

Road Vacation Staff Report

Date: August 5, 2026
To: Douglas County Planning Commission
From: Eric Pavlinek, Chief Planner *EP*
Brett Thomas, AICP, Planning Manager *BT*
Steve Koster, AICP, Deputy Director of Community Development *CW for SK*
Subject: Vacation of Pine View Circle – Road Vacation
Project File: SB2026-017

Planning Commission Hearing	August 17, 2026 @ 6:00 p.m.
Board of County Commissioners Hearing:	August 25, 2026 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

This is a request to vacate all of the Pine View Circle right-of-way in Spruce Mountain Estates. Pine View Circle was established by plat of Spruce Mountain Estates. Seven lots directly abut the cul-de-sac but take access from other roads and easements. Two of the abutting landowners would like to acquire ownership of the right-of-way (ROW).

Spruce Mountain Estates is located in the West Plum Creek Subarea of the Nonurban Area of the 2040 Comprehensive Master Plan (CMP). The CMP outlines goals for these areas that protect natural and rural character and utilize existing services, where possible. No change to existing services is expected by the proposed road vacation request.

II. APPLICATION INFORMATION

A. Applicant

Vivian Greenwood Campbell
14479 Pine View Road
Larkspur, Colorado 80118

B. Request

The request is for approval of a road vacation request for all of Pine View Circle in Spruce Mountain Estates. This cul-de-sac is located along the northwest portion of the subdivision, near S. Perry Park Road.

C. Process

A road vacation application is processed pursuant to Article 7B of the Douglas County Subdivision Resolution (DCSR). Article 7B states that the intent of the process is “to provide a review process for a road vacation either when no replatting or realignment is proposed, or when a replat or realignment is proposed.”

Per Section 709B.04 of the DCSR, “The Planning Commission shall evaluate the application, referral comments, staff report and public testimony, and make a recommendation to the Board to approve, approve with conditions, table for further study, or deny the vacation request. The Planning Commission’s decision shall be based on the evidence presented and compliance with the adopted standards, regulations, policies and other guidelines.”

D. Location

Pine View Circle is a platted ROW that connects to Pine View Road to the east. Vicinity, zoning, and aerial maps which show site location and existing conditions are attached to the staff report.

E. Project Description

The applicant is proposing a road vacation for Pine View Circle. This road was established by plat in 1966 and never improved. The vacated area will be split between two property owners. While other abutting property owners were initially interested in participating in the vacation, only the owner of Lot 3, Vivian Campbell, requested ownership of this road segment. A small portion is proposed to be conveyed to the owners of Lot 7, Rolf & Christi Birkeland. If vacated, Vivian Campbell intends to make no improvements and keep the right-of-way in its natural state.

III. CONTEXT

A. Background

The final plat for Spruce Mountain Estates #2 was approved and recorded in September of 1966. Pine View Circle, a 50-foot wide platted cul-de-sac road was dedicated with the final plat, but was never constructed or used as a public road. Seven lots directly abut the cul-de-sac, however, take access from other roads and easements. Lots 3, 4, 5, and 7 take access from Pine View Road, Lots 1, 2, and 8 take access from S. Perry Park Road. A shared access easement between Lots 1 and 2 owners for access to S. Perry Park Road was recently recorded and provided to the County for review. Public Works Engineering (Engineering) has no objection to the requested road vacation as all lots within the subdivision now have alternative access.

B. Adjacent Land Uses and Zoning

All lots abutting Pine View Circle are within Spruce Mountain Estates, zoned Estate Residential. The table below depicts other zoning and land uses within the area.

Zoning and Land Use

Direction	Zoning	Land Use
North	Agricultural One Rural Residential Estate Residential Open Space	Spruce Mountain Open Space

Direction	Zoning	Land Use
South	Agricultural One Rural Residential	Residential, Agricultural
East	Agricultural One Open Space	Spruce Mountain Open Space Greenland Open Space
West	Agricultural One	Residential, Agricultural

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

Pine View Circle is approximately 1.04 acres and is approximately 870 feet long by 50 feet wide.

B. Access

All lots surrounding Pine View Circle have legal and physical access to other public streets. Engineering has no objection to the requested road vacation as all lots within the subdivision have access.

C. Soils and Geology

No known environmental hazards are located within the ROW segment to be vacated.

D. Drainage and Erosion

Engineering reviewed the request and had no comments related to drainage and erosion.

E. Floodplain

There is no FEMA-mapped 100-year floodplain identified within the portion of ROW.

V. PROVISION OF SERVICES

A. Fire Protection

Larkspur Fire Protection District provides fire protection and emergency medical services within the area. The fire district responded to the referral request with no objection to the proposed road vacation.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection to the site. DCSO did not provide a referral response.

C. Utilities

Utility providers received a referral request regarding the proposed road vacation. AT&T commented that there should be no conflicts with AT&T Long Lines. CORE Electric Cooperative conditionally approves the request and requested that the applicant provide an exhibit showing the proposed parcel configuration and existing platted utility easements. The applicant reached out to CORE to discuss the proposal.

and confirmed that no improvements are proposed with this request. Mountain View Electric Association had no comment as the project is outside of their service area. No other utility provider commented on the road vacation request. The vacation resolution reserves a utility easement for the continued use of existing sewer, gas, water, or similar pipelines and appurtenances, and for electric, telephone, and similar lines and appurtenances, existing as of the date of vacation.

D. Dedications

There are no dedications associated with this road vacation. Pine View Circle was dedicated to the Board at the time of subdivision; therefore, if approved, it will be formally vacated through a resolution per Article 709B of the DCSR. An easement for existing utilities as detailed above is being reserved within the vacated right-of-way through the vacation resolution. The vacation resolution will also reserve an access easement for the benefit of Lot 8, Spruce Mountain Estates, Filing 1 to Pine View Road. The Lot 8 property owners, James & Linda Swan, requested access from their lot to Pine View Road.

VI. PUBLIC NOTICE AND INPUT

Referral agency responses collected during the referral period of April 23, 2026 through May 14, 2026, are included as an attachment to this staff report. All referral agency comments are outlined in the Referral Agency Response Report. Courtesy notices of an application in process were sent to abutting property owners. No opposing comments were received from abutting property owners. Acknowledgement letters from the abutting property owners are included in the attachments.

In Accordance with Article 710B of the DCSR, notice of the hearing must be sent by first-class mail to each abutting landowner, published in the Douglas County News-Press, and posted on the road under consideration at least 14 days prior to the public hearing.

VII. STAFF ANALYSIS

Pursuant to Article 704 of the DCSR, a road vacation may be approved upon the finding by the Board of County Commissioners that the following standards have been met:

705B.01: A platted or deeded road or portion thereof, or unplatted or undefined roads which have arisen by public usage, shall not be vacated so as to leave any adjoining said road without an established public road or private access easement connecting said land with another established road.

Staff Comment: All lots surrounding the proposal have access from S. Perry Park Road or Pine View Road.

705B.02: A vacation of a state highway must be approved by the Transportation Commission.

Staff Comment: Pine View Circle is not a state highway. Therefore, this request does not require approval of the Transportation Commission.

705B.03: The road vacation, or vacation and replat, is keeping with the spirit and intent of the Douglas County Subdivision Resolution, and the Douglas County Comprehensive Master Plan and Transportation Plan.

Staff Comment: The road vacation maintains the intent of the DCSR, CMP, and Transportation Plan. Access to all affected parties will be maintained. Engineering has no objection to the request, as all lots surrounding Pine View Circle have access from other public roads or access easements.

705B.04: The road vacation will not diminish the ability to provide adequate emergency services and will not increase the cost of services.

Staff Comment: All necessary emergency services are available to serve properties within Spruce Mountain Estates. Larkspur Fire Protection District had no objection to the request. Utilities and other services continue to be available to the subdivision.

705B.05: The approval will not adversely affect the public health, safety and welfare.

Staff Comment: There are no adverse impacts created with the vacation of Pine View Circle.

