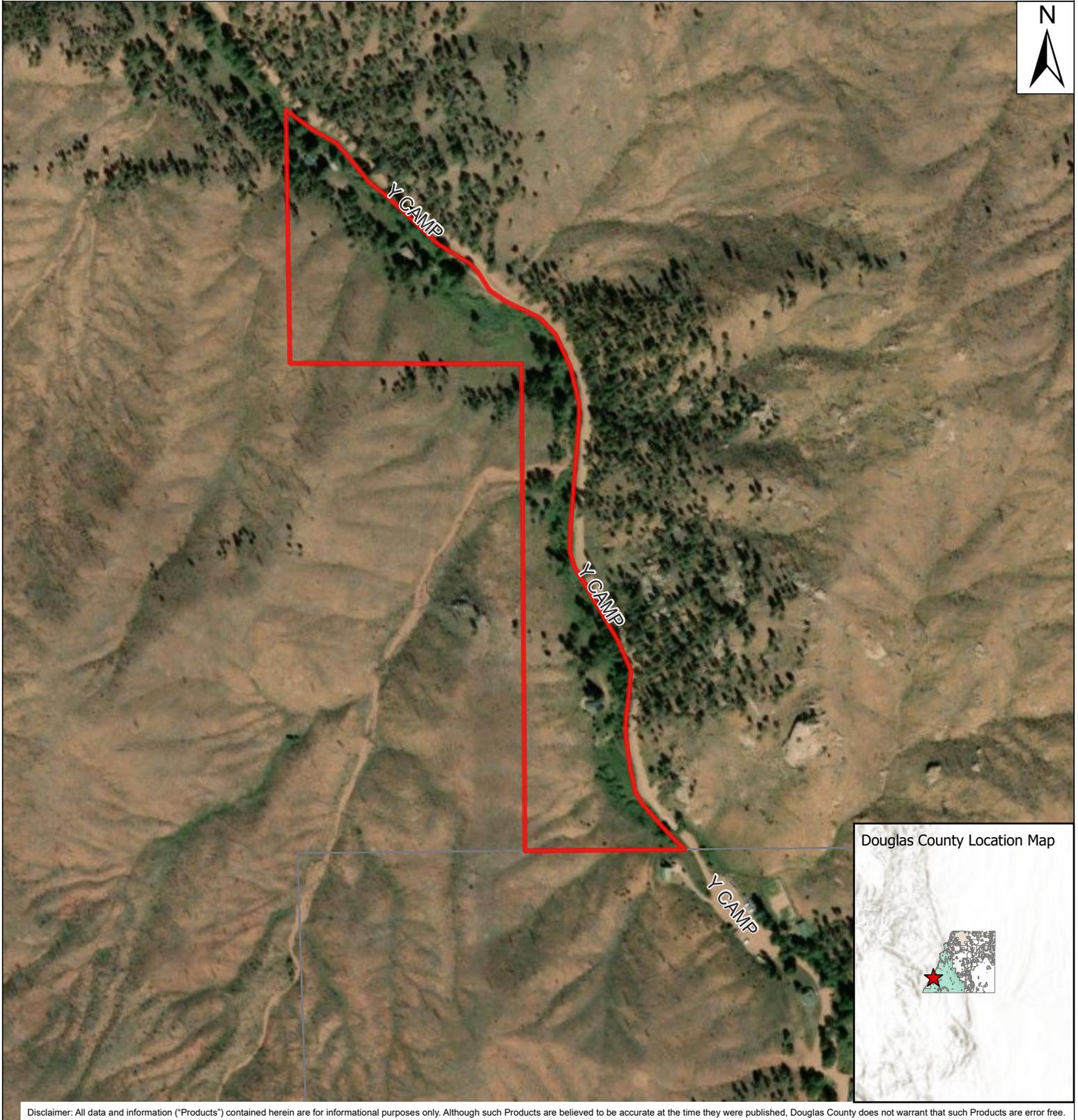
Bennett, Benedik, and Colander Exemption EX2025-007



Disclaimer: All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time they were published, Douglas County does not warrant that such Products are error free.

