

# Planned Development Major Amendment Staff Report

**Date:** July 9, 2025  
**To:** Douglas County Planning Commission  
**From:** Matt Jakubowski, AICP, Chief Planner *MAJ*  
Curt Weitkunat, AICP, Long Range Planning Manager *CW*  
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*  
**Subject:** Keene Ranch Planned Development, 3<sup>rd</sup> Amendment  
**Project File:** ZR2023-007

---

<b>Planning Commission Hearing:</b>	<b>July 21, 2025 @ 6:00 p.m.</b>
<b>Board of County Commissioners Hearing:</b>	<b>August 12, 2025 @ 2:30 p.m.</b>

---

## **I. EXECUTIVE SUMMARY**

The Keene Ranch Homeowners Association (HOA) requests a Major Amendment to the Keene Ranch Planned Development (PD) to amend the Planning Area-1 (PA-1) and Planning Area-2 (PA-2) Development Standards to remove text that prohibits the installation of fencing within 50 feet of any right-of-way (ROW). Removal of the text will allow for installation of fencing along a property's boundary with a road ROW in Keene Ranch. Technical cleanup to formatting, clarification of map boundaries, and correction of typographical errors is also proposed. The PD is located approximately 1.5 miles west of the Interstate 25 (I-25) and Tomah Road interchange at Tomah Road and Castle Butte Drive.

## **II. APPLICATION INFORMATION**

### **A. Applicant**

Keene Ranch Homeowners Association  
C/O LCM Property Management, Inc.  
1776 S. Jackson Street, Suite 300  
Denver, Colorado 80210

### **B. Applicant's Representative**

David Hicks  
Keene Ranch Homeowners Association Board  
1364 Colt Circle  
Castle Rock, Colorado 80109

### **C. Request**

The HOA requests a Major PD Amendment to the PA-1 and PA-2 Development Standards to remove a restriction prohibiting fencing within 50 feet of right-of-way.

The proposed amendment includes technical cleanup to formatting, clarification of map boundaries, and correction of typographical errors in the PD. The proposed text change regarding fencing is as follows:

- Single Family Residential – All Districts; PA-1 Development Standards
  - f. Fencing Standards:  
Permitted fencing shall be constructed in accordance with the A-1 Section of the Douglas County Zoning Resolution as Amended. Fencing of any kind shall be prohibited within any “Natural drainage easement” or within any pedestrian and equestrian easement as said easements shall be left open so as to allow complete and un-restricted pedestrian, equestrian and wildlife movement. ~~Fencing shall be prohibited within 50 feet of any Road Right of Way.~~
- Single Family Residential – All Districts; PA-2 Development Standards
  - f. Fencing Standards:  
Permitted fencing shall be constructed in accordance with the R.R. Section of the Douglas County Zoning Resolution as Amended. Fencing of any kind shall be prohibited within any “Natural drainage easement” or within any pedestrian and equestrian easement as said easements shall be left open so as to allow complete and un-restricted pedestrian, equestrian and wildlife movement. ~~Fencing shall be prohibited within 50 feet of any Road Right of Way.~~

#### **D. Process**

A Major PD Amendment application is processed pursuant to Douglas County Zoning Resolution (DCZR) Sections 1519 through 1523 because the proposed text change represents a substantial change to the PD development standards.

Per Section 1522.06 of the DCZR, “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 amendment request. The Planning Commission’s comments shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines.”

#### **E. Location**

Keene Ranch is located approximately 1.5 miles west of the I-25 and Tomah Road interchange.

### **III. CONTEXT**

#### **A. Background**

The original Keene Ranch PD was approved by the Douglas County Board of County Commissioners in 1989 for 730 units, public open space, and an elementary school site. A major PD amendment (Keene Ranch PD, 1st Amendment) was approved by the Board in 1994 that simplified and downzoned the PD into its current form of 247 units and open space. The Keene Ranch PD, 2nd Amendment, which proposed amendment to allow fencing within a natural drainage easement, was submitted to Douglas County, but was withdrawn.

The purpose of the HOA's 3rd PD Amendment request is to allow flexibility for property owners to install fencing along the property line.

#### **B. Adjacent Land Uses and Zoning**

The PD is generally surrounded by agricultural and ranching land, conserved land, and single-family residential development (ranging from unsubdivided large lots to subdivided 5 to 10-acre lots). The undeveloped Dawson Trails development in the Town of Castle Rock shares much of the eastern border with the PD.

##### **Zoning and Land Use**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Rural Residential (RR), Estate Residential (ER), and Agricultural One (A-1)	Single-family residential and grazing land
<b>South</b>	Open Space Conservation and A-1	Conserved land, single-family residential, and grazing land
<b>East</b>	Town of Castle Rock and A-1	Undeveloped Dawson Trails subdivision and grazing land
<b>West</b>	RR, Large Rural Residential (LRR), and A-1	Single-family residential, grazing land, and undeveloped land

### **IV. PHYSICAL SITE CHARACTERISTICS**

#### **A. Site Characteristics and Constraints**

Douglas County Engineering Services commented that 20-foot roadway and utility easements are platted adjacent to roads within Keene Ranch and potential conflicts with installed fencing are possible if work is required within the easements. The applicant acknowledges work within easements could require temporary removal or modification of fencing. The HOA will educate residents on having fences within easements. The HOA also indicated that installation of fencing does not alter or eliminate easements, or the right to access easements. Per the PD, fencing will continue to be prohibited within natural drainage easements and pedestrian and equestrian easements to allow for pedestrian, equestrian, and wildlife movement.

**B. Access**

The main point of entry to Keene Ranch is from Tomah Road and Castle Butte Drive. The proposed PD amendment provides no impact to site access.

**C. Drainage and Erosion**

Douglas County Engineering provided no comment regarding drainage or erosion. The PD currently restricts fencing within any natural drainage easement. Natural drainage easements are delineated on the plat.

**D. Floodplain**

100-year floodplain is present within the PD and is identified within plat documents as within natural drainage easements. Plat notes prohibit fencing in natural drainage easements, and thereby within the floodplain area.

**V. PROVISION OF SERVICES**

**A. Schools**

The proposed PD amendment does not increase the number of dwelling units within the PD and does not impact on the Douglas County School District.

**B. Fire Protection**

Fire protection is provided by the Castle Rock Fire and Rescue Department, the Larkspur Fire Protection District, and the Jackson 105 Fire Protection District. Castle Rock and Larkspur Fire provided no response to the referral. Jackson 105 provided a no comment response.

**C. Sheriff Services**

The Douglas County Sheriff's Office (DCSO) provides police protection services to the PD. A no comment response was received from DCSO. No response was received from DCSO E911 and the DCSO Office of Emergency Management.

**D. Water**

Water service is provided by individual wells not impacted by the amendment.

**E. Sanitation**

Sanitation is provided by an Onsite Wastewater Treatment System (OWTS). The proposal does not impact OWTS.

**F. Utilities**

Utility service providers are AT&T (long distance ROW), Black Hills Energy (gas), CenturyLink (telephone), Comcast (cable), CORE Electric Cooperative (electric) and Xcel Energy. AT&T and Xcel responded that no conflicts exist with their facilities. CORE provided a no comment response. No response was received from Black Hills, Comcast, and CenturyLink.



### **G. Parks and Trails**

Douglas County Parks, Trails, and Building Grounds provided no comment response to the proposal.

## **VI. PUBLIC NOTICE AND INPUT**

Notifications of an application in process were mailed to all landowners abutting the boundaries of the PD, as well as all property owners within the PD itself. DCZR Section 1523 requires mailed, published, and posted notice of the public hearing. Mailed notices were sent to all property owners within the PD, as well as those abutting the PD.

During the planning process, several comments were received from property owners within the PD. Two residents expressed support for the proposed PD amendment. One resident called to inquire about the project and requested confirmation that fencing would not be allowed to restrict existing equestrian and pedestrian easements in the PD. As indicated above, fencing is prohibited within pedestrian and equestrian easements.

All referral agency comments are outlined in the Referral Response Report attached to this staff report. No HOAs responded to the referral request.

## **VII. STAFF ANALYSIS**

Section 1520 of the DCZR establishes criteria to be considered in the review of a Major PD Amendment application. Following is an analysis of the application in light of these criteria:

### **1520.01: Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.**

*Staff Comment: The proposed PD amendment provides flexibility in the placement of fencing within residential lots typical to residential communities throughout Douglas County. The PD is composed of residential properties, except for open space acreage in the southwest corner of the PD. The proposed amendment benefits residential property owners, and enhances the use of residential property in the PD, thus supporting the residential intent of the PD. The proposed amendment does not contradict with existing development standards.*

### **1520.02: Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.**

*Staff Comment: The application is consistent with the intent, efficient development, and preservation of the entire planned development. The allowance of fencing along property lines maintains the beneficial use of the properties within the PD. The amendment will not provide detrimental impacts on property within the PD, and does not injure the intent of the overall Keene Ranch PD.*

**1520.03: Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.**

*Staff Comment: The amendment will not adversely affect the public interest or enjoyment of the adjacent land. The amendment benefits all residential property owners within the PD. Existing pedestrian and equestrian easements remain in place and will not be fenced.*

**1520.04: Whether the sole purpose of the amendment is to confer a special benefit upon an individual.**

*Staff Comment: The application does not as its sole purpose confer a benefit upon an individual. The proposal benefits all residential property owners within the PD.*

**1520.05: For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.**

*Staff Comment: The proposed amendment does not impact water supply standards.*

**1520.06: Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.**

*Staff Comment: The proposed amendment does not impact public facilities and services.*

**1520.07: Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.**

*Staff Comment: The proposed amendment does not impact roadway capacity or the current level of service.*

## **VIII. STAFF ASSESSMENT**

Staff has evaluated the Major PD Amendment request in accordance with Section 15 of the DCZR. The PD Amendment request provides Keene Ranch residents more flexibility in the placement of fencing adjacent to the right-of-way. Should the Planning Commission find that the approval standards for the Major PD Amendment are met; the following proposed condition should be considered for inclusion in the motion:

1. Prior to recordation, all technical corrections to the Keene Ranch Planned Development, 3rd Amendment document shall be made to the satisfaction of Douglas County.

<b>ATTACHMENTS</b>	<b>PAGE</b>
Douglas County Land Use Application .....	8
Applicant’s Narrative .....	9
Vicinity Map .....	10
Zoning Map .....	11
Aerial Map .....	12
Referral Agency Response Report .....	13
Referral Response Letters .....	15
Public Correspondence .....	22
Applicant Response to Referral Comments .....	31
Planned Development Redlined Exhibit .....	33
Planned Development Clean Exhibit .....	36

## LAND USE APPLICATION

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

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

OFFICE USE ONLY		PROJECT FILE #:
PROJECT NAME: _____	_____	
PROJECT TYPE: <u>Planned Development Community</u>	PLANNING FEES: _____	
MARKETING NAME: <u>Keene Ranch</u>	_____	
SITE ADDRESS: <u>Multiple</u>	ENGINEERING FEES: _____	
OWNER(S): _____	_____	
Name(s): <u>Multiple</u>	TOTAL FEES: _____	
Address: _____	_____	
Phone: _____	RELATED PROJECTS: _____	
Email: _____	_____	
AUTHORIZED REPRESENTATIVE (requires notarized letter of authorization if other than owner)		
Name: <u>David Hicks</u>	_____	
Address: <u>1364 Colt Circle, Castle Rock, CO 80109</u>	_____	
Phone: <u>281-702-3337</u>	_____	
Email: <u>dhickskrhoa@gmail.com</u>	_____	

### LEGAL DESCRIPTION:

Subdivision Name: Keene Ranch  
 Filing #: 1-4 Lot 1-232; Parcel 1-16 Block #: n/a Section #: 5, 29-32 Township: 8 south and 9 south Range: 67 West  
 STATE PARCEL NUMBER(S): Multiple

### ZONING:

Present Zoning: PD Proposed Zoning: PD Gross Acreage: 2057.87  
 Gross Site Density (DU per AC): 247 # of Lots or Units Proposed: 247

### SERVICE PROVIDERS:

Fire District: Castle Rock, Jackson 105 and Larkspur Metro District: n/a Gas: Black Hills Energy  
 Water: Private wells Sewer: Septic Electric: CORE  
 Roads: ☒ Public ☐ Private (please explain): \_\_\_\_\_

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

  
 Applicant Signature

4/7/23  
 Date

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Revised 03.01.2021

## **Request to Amend Narrative for the Keene Ranch Planned Development First Amendment**

The Keene Ranch HOA is proposing an Amendment to the Keene Ranch Planned Development First Amendment document to change the fence regulations relating to *“allowed distance within 50 feet of any Road Right of Way”*. This change would apply to all properties within the Keene Ranch Planned Development.

Current language in both, PA-1 Development Standards f) Fencing Standards and PA-2 Development Standards f) Fencing Standards, is “Fencing shall be prohibited within 50 feet of any Road Right of Way”. We ask that this restriction be removed in this amendment to PA-1 and PA-2 Sections of the Keene Ranch Planned Development First Amendment document.








At the time that the Planned Development document was approved the community fencing had not been defined in the Declaration. The Declaration limits the fences to “painted pipe corral fencing and approved wooden fences”. Fences are also not allowed to exceed 48 inches in height.

The Declarant chose a 48-inch tall 3-rail wooden post and dowel fence as the “approved wooden fence”, and the Community has only approved this wooden fence for perimeter fencing on the Keene Ranch properties, since 1995.





Based on the Community approvable fencing, the sentences restricting the distance from any Road Right of Way should be removed from the PD. The allowed fencing, per the Declaration and the Keene Ranch Rules, Regulations and Policies, was defined to limit the visual impact within the community. This type of fence also does not impact the line of sight, so the fencing prohibition within 50 feet of any Road Right of Way is not a safety issue, and should be removed from the PD.

# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

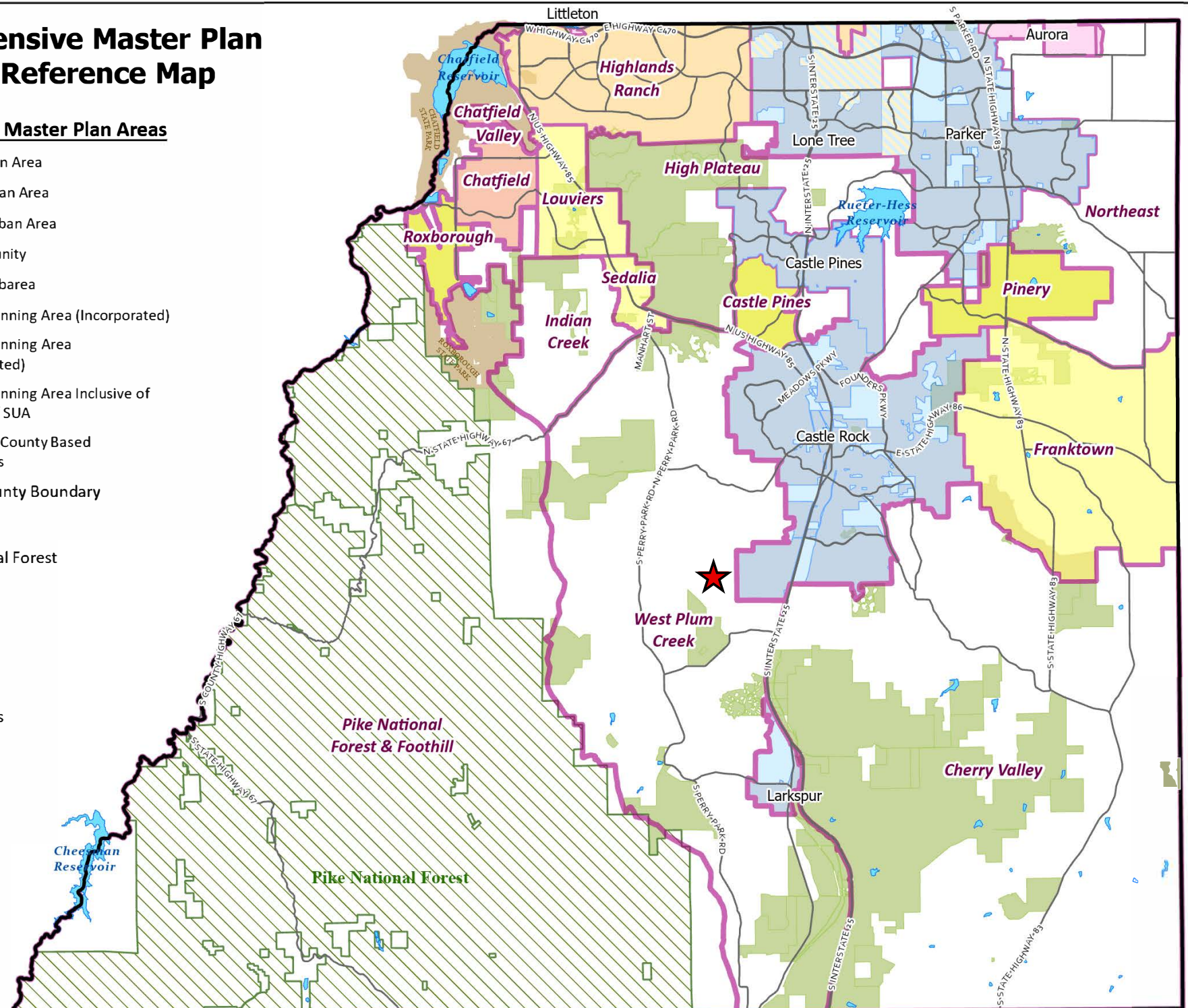
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas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

