



# *Larkspur Sentinel*

Serving Perry Park, Larkspur, and the surrounding community

July 2022

## **JULY! SUMMER! PICNICS! BARBECUES! CELEBRATIONS!**

As I write this, the thunder is rolling through and the always welcome rain is drenching the ground! It all smells wonderful and sounds refreshing!

As I drive around our neighborhoods, I'm grateful to the Metro District for contracting with MR Hauling to pick up the slash that we all create when mitigating our property. It's such an important task for each of us to contribute to the safety of our area. I am always surprised by the folks who put their slash out AFTER their area has been cleaned up. Perhaps next year, the Sentinel should print a map with the zones and pick up dates for each zone. That might clear up some confusion. (Should have thought of that sooner!)

We have a lot of folks who help in our community - wouldn't it be nice if there was more waving as we pass folks? The trash and recycling folks, the Amazon, FedEx, UPS, and USPS folks, and the construction and delivery folks - let's brighten their day with a smile and a wave. Can't hurt, right?

The 4th of July Festivities around the Big D, and in Worley Grove promise to be great fun - how wonderful we have so many sponsors for helping make that possible. Aren't we fortunate to live in this country?!! And if the rain keeps up, the beautiful fireworks should appear over Perry Park Country Club as well. Enjoy, stay safe, and as always. . .

Please be kind,

*Margot Patterson*

Editor

[larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com)



Let's try this again...  
Join Elizabeth for a  
**FREE** Tethered Hot Air  
Balloon Ride on July 4th!!

Last year the wind did not cooperate for us, cross your fingers for a calm morning! Balloon rides sponsored by Elizabeth Owens. RE/MAX Balloon will be located in the "Big D" Open Space off of Red Rock Road prior to the community 4th of July celebration and parade. Balloon rides available starting at 6:00 am until mid morning. **\*Weather permitting \*Some restrictions may apply**

Elizabeth Owens Broker / Owner ~ RE/MAX Alliance  
720.988.4058 | [eowens@remax.net](mailto:eowens@remax.net) | [ElizabethOwens.net](http://ElizabethOwens.net)  
7437 Village Square Drive, Suite 105, Castle Pines, CO 80108  
Each office is independently owned and operated.

# NEWS FROM THE WATER DISTRICT

by Brian Arthurs

*“Water is critical for sustainable development, including environmental integrity and the alleviation of poverty and hunger, and is indispensable for human health and well-being”.*  
– United Nations



We need to look at what drought can bring and the issues surrounding the current and future supply of our water. Behind hurricanes, drought is the second most costly form of natural disaster in the United States, exacting an average toll of \$9.6 billion in damage and loss per event, according to statistics from the National Centers for Environmental Information.

## What exactly is drought?

Drought is defined as a lack of precipitation such as rain, snow, or sleet over a period that typically results in a water shortage. While drought usually stems from an area’s specific weather pattern, it can also be triggered by human activity such as water use and management.

In Douglas County, growth is expected to continue with nearly 60,000 more people projected to move to the area by 2030, according to the state’s demography office. That means demand is only going to increase. Development in Douglas County is also growing. There are hundreds, if not thousands, of homes set to be developed in the coming years. On an average day, 25 people move here. In short, each one needs water for drinking to washing their dishes. The state engineer’s office is required by statute to allow developers to continue using the Denver basin groundwater. According to those professionals, we are bound to allow this water’s use according to the law and be mindful about the non-renewable nature of this resource. Under Douglas County’s guidelines for development in unincorporated areas, only the western part of the county is not allowed to rely on their groundwater for development, Those communities must provide either a renewable water source or use groundwater from the eastern part of the county.

It’s interesting to note that Perry Park’s water supply is a combination of surface water and non-renewable groundwater from the Denver Basin aquifers. The surface water is drawn from the alluvial aquifers along West Plum Creek by 4 existing wells located in East Perry Park. The District also has two non-tributary wells located in West Perry Park. The total reliable water supply under varying hydrologic conditions is 4,359.2 acre feet per year. In addition, there are junior tributary rights of 1,600 acre feet per year which can provide a supplemental supply to the District’s system when in priority.

## Board Meeting Review

The Board met for the regular meeting on June 15, 2022 at 2:00pm. Minutes of the May Regular Board Meeting were reviewed and approved. Disbursements of \$215,650.20 were reviewed, discussed, and approved by the Board.

The Board reviewed the District’s Monthly Staff and systems reports. Questions and other inquiries were brought forward and resolved.

Discussion occurred concerning the amounts of customer billings, progress of capital improvements, funding options for future capital expenditures, evaluation of upgrades to the Glen Grove Water Treatment Plant, progress of rate study plan, and other miscellaneous issues.

There being no further board member discussions nor audience participation the meeting was adjourned. Further information is available on the district website, [www.ppwdsd.org](http://www.ppwdsd.org).



**THE PERRY PARK PARADE WILL AGAIN BE AROUND THE "BIG D" ALONG RED ROCK CIRCLE, STARTING AT BANNOCK AND ENDING AT RED ROCK DRIVE (GOING EAST TO WEST).**

**KICK OFF TIME FOR THE PARADE IS 11:00am!**

Groups, Classic Cars, Bands, Golf Carts, Bicycles and Horse and Burro groups will be in the parade – so arrive early to find a good seat along Red Rock Circle!

If you would like to be IN THE PARADE, email [ppmdJuly4th@gmail.com](mailto:ppmdJuly4th@gmail.com) for more information. Parade participants will line up along Delaware and Bannock Drives at 10:00am, under the direction (with Thanks) of the Larkspur Volunteer Fire Auxiliary!

**ACTIVITIES SCHEDULE:**

6:30am to Midmorning (Weather permitting), Elizabeth Owens is hosting the RE/Max Hot Air Balloon rides near the intersection of Red Rock Circle and Acoma Drive. Just look for the big Hot Air Balloon!

11:00am – Parade starts at Bannock around Red Rock Circle!

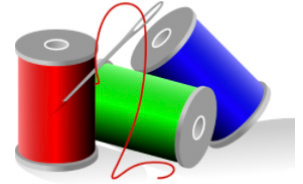
Following the Parade, at Worley Grove (near the end of the Parade route)

- Free Hot Dogs, Chips, Water and Ice Cream courtesy of M.R. Hauling and Elizabeth Owens RE/Max
- Kids games and prizes hosted by Amy Ford and Larkspur Elementary PTO!
- Classic Car lineup – along Red Rock Circle (see them up close)!
- Trophies awarded by Parade Judges - courtesy of Dave Gardner Real Estate!

**ALL INVITED, ALL ARE WELCOME!**

## Larkspur Blanket Brigade

The Larkspur Blanket Brigade makes quilts for anyone experiencing trauma, loss, adversity, or illness. Our group was formed in 2015 with 4 ladies and we have grown to 15 dedicated souls. We are able to create and give away 300 quilts each year and we have set a goal to beat that this year! We have been short staffed this year due to illness and vacations, but we are devoted workers and we expect to come close to our goal. If you know of anyone in need of a little extra comfort, contact Cindy Hotaling at [cjaspsjr@yahoo.com](mailto:cjaspsjr@yahoo.com). We will arrange to get a quilt to you. We are a 501 (c)3 and we operate mainly with donations of fabric. If you have any extra fabric, batting or yarn, please consider donating to our group.



We will be meeting on the 2nd and 4th Wednesday of every month at the Perry Park Country Club, 7047 Perry Park Blvd. You do not need any special sewing skills because we only do the tying of the quilts when we meet. All you need to know is how thread a needle, but if you like to sew or knit we can accommodate those skills as well. Please consider joining us in this fun, rewarding endeavor.

---

## Larkspur Garage Sale

The Annual Larkspur Garage Sale Date is set! Mark your calendars for **August 12, 13, 14, 2022**. More details to come on how to sign up as a participating address (seller) and for buyers, links to maps, etc. will be available as it gets closer to the date.

Interested in volunteering or being a sponsor? Send us a message at [theorganizedflamingo@gmail.com](mailto:theorganizedflamingo@gmail.com)!