-  A1 - AGRICULTURAL ONE
-  NF - NATIONAL FOREST

Bennett, Benedik, and Colander Exemption EX2025-007



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Referral Agency Response Report

Project Name: Bennett, Benedik, and Colander Exemption

Project File #: EX2025-007

Date Sent: 09/18/2025

Date Due: 10/02/2025

| Agency | Date Received | Agency Response | Response Resolution |
|--------------------------------------|---------------|--|---|
| Addressing Analyst | 09/18/2025 | No comment. | No action necessary. |
| Assessor | 09/29/2025 | Verbatim response: Please be aware of the following comments: none | No action necessary. |
| Building Services | | No response received. | |
| CenturyLink | 10/17/2025 | Summary of response letter: CenturyLink has confirmed it has no objections with respect to the subdivision of the existing parcel. CenturyLink notes the request shall not reduce its rights to any existing easement or rights in the area. | No action necessary. |
| Colorado Division of Water Resources | 09/29/2025 | Summary of response letter: The Division of Water Resources stated it has no concerns regarding the proposed exemption. It noted the exemption will not affect the validity of well permit no. 246132 or 279232. It noted there is not evidence of completion for well permit no. 308740 and the owner will need to apply for a new permit. | The applicant acknowledges they will apply for a new well permit. |
| CORE Electric Cooperative | 09/22/2025 | Verbatim response: CORE Electric Cooperative has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments: CORE has existing overhead electric facilities on the subject property. CORE will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the CORE’s current extension policies. The shown CORE easement will need to be changed to 30-foot width for the type of overhead line is three phase. | The exhibit has been updated to reflect a 30-foot easement for CORE. The applicant acknowledges the 30-foot easement will be required to be recorded prior to recordation of the Exemption. |

Referral Agency Response Report

Project Name: Bennett, Benedik, and Colander Exemption

Project File #: EX2025-007

Date Sent: 09/18/2025

Date Due: 10/02/2025

| Agency | Date Received | Agency Response | Response Resolution |
|-------------------------------------|----------------------|--|--|
| Douglas County Health Department | 09/19/2025 | Summary of response letter: DCHD reviewed the application and has no comments. | No action necessary. |
| Engineering Services | 10/02/2025 | No comment. | No action necessary. |
| North Fork Fire Protection District | | No response received. | |
| Sheriff's Office | | No response received. | |
| Wildfire Mitigation | 02/03/2026 | Summary of response letter: The Wildfire Mitigation Specialist notes they have met on site with the property owners and approved all of the mitigation work. | The applicant has performed mitigation work to the satisfaction of the Wildfire Mitigation Specialist. |
| | 10/07/2025 | The Wildfire Mitigation Specialist notes the Exemption will require treating the parcels to meet Douglas County standards. | |



Century**Link**

10/17/2025

Bret Thomas
Chief Planner
Planning Services
100 Third Street
Castle Rock, CO

No Reservations/No Objections

SUBJECT: Subdivide existing parcel into separate lots on Y Camp Rd, Sedalia, CO

To Whom It May Concern:

Qwest Corporation d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject approval and has determined that it has no objections with respect to the subdivision of the existing parcel as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this shall not reduce our rights to any existing easement or rights we have on this site or in the area.

If you have any questions, please contact Richard Hollis at 903-559-1095 or richard.hollis@lumen.com

Sincerely yours,

CenturyLink ROW Team



September 29, 2025

Brett Thomas, Chief Planner

Douglas County Planning Services

Transmission via email: bthomas@douglas.co.us

Re: Bennett, Benedik, and Colander Exemption

EX2025-007

Pt. W $\frac{1}{2}$ NE $\frac{1}{4}$, Section 28, T9S, R70W, 6th P.M.

Water Division 1, Water District 8

Dear Mr. Thomas:

We have reviewed the above referenced request for a Subdivision Exemption. The submitted material does not 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 comments regarding the proposed water supply. The comments will not state an opinion on the adequacy of the water supply or the ability of the water supply plan to satisfy any County regulations or requirements, and cannot be used to guarantee the physical availability of water or the issuance of a well permit.

The subject application seeks to legally establish three parcels for the existing separately occupied residences on a 14.81-acre parcel. Lot 3 will be 2.59 acres in size, Lot 5 will be 5.0 acres in size, and Lot 6 will be 7.42 acres in size. Each lot contains an existing cabin.

The existing well located on proposed Lot 3 was registered with this office under permit no. 246132 for ordinary household purposes inside one single-family dwelling. The well with permit no. 246132 was constructed and put to use prior to May 8, 1972 and therefore is not tied to a specific lot or land area. The proposed Subdivision Exemption will not affect the validity of permit no. 246132 or the allowed use of the well.