VIII. STAFF ASSESSMENT

Staff has evaluated the road vacation request in accordance with Article 7B of the Subdivision Resolution. Should the Planning Commission find that the approval standards for the road vacation request are met, the following proposed condition should be considered for inclusion in its recommendation to the Board of County Commissioners:

1. Prior to recordation of the Road Vacation Resolution, all minor technical corrections shall be made to the satisfaction of Douglas County.

<u>ATTACHMENTS</u>	<u>PAGE</u>
Douglas County Land Use Application	6
Applicant's Narrative	7
Letters from Property Owners.....	8
Vicinity Map	15
Zoning Map	16
Aerial Map.....	17
Referral Agency Response Report and Referral Letters	18
Applicant Response to Referral Comments.....	26
Road Vacation Resolution with Road Vacation Exhibits.....	30

LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to _____ . 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: SB2026-017

PROJECT TYPE: Vacate Pine View Circle

MARKETING NAME: _____

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-097**PROJECT SITE:**Address: Pine View Circle Larkspur CO 80118State Parcel Number(s): Lots 1-5,7,8Subdivision/Block#/Lot# (if platted): Spruce Mountain Estates Unit 1-5, 7, 8 AKA (Pine View Circle)**PROPERTY OWNER(S):**Name(s): Vivian Greenwood-CampbellAddress: 14479 Pine View Road, Larkspur CO 80118Phone: (719) 235-2838

Email: _____

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

Name: Vivian Greenwood-CampbellAddress: 14479 Pine View Road, Larkspur CO 80118Phone: (719) 235-2838

Email: _____

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



Applicant Signature

04/22/2026

Date

Narrative: Request to Vacate Pine View Circle

Overview

This document addresses the proposed vacation of Pine View Circle within Spruce Mountain Estates. The purpose of this request is to formally vacate the roadway, as agreed upon by the property owners whose lots are adjacent to Pine View Circle.

Agreement Among Property Owners

The owners of Lots 1, 2, 3, 4, 5, 7, and 8, all of whom have properties adjacent to Pine View Circle, have collectively agreed to the vacation of Pine View Circle. Each owner has provided written confirmation of their interest and support for this action.

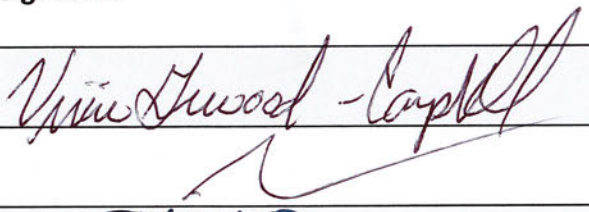
Interest in Vacated Property

As indicated by the signed statements from the property owners of Lots 1, 2, 3, 4, 5, 7, and 8, only the owners of Lot 3 and Lot 7 have expressed interest in any of the vacated property adjacent to their respective lots. This information is shown on the Survey map accompanying this request.

Contact Information

For any questions or concerns regarding this roadway vacation, please contact Vivian Greenwood-Campbell.

Signatures

Signature	Name and Lot
	Vivian Greenwood-Campbell (Owner Lot 3, Spruce Mountain Estates)
	Ronald Campbell
ATTACHED	Rolf Birkland (Owner Lot 7, Spruce Mountain Estates)
	Christy Birkland

Property Addresses and Contact Details

Address	City, State, Zip Cell Phone
Vivian Greenwood-Campbell & Ronald Campbell 14479 Pine View Road (Lot 3)	Larkspur, CO 80118 (719) 235-2838
Rolf and Christy Birkland 14593 Pine View Road (Lot 7)	Larkspur, CO 80118 (719) 339-6184

LOT 1

I Haefner, Robert (if multiple owners continue on next line)
Print Last Name, First Name

and I

Haefner, Laura
Print Last Name, First Name

Address: 14420 S. Perry Park Rd
Larkspur, CO

E-Mail: rdhaefner19@gmail.com Tel #: 303-522-4057

☐ I wish to acquire a piece of the property adjacent to my property and Pine View Circle

☒ I do not wish to acquire a piece of the property adjacent to my property and Pine View Circle

Signature: [Signature]
Date: 1/21/26

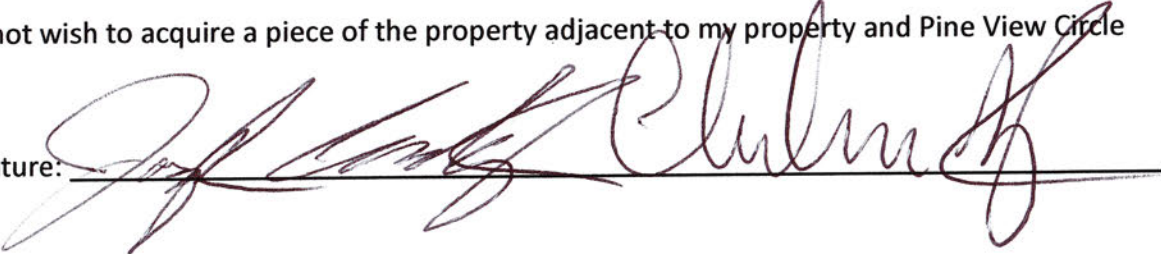
Signature: Laura Joy Haefner
Date: 1/21/26

I Carbaugh, Joseph
Carbaugh, Chelsea date: 1-20-2026
Print Last Name, First Name

Address: 14450 S. Perry park rd
harkspur, CO 80118

☐ I wish to acquire a piece of the property adjacent to my property and Pine View Circle

☒ I do not wish to acquire a piece of the property adjacent to my property and Pine View Circle

Signature: 

LOT 4

I Vickery, Teresa date: 2/6/26
Print Last Name, First Name

Address: _____

- ☐ I wish to acquire a piece of the property adjacent to my property and Pine View Circle
- ☒ I do not wish to acquire a piece of the property adjacent to my property and Pine View Circle

Signature: Teresa Vickery

LOT 5

I Andrew Schmidt (if multiple owners continue on next line)
Print Last Name, First Name

and I Jeanette Schmidt
Print Last Name, First Name

Address: 14389 Pine View Rd
Larkspur, CO 80118

E-Mail: _____ Tel #: 720-280-4100

☐ I wish to acquire a piece of the property adjacent to my property and Pine View Circle

☒ I do not wish to acquire a piece of the property adjacent to my property and Pine View Circle

Signature: [Signature] Date: 2/19/26

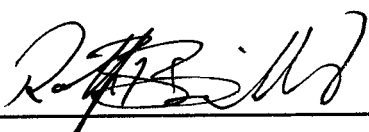
Signature: Jeanette Schmidt Date: 2/19/26

LOT 7

I BIRKELAND, ROLF date: 1/20/26
Print Last Name, First Name

Address: 14539 PINE VIEW RD
LARKSPUR, CO 80118

- ☒ I wish to acquire a piece of the property adjacent to my property and Pine View Circle
- ☐ I do not wish to acquire a piece of the property adjacent to my property and Pine View Circle

Signature: 

LOT 8

I Swan, James date: 2/7/2026
Print Last Name, First Name

Address: 141538 S. Perry Park Road
Larkspur, CO 80118

- ☒ I wish to acquire a piece of the property adjacent to my property and Pine View Circle
- ☐ I do not wish to acquire a piece of the property adjacent to my property and Pine View Circle

Signature: James Swan

The only way I agree to
vacating the county Pine View Circle
property is if ~~it~~ my property
is granted access, in perpetuity, to
Pineview Rd.

James Swan
2.7.2026

7 Feb 2026

Dear Mr. James Swan,

As requested, Ronald Campbell and Vivian Greenwood-Campbell, will grant you access to Pine View Circle, in perpetuity from your property to Pine View Road once the Vacate is approved by the county.