---

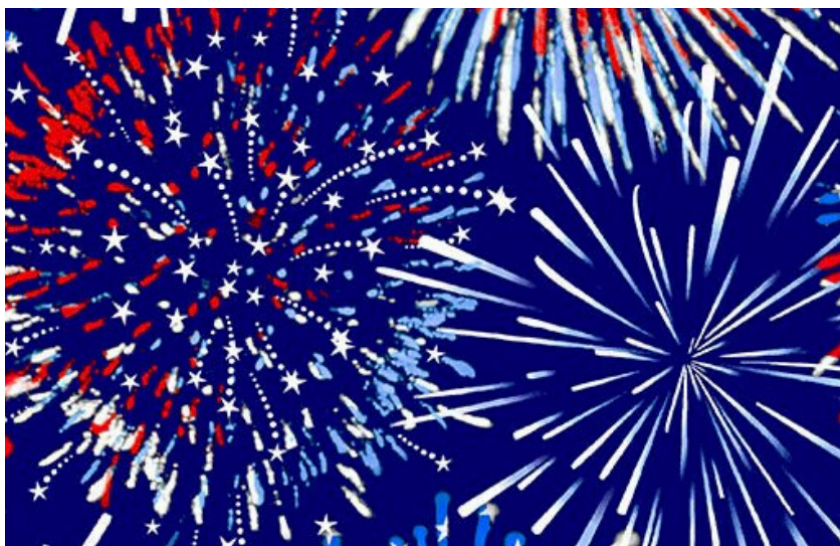
## Music in the Park 2022

Concerts will be held from 6:30-8:30 pm, on the following Friday evenings:

**July 8 & 22**

**August 12 & 26**

There will be food trucks and we will highlight a local non-profit each night. So if someone wants to be considered let the Larkspur Chamber know at [info@larkspurchamberofcommerce.com](mailto:info@larkspurchamberofcommerce.com).



***Fireworks are scheduled for July 4, at dusk, over Perry Park Country Club - unless Douglas County moves to STAGE 2 restrictions.***

Home • Auto • Farm • Equine • Commercial • Workers Comp

# INSURANCE

*I enjoy working with our community on making sure your home, auto, and family are protected!*



**Kathy Lobato**  
**Insurance Agency**

**720-496-1679**

**kathy.lobato@gmail.com**



# Alzheimer's and Brain Health Awareness Month

by *Karie Erickson, Executive Director*

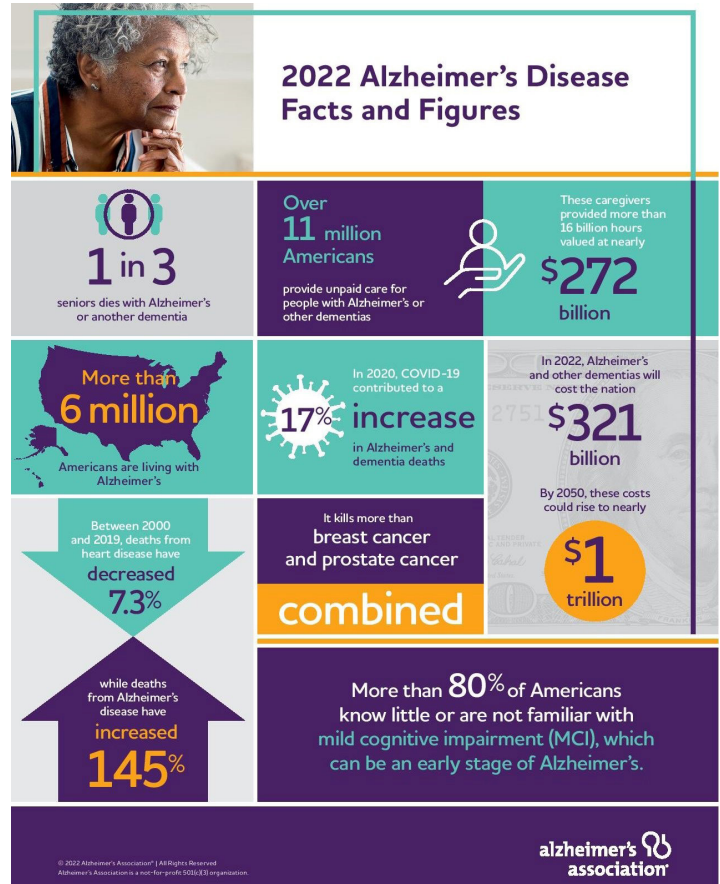
June is Alzheimer's Awareness Month. While Alzheimer's disease is the most well-known form of dementia, over 100 different types exist. Dementia is cruel and indiscriminate. And, 47 million people are living with it, worldwide. It affects not only the individual with the diagnosis but their loved ones as well.

My family watched my mother-in-law battle frontal lobe dementia, one of the fastest progressing types. This once vibrant woman could not even feed herself 18 months after the diagnosis.

In the United States today, more than 6.2 million Americans are living with Alzheimer's, a number that is projected to double by 2050. Alzheimer's deaths have increased by 145% in the last twenty years. In comparison, deaths from heart disease decreased by 7.3% in the same timeframe. Alzheimer's is the sixth-leading cause of death in the US, taking more lives than breast cancer and prostate cancer combined. And that figure doesn't include all the dementia-related deaths like my mother-in-law's because it can be difficult to confirm a definitive Alzheimer's diagnosis in the absence of an autopsy.

We need to find a cure!

Awareness, education, and diagnosis are vital to understanding and managing dementia. Early diagnosis is critical. As we get older, one consideration is receiving regular cognitive assessments from your physician. If you are particularly concerned, you can



visit a gerontology center for a more complete check-up. We are fortunate to have a fabulous center right in our backyard: the University of Colorado, Colorado Springs, Gerontological Center. It's a great center with evaluations, classes, and educational events. You can learn more at [www.geron.uccs.edu](http://www.geron.uccs.edu).

You can also visit the Alzheimer's Association's website, [www.alz.org](http://www.alz.org) - they have a wealth of information.

If you or someone you know needs help navigating dementia, or any other aspect of the aging process, reach out to us. We're here to help!

AGING   
RESOURCES  
*of Douglas County*

303-814-4300



# DAVE GARDNER'S *Results* Team

Office located on the Main Street of Larkspur



**FOR SALE**  
**\$1,150,000**

### 4294 Cheyenne Drive - Perry Park

Spacious Ranch-Style Home with Finished Walkout Basement, Backs to Open Space, In-Home Theatre, Wine Tasting Room, 4,572 total Sq. Feet, Covered Patio with outdoor Kitchen.



**FOR SALE**  
**\$1,250,000**

**Fantastic Red Rock Views**

### 6532 S Pike Drive - Perry Park

Custom Mountain home located on 0.89-Acres BACKS TO Pike National Forest. 4 beds, 5 bath, 4,740 SF, oversized 3 car garage, walk around deck, walkout basement & a private back yard.



**PENDING**  
**\$1,399,950**

### 672 Cumberland Rd. - Hidden Forest

Custom Ranch-Style Home with finished Bonus room over Huge Garage, Over 6,500 finished Sq. Feet, 5 bedrooms, 5 bath, excellent move-in condition, concrete tile roof.



**FOR SALE**  
**\$524,900**

### 6301 Perry Park Blvd. #20 - Perry Park

Super Rare 3-Bdrm 3-Bath Ranch-Style Town House (end unit) with Finished Walkout Level overlooks the Perry Park Golf Course and Lake Wauconda. What a view!!



**FOR SALE**  
**\$850,000**

### 13084 Deer Ridge Way - Woodmoor Mountain

Enjoy this Custom 4,581 SF Ranch Style Home with Unfinished walkout basement, 3 beds, 3 baths, located on 4.3-acre lot. Only minutes from I-25. Tremendous Mountain Top View!



**FOR SALE**  
**\$129,900**

### 6094 Spy Glass Ct - Perry Park

Breathtaking 1-Acre LOT is located in the Spring Canyon area of Perry Park. Enjoy Red Rock Formations ON-SITE plus Tremendous Mountain Views!! 2 blocks from utilities.



**In 2021 Dave Sold MORE Larkspur Area Properties than any other Agent!**  
**Call us to find out why more people are choosing the Results Team!**