The existing well located on proposed Lot 5 was registered with this office under permit no. 279232 for ordinary household purposes inside one single-family dwelling. The well with permit no. 279232 was constructed and put to use prior to May 8, 1972 and therefore is not tied to a specific lot or land area. The proposed Subdivision Exemption will not affect the validity of permit no. 279232 or the allowed use of the well.

According to records available through this office, well permit no. 308740 was issued on March 21, 2018 to construct a well on a property described as Lot 6 of Four Mile Summer Home Group, and expired on March 21, 2021 due to lack of evidence of well completion. The permitted use was household use inside one single family dwelling. Well permit no. 308740 may be reinstated by submittal of either the Well Construction and Yield Estimate Report (GWS-31) or, if the original work report is unavailable, a Post-Construction Well Inspection Report (GWS-68) completed and signed by a licensed water well contractor, showing that the well was constructed on or before its permitted expiration date of March 21, 2021. If the well was not constructed on or before this date, the owner will need to apply for a new permit to use the existing well by submitting the Residential Water Well Permit Application (GWS-44) along with either the GWS-31 or GWS-68. Well permit no. 308740 limited the use of groundwater from the well to ordinary household use inside one single-family dwelling. It is anticipated that a new permit to use the existing well would be issued for ordinary household purposes inside one single-family dwelling.

This office has no concerns regarding the proposed subdivision exemption. If you or the applicant have questions concerning any of the information contained herein, please contact me at 303-866-3581 ext. 8245 or kathleen.fuller@state.co.us.

Sincerely,



Kate Fuller, P.E.

Water Resources Engineer

Cc: Referral file no. 34413

Well permit file nos. 246132, 279232, and 308740

BENNETT, BENEDIK, & COLANDER EXEMPTION

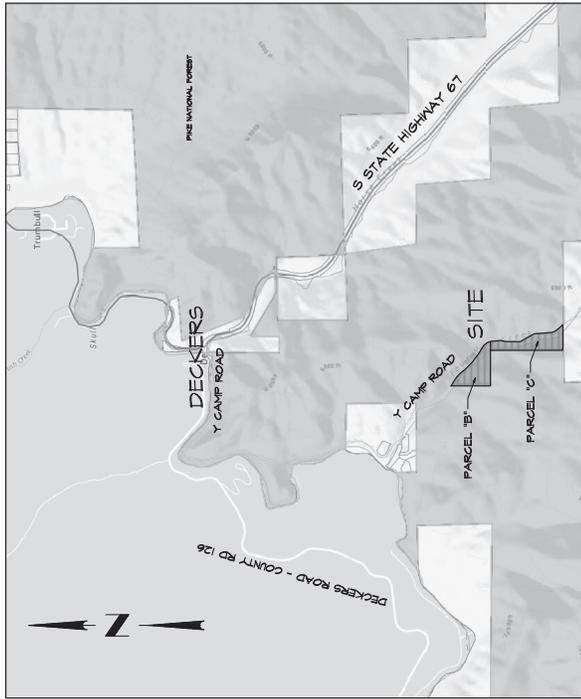
IN SECTION 28, TOWNSHIP 9 South, RANGE 70 West, 6TH P.M., Douglas County, Colorado

14.81 ACRES 3 RESIDENTIAL LOTS, EX2025-

EXISTING PARCEL LEGAL DESCRIPTIONS:

Parcel "B"
 Legal Description:
 A Parcel of Land situate in the Northwest 1/4, Northeast 1/4 of Section 28, Township 9 South, Range 70 West of the 6th Principal Meridian, Douglas County, Colorado, and containing 14.81 Acres, more or less, as shown on the plat hereon, and considering the West Line of said Northeast 1/4 to bear N 00°46'00" W, with all bearings contained herein relative thereto;
 Thence N 89°47'50" E, along the South line of the Northwest 1/4, a distance of 150.18 feet;
 Thence N 89°22'59" E, a distance of 118.14 feet;
 Thence N 89°21'00" W, a distance of 179.84 feet;
 Thence N 41°38'00" W, a distance of 187.76 feet;
 Thence N 47°40'00" W, a distance of 110.22 feet;
 Thence N 56°12'00" W, a distance of 82.38 feet;
 Thence N 21°42'00" W, a distance of 745.65 feet, to a point on the West line of the Northwest 1/4, Northeast 1/4 of said Section 28, to the Point of Beginning;
 Containing 6.57 ACRES (639527.38 sq. ft.), more or less.