## Parks

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

## Roadways

-  Major Roads





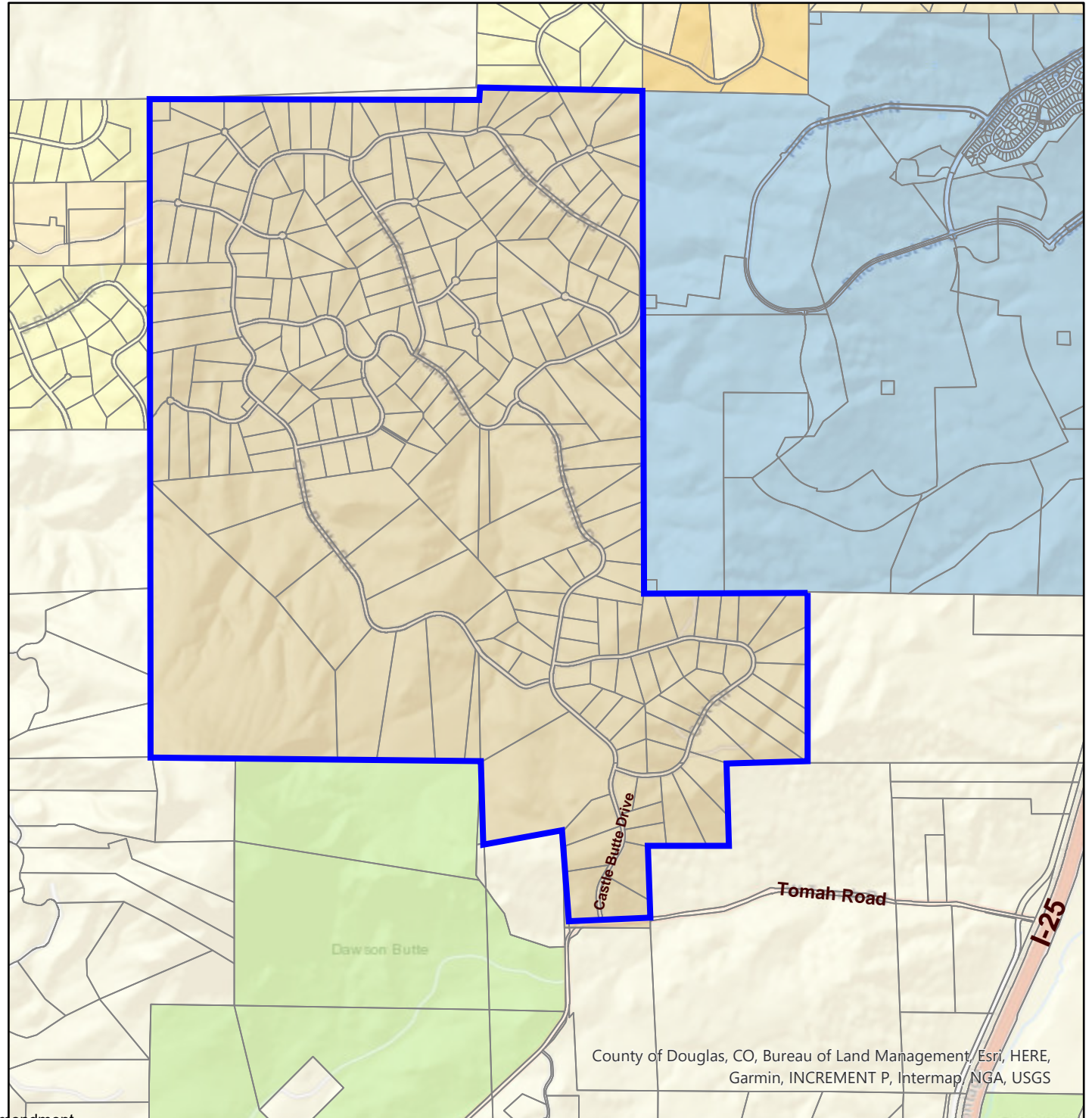
# Keene Ranch Planned Development, 3rd Amendment

ZR2023-007  
Zoning Map



## LEGEND

- KEENE RANCH PD
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- CTY
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION



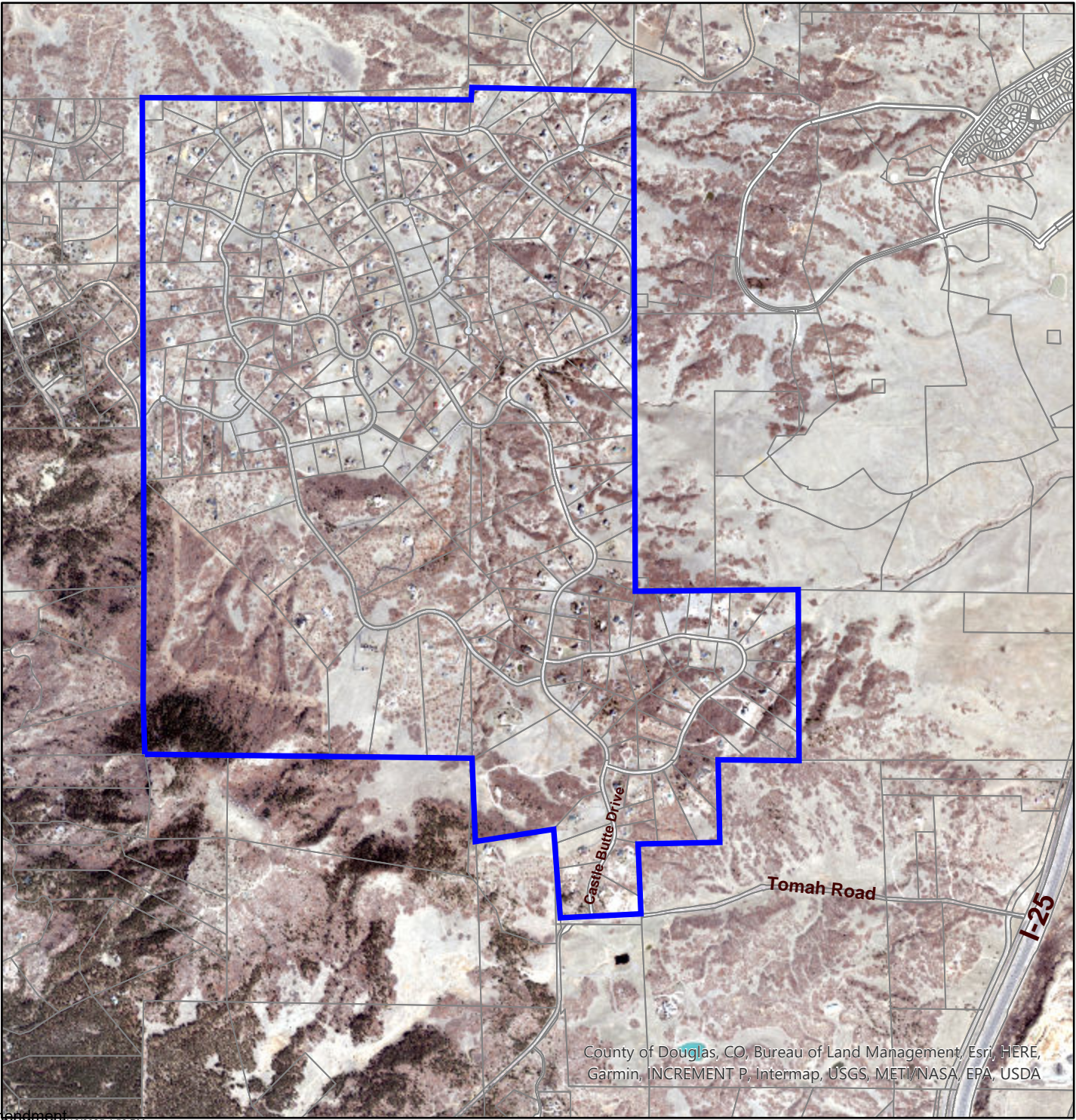


# Keene Ranch Planned Development, 3rd Amendment

ZR2023-007  
Aerial Map



LEGEND  
 KEENE RANCH PD



County of Douglas, CO, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



**Referral Agency Response Report****Page 1 of 2****Project Name:** Keene Ranch Planned Development, 3rd Amendment**Project File #:** ZR2023-007**Date Sent:** 05/15/2023**Date Due:** 06/05/2023

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	06/02/2023	No Comment.	No action necessary.
Allis Ranch HOA		No Response Received.	No action necessary.
AT&T Long Distance - ROW	05/17/2023	Received: Following is a summary of comments received from AT&T. See full letter for detail. Long line fiber optics are located on S. Perry Park Rd. No conflicts.	No action necessary.
Bear Canyon Ranch HOA		No Response Received.	No action necessary.
Bell Mountain Ranch HOA		No Response Received.	No action necessary.
Black Hills Energy		No Response Received.	No action necessary.
Building Services	05/16/2023	No Comment.	No action necessary.
Castle Rock Fire and Rescue Department		No Response Received.	No action necessary.
CenturyLink		No Response Received.	No action necessary.
Chatfield Watershed Authority		No Response Received.	No action necessary.
Christy Ridge HOA		No Response Received.	No action necessary.
Comcast		No Response Received.	No action necessary.
CORE Electric Cooperative	06/05/2023	No Comment.	No action necessary.
Douglas County Health Department	06/05/2023	Received: DCHD has no comments.	No action necessary.
Douglas County Parks and Trails	05/31/2023	No Comment.	No action necessary.
Engineering Services	05/17/2023	Received: Following is a summary of the referral response received from Douglas County Engineering. See full letter for detail. <u>PD Amendment Comment</u> Comment # 1 - Final Plat, Filing #1 and #2 dedicated 20-foot utility and roadway easements adjacent to platted roadways. Roadway easements were only dedicated on Filing #1. Engineering recommends that fencing stay out of these easements. Comment #2 - \$500 engineering review fee required.	Applicant acknowledges the comment from County Engineering that 20-foot utility and roadway easements are platted adjacent to ROWs within Keene Ranch. The plat and plat notes within Keene Ranch Filings 1 through 4 have no restriction on the erection of fencing within these easements. The HOA acknowledges that if fencing is installed within easements, conflicts are possible if work, repairs, or other required improvements occur. Fencing may require temporary removal or replacement as necessary. The HOA will educate residents on having fencing in easements. Engineering fees are paid.
Jackson 105 FD	05/23/2023	No Comment.	No action necessary.
Larkspur FD		No Response Received.	No action necessary.
Office of Emergency Management		No Response Received.	No action necessary.

**Referral Agency Response Report****Page 2 of 2****Project Name:** Keene Ranch Planned Development, 3rd Amendment**Project File #:** ZR2023-007**Date Sent:** 05/15/2023**Date Due:** 06/05/2023

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Sheriff's Office	05/22/2023	No Comment.	No action necessary.
Sheriff's Office E911		No Response Received.	No action necessary.
The Plum Creek/View Ridge Voice		No Response Received.	No action necessary.
Town of Castle Rock	05/16/2023	Received: Following is an excerpt from Town of Castle Rock comments: No concerns from the Town reviewers.	No action necessary.
Twin Oaks HOA		No Response Received.	No action necessary.
Xcel Energy-Right of Way & Permits	05/23/2023	Received: Following is an excerpt of comments received from Xcel Energy. No apparent conflict.	No action necessary.

**From:** annb cwc64.com  
**Sent:** Thursday, May 18, 2023 2:16 PM  
**To:** Matt Jakubowski  
**CC:** Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com  
**Subject:** RE: Colt Cir Castle Rock, Colorado Douglas County eReferral #ZR2023-007

Hi Matt,

Thank you for the updated map. Our long line fiber optics is located on S Perry Park Rd and your project won't conflict with it.

Ann

-----Original Message-----

From: Matt Jakubowski <mjakubow@douglas.co.us>  
Sent: Thursday, May 18, 2023 11:37 AM  
To: annb cwc64.com <annb@cwc64.com>  
Cc: Pam Choy (pc2914@att.com) <pc2914@att.com>; duanew cwc64.com <duanew@cwc64.com>; jt cwc64.com <jt@cwc64.com>  
Subject: RE: Colt Cir Castle Rock, Colorado Douglas County eReferral #ZR2023-007

Good Morning Anne,

Just so you are aware, the proposed amendment is to allow fences up to road right-of-way in the entirety of the Keene Ranch PD which is highlighted in blue on the attached map. Based on your comments, I'm not sure if you realized the larger area that it covers? It's no problem to send a revised response. I haven't put the comments in our tracking system yet.

Matt

Matt Jakubowski, AICP | Chief Planner  
Douglas County Department of Community Development Planning Services Division Address | 100 Third St., Castle Rock, CO 80104  
Phone | 303-660-7460 Email | mjakubow@douglas.co.us

-----Original Message-----

From: annb cwc64.com <annb@cwc64.com>  
Sent: Wednesday, May 17, 2023 11:08 AM  
To: Matt Jakubowski <mjakubow@douglas.co.us>  
Cc: Pam Choy (pc2914@att.com) <pc2914@att.com>; duanew cwc64.com <duanew@cwc64.com>; jt cwc64.com <jt@cwc64.com>  
Subject: Colt Cir Castle Rock, Colorado Douglas County eReferral #ZR2023-007

Hi Matt,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Colt Cir Castle Rock, 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: mjakubow@douglas.co.us <mjakubow@douglas.co.us>

Sent: Monday, May 15, 2023 4:45 PM

To: annb cwc64.com <annb@cwc64.com>

Subject: Douglas County eReferral (ZR2023-007) 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 Name: Keene Ranch Planned Development, 3rd Amendment

Project File #: ZR2023-007

Project Summary: Keene Ranch HOA is requesting a Major Planned Development (PD) amendment to the Keene Ranch PD removing a prohibition from the fencing standards in PA-1 and PA-2 that restricts installation of fencing within 50 feet of any right-of-way. The proposed amendment would allow fencing to be installed up to the property line.

This referral will close on Monday, June 5, 2023.

If you have any questions, please contact me.

Sincerely,

Matt Jakubowski, AICP | Chief Planner

Douglas County Department of Community Development Planning Services Division Address | 100 Third St., Castle Rock, CO 80104

Phone | 303-660-7460 Email | mjakubow@douglas.co.us



---

## External Referral Comments

---

**TO:** Matt Jakubowski, Douglas County Planning

**FROM:** Pam Hall, Planner I Development Services Department

**DATE:** May 16, 2023

**SUBJECT:** COU23-0013, Project No. ZR2023-007

---

Thank you for the opportunity to review and respond to Keene Ranch Planned Development, 3rd Amendment. The application was reviewed by various Town Departments with no concerns from the Town reviewers. Please keep us informed of any changes to the proposal. Thank you.

DEVELOPMENT SERVICES  
100 North Wilcox Street, Castle Rock, CO 80104. P: 720.733.2205 F: 720.733.2217 E: phall@crgov.com

EXCELLENCE • DEDICATION • SERVICE

May 17, 2023

David Hicks  
Authorized Representative  
Keene Ranch Homeowners Association  
1364 Colt Circle  
Castle Rock, CO 80109

DV 2023-181

Subject: Keene Ranch Planned Development – 3<sup>rd</sup> Amendment

Dear David,

Plan Review Summary:

Submitted to Engineering	-	5/15/23
Comments Sent Out	-	5/17/23

**PD Amendment Comment**

**Comment #1-**The final plats for filings #1 & #2 dedicated 20-ft. Utility & Roadway Easements (roadway easements were only dedicated on filing 1) adjacent to the platted roadways within the subdivisions. We would recommend that the proposed fencing stay out of these easements.

**Comment #2-**Please coordinate with our department regarding the payment of the engineering review fee (\$500.00).

If you have any questions, please give me a call.

Sincerely,



Chuck Smith  
Development Review Engineer

cc: Matt Williams, P.E.; Assistant Director of Public Works Engineering  
Matt Jakubowski, AICP, Chief Planner

DV23181

---

June 05, 2023

Matt Jakubowski  
100 Third St.  
Castle Rock, CO 80104

RE: ZR2023-005

Dear Mr. Jakubowski,

Thank you for the opportunity to review and comment on the request for a change to fencing standards in relation to right-of-way setbacks. 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.

Please feel free to contact me at 720-907-4888 or [bfreyer@douglas.co.us](mailto:bfreyer@douglas.co.us) if you have any questions about our comments.

Sincerely,



Brent Freyer  
Environmental Health Specialist I  
Douglas County Health Department



www.douglas.co.us

 Department of Community Development  
 Planning Services

**REFERRAL RESPONSE REQUEST – MAJOR PLANNED DEVEL. AMD.**
Date sent: May 15, 2023Comments due by: June 5, 2023

Fax: 303.660.9550

**Project Name:** Keene Ranch Planned Development, 3<sup>rd</sup> Amendment

**Project File #:** ZR2023-007

**Project Summary:**

Keene Ranch HOA is requesting a Major Planned Development (PD) amendment to the Keene Ranch PD removing a prohibition from the fencing standards in PA-1 and PA-2 that restricts installation of fencing within 50 feet of any right-of-way. The proposed amendment would allow fencing to be installed up to the property line.

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.	
<b>Agency:</b> Jackson 105	<b>Phone #:</b> (303) 688-1218
<b>Your Name:</b> Benjamin Olin (please print)	<b>Your Signature:</b>
	<b>Date:</b> 5/18/2023

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,

Matt Jakubowski, Chief Planner

Enclosure





**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.285.6612  
[violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)

May 23, 2023

Douglas County Department of Community Development  
100 Third Street  
Castle Rock, CO 80104

Attn: Matt Jakubowski

**Re: Keene Ranch Planned Development, 3rd Amendment, Case # ZR2023-007**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **Keene Ranch Planned Development, 3rd Amendment** and 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](mailto:violeta.ciocanu@xcelenergy.com)

**From:** Matt Jakubowski  
**Sent:** Monday, May 22, 2023 8:05 AM  
**To:** mark hansen  
**Subject:** RE: Keene Ranch Planned Development, 3rd Amendment.