**303-681-1000**

**[www.HomesInLarkspurCO.com](http://www.HomesInLarkspurCO.com)**





# Dawson Trails Meeting Overview

by Lesli Fritts

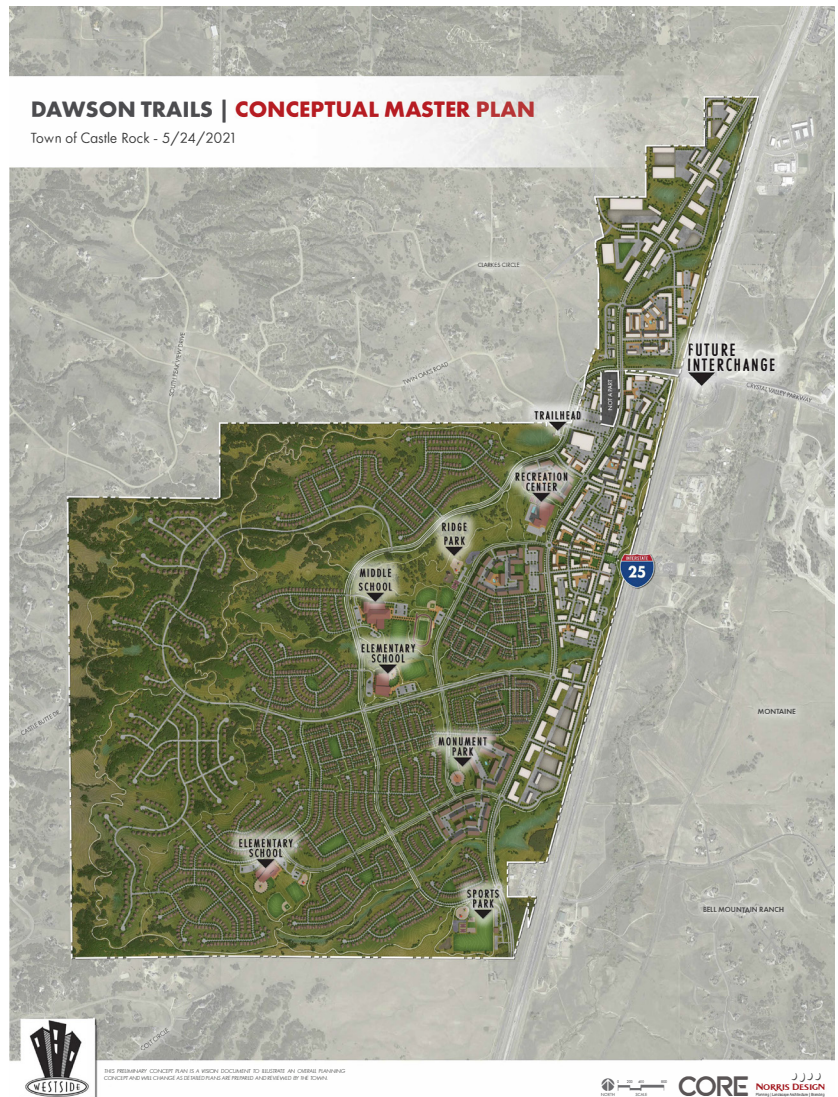
Monday evening, June 27th, was the last public meeting for residents to meet with the developer and ask questions/make requests regarding the final plat for Dawson Trails. The next step will be a public meeting with Douglas County Planning. As a little bit of a review since this site was stagnant for a bit while waiting for this meeting: Dawson Trails will happen if all goes accordingly. This parcel was approved back in the 80's, and for those of us who did their homework regarding the large vacant parcel, we all knew it was there and would one day come to light. Our intention from the very beginning was not to try to stop Dawson Trails from developing, but to influence the town and the developer in their decisions as to what will most impact the surrounding rural residents; notably traffic, water, wildlife and lifestyle. There is a difference between anti-growth and smart growth, and we are looking for smart growth.

The developer and the town have been somewhat accommodating as to certain requests and we have been successful on some items, some large, many smaller. I would like to thank each and everyone of you who has been involved, attended the meetings, sent emails, and supported the group. Many people see the dirt start moving and then want to get involved, not realizing, that it's too late. The time is now, and we are not done yet! The Douglas County Planning Commission Meeting will be a very important one, since the majority of us are Douglas County Rural Residents, and do not reside in the Town of Castle Rock. The two evenings in front of the Town Council will also be very important. Regarding the plat and plan which was shown last evening, this will be the final plat to go for approval, with perhaps some very minor changes. Now, on to the meeting review.

## Traffic and Dawson Trails Blvd. -

Dawson Trails Blvd will be the first thing you will see happen regarding any dirt moving/ infrastructure. For those of you newer members, Dawson Trails Blvd is the new "westbound frontage road" which is being built on the west side of the railroad tracks and will align with Bear Dance Blvd at Tomah Road.

It was confirmed at the meeting that Dawson Trails Blvd will be 2 lane, with no traffic circles for now. The developer has committed to assisting with financing on the northern end of this frontage road (Prairie Hawk) to extend from the new Crystal Valley Highway Exchange to Plum Creek, as the current frontage road does now. Previously it was ending at the new interstate exchange and we were all being forced to go on to I-25 and exit at Plum Creek on the east side to get to town. I am very happy with this change as it will greatly improve the traffic flow. Now, having said that, the northern portion will not immediately be done and may take a few years to complete, but the Town and the developer have now agreed and are moving forward on making that happen and the road is now in the design stages.



continued on next page

This means there may be a period of time where we will have to enter on to I-25 and deal with the eastbound section of the Plum Creek exchange, but hopefully it will be short-lived. The road will have a separate bike/walking path separated from the road, which will be a big relief for everyone. The path, from what was said, will go back and forth from the east to the west side depending on the terrain. While Dawson Trails Blvd is being built, the existing frontage road will stay open until the interstate exchange is complete, so we will be using the current road for quite some time yet. The county will be responsible for the section south of Dawson Trails property line to Tomah Road, which will need to be addressed. This will be a topic at the Douglas County Planning Meeting. Thank you to the town and Westside Investment for agreeing to help fund and expedite this road all the way to the north. Roundabouts, as shown on the plan, and 4-lane, will happen as the amount of development and commercial areas are completed.

**Water** - Water is still a hot topic regarding Dawson Trails and the effect it will have on the surrounding rural communities. While Dawson Trails is going to be serviced by the Town of Castle Rock's public water system, the town's main supply of water comes from commercial wells. The town is now working on renewable water sources, but the first source has to come from somewhere. It was noted, and the Town did state at the meeting that they are now reserving 3 different sites within Dawson Trails Open Space for commercial wells. The question was asked if the developer and the Town would be proactive and install a water pipe, capped off, for a solution in the event Twin Oaks or Keene Ranch were to go dry. Of course there would be a cost to these communities to hook up to the town, but while the infrastructure is going in, why not make that option available? The Town Manager said he would look into this and said he had not heard the request before. (It has been made in writing several times so we will keep pushing on this.)

**Open Space** - The green portions you see on the map are dedicated public spaces to the Town of Castle Rock, but depending on whether they are PL1, or PL2, determines whether they will actually be an open space/park or developed into a school, fire station, library, rec center etc. So green on the map does not necessarily mean "green." The parking lot for the future commuter train is still in the plan.

**Buffer Transition Zone - Lot Sizes** - The buffer zones have been somewhat increased on the north and

south sides, against Twin Oaks on the north and Colt Circle to the south. However, since the unit numbers did not go down, to increase these buffers the lot sizes went down in size along the borders of Castle Butte, Colt and Twin Oaks. For the outside loop of the block of homes, facing these roads, the minimum lot size will be 60 x 110, with the houses 50 feet wide, so basically 10 feet part from each other. Wildlife fencing along these lots is still required as we requested, along with height maximum of 35 feet, muted colors, and some sort of landscape screening.

**Water Pressure Tank** - the water pressure tank location which is needed for any homes being constructed on the west side, has not yet been determined. The first design placed the tank in the Dawson Butte Open Space, which the open space vetoed, thanks to our group. Because the tank has to sit at a certain elevation, the site has not yet been determined and the water lines could very well still go through the right of way in Keene Ranch, as stated by the developer.

**Trails and Wildlife** - Last, but not least, the Town of Castle Rock Parks and Rec had pushed the trails back out into the buffer zone giving the trails more open space. I reminded the town that the Colorado Parks and Wildlife along with Douglas County Open Space had both advised, in writing, for the trails to not be placed in the middle of the buffer zone as it defeats the purpose of the wildlife having an open corridor. The town reviewed the letter again and stated the town would make sure the trails are pulled back in, closer to the homes and development so the elk herd and wildlife will perhaps have a chance. There was discussion as to a property line fence being installed by the Town of Castle Rock to help keep non-residents of Keene Ranch off the Keene Ranch Trails. The town was noncommittal on this. There was discussion regarding the design of Twin Oaks and how to keep the public from going through this area, up through Castle Mesa to Wolfensberger. Unfortunately, Google Maps and other apps will direct them to do so. Twin Oaks would like to gate their community, which makes perfect sense for them, but is having struggles convincing the county. Hence, another topic for the Douglas County Planning Commission Meeting.

**Next up - Douglas County Planning Meeting on July 7th.**

**For details, visit the Dawson Trails Development Info [Facebook page](#).**

"I am a Larkspur resident and have been specializing in selling Larkspur real estate for the past 17 years. I am the managing broker and owner of Wolfe Realty Group, an independent residential real estate brokerage firm. By choosing to specialize in the real estate market, I can provide you with the highest level of knowledge and insight when buying or selling your Larkspur or Perry Park home or land. If you have any questions about Colorado real estate, please contact Wolfe Realty Group Inc. at 303-681-3553 or go to [www.DiscoverLarkspur.com](http://www.DiscoverLarkspur.com)"



**Ben Wolfe**  
 Managing Broker & Owner  
 Larkspur Resident & Larkspur Real Estate Expert



**Just Sold!**

**8020 Monarch Road  
 Hidden Forest, Larkspur  
 \$1,485,000**



This stunning 5,541 finished sq ft ranch home with high end finishes throughout features 5 bedrooms, 5 baths, solid knotty wood alder doors on main level, a fully finished walkout lower level basement and an oversized 4 car garage. The chef's gourmet kitchen has professional grade appliances and beautiful knotty alder cabinets. The great room features 2 story windows with views and a stone wall gas fireplace. The finished walk out lower level features 3 guest suites, 2 baths, a gas fireplace, theater room and a full wet bar. Relax on the covered deck with a built in kitchen with mountain views.



