


Replat Staff Report

DATE: SEPTEMBER 6, 2024
TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER
FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT 
CC: BRETT THOMAS, AICP, CHIEF PLANNER
JEANETTE BARE, AICP, CURRENT PLANNING MANAGER
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES
SUBJECT: PERRY PARK FILING 1, 14TH AMENDMENT
PROJECT FILE: SB2024-024 - REPLAT

OWNER:
THOMAS AND TRACY CURTIS
7091 FOX CIRCLE
LARKSPUR, COLORADO 80118

REPRESENTATIVE:
KEVIN ACRHER, D.E. ARCHER & ASSOCIATES
105 WILCOX STREET
CASTLE ROCK, COLORADO 80104

BOARD OF COUNTY COMMISSIONERS MEETING: SEPTEMBER 24, 2024 @ 2:30 PM

I. EXECUTIVE SUMMARY

The request is for approval of Perry Park Filing 1, 14th Amendment, a replat application to subdivide Lot 18-C into three lots, Lots 18-C1, 18-C2, and 18-C3. Lot 18-C is currently 2.87-acres in size; each of the proposed lots are 0.956-acres in size. The request would create two additional lots. Roads and central services are extended to the site.

The property is located at the northwest corner of Perry Park Boulevard and Pike Drive within the Perry Park subdivision. The site is located in the West Plum Creek Subarea of the Douglas County 2040 Comprehensive Master Plan (CMP).

II. REQUEST

A. Request

This is a replat request to subdivide Lot 18-C of Perry Park Filing 1 in order to create two additional lots, resulting in Lots 18-C1, 18-C2, and 18-C3.

B. Process

A replat is processed pursuant to Article 7 of the Douglas County Subdivision Resolution (DCSR). Article 7 states the intent of the process is “to provide a review process for the replatting of an existing subdivision plat or superblock final plat.” Per Section 706.06 of the DCSR, “The Board (of County Commissioners) shall evaluate the replat request, staff report, referral agency comments, applicant responses, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, or deny the replat request. The Board’s action shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines.”

C. Location

The site is located northwest of the intersection of Perry Park Boulevard and Pike Drive. A vicinity map, zoning map, and aerial map are attached to the staff report and show the location of the project area.

D. Project Description

This is a replat request to subdivide Lot 18-C of Perry Park Filing 1 into three single-family residential lots each 0.956-acres in size. 10-foot utility easements are granted on both sides of the proposed lot lines.

III. CONTEXT

A. Background

The site is zoned Suburban Residential (SR). In 1968, the site was platted as a single-family residential lot, Lot 18, of Perry Park Filing 1. As a result of a settlement between the original developer and lender, Lot 18 was divided into three lots, resulting in Lots 18-A, 18-B, and 18-C.

B. Adjacent Land Uses and Zoning

The property is surrounded by existing single-family residential lots within Perry Park. Six of the abutting lots are between 0.9-acres and 1.0-acre in size, the lot to the west is 2.7-acres in size.

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The site is currently undeveloped and generally slopes from west to east. It is heavily vegetated with Ponderosa Pines and Gamble Oak.

B. Access

Access to the lots is from Pike Drive, an existing public road which intersects with Perry Park Boulevard to the east.

C. Soils and Geology

The Class 3 Geologic Hazards map as described within the 2040 CMP indicates that there are no known debris-flow, rockfall-rockslide, debris avalanche, slope-failure, or soil subsidence areas in the vicinity of this property.

The Colorado Geological Survey (CGS) reviewed the replat application and noted no objection to approval as the site is not underlain by steeply dipping, differentially expansive geology, and steep slopes are not present.

D. Drainage and Erosion

The runoff from this property drains into Wauconda Lake to the east via existing roadside ditches and drainageways. No additional drainage facilities are proposed with this replat application.

E. Floodplain

No mapped 100-year floodplain is present on the site.

F. Wildlife

The 2040 CMP Wildlife Resources map identifies this site as high habitat value. The site is not located within a wildlife habitat conservation area, overland connection, wildlife movement corridor, proposed wildlife link, or wildlife crossing area.

V. PROVISION OF SERVICES

A. Schools

Pursuant to Section 1004.05.4 of the DCSR, the minimum cash-in-lieu fee for a replat which creates ten or fewer residential lots is \$500 for each new residential lot. As noted in proposed condition #1, the applicant shall pay \$1,000 for cash-in-lieu of school land dedication prior to recordation. No response was received from the Douglas County School District (DCSD) in regard to this request.

B. Fire Protection

Fire protection is provided by Larkspur Fire Protection District. No response was received from Larkspur Fire. There is an existing fire hydrant on proposed Lot 18-C3.

A wildfire hazard assessment has been completed by Douglas County Wildfire Mitigation. Standard wildfire mitigation will be required with the building permit for each residential lot.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) will provide police protection to the site. No response was received from DCSO in regard to this request. The Office of Emergency Management noted no concerns with the project.

D. Water

The subdivision is provided water service by the Perry Park Water and Sanitation District (PPWSD). PPWSD provided a service commitment letter and water supply report which were reviewed by the Colorado Division of Water Resources. The Colorado Division of Water Resources determined the water supply is adequate and can be provided without causing injury to decreed water rights.

E. Sanitation

The property is provided wastewater services by PPWSD. No response was received by the Douglas County Health Department.

F. Utilities

Utility service providers include CORE Electric Cooperative (CORE) for electrical service, Black Hills Energy for natural gas service, and CenturyLink and Comcast for phone and data services. CenturyLink noted no objection, and a response was not received from Black Hills Energy or Comcast. CORE requested the applicant depict the existing utility easements on the exhibit. In response, the applicant added 10-foot utility easements along the proposed lot lines.

G. Parks, Trails, and Open Space

Pursuant to Section 1003.06 of the DCSR, the minimum cash-in-lieu fee for a replat which creates ten or fewer residential lots is \$250 for each new residential lot. As noted in proposed condition #2, the applicant shall pay \$500 for cash-in-lieu of park land dedication prior to recordation.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to adjacent property owners. Comments were received from two abutting property owners and are included as attachments. The applicant’s response to the abutting landowners is included as part of the applicant response letter, also attached.

All referral agency comments are outlined in the Referral Agency Response Report, as well as the Referral Response Letters, attached to this staff report. The applicant’s response letter to referral responses is included as an attachment to this staff report.

VII. STAFF ANALYSIS

Pursuant to Section 704 of the DCSR, a replat may be approved upon the finding by the Board that the following standards have been met:

704.01 Complies with all applicable standards and criteria, and the original conditions of approval.

Staff Comment: The replat is in compliance with all applicable standards and criteria of the DCSR. In addition, the proposed lots conform to the provisions of the Douglas County Zoning Resolution (DCZR).

704.02 Does not create nonconforming lots, and in the case of nonconforming lots, does not increase the nonconformity.

Staff Comment: No nonconforming lots are being created with this replat.

704.03 Complies with this Resolution.

Staff Comment: The replat is in compliance with all the submittal, process, and approval standards and criteria as set forth in the DCSR.

704.04 Conforms with the goals and policies of the Master Plan.

Staff Comment: The property is located within the West Plum Creek Subarea as identified in Section 3 of the 2040 CMP. Consistent with Policy 3-3F.3, parcels within the Perry Park development that have been rezoned for densities higher than one dwelling unit per 35 acres under the provisions of previous Comprehensive Master Plans may proceed through the subdivision review process. In addition, Policy 3-3F.5 supports the build out of Perry Park to the extent that development can be appropriately served by roads, water, and sewer infrastructure without undue harm to the natural environment.

704.05 Addresses the design elements established in Article 4, section 404 of this Resolution.

Staff Comment: The proposed replat adequately addresses the referenced design elements. Lot sizes are consistent with those in surrounding filings and are otherwise capable of meeting minimum zone district standards. Geologic hazards and floodplains are avoided, and wildfire mitigation will occur at the time of building permit. No additional street or stormwater facilities are necessary.

704.06 Conforms with Section 18A, Water Supply - Overlay District, of the Zoning Resolution.

Staff Comment: DCZR Section 1803A establishes approval standards to be used in the evaluation of land use applications reviewed under Section 18A. The Division of Water Resources reviewed the replat request and required water documentation and determined that the supply is adequate to serve the subdivision.

1803A.01 The applicant has demonstrated that the water rights can be used for the proposed use(s).

Staff comment: The PPWSD has both nontributary Denver Basin aquifer water and senior surface water rights. PPWSD attached a water supply report which demonstrates there is sufficient water supply available to serve the two additional lots. The Division of Water Resources reviewed the application and indicated that the amount of water is adequate to annually serve the subdivision without injuring water rights.

1803A.02 The reliability of a renewable right has been analyzed and is deemed sufficient by the County based on its priority date within the Colorado System of Water Rights Administration.

Staff comment: PPWSD has 4,014 acre-feet of nontributary Denver Basin aquifer water and 345.2 acre-feet of senior tributary water rights. The dependable water supply is more than sufficient to supply the subdivision.

1803A.03 The Water Plan is deemed adequate and feasible by the County to ensure that water supply shortages will not occur due to variations in the hydrologic cycle.

Staff comment: A Water Plan is not required for review of proposed water service by a District.

1803A.04 The Water Plan is sufficient to meet the demand applicable to the project based on the minimum water demand standards in Section 1805A herein.

Staff comment: A Water Plan is not required for review of proposed water service by a District.

704.07 Provides for a public wastewater collection and treatment system and, if other methods of wastewater collection and treatment are proposed, such systems shall comply with State and local laws and regulations.

Staff Comment: Sanitation will be provided by PPWSD, which noted there are currently sanitary sewer taps in place for the proposed development.

704.08 Identifies all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions and that the proposed uses of these areas are compatible with such conditions.

Staff Comment: There are no significant soil or topographic conditions requiring special precautions.

704.09 Provides adequate drainage improvements.

Staff Comment: The replat does not impact subdivision drainage. Drainage, Erosion, and Sediment Control (DESC) plans will be developed at the time of building permit request for each lot.

704.10 Provides adequate transportation improvements.

Staff Comment: No further transportation improvements are required.

704.11 Protects significant cultural, archaeological, natural, and historical resources and unique landforms.

Staff Comment: There is no evidence of significant cultural, archaeological, natural, or historical resources and unique landforms existing on this site.

704.12 Has available all necessary services, including fire and police protection, recreation facilities, utility services, streets, and open space to serve the proposed subdivision.

Staff Comment: All such services are available to the property. The site is served by Larkspur Fire, Douglas County Sheriff’s Office, CORE, Black Hills Energy, Comcast, and CenturyLink.