Good Morning,

Thank you for your comments on the Keene Ranch, 3<sup>rd</sup> Amendment. These comments will be included in the public file, provided to the HOA (applicant), and included in a future staff report for the proposal.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

---

**From:** mark hansen <hrspwrranch@yahoo.com>  
**Sent:** Sunday, May 21, 2023 7:31 AM  
**To:** Matt Jakubowski <mjakubow@douglas.co.us>  
**Subject:** Keene Ranch Planned Development, 3rd Amendment.

We are in support of the zoning changes in Keene Ranch. The fences were places on the property line by the developer originally on the Parcel lots. Fences on the property line were the standard of the community for 20+ years. This amendment will make what has been the practice for many years.

Please recommend that the commissioners approve this change.

Regards,

Mark and Cammie Hansen  
2586 Browning Dr  
Castle Rock, CO 80109

**From:** Matt Jakubowski  
**Sent:** Wednesday, May 24, 2023 4:32 PM  
**To:** Jon Memsic  
**Subject:** RE: Project ZR2023-007 Keene Ranch

Good Afternoon,

Thank you for your comments on the Keene Ranch, 3<sup>rd</sup> Amendment. These comments will be included in the public file, provided to the HOA (as applicant), and included in a future staff report for the proposal.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

---

**From:** Jon Memsic <jonmemsic1@gmail.com>  
**Sent:** Wednesday, May 24, 2023 9:58 AM  
**To:** Matt Jakubowski <mjakubow@douglas.co.us>  
**Subject:** Project ZR2023-007 Keene Ranch

Dear Mr. Jakubowski,

Please reference ZR2023-007. We have lived in the Keene Ranch for 5 1/2 years. When we moved into the neighborhood included many homes with 3 rail approved fencing along property lines, many homes that were built over 20 years ago. The HOA board a few years ago imposed a ruling that insisted that fences must be 50' from any property line. We believe this was a power trip to not allow one neighbor to put their fence along the property line. There are a lot of politics within the KR HOA that favor some neighbors and not others.

We are totally in favor of the County approving 3 rail approved fencing along property lines like the ruling has been for over the past 20 years. The rules should be consistent for all neighbors whether they are liked by the HOA or not. While we do not have plans on installing a 3 rail fence along our property line, a future tenant should have that right.

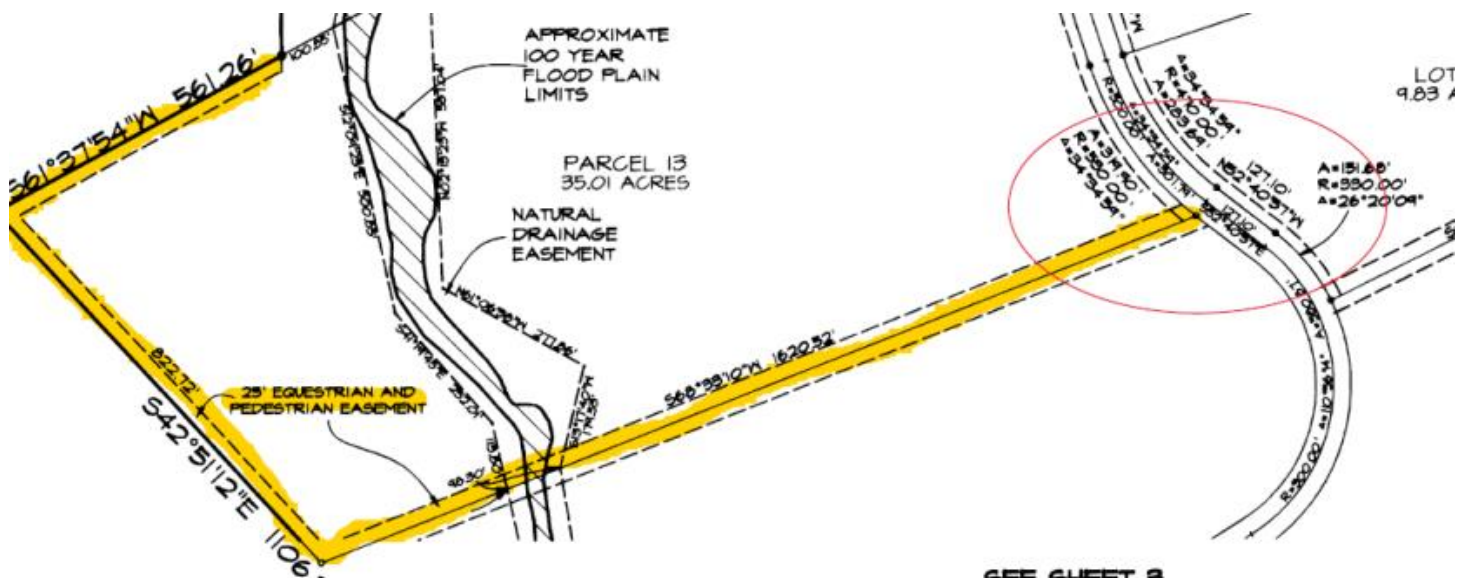
Regards Jon and Patricia Memsic  
2964 Castle Butte Drive.  
970-389-6599

**From:** Matt Jakubowski  
**Sent:** Friday, May 26, 2023 3:52 PM  
**To:** debmakinney@gmail.com  
**Subject:** Keene Ranch PD, 3rd Amd. - Comments  
**Attachments:** KeeneRanchF1-PlatSB1995-045.pdf

Hi Debbie,

It was nice talking to you today. You can provide comments in response to this email at any time. The referral period is open for a little more than a week to June 5<sup>th</sup>, so it would be great to have comments within the referral period.

I have attached the 1<sup>st</sup> subdivision filing as an example (there are 4 filings total). There are multiple situations in Keene Ranch where the bridge easements (labeled on the plat as equestrian and pedestrian easements) meet roads within the community. I have copied/pasted an example below. Thus, constructing a fence at the property line within certain lots could create a conflict. I should say, however, that plat Note #3 on Sheet 2 restricts fencing within these easements. Between the plat note and review of fencing by the HOA (unsure how/if the HOA reviews fencing), there are checks to restrict fencing from blocking those easements. I do think it is a good reminder that the bridge easements need to be kept clear; but it is clear that even if zoning were to allow fencing on other lots to the property line, the plat would restrict the location of fencing within a bridge easement in certain situations. The same note restricting fencing within the bridge easements is present on Filings #2, #3 and #4.



Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

**PLAT IDENTIFICATION SHEET**

**RECEPTION # :** DC9523375

**DATE:** 5-25-95

**TIME:**

**FEE: \$** 40.<sup>00</sup> **( 4 Pages)**

**GRANTOR:** *Castle Butte L.L.C.*  
(OWNER/SIGNER)

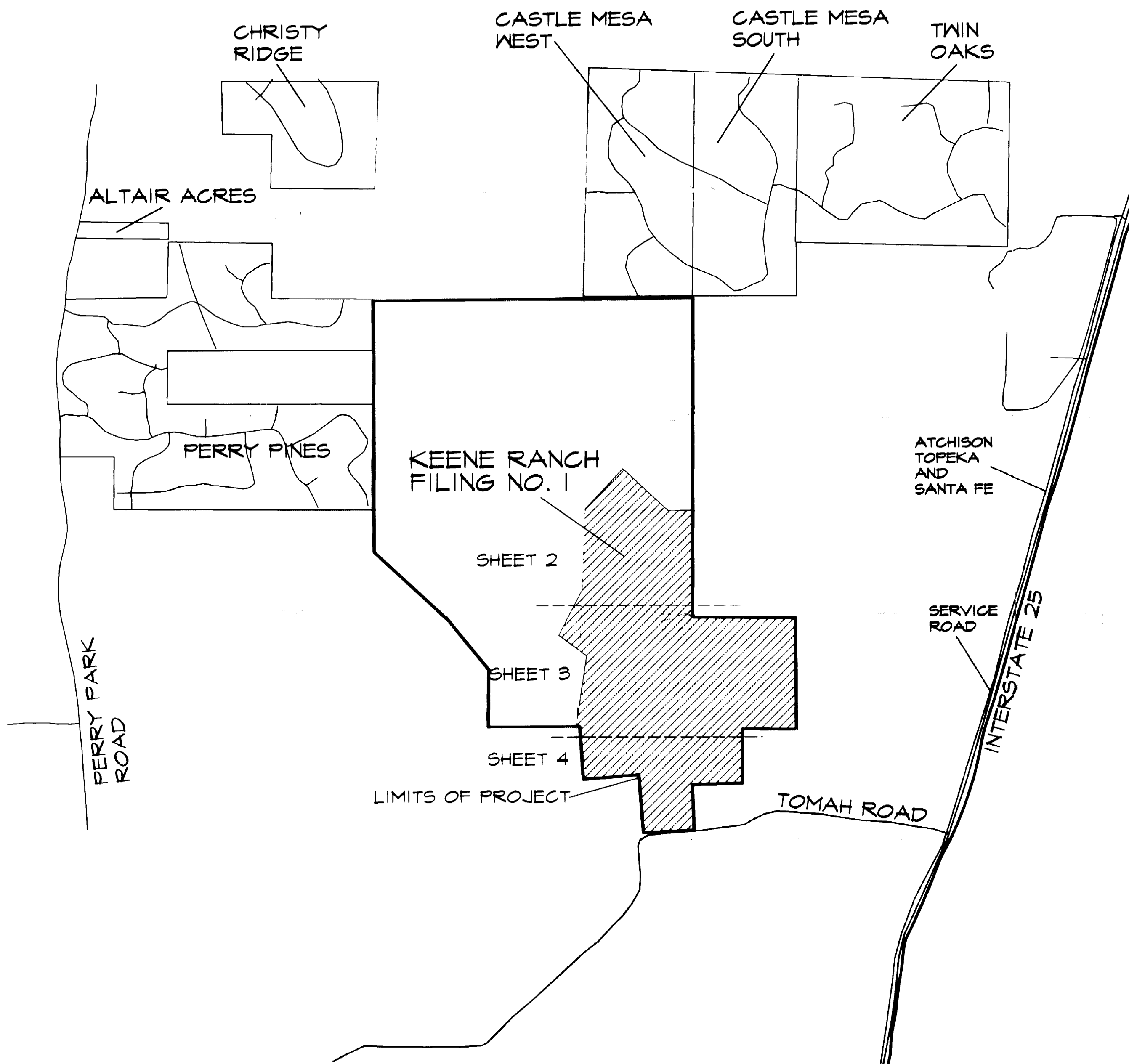
**GRANTEE:** *Keene Ranch #1*  
(SUBDIVISION NAME OR NAME OF PLAT)

**LEGAL:** *29, 31, 32 - 8 - 67*  
(SECTION-TOWNSHIP-RANGE)  
*5 - 9 - 67*

**KEENE RANCH FILING 1**  
**A PORTION OF PLANNING AREA PA 1 AND PA 2**  
**A PORTION OF SECTIONS 29,31, AND 32, T8S, R67W AND A PORTION**  
**OF SECTION 5, T9S, R67W OF THE 6th. P.M., DOUGLAS COUNTY, COLORADO**  
**643.98 ACRES, 67 RESIDENTIAL LOTS**  
**SHEET 1 OF 4**

**Property Description**

A tract of land situated in Sections 29, 32, and a portion of 31, Township 8 South, Range 67 West and in Section 5, Township 9 South, Range 67 West of the 6th. Principal Meridian, Douglas County, Colorado more particularly described as follows:  
Beginning at the East 1/4 corner of said Section 32, and considering the North line of the Southeast 1/4 bears South 89°59'23" West, with all bearings contained herein relative thereto;  
Thence South 89°59'23" W, a distance of 2623.87 feet along said North line of said Southeast 1/4, to the Center of said Section 32;  
Thence North 00°17'50" East, along the East line of the Northwest 1/4 of Section 32 a distance of 2497.60 feet;  
Thence South 84°29'28" West, a distance of 700.00 feet;  
Thence North 37°09'16" West, a distance of 1479.43 feet;  
Thence South 49°59'03" West, a distance of 492.12 feet to a point of curve;  
Thence Southwesterly along the arc of a curve to the Left a distance of 233.14 feet, said curve has a radius of 145.00 feet and a central angle of 92°07'21";  
Thence South 59°48'09" West, a distance of 102.96 feet to point of curve;  
Thence Southwesterly along the arc of a curve to the Left a distance of 112.65 feet, said curve has a radius of 170.00 feet and a central angle of 37°58'01" to a point of tangent;  
Thence South 21°50'07" West along said tangent a distance of 131.40 feet to a point of curve;  
Thence westerly along the arc of a curve to the Right a distance of 390.50 feet, said curve has a radius of 330.00 feet and a central angle of 67°47'59";  
Thence South 00°21'54" East, a distance of 1490.98 feet;  
Thence South 61°37'54" West, a distance of 561.26 feet;  
Thence South 42°51'12" East a distance of 1106.33 feet;  
Thence South 21°01'40" East, a distance of 541.45 feet;  
Thence South 57°19'58" West, a distance of 472.36 feet;  
Thence South 64°01'57" East, a distance of 511.40 feet;  
Thence South 34°50'00" West, a distance of 408.80 feet;  
Thence South 51°52'41" East, a distance of 250.00 feet to a point of curve;  
Thence Easterly along the arc of a curve to the left a distance of 182.71 feet, said curve has a radius of 170.00 feet and a central angle of 61°34'52" to a point of tangent;  
Thence North 66°32'28" East along said tangent a distance of 80.47 feet to a point of curve;  
Thence Easterly along the arc of a curve to the right a distance of 187.19 feet, said curve has a radius of 530.00 feet and a central angle of 20°14'09" to a point of tangent;  
Thence North 86°46'37" East along said tangent a distance of 39.67 feet to a point on a curve;  
Thence Southerly along the arc of a curve to the left a distance of 60.03 feet, said curve has a radius of 530.00 feet and a central angle of 06°29'23" and a chord that bears South 03°13'24" East a distance of 60.00 feet;  
Thence South 86°46'36" West a distance of 39.67 feet to a point of curve;  
Thence Westerly along the arc of a curve to the left a distance of 165.99 feet, said curve has a radius of 470.00 feet and a central angle of 20°14'09" to a point of tangent;  
Thence South 66°32'28" West along said tangent a distance of 80.47 feet to a point of curve;  
Thence Westerly along the arc of a curve to the right a distance of 247.20 feet, said curve has a radius of 230.00 feet and a central angle of 61°34'52" to a point of tangent;  
Thence North 51°52'41" West along said tangent a distance of 708.34 feet to a point of curve;  
Thence Northwesterly along the arc of a curve to the right a distance of 184.06 feet, said curve has a radius of 530.00 feet and a central angle of 19°53'51";  
Thence South 05°45'56" West, a distance of 1804.74 feet to the South line of Section 31;  
Thence South 88°55'41" East, a distance of 247.72 feet to the Northwest corner of the Northwest 1/4 of said Section 5;  
Thence South 02°17'08" East, along the West line of said Northwest 1/4 a distance of 1286.89 feet;  
Thence North 81°27'47" East, a distance of 1289.45 feet;  
Thence South 01°07'14" West, a distance of 253.13 feet;  
Thence South 89°35'43" East, a distance of 46.09 feet to the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 5;  
Thence South 02°13'07" East, a distance of 1302.86 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 5;  
Thence South 89°31'21" East, a distance of 1312.79 feet to the Center of said Section 5;  
Thence North 02°09'06" West, a distance of 1304.46 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 5;  
Thence South 89°35'43" East, a distance of 1314.24 feet to the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 5;  
Thence North 02°05'06" West, a distance of 1342.63 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 5;  
Thence South 89°38'30" East, a distance of 1315.75 feet to the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section 32,  
Thence North 00°08'10" East, a distance of 2730.13 feet to the point of beginning. Containing 643.98 Acres, more or less.



**VICINITY MAP**  
SCALE 1" = 2000'

**DEDICATION STATEMENT:**

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests of the land described herein, have laid out, subdivided and platted said lands into lots, tracts, parcels, streets and easements as shown hereon under the name and subdivision of KEENE RANCH, FILING 1. The utility and drainage easements shown hereon are hereby dedicated for public utilities and cable communication systems drainage and other purposes as shown hereon. The entities responsible for providing the service for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities. All streets and rights-of-way, shown hereon are dedicated and conveyed to Douglas County, CO. in fee simple absolute, with marketable title for public uses and purposes.

Owner: CASTLE BUTTE L.L.C. BY: Thomas L. Hartley as MANAGER

Subscribed and sworn to before me this 23 day of May, 1995,  
by Thomas L. Hartley as Manager OF CASTLE BUTTE L.L.C.

WITNESS my hand and official seal.

Notary Public Xareen E. Archer

My Commission expires: 8-22-98



**MORTGAGEE:**

First Bank of Castle Rock N.A. by Gay R. Hall as PRESIDENT

Subscribed and sworn to before me this 23rd day of MAY, 1995,  
by THOMAS L. HARTLEY as MANAGER OF CASTLE BUTTE L.L.C.

WITNESS my hand and official seal.

Notary Public Judith Ann Sullivan

My Commission expires: 10/19/96

**PLANNING COMMISSION**

The sketch and preliminary plan for this plat were reviewed by the Planning Commission on 12/19/94 and 4/17/95.

File No. SB 95-045 Planning Director, on behalf of the Planning Commission

File No. SB 95-045

**BOARD OF COUNTY COMMISSIONERS**

This plat was approved for filing by the Board of County Commissioners of Douglas County, CO., on the 25th day of April, 1995. The dedications are hereby accepted.

All expenses incurred with respect to the improvements for all utility services, paving grading, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the subdivider and not Douglas County. The County shall accept maintenance of any such improvements after construction has been completed in accordance with County regulations.

This acceptance does not guarantee that the soils conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit, well permit or sewage disposal permit will be issued.

Robert G. Christensen 5/24/95  
Chair, Board of County Commissioners

**TITLE VERIFICATION**

We, North American Title Company, a qualified title insurance company, do hereby certify that we have examined the title of all lands platted hereon and that title to such land is in the dedicatory free and clear of all liens, taxes, and encumbrances.

5/23/95 Christine B. Brown as Vice President  
Date North American Title Company Title

**SURVEYOR'S CERTIFICATE**

I, David E. Archer, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made during December, 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; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivisions or surveying of land and all provisions, within my control, of the Douglas County Subdivision Regulations.

I attest the above on this 23rd day of May, 1995.

David E. Archer  
David E. Archer, A Colorado Professional  
Land Surveyor, Number 6935

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF DOUGLAS )

I hereby certify that this plat was filed in my office on this 5th day of May, 1995 A.D., at 11:15 a.m./p.m., and was recorded at

Reception Number 95-23375

John W. Brown Chad Deput  
County Clerk and Recorder

REVISIONS	
3/02/95	
4/27/95	
5/15/95	
5/23/95	

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



TITLE	KEENE RANCH FILING 1
CLIENT	CASTLE BUTTE LLC LAKEWOOD, COLORADO 80226
JOB NUMBER	92-802
Sheet	1 of 4

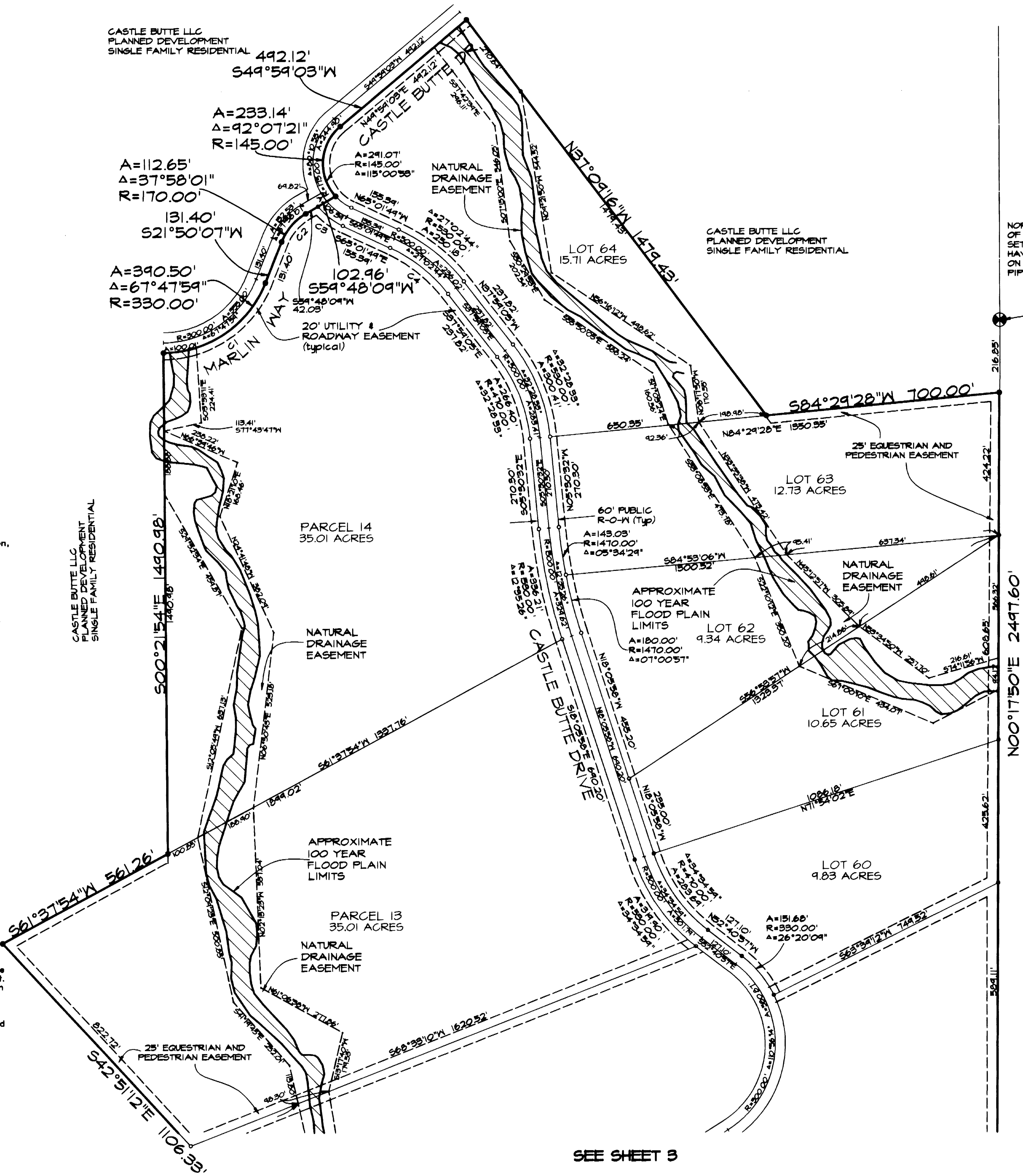


# KEENE RANCH FILING 1

## SHEET 2 OF 4

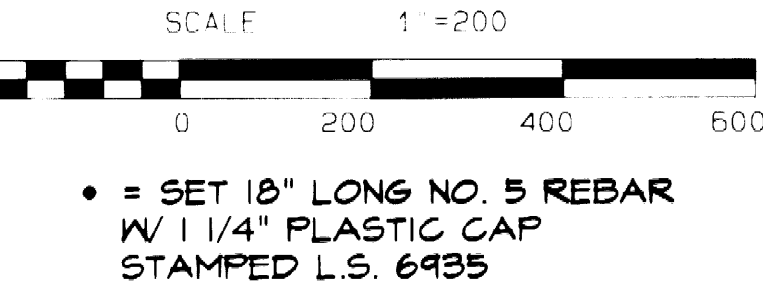
### NOTES:

- Restricted Building Area:** No structures are permitted within any area labeled "Restricted Building Area" or "Natural Drainage Easement".
- Natural Drainage Easements:** Fencing shall be prohibited to allow complete and unrestricted pedestrian, equestrian and wild life movement. A flood plain permit (from Douglas County Engineering) may be required for any crossings of or construction in said natural drainage easements.  
A grading permit shall be required for all lots which are adjacent to a natural drainage easement of have said easement within the lot.
- Equestrian and Pedestrian Easements:** Fencing shall be prohibited to allow complete and unrestricted pedestrian, equestrian and wild life movement.
- Individual Domestic Wells:** Each site shall be allowed one individual domestic well into the Denver aquifer pursuant to the augmentation plan 93CW102. The individual wells shall be allocated a minimum of one acre foot per year. Water in the lower Arapahoe and Larine Fox Hills Aquifers shall not be available to individual lot owners.
- Individual Septic Systems:** Each site shall be required to install an on-site sewage disposal system approved by Tri-County District Health Department. Where practical, unique natural site features and mature vegetation shall be preserved. All individual septic disposal systems shall be of the non-evaporative type in accordance with the Water Court Case No. 93CW102.
- Utility, drainage and Roadway Easements:** The 20 foot utility, drainage and roadway easements as shown hereon are reserved for utility installation and maintenance, drainage, and roadway, construction, slopes and snow removal storage.
- Xeriscape:** "Prior to issuance of the first building permit within this filing, the owners, their successors and assigns, shall provide to Douglas County Building Division, a list of lots to be used as model homes, if any, and a planting plan for at least one model home lot within this filing that depicts a xeriscape style of landscaping (as generally defined within the Denver/Boulder metro area). Implementation of the planting plan shall occur prior to the issuance of the certificate of occupancy for the affected lot(s), and the xeriscape landscaping shall remain in place until the structure is no longer used as a model home".
- Residential Fire Sprinkler Systems:** With the submittal of a building permit request, a set of plans for an in home sprinkler system, acceptable to Douglas County Building Department shall be included. The system shall be automatically monitored for flow and tamper.
- Common Use Easements:** All pedestrian and equestrian easements and all natural drainage easements are reserved for the exclusive use and benefit of the owners of Keene Ranch.
- Easement Maintenance:** All pedestrian and equestrian easements, all natural drainage easements and the fire cistern easement shall be maintained by the Homeowners Association. "Maintenance Access Shall be provided to all Natural Drainage Easements to ensure continuous operation capability of the system. The Homeowners Association shall be responsible for the maintenance of said Natural Drainage Easement. Should the Homeowners Association fail to adequately maintain said easement, the County shall have the right to enter said land for the purposes of operations and maintenance and the Homeowners Association shall be obligated to reimburse the county for all costs and expenses incurred for said operations and maintenance."



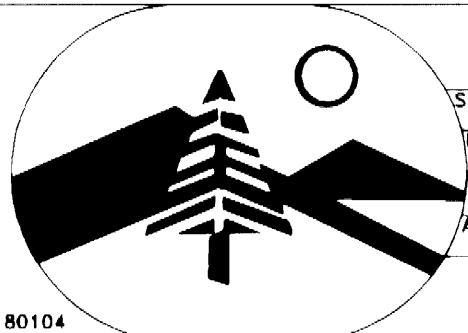
CURVE TABLE

CURVE #	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	330.00'	61°41'54"	340.50'	S55°44'06"W	368.11'
C2	170.00'	31°58'01"	112.65'	S40°49'08"W	110.60'
C3	205.00'	26°25'04"	44.52'	N51°49'11"W	43.64'
C4	470.00'	21°02'44"	221.86'	N51°30'21"W	219.80'



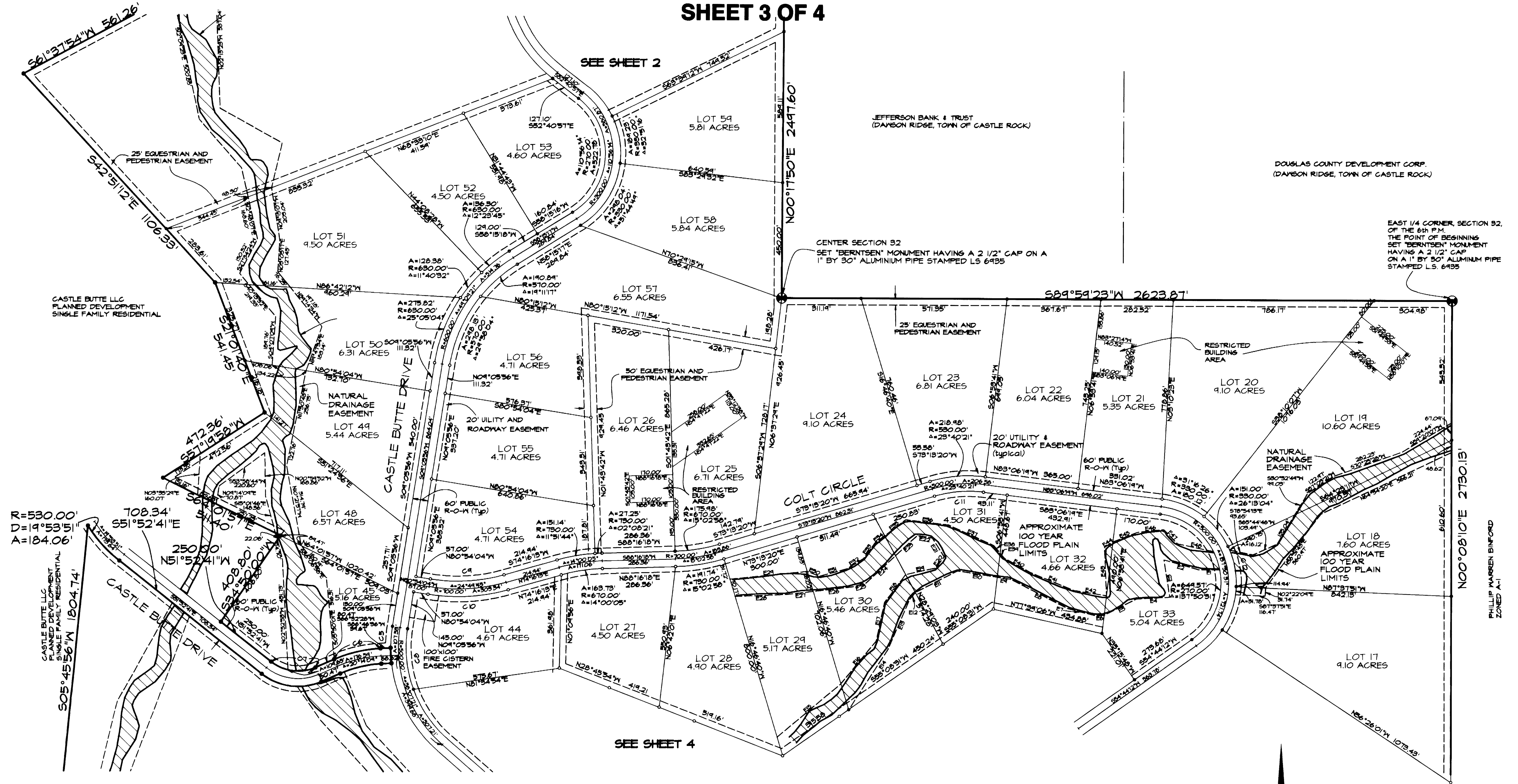
REVISIONS
CHANGED BOUNDARY 4/27/95

**DAVID E. ARCHER & ASSOCIATES, INC.**  
LAND DEVELOPMENT CONSULTING  
SURVEYING & ENGINEERING  
PHONE (303) 686-4642  
105 WILCOX ST. CASTLE ROCK, COLORADO 80104



SCALE 1" = 200'	DATE 1/16/95	CLIENT CASTLE BUTTE LLC
DRN. MAH. D.E.A.	APP'D. D.E.A.	LAKEWOOD, COLORADO 80228
Sheet 2 of 4		JOB NUMBER 92-802

KEENE RANCH FILING 1  
SHEET 3 OF 4



CURVE TABLE

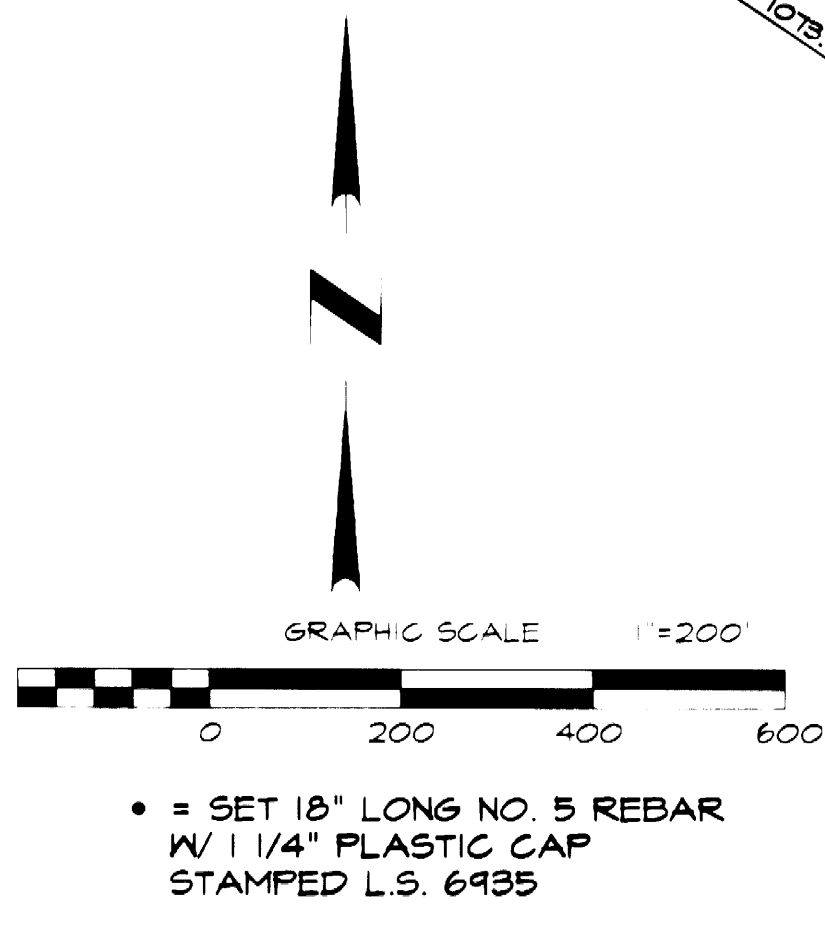
CURVE #	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C5	530.00'	09°04'38"	83.91'	S04°33'37"W	83.88'
C6	530.00'	20°14'09"	187.19'	S16°39'32"W	186.21'
C7	170.00'	61°34'52"	182.71'	N82°40'07"W	174.05'
C8	410.00'	24°10'03"	239.26'	N05°24'05"W	236.64'
C9	610.00'	24°44'43"	290.34'	S86°41'04"W	288.07'
C10	730.00'	24°44'43"	316.34'	N86°41'04"E	313.87'
C11	410.00'	23°40'21"	194.19'	N85°03'30"E	192.81'
C12	330.00'	21°58'58"	161.17'	S11°37'21"E	154.57'

EASEMENT TABLE

LINE #	BEARING	DISTANCE
E1	S84°38'32"E	83.14'
E2	S74°16'23"E	140.39'
E3	N08°51'09"W	147.47'
E4	N86°51'36"E	124.66'
E5	S63°11'52"W	142.16'
E6	S68°29'12"W	36.88'
E7	N76°09'41"W	108.28'
E8	N85°06'57"W	25.03'
E9	N81°20'46"W	58.16'
E10	N81°20'46"W	156.66'
E11	S62°58'14"W	186.10'
E12	S84°36'24"W	34.08'
E13	S23°56'16"W	212.47'
E14	S83°01'54"W	282.38'
E15	N80°09'22"E	326.31'
E16	N94°24'06"E	218.11'
E17	N12°02'35"E	131.66'
E18	N87°04'58"E	137.46'
E19	N77°48'03"E	119.99'
E20	N87°26'32"E	35.57'
E21	N82°06'14"W	87.27'
E22	N81°18'20"W	34.48'
E23	S47°06'31"W	116.56'
E24	S47°06'31"W	158.70'

EASEMENT TABLE CONT.