**Under Contract!**  
 1362 N Tamarac Drive  
 Kensington, Denver  
 \$400,000

Consistent Winner Of  
 ★★★★★  
**5280**  
 For Outstanding Customer Service!



**Under Contract!**  
 1314 Sky View Lane, Bear Dance, Larkspur  
 \$650,000

Private 4.69 acre lot in Bear Dance in a private gated community that is ready for you to build your dream home!!! This lot is perfectly situated on the 2nd green at The Bear Dance Golf Course surrounded by towering pines. Enjoy the privacy of being one of only eight lots behind the Sky View Lane gate in this multi million dollar community. This lot is surrounded by 54 acres of open space and golf course land.

## CLIENT TESTIMONIALS



"Ben is honest, professional, communicative and informed. He knows the local market, its trends and reasonable values. There is no better agent for the local

Larkspur market (whether buying or selling) than Ben Wolfe."  
**Feedback from Derek and Denise Meredith**

**Wolfe Realty Group, Inc.**  
 Office 303-681-3553  
 Cell 303-667-7995  
 Ben@DiscoverLarkspur.com  
[www.DiscoverLarkspur.com](http://www.DiscoverLarkspur.com)



# FROM THE LARKSPUR FIRE PROTECTION DISTRICT

*by Wayne Moore, Member-Board of Directors*

\* **Yearly Call Review:** From January 1 - May 31, LFPD responded to a total of 323 calls compared to 348 calls for the same timeframe in 2021: a decrease of 25 calls.

\* **Monthly Call Review:** Between May 1-31, we ran a total of 82 calls compared to 82 calls for the same timeframe in 2021.

- Fires: Total of 10 calls (10 in-district)
- EMS: Total of 58 calls
  - Medicals: 29 (28 in-district, 1 mutual aid)
  - MVA's with Injuries: 29 (29 in-district)
- Other: Total of 13 calls (13 in-district)

Attention business owners and governmental organizations that have properties within LFPD's jurisdiction: the Fire Marshal will soon be making contact to schedule an annual fire inspection of these properties and for the development of pre-fire plans. These procedures are aimed at property protection and ultimately in terms of increasing community and firefighter safety.

For a wildfire risk assessment of your property, please call LFPD at 303-681-3284 to schedule an appointment. Actions to reduce hazards from wildfire will be suggested, as well as helping you to prioritize these measures. There is no charge for this service.

**Fire Protection District**

**Board Meeting**

**Thursday, July 14**

**6:00 PM at Station 161**

The meetings are open to the public.  
Please check the website for details.

[larkspurfire.org](http://larkspurfire.org)

**M.R. HAULING**

**303-919-1996**



**Affordable Pricing**

**Fire Mitigation**

**Remodel and Construction Debris Demolition**

**Ranch Land Cleanup**

**Chris Miller**

**303-919-1996**

[mrhauling19@gmail.com](mailto:mrhauling19@gmail.com)

# We are renting our Beach House!!! Santa Rosa Beach, Florida

(located on 30A between Destin and Panama City)



Beautiful house built in 2018 short distance to top rated beaches in US

- Sleeps 10
- 4 bedroom/3 bath (includes bunk room and first floor bedroom)
- Access to private onsite pool/hot tub and firepit
- Private/quiet neighborhood
- 2 Large porches

## Blue Mountain Beach – 30A Attractions

- Beautiful year-round turquoise beaches with powder white sand
- All privately owned restaurants and shops along the beautiful stretch of highway 30A (you won't find a chain)
- Hiking/Biking nature trails
  - Access to state park trails within neighborhood
  - Grayton Beach Nature Trail
  - Western Lake Loop
  - DeFuniak Springs - Ponce de Leon
  - 18.6 miles of paved bike trails along Hwy 30A
- Golf
  - Watersound Club – Camp Creek & Shark's Tooth courses nationally ranked by golf digest #7 Florida's top courses and in America's greatest public courses, and reasonably priced.
  - South Walton Area Courses Include: Burt Pine Golf Club, Kelly Plantation Course, Raven Golf Club, Baytowne Golf Club, The Links, Sandestin Golf Club, and more.

## Close drive to Destin & Panama City, FL

- Box stores: Whole Foods, Target, Bass Pro, outdoor shopping malls with plenty of brand name stores.
- Large Marina (boat tours, fishing charters, waters activities you name it)
- Kid Friendly activities: (mini golf, outdoor water parks, go-carts etc.)

**Call/text us for discount rates, photos and details!!!  
303-921-3090**

**103 Emerald Beach Drive, Santa Rosa Beach, FL 32459**



## Emergency Preparedness Alerts

by Keith Worley

Forester, Arborist, and Wildfire Mitigation Specialist



### Perry Park Evacuation Guide Coming Soon From the PPMD Firewise Committee

Soon, you will be receiving a large cardstock mailer showing the two main evacuation routes from Perry Park. Once you have received it, review it, and begin your summer wildfire planning. Most important, is to have a plan. There are good evacuation preparation tips in the mailer. We also recommend you learn where the back evacuation route starts. Drive to the Remuda Ranch Parkway exit off Country Club Drive. Country Club Drive connects to Perry Park Boulevard on its east and west ends.

### Emergency Notifications: Code Red From the PPMD Firewise Committee

All area residents need to know about signing up for **Code Red** to ensure they will receive notifications of any emergencies that may affect them. These are sometimes referred to as "Reverse 911" calls. (The term "Reverse 911" is a trademarked name and cannot be used to refer to systems like Code Red.) Signing up should be done at [www.dcsheriff.net](http://www.dcsheriff.net). Area residents should know the following:

1. If you do not have a CenturyLink landline, you are not automatically in the DC Sheriff's Office **Code Red** notification system.
2. If you have switched your home landline number over to your cable provider, such as Comcast/Xfinity, your home phone number is no longer in the system.
3. No cell phones are automatically in the system.

According to Mike Alexander, with DCSO Office of Emergency Management, only 20% of Douglas County residents have signed up for **Code Red**. It is imperative that all residents go to [www.dcsheriff.net](http://www.dcsheriff.net) to register their home and cell phones. Scroll to the bottom of the home page, and click on the Code Red box. Even if you have a CenturyLink account, you still need to sign up your cell phones. The system also allows listing email addresses.

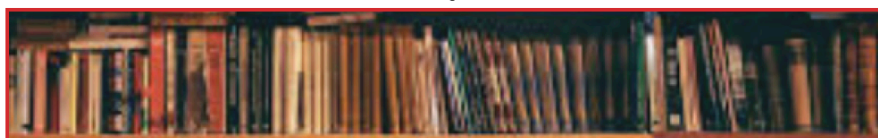
### Douglas County Sheriff's Office Twitter Feed

Area residents can follow the Twitter feeds from the Douglas County Sheriff's Office. The PPMD Firewise Committee was advised this is one of the best ways to be kept informed during emergencies. DCSO is using Twitter as one of its main information sources to keep the public informed in a timelier manner. You can click on their twitter icon at [www.dcsheriff.net](http://www.dcsheriff.net).

## Larkspur FREE Library

Open on Saturdays from 10-2

Please hold off on donations until we get caught up on all the generous donations from the past year



## Dining Tidbits!

by Mary Ann Fonken



We recently tried the “Opa Grill” in Parker, 18366 Lincoln Ave., and were blown away by the excellence of all the courses we had!! We just wish it was in Castle Rock. This is a quaint, family-owned restaurant, and you will hear soft Greek music playing in the background (...reminiscent of “Fiddler on the Roof”).

We started with a traditional Greek appetizer, Saganaki, which is a special type of firm white cheese flambéed with brandy at your table, accompanied by slices of warm pita bread. Our group also had Greek salad, pastitsio, spanakopita, and a Greek soup called Avgolemono. This soup is made of stock, rice or orzo, egg yolks, lemon juice, and small chunks of chicken. The smooth combination of these ingredients was incredibly delicious!! While all entrées were outstanding, my favorite was the spanakopita which is a pie consisting of spinach, ricotta cheese, onions, and eggs, topped with a phyllo crust. We’ve eaten in Athens, Greece, and this food was authentic, and just as tasty!

Estes Park, with the natural beauty of Rocky Mountain National Park, has a unique small town atmosphere, attracting visitors from all over the world. Hence there are many types of cafes to please everyone from Italian, Indian, American, German, etc. On top of all that, there are some wonderful ice cream and coffee shops! Estes Park has become so popular that unless you are going up just for a day trip, you must plan ahead for lodging, particularly for those cabins along the Fall River!