Parcel "C"
 Legal Description:
 A Parcel of Land situate in the Southwest 1/4, Northeast 1/4 of Section 28, Township 9 South, Range 70 West of the 6th Principal Meridian, Douglas County, Colorado, which is more particularly describe as follows:
 Commencing at the Southwest corner of the Northeast 1/4 of said Section 28, and considering the South Line of said Northeast 1/4 to bear N 89°57'00" E,
 Thence N 89°57'00" E, a distance of 456.56 feet, to the Point of Beginning;
 Thence N 72°00'00" W, a distance of 567.89 feet;
 Thence N 03°11'00" W, a distance of 106.25 feet;
 Thence N 12°24'00" W, a distance of 78.56 feet;
 Thence N 55°19'00" W, a distance of 117.48 feet;
 Thence N 21°30'00" W, a distance of 65.70 feet;
 Thence N 00°48'00" E, a distance of 104.64 feet;
 Thence N 17°42'00" W, a distance of 156.89 feet, to a point on the North line of Parcel "B";
 Thence S 02°53'14" E, a distance of 150.18 feet, to the Point of Beginning;
 Thence S 02°53'14" E, a distance of 1549.83 feet, to the Point of Beginning;
 Containing 7.84 Acres (674262.58 sq. ft.), more or less.



VICINITY MAP
 SCALE: 1" = 1000'

SURVEYOR'S CERTIFICATE

I, Darrell Eugene Roberts, a duly registered Professional Land Surveyor residing in the State of Colorado, do hereby certify that this exemption exhibit truly and correctly represents the results of a survey made on April 22, 2025, by me or under my direct supervision and that all monuments added on show hereon; that the same are 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.

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

Darrell Eugene Roberts for and on behalf of David E. Archer & Assoc.
 Professional Land Surveyor # 38057

APPLICANTS

- LOT 3 LORI COLANDER TRUST
 8857 Y CAMP RD
 ACCOUNT: R0150159
- LOT 5
 ANDREW P. BENEDIK & MANDY J JENNINGS
 8857 Y CAMP RD
 SEDALLI, CO. 80135
 ACCOUNT: R0151095
- LOT 6 BENNETT & ROSEANN BENNETT
 8857 Y CAMP RD
 ACCOUNT: R0150148

BASIS OF BEARING

Bearings were plotted and based on the consideration from the South line of the Northeast 1/4, Northwest 1/4 of Section 28, Township 9 South, Range 70 West of the 6th Principal Meridian, County of Douglas, State of Colorado, bears N 89°57'00" E; the Southwest 1/4, Northeast 1/4 of said Section 28, Township 9 South, Range 70 West of the 6th Principal Meridian, County of Douglas, State of Colorado, bears S 02°53'14" E; Brass Cap stamped PLS 16398 as shown hereon between those identified monuments.

DIRECTOR OF COMMUNITY DEVELOPMENT
 This exemption was approved by the Douglas County Board of County Commissioners on _____, 20____, Motion # 025-XXX
 Accepted for recordation by _____, Director of Community Development _____ Date _____

DAVID E. ARCHER & ASSOCIATES, INC.
 LAND SURVEYING & ENGINEERING
 108 W. WYOMING, SUITE 200, DENVER, CO 80202

BENNETT, BENEDIK & COLANDER EXEMPTION
 Project File EX2025-007, Exemption # South,
 Douglas County, Colorado

Sheet _____ of _____ 25-0218

September 19th, 2025

Brett Thomas
100 Third St.
Castle Rock, CO 80104

RE: EX2025-007

Dear Mr. Thomas

Thank you for the opportunity to review and comment on the Bennett, Benedik and Colander Exemption 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

REFERRAL RESPONSE REQUEST

Date sent: September 18, 2025

Comments due by: **October 2, 2025**

Project Name: Bennett, Benedik, and Colander Exemption

Project File #: EX2025-007

Project Summary: The applicant is requesting to legally establish three parcels for the existing separately occupied residences at 8367, 8453, and 8621 Y Camp Road. The 14.81-acre parcel is on the west side of Y Camp Road, approximately one mile south of its intersection with Highway 67 in Deckers. The parcel is zoned Agricultural One (A-1).