E25	S73°28'35"W	38.49'
E26	S83°14'09"W	157.46'
E27	S83°14'09"W	104.81'
E28	S87°40'06"W	205.21'
E29	N84°11'04"E	305.56'
E30	S68°30'47"E	50.77'
E31	N75°06'08"E	111.51'
E32	N88°25'15"E	76.42'
E33	N85°48'51"E	73.71'
E34	N82°44'38"E	48.64'
E35	N82°44'38"E	108.76'
E36	S83°18'48"E	164.14'
E37	S65°45'10"E	143.34'
E38	S84°52'48"E	36.77'
E39	S84°52'48"E	27.68'
E40	S61°48'46"E	118.72'
E41	S67°56'31"E	183.32'
E42	S80°36'08"E	130.03'
E43	S02°14'54"E	188.17'
E44	S56°37'15"W	34.54'
E45	S68°18'38"W	108.42'
E46	S83°37'48"W	102.80'
E47	N43°34'10"W	77.88'
E48	N78°09'38"W	143.71'



\* = SET 18" LONG NO. 5 REBAR  
W/ 1 1/4" PLASTIC CAP  
STAMPED L.S. 6935

REVISIONS  
CHANGED BOUNDARY  
4/21/25

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 1/16/25  
DRAWN BY MAH  
CHECKED BY DE.A.  
APPROVED BY DE.A.

TITLE  
KEENE RANCH FILING 1

CLIENT  
CASTLE BUTTE LLC  
LAKEWOOD, COLORADO 80228

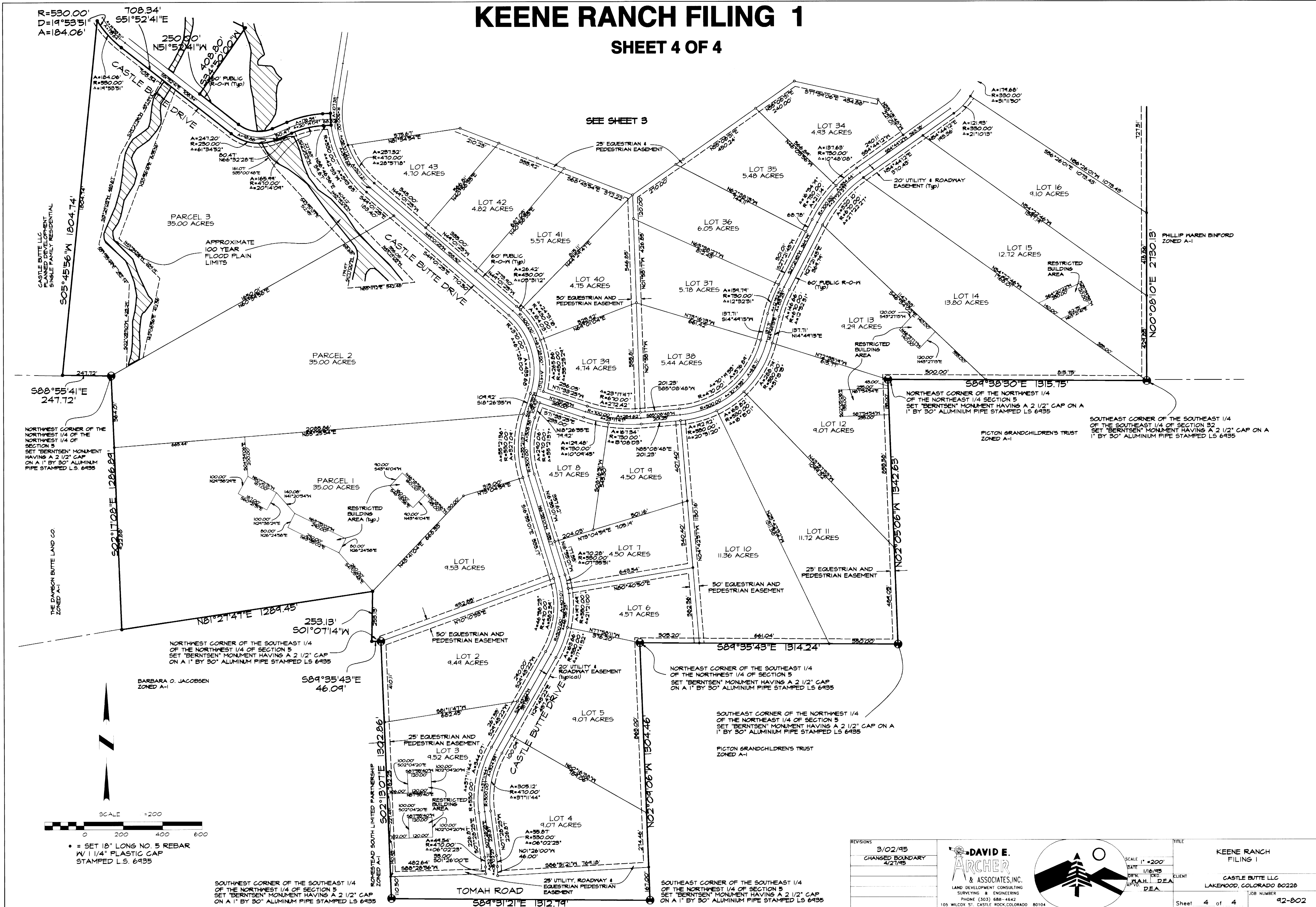
JOB NUMBER  
92-802

Sheet 3 of 4



# KEENE RANCH FILING 1

SHEET 4 OF 4



**From:** Deb Makinney  
**Sent:** Saturday, May 27, 2023 8:12 AM  
**To:** Matt Jakubowski  
**Subject:** Re: Keene Ranch PD, 3rd Amd. - Comments  
**Attachments:** image002.png

Thank you. It was a pleasure chatting with you as well.

I'll review the plot . As we discussed, my concern is that we protect access to the equestrian paths●.

Have a wonderful weekend.  
Deb Makinney

Keene Ranch Homeowners Association  
c/o LCM Property Management Company, Inc.  
mchavez@lcmpm.com  
1776 South Jackson Street, Suite 300  
Denver, CO 80210  
Telephone: 303/221-1117, ext. 112  
Fax: 303/339-7104

Re: PD Amendment Referral Comments Response

Dear Douglas County Planning Staff,

On behalf of the Keene Ranch Homeowners Association, please find below our responses to the comments received during the referral period for the proposed PD Amendment:

1. 1. Douglas County Engineering Comment:

Douglas County Engineering indicated that 20-foot utility and roadway easements are platted adjacent to roads within Keene Ranch. The PD Amendment would allow fences up to a property line, and potentially within these easements. Engineering had a concern that if work is required within these easements, fencing may be required to be temporarily removed, which can be a disruption or an added expense.

***HOA Response:***

---

The HOA acknowledges the existence of utility and roadway easements and the potential need for access within them. The proposed amendment does not alter or eliminate these easements or the rights of utility providers and public entities to access them. Any fences constructed within these easements are understood to be subject to removal or modification if access is required. The HOA will continue to educate homeowners that encroachments within easements are undertaken at the property owner's risk and may need to be removed temporarily at the owner's expense if access is necessary.

2. 2. Public Comment:

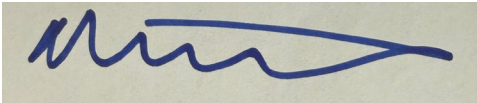
A member of the public expressed concern that the PD Amendment could allow fencing that would block access to the community's established pedestrian and equestrian trail easement system.

***HOA Response:***

---

The HOA fully agrees that protecting access to the pedestrian and equestrian trail system is vital to the community. The PD Amendment does not eliminate or alter these existing trail easements. All fencing proposals that may affect access to these trails will continue to be carefully reviewed and will not be approved if they obstruct access to the easement system. The HOA remains committed to ensuring uninterrupted public and resident use of all designated trail corridors.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Hicks', is shown on a light-colored background.

David Hicks

Member at Large, Keene Ranch HOA



# KEENE RANCH PLANNED DEVELOPMENT Third AMENDMENT

## A Major Amendment to PA-1 and PA-2 Development Standards, F. Fencing Standards

SECTIONS 29,30,31 & 32 TOWNSHIP 8 SOUTH, RANGE 67 WEST and SECTION 5, TOWNSHIP 9 SOUTH, RANGE 67 WEST  
2057.87 ACRES 247 DU'S ZR2023-007

### KEENE RANCH PLANNED DEVELOPMENT Third AMENDMENT

#### DEVELOPMENT GUIDE

##### GENERAL PROVISIONS

###### Authority

This Development Plan is authorized by Section 15-Planned Development District of the Douglas County Zoning Resolution adopted pursuant to the Colorado Planned Unit Development Act of 1972.

###### Applicability

The provisions of this Development Plan shall run with the land. The landowners their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning Director or Board of County Commissioners.

###### Adoption

The adoption of this Development Plan shall evidence the findings and decision of the Douglas County Board of Commissioners that this Development Plan for Keene Ranch Planned Development Third Amendment is in general conformity with the Douglas County Master Plan, is authorized by the provision of Section 15 of the Douglas County zoning Resolution, and that such Section 15 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

###### Relationship to County Regulations

The provisions of this Development Plan shall prevail and govern the development of Keene Ranch Planned Development Third Amendment, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Douglas County Zoning Resolution, as amended, or any other applicable resolutions or regulations of Douglas County, shall be applicable.

###### Enforcement

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of land and the location of common open space shall run in favor of Douglas County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

###### Conflict

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director of Planning and Community Development.

###### Maximum level of Development

The total number of dwellings approved for development within the Planning Areas is the maximum development requested for platting or construction (plus approved density transfers, if any). The actual number of dwellings commercial, may be less due to subdivision or site improvement plan requirements or other requirements of the Board of County Commissioners.

###### Project Tracking

At the time of subdivision final plat, the applicant shall provide a summary of the development, to date, along with the final plat submittal to the Planning Division. In order to assure maximum development limits are not exceeded.

###### Continued Agricultural Uses

Prior to final platting or dedication of property for public use, all uses permitted by right and by Special Review under the Douglas County A-1 Zoning category shall continue to be allowed for all properties not platted or dedicated. Such permitted uses or uses by Special Review shall be subject to all provisions of the Douglas County Zoning Resolution relating to the A-1 Zone District.

###### Commitments

In order to implement the Planned Development District, the developer hereby submits to the following commitments which shall be binding upon itself and its successors and assigns in interest with the respect to its properties within the Keene Ranch Planned Development Third Amendment, and upon the County, upon approval by the Board of Douglas County Commissioners of the Development Plan and related Development Guide. Said commitments are as follows:

###### Schools

The developer, its successors and assigns shall pay cash-in-lieu of school land dedication in accordance with Article 10 of the Douglas County Subdivision Resolution. The payment shall be made prior to recordation of any final plat approved within Keene Ranch Third Amendment. The dollar value amount to be used in determining said payment shall be determined by Douglas County at the time of said payment.

###### Parks

The developer, its successors and assigns shall pay cash-in-lieu of park land dedication in accordance with Article 10 of the Douglas County Subdivision Resolution. The payments shall be made prior to recordation of any final plat approved within Keene Ranch Third Amendment. The dollar value amount to be used in determining said payment shall be determined by Douglas County at the time of said payment.

##### TRANSPORTATION

###### 1. Right of Way Dedication

- All public road Rights of Way within the development shall be dedicated in fee simple absolute to Douglas County at no cost to Douglas County at the time of the Final Plat approval.
- Additional Right of Way for Tomah Road as required by the County Engineer shall be dedicated in fee simple absolute to Douglas County at no cost to Douglas County at the time of the first Final Plat.

###### 2. Road Construction

- All public roads (except the emergency vehicle access roads) within the development shall be constructed and paved to Douglas County Standards.
- Tomah Road shall be constructed and paved from the entrance of Keene Ranch First Phase as shown hereon, Easterly to the end of the existing paving.
- The costs of roadway improvements shall be secured by bond, letter of credit or other security acceptable to Douglas County prior to recordation of the final plat (on a per phase or filing basis).

##### WATER SUPPLY

Each residential site within PA-1 and PA-2 shall be allowed one individual domestic well into the Denver aquifer pursuant to the augmentation plan 93CW102. The individual wells shall each be allocated a minimum of one acre foot per year. All water contained within the underlying Arapahoe and Laramie Fox-Hills Aquifers shall not be conveyed to the purchasers of lots within Keene Ranch Third Amendment.

##### WASTE WATER TREATMENT

Each residential site within PA-1 and PA-2 shall be required to install an on-site sewage disposal system approved by Tri-County District Health Department. Where practical, unique natural site features and mature vegetation shall be preserved. All individual septic disposal systems shall be of the non-evaporative type in accordance with the Water Court Case No. 93CW102.

##### FIRE PROTECTION

###### 1. Water Source

Prior to issuance of the first certificate of occupancy, the developer, its successors and assigns shall install up to three (3) 20,000 gallon below-grade cisterns, each complete with a dedicated well for a water source for said cisterns, at no cost to Douglas County or the applicable fire district. Each well and cistern shall be part of an automated system to ensure the cisterns are kept full at all times while not in use by the fire districts. It is the intent of the developer to provide one cistern system as noted above within each of the first three of four (4) phases. Said cistern systems shall be located in easements or within the public right of way (as approved by Douglas County Engineering Division) and shall be shown on each applicable final plat.

###### 2. Emergency Access

The developer, its successors and assigns shall construct at no cost to Douglas County one emergency access along the Western boundary to connect to Butte Circle (in the Southeast corner of Perry Pines). Such access shall be constructed and maintained to acceptable County standards and shall have a locked gate to prevent public vehicular use. The perpetual maintenance of such access including snow removal shall be the responsibility of the Developer, its successors and assigns. Timing of the construction of said emergency access shall be determined by Douglas County Engineering Division in conjunction with the three affected fire districts as part of the access phasing plan (as noted in approval condition # 2 at the December 21, 1994 Board of County Commissioners public hearing.)

###### 3. Residential Fire Sprinkler Systems

Prior to approval of the first final plat within Keene Ranch Third Amendment, the developer, its successors and assigns shall develop a plan in conjunction with the Douglas County Building Department and affected fire districts, to ensure every home within the development is constructed with a individual residential fire sprinkler system. The system shall be automatically monitored for flow and tamper. The homeowners association shall be responsible to keep the necessary paperwork on file, regarding periodic maintenance, for inspection by the affected fire districts.

##### WILDLIFE MITIGATION'S

In an effort to reduce possible conflicts between human inhabitants of Keene Ranch Planned Development Third Amendment and its native wildlife species, the developer shall provide to Douglas County with the submittal of the first final plat, covenants to satisfy the concerns of the Division of Wildlife as noted in their referral letter. Said covenants shall include, but not be limited to, the following:

- Providing food or salt licks for any animal species except livestock, birds or household pets shall be prohibited.
- Household pets shall be fed indoors or within an enclosed area to avoid attracting nearby wildlife.
- Household pets shall not be allowed to run at large and are subject to Douglas County's leash law, as well as State law regarding wildlife harassment.

- Garbage shall be stored in an enclosed area prior to removal and shall not be set out for removal in containers without lids which can easily be opened (i.e. boxes, plastic or paper bags) by any animal.
- No wildlife species, especially young or injured animals, should be petted or taken home as pets. In the case of an injured animal, the Division of Wildlife should be contacted.
- Fencing shall be of a type approved by the Colorado Department of Wildlife and as noted hereon in the "Fencing Standards" for PA-1 and PA-2.

##### PHASING

Development of this project shall occur in 4 (four) phases, the first phase being the Southern portion, the second phase being the Northeast portion, the third phase being the Northwest portion and the fourth and final phase being the Southwest or remaining portion.

##### COUNTY REGULATIONS

The Developer its successors and assigns and the County agree that any off-site mitigation/impact fee and service cost/recovery regulations, guidelines or other authority of general applicability adopted or promulgated by the County shall apply to Keene Ranch Planned Development Third Amendment if such regulations, guidelines or other authority are of general applicability to the County. Additionally, the Developer shall cause the payment of fees, as applicable, into the Countywide "Trust Fund" specific to school impact fees.

##### HOMEOWNERS ASSOCIATION

A mandatory Master Homeowners Association shall be established with the right to assess fees on all property within Keene Ranch Planned Development Third Amendment sufficient for the maintenance of certain facilities and programs including, but not limited to perpetual maintenance of emergency access easements, including snow removal, development of a program to satisfy the requirements of the augmentation plan (Case No. 93CW102) item #9 (Administration of Plan for Augmentation), drainage easements and pedestrian and equestrian trails.