Since we go to beautiful Estes Park about once a year, I wanted to tell you about several excellent restaurants. The first is “Bird and Jim”, a casual, rustic eatery with wonderfully prepared unique dishes. A favorite is the American Waygu Strip Loin with soy-truffle sea salt potatoes, bok choy and a black garlic aioli. Another restaurant that we favor for special occasions is “The Twin Owls Steakhouse” which is housed in a huge historic log cabin lodge with a fantastic view of the mountains. Often on weekends they have live music. One of their special entrées is a plate of bacon-wrapped scallops with pesto gnocchi and sautéed asparagus topped with a savory wine sauce. Lunchtime favorites are the “Wapiti Grill” on Elkhorn Ave. (main street) which has a pleasant outdoor patio. Their Cubano sandwich is excellent. For barbecue, the best is “Smokin’ Dave’s BBQ & Bar” at 820 Moraine. While all BBQ dishes are great, they also have several delicious catfish and trout entrées. If you want to eat at your resort, you can get “take-out” and just heat it up later.



**We don't mow lawns,  
but we handle everything else.**

Consider Knothead your personal arbor expert (everyone needs one).

We're the oldest tree and lawn care company in Douglas County. We take pride in being locally owned and operated, and we carry a deep understanding of what affects trees in the area. We handle health care, diagnosis, pruning, and removals of trees and shrubs. We also provide fire mitigation, lawn care (sorry, no mowing), and more.

Call us today at **303-885-3800** for a free estimate on all your tree and lawn needs.

Find more information about us at [knotheadtree.com](http://knotheadtree.com)

Knothead Tree and Lawn Care is a TCA member with an ISA certification and an Arborist Certification.

Perry Park Country Club presents Larkspur Historical Society  
at Max's Place



An Outdoor Event  
...bring your own lawn chair or  
ground blankets

# History Of Perry Park Before 1965 Development

**July 28, 2022 - 6:00PM to  
8:00PM**

Perry Park Country Club hosts the general public to an outdoor history event at their Max's Place location (westside of Lake Waconda). Hear about the area in the days when Native Americans, mountain men, ranchers, miners and tourists were the main subjects. If you ever wondered about the early history of fantastic Perry Park Ranch, you will acquire insight into its historic past and the people who settled this area, knowing Perry Park before its development as a 3,800-acre housing development.

Park your vehicle in the Country club parking lot and walk over to Max's Place. Max's Place is open for your snacks and beverage enjoyment and convenience.

Space is limited.  
**Please RSVP** to Nancy Page Cooper  
(720.849.0718 or [linkproperty@hotmail.com](mailto:linkproperty@hotmail.com)).





# Critters Around the Rock

Story by Richard Bangs, DLC Board Member

Photos by DLC staff

## What are those critters that live among us?

There are a lot of creatures that make the Castle Rock area their home. Some fly and soar through the air. Others slither and slide through grass and around the rocks. And still others use the night to hunt and prowl. Do you want to get a close look at these fliers and creepers and crawlers? Douglas Land Conservancy (DLC) and the town of Castle Rock have the perfect series of events this summer to get up close and personal with these creatures.

Animals Around the Rock is a series of four free summer events all set in a family-friendly environment where everyone from kids to grandparents can have fun and learn about local animals. Picnicking is encouraged and there will be kids' crafts and environment tables.

All events are free but donations to DLC are encouraged.

Local wildlife experts, organizations, and wildlife rehabilitators, such as Nature's Educators and Denver Audubon, will be featured at these programs. They will explain and display the various types of animals that live locally and all over the world. Find out what they eat, how they hunt, where they live and how they benefit the local ecosystems.

**First up: Raptors Over the Rock**  
July 12, 2022 (rain date is July 19)  
6:00-7:30 p.m.  
Amphitheater at Philip S. Miller Park.

Join Nature's Educators for this popular one-hour presentation featuring the birds that soar and wing their way around our homes. Learn about the characteristics that define raptors, including where they live and how they hunt. Arrive early for picnicking. Dogs are not allowed at the event in order to minimize disturbance to the birds.



**Next up: Reptiles Under the Rock**  
Aug. 3, 2022 (rain date is Aug. 10)  
6:00-7:00 p.m.  
Amphitheater at Philip S. Miller Park.

Nature's Educators will join us again for a one-hour presentation featuring some of the amazing reptiles and amphibians that live in our area. They will bring up to six native reptiles for the audience to meet and will tell them about their habitats, diets, defenses, conservation, and more. Arrive early for picnicking! This event is great for all ages.

**Why not get: Batty About Castle Rock?**  
Sept. 13, 2022  
6:00-7:30 p.m.  
The Millhouse at Philip S. Miller Park.

Join the Denver Audubon for a presentation on local bats, adaptations and the benefits they bring to our ecology. Registration required and limited to 100 participants. Please register at [www.douglaslandconservancy.org](http://www.douglaslandconservancy.org), under "events."

**And finally: Creepy Crawlies Around the Rock**  
Oct. 15, 2022,  
10:00 a.m. to 3:00 p.m. Festival Park.

As part of the Fall celebration at Festival Park in downtown Castle Rock, the DLC and Nature's Educators will present a Halloween-themed animal booth that will include some of Castle Rock's creepiest creatures such as snakes, spiders, toads, owls and roaches. Presenters from Nature's Educators will be on hand to answer questions.



*continued on next page*

The Fall Festival is put on by Local Colorado, which also organizes the Sunday Farmers' Market at Festival Park. In addition to strolling through more than 30 harvest-style vendors featuring locally made food and craft products, families can enjoy activity stations such as giant tic-tac-toe, guessing games, and a decorated photo station for selfies. Plus, enjoy a free photo booth, caricature artist, henna tattoos and candy.

Nature's Educators is a local, non-profit licensed wildlife education program that is the primary expert for Castle Rock's Animals Around the Rock series. They are in need of financial support as well as supplies for their wildlife ambassadors and the patients in their new wildlife hospital. If you would like to donate items such as sheets, towels, ziploc baggies, latex gloves, bleach, white vinegar, gift cards or make a financial donation, please visit their website [natureseducators.org](http://natureseducators.org) or email them at [info@natureseducators.org](mailto:info@natureseducators.org).

DLC is a non-profit land trust based in Castle Rock that protects open space with conservation easements and public outreach including hikes, educational programs and other events. For more information about DLC, go to [www.douglaslandconservancy.org](http://www.douglaslandconservancy.org).



SAVE THE DATE!

Larkspur, Colorado  
Community

# GARAGE Sales

Aug. 12, 13, 14, 2022

Follow us on Facebook Page  
[@LarkspurCommunityGarageSale](https://www.facebook.com/LarkspurCommunityGarageSale)  
for up to date info.



 FRONT RANGE  
**RETINA**

## Preserving your sight for all the important things

Larkspur's Retina Specialist

**Steven M. Christiansen, MD**  
Board-certified ophthalmologist  
Fellowship-trained vitreoretinal surgeon

Call to be seen this week in our Castle Rock office  
**(720) 828-3937** | [frontrangeretina.com](http://frontrangeretina.com)

# A WALK ON THE WILD SIDE

by Susan Peters

## Ready for July?...Rescuing Wildlife...Short Takes...

### Raucous July

This is the month when the sounds of nature reach fever pitch, along with the booming fireworks to add to the cacophony. July is the month when you fasten your seat belts, as the rufous hummingbirds arrive almost always on July 16<sup>th</sup>. They are doing a stopover for about a month after breeding some very bratty youngins in the Northwest. As is their tradition, the adults leave their young and fly south for the winter to take a break – wouldn't you? and leave their brats to harass the young hummers born here. It is best to put up two or more additional feeders before the rufous hummers arrive.

And July is crazy with the clumsy fledglings often crashing into windows or rapidly fluttering their wings while uttering peep-peep-peeps to get their parents to feed them. You can tell them from the grownup birds, as they have ruffled feather "hair"dos.

To add to the noise, the high winds continue with rare abatement. And, oh joy, the monsoon season has begun with their thunder boomies.

### Who to Call for Help with Wildlife

First, do NOT call the Colorado Division of Wildlife just because a bear is hanging around. Remove any attractant like a bag of garbage, a bowl of dog food, and, of course, bird feeders. And don't forget to keep your garage doors shut, preferably not with the bear in there. Then you can always bang two pans together to get it movin' on – while hollering at it. Or blow a loud horn like an ooga one. Be extra careful around sows with munchkins in tow. They will frequently go on the offensive to protect their young.

We occasionally have one enter the house through an unlocked slider or a dog door, but they take what they want like Jello boxes, cookies – especially chocolate chip, Margarita mix, or hamburger buns, and then make their way to an exit. And our large dogs are where? Snoozing in the bedroom. Great.

What is fun is to see what a bear can do to a container of lollipops. All that is left is a concise pile of sticks, like pickup sticks.



We are seeing an occasional injured critter, some that are obviously victims of birth defects and genetics, and then those without a mama to feed them.

Every so often I like to remind folks about what to do with injured or orphaned wildlife.

For smaller wildlife, including birds, call Chris Wagner: (303) 681-9216

For larger wildlife, such as deer, bear, and mountain lions, call the Colorado Division of Wildlife: (303) 297-1192

The Douglas County Animal Control handles mainly domestic animal issues but can also be contacted for complaints that can be handled during normal business hours call 303-660-7529. For urgent complaints that need to be handled 24 hours a day, call 303-660-7500.

