

**RESOLUTION NO. R-025-071**

**THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO**

**A RESOLUTION APPROVING THE SERVICE PLAN OF  
PINERY MEADOWS METROPOLITAN DISTRICT NOS. 1 & 2**

WHEREAS, on July 10, 2025, a service plan for the proposed Pinery Meadows Metropolitan District Nos. 1 & 2 (“Service Plan”) was filed with the Douglas County Clerk and Recorder (“Clerk”), and the Clerk, on behalf of the Board of County Commissioners (“Board”), mailed a Notice of Filing of Special District Service Plan to the Division of Local Government in the Department of Local Affairs on July 10, 2025; and

WHEREAS, the Douglas County Planning Commission provided no recommendation on the Service Plan to the Board because the Douglas County Planning Commission meeting scheduled for July 21, 2025 was cancelled due to lack of quorum;

WHEREAS, on August 12, 2025, the Board set a public hearing on the Service Plan for August 26, 2025 (“Public Hearing”), and (1) ratified publication of the notice of the date, time, location and purpose of such Public Hearing, which was published in *The Douglas County News-Press* on July 31, 2025; and (2) caused notice of the date, time and location of the Public Hearing to be mailed on July 31, 2025, to the governing body of the existing municipalities and special districts which have levied an *ad valorem* tax within the next preceding tax year and which have boundaries within a radius of three miles of the proposed boundaries of Pinery Meadows Metropolitan District Nos. 1 & 2 (“Districts”); and

WHEREAS, because the petitioner represents 100% of the property owners within the proposed Districts, mailing of the notice of the Public Hearing to the property owners within the boundaries of the proposed Districts was not required, pursuant to the provisions of § 32-1-204(1.5), C.R.S.; and

WHEREAS, the Board continued the public hearing for the Service Plan from August 26, 2025, to September 2, 2025, when a Public Hearing on the Service Plan was opened at which time all interested parties, as defined in § 32-1-204, C.R.S., were afforded an opportunity to be heard, and all testimony and evidence relevant to the Service Plan and the organization of the proposed Districts was heard, received and considered.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, THAT:

Section 1. The Board does hereby determine that all procedural requirements of §§ 32-1-201, *et seq.*, C.R.S., relating to the Service Plan have been fulfilled and that the Board has jurisdiction in the matter.

Section 2. The Board does hereby find:

(a) that there is sufficient existing and projected need for organized service in the area to be serviced by the proposed Districts; and

(b) that the existing service in the area to be served by the proposed Districts is inadequate for present and projected needs; and

(c) that the proposed Districts are capable of providing economical and sufficient service to the area within the proposed boundaries; and

(d) that the area to be included in the proposed Districts has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis; and

(e) that adequate service is not, or will not be, available to the area through Douglas County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis; and

(f) that the facility and service standards of the proposed Districts are compatible with the facility and service standards of Douglas County and each municipality which is an interested party under § 32-1-204, C.R.S.; and

(g) that the proposal is in substantial compliance with the Douglas County Comprehensive Master Plan; and

(h) that the proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area; and

(i) that the creation of the proposed Districts will be in the best interests of the area proposed to be served; and

(j) that the Service Plan, based upon the statements set forth in the Service Plan and upon all evidence presented at the Public Hearing on the Service Plan, meets all conditions and requirements of §§ 32-1-201, *et seq.*, C.R.S.


Section 3. The Board hereby approves the Service Plan without conditions; provided, however, that such action shall not imply the approval of any land development activity within the proposed Districts or their service area, or of any specific number of buildable units identified in the Service Plan, unless the Board has approved such development activity as part of a separate development review process.

Section 4. The legal description of the Districts shall be as provided in **Exhibit A**, attached hereto and incorporated herein by reference.

Section 5. A certified copy of this resolution shall be filed in the records of Douglas County.