Signed



Ronald Campbell



Vivian Greenwood-Campbell

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

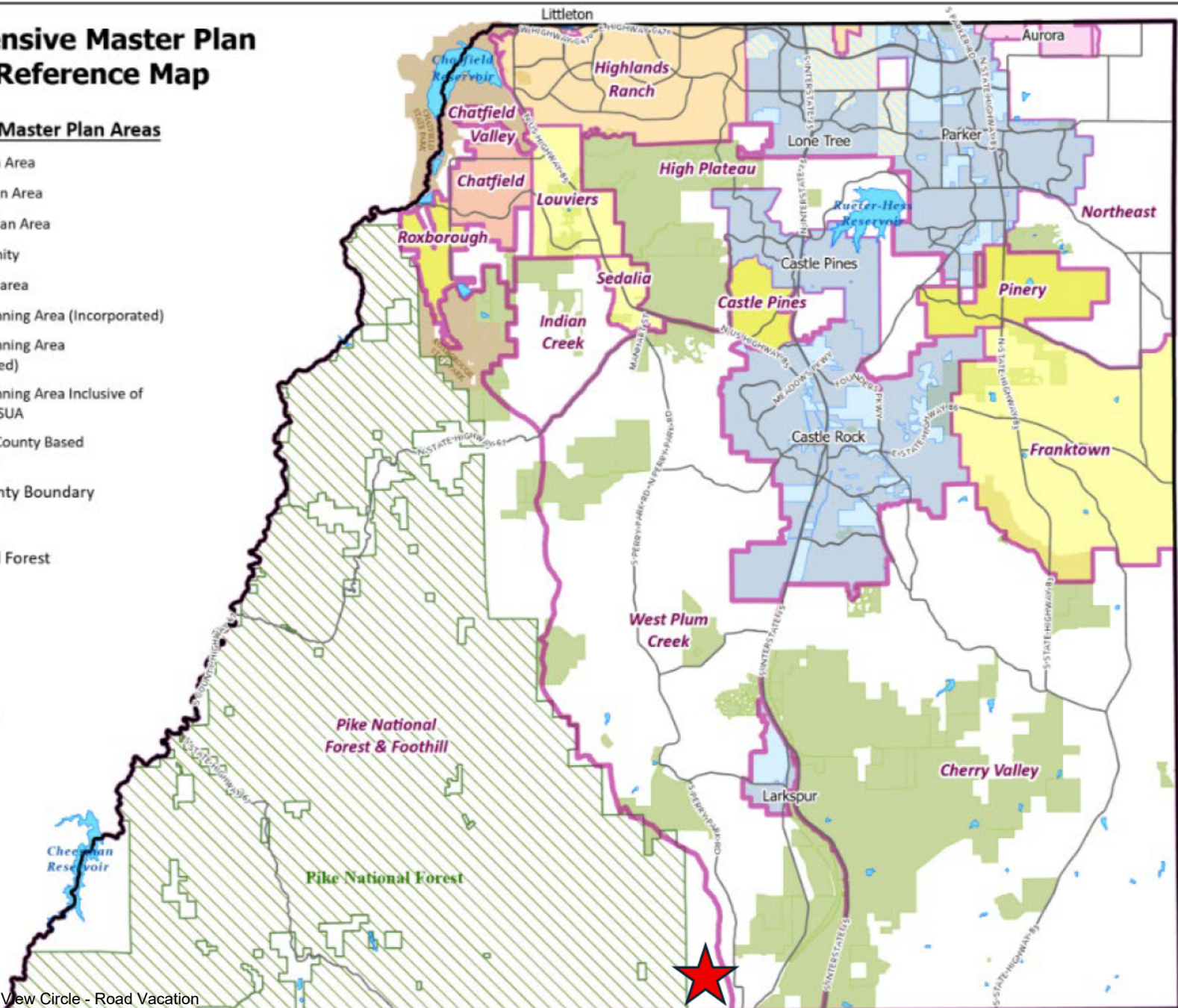
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

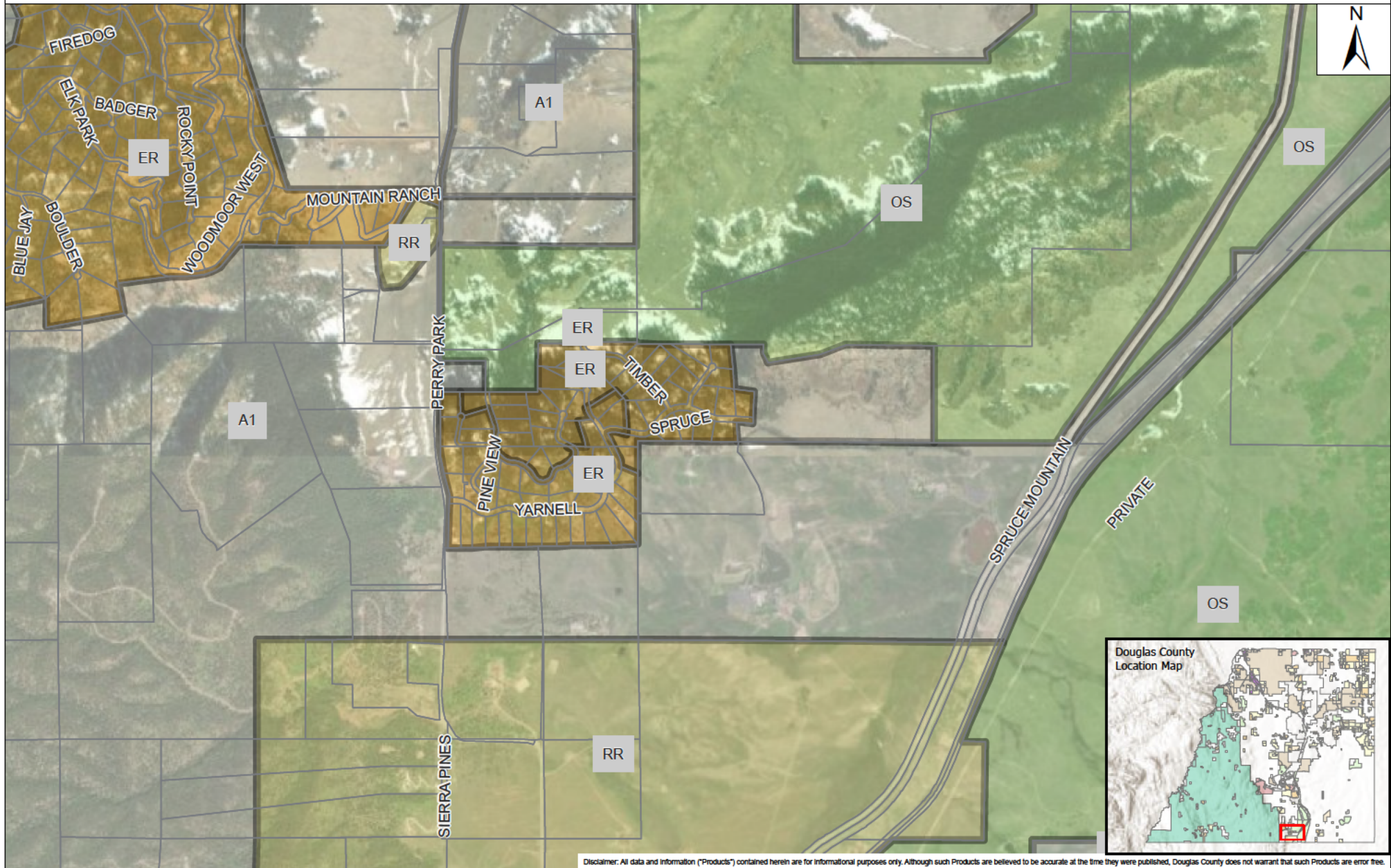
Parks

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

Roadways

- Major Roads





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.

Date Saved: 8/5/2026 10:02 AM

- | | |
|--|--|
| ER - ESTATE RESIDENTIAL | A1 - AGRICULTURAL ONE |
| OS - OPEN SPACE CONSERVATION | RR - RURAL RESIDENTIAL |



Date Saved: 6/8/2026 10:46 AM

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
- ER - ESTATE RESIDENTIAL
- OS - OPEN SPACE CONSERVATION

Referral Agency Response Report**Page 1 of 2****Project Name:** Vacation of Pine View Circle**Project File #:** SB2026-017**Date Sent:** 04/23/2026**Date Due:** 05/14/2026

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	04/28/2026	Received: (verbatim response): No comment.	No action necessary.
Assessor	05/12/2026	Received: (verbatim response): Please be aware of the following comments: In the draft resolution Please reference Exhibit B for lot 3 and Exhibit C for Lot 7 for the vesting of ownership. Example below Pursuant to Section 43-2-302(1)(f)(1), C.R.S., ownership of property shall vest in the owners of Lot 3 of Spruce Mountain Estates # 2 also known as 14479 Pine View Road, for the portion of right of way in Exhibit B; and Lot 7 of Spruce Mountain Estates Unit 1 also known as 14539 Pine View Road, for the portion of right of way in Exhibit C; and	The vacation resolution was updated as requested.
AT&T Long Distance - ROW	04/30/2026	Received: Following is a summary of the referral response from AT&T. See email for detail. There should be no conflicts with AT&T Long Lines facilities.	No action necessary.
Black Hills Energy		No Response Received.	
Building Services	05/05/2026	Received: (verbatim response): No comment.	No action necessary.
CenturyLink		No Response Received.	
Comcast		No Response Received.	
CORE Electric Cooperative	05/11/2026	Received: (verbatim response): CORE Electric Cooperative conditionally approves the vacation of Pine Circle. CORE will request the applicant provide the new lot configuration with the existing platted utility easements and new utility easements to depict the 6-foot utility easement on the side and rear lot lines per plat 126460.	Applicant confirmed that no improvements are proposed within the right-of-way and that there will be continuous access to existing utilities. An easement for existing utilities is being reserved within the vacated right-of-way through the vacation resolution.
El Paso County Planning and Community Development Department	05/13/2026	Received: (verbatim response): No comment.	No action necessary.
Engineering Services	05/11/2026	Received: (verbatim response): No comment.	No action necessary.

Referral Agency Response Report**Page 2 of 2****Project Name:** Vacation of Pine View Circle**Project File #:** SB2026-017**Date Sent:** 04/23/2026**Date Due:** 05/14/2026

Agency	Date Received	Agency Response	Response Resolution
Larkspur FD	05/14/2026	Received: Following is a summary of the referral response from Larkspur FD. See email for detail. No objections to the road vacation request.	No action necessary.
Mountain View Electric Association	04/27/2026	Received: (verbatim response): No comment. This is outside MVEA service territory.	No action necessary.
Sheriff's Office		No Response Received.	
Sheriff's Office E911		No Response Received.	
Valley Park HOA		No Response Received.	
Woodmoor Mountain HOA		No Response Received.	

Eric Pavlinek

From: annb cwc64.com <annb@cwc64.com>
Sent: Thursday, April 30, 2026 11:52 AM
To: Eric Pavlinek
Cc: LANA SCARLETT-ROWELL (ls1762@att.com); duanew cwc64.com; jt cwc64.com
Subject: Pine View Rd Larkspur, Colorado Douglas County eReferral #SB2026-017
Attachments: Pine View Rd Larkspur, Colorado.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi Eric,

This is in response to your request for a utility map showing any AT&T Long Line Fiber Optics near Pine View Rd Larkspur, Colorado. I attached an Earth map showing the project area in red and the buried AT&T Long Line/Core Fiber Optics in yellow. As shown, based on the address and/or map you provided, there should be no conflicts with the AT&T Long Lines facilities.

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

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-----

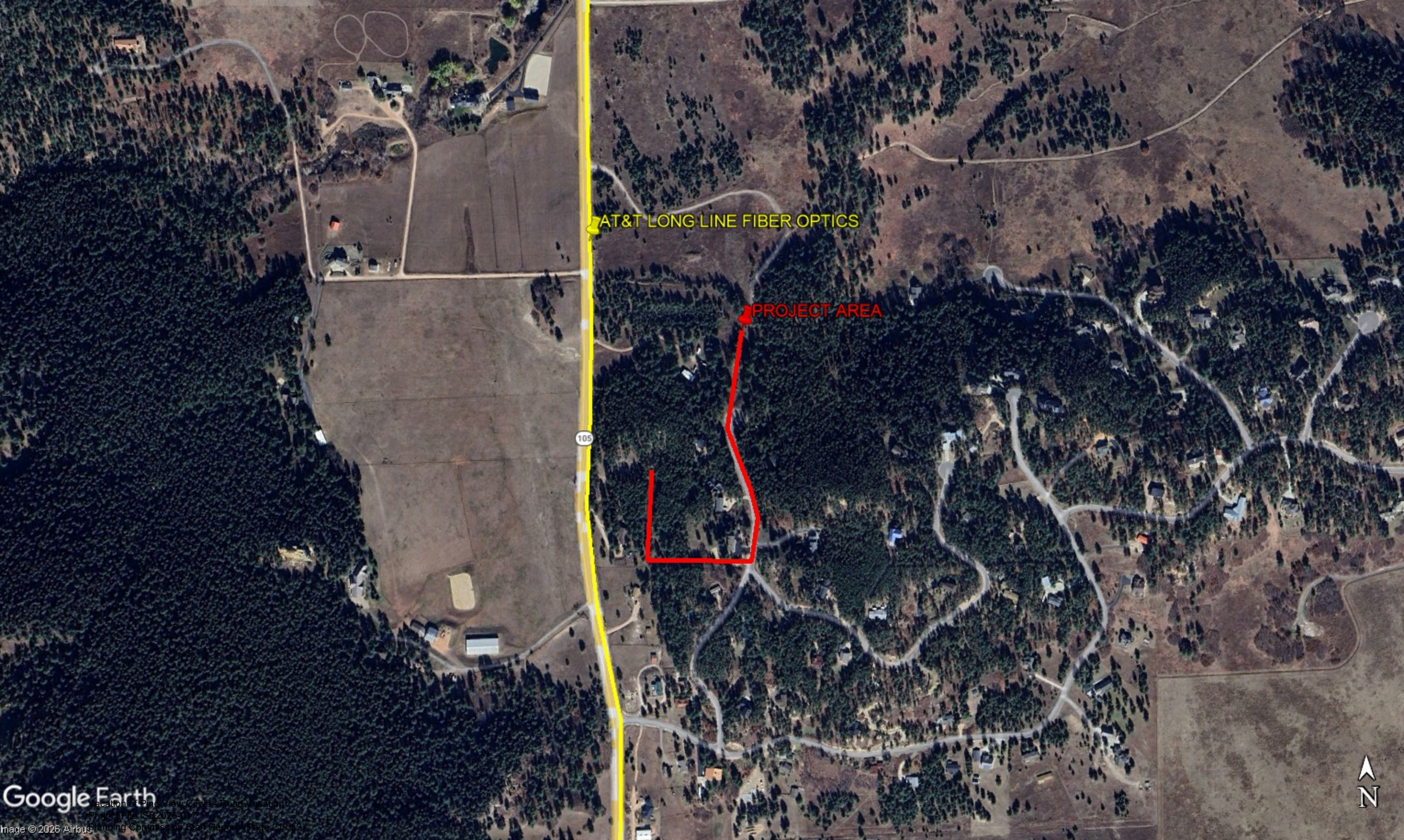
From: epavlinek@douglasco.gov <epavlinek@douglasco.gov>
Sent: Thursday, April 23, 2026 11:44 AM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (SB2026-017) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
<https://apps.douglas.co.us/planning/projects/Login.aspx>

Project Number: SB2026-017

Project Title: Vacation of Pine View Circle

Project Summary: A road vacation request to vacate all of Pine View Circle in Spruce Mountain Estates. Pine View Circle was established with the plat but has never been built or used as a public road.