And, as always, for emergencies, call 911.

### Short Takes

The Greenland Dog Park is hopping with life from insects (grasshoppers, dung beetles, and woolly bear caterpillars – say what?) to bull snakes and an occasional rattler along with prairie birds looking for grub for their youngins. Unfortunately, knapweed once more proliferates among the wildflowers. It has added yellow to its range of colors.

Large numbers of baby Hueys (banded doves) are now dominating our platform feeders. At this time of year, it is usually the brown-headed cowbirds, but for some reason, only a few have made their summer home here.

I was surprised when my grandson, a recent graduate of an MS in Aeronautical Engineering, showed me his version of Merlin and all the birds it had identified. His friend is a birder and introduced him to the Cornell Ornithology Lab website and eBird – another free app that collects results of your bird sightings. Jett has even started his life list. Birds. Airplanes. What's the difference?

*continued on next page*

And now my non-birding daughter has Merlin and is totally intrigued. She is moving from Broomfield to Monument to a house with more land. I asked her to use Merlin to see if any black-chinned hummers had shown up. Nope. This is the first year in the 26 we have lived here, that none have shown up.

So, what new birds did my Merlin identify this past month? The Cordilleran flycatcher.



The Bullock's Oriole. I have seen them on rare occasions. The first time, I split an orange and put it out for them. I even bought an Oriole feeder and nectar. I attracted NADA.



The yellow-rumped warbler.



And last, but not least, the horned bunting.



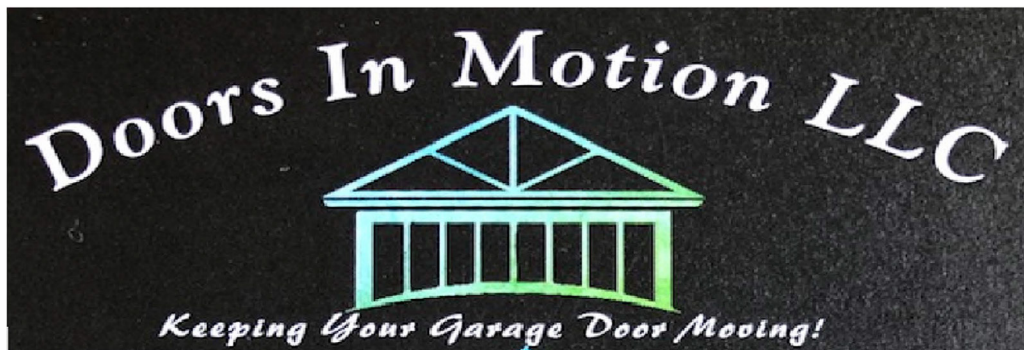
Hubby Dave drove out onto the street in front of our house, only to be blocked by a turkey orgy in the middle of the street. I will spare you the details and the video footage, but he did take a picture of a stud wanna be, who did not score a babe. Turkeys are very discreet, spreading their wings like a curtain to cover the actual act of copulation. But I will share with you a shot of the other tom turkeys dancing to the occasion.



The baby turkey chicks or poults are starting to emerge from hatching. Note: If a turkey's eggs in the nest are somehow destroyed, the hen will lay another batch of eggs. And if that batch is also destroyed, she lays still another batch. There is a limit, as the eggs become smaller, fewer, and more breakable, not to mention the exhausted hen. The broods range in size from 4-17 and hatch from 25-31 days. The hens are careful and kind parents.



*continued on next page*



- ★ LiftMaster Installer
- ★ Residential and Commercial
- ★ Garage Door Service and Installation

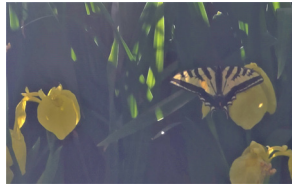


**Larkspur resident:** Michael Higgins – (720)606-1573  
[doorsinmotionllc.com](http://doorsinmotionllc.com)



This year, the honey bees, the solitary bees, and the gorgeous bumblebees are appearing in larger numbers. Yay! And the yellow jacket wasp trap is already reducing that population. Another yay!

One day I walked outside only to see a stunning tiger swallowtail butterfly feeding from our blooming water iris in the pond. The contrast was

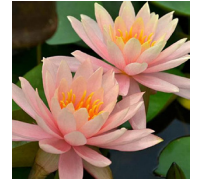


amazing – yellow and black on yellow. So, this is your moment of zen. Snape, our resident garter snake, is now about three feet long. Fortunately, he hasn't been taking any of the young koi fish that we introduced to the pond in the spring. Instead he loves the fish food and shows up at koi feeding time. We bought very young and relatively cheap koi last year and kept them in a large aquarium until we felt they were too large for Snape to take.

We lost our oldest and biggest koi, Adele, this winter. She had survived so much from a raccoon attack to several infections. We put her on ice until the ground thawed, so we could bury her. Granddaughter Bri is holding her (all 6.4 pounds) for her final photo op. Sob. No, the skillet is not for her.



That's all folks for this month. Gotta run – my Colorado lily tuber must have floated away from the planter in the pond. I must go find it and re-pot it.



*How to Contact Me: Email is best at [susan@larsspurconsulting.com](mailto:susan@larsspurconsulting.com). Alternatively, call my cell phone at (303) 725-6868.*

---

## Larkspur Gardeners - Planting and Protecting Your Garden

*by Marla Leggette*

I don't think there's ever been a summer where I planted my vegetables and containers so late in the year. I usually try to plant early enough to catch those spring showers that give plants such a nice boost in growth. But with all the hot weather recently, hand watering daily has become part of my early morning and evening routines. I did say hand watering because I've decided not to turn on my sprinkler system this year. I miss the convenience of it but my old system just seems to waste as much water as it uses. So I bought a 100 foot expandable hose and a low oscillating sprinkler and I'll see how that goes in my backyard and gardens.

But, I thought I might kill my front lawn this year. The sprinkler system misses areas, despite adjustments, and mowing is challenging since the yard is on a bit of a hill. According to the Wild Ones, Front Range Chapter, sheet mulching is a method of layering common materials such as cardboard, newspaper, or craft paper over your grass in order to deprive it of light. The materials will eventually decompose and improved the soil and the grass will die.



The cardboard/newspaper method on top of the grass is appealing and materials are readily available. After laying the cardboard/newspaper on the grass and wetting it, I would cover the cardboard with mulch so it looks

somewhat decent while the grass is dying. In about 2 months the cardboard or newspaper will breakdown and the grass will be no more. Experts say you could then add soil and replant with native plants, grasses, perennials and maybe add some interesting stone or rocks. You could leave spaces or cut holes in the cardboard and plant those areas as you're waiting for the grass to die.



The outcome will be a nicely xeriscaped yard that requires less maintenance and uses little or no water. The areas can be as colorful and diverse as you want! As much as I love gardening, I'm excited about the prospect of not mowing and having more curb appeal in the front of my home.

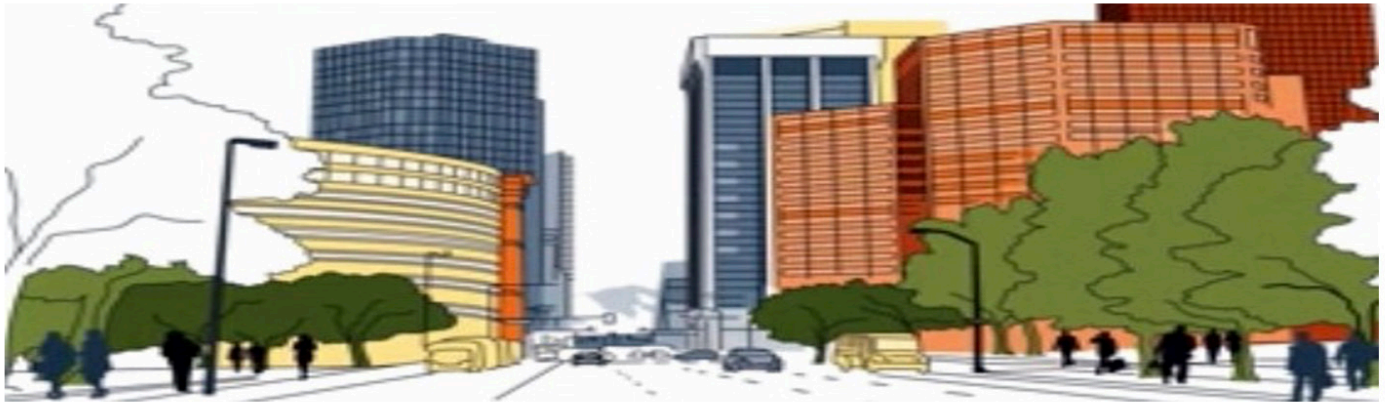


The idea is definitely appealing but some of it is hard work that my younger self would manage, but my older self is still thinking about it.... to be continued!



Be creative!