PASSED AND ADOPTED this 2nd day of September, 2025, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO

BY:   
2322FA9FBA95429  
Chair Abe Laydon

ATTEST:   
  
186E3E33F00249B  
Deputy Clerk Hayley Hall

EXHIBIT A  
TO  
RESOLUTION APPROVING THE SERVICE PLAN OF  
PINERY MEADOWS METROPOLITAN DISTRICT NOS. 1 & 2

(Legal Descriptions)

### Pinery Meadows Metropolitan District No. 1 Legal Description

THAT TRACT OF LAND DESCRIBED IN DEED AT RECEPTION NUMBER 2014018669 TOGETHER WITH THAT QUIET TITLE PARCEL DESCRIBED IN RECEPTION NUMBER 2010064773, SITUATED IN THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10;

THENCE N89°44'01"E, ON THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1328.31 FEET, TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 10;

THENCE N89°43'39"E, ON SAID SOUTH LINE, A DISTANCE OF 805.19 FEET;

THENCE N00°19'54"W, A DISTANCE OF 827.39 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT, AND THE POINT OF BEGINNING;

THENCE CONTINUING N00°19'54"W, A DISTANCE OF 795.96 FEET, ON THE EAST LINE OF SAID TRACT, TO THE SOUTH LINE OF SAID QUIET TITLE PARCEL;

THENCE CONTINUING N00°19'54"W, A DISTANCE OF 17.96 FEET, TO THE EXTENSION OF THE SOUTH LINE OF THE PLAT OF PINERY WEST FILING NO. 2;

THENCE N89°39'49"E, A DISTANCE OF 2156.25 FEET, ON SAID EXTENSION AND SAID SOUTH LINE OF THE PLAT OF PINERY WEST FILING NO. 2, TO THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 83 PER THAT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN, FEDERAL AID PROJECT NO. FR 083-1(39);

THENCE SOUTHERLY ON THE WEST LINE OF SAID RIGHT OF WAY THE FOLLOWING (2) TWO COURSES;

- 1) S01°48'32"W, A DISTANCE OF 20.22 FEET;
- 2) S89°43'24"W, A DISTANCE OF 5.60 FEET, TO THE NORTHWEST CORNER OF THAT RIGHT OF WAY OF STATE HIGHWAY NO. 83 DESCRIBED IN BOOK 1108, PAGE 903, MONUMENTED BY A FOUND 3 1/4" ALUMINUM CAP STAMPED CDOT R.O.W. PLS 10734, PER THAT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN, FEDERAL AID PROJECT NO. FR 083-1(39);

THENCE SOUTHERLY ON THE WEST LINE OF SAID RIGHT OF WAY THE FOLLOWING (3) THREE COURSES;

- 1) S10°58'47"W, A DISTANCE OF 130.03 FEET;
- 2) S02°44'47"W, A DISTANCE OF 432.60 FEET;
- 3) S02°50'32"W, A DISTANCE OF 236.80 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT;

THENCE S89°43'27"W, A DISTANCE OF 2088.14 FEET, ON THE SOUTH LINE OF SAID TRACT, TO THE POINT OF BEGINNING;

CONTAINING 1,721,740+/- SQUARE FEET (39.526+/- ACRES)

DIGITAL SIGNATURE

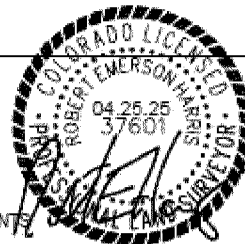


# Gillians

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JOB NO.: 25090  
DRAWN: DRH  
ISSUE DATE: 04-25-2025  
FILE: 25090 EXH

ROBERT E. HARRIS  
COLORADO P.L.S. 37801  
FOR & ON BEHALF OF  
GILLIANS LAND CONSULTANTS



### Pinery Meadows Metropolitan District No. 2 Initial Legal Description

A PARCEL OF LAND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED AT RECEPTION NUMBER 2014019659, SITUATED IN THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10;  
THENCE N89°44'01"E, ON THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1326.31 FEET, TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 10;  
THENCE N89°43'39"E, ON SAID SOUTH LINE, A DISTANCE OF 805.19 FEET;  
THENCE N00°19'54"W, A DISTANCE OF 827.39 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT;  
THENCE N52°18'20"E, A DISTANCE OF 1212.03 FEET, TO THE POINT OF BEGINNING;

THENCE N00°00'00"E, A DISTANCE OF 50.00 FEET;  
THENCE N90°00'00"E, A DISTANCE OF 100.00 FEET;  
THENCE S00°00'00"W, A DISTANCE OF 50.00 FEET;  
THENCE S90°00'00"W, A DISTANCE OF 100.00 FEET, TO THE POINT OF BEGINNING;

CONTAINING 5,000+/- SQUARE FEET (0.115+/- ACRES)

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