

From: [Scott Carlson](#)
To: [Brian Bates](#); [Sandy Vossler](#)
Cc: [Terry Hodge \(THODGE@tollbrothers.com\)](#); [Mitch Black](#)
Subject: RE: Lanterns SDP
Date: Wednesday, February 13, 2019 1:09:01 PM

Brian,

After reviewing the SDP I see 2 conditions that exist on the eastern boundary of the development. At the north end where lots back up to Lions Paw there is a concrete pan to intercept water flowing down the hill and insure that no storm water damages the homes. As the project moves south and there is a single loaded road with no homes on the east side of the road, at that point there is a meandering detached sidewalk. This sidewalk is drawn to meander in and out of the 100ft buffer. This was designed this way to create better aesthetics for the area, this sidewalk is not intended as a trail nor is it designed to trail standards, trails are 8-10ft wide, this walk is 5ft wide. During our discussion I did state that it was not our intent to have a perimeter trail within the 100ft buffer zone, and I do not believe that this short section of meandering walk violates that intent.

Regarding the minor encroachments on the eastern boundary, our only interest is in not creating a future issue. Since the encroachments are all within the 100ft buffer zone there are no conflicts for actual improvements, the only potential conflicts are legal; i.e. the Lions Paw homeowners claiming title to the property in the future by virtue of "adverse possession". The simplest solutions are to either move the wire fence or to have the encroaching homeowner sign an acknowledgement that they are encroaching and will not claim ownership in the future. The simpler the solution the better. I am available to talk by phone about these issues or any other that you may have or we can meet before or after the hearing on Thursday night.

Thanks,

Scott Carlson
303-324-4179

From: Brian Bates [mailto:brian.bates16@gmail.com]
Sent: Wednesday, February 13, 2019 9:22 AM
To: Sandy Vossler
Cc: Scott Carlson; Terry Hodge (THODGE@tollbrothers.com)
Subject: Re: Lanterns SDP

Hi Sandy,

Thanks Sandy!

Yes, I am referring to that sidewalk. Scott and I talked about it last May as well. I left with the understanding from that discussion there would not be a sidewalk within the buffer. My concern is that the future residents will allow their animals off-leash and trash will be deposited in those areas, where the prevailing winds will blow it all into our yards. This is less likely to happen if the sidewalk abuts one of their neighbor's homes on the West side of the street.

On a second note, what are the requirements/plans for delineation between the developments? Around town, I've seen a mixture of split rail, block wall and nothing. You may not be aware, but I know Scott is, that some of the residents on Lions Paw landscaped to the fence that was assumed to be along the property boundary. Not a big issue for me but a few others have more

at risk.

Best regards,
Brian Bates

Sent from my iPad

On Feb 13, 2019, at 08:11, Sandy Vossler <SVossler@crgov.com> wrote:

Brian,
I apologize, I didn't attach the zoning regulations to the previous email.

**SANDY VOSSLER, SENIOR PLANNER
TOWN OF CASTLE ROCK
DEVELOPMENT SERVICES DEPARTMENT
720-733-3556**

From: Sandy Vossler
Sent: Wednesday, February 13, 2019 7:53 AM
To: 'Brian Bates' <brian.bates16@gmail.com>
Cc: Scott Carlson <ScottCarlson@carlsonland.net>; Terry Hodge
(THODGE@tollbrothers.com) <THODGE@tollbrothers.com>
Subject: RE: Lanterns SDP

Good Morning Brian,

The buffer is an open space setback between the property boundary and the proposed lot lines. It is zoned as private open space which precludes placement of residential lots and structures within it. Sidewalks and drainage facilities are permitted within the buffer (see section 13 of the attached zoning regulations). At the time of zoning, Scott had agreed to keep hiking trails out of that buffer.

Along the east side buffer there is an easement and the line work for a concrete bench drain or drainage swale. It will catch and route flows from the rear of the properties on Lions Paw, around the three lots along Coal Bank Drive. From the point where that swale connects to Coal Bank Drive there is a 5 foot concrete detached sidewalk. Is it that meandering sidewalk that you are concerned about? Sandy

**SANDY VOSSLER, SENIOR PLANNER
TOWN OF CASTLE ROCK
DEVELOPMENT SERVICES DEPARTMENT
720-733-3556**

From: Brian Bates <brian.bates16@gmail.com>
Sent: Tuesday, February 12, 2019 8:20 PM
To: Sandy Vossler <SVossler@crgov.com>
Cc: Scott Carlson <ScottCarlson@carlsonland.net>
Subject: Lanterns SDP

Hi Sandy,

My comment regarding the SDP for the Planning Commission meeting follows:

During the last Major Amendment process an agreement was reached to establish a 100' setback on the East and North boundaries of the development. In reviewing the SDP, it appears, that there is a sidewalk planned which encroaches upon this setback at the East boundary. I believe that this encroachment should be rectified before the SDP is approved.

Best regards,
Brian Bates

<Lanterns Amended Zoning Regs 2014-08.rec.pdf>