Marla <https://youtu.be/OCyum7tPMP0>



# WALTSWORDS By Walt Korinke

## Commercial Real Estate *July 2022*



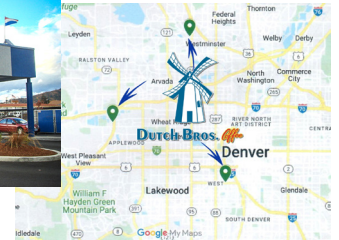
**Daddy's Chicken Shack** opened their first restaurant in Pasadena, CA in 2018 and has received glowing reviews since their start. Dave Liniger, founder of Denver's giant real estate firm RE/Max, discovered Daddy's tasty morsels (American southern with a touch of Asian), and recognized their potential. Liniger is kicking off the start of Daddy's national franchising efforts with a deal for 10, to-be-named Denver locations and the same for Phoenix.



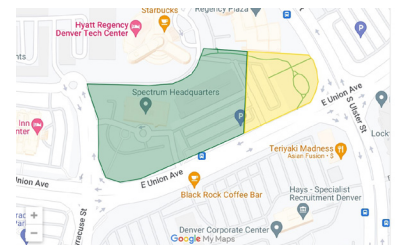
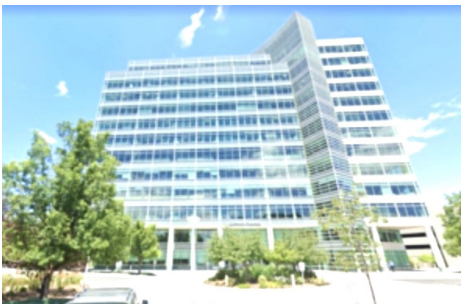
The buttermilk double-battered crispy fried chicken sandwiches stand ready to give Chick-fil-A a run for their money, and I am ready to give it a try. They have opened a prototype store in Houston to serve as a national training center for the anticipated franchise growth. Keep an eye out for their Denver initiation.



After five years in the Denver market, **Dutch Brothers Coffee** has grown to 15 stores in Denver, 8 in Fort Collins and another 10 in Colorado Springs representing 6% of the chain's 538 stores in 12 states. All this started with an Oregon pushcart in 1992. Plans call for 125 additional Dutch Bros. coffee shops this year with 3 of those in the Denver area. New locations are 3478 Clear Creek Drive in Wheat Ridge, 5385 W. 80<sup>th</sup> Ave. in Arvada and in a shuttered Wendy's in Denver's Valverde neighborhood at 2225 W. Alameda, giving Starbucks locally a run for its money.



**DENVER** – With office demand at a low, and a growing interest in living in the **Denver Tech Center**, three major area developers have teamed up on a major residential building in the DTC. Principal Real estate Investors, Miller Global Properties and the Opus Group acquired the 10-acre site and existing office building in Feb. 2021 for \$75.25 million. The existing 13-story **4600 South Syracuse** office building and parking garage will remain and the **proposed seven story, 252-unit multi-family development** will be constructed on the existing parking lot area. Proposed are 252 units consisting of



*continued on next page*

one-, two- and three-bedroom rental apartments and 411 parking spots including 97 for the existing office building. The ground floor will have parking and 10 residential units. The second floor will have an amenity deck with a pool, spa, clubroom, fitness room and yoga courtyard. Upon approval, the project will commence construction in the spring of 2023 with a 2025 completion target. Cost is estimated at \$90 million.

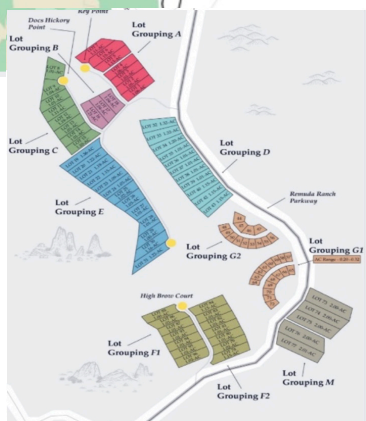
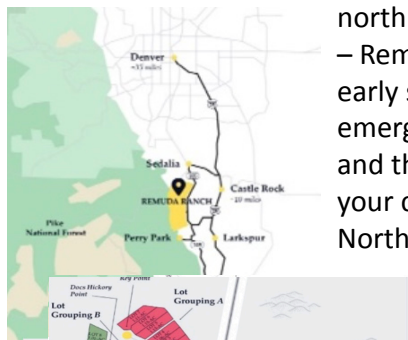
Almost a year behind schedule, Vancouver-based Amazon development company is getting underway with their ¾ acre downtown parcel, site of the former Shelby’s Bar and Grill, located at the intersection of 18<sup>th</sup> Street and Glenarm Place. The **461-unit condominium project** will consist of two towers spread over a nine-story base. The south tower will be 38 stories and the north tower will be 32 stories with 542,452 sf of residential space. Ground floor retail space of 13,000 sf will be included and nearly 250,000 sf will provide 522 parking spaces. Height vs. outreach provides a lot of housing for such a condensed site. Following the multi-million-dollar construction default lawsuits of the early 20s, and a change in the condominium liability legal structuring about 5 years ago, condominium development has just been getting underway again in recent years. Demand for downtown living appears strong and growing as evidenced by recently completed projects. Initial occupancy is anticipated for mid-2024.



**Smashburger** has just opened its 24<sup>th</sup> location in Denver in the Lowry Town Center – 200 Quebec St. – but this one has something different to offer. Although they already sell beer in cans and bottles in their restaurants, this store will be their first in the nation to serve cocktails in their new “full bar.” The 2,000 sf restaurant will employ 40 at the site. Happy lunch!










**Perry Park** – After years of planning, Tom Wien’s development, Remuda Ranch, is starting to bloom. Located at the northwest corner of Perry Park, about ¾ mile north of Perry Park’s entrance to the “emergency road – Remuda Ranch Pkwy,” the 96 lots are now in the early stage of development. Access is off #105 with the emergency entrance to remain locked. You pick the lot and there are a half dozen builders to choose from for your custom home (Adamo, Gray, Liberty, Monarch, Northstar and Picasso). Construction on a couple of



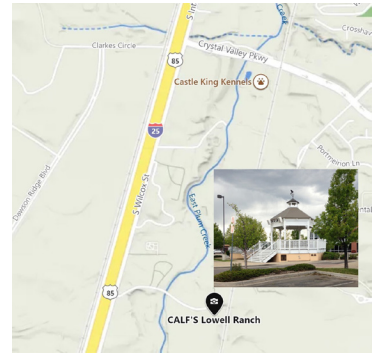
homes has commenced and seven proposed homes are offered with the lowest priced at \$1.5 million and the remainder in the \$2-\$3 million range. Lots are typically an acre with a few slightly larger.



 <p><b>Lot 10</b>            Builder: Gray Construction            Approx. Sq. Ft.: 5,988 Finished            7,637 Total            Lot Size: 1.01 Acres            Approx. Price Point: \$3.5M</p>	 <p><b>Lot 11</b>            Builder: Monarch Homes            Lot Size: .25 Acres            Approx. Price Point: mid \$3.5M</p>	 <p><b>Lot 15</b>            Builder: Gray Construction            Approx. Sq. Ft.: 5,838 Finished            7,714 Total            Lot Size: 1.1 Acres            Approx. Price Point: \$3.5M</p>	 <p><b>Lot 32</b>            Builder: Liberty Homes            Approx. Sq. Ft.: 4,276 Finished            8,472 Total            Lot Size: 1.21 Acres            Approx. Price Point: low \$2M</p>
 <p><b>Lot 40</b>            Builder: Northstar            Approx. Sq. Ft.: 5,231 Finished            Lot Size: 1.15 Acres            Approx. Price Point: \$2.4M</p>	 <p><b>Lot 57</b>            Builder: Adamo Homes            Lot Size: .25 Acres            Approx. Price Point: mid \$1M</p>	 <p><b>Lot 74</b>            Builder: Picasso Homes            Approx. Sq. Ft.: 4,948 Finished            Lot Size: 2 Acres            Approx. Price Point: upper \$2M</p>	

*continued on next page*

**CASTLE ROCK** – Making way for the start of the new library, a new home has been found for the bandstand that had to be moved from the old parking lot. The volunteer Castle Rock Band was formed in 1999 and they have performed in the bandstand since 2004. The replica of the 1880's town bandstand was carefully disassembled and reconstructed at the CALF Lowell Ranch and hopefully the concerts will continue there (under discussion). The library construction is underway!



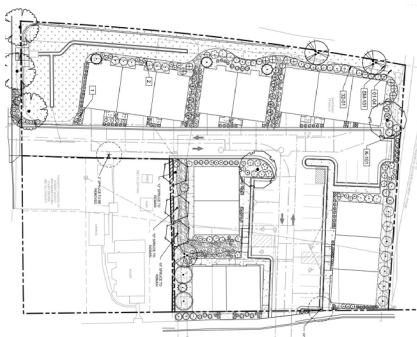
Publicly announced in March 2021, the rebirth of the downtown's north side has begun with the March 2022 groundbreaking for The View, a \$70 million development.



The small industrial/warehouses are gone, and the first shovels are in the ground. The class "A," 221-unit 6-story apartment project will be the highlight of North Wilcox as this neglected end of town joins the effort to make Castle Rock's downtown a 24-hour venue. A small amount of retail will be included (5,000 ) sf, along with 14,000 sf of office. The 433-space parking garage will include 133 public spaces. Occupancy is estimated for May 2024.



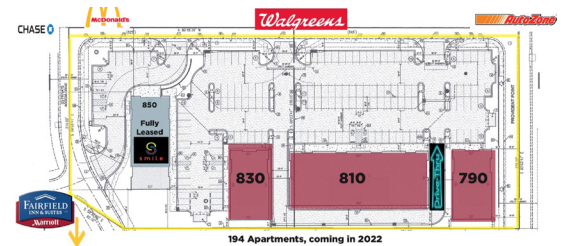
**MONUMENT** – The downtown core is in for major change. Across the street from the very popular La Casa Fiesta Mexican restaurant, the old former Hardware store is gone and the single-family home which was converted to ground floor office and upstairs living, the small, attached apartment and the 2,800 sf barn are due to be replaced with the Front Street Subdivision, consisting of seven commercial/office spaces, 930 sf each with living quarters above and eight townhomes resulting in a small self-contained project.



Bucher Design Studio has submitted a Site Plan and Final Plat for a mixed-use townhome style residential units and mixed-use structures containing residential units over commercial retail spaces at 231 N Front Street. The commercial uses are still to be determined but are envisioned to fall within the permitted uses within the Downtown Business zone district for the Town of Monument. The project entails six structures in total. The structures closest to Front Street will be mixed-use with the rear structures along the western boundary being tri-plex/duplex residential units with integrated garages.



The Paint Store (Sherwin Williams?) is progressing well, with foundations and walls in place. It is located between the Walgreens and McDonalds on Baptist Road. Construction



*continued on next page*



started ahead of schedule and the store should open by the end of the year or 1<sup>st</sup> quarter 2023.

Directly behind the Paint store, the development of the Market at Sky Vista is about half built with preleasing underway on buildings 2 and 3 and with possible plans for a build-to-suit quick-serve, drive-thru restaurant. Units range from 1,400 sq. ft. to 12,425 with rents in the mid to high \$38 psf pricing. Beside the Market, the 194-unit apartment development is also at the mid-stage of construction. These developments will dramatically change the appearance of the s/w/c of Baptist Road and Jackson Creek Pkwy.

**COLORADO SPRINGS** – In 1969, Old Spaghetti Factory was started in Portland, OR and that same year, Denver’s Old Spaghetti Factory opened in the Lodo’s 129-year-old City Cable Railway Building, which unfortunately closed late last year. Today there are about 40 restaurants scattered internationally, including Colorado’s one remaining restaurant in Westminster to satisfy your taste for good family Italian eating. Contrary

to their typical historical type buildings, we are about to get a new Old Spaghetti Factory to our south with an opening in process at the First & Main Town Center near Powers Boulevard and N. Carefree Circle. It will replace the former Fox & Hound which closed in 2019. Get ready for Italian dishes, three-course meals and hopefully their traditional trolley cars set up for dining seating.

It has been 15 years since you could serve your sweet tooth with a famous sugar-coated donut in Colorado Springs. Krispy Kreme has returned at 5790 S. Carefree Circle (Powers at Carefree). The 3,547 sq. ft. building with indoor seating and a single drive-thru replaced the former and now demolished Village Inn restaurant. The former Krispy Kreme closed in the Citadel Mall in 2006. Competitor, Dunkin Donut, just closed a local restaurant, but has 3 more on the way. There goes my waistline!





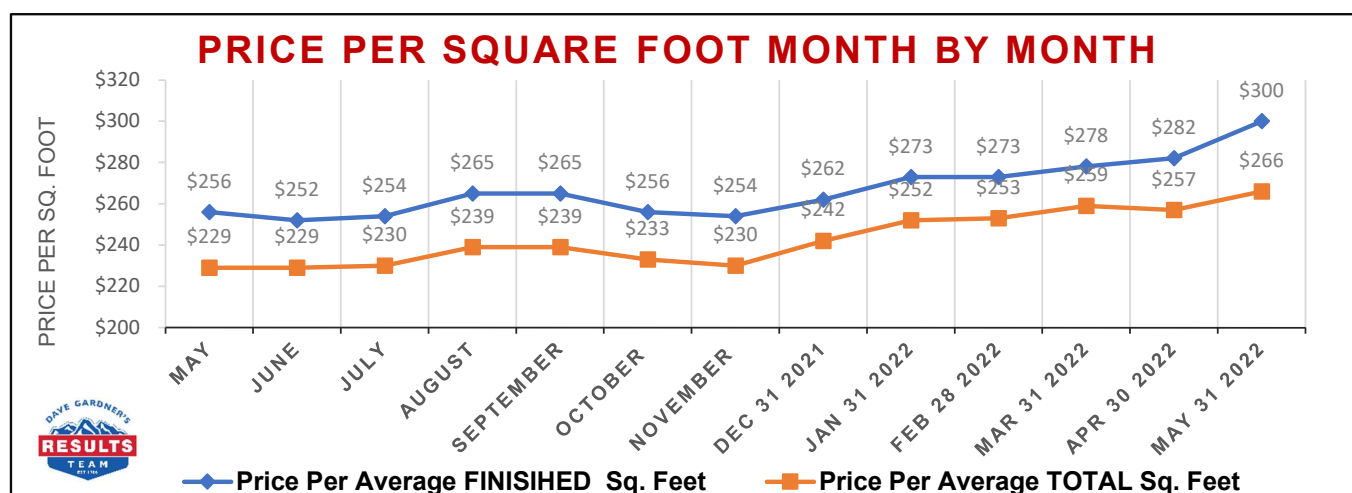
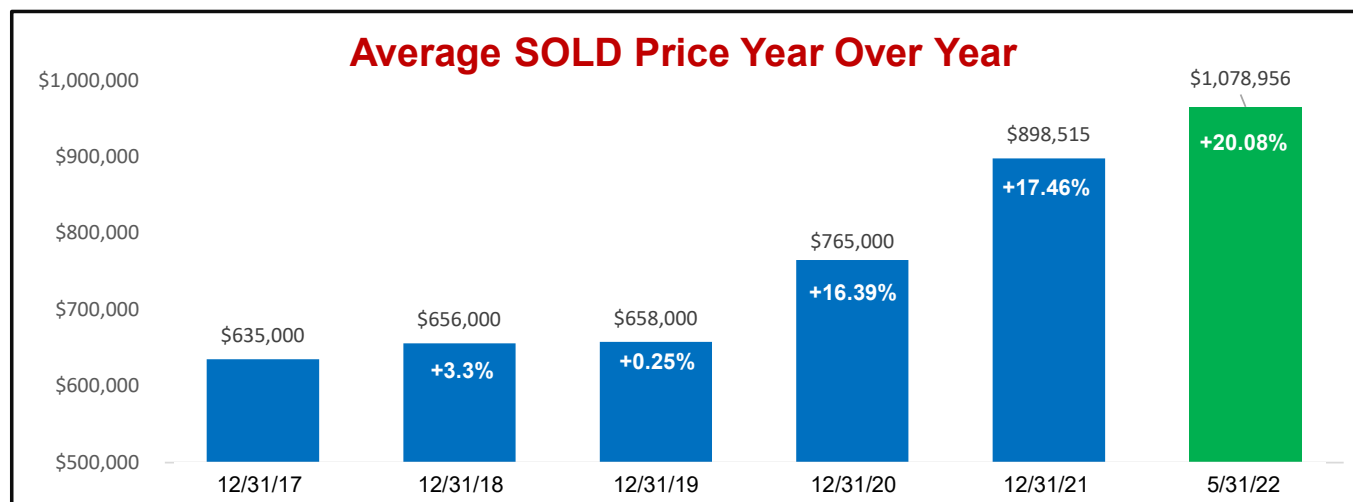
# Larkspur Area Real Estate Stats – HOMES SOLD

Homes Currently For-Sale (6/17/2022) ---22 (\$524,900 to \$3,585,000) --- Median \$1,125,000

➔ Average Days on Market --- 42

Homes Currently “Under Contract” --- 23 (\$499,900 to \$2,700,000) --- Median \$995,000

➔ Average Days on Market --- 25



---The charts above represent a 6-month study of home sales ending on the last date of the month indicated. The top 2 and bottom 2 figures have been removed/deleted from each study. This is because very unusual properties can skew the factors that reflect actual market conditions. For example, a property with 100 acres but having a small 600 Sq. Foot house would be something that is simply not “typical”. And because one property sells for over \$4 million does not mean that all other properties have gone up in value. Likewise, a property selling under \$250,000 does not mean that all others have gone down in value.

---The above information has been researched from the Metro Denver MLS System ([www.REