

## Staff Report Addendum

**DATE:** MARCH 28, 2024  
**TO:** DOUGLAS COUNTY PLANNING COMMISSION  
**FROM:** ERIC PAVLINEK, PRINCIPAL PLANNER *EP*  
JEANETTE L. BARE, AICP, CURRENT PLANNING MANAGER  
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES  
**SUBJECT:** CREEKSIDE ACRES - MINOR DEVELOPMENT FINAL PLAT & APPEAL TO SECTION  
18A – WATER SUPPLY OVERLAY DISTRICT – SUPPLEMENTAL INFORMATION  
**PROJECT FILE:** SB2023-055

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Staff requested plat notes to be added to the minor development final plat exhibit regarding the water supply for the two lots. General notes 10 and 11 were added to sheet 1. The applicant resubmitted the revised exhibit on March 28, 2024.

ATTACHMENT

Minor Development Final Plat Exhibit – Updated 3-28-24

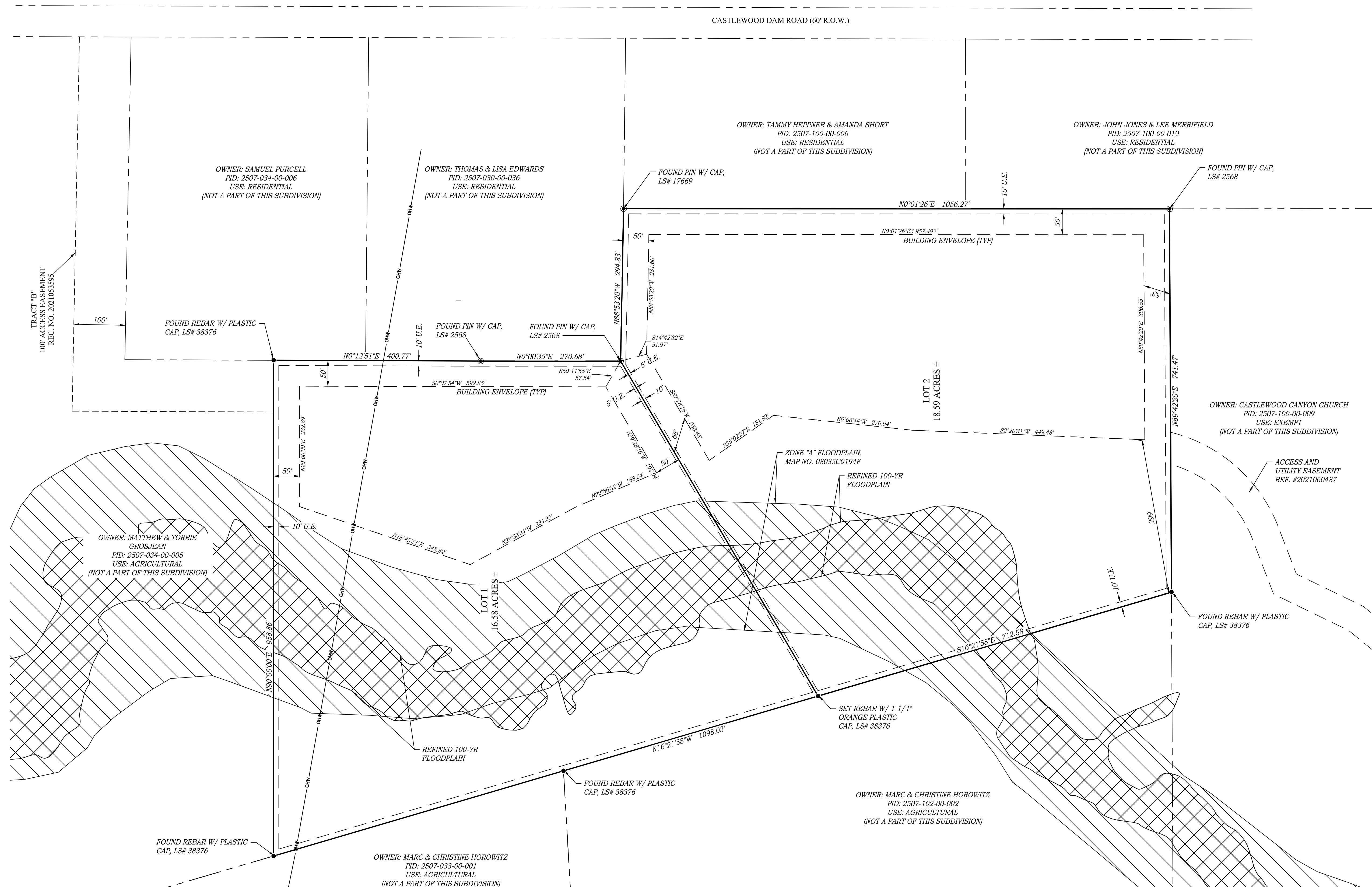
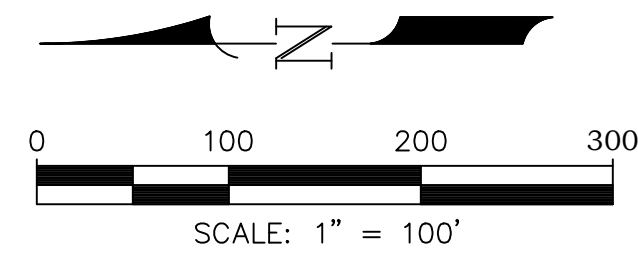




# CREEKSIDE ACRES

PART OF SECTION 3 & SECTION 10, TOWNSHIP 8 SOUTH,  
RANGE 66 WEST, 6TH P.M.  
COUNTY OF DOUGLAS, STATE OF COLORADO  
35.17 ACRES 2 RESIDENTIAL LOTS  
SB2023-055

CASTLEWOOD DAM ROAD (60' R.O.W.)



**BASIS OF BEARINGS:**  
CONSIDERING THE NORTH LINE OF SOUTHEAST 1/4 OF SECTION 3 TO HAVE AN ASSUMED BEARING OF N89°27'14"E AND MONUMENTED AS SHOWN HEREON.  
UNITS OF MEASUREMENT ARE US SURVEY FEET REFERENCED TO GROUND.

**LEGEND:**

—	SUBJECT PROPERTY LINE	●	FOUND PIN WITH CAP
- - -	ADJOINER PROPERTY LINE	●	REBAR WITH CAP LS# 38376
- - - - -	EASEMENT LINE	○	IRON PIPE FOUND
— — — — —	ROAD RIGHT OF WAY	U.E.	UTILITY EASEMENT
OHW	OVERHEAD WIRES		

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	11/15/2023	COUNTY COMMENTS
2	12/18/23	REVISE BUILDING ENVELOPE
3	03/28/24	ADD NOTES 10-11

2750 S. WADSWORTH BLVD, SUITE C-202  
DENVER, COLORADO 80227  
303-955-6080  
WWW.ENCOMPASSSERVICES.COM

HORIZONTAL SCALE IN FEET

DRAWN BY: MB    PROJECT NO: 65079  
CHECKED BY: BF    DATE: 10/30/2023    SCALE: 1" = 100'  
FIELD WORK COMPLETED: 8/28/2023    SHEET 2 OF 2

Z:\SHARED\PROJECTS\00000 - CIVIL PROJECTS\65079 - JEFF ELLIS - 1481 N CASTLEWOOD CANYON\04 - DRAWINGS\01 - WORKING\65079-SUB-PLATTING