##### SINGLE FAMILY RESIDENTIAL- ALL DISTRICTS

###### Intent

Within Keene Ranch Planned Development Third Amendment, Two types of single family planning areas have been established. These are PA-1 and PA-2.

To provide a mix of large-lot residential homesites, that create country living in a rural atmosphere while preserving the vegetation, significant geological features, wildlife habitat/corridors, views and privacy, and provide an appropriate transition from urban development to agricultural areas. The density range is from one dwelling per 35 acres to one dwelling per 5 acres.

Some lots shall be required to allow for easements as a method of providing for pedestrian, equestrian and wildlife corridors as indicated on the Keene Ranch P.D. - First Amendment, Sketch Plan - File No. SB94-001. The maintenance of any such easements shall be the responsibility of the Keene Ranch Homeowners Association. Some lots may also, include major natural drainage systems. In such cases, dwellings must be built outside of the 100 year flood plain for that drainage. Maintenance of these drainage's shall be the responsibility of the Keene Ranch Homeowners Association. These easements shall be identified on the final plat for each phase. Motorized or wheeled vehicles shall be prohibited within these easements. These drainage easements shall be precisely identified on the preliminary and final plats for each Phase.

##### PA-1 DEVELOPMENT STANDARDS

- Principal Uses:** All those per the A-1 Section of the Douglas County Zoning Resolutions as amended
- Accessory Uses:** All those per the A-1 Section of the Douglas County Zoning Resolution as amended
- Uses Permitted by Special Review:** All those per the A-1 Section of the Douglas County Zoning Resolution as amended except the following:
  - Aircraft-related recreational facility
  - Airport/heliport
  - Bed & Breakfast
  - Boarding house
  - Campground
  - Cemetery
  - Church/church school
  - Cultural facility
  - Entertainment event
  - Feed yard - commercial
  - Firing range
  - Fur farm - commercial
  - Group home
  - Guest ranch including accompanying Resort cabins
  - Heliport
  - Zoo
- Setbacks:** All setbacks shall be in accordance with the A-1 Sections of the Douglas County Zoning Resolution as amended

##### e. Building Height:

Building height shall be in accordance with A-1 Sections of the Douglas County Zoning Resolution as amended

##### f. Fencing Standards:

Permitted fencing shall be constructed in accordance with the A-1 Section of the Douglas County Zoning Resolution as Amended. Fencing of any kind shall be prohibited within any "Natural drainage easement" or within any pedestrian and equestrian easement as said easements shall be left open so as to allow complete and un-restricted pedestrian, equestrian and wildlife movement. Fencing shall be prohibited within 50 feet of any Road Right of Way.

##### g. Minimum Lot Size:

35 acres

##### PA-2 DEVELOPMENT STANDARDS

###### a. Principal Uses:

All those per the R. R. Section of the Douglas County Zoning Resolution as amended

###### b. Accessory Uses:

All those per Section R. R. of the Douglas County Zoning Resolution as amended

###### c. Uses Permitted by Special Review:

All those per the R. R. Section of the Douglas County Zoning Resolution as amended, except:

- Bed & Breakfast
- Boarding House
- Church/church school
- Cultural facility
- Group home
- Nursing or convalescent home or other
- Extended-care facility
- Retirement home
- Septic waste and domestic sludge application
- Water/wastewater treatment and water storage for domestic use in excess of 5,000 gallons for public, private or multiple use
- Wind energy conversion system

###### d. Setbacks:

All structures shall be setback a minimum of 100 feet from any lot line adjacent to a street, except as shown on the final plat. All structures shall be setback a minimum of 50 feet from any side or rear lot line.

###### e. Building Heights:

Building Height shall be in accordance with the R. R. Section of the Douglas County Zoning Resolution as amended

###### f. Fencing Standards:

Permitted fencing shall be constructed in accordance with the R. R. Section of the Douglas County Zoning Resolution as Amended. Fencing of any kind shall be prohibited within any "Natural drainage easement" or within any pedestrian and equestrian easement as said easements shall be left open so as to allow complete and un-restricted pedestrian, equestrian and wildlife movement. Fencing shall be prohibited within 50 feet of any Road Right of Way.

###### g. Minimum Lot Size:

The minimum lot size shall be as shown on Sheets 1 & 2 of the Keene Ranch P.D. - 1ST Amendment, Douglas County Planning Department File No. SB94-001, however at the time of final platting, lot sizes may vary in size, however no lot shall be less than 195,000 square feet. In no event however shall the number of lots within PA-2 exceed 232 lots.

### COUNTY CERTIFICATION

THIS MAJOR AMENDMENT OF THE KEENE RANCH DEVELOPMENT PLAN AMENDING THE FENCING STANDARDS OF PA-1 AND PA-2 AS DEPICTED HEREON PURSUANT TO PA-1 DEVELOPMENT STANDARDS F. FENCING STANDARDS, AND PA-2 DEVELOPMENT STANDARDS F. FENCING STANDARDS HAS BEEN APPROVED BY BOARD RESOLUTION NO. \_\_\_\_\_ ON \_\_\_\_\_, 2024. THIS AMENDMENT NO. 3 AFFECTS ONLY PA-1 AND PA-2 AS DESCRIBED IN FILE NO. ZR2023-007

Chair, Board of Douglas County Commissioners Date

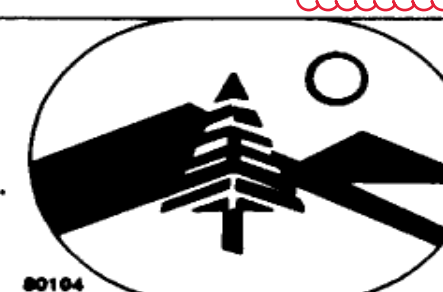
Director of Community Development Date

### CLERK AND RECORDER CERTIFICATION

I hereby certify that this Plan was filed in my office on this \_\_\_\_\_ of \_\_\_\_\_, 2024, A.D. at \_\_\_\_\_ o'clock a.m./p.m., and was recorded per Reception No. \_\_\_\_\_.

Douglas County Clerk and Recorder

REVISIONS
Misc. 11-7-94
Rev. 1-25-95
Title Cert. 1-26-95
Review 3-2-95



TITLE	KEENE RANCH PLANNED DEVELOPMENT FIRST AMENDMENT A MAJOR AMENDMENT TO THE KEENE RANCH PLANNED DEVELOPMENT
SCALE	
DATE	SEPT. 1994
BY	
CHKD.	
APVD.	
SHEET	CASTLE BUTTE L.L.C.
Sheet	1 of 3
JOB NUMBER	92-802



KEENE RANCH PLANNED DEVELOPMENT Third AMENDMENT  
A Major Amendment to PA-1 and PA-2 Development Standards, F. Fencing Standards

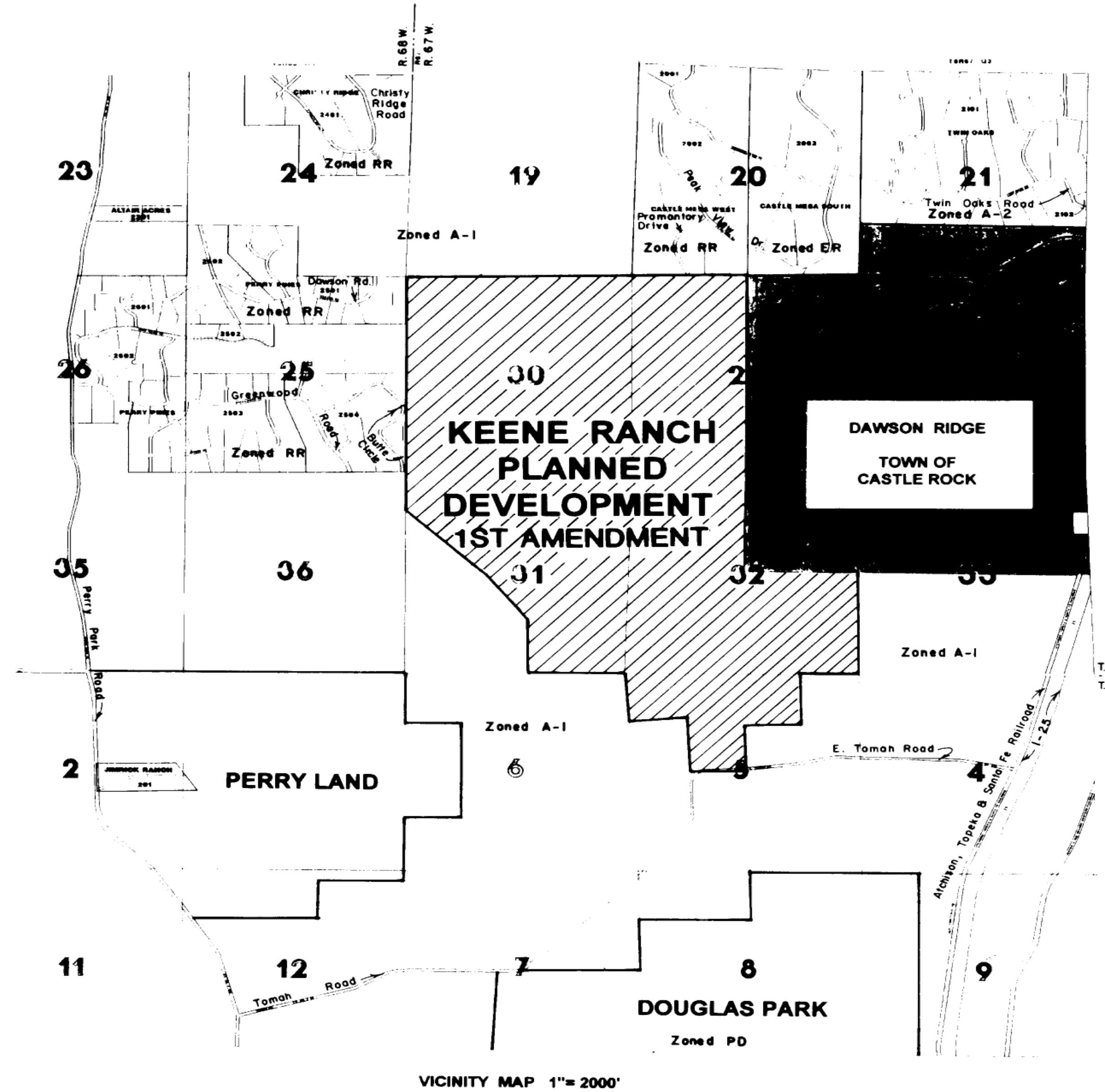
SECTIONS 29,30,31 & 32 TOWNSHIP 8 SOUTH, RANGE 67 WEST and SECTION 5, TOWNSHIP 9 SOUTH, RANGE 67 WEST  
2057.87 ACRES 247 DU'S ZR2023-007

PROPERTY DESCRIPTION: PLANNING AREA PA-1

A tract of land situated in Sections 29, 30, 31 and 32, Township 8 South, Range 67 West and in Section 5, Township 9 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows: Beginning at the Southeast corner of Section 31 and considering the South line of Section 31 to bear N 88°55'41"W with all bearings contained herein relative thereto; Thence N 88°55'41"W along said South line a distance of 2364.46 feet; Thence N 00°22'48"E a distance of 1442.54 feet; Thence N 38°28'49"W a distance of 1494.59 feet; Thence N 46°42'53"W a distance of 2695.61 feet to a point on the West line of Section 31; said point being S 00°54'10"E a distance of 845.88 feet from the Northwest corner of Section 31; Thence N 85°22'22"E a distance of 2354.68 feet; Thence S 10°18'45"E a distance of 211.44 feet; Thence N 81°48'42"E a distance of 1496.90 feet; Thence S 42°51'12"E a distance of 350.00 feet; Thence N 44°33'57"E a distance of 1452.21 feet; Thence Easterly along the arc of a curve to the left a distance of 733.97 feet, said curve has a radius of 330.00 feet and a central angle of 127°26'02" to a point of tangent; Thence N 21°50'07"E along said tangent a distance of 131.40 feet to a point of curve; Thence Northeasterly along the arc of a curve to the right a distance of 112.65 feet, said curve has a radius of 170.00 feet and a central angle of 37°58'01" to a point of tangent; Thence N 59°48'08"E along said tangent a distance of 42.03 feet; Thence Southeasterly along the arc of a curve to the left a distance of 94.52 feet, said curve has a radius of 205.00 feet and a central angle of 26°25'03" to a point of tangent; Thence S 65°01'49"E along said tangent a distance of 155.39 feet to a point of curve; Thence Southeasterly along the arc of a curve to the right a distance of 221.86 feet, said curve has a radius of 470.00 feet and a central angle of 27°02'44" to a point of tangent; Thence S 37°59'05"E along said tangent a distance of 237.82 feet to a point of curve; Thence Southeasterly along the arc of a curve to the right a distance of 266.40 feet, said curve has a radius of 470.00 feet and a central angle of 32°28'33" to a point of tangent; Thence S 05°30'32"E along said tangent a distance of 270.30 feet to a point of curve; Thence Southeasterly along the arc of a curve to the left a distance of 336.21 feet, said curve has a radius of 1530.00 feet and a central angle of 12°35'26" to a point of tangent; Thence S 18°05'58"E along said tangent a distance of 690.20 feet to a point of curve; Thence Southeasterly along the arc of a curve to the left a distance of 319.90 feet, said curve has a radius of 530.00 feet and a central angle of 34°34'59"; Thence S 68°33'10"W a distance of 1620.52 feet; Thence S 42°51'12"E a distance of 283.61 feet; Thence S 52°04'07"W a distance of 931.19 feet; Thence Southeasterly along the arc of a curve to the right a distance of 48.82 feet, said curve has a radius of 470.00 feet and a central angle of 05°57'04" to a point of tangent; Thence S 31°58'49"E along said tangent a distance of 395.44 feet to a point of curve; Thence Southeasterly along the arc of a curve to the left a distance of 184.06 feet, said curve has a radius of 530.00 feet and a central angle of 19°53'52" to a point of tangent; Thence S 51°52'41"E along said tangent a distance of 708.34 feet to a point of curve; Thence Easterly along the arc of a curve to the left a distance of 247.20 feet, said curve has a radius of 230.00 feet and a central angle of 61°34'51" to a point of tangent; Thence N 66°32'28"E along said tangent a distance of 80.47 feet to a point of curve; Thence Northeasterly along the arc of a curve to the right a distance of 165.99 feet, said curve has a radius of 470.00 feet and a central angle of 20°14'08" to a point of tangent; Thence N 86°46'36"E along said tangent a distance of 39.67 feet; Thence Southeasterly along the arc of a curve to the left a distance of 393.65 feet, said curve has a radius of 530.00 feet and a central angle of 42°33'20" to a point of tangent; Thence S 49°01'25"E along said tangent a distance of 953.90 feet to a point of curve; Thence Southerly along the arc of a curve to the right a distance of 435.68 feet, said curve has a radius of 370.00 feet and a central angle of 67°28'00" to a point of tangent; Thence S 18°26'35"W along said tangent a distance of 109.92 feet to a point of curve; Thence Southerly along the arc of a curve to the left a distance of 327.09 feet, said curve has a radius of 530.00 feet and a central angle of 35°21'36"; Thence S 73°04'59"W a distance of 315.00 feet; Thence S 43°41'04"W a distance of 668.33 feet; Thence S 81°27'47"W a distance of 1288.45 feet; Thence N 02°17'08"W a distance of 1286.89 feet to the point of beginning; Containing 531.948 acres, more or less. This property description was prepared under the direct supervision of David E. Archer (P.L.S. 6935), 105 Wilcox Street, Castle Rock, CO 80104.