AT&T LONG LINE FIBER OPTICS

PROJECT AREA

105

Eric Pavlinek

From: Jen Uhler <JenUhler@elpasoco.com>
Sent: Wednesday, May 13, 2026 11:27 AM
To: Eric Pavlinek
Subject: SB2026-017 Vacation of Pine View Circle

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

Hi Eric,

Referral comments from EPC are no comments to this project.

Planning:

Planning has no comments or objections to this project.

Reviewed by:
Jen Uhler
PCD Planner
719-520-7952
jenuhler@elpasoco.com

Engineering

EPC DPW DS - Engineering has no comments on this request.

Reviewed by:
Jalal Salah
jalalsaleh@elpasoco.com

Stormwater

Review 1: EPC DPW Stormwater has no comments on this OAR. The ROW vacation will have no impacts to stormwater quality in El Paso County. EPC DPW Stormwater has no comments.

EPC Project Manager: no re-review necessary.

Reviewed by:
Mikayla Hartford, P.E.
Senior Engineer - Stormwater
719.339.5053
MikaylaHartford@elpasoco.com

Please note: Scammers are fraudulently sending EPC payment requests. I will never ask you for payment via Venmo, wire transfer, Paypal, or any means other than credit card to be paid through your EDARP account.



Jen Uhler

Planner

El Paso County Planning &
Community Development Dept.

Office: 719-520-7952

Cell: 719-500-9525

REFERRAL RESPONSE REQUEST

Date Sent: April 23, 2026

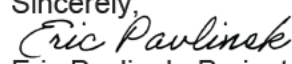
Comments due by: May 14, 2026

Project Name:	Vacation of Pine View Circle
Project File #:	SB2026-017
Project Summary:	A road vacation request to vacate all of Pine View Circle in Spruce Mountain Estates. Pine View Circle was established with the plat but has never been built or used as a public road.

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:	Phone #:
Your Name:	Your Signature:
(please print)	Date:

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,

 Eric Pavlinek, Project Planner

Eric Pavlinek

From: Hahn, Jeff <jhahn@larkspurfire.org>
Sent: Thursday, May 14, 2026 2:51 PM
To: Eric Pavlinek; Walden, Charles
Subject: RE: Project File: SB2026-017 Vacation of Pine View Circle

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

Eric,

After reviewing your documentation and verifying that this road was never constructed, we have no objections to the vacation of Pine View Circle. Please feel free to reach out to me directly if you have any further questions, comments, or concerns.

Respectfully,

Jeff Hahn, IAAI-FIT

Fire Marshal

Larkspur Fire Protection District

9414 S Spruce Mountain Road

Larkspur, Colorado 80118

Office: 303-681-3284 **Cell:** 720-326-9897

Email: jhahn@larkspurfire.org



My work schedule is Tuesday-Friday's 7a-5p

From: Eric Pavlinek <epavlinek@douglasco.gov>
Sent: Thursday, May 14, 2026 2:34 PM
To: Hahn, Jeff <jhahn@larkspurfire.org>; Walden, Charles <cwalden@larkspurfire.org>
Subject: Project File: SB2026-017 Vacation of Pine View Circle



IRONSCALES finds this email suspicious! We know Eric Pavlinek by name, but the email was sent from an unfamiliar address epavlinek@douglasco.gov | [Know this sender?](#)

Good afternoon, Jeff and Charles:

Eric Pavlinek

From: Vivian Greenwood-Campbell <vlgc.campbell@gmail.com>
Sent: Monday, June 22, 2026 9:41 PM
To: Brooks Kaufman
Cc: Eric Pavlinek; Rolf Birkland
Subject: Re: Response to CORE Reference Vacation of Pine View Circle

Follow Up Flag: Follow up
Flag Status: Flagged

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

Mr. Kaufman,

Thanks for getting back to me. I can assure you that there will be continuous accessibility to utility easements just as before. There are no plans to do anything with the vacated property. If you ever have any issues, I'm here to help resolve them quickly, so you can do your job properly. Let me know if you have any other questions or concerns. Again, thanks.

On Tue, Jun 16, 2026 at 7:23 AM Brooks Kaufman <BKaufman@core.coop> wrote:

Good morning Vivian,

Thank you for providing the exhibit.

CORE's primary concern regarding the proposed vacation of the road ROW is the future ownership of the vacated area and the resulting property line locations.

As currently platted, utility easements are granted as shown on Sheet 2. Our concern is that vacating the road ROW may create a gap or discontinuity in the easement corridor, potentially affecting our ability to access, maintain, install, and utilize utility easements.

We would appreciate clarification on how the vacated ROW will be reallocated and confirmation that continuous, accessible utility easements will be preserved.

Thank you,

NOTES:

- A utility easement is hereby platted being 6 feet on either side of each side lot line and 6 feet on either side of each back lot line.
- Water and Sanitation to be the responsibility of individual property owners.
- Dashed lines indicate building setback lines.

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN

720.733.5493 DIRECT

303.912.0765 MOBILE

www.core.coop.



From: Vivian Greenwood-Campbell <vlgc.campbell@gmail.com>
Sent: Thursday, May 21, 2026 11:21 AM
To: Brooks Kaufman <BKaufman@core.coop>
Cc: Eric Pavlinek <epavlinek@douglas.co.us>
Subject: Response to CORE Reference Vacation of Pine View Circle

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

Thank you for taking my call today. Attached are the Surveys of the Vacation of Pine View Circle that were submitted with the Land use Application.

We intend to keep the property in its natural state and there is no intent to build on the existing road.

Please let me know if you have any questions. Have fun on your trip

and I hope you have a great
Memorial Day weekend.

RESOLUTION NO. R-026- ____

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION VACATING PINE VIEW CIRCLE
LOCATED IN THE NE 1/4 SECTION 29,
TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
DOUGLAS COUNTY, COLORADO

WHEREAS, the Board of County Commissioners desires to vacate the Pine View Circle, east of located in the NE 1/4 of Section 29, Township 10 South, Range 67 West of the 6th P.M., Douglas County, Colorado, and more specifically described on Exhibits A, B, and C attached hereto and incorporated herein; and

WHEREAS, Section 43-2-303, C.R.S., authorizes the Board of County Commissioners to vacate roadways, easements, rights-of-way, and other public ways located within the unincorporated area of the County; and

WHEREAS, the Planning Commission held a public hearing concerning the road vacation on April 17, 2026; and

WHEREAS, the Board of County Commissioners held a public hearing concerning the road vacation on April 25, 2026; and

WHEREAS, written notice of said hearing was mailed by first-class postage to each abutting landowner on July 20, 2026; and

WHEREAS, notice of said public hearing was published in the Douglas County News-Press on June 30, 2026; and

WHEREAS, notice of said public hearing was posted on August 3, 2026; and

WHEREAS, all required notices of said hearing were given as required by section 710B of the Douglas County Subdivision Resolution; and

WHEREAS, the vacated Pine View Circle is located entirely within the unincorporated area of Douglas County; and

WHEREAS, the vacated Pine View Circle does not constitute the boundary line between two counties; and

WHEREAS, the vacated Pine View Circle does not constitute the boundary of a city or town; and

WHEREAS, the vacation of Pine View Circle, as depicted on Exhibits A, B, and C, will not leave any land adjoining Pine View Circle without an established public road or private access easement connecting said land with another established public road; and

WHEREAS, the vacation of Pine View Circle is in keeping with the spirit and intent of the Douglas County Subdivision Resolution and the Douglas County Master Plan and Transportation Plan; and

WHEREAS, the vacation of Pine View Circle will not adversely affect public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the County of Douglas, Colorado, that:

This Pine View Circle right-of-way, located in the NE ¼ of Section 29, Township 10 South, Range 67 West of the 6th P.M., Douglas County, Colorado, more particularly shown and described on Exhibit A attached hereto and incorporated herein, is hereby vacated; and

Pursuant to Section 43-2-302(1)(f)(1), C.R.S., ownership of property shall vest in the owners of Lot 3 of Spruce Mountain Estates # 2 also known as 14479 Pine View Road, for the portion of right-of-way in Exhibit B; and Lot 7 of Spruce Mountain Estates Unit 1 also known as 14539 Pine View Road, for the portion of right-of-way in Exhibit C; and

A blanket utility easement for continued use of existing utilities is reserved within the vacated Pine View Circle.