VIII. STAFF ASSESSMENT

Staff has evaluated the replat request in accordance with Article 7 of the DCSR. Should the Board find that the approval standards for the replat are met, the following proposed conditions should be considered for inclusion in its motion:

1. Prior to plat recordation, the applicant shall pay \$1,000 for cash-in-lieu of school land dedication for the two additional residential lots to the Douglas County School District.
2. Prior to plat recordation, the applicant shall pay \$500 for cash-in-lieu of park land dedication for the two additional residential lots to Douglas County.
3. Prior to plat recordation, technical corrections to the replat exhibit shall be made to the satisfaction of Douglas County.
4. All commitments and promises made by the applicant or the applicant’s representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant’s full satisfaction of all such commitments and promises.

| ATTACHMENTS | PAGE |
|--|-------------|
| Douglas County Land Use Application..... | 8 |
| Applicant’s Narrative..... | 9 |
| Vicinity Map | 10 |
| Zoning Map | 11 |
| Aerial Map..... | 12 |
| Referral Agency Response Report..... | 13 |
| Referral Response Letters | 14 |
| Public Correspondence | 25 |
| Applicant Response Letter | 27 |
| Water Documentation | 29 |
| Replat Exhibit | 34 |

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>Subdivision - Replat into 3 lots</u> | PLANNING FEES: |
| MARKETING NAME: | _____ | _____ |
| SITE ADDRESS: | <u>5800 S. Pike Dr., Larkspur, CO 80118</u> | ENGINEERING FEES: |
| OWNER(S): | _____ | _____ |
| Name(s): | <u>Thomas + Tracy Curtis</u> | TOTAL FEES: |
| Address: | <u>7091 Fox Cir., Larkspur, CO 80118</u> | _____ |
| Phone: | <u>714.421.1567</u> | RELATED PROJECTS: |
| Email: | <u>Q.TLC@live.com</u> | _____ |
| AUTHORIZED REPRESENTATIVE (requires notarized letter of authorization if other than owner) | _____ | _____ |
| Name: | <u>Kevin Archer @ D.E. Archer + Assoc., Inc.</u> | _____ |
| Address: | <u>105 Wilcox St., Castle Rock, CO 80104</u> | _____ |
| Phone: | <u>303.688.4642</u> | _____ |
| Email: | <u>KARCHER@davidarcher.com</u> | _____ |

LEGAL DESCRIPTION:

Subdivision Name: Perry Park Ranch
 Filing #: 1 Lot #: 18C Block #: _____ Section #: 15 Township: T9S Range: R68W

STATE PARCEL NUMBER(S): _____

ZONING:

Present Zoning: SR Proposed Zoning: SR Gross Acreage: 2.87
 Gross Site Density (DU per AC): _____ # of Lots or Units Proposed: 3

SERVICE PROVIDERS:

Fire District: Larkspur Metro District: Perry Park Gas: Black Hills
 Water: PPWSD Sewer: PPWSD 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

April 19 '24

Date

**NARRATIVE OF REQUEST
TO
DOUGLAS COUNTY**

As per requirements set forth by Douglas County Planning Services, this is our written narrative of the proposal we are making.

We own 2.87 acres of land in Perry Park, Larkspur CO, as follows:

Subdivision name: Perry Park Ranch Filing No. 1 per LLAC 2020072726

Filing # 1, Lot #18C, State Parcel #: 2609-153-03-011

Present Zoning: SR

We wish to divide the 2.87 lot into 3 separate, residential lots, roughly the same size, that conform to almost all other lots sizes in our community. The proposed density is 1.04 dwellings/acre.

The required land dedications for Parks and Schools will be very small and not very useful. We will be providing Cash-in-lieu to fulfill the dedication requirement.

Water and Sewer will be provided by the Perry Park Water and Sanitation District.

CORE Electric, Black Hill Energy and Qwest will provide electricity, gas, and phone service for the property.

We are the lot owners:

Thomas and Tracy Curtis
7091 Fox Circle, Larkspur, CO 80118

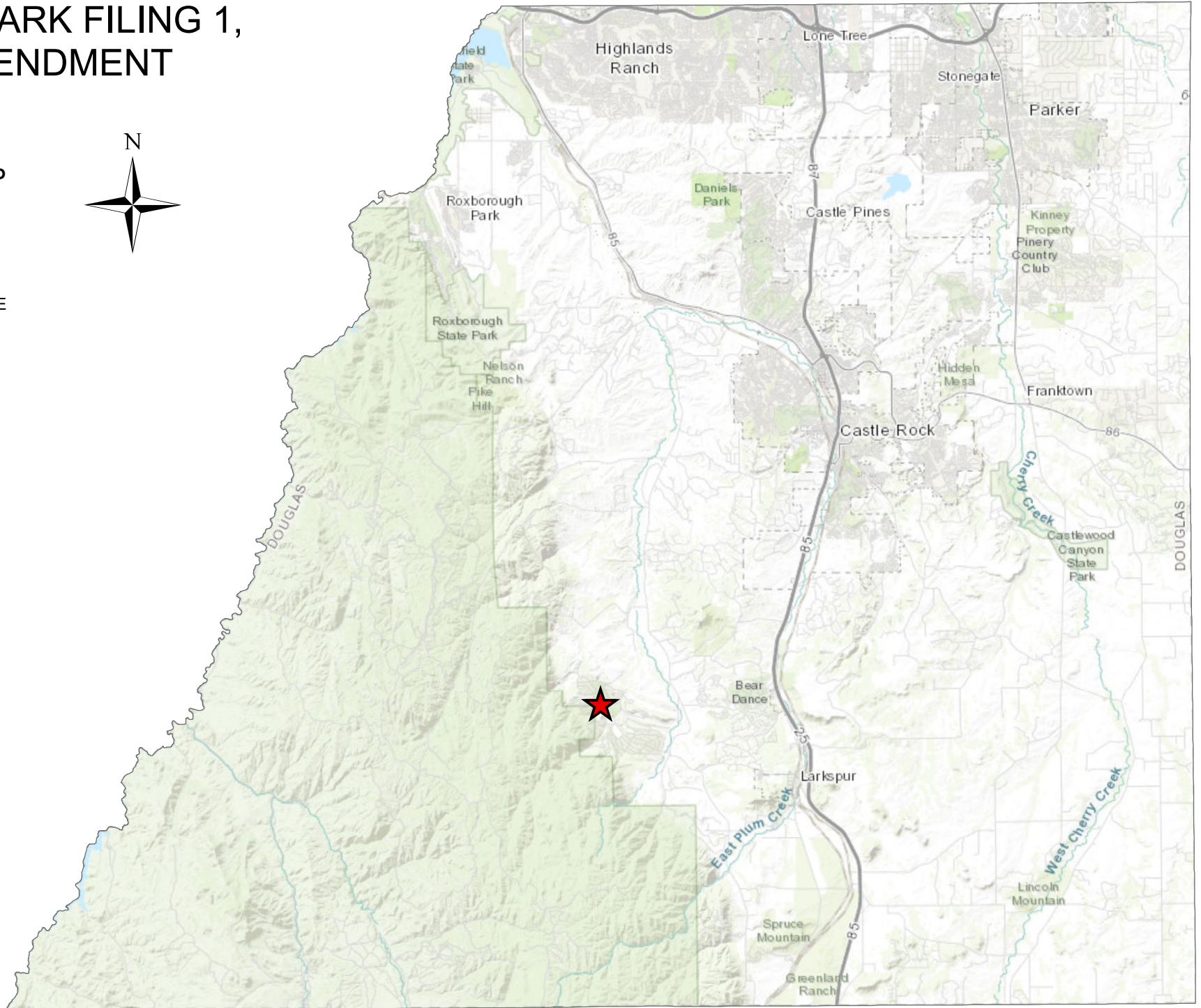
PERRY PARK FILING 1, 14TH AMENDMENT

SB2024-024
VICINITY MAP



LEGEND

 PROJECT SITE






PERRY PARK FILING 1, 14TH AMENDMENT


SB2024-024
ZONING MAP

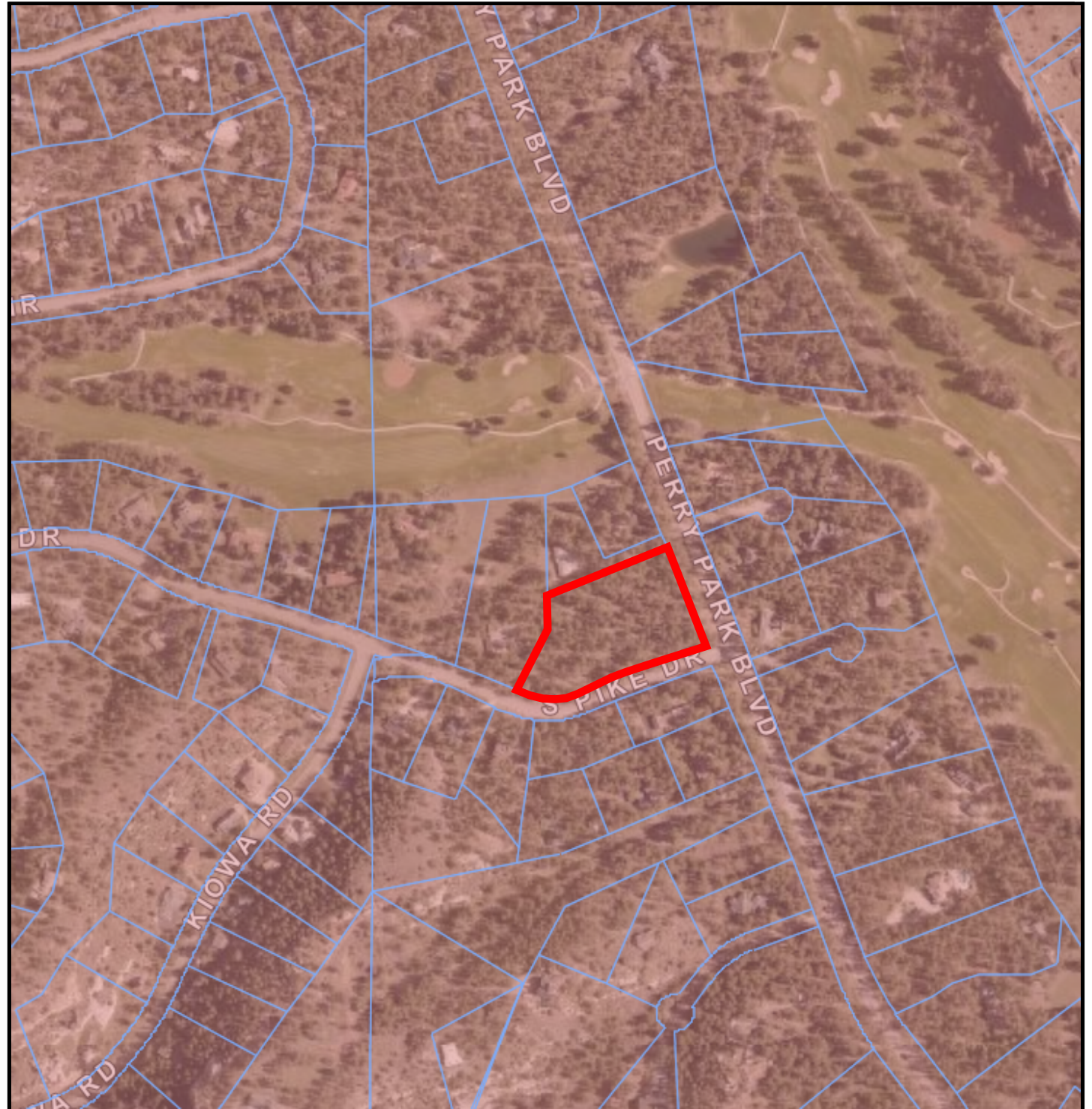


LEGEND

-  PROJECT SITE
-  MAJOR ROADS
-  OTHER ROADS

ZONE DISTRICT

-  SR - SUBURBAN RESIDENTIAL






PERRY PARK FILING 1, 14TH AMENDMENT

SB2024-024
AERIAL MAP



LEGEND

-  PROJECT SITE
-  MAJOR ROADS
-  OTHER ROADS



Referral Agency Response Report

Project Name: Perry Park Filing 1, 14th Amendment

Project File #: SB2024-024

Date Sent: 05/31/2024

Date Due: 06/21/2024

| Agency | Date Received | Agency Response | Response Resolution |
|--------------------------------------|----------------|--|---|
| Addressing Analyst | 06/17/2024 | Verbatim response: Addresses may be requested after plat recordation following confirmation of home and driveway locations. Contact DCAddressing@douglas.co.us or 303.660.7411. | Acknowledged by applicant. |
| Assessor | 06/20/2024 | Verbatim response: The location in the title block and the legal description is incorrect. It currently states "SW 1/4 OF SEC. 15, AND NW 1/4 OF SEC 22, T 8 S, R 67 W" but it should state "SW 1/4 of Sec. 15 and NW 1/4 of Sec. 22, T 9 S, R 68 W". | Exhibit revised by applicant to resolve comments. |
| AT&T Long Distance - ROW | 06/05/2024 | Summary of response letter: There should be no conflicts with the AT&T long line facilities. | No action necessary. |
| Black Hills Energy | -- / -- / ---- | No response received. | No action necessary. |
| Building Services | 06/03/2024 | No comment. | No action necessary. |
| CenturyLink | 06/05/2024 | Summary of response letter: CenturyLink has reviewed the request and has no objection. | No action necessary. |
| Colorado Division of Water Resources | 06/05/2024 | Summary of response letter: The Division of Water Resources noted that the proposed water supply is adequate and can be provided without causing material injury to existing water rights. The SEO opinion that the water supply is adequate is based on its determination that the amount of water required annually to serve the subdivision is physically available, based on current conditions. | No action necessary. |
| Colorado Geological Survey | 06/13/2024 | Verbatim response: The site is not underlain by steeply dipping, differentially expansive geology, and steep slopes are not present. CGS therefore has no objection to approval. | No action necessary. |
| Comcast | -- / -- / ---- | No response received. | No action necessary. |

Referral Agency Response Report

Project Name: Perry Park Filing 1, 14th Amendment

Project File #: SB2024-024

Date Sent: 05/31/2024

Date Due: 06/21/2024

| | | | |
|--|----------------|---|--|
| CORE Electric Cooperative | 06/17/2024 | Verbatim response: CORE Electric will require the applicant to add the existing utility easements per Perry Park Filing 1 to the plat notes and show on the replat. | Exhibit revised by applicant to depict existing easements and include 10-foot easements along the lot lines. |
| Douglas County Health Department | -- / -- / ---- | No response received. | No action necessary. |
| Douglas County Historic Preservation | 06/23/2024 | Summary of response letter: Historic Preservation noted that should buried artifacts and features be discovered, it recommends completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. | Acknowledged by applicant. |
| Douglas County Parks and Trails | 06/11/2024 | Verbatim response: Applicant will be subject to park dedication standards as outlined in Article 10 of the Douglas County Subdivision Resolution. | Proposed condition #2 requires payment of park fees prior to recordation of the replat exhibit. |
| Douglas County School District RE 1 | -- / -- / ---- | No response received. | Proposed condition #1 requires payment of school fees prior to recordation of the replat exhibit. |
| Echo Hills Townhouses Association | -- / -- / ---- | No response received. | No action necessary. |
| Engineering Services | 06/27/2024 | No comment. | No action necessary. |
| Larkspur FD | -- / -- / ---- | No response received. | No action necessary. |
| Office of Emergency Management | 05/31/2024 | Verbatim response: OEM has no concerns with this project. | No action necessary. |
| Perry Park ACC | -- / -- / ---- | No response received. | No action necessary. |
| Perry Park Metropolitan District | -- / -- / ---- | No response received. | No action necessary. |
| Perry Park Water & Sanitation District | -- / -- / ---- | No response received. | No action necessary. |
| Retreat in Perry Park | -- / -- / ---- | No response received. | No action necessary. |
| Sheriff's Office | -- / -- / ---- | No response received. | No action necessary. |
| Wildfire Mitigation | 08/13/2024 | Summary of response letter: Wildfire mitigation will defer to the defensible space regulation with building permits. | A wildfire hazard assessment has been completed. Standard mitigation will be required with building permits. |

Brett Thomas

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

Sent: Wednesday, June 5, 2024 11:59 AM

To: Brett Thomas <bthomas@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: Pike Dr Larkspur, Colorado Douglas County eReferral #SB2024-024

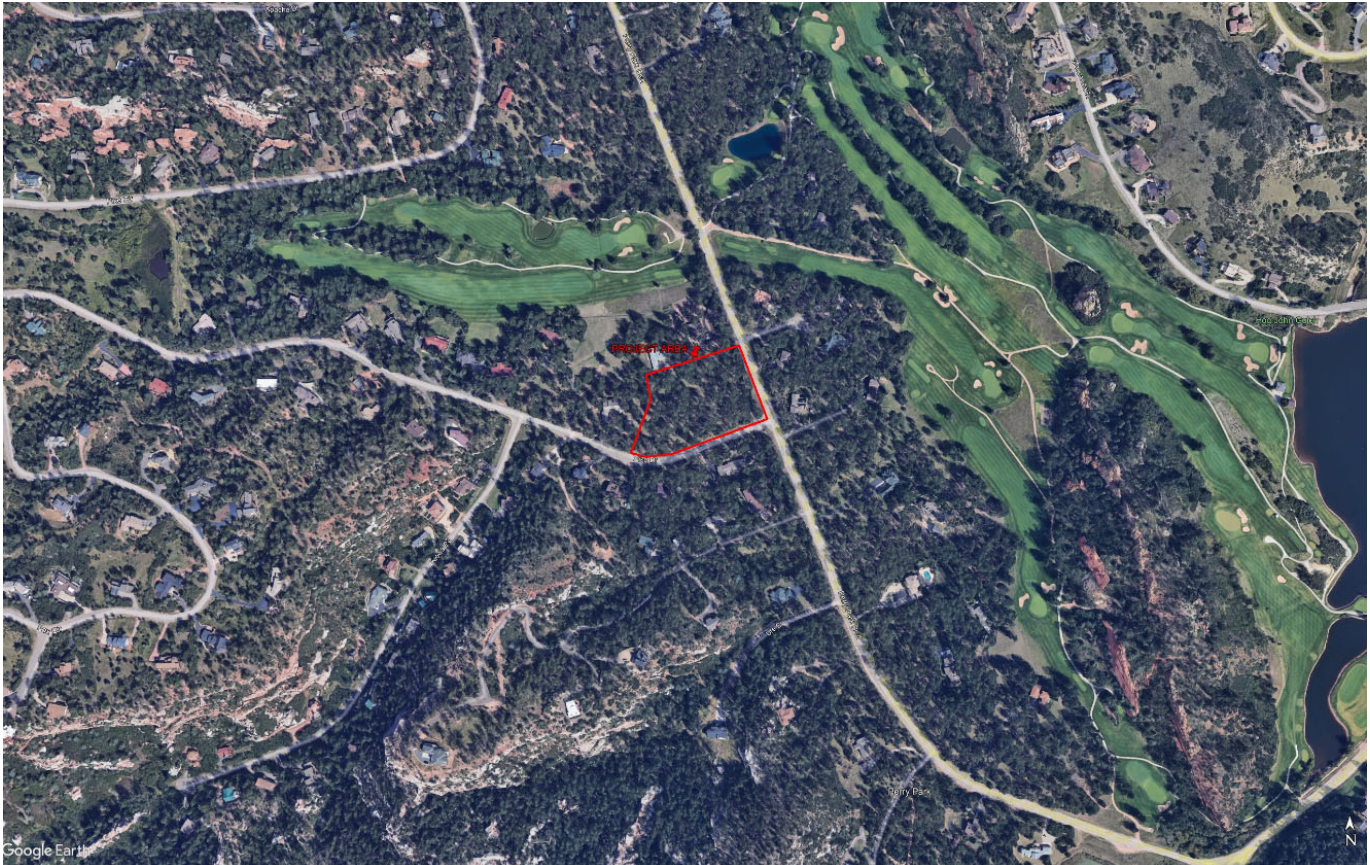
Hi Brett,

This is in response to your eReferral with a utility map showing your project area in red. Based on the address/map you provided near Pike Dr Larkspur, Colorado, there are NO conflicts with the line adjustments.

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

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.



6/5/2024



Brett Thomas, AICP, Chief Planner
Planning Services
100 Third Street
Castle Rock, CO, 80104

P862221
No Reservations/No Objection

SUBJECT: Request for approval of a Vacate/Abandon at 5800 S Pike Dr, Larkspur, CO.

To Whom It May Concern:

CenturyLink of Colorado, Inc. d/b/a CENTURYLINK (“CenturyLink”) has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit “A”, said Exhibit “A” attached hereto and incorporated by this reference.