PROPERTY DESCRIPTION: PLANNING AREA PA-2

A tract of land situated in Sections 29, 30, 31 and 32, Township 8 South, Range 67 West and in Section 5, Township 9 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows: Beginning at the Northwest corner of Section 31 and considering the West line of Section 31 to bear S 00°54'10"E with all bearings contained herein relative thereto; Thence S 00°54'10"E along said West line a distance of 845.88 feet; Thence N 85°22'22"E a distance of 2354.68 feet; Thence S 10°18'45"E a distance of 211.44 feet; Thence N 81°48'42"E a distance of 1496.90 feet; Thence S 42°51'12"E a distance of 350.00 feet; Thence N 44°33'57"E a distance of 1452.21 feet; Thence Easterly along the arc of a curve to the left a distance of 733.97 feet, said curve has a radius of 330.00 feet and a central angle of 127°26'02" to a point of tangent; Thence N 21°50'07"E along said tangent a distance of 131.40 feet to a point of curve; Thence Northeasterly along the arc of a curve to the right a distance of 112.65 feet, said curve has a radius of 170.00 feet and a central angle of 37°58'01" to a point of tangent; Thence N 59°48'08"E along said tangent a distance of 42.03 feet; Thence Southeasterly along the arc of a curve to the left a distance of 94.52 feet, said curve has a radius of 205.00 feet and a central angle of 26°25'03" to a point of tangent; Thence S 65°01'49"E along said tangent a distance of 155.39 feet to a point of curve; Thence Southeasterly along the arc of a curve to the right a distance of 221.86 feet, said curve has a radius of 470.00 feet and a central angle of 27°02'44" to a point of tangent; Thence S 37°59'05"E along said tangent a distance of 237.82 feet to a point of curve; Thence Southeasterly along the arc of a curve to the right a distance of 266.40 feet, said curve has a radius of 470.00 feet and a central angle of 32°28'33" to a point of tangent; Thence S 05°30'32"E along said tangent a distance of 270.30 feet to a point of curve; Thence Southeasterly along the arc of a curve to the left a distance of 336.21 feet, said curve has a radius of 1530.00 feet and a central angle of 12°35'26" to a point of tangent; Thence S 18°05'58"E along said tangent a distance of 690.20 feet to a point of curve; Thence Southeasterly along the arc of a curve to the left a distance of 319.90 feet, said curve has a radius of 530.00 feet and a central angle of 34°34'59"; Thence S 68°33'10"W a distance of 1620.52 feet; Thence S 42°51'12"E a distance of 283.61 feet; Thence S 52°04'07"W a distance of 931.19 feet; Thence Southeasterly along the arc of a curve to the right a distance of 48.82 feet, said curve has a radius of 470.00 feet and a central angle of 05°57'04" to a point of tangent; Thence S 31°58'49"E along said tangent a distance of 395.44 feet to a point of curve; Thence Southeasterly along the arc of a curve to the left a distance of 184.06 feet, said curve has a radius of 530.00 feet and a central angle of 19°53'52" to a point of tangent; Thence S 51°52'41"E along said tangent a distance of 708.34 feet to a point of curve; Thence Easterly along the arc of a curve to the left a distance of 247.20 feet, said curve has a radius of 230.00 feet and a central angle of 61°34'51" to a point of tangent; Thence N 66°32'28"E along said tangent a distance of 80.47 feet to a point of curve; Thence Northeasterly along the arc of a curve to the right a distance of 165.99 feet, said curve has a radius of 470.00 feet and a central angle of 20°14'08" to a point of tangent; Thence N 86°46'36"E along said tangent a distance of 39.67 feet; Thence Southeasterly along the arc of a curve to the left a distance of 393.65 feet, said curve has a radius of 530.00 feet and a central angle of 42°33'20" to a point of tangent; Thence S 49°01'25"E along said tangent a distance of 953.90 feet to a point of curve; Thence Southerly along the arc of a curve to the right a distance of 435.68 feet, said curve has a radius of 370.00 feet and a central angle of 67°28'00" to a point of tangent; Thence S 18°26'35"W along said tangent a distance of 109.92 feet to a point of curve; Thence Southerly along the arc of a curve to the left a distance of 327.09 feet, said curve has a radius of 530.00 feet and a central angle of 35°21'36"; Thence S 73°04'59"W a distance of 315.00 feet; Thence S 43°41'04"W a distance of 668.33 feet; Thence S 81°27'47"W a distance of 1288.45 feet; Thence N 02°17'08"W a distance of 1286.89 feet to the point of beginning; Containing 531.948 acres, more or less. This property description was prepared under the direct supervision of David E. Archer (P.L.S. 6935), 105 Wilcox Street, Castle Rock, CO 80104.



VICINITY MAP 1"= 2000'

SEE Graphic Exhibit of Property Description of PA-1 and PA-2 on Sheet 3 of 5 Sheets.

REVISIONS Misc. 11-7-44 Rev. 1-23-45	DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 686-4642 108 WILCOX ST. CASTLE ROCK, COLORADO 80104	TITLE KEENE RANCH PLANNED DEVELOPMENT FIRST AMENDMENT A MAJOR AMENDMENT TO THE KEENE RANCH PLANNED DEVELOPMENT CLIENT CASTLE BUTTE L.L.C. JOB NUMBER 42-802
		Sheet 2 of 3

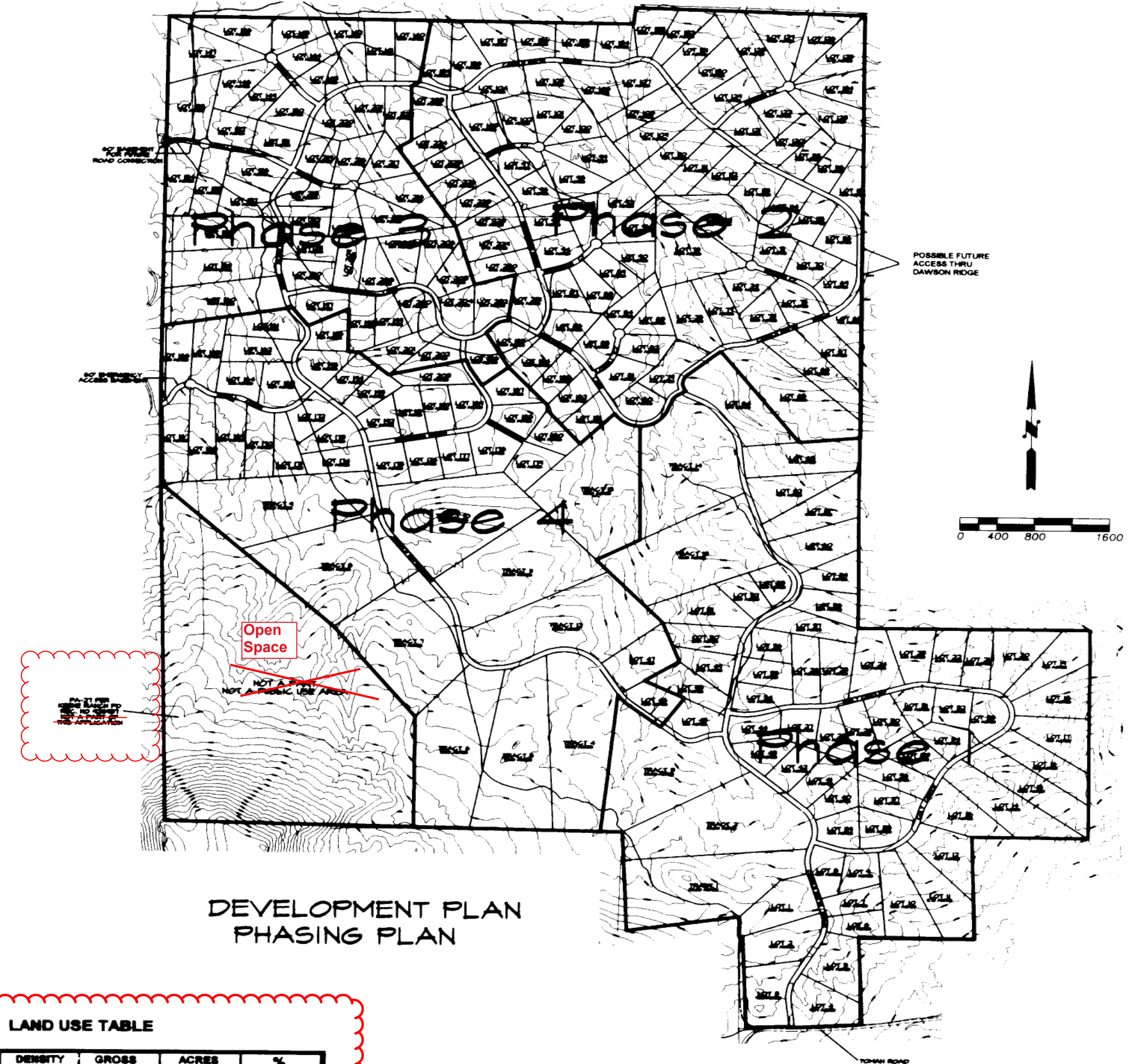
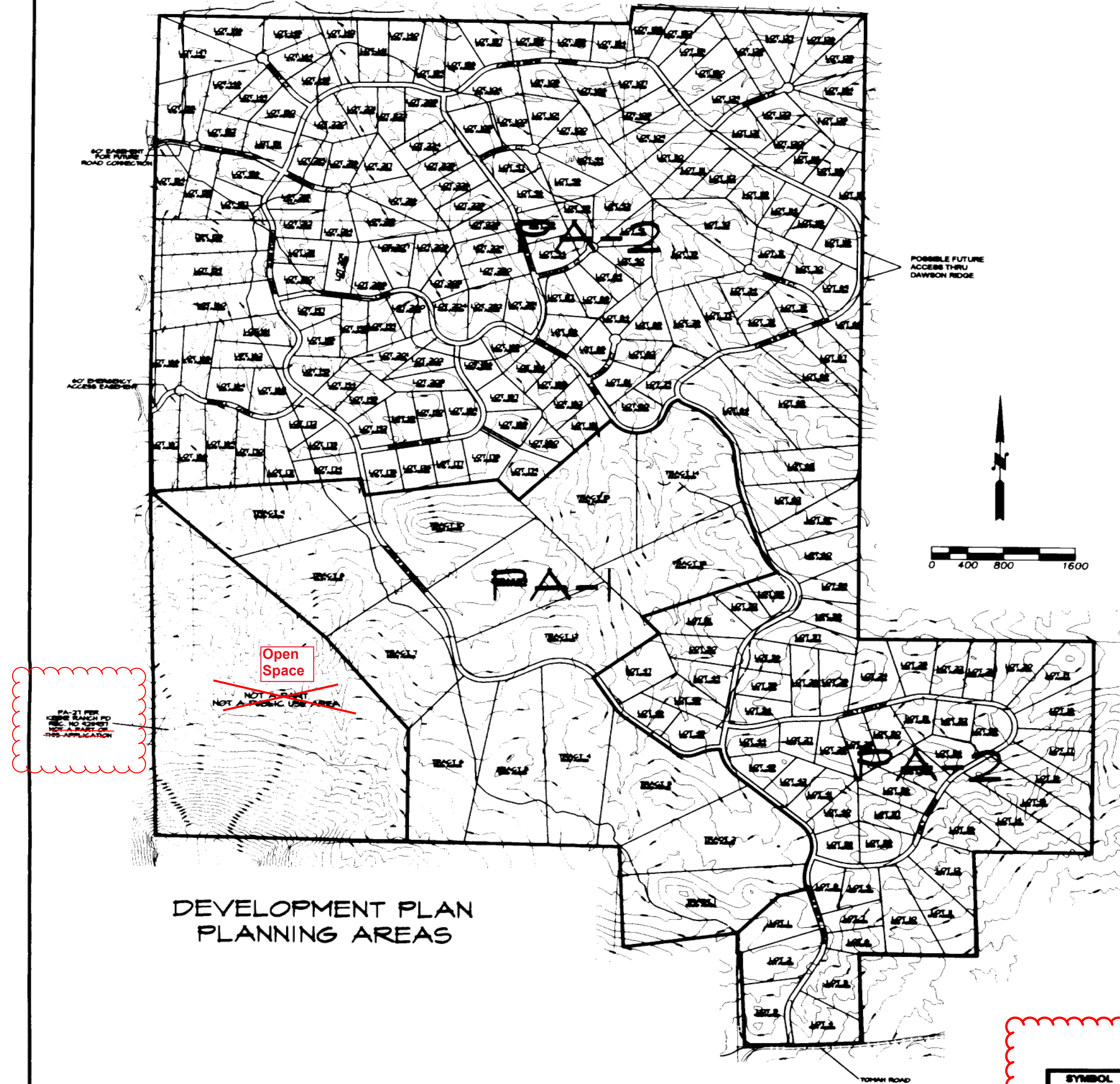


# KEENE RANCH PLANNED DEVELOPMENT **Third** AMENDMENT

## A Major Amendment to PA-1 and PA-2 Development Standards, F. Fencing Standards

SECTIONS 29,30,31 & 32 TOWNSHIP 8 SOUTH, RANGE 67 WEST and SECTION 5, TOWNSHIP 9 SOUTH, RANGE 67 WEST  
2057.87 ACRES 247 DU'S

**ZR2023-007**



LAND USE TABLE

SYMBOL	LAND USE	DENSITY	GROSS UNITS	ACRES	%
PA-1	Residential	0.028	16	831.948	24
PA-2	Residential	0.16	232	1828.922	68
OS	Open Space			197.145	8
TOTAL		0.120	247	2,255	100

REVISION  
Dec. 11-7-44  
Rev. 1-23-45

DAVID E.  
ARCHER  
& ASSOCIATES, INC.  
LAND DEVELOPMENT CONSULTING  
SURVEYING & ENGINEERING  
PHONE (208) 888-4848  
188 WILSON ST. CASTLE ROCK, COLORADO 80104



KEENE RANCH  
PLANNED DEVELOPMENT FIRST AMENDMENT  
A MAJOR AMENDMENT TO THE KEENE RANCH  
PLANNED DEVELOPMENT  
CASTLE BUTTE L.L.C.  
Sheet 3 of 3 92-802



# KEENE RANCH PLANNED DEVELOPMENT THIRD AMENDMENT

## A MAJOR AMENDMENT TO PA-1 AND PA-2 DEVELOPMENT STANDARDS, F. FENCING STANDARDS

### SECTIONS 29, 30, 31 & 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST & SECTION 5, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

#### 2057.87 ACRES 247 DU'S ZR2023-007

#### KEENE RANCH PLANNED DEVELOPMENT THIRD AMENDMENT DEVELOPMENT GUIDE

##### GENERAL PROVISIONS

###### Authority

This Development Plan is authorized by Section 15-Planned Development District of the Douglas County Zoning Resolution adopted pursuant to the Colorado Planned Unit Development Act of 1972.

###### Applicability

The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning Director or Board of County Commissioners.

###### Adoption

The adoption of this Development Plan shall evidence the findings and decision of the Douglas County Board of Commissioners that this Development Plan for Keene Ranch Planned Development Third Amendment is in general conformity with the Douglas County Master Plan. It is authorized by the Board of Section 15 of the Douglas County Zoning Resolution and that such Section 15 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

###### Relationship to County Regulations

The provisions of this Development Plan shall prevail and govern the development of Keene Ranch Planned Development Third Amendment, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Douglas County Zoning Resolution, as Amended, or any other applicable resolutions or regulations of Douglas County shall be applicable.

###### Enforcement

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of land and the location of common open space shall run in favor of Douglas County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

###### Conflict

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director of Planning and Community Development.

###### Maximum Level of Development

The total number of dwellings approved for development within the Planning Area is the maximum development requested for platting or construction (plus approved density transfers, if any). The actual number of dwellings commercial, may be less due to subdivision or site improvement plan requirements or other requirements of the Board of County Commissioners.

###### Project Tracking

At the time of subdivision final plat, the applicant shall provide a summary of the development to date, along with final plat submitted to the Planning Division, in order to assure maximum development limits are not exceeded.

###### Continued Agricultural Uses

Prior to final platting or dedication of property for public use, all uses permitted by right and by Special Review under the Douglas County A-1 Zoning category shall continue to be allowed for all properties not platted or dedicated. Such permitted uses or uses by Special Review shall be subject to all provisions of the Douglas County Zoning Resolution relating to the A-1 Zone District.

###### Commitments

In order to implement the Planned Development District, the developer hereby submits to the following commitments which shall be binding upon itself and its successors and assigns in interest with the respect to its properties within the Keene Ranch Planned Development Third Amendment, and upon the County, upon approval by the Board of Douglas County Commissioners of the Development Plan and related Development Guide. Said commitments are as follows:

###### Schools

The developer, its successors and assigns shall pay cash-in-lieu of school land dedication in accordance with Article 10 of the Douglas County Subdivision Resolution. The payment shall be made prior to recordation of any final plat approved within Keene Ranch, Third Amendment. The dollar value amount to be used in determining said payment shall be determined by Douglas County at the time of said payment.

###### Parks

The developer, its successors and assigns shall pay cash-in-lieu of park land dedication in accordance with Article 10 of the Douglas County Subdivision Resolution. The payments shall be made prior to recordation of any final plat approved within Keene Ranch, Third Amendment. The dollar value amount to be used in determining said payment shall be determined by Douglas County at the time of said payment.

##### TRANSPORTATION

###### 1. Right of Way Dedication

- All public road Rights of Way within the development shall be dedicated in fee simple, absolute to Douglas County at no cost to Douglas County at the time of the Final Plat approval.
- Additional Right of Way for Tomah Road as required by the County Engineer shall be dedicated in fee simple, absolute to Douglas County at no cost to Douglas County at the time of the final Final Plat.

###### 2. Road Construction

- All public roads (except the emergency vehicle access roads) within the development shall be constructed and paved to Douglas County Standards.
- Tomah Road shall be constructed and paved from the entrance of Keene Ranch First Filing Phase as shown hereon, Easterly to the end of the existing road.
- The costs of roadway improvements shall be secured by bond, letter of credit or other security acceptable to Douglas County prior to recordation of the final plat (on a per phase or filing basis).

###### WATER SUPPLY

Each residential site within PA-1 and PA-2 shall be allowed one individual domestic well into the Denver aquifer pursuant to the augmentation plan 35CW102. The individual wells shall be installed at a maximum of one acre foot per year. All water contained within the underlying Aquifer and Laroux/Fox-Ville aquifers shall not be conveyed to the purchasers of Lots within Keene Ranch, Third Amendment.

###### WASTE WATER TREATMENT

Each residential site within PA-1 and PA-2 shall be required to install an on-site sewage disposal system approved by Tri-County District Health Department. The developer, its successors and assigns, shall install and maintain all site features and mature vegetation shall be preserved. All individual septic disposal systems shall be of the non-evaporative type in accordance with the Water Court Case No. 35CW102.

##### FIRE PROTECTION

###### 1. Water Source

Prior to issuance of the first certificate of occupancy, the developer, its successors and assigns shall install a dedicated well for a water source for use in the development. The well shall be of the appropriate fire district. Each well and system shall be part of an automated system to keep the well full at all times while not in use by the fire districts. It is the intent of the developer to provide an alarm system as noted above within each of the first three of four (4) phases. "Said alarm systems shall be located in easements or within easement Right of Way (as approved by Douglas County Engineering Division) and shall be shown on each applicable final plat.