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: <i>ENGINEERING</i> | Phone #: <i>4318</i> |
| Your Name: <i>AL PETERSON</i> <small>(please print)</small> | Your Signature: <i>Al Peterson</i> |
| | Date: <i>10/2/25</i> |

Additional information and documents can be found at www.douglas.co.us/pro and searching for the Project File # provided above. You are encouraged to attend the public meeting in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. The meeting date may be obtained by calling 303.660.7460. 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,



Brett Thomas, AICP, Chief Planner

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Brett Thomas

From: Dylan Williams <dwilliams@dcsheriff.net>
Sent: Tuesday, February 3, 2026 1:13 PM
To: Kevin Archer <karcher@davidearcher.com>; Brett Thomas <bthomas@douglas.co.us>
Subject: RE: Y Camp Road Exemption EX2025-007

Kevin,

Yes, that is correct. I worked with the property owners and approved all of their mitigation work.

Dylan Williams
Wildfire Mitigation & Resilience Coordinator
Office of Emergency Management
Douglas County Sheriff's Office
(303)704-0025
dwilliams@dcsheriff.net



From: Kevin Archer <karcher@davidearcher.com>
Sent: Tuesday, February 3, 2026 11:11 AM
To: Brett Thomas <bthomas@douglas.co.us>; Dylan Williams <dwilliams@dcsheriff.net>
Subject: Y Camp Road Exemption EX2025-007

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

Dylan,
I understand you have met with Lora Colander on the Y Camp Road Exemption and that they have worked with you to take care of the Wildfire Mitigation for the project.

I am confirming this and wanted to make sure Brett Thomas was aware that your department is satisfied.

Thanks
Kevin

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

From: Dylan Williams <dwilliams@douglas.co.us>
Sent: Tuesday, October 7, 2025 1:56 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Y Camp Road Exemption

Brett,

Could you add these comments to the Y camp Road exemption:

The parcels under request contain mature timber stands with dense canopy cover and a mix of understory vegetation ranging from sparse to dense, creating both vertical and horizontal fuel continuity throughout the Home Ignition Zone (HIZ). Slopes vary from moderate to steep, and surface fuels are continuous, including dead and down woody material, woody shrubs, and ladder fuels beneath tree canopies. These conditions present a **high potential for rapid fire spread and crown fire initiation**.

Proposed exemption within these high-hazard areas will require treating the parcels to meet Douglas County standards. Without treatment, the combination of ladder fuels, dense understory, and closely spaced tree crowns could allow wildfire to spread quickly to homes, decks, and other structures, compromising occupant safety and emergency response effectiveness.

To reduce wildfire risk, preparation of a Wildfire Mitigation or Forest Management Plan is recommended to be created and implemented prior to approval. The plan should include removal or thinning of understory fuels, pruning lower branches and canopy separation of trees to maintain at least 10 feet between crowns, creation of defensible-space zones around structures per CSFS standards, and ongoing maintenance to control resprouting and fuel accumulation. Additional recommendations should address safe access, ignition-resistant construction, and long-term vegetation management to ensure the HIZ remains effective in protecting life and property.

Best,



Dylan Williams
Wildfire Mitigation Specialist
Douglas County Building Division
100 Third St | Castle Rock, CO | 80104
(303)704-0025
dwilliams@douglas.co.us



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

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

February 3, 2026
Job No. 25-0278

Brett Thomas
Douglas County – Planning Services
100 Third St. Suite #200
Castle Rock, CO 80104

**Re: Bennett, Benedik, and Colander Exemption EX2025-007
Referral Response**

Dear Brett,

This letter is in response to the initial referral review letter. For continuity the comments from the review letter are included.

Planning Services:

Redlined Exemption Plat

The redlines have been addressed and the responses noted on them.

Colorado Division of Water Resources:

The Division of Water Resources stated it has no concerns regarding the proposed exemption. It noted the exemption will not affect the validity of well permit no. 246132 or 279232. It noted there is not evidence of completion for well permit no. 308740 and the owner will need to apply for a new permit.

Understood, a new well permit will be applied for.

CORE Electric Cooperative:

CORE Electric Cooperative has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

CORE has existing overhead electric facilities on the subject property. CORE will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the CORE's current extension policies.