A perpetual access easement for the benefit of Lot 8, Spruce Mountain Estates, Filing 1 (14538 S Perry Park Road, State Parcel # 2771-294-03-002), from the lot to Pine View Road.

PASSED AND ADOPTED this _____ day of _____, 2026, in Castle Rock, Douglas County, Colorado.

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

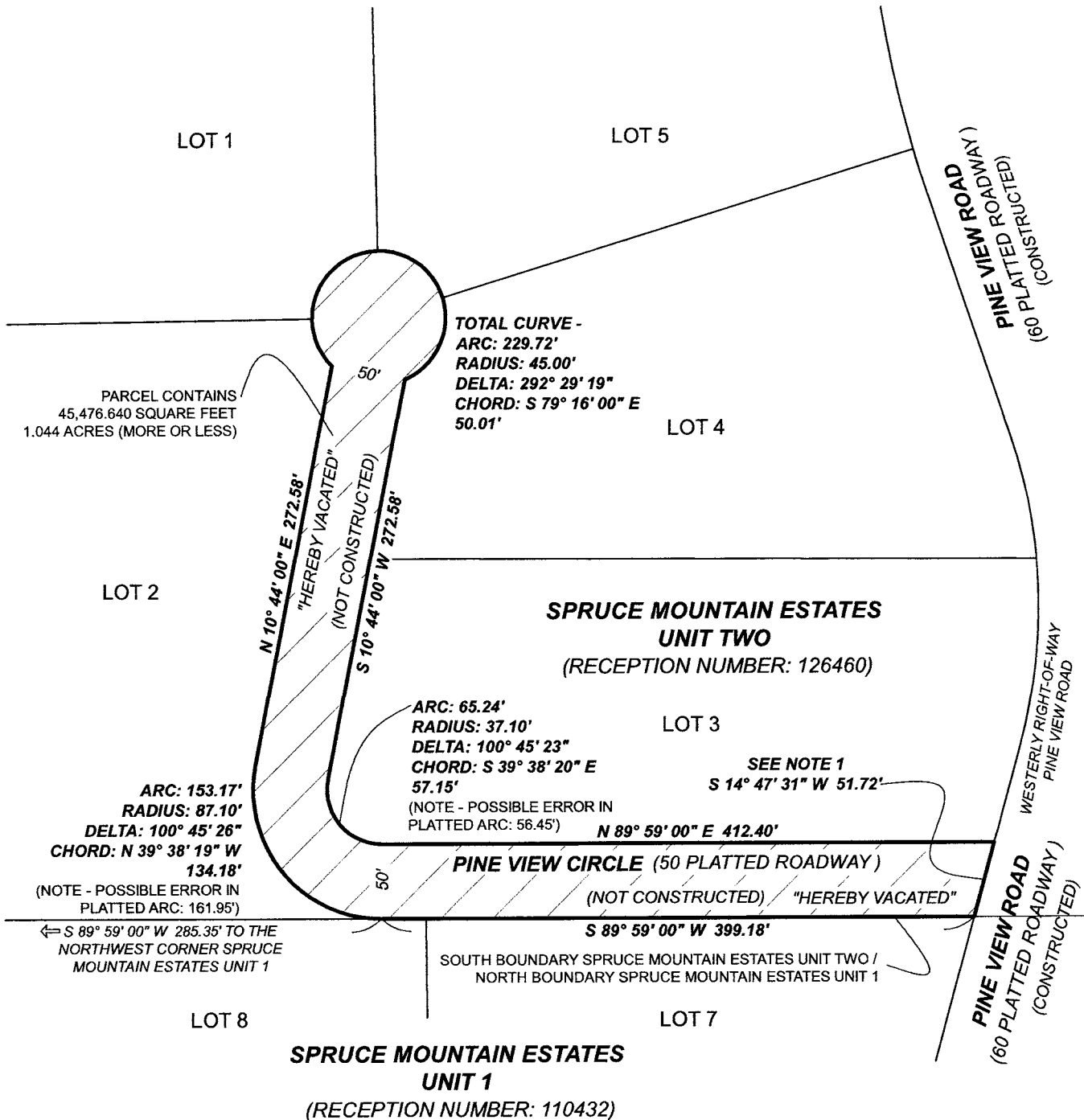
By: _____
_____, Chair

ATTEST:

By: _____
_____, Clerk to the Board

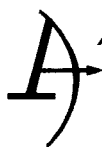
EXHIBIT A

PINE VIEW CIRCLE, SPRUCE MOUNTAIN ESTATES UNIT TWO, LOCATED IN THE EAST HALF OF SECTION 29,
TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTE 1: WESTERLY RIGHT-OF-WAY PINE VIEW ROAD EXTENDED SOUTHWESTERLY
TO TERMINATE AT THE SOUTH BOUNDARY OF SPRUCE MOUNTAIN ESTATES UNIT
TWO / NORTH BOUNDARY SPRUCE MOUNTAIN ESTATES UNIT 1

● REPRESENTS CHANGE IN COURSE AND/OR DISTANCE



Arrow Point
Surveying, Ltd.

6300 East Hampden Avenue
Unit C #358
Denver, CO 80222
720.384.5330
arrowpointsurveying@gmail.com

PAGE 2 OF 2

PROJECT: 202603100

DATE: APRIL 2026



Scale: 1" = 100'

Vacation of Pine View Circle - Road Vacation
Project File: SB2026-017

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT WITHIN THREE
YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT BE COMMENCED
MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON PER STATE STATUTE 13-80-105(3)(a) C.R.S. THIS DOCUMENT DOES
NOT REPRESENT A MONUMENTED LAND SURVEY.

EXHIBIT A

PINE VIEW CIRCLE, SPRUCE MOUNTAIN ESTATES UNIT TWO, LOCATED IN THE EAST HALF OF SECTION 29,
TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

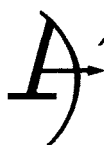
PARCEL HEREBY VACATED

ALL OF PINE VIEW CIRCLE BEING A 50' WIDE PLATTED ROADWAY AS SHOWN ON THE RECORDED PLAT OF
SPRUCE MOUNTAIN ESTATES UNIT TWO (RECEPTION NUMBER: 126460) LOCATED IN THE COUNTY OF DOUGLAS,
STATE OF COLORADO.

NOTE: THE SAID PLATTED ROADWAY CONTAINS 45,476.640 SQUARE FEET / 1.044 ACRES, MORE OR LESS.

NOTE: THE WESTERLY RIGHT-OF-WAY OF PINE VIEW ROAD IS TO EXTEND SOUTHWESTERLY TO TERMINATE AT
THE SOUTH BOUNDARY OF SPRUCE MOUNTAIN ESTATES UNIT TWO / NORTH BOUNDARY SPRUCE MOUNTAIN
ESTATES UNIT 1 (RECEPTION NUMBER: 110432).

PREPARED BY: JOHN W. DOTY
COLORADO PLS 37993
(FOR AND ON BEHALF OF ARROW POINT SURVEYING, LTD.)



Arrow Point
Surveying, Ltd.

