

MEETING DATE: July 14, 2026

**STAFF PERSON
RESPONSIBLE:** Matt Jakubowski, AICP, Chief Planner

DESCRIPTION: Sundown Final Plat - Project File: SB2025-019.

SUMMARY: The request is for approval of a final plat for 17 lots and 3 tracts.

**STAFF
ASSESSMENT:** Staff has evaluated the final plat request in accordance with Article 5 of the Douglas County Subdivision Resolution. Should the Board find that the approval standards for the final plat are met; the following proposed conditions should be considered for inclusion in the motion:

1. Prior to recordation of the final plat, the applicant shall provide payment of \$33,772 cash-in-lieu of school land dedication fees in accordance with Article 10 of the Subdivision Resolution.
2. Prior to recordation of the final plat, the applicant shall provide payment of \$64,269 cash-in-lieu of park land dedication fees in accordance with Article 10 of the Subdivision Resolution to Douglas County.
3. Concurrent with recordation of the final plat, the applicant shall record a 40-foot nonexclusive shared driveway and access easement by separate document for the benefit of the property at State Parcel Number 2509-061-00-002.
4. Concurrent with recordation of the final plat, the Sundown Oaks Metropolitan District covenants, controls, and restrictions shall be recorded by separate document to address architectural design review, fencing, and landscape requirements.
5. Concurrent with recordation of the final plat, a deed restriction which limits further subdivision of Tracts A, B, and C shall be recorded by separate document and noted on the plat exhibit.
6. Prior to the issuance of the first building permit, the applicant shall complete the applicable recommendations provided in the Wildfire Mitigation Plan to the specifications of the Douglas County Building Division.
7. During construction activity within the development, the applicant, its

successors and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural history resources and shall immediately notify Douglas County and complete appropriate Colorado Office of Archaeology and Historic Preservation data management forms in the event of such discovery.

8. During construction activity within the development, the applicant, its successors and assigns shall conduct a burrowing owl study if any earth moving will take place between March 15 and October 31.
9. Technical corrections to the final plat exhibit shall be made to the satisfaction of Douglas County.
10. All commitments and promises made by the applicant or the applicant's representative during the public meeting and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Steven E Koster	Approve	7/1/2026
Jeff Garcia	Approve	7/8/2026
Christie Guthrie	Approve	7/8/2026
Doug DeBord	Approve	7/9/2026

ATTACHMENTS:

Staff Report - SB2025-019