###### 2. Emergency Access

The developer, its successors and assigns shall construct at no cost to Douglas County one emergency access along the Western boundary to connect to Butte Circle (in the Southwest corner of Perry Pines). Such access shall be constructed and maintained to acceptable County standards and shall have a locked gate to prevent public vehicular use. The perpetual maintenance of such access including snow removal shall be the responsibility of the Developer, its successors and assigns. Timing of the construction of said emergency access shall be determined by Douglas County Engineering Division in conjunction with the three affected fire districts as part of the access phasing plan (as noted in approval condition #2 of the December 21, 1994 Board of County Commissioners public hearing).

###### 3. Residential Fire Sprinkler Systems

Prior to approval of the first final plat within Keene Ranch Third Amendment, the developer, its successors and assigns shall develop a plan in coordination with the Douglas County Building Department and affected fire districts, to ensure every home within the development is constructed with an individual residential fire sprinkler system. The system shall be automatically monitored for flow and tamper. The homeowners association shall be responsible to keep the necessary paperwork on file, regarding periodic maintenance, for inspection by the affected fire districts.

##### WILDLIFE MITIGATION'S

In an effort to reduce possible conflicts between human inhabitants of Keene Ranch Planned Development Third Amendment and its native wildlife species, the developer shall provide to Douglas County with the submittal of the first final plat, covenants to satisfy the concerns of the Division of Wildlife in their referral letter. Said covenants shall include, but not be limited to, the following:

- Providing food or salt licks for any animal species except livestock, birds or household pets shall be prohibited.
- Household pets shall be fed indoors or within an enclosed area to avoid attracting native wildlife.
- Household pets shall not be allowed to run at large and are subject to Douglas County's leash law, as well as State law regarding wildlife harassment.
- Garbage shall be stored in an enclosed area prior to removal and shall not be set out for removal in containers or bags which can easily be opened (i.e. boxes, plastic or paper bags) by any animal.
- No wildlife species, especially young or injured animals, should be killed or taken home as pets. In the case of an injured animal, the Division of Wildlife should be contacted.
- Fencing shall be of a type approved by the Colorado Department of Wildlife and as noted hereon in the "Fencing Standards" for PA-1 and PA-2.

##### PHASES

Development of this project shall occur in four (4) phases, the first phase being the Southern portion, the second phase being the Northeast portion, the third phase being the Northwest portion and the fourth and final phase being the Southwest or remaining portion.

##### COUNTY REGULATIONS

The Developer, its successors and assigns and the County agree that any off-site mitigation/impact fee and services cost recovery regulations, guidelines or other authority of general applicability adopted or promulgated by the County shall apply to Keene Ranch Planned Development Third Amendment if such regulations, guidelines or other authority are of general applicability to the County. Additionally, the Developer shall cause the payment of fees, as applicable, into the Countywide "Trust Fund" specific to school impact fees.

##### HOMEOWNERS ASSOCIATION

A mandatory Master Homeowners Association shall be established with the right to assess fees on all property within Keene Ranch Planned Development Third Amendment sufficient for the maintenance of certain facilities and programs including, but not limited to, perpetual maintenance of emergency access easements, including snow removal, development of a system to satisfy the requirements of the augmentation plan (Case No. 35CW102) Item #9 (Administration of Plan for Augmentation), drainage easements and pedestrian and equestrian trails.

##### SINGLE FAMILY RESIDENTIAL - ALL DISTRICTS

Within Keene Ranch Planned Development Third Amendment, two types of single family planning areas have been established. These are PA-1 and PA-2.

To provide a mix of large-to-medium residential homesites, that create country living in a rural atmosphere while preserving the vegetation, significant natural features, wildlife habitat/corridors, views and privacy, and provide an appropriate transition from urban development to agricultural areas. The density range is from one dwelling per 35 acres to one dwelling per 5 acres.

Some lots shall be required to allow for easements as a method of providing for pedestrian, equestrian and wildlife corridors as indicated on the Keene Ranch P.D. - Third Amendment, Sketch Plan - File No. 5884-001. The maintenance of any such easements shall be the responsibility of the Keene Ranch Homeowners Association. Some lots may also include major natural drainage systems. In such cases, easements must be built outside of the 100 year flood plain for that drainage. Maintenance of these drainage's shall be the responsibility of the Keene Ranch Homeowners Association. These easements shall be identified on the final plat for each phase. Motorized or wheeled vehicles shall be prohibited within these easements. These drainage easements shall be precisely identified on the preliminary and final plats for each Phase.

##### PA-1 DEVELOPMENT STANDARDS

- Principal Uses: All those per the A-1 Section of the Douglas County Zoning Resolution as Amended.
- Accessory Uses: All those per the A-1 Section of the Douglas County Zoning Resolution as Amended.
- Uses Permitted by Special Review: All those per the A-1 Section of the Douglas County Zoning Resolution as Amended except the following:
  - Alcohol-related recreational facility
  - Airport/heliport
  - Bed & breakfast
  - Boarding house
  - Compound
  - Country house
  - Church/church school
  - Cultural facility
  - Entertainment event
  - Feed yard - commercial
  - Fishing range
  - Fur farm - commercial
  - Group home
  - Guest ranch, including accompanying resort cabins
  - Helipad
  - Zoo

- Setbacks: All setbacks shall be in accordance with the A-1 Sections of the Douglas County Zoning Resolution as amended.

- Building Height: Building height shall be in accordance with A-1 Sections of the Douglas County Zoning Resolution as Amended.

- Fencing Standards: Permitted fencing shall be constructed in accordance with the A-1 Sections of the Douglas County Zoning Resolution as Amended, except that within any "Natural drainage" easement, as well as within any "Pedestrian and equestrian" easement, as well as within any "Wildlife" easement, shall be left open so as to allow complete and un-restricted pedestrian, equestrian and wildlife movement.

- Minimum Lot Size: 35 acres

##### PA-2 DEVELOPMENT STANDARDS

- Principal Uses: All those per the R.R. Section of the Douglas County Zoning Resolution as Amended.
- Accessory Uses: All those per the R.R. Section of the Douglas County Zoning Resolution as Amended.
- Uses Permitted by Special Review: All those per the R.R. Section of the Douglas County Zoning Resolution as Amended, except the following:
  - Bed & breakfast
  - Boarding house
  - Church/church school
  - Cultural facility
  - Group home
  - Nursing or convalescent home or other extended-care facility
  - Retirement home
  - Septic waste and domestic sludge application
  - Water/wastewater treatment and water storage for domestic use in excess of 5,000 gallons for public, private or multiple use
  - Wind energy conversion system

- Setbacks: All structures shall be setback a minimum of 100 feet from any lot line, adjacent to a street, except as shown on the final plat. All structures shall be setback a minimum of 50 feet from any side or rear lot line.
- Building Height: Building height shall be in accordance with the R.R. Section of the Douglas County Zoning Resolution as Amended.
- Fencing Standards: Permitted fencing shall be constructed in accordance with the R.R. Section of the Douglas County Zoning Resolution as Amended. Fencing of any kind shall be prohibited within any "Natural drainage" easement" or within any pedestrian and equestrian easement as well as within any "Wildlife" easement shall be left open so as to allow complete and un-restricted pedestrian, equestrian and wildlife movement.
- Minimum Lot Size: The minimum lot size shall be as shown on Sheets 1 & 2 of the Keene Ranch P.D.-1st Amendment, Douglas County Planning Department File No. 5894-001; however, at the time of final platting, lot sizes may vary in size, however, no lot shall be less than 192,000 square feet. In no event however, shall the number of lots within PA-2 exceed 232 lots.

##### COUNTY CERTIFICATION

THIS MAJOR AMENDMENT OF THE KEENE RANCH DEVELOPMENT PLAN AMENDING THE FENCING STANDARDS OF PA-1 AND PA-2 AS DEPICTED HEREON PURSUANT TO PA-1 DEVELOPMENT STANDARDS F. FENCING STANDARDS, AND PA-2 DEVELOPMENT STANDARDS F. FENCING STANDARDS HAS BEEN APPROVED BY BOARD RESOLUTION NO. 2024 IN FILE ZR2023-007

Chair, Board of Douglas County Commissioners \_\_\_\_\_ Date \_\_\_\_\_

Director of Community Development \_\_\_\_\_ Date \_\_\_\_\_

##### CLERK AND RECORDER CERTIFICATION

I hereby certify that this plan was filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

and was recorded per Reception No. \_\_\_\_\_

Douglas County Clerk and Recorder

REVISED	FILE	DATE
Yes, 8-7-14	KEENE RANCH PLANNED DEVELOPMENT	
Rev. 1-25-10	THIRD AMENDMENT	
3rd Amend. 7-10-24	A MAJOR AMENDMENT TO THE PA-1 AND PA-2 DEVELOPMENT STANDARDS, F. FENCING STANDARDS	
	KEENE RANCH HOMEOWNERS ASSOCIATION	
	Sheet 1 of 3	92-802

DATE: Sept. 1994  
BY: [Signature]  
TITLE: [Signature]

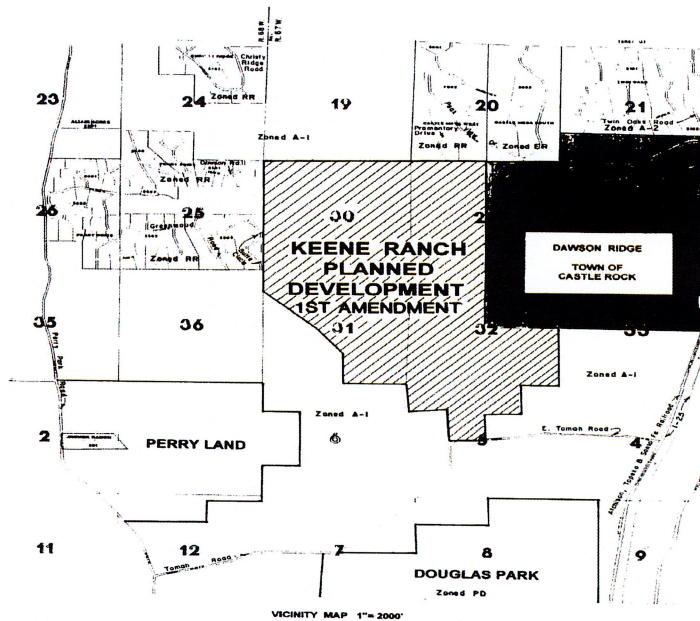


**2057.87 ACRES    247 DU'S    ZR2023-007**

## PROPERTY DESCRIPTION: PLANNING AREA RA-2

Thence N 02°17'08"W a distance of 1286.89 feet to the point of beginning;  
Containing 531.848 acres, more or less.

Thence S 89°31'21"E a distance of 1312.79 feet to the Southeast corner of the



REVISIONS Misc. 11-7-94 Rev. 1-25-95 3rd Amend. 7-10-24			SHEET KEENE RANCH PLANNED DEVELOPMENT THIRD AMENDMENT A MAJOR AMENDMENT TO THE PA-1 AND PA-2 DEVELOPMENT STANDARDS, P. FENCING DATE 1994 SHEET KEENE RANCH HOMEOWNERS ASSOCIATION 100 HIGHLAND
--	--	--	--

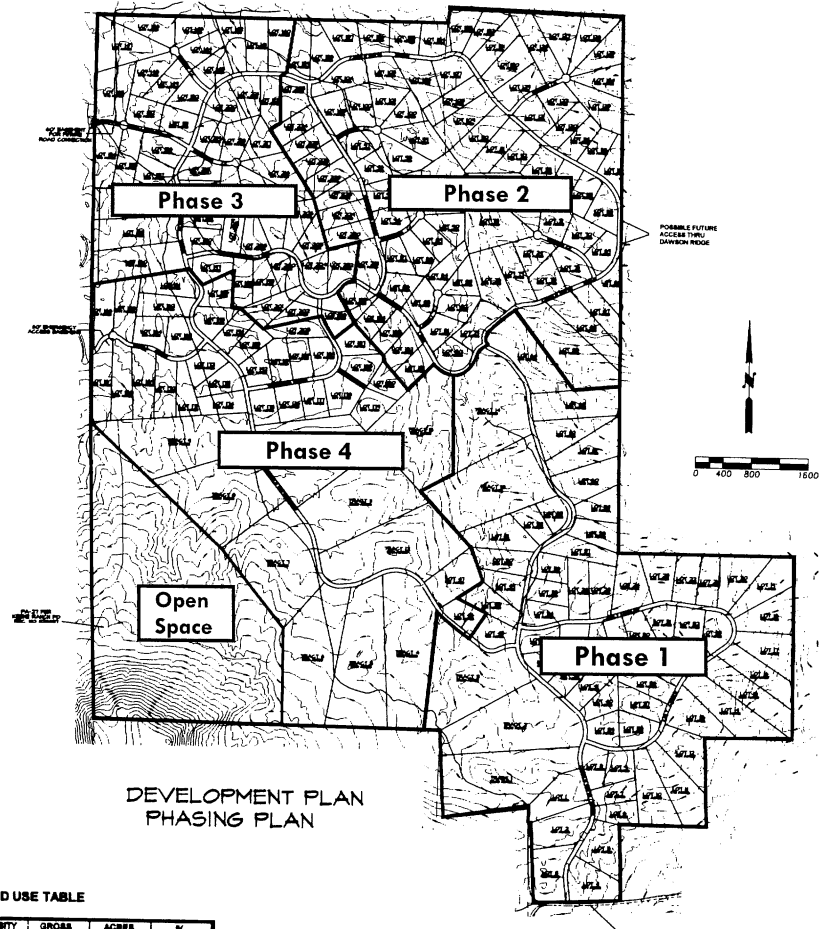
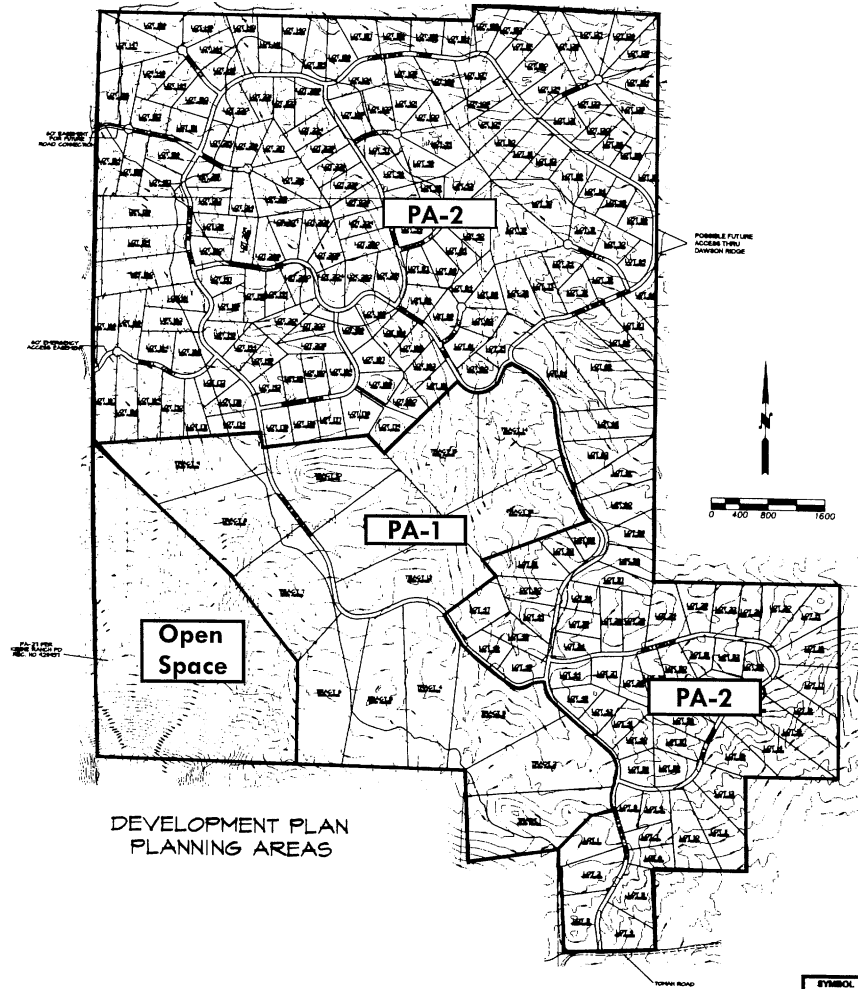
Sheet 2 of 3 92-802

# KEENE RANCH PLANNED DEVELOPMENT THIRD AMENDMENT

## A MAJOR AMENDMENT TO PA-1 AND PA-2 DEVELOPMENT STANDARDS, F. FENCING STANDARDS

### SECTIONS 29, 30, 31 & 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST & SECTION 5, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

2057.87 ACRES 247 DU'S ZR2023-007



LAND USE TABLE

SYMBOL	LAND USE	DENSITY	GROSS UNITS	ACRES	%
PA-1	Residential	0.628	16	631.948	24
PA-2	Residential	0.18	232	1825.922	68
OS	Open Space			197.145	8
TOTAL		0.129	247	2,255	100

11-1-14 Rev. 1-25-15 3rd Amend. 7-10-24	<b>DAVID E. ARCHER</b> & ASSOCIATES, INC. PLANNING & ENGINEERING 100 W. 10TH ST. COLO. SPRINGS, CO 80904		KEENE RANCH PLANNED DEVELOPMENT THIRD AMENDMENT A MAJOR AMENDMENT TO THE PA-1 AND PA-2 DEVELOPMENT STANDARDS & FENCING STANDARDS KEENE RANCH HOMEOWNERS ASSOCIATION SHEET 3 of 3 42-802
---	---	--	---