Understood

Brett Thomas
February 3, 2026
Page 2 of 2

The shown CORE easement will need to be changed to 30-foot width for the type of overhead line is three phase.

This easement has been presented and accepted by CORE. The easement will be recorded prior to recordation. The easement cannot be signed at this time as the signatory is out of the country.

Wildfire Mitigation

The Wildfire Mitigation Specialist notes the Exemption will require treating the parcels to meet Douglas County standards.

The owners have met with the wildfire specialist and have addressed their concerns.

Please feel free to contact me if you need any additional information.

Thank you,

A handwritten signature in black ink, appearing to read "K. Archer", written over a horizontal line.

Kevin E. Archer, P.E.

Serial No. COC 76578

QUITCLAIM DEED

SKIP

WHEREAS, John H. Patten, under the provisions of the Act of June 4, 1897, relinquished unto the United States of America, land described as the **W1/2NE1/4 of Section 28, T. 9 S., R. 70 W., Sixth Principal Meridian, Colorado**, among other lands, by Deed of Relinquishment dated April 30, 1902 and recorded on April 30, 1902, in the records of Douglas County in Book 26, Page 525.

WHEREAS, under the provisions of General Exchange Act of March 20, 1922, as amended (16 U.S.C. 485, 486), the Act of October 21, 1976 (43 U.S.C. 1716, 1717), and the Act of August 20, 1988 (43 U.S.C. 1716), the Bureau of Land Management, U.S. Department of the Interior, acting on behalf of the Forest Service, U.S. Department of Agriculture, is authorized to convey land owned by the **UNITED STATES OF AMERICA** to the present exchange proponent, shown to be the party hereinafter named.

NOW, THEREFORE, KNOW YE, that the **UNITED STATES OF AMERICA**, in accordance with the said General Exchange Act of March 20, 1922, as amended (16 U.S.C. 485, 486), the Act of October 21, 1976 (43 U.S.C. 1716, 1717), and the Act of August 20, 1988 (43 U.S.C. 1716), does hereby remise, release, and forever quitclaim unto the **Bennett, Benedik, and Colander, LLC, a Colorado limited liability company, as Grantee**, and to its successors and assigns, forever, all right, title, and interest in the following described land:

Sixth Principal Meridian, Colorado

**T. 9 S., R. 70 W.,
sec. 28, parcels B and C.**

The area described contains 13.85 acres.

The Grantee, its heirs and assigns, shall indemnify, defend, and hold harmless the United States of America, its various agencies and/or employees from any damage, loss, claims, liability and costs resulting in any way from activities, past, present or future, by any entity, on the above described property, specifically including but not necessarily limited to, those activities by which potentially hazardous substances, pollutants, or contaminants, or hazardous wastes as defined by Federal or state environmental laws, were stored, used or otherwise disposed on the above-described Property, and any response actions related in any manner to said hazardous substances, pollutants, or contaminants, or hazardous wastes.



7055 7355

QCD No. **CO-2018-001**

Serial No. COC 76578

Grantee, including its successors or assigns, further agrees that its obligation to indemnify the United States shall survive the conveyance of the Property and shall run with the land. This covenant may be enforced by the United States in a court of competent jurisdiction.

EXCEPTING AND RESERVING TO THE UNITED STATES a right-of-way thereon for ditches or canals constructed by the authority of the United States. Act of August 30, 1890 (43 U.S.C. 945).

IN TESTIMONY WHEREOF, the undersigned officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in Lakewood, Colorado the THIRTIETH day of OCTOBER in the year of our Lord two thousand and SEVENTEEN and the Independence of the United States the two hundred and FORTY-FIRST.



John D. Beck
Chief, Branch of Lands and Realty
Colorado State Office

ALL-PURPOSE ACKNOWLEDGMENT CERTIFICATE

STATE OF COLORADO

COUNTY OF JEFFERSON

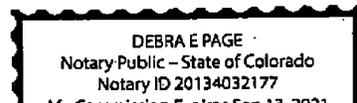
On October 30th, 2017, before me, DEBRA E. PAGE, Notary Public, personally appeared John D. Beck, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

By Debra E. Page
Notary's Signature

[SEAL]

QCD No. CO-2018-001



BENNETT, BENEDIK, & COLANDER EXEMPTION

IN SECTION 28, TOWNSHIP 9 South, RANGE 70 West, 6TH P.M, Douglas COUNTY, Colorado