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

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

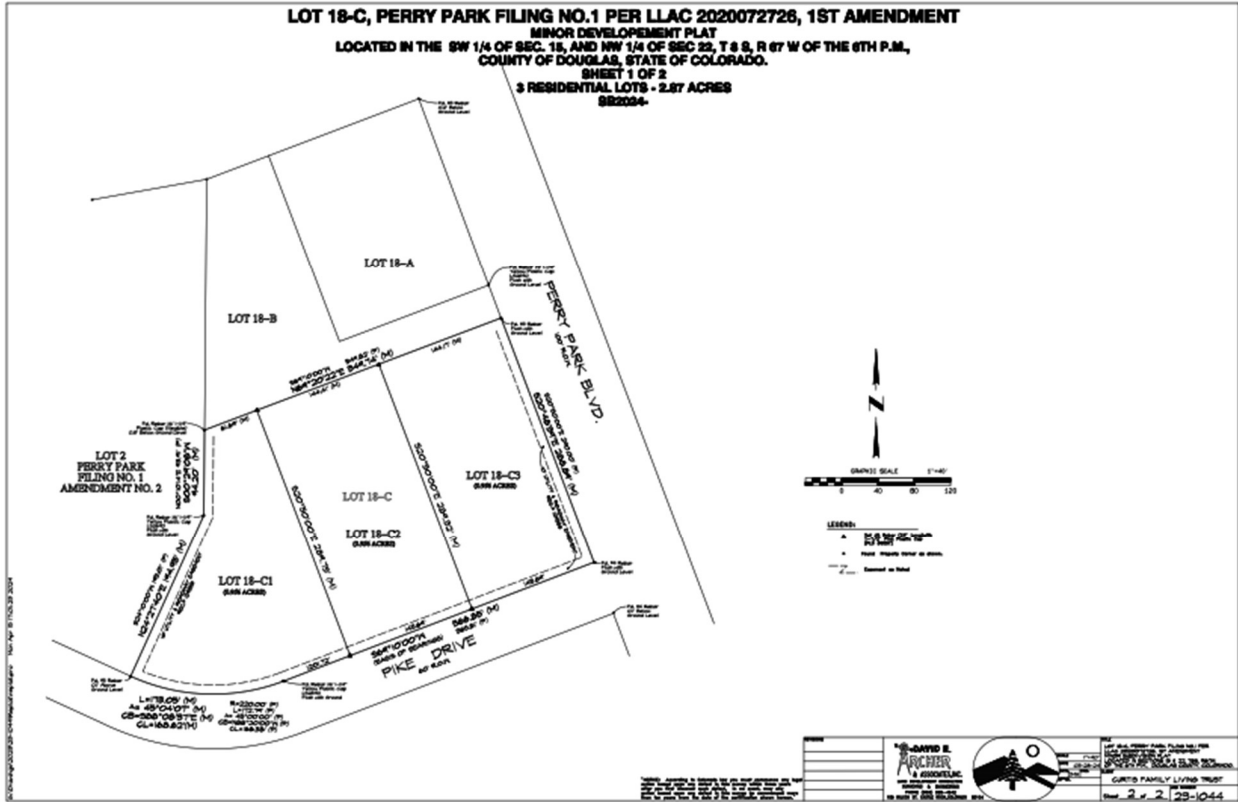
If you have any questions please contact Phil Hackler at (432) 288-08418 or Phil.Hackler@lumen.com.

Sincerely yours,

/s/

CenturyLink Right of Way Team

EXHIBIT A





June 5, 2024

Brett Thomas, AICP, Chief Planner
Douglas County Department of Community Development
Transmitted via email: bthomas@douglas.co.us

Re: Perry Park Filing 1, 14th Amendment
Case No. SB2024-024
Part of SW ¼ SW ¼ Sec. 15 and NW ¼ NW ¼ Sec. 22, Township 9 South, Range 68 West, 6th P.M.
A Re-Subdivision of Lot 18C, Perry Park Filing No. 1
Water Division 1, Water District 8
CDWR Assigned Subdivision No. 32356

Dear Brett Thomas:

We have reviewed the referral request to subdivide approximately 2.87 acres known as Lot 18C, Perry Park Filing No. 1, located at 5800 South Pike Drive, into three (3) residential lots. The proposed water supply is service provided by the Perry Park Water & Sanitation District.

Water Supply Demand

According to the March 30, 2024 letter (“Letter”) from the Perry Park Water & Sanitation District (“District”), the proposed water demand for the residential uses in the subdivision is 0.96 acre-feet/year (0.32 acre-feet/year/lot).

Source of Water Supply

The proposed water source is service provided by the District. According to the Letter, the District has approximately 4,359.2 acre-feet/year of secure water supplies, of which 4,014 acre-feet is nontributary groundwater and 345.2 acre-feet is senior surface water rights. In addition, the District has 1,600 acre-feet of junior tributary alluvial aquifer rights.

As of December 31, 2023, the District provides service to 1,551 Equivalent Residential Units (ERUs) or 496.32 acre-feet/year based on a rate of 0.32 acre-feet per ERU. The District’s 5-year average (2019-2023) water demand (total pumped water, all wells) is 497.5 acre-feet/year. The projected water demand at full buildout is 3,499 ERUs or 1,119.68 acre-feet/year. Based on a secure water supply of 4,359.2 acre-feet/year and an estimated demand of 1,119.68 acre-feet/year at full buildout, the District currently would have approximately 74% of its available supply remaining for future commitments.

The District’s water supply includes water from bedrock aquifers in the Denver Basin. The State Engineer’s Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to section 37-90-137(4)(b)(I), C.R.S., “Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years.” Based on this allocation approach, the annual amounts of water decreed are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.



State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S. and section 30-28-136(1)(h)(II), C.R.S., the State Engineer's office offers the opinion that with the District as the water supplier for this project, the proposed water supply is **adequate** and can be **provided without causing material injury** to existing water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is physically available, based on current conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available to the District on an annual basis, according to the statutory allocation approach, for the proposed uses is greater than the annual amount of water required to supply the District's water commitments at build-out and the demands of the proposed subdivision.

Our opinion is qualified by the following:

For the decreed Denver Basin water, the Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the decrees referenced in the District's court cases, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer are based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100-year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Please contact Wenli.Dickinson@state.co.us or 303-866-3581 x8206 with any questions.

Sincerely,


Ioana Comaniciu, P.E.
Water Resource Engineer

Ec: District file

PERRY PARK FILING NO. 1, 14TH AMENDMENT A REPLAT OF LOT 18C, PERRY PARK FILING NO. 1 LOCATED IN THE SW 1/4 OF SEC. 15, AND NW 1/4 OF SEC 22, T 8 S, R 67 W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO. 3 RESIDENTIAL LOTS - 2.87 ACRES SB2024-024

DEDICATION STATEMENT:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and other parties having an interest in the lands hereinafter described, do hereby dedicate, and have caused to be dedicated, to the public, the streets, sidewalks, and easements as shown hereon under the name and subdivision of Perry Park Filing No. 1, 14th Amendment. The utility easements shown hereon are hereby dedicated for public utilities and cable communication systems and other purposes as shown hereon. The entities responsible for providing the services shown hereon are hereby dedicated to the public and shall be responsible for the installation and maintenance and replacement of utility lines and related facilities.

OWNER:

CURTIS FAMILY LIVING TRUST

Tracy Curtiss

Hank Curtiss

State of Colorado } SS.

County of Douglas }

by Tracy Curtiss as Owner.

Acknowledged before me this _____ day of _____, 2024.

My commission expires: _____

Witness my hand and seal

Notary Public

LEGAL DESCRIPTION:

LOT 18-C, PERRY PARK FILING NO. 1, PER LLAC 2020072726 IN SW 1/4 OF SEC. 15, AND NW 1/4 OF SEC. 22, T 8 S, R 67 W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

TITLE VERIFICATION:

We, Land Title Guarantee Company, do hereby certify that we have examined the files of all land platted hereon and that title to such land is in the dedicator(s) free and clear of all liens, taxes and encumbrances.

Land Title Guarantee Company

By: _____ Date: _____

Title: _____

State of Colorado } SS.

County of Douglas }

Acknowledged before me this _____ day of _____, 202____, by _____ as _____.

My commission expires: _____

Witness my hand and seal

Notary Public

BOARD OF COUNTY COMMISSIONERS:

This plat was approved for filing by the Board of County Commissioners of Douglas County, CO, on the _____ day of _____, 20____, subject to any conditions specified herein. Lot 18C, Perry Park Filing No. 1 is amended by this Plat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original Plat recorded in the office of the Douglas County Clerk and Recorder, Reception No. 129530.

All expenses incurred with respect to improvements for all utility services, paving, grading, landscaping, 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.

This acceptance does not guarantee that the soil 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.

Chair, Board of Douglas County Commissioners

CLERK AND RECORDER:

STATE OF COLORADO

COUNTY OF DOUGLAS

I hereby certify that this plat was filed in my office on this _____ day

of _____, 2024 A.D., at _____ a.m./p.m., and was recorded at

Reception Number _____.

Douglas County Clerk and Recorder

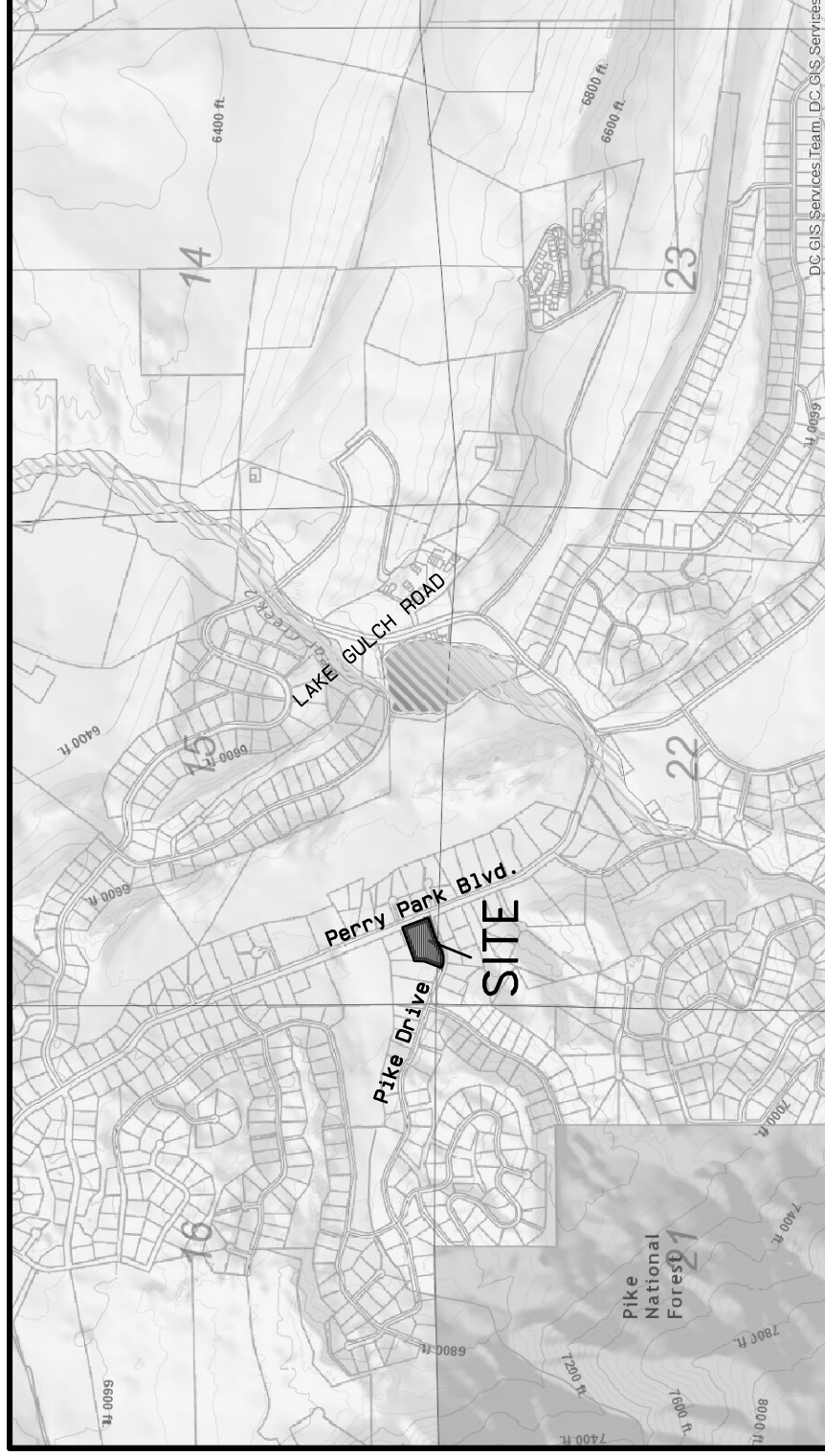
SURVEYOR:

I, Darrell E. Roberts, 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 on December 18, 2023, and I have reviewed all data associated with this survey of the hereon described property, Douglas County, Colorado. This survey has been accepted by myself as being under my responsible charge at this time and that all measurements were made in accordance with the standards of the International Surveying Glossary (second order); 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 applicable provisions of the Douglas County Subdivision Resolution. This certification is based on my knowledge, information, and belief and is not a guaranty or warranty, either express or implied.

I attest the above on this _____ day of _____, 202____.

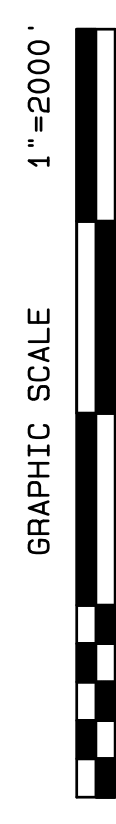
Darrell E Roberts for, and on behalf of David E. Archer & Assoc., Inc.,

Colorado Registered Professional Land Surveyor # 36057



VICINITY MAP

SCALE: 1"=2000'

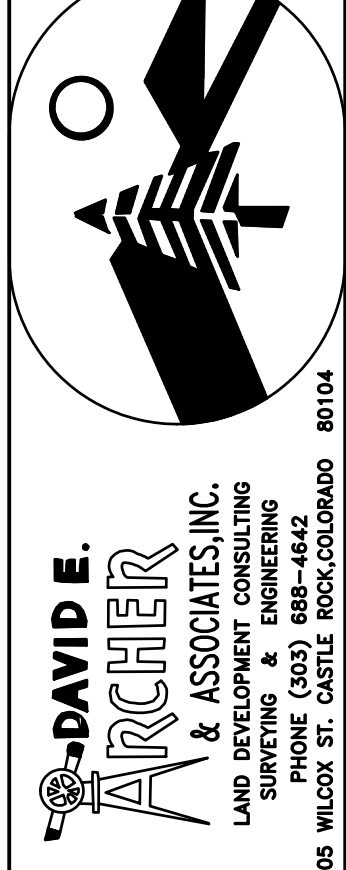


SUMMARY TABLE

| | AREA | PERCENT |
|-------|----------|---------|
| LOTS | 2.87 AC. | 100.0% |
| TOTAL | 2.87 AC. | 100.0% |

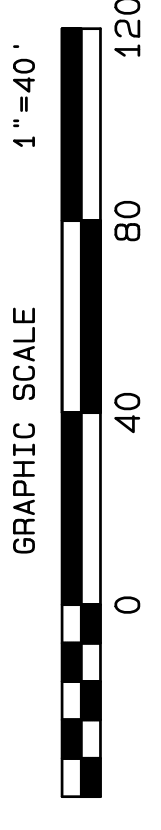
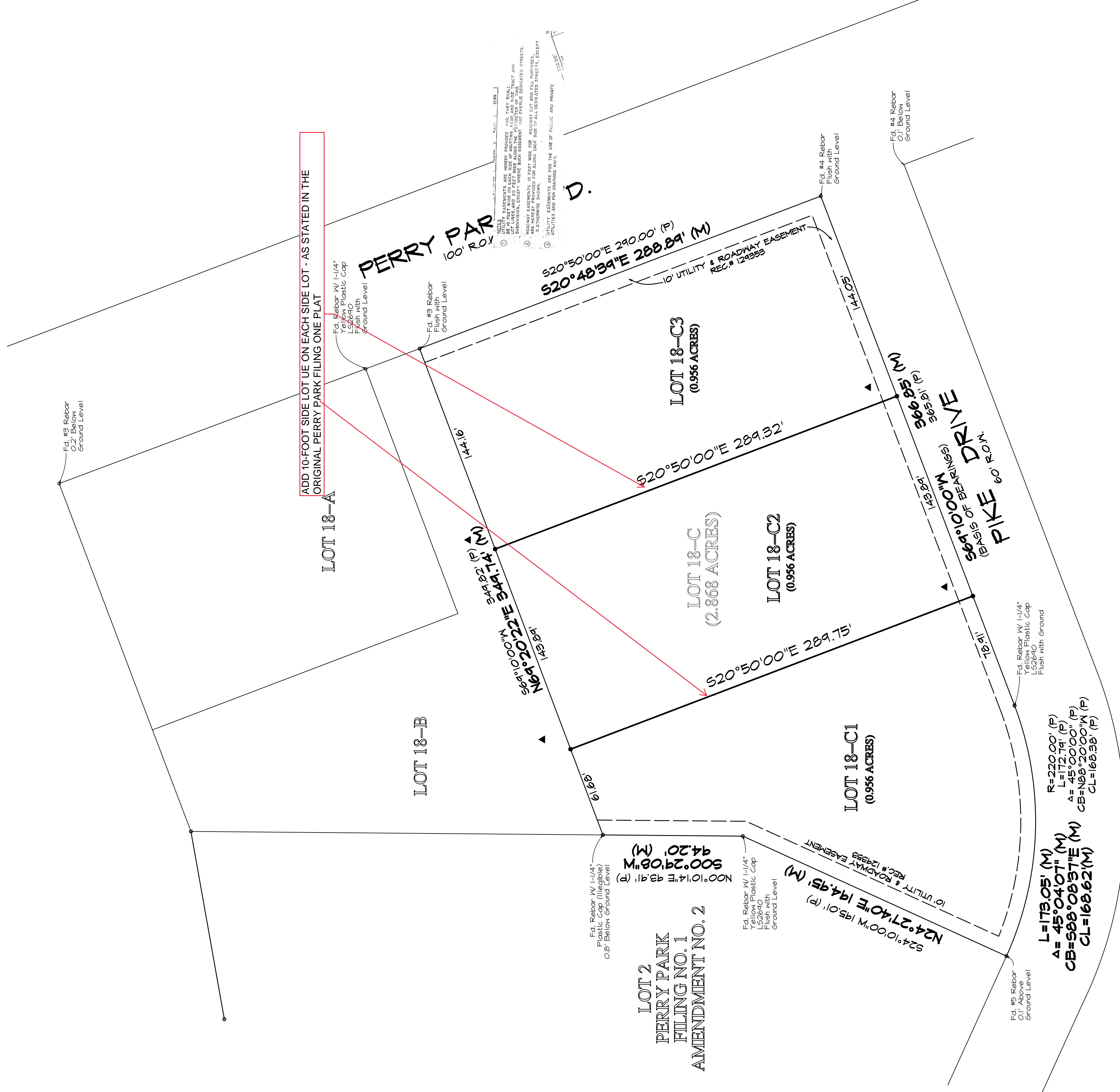
REVISIONS

05-21-24 Redlines



| | |
|------------|--|
| TITLE | PERRY PARK FILING NO. 1, 14TH AMENDMENT A REPLAT OF LOT 18C, PERRY PARK FILING NO. 1 LOCATED IN SECTIONS 15 & 22, T8S R67W OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO. |
| SCALE | DATE 03-20-24 |
| DATE | DATE 03-20-24 |
| CLIENT | CURTIS FAMILY LIVING TRUST |
| JOB NUMBER | Sheet 1 of 2 23-1044 |

*NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after the date of recording of this survey. Any action commenced more than ten years from the date of the certification shown herein.



- LEGEND:
- ▲ Set #5 Rebar (24" Long) with 1" x 1/2" Pink Plastic Cap (NLS 56857)
 - Found Property Corner as shown.
 - Z — Easement as Noted

NOTICE: EXEMPTIONS ARE HEREBY GRANTED FOR THE USE OF PUBLIC AND PRIVATE UTILITIES AND FOR DRAINAGE WAYS. THE EXEMPTIONS ARE HEREBY GRANTED FOR THE USE OF PUBLIC AND PRIVATE UTILITIES AND FOR DRAINAGE WAYS. THE EXEMPTIONS ARE HEREBY GRANTED FOR THE USE OF PUBLIC AND PRIVATE UTILITIES AND FOR DRAINAGE WAYS.

| | | |
|---|---|-----------|
| REVISIONS | 05-21-24 | RadiLines |
| TITLE | PERRY PARK FILING NO. 1, 14TH AMENDMENT A REPLAT OF LOT 18C, PERRY PARK FILING NO. 1 LOCATED IN SECTIONS 15 & 23, T8S, R67W, OF THE 6TH PM, DOUGLAS COUNTY, COLORADO. | |
| SCALE | 1"=40' | |
| DATE | 05-28-24 | |
| APP'D. | | |
| CLIENT | CURTIS FAMILY LIVING TRUST | |
| JOB NUMBER | 2 | 23-1044 |
| | | |
| DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4842 105 MILCOX ST. CASTLE ROCK, COLORADO 80104 | | |

*NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years from the date of the certification shown herein. Any action based upon any defect in this survey, be commenced more than ten years from the date of the certification shown herein.

June 23, 2024

Brett Thomas, Chief Planner
100 Third Street
Castle Rock, CO 80104

Re: SB2024-024 Perry Park Filing 1

Dear Mr. Thomas:

The letter provides comments regarding the request for approval for a replat of Lot 18C, Perry Park Filing No. 1. The replat would subdivide Lot 18C into three smaller lots. The 2.868-acre site is located within Perry Park, northwest of the intersection of Perry Park Boulevard and Pike Drive.

Upon researching the cultural resources on the property and the surrounding area, it has been determined that the property has not been surveyed for cultural resources.

Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.

Thank you in advance for your attention to the preservation and protection of Douglas County's cultural resources for future generations.

Sincerely,

Brittany Cassell

Brittany Cassell, Curator

REFERRAL RESPONSE REQUEST

 Date sent: May 31, 2024

 Comments due by: **June 21, 2024**


Fax: 303.660.9550

Project Name: Perry Park Filing 1, 14th Amendment

Project File #: SB2024-024

Project Summary: The applicant is requesting approval for a replat of Lot 18C, Perry Park Filing No. 1. The replat would subdivide Lot 18C into three smaller lots. The 2.868-acre site is located within Perry Park, northwest of the intersection of Perry Park Boulevard and Pike Drive.

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

| | | | |
|-------------------------------------|---|------------------------|---|
| <input checked="" type="checkbox"/> | No Comment | | |
| <input type="checkbox"/> | Please be advised of the following concerns: _____ | | |
| <input type="checkbox"/> | See letter attached for detail. | | |
| Agency: | Douglas County Public Works | Phone #: | 303-660-7490 |
| Your Name: | Ken Murphy, P.E. | Your Signature: |  |
| | (please print) | Date: | 27 JUN 2024 |

Additional information and documents can be found at www.douglas.co.us/pro and searching for the Project File # provided above. The hearing date may be obtained by calling 303.660.7460. Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,



Brett Thomas, AICP, Chief Planner

Enclosure

Brett Thomas

From: Jill Welle <jwelle@douglas.co.us>
Sent: Tuesday, August 13, 2024 8:32 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Re: SB2024-024 (Perry Park Filing 1, 14th Amendment)

Brett,
Thank you for reaching out, I have been a bit behind on these. This is a replat, so we have to defer to the defensible space regulation with building permits. I appreciate the diligence of the planning staff around this important issue.

JILL

Jill Welle, CWMS
Wildfire Mitigation and Resilience Coordinator
Douglas County Building Division
100 Third Street
Castle Rock, CO 80104
720-733-6924



Brett Thomas

From: pam lobosco <loboaz3@gmail.com>
Sent: Saturday, June 8, 2024 10:16 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Project File SB2024-024

Dear Mr. Thomas,

Today we received your Courtesy Notification of Application In Process for:

Project Name: Perry Park Filing 1, 14th Amendment
Project File #: SB2024-024
Project Summary: ...requesting approval for a replat of Lot 18C, Perry Park Filing No. 1

Our response is this:

September 11, 2023, My husband and I purchased the home at 5846 S Pike Drive, located directly south of the above mentioned lot. When we purchased our home, we were aware that the lot across the street was almost 3 acres. It was our expectations that it would remain so, if and when developed.

October 6, 2023, Lot 18C was listed for sale. Realizing this being nearly 3 acres, we felt a new home being built on the lot would still leave plenty of natural/wooded area and not be largely disruptive to the ambiance of the already established neighborhood.

October 11, 2023, the property showed a sale was pending.

November 2, it was a closed deal.

With that quick of a timeline, we fully expected construction to start on a new home come spring.

Being notified now that the plan is to split the property into 3 parcels/homes is unacceptable.

This is a hard "NO" from us.

We thank you for providing us notice and taking our thoughts into consideration when making your final decision.

Please confirm receipt of this email.

Respectfully,
Pamela LoBosco
Sam LoBosco

Brett Thomas

From: Lauren C <sothexwindxwont@yahoo.com>
Sent: Thursday, June 20, 2024 4:07 PM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: joelhans <joelhans@gmail.com>
Subject: Perry Park Filing 1, 14th Amendment SB2024-024

Hello,

We are longtime Perry Park Ranch residents who oppose a replat of Lot 18C, Perry Park Filing No. 1, dividing it into three smaller lots. What we love about living in this neighborhood is the natural life all around us and the fact that homes are spaced liberally away from one another so we all can enjoy the peace and natural beauty. We walk our dog and children by this particular lot all the time and the kids have grown up loving these woods. It saddens us the more huge healthy native trees are cut down. You can't put a dollar amount on the wild habitat here, and we resent that a developer from elsewhere wants to chop it up and destroy it just to maximize profit. It goes against the original plan and intent of this neighborhood.

Thank you for considering our comments on this matter.

Lauren and Joel Hanson and family
7129 Kiowa Rd
Larkspur, CO 80118



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

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

July 26, 2024
Job No. 23-1044

Brett Thomas, AICP
Chief Planner
Douglas County Community Development
Planning Services
100 Third Street
Castle Rock, Co 80104

RE: Perry Park Filing No. 1, 14th Amendment: SB2024-024
Referral Responses

Dear Brett,

We have received the referral comments on the subdivision of Lot 18C Perry Park Filing No. 1. The following is our written response to the referral comments.

Addressing Analyst

Understand the addresses can be requested after plat recordation and confirmation of home and driveway locations.

Assessor

The legal has been corrected.

ATT Long Distance-ROW

Per the letter there are no conflicts, and they agree to the lot split.

CenturyLink

We understand that the Centurylink approval is with the STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

Colorado Division of Water Resources

The Colorado Division of Water Resources opinion is the project can be served. No response is required.

Colorado Geological Survey

The Colorado Geological survey has no objection.

CORE Electric Cooperative

The existing platted easements are shown and the requested 10' easements have been added along the lot lines.

Douglas County Historic Preservation

Per the request of Douglas County Historic Preservation the appropriate documentation will be provided if buried artifacts and features are discovered.

Brett Thomas
May 23, 2024
Page 2 of 2

Douglas County Parks and Trails

The applicant understands the Park Dedication is required and proposes cash-in-lieu.

All other referral agencies either did not response or had no comment.

There was an objection from Pamela and Sam Lobosco who recently purchased the home at 5846 S. Pike Drive. The proposed subdivision lies just north across the street. They purchased the property expecting the property to remain a three-acre parcel and that one home could be build on the property. With the proposed subdivision three homes would now be able to be constructed.

We have discussed their objection with the Applicants. It is the Applicants right to subdivide the property, and they would like to continue to do so. The lot is heavily treed as are the surrounding lots. It is likely that future houses will be built back from the street leaving the trees along the row in place, like all the existing homes on the south side of Pike Drive. It should also be noted that the proposed lot size of one acre is the same size as most other lots in the area including the Loboscos'.

Please feel free to contact me if you have any other comments.

Thank you,



Kevin E. Archer, P.E.



Perry Park Water and Sanitation District
5676 West Red Rock Drive
Larkspur, Colorado 80118
303.681.2050
www.ppwsd.org

May 30, 2024

Mr. Brett Thomas
AICP, Chief Planner
Douglas County Department of Community Development
Planning Services Division
100 Third Street
Castle Rock, Colorado 80104

Re: Perry Park Water and Sanitation District Ability to Serve, SB2024-024

Mr. Thomas:

Pursuant to Section 1805A.01 of the *Douglas County Zoning Resolution*, the Perry Park Water and Sanitation District (the "District") acknowledges its willingness and ability to serve all future proposed master planned residential property developments within the District's service area with water and sanitary sewer. The District notes that there are currently water and sanitary sewer taps in place for the proposed development.

Commitment to Serve:

The District is committed to providing water and sanitary sewer service to the property within the District with the following conditions:

1. The applicant complies with all District Rules and Regulations.
2. The applicant pays all of the District's applicable fees, as established by the Board of Directors.

Water Demand:

The District currently provides service to 1,551 ERUs (Equivalent Residential Unit), as of December 31, 2023. The District's five year average (2019-2023) water demand (total treated water) is 497.5 acre-feet per year (ac-ft/yr), or .320 acre-feet per year for each ERU. The projected number of ERUs at buildout is 3,499, which has an estimated annual demand of 1,119.68 ac-ft. Adding 3 ERUs would increase the District's annual water demand by .96 acre feet and increase the total annual water demand to 498.46 acre feet.

Water Supply:

A summary of the District's water supply sources is presented in the attached Water Supply Report. The District currently has 4,014 ac-ft/yr of nontributary Denver Basin aquifer water, and an additional 345.2 ac-ft/yr of senior direct flow, fully-consumable tributary water rights. These rights are reliable in both average and dry years. The District also has junior tributary alluvial aquifer well rights in the amount of 1,600 ac-ft/yr. These rights can provide a supplemental water supply to the District's system when in priority, but are not reliable in a dry year. As such, the District's total reliable water supply under varying hydrologic conditions is 4,359.2 ac-ft/yr.

Ability to Serve:

Based on the projected buildout demand of 1,119.68 ac-ft/yr and the current existing supply of 4,359.2 ac-ft/yr, there is adequate water for all planned future development within the District's service area, with a surplus of approximately 3,239.52 ac-ft/yr. The District's water supply includes a volume sufficient to meet the demands related to this application.

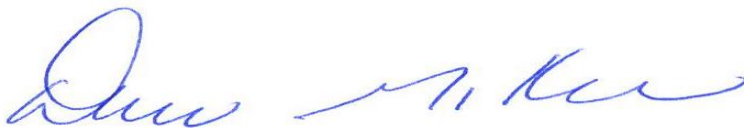
Water Quality:

The District is in compliance with the Colorado Department of Public Health and Environment testing and quality requirements, and provides a high-quality water supply to all of its customers.

Feasibility of Service:

The District believes that it is physically and economically feasible for the District to provide water and sanitary sewer service to the proposed development, contingent upon the applicant paying all applicable fees.

Sincerely,



Diana Miller
District Manager

Attachments: Water Supply Report

cc: Mr. Kevin Archer

Water Supply Report

Pursuant to Section 1805A.01 of the Douglas County Zoning Resolution, the Perry Park Water and Sanitation District (the "District") is providing the following water supply report. It is understood that this information is also required by the State Engineer's Office (SEO) to perform the required review of the water supply for the Perry Park Water and Sanitation District and will be provided to the SEO by Douglas County.

A. Summary of the water rights owned and controlled by the District:

| Water Source | Entitled Quantity (acre feet/year) | Priority Date (if applicable) |
|----------------------------|---------------------------------------|----------------------------------|
| <u>Nontributary</u> | | |
| Dakota # 1 | 181 | N/A for Denver Basin water |
| Dakota # 2 | 297 | |
| Denver # 3 | 509 | |
| Denver # 5 | 509 | |
| Denver # 6 | 511 | |
| DA – 3, 5, 6 | 416 | |
| Sageport Arapahoe # 1 | 105 | |
| Sageport Arapahoe # 2 | 295 | |
| Sageport Arapahoe # 4 | 320 | |
| A – 3 | 100 | |
| A – 5 | 100 | |
| A – 6 | 101 | |
| LFH – 3 | 285 | |
| LFH – 6 | 285 | |
| Total: | 4,014 | |

Consumptive Use/Senior Ditch Rights

| | | |
|-------------------------|--------------|--------------------|
| Bear Creek Ditch | 83.9 | June 30, 1867 |
| Plum Creek Ditch | 60.4 | June 1, 1871 |
| Grant Ditch | 20.6 | June 30, 1867 |
| Glen Grove Feeder Ditch | 10.3 | September 10, 1885 |
| Pleasant Park Ditch | 111.0 | August 30, 1867 |
| Gove Ditch | 59.0 | June 1, 1869 |
| Total | 345.2 | |

Tributary Wells/Junior Water Rights

| | |
|------------------------------|--------------------|
| Glen Grove Feeder Ditch Well | September 19, 1983 |
| Grant Ditch Well | September 19, 1983 |
| EP – 1 | November 13, 1989 |
| EP – 2 | November 13, 1989 |
| EP – 3 | November 13, 1983 |
| WP – 1 | November 13, 1989 |
| WP – 2 | November 13, 1989 |
| BC -1 | November 13, 1989 |

Total **1,600** (Collectively)

B. The anticipated yield of these rights in both an average and dry year:

| Water Source | Anticipated Yield (average year) | Anticipated Yield (dry year) |
|----------------------------|---|---|
| <u>Nontributary</u> | | |
| Dakota # 1 | 181 | 181 |
| Dakota # 2 | 297 | 297 |
| Denver # 3 | 509 | 509 |
| Denver # 5 | 509 | 509 |
| Denver # 6 | 511 | 511 |
| DA – 3, 5, 6 | 416 | 416 |
| Sageport Arapahoe # 1 | 105 | 105 |
| Sageport Arapahoe # 2 | 295 | 295 |
| Sageport Arapahoe # 4 | 320 | 320 |
| A – 3 | 100 | 100 |
| A – 5 | 100 | 100 |
| A – 6 | 101 | 101 |
| LFH – 3 | 285 | 285 |
| LFH – 6 | 285 | 285 |
| Total: | 4,014 | 4,014 |

| Water Source | Anticipated Yield (average year) | Anticipated Yield ** (dry year) |
|---|---|--|
| <u>Consumptive Use/Senior Ditch Rights</u> | | |
| Bear Creek Ditch | 83.9 | 83.9 |
| Plum Creek Ditch | 60.4 | 60.4 |
| Grant Ditch | 20.6 | 20.6 |
| Glen Grove Feeder Ditch | 10.3 | 10.3 |
| Pleasant Park Ditch | 111.0 | 111.0 |
| Gove Ditch | 59.0 | 59.0 |
| Total | 345.2 | 345.2 |

**** Anticipated Yield (dry year)**

The District exchanges wastewater return flows for surface water. Basically, for every 1,000 gallons of water that is returned to the stream from the wastewater treatment plants, an additional 900 gallons of renewable stream water can be used for potable drinking water.

Tributary Wells/Junior Water Rights

| | | |
|------------------------------|-----------------------------|-------------------------|
| Glen Grove Feeder Ditch Well | | |
| Grant Ditch Well | | |
| EP – 1 | | |
| EP – 2 | | |
| EP – 3 | | |
| WP – 1 | | |
| WP – 2 | | |
| BC -1 | | |
| Total | 1,600 (Collectively) | 0 (Collectively) |

PERRY PARK FILING NO. 1, 14TH AMENDMENT A REPLAT OF LOT 18C, PERRY PARK FILING NO. 1

**LOCATED IN THE SW 1/4 OF SEC. 15, AND NW 1/4 OF SEC 22, T 9 S, R 68 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO.
3 RESIDENTIAL LOTS - 2.87 ACRES
SB2024-024**

DEDICATION STATEMENT:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided and platted said lands into lots, tracts, streets and easements as shown hereon under the name and subdivision of Perry Park Filing No. 1, 14th Amendment. The utility easements shown hereon are hereby dedicated for public utilities and cable communication systems and other purposes as shown hereon. The entities responsible for providing the services 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. The utility easements shown hereon are dedicated and conveyed to Douglas County, CO, for public uses and purposes.

OWNER:

CURTIS FAMILY LIVING TRUST

Tracy Curtis _____ Hank Curtis _____

State of Colorado }
County of Douglas } SS.

Acknowledged before me this _____ day of _____, 2024,
by Tracy Curtis as Owner.

My commission expires: _____

Witness my hand and seal

Notary Public

NOTES:

- Bearings are assumed and based on the consideration that the South line of Described Parcel, bears S69°00'00" W, the East corner being a #4 Rebar, the West corner being a #5 Rebar with a 1 1/4" Yellow Plastic Cap Stamped LS 2690as shown hereon between the identified monuments.
- The purpose of this Replat is to create 3 Lots.

LEGAL DESCRIPTION:

LOT 18-C, PERRY PARK FILING NO.1 PER LLAC 2020072726
IN SW 1/4 OF SEC. 15, AND NW 1/4 OF SEC 22, T 9 S, R 68 W
OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

TITLE VERIFICATION:

We Land Title Guarantee Company do hereby certify that we have examined the title of all land platted hereon and that title to such land is in the dedicator(s) free and clear of all liens, taxes and encumbrances.

Land Title Guarantee Company

By: _____ Date: _____

Title: _____

State of Colorado }
County of Douglas } SS.

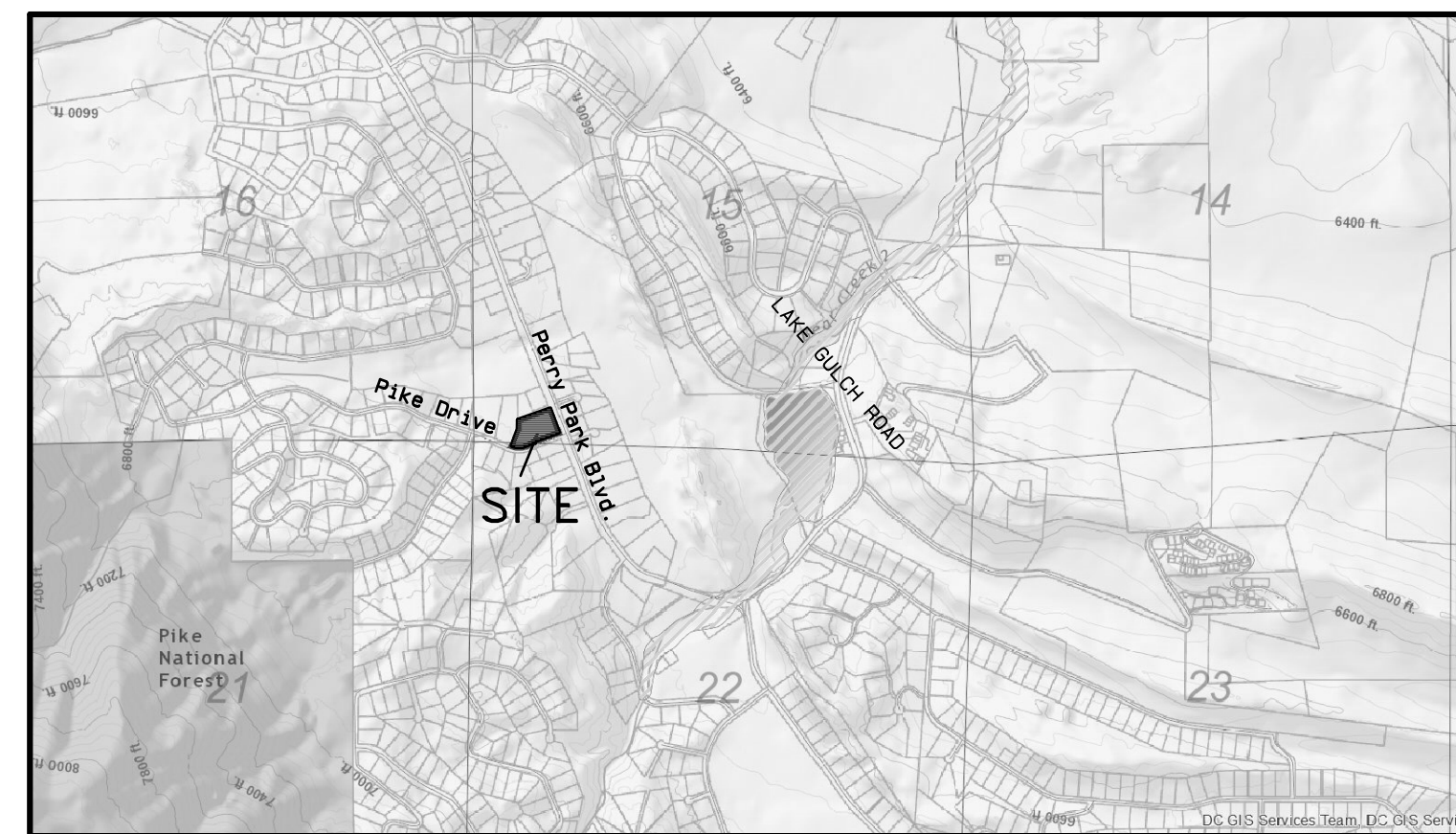
Acknowledged before me this _____ day of _____, 2024, by

_____ as _____.

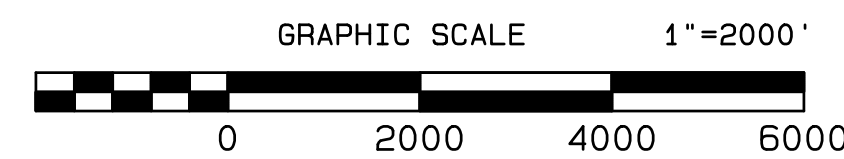
My commission expires: _____

Witness my hand and seal

Notary Public



VICINITY MAP
SCALE: 1"=2000'



BOARD OF COUNTY COMMISSIONERS:

This plat was approved for filing by the Board of County Commissioners of Douglas County, CO, on the _____ day of _____, 20____, subject to any conditions specified hereon. The dedications of utility easements are accepted.

Lot 18C, Perry Park Filing No. 1 is amended by this Plat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original Plat recorded in the office of the Douglas County Clerk and Recorder, Reception No. 129350.

All expenses incurred with respect to improvements for all utility services, paving, grading, landscaping, 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.

This acceptance does not guarantee that the soil 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.

Chair, Board of Douglas County Commissioners

CLERK AND RECORDER:

STATE OF COLORADO
COUNTY OF DOUGLAS

I hereby certify that this plat was filed in my office on this _____ day

of _____, 2024 A.D., at _____ a.m./p.m., and was recorded at

Reception Number _____.