6300 East Hampden Avenue
Unit C #358
Denver, CO 80222
720.384.5330
arrowpointsurveying@gmail.com

Vacation of Pine View Circle - Road Vacation
Project File: SB2026-017

PAGE 1 OF 2

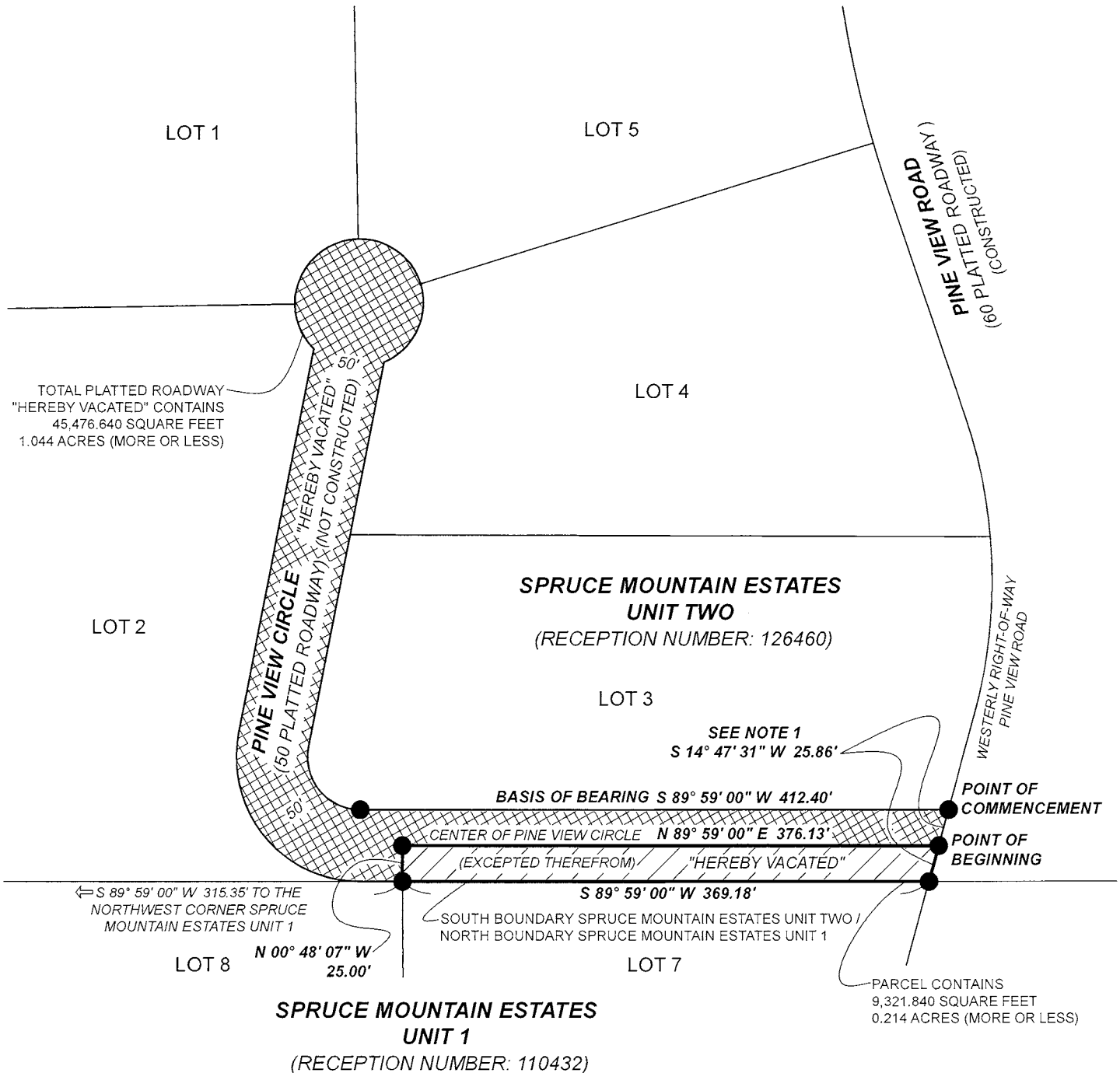
PROJECT: 202603100

DATE: APRIL 2026

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON PER STATE STATUTE 13-80-105(3)(a) C.R.S. THIS DOCUMENT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

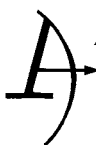
EXHIBIT B

PINE VIEW CIRCLE, SPRUCE MOUNTAIN ESTATES UNIT TWO, LOCATED IN THE EAST HALF OF SECTION 29,
TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTE 1: WESTERLY RIGHT-OF-WAY PINE VIEW ROAD EXTENDED SOUTHWESTERLY
TO TERMINATE AT THE SOUTH BOUNDARY OF SPRUCE MOUNTAIN ESTATES UNIT
TWO / NORTH BOUNDARY SPRUCE MOUNTAIN ESTATES UNIT 1

● REPRESENTS CHANGE IN COURSE AND/OR DISTANCE



Arrow Point
Surveying, Ltd.

6300 East Hampden Avenue
Unit C #358
Denver, CO 80222
720.384.5330
arrowpointsurveying@gmail.com

PAGE 2 OF 2

PROJECT: 202603100

DATE: APRIL 2026



Scale: 1" = 100'

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT WITHIN THREE
YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT BE COMMENCED
MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON PER STATE STATUTE 13-80-105(3)(a) C.R.S. THIS DOCUMENT DOES
NOT REPRESENT A MONUMENTED LAND SURVEY.

Vacation of Pine View Circle - Road Vacation

Project File: SB2026-017

Planning Commission Staff Report - Page 34 of 37

EXHIBIT B

PINE VIEW CIRCLE, SPRUCE MOUNTAIN ESTATES UNIT TWO, LOCATED IN THE EAST HALF OF SECTION 29,
TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

PARCEL DESCRIBED

ALL OF PINE VIEW CIRCLE BEING A 50' WIDE PLATTED ROADWAY AS SHOWN ON THE RECORDED PLAT OF SPRUCE MOUNTAIN ESTATES UNIT TWO (RECEPTION NUMBER: 126460) LOCATED IN THE COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM THE FOLLOWING PORTION OF SAID PINE VIEW CIRCLE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 3, SAID SPRUCE MOUNTAIN ESTATES UNIT TWO AND CONSIDERING THE SOUTH LINE OF SAID LOT 3 TO BEAR S 89° 59' 00" W FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION WITH ALL BEARINGS NOTED HEREIN BEING RELATIVE THERETO; **THENCE** ALONG THE WESTERLY RIGHT-OF-WAY OF PINE VIEW ROAD (SAID WESTERLY RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF SPRUCE MOUNTAIN ESTATES UNIT TWO) EXTENDED SOUTHWESTERLY TO THE CENTER OF SAID PINE VIEW CIRCLE, S 14° 47' 31" W 25.86 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ON THE PREVIOUS COURSE TO THE SOUTH LINE OF SAID SPRUCE MOUNTAIN ESTATES UNIT TWO, S 14° 47' 31" W 25.86 FEET;

THENCE ALONG THE SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT 7, SPRUCE MOUNTAIN ESTATES UNIT 1 (RECEPTION NUMBER: 110432) S 89° 59' 00" W 369.18 FEET;

THENCE DEPARTING THE SAID SOUTH LINE ALONG THE WEST LINE OF SAID LOT 7, EXTENDED NORTHERLY TO THE CENTER OF SAID PINE VIEW CIRCLE, N 00° 48' 07" W 25.00 FEET;

THENCE ALONG THE CENTER OF SAID PINE VIEW CIRCLE, N 89° 59' 00" E 376.13 FEET TO THE **POINT OF BEGINNING**.

THE SAID PLATTED ROADWAY (ALL OF PINE VIEW CIRCLE) CONTAINS 45,476.640 SQUARE FEET / 1.044 ACRES, MORE OR LESS. THE SAID PORTION EXCEPTED THEREFROM, AS DESCRIBED HEREON, CONTAINS 9,321.840 SQUARE FEET / 0.214 ACRES (MORE OR LESS).

PREPARED BY: JOHN W. DOTY
COLORADO PLS 37993
(FOR AND ON BEHALF OF ARROW POINT SURVEYING, LTD.)



Arrow Point
Surveying, Ltd.