14.81 ACRES 3 RESIDENTIAL LOTS, EX2025-007

EXISTING PARCEL LEGAL DESCRIPTIONS:

Parcel "B"
Legal Description:

A Parcel of Land situate in the Northwest 1/4, Northeast 1/4 of Section 28, Township 9 South, Range 70 West of the 6th Principal Meridian, Douglas County, Colorado, which is more particularly described as follows:

Beginning at the Southwest corner of the Northwest 1/4, Northeast 1/4 of said Section 28, and considering the West Line of said Northeast 1/4 to bear N 00°46'00" W, with all bearings contained herein relative thereto;

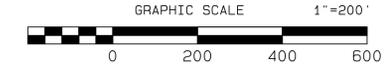
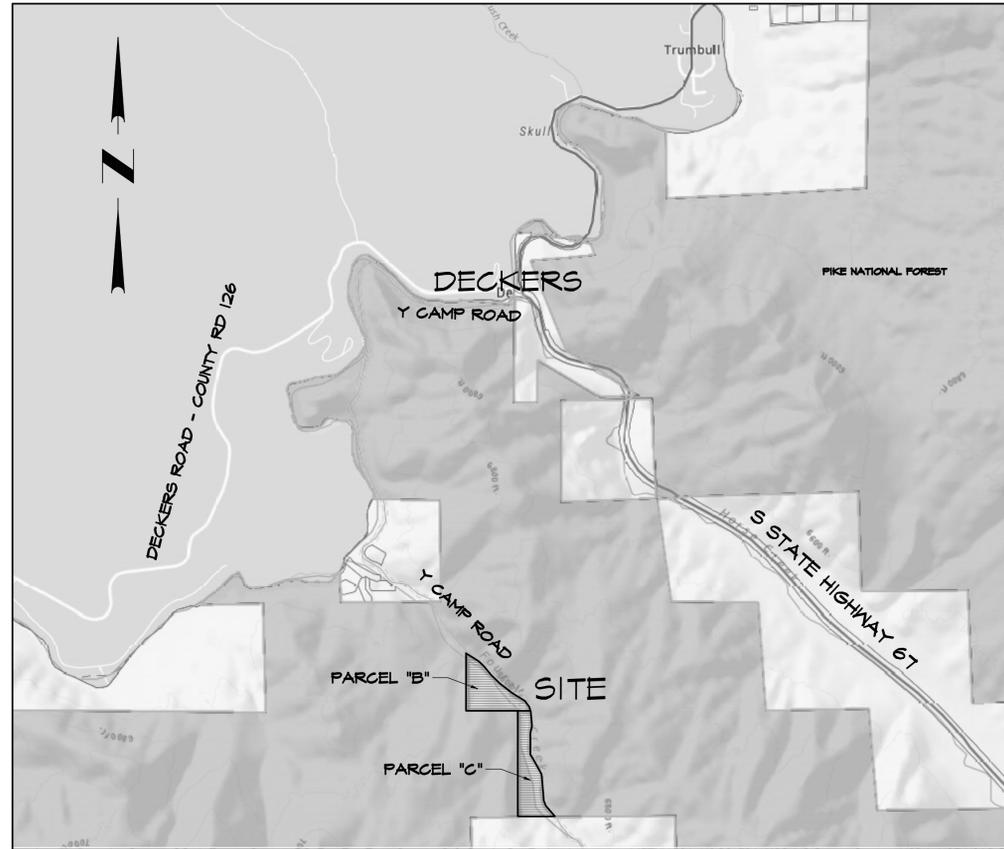
Thence N 89°47'50" E, along the South line of the Northwest 1/4, Northeast 1/4 of said Section 28, a distance of 661.61 feet;
 Thence N 89°52'39" E, a distance of 150.18 feet;
 Thence N 36°21'00" W, a distance of 119.46 feet;
 Thence N 59°21'00" W, a distance of 118.14 feet;
 Thence N 45°38'00" W, a distance of 108.90 feet;
 Thence N 51°58'00" W, a distance of 177.54 feet;
 Thence N 47°00'00" W, a distance of 188.75 feet;
 Thence N 42°15'00" W, a distance of 142.56 feet;
 Thence N 56°12'00" W, a distance of 110.22 feet;
 Thence N 51°51'00" W, a distance of 54.78 feet;
 Thence N 41°24'00" W, a distance of 95.36 feet, to a point on the West line of the Northwest 1/4, Northeast 1/4 of said Section 28;
 Thence S 00°46'00" E, along the said West line, a distance of 745.65 feet, to the Point of Beginning.
 Containing 6.97 ACRES (303527.38 sq. ft.), more or less.