Douglas County Clerk and Recorder

SURVEYOR:

I, Darrell E. Roberts, 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 on December 18, 2023, and I have reviewed all data associated with this survey of the hereon described property, Douglas County, Colorado. This survey has been reviewed and accepted by myself as being under my responsible charge at this time and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:50,000 (second order); 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 applicable provisions of the Douglas County Subdivision Resolution. This certification is based on my knowledge, information, and belief and is not a guaranty or warranty, either express or implied.

I attest the above on this _____ day of _____, 2024.

Darrell E Roberts for and on behalf of David E. Archer & Assoc. Inc.,
Colorado Registered Professional Land Surveyor # 36057

APPLICANT INFORMATION:

CURTIS FAMILY LIVING TRUST
5800 SOUTH PIKE DRIVE
LARKSPUR, CO 80118

SUMMARY TABLE

| | AREA | PERCENT |
|-------|----------|---------|
| LOTS | 2.87 AC. | 100.0% |
| TOTAL | 2.87 AC. | 100.0% |

*NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

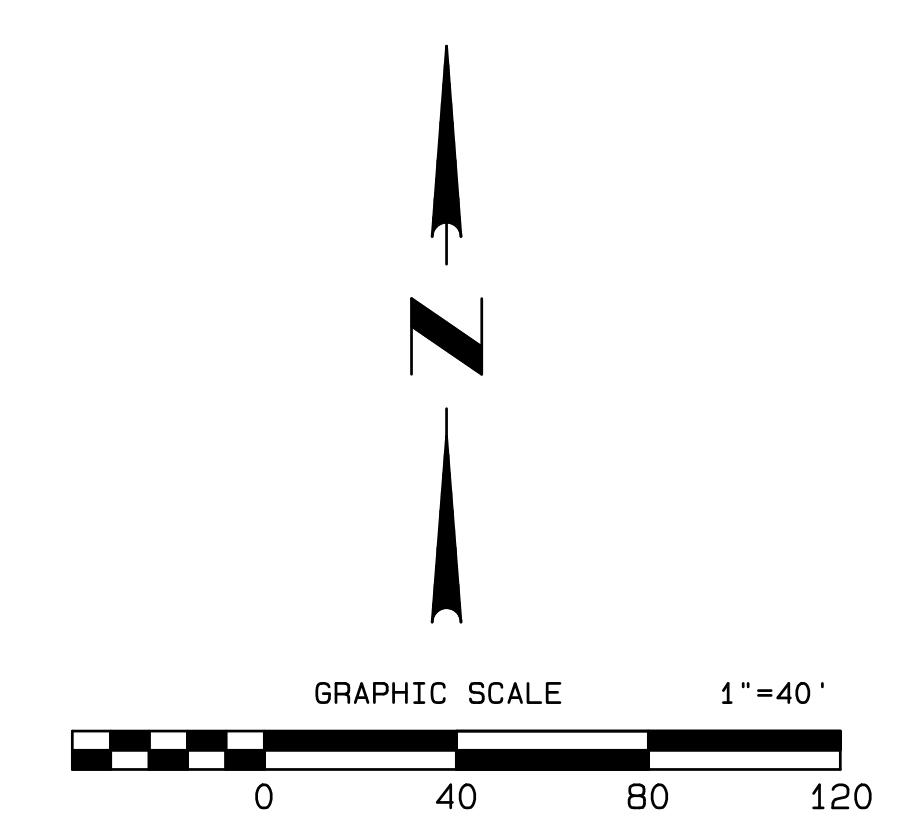
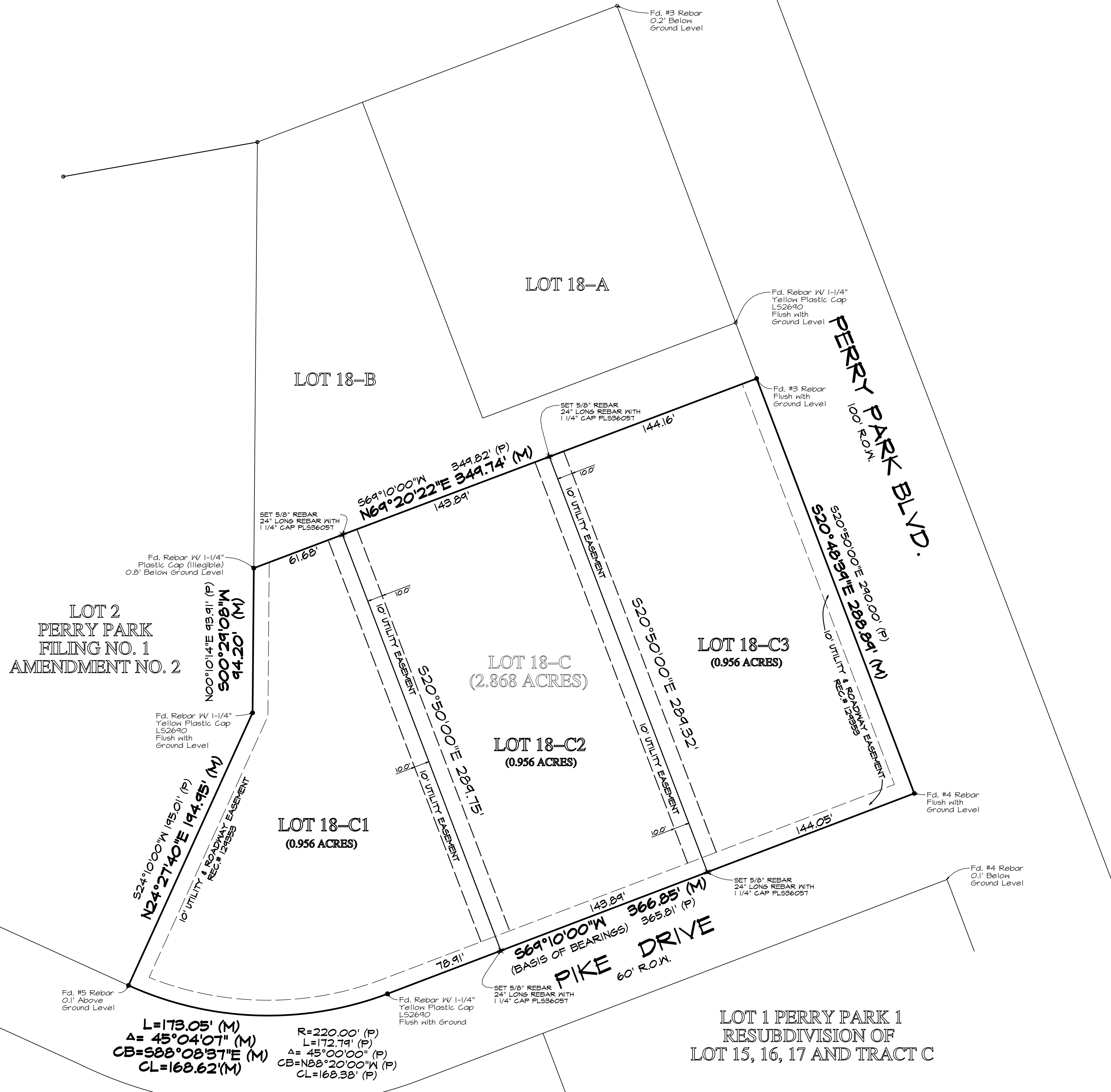
| REVISIONS |
|-----------------------|
| 05-21-24 Redlines |
| 07-04-24 Redlines DLL |
| 08-15-24 Redlines KEA |

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

| TITLE | SCALE | DATE | DRN. | PRD. | CLIENT | JOB NUMBER |
|---|-------|----------|------|------|----------------------------|------------|
| PERRY PARK FILING NO. 1, 14TH AMENDMENT A REPLAT OF LOT 18C, PERRY PARK FILING NO. 1 LOCATED IN SECTIONS 15 & 22, T9S, R68W OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO. | | 03-28-24 | | | CURTIS FAMILY LIVING TRUST | 23-1044 |

Sheet 1 of 2

**PERRY PARK FILING NO. 1, 14TH AMENDMENT
A REPLAT OF LOT 18C, PERRY PARK FILING NO. 1
LOCATED IN THE SW 1/4 OF SEC. 15, AND NW 1/4 OF SEC 22, T 9 S, R 68 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO.
3 RESIDENTIAL LOTS - 2.87 ACRES
SB2024-024**



LEGEND:

- * Set #5 Rebar (24" Long) with 1-1/2" Pink Plastic Cap (PLS 36057)
- Found Property Corner as shown.
- Z - Easement as Noted

L=173.05' (M)
A=45°04'07" (M)
CB=588°08'37"E (M)
CL=168.62' (M)

R=220.00' (F)
L=172.74' (F)
A=45°00'00" (F)
CB=N88°20'00" (F)
CL=168.38' (F)

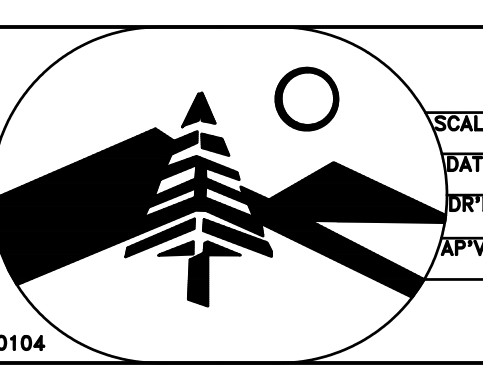
LOT 1 PERRY PARK 1
RESUBDIVISION OF
LOT 15, 16, 17 AND TRACT C

LOT 3 PERRY PARK 1
RESUBDIVISION OF
LOT 15, 16, 17 AND TRACT C

MOST OF LOT 6 & PART
OF LOT 9 PERRY PARK 1
RESUBDIVISION OF
LOT 15, 16, 17 AND TRACT C

| REVISIONS | TITLE |
|-----------------------|--|
| 05-21-24 Redlines | PERRY PARK FILING NO. 1, 14TH AMENDMENT |
| 07-04-24 Redlines DLL | A REPLAT OF LOT 18C, PERRY PARK FILING NO. 1 |
| 08-15-24 Redlines KEA | LOCATED IN SECTIONS 15 & 22, T9S, R68W |
| | OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO. |
| | CLIENT CURTIS FAMILY LIVING TRUST |
| | JOB NUMBER 23-1044 |

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



| | |
|---------------|--|
| SCALE 1"=40' | TITLE |
| DATE 03-28-24 | PERRY PARK FILING NO. 1, 14TH AMENDMENT |
| DRN DMH | A REPLAT OF LOT 18C, PERRY PARK FILING NO. 1 |
| APVD. | LOCATED IN SECTIONS 15 & 22, T9S, R68W |
| | OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO. |
| | CLIENT CURTIS FAMILY LIVING TRUST |
| | JOB NUMBER 23-1044 |
| | Sheet 2 of 2 |

*NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

G:\Drawings\2023\23-1044\Replat\replat.plt Thu Aug 15 09:01:21 2024