6300 East Hampden Avenue
Unit C #358
Denver, CO 80222
720.384.5330
arrowpointssurveying@gmail.com

PAGE 1 OF 2

PROJECT: 202603100

DATE: APRIL 2026

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON PER STATE STATUTE 13-80-105(3)(a) C.R.S. THIS DOCUMENT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

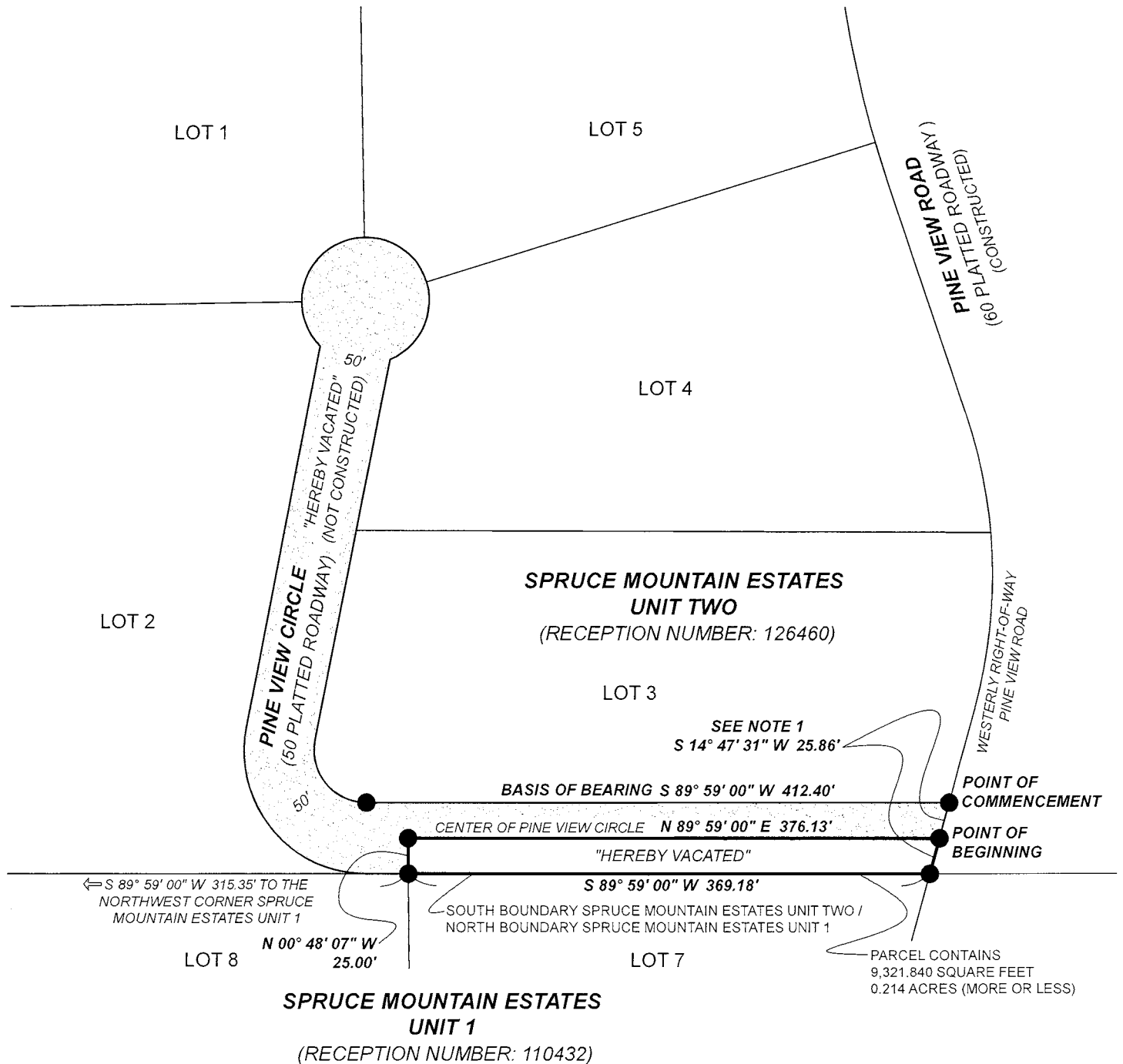
Vacation of Pine View Circle - Road Vacation

Project File: SB2026-017

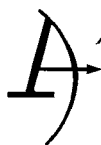
Planning Commission Staff Report - Page 35 of 37

EXHIBIT C

PINE VIEW CIRCLE, SPRUCE MOUNTAIN ESTATES UNIT TWO, LOCATED IN THE EAST HALF OF SECTION 29,
TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



● REPRESENTS CHANGE IN COURSE AND/OR DISTANCE



Arrow Point
Surveying, Ltd.

6300 East Hampden Avenue
Unit C #358
Denver, CO 80222
720.384.5330
arrowpointsurveying@gmail.com

PAGE 2 OF 2

PROJECT: 202603100

DATE: APRIL 2026



Scale: 1" = 100'

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON PER STATE STATUTE 13-80-105(3)(a) C.R.S. THIS DOCUMENT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

Vacation of Pine View Circle - Road Vacation

Project File: SB2026-017

Planning Commission Staff Report - Page 36 of 37

EXHIBIT C

PINE VIEW CIRCLE, SPRUCE MOUNTAIN ESTATES UNIT TWO, LOCATED IN THE EAST HALF OF SECTION 29,
TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

PARCEL DESCRIBED

THAT PORTION OF PINE VIEW CIRCLE BEING A 50' WIDE PLATTED ROADWAY AS SHOWN ON THE RECORDED PLAT OF SPRUCE MOUNTAIN ESTATES UNIT TWO (RECEPTION NUMBER: 126460) LOCATED IN THE COUNTY OF DOUGLAS, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 3, SAID SPRUCE MOUNTAIN ESTATES UNIT TWO AND CONSIDERING THE SOUTH LINE OF SAID LOT 3 TO BEAR S 89° 59' 00" W FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION WITH ALL BEARINGS NOTED HEREIN BEING RELATIVE THERETO; **THENCE** ALONG THE WESTERLY RIGHT-OF-WAY OF PINE VIEW ROAD (SAID WESTERLY RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF SPRUCE MOUNTAIN ESTATES UNIT TWO) EXTENDED SOUTHWESTERLY TO THE CENTER OF SAID PINE VIEW CIRCLE, S 14° 47' 31" W 25.86 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ON THE PREVIOUS COURSE TO THE SOUTH LINE OF SAID SPRUCE MOUNTAIN ESTATES UNIT TWO, S 14° 47' 31" W 25.86 FEET;

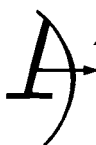
THENCE ALONG THE SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT 7, SPRUCE MOUNTAIN ESTATES UNIT 1 (RECEPTION NUMBER: 110432) S 89° 59' 00" W 369.18 FEET;

THENCE DEPARTING THE SAID SOUTH LINE ALONG THE WEST LINE OF SAID LOT 7, EXTENDED NORTHERLY TO THE CENTER OF SAID PINE VIEW CIRCLE, N 00° 48' 07" W 25.00 FEET;

THENCE ALONG THE CENTER OF SAID PINE VIEW CIRCLE, N 89° 59' 00" E 376.13 FEET TO THE **POINT OF BEGINNING**.

THE DESCRIBED PARCEL CONTAINS 9,321.840 SQUARE FEET / 0.214 ACRES (MORE OR LESS).

PREPARED BY: JOHN W. DOTY
COLORADO PLS 37993
(FOR AND ON BEHALF OF ARROW POINT SURVEYING, LTD.)



Arrow Point
Surveying, Ltd.

6300 East Hampden Avenue
Unit C #358
Denver, CO 80222
720.384.5330
arrowpointsurveying@gmail.com

PAGE 1 OF 2

PROJECT: 202603100

DATE: APRIL 2026

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON PER STATE STATUTE 13-80-105(3)(a) C.R.S. THIS DOCUMENT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

Vacation of Pine View Circle - Road Vacation

Project File: SB2026-017

Planning Commission Staff Report - Page 37 of 37