Parcel "C"
Legal Description:

A Parcel of Land situate in the Southwest 1/4, Northeast 1/4 of Section 28, Township 9 South, Range 70 West of the 6th Principal Meridian, Douglas County, Colorado, which is more particularly described as follows:

Commencing at the Southwest corner of the Northeast 1/4 of said Section 28, and considering the South Line of said Northeast 1/4 to bear N 89°57'00" E, with all bearings contained herein relative thereto;

Thence N 89°57'00" E, a distance of 664.32 feet, to the Point of Beginning;
 Thence N 89°57'00" E, a distance of 426.56 feet;
 Thence N 31°43'00" W, a distance of 175.56 feet;
 Thence N 12°02'00" W, a distance of 56.76 feet;
 Thence N 03°11'00" W, a distance of 106.26 feet;
 Thence N 02°25'00" E, a distance of 126.72 feet;
 Thence N 12°34'00" W, a distance of 76.56 feet;
 Thence N 26°05'00" W, a distance of 95.70 feet;
 Thence N 36°19'00" W, a distance of 117.48 feet;
 Thence N 27°37'00" W, a distance of 45.54 feet;
 Thence N 11°03'00" W, a distance of 56.10 feet;
 Thence N 00°06'00" E, a distance of 104.94 feet;
 Thence N 03°10'00" E, a distance of 297.00 feet;
 Thence N 17°04'00" W, a distance of 166.98 feet, to a point on the North line of the Southwest 1/4, Northeast 1/4, of said Section 28;
 Thence S 89°52'39" W, a distance of 150.18 feet;
 Thence S 00°53'14" E, a distance of 1349.63 feet, to the Point of Beginning.
 Containing 7.84 Acres (341528.55 sq. ft.) more or less.



VICINITY MAP

SCALE: 1" = 1000'

APPLICANTS

LOT 3
TIM & LORA COLANDER TRUST
8367 Y CAMP RD
SEDAILIA, CO. 80135
ACCOUNT: R0152039

LOT 5
ANDREW P BENEDIK & NANCY J JENNINGS
8453 Y CAMP RD
SEDAILIA, CO. 80135
ACCOUNT: R0151095

LOT 6
MERV BENNETT & ROSEANN BENNETT
8621 Y CAMP RD
SEDAILIA, CO. 80135
ACCOUNT: R0150148

BASIS OF BEARING

Bearings are plotted and based on the consideration that the South line of the Northeast 1/4, Section 28, Township 9 South, Range 70 West of the 6th Principal Meridian, County of Douglas, State of Colorado bears N 89°57'00" E; the Southwest corner is a 2-1/2" Brass Cap stamped PLS 16398, and the Southeast corner is a 2-1/2" Brass Cap stamped PLS 16398 as shown hereon between those identified monuments.

SURVEYOR'S CERTIFICATE

I, Darrell Eugene Roberts, a duly registered Professional Land Surveyor practicing in the State of Colorado, do hereby certify that this exemption exhibit truly and correctly represents the results of a survey made on April 22, 2025, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:50,000 (second order); and that said exhibit 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.

I attest the above on this _____ day of _____, 2026.

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

DIRECTOR OF COMMUNITY DEVELOPMENT

This exemption was approved by the Douglas County Board of County Commissioners

on _____, 20_____, Motion # 025-

Accepted for recordation by: _____ Date _____
Director of Community Development

| REVISIONS |
|-----------------------------|
| 02-02-2026 REDLINE COMMENTS |
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| |

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



| | | | | |
|---------------------|---------------|----------|------------|-----------------------|
| SCALE: 1" = 200' | DATE: 6-18-25 | DRN: PER | CRD: APVD: | CLIENT: Lora Colander |
| JOB NUMBER: 25-0278 | | | | SHEET: 1 of 2 |

File: C:\Users\jcolander\OneDrive\Documents\2025\0278\Exemption\Exemption Plot.pro
 6/18/2025 10:05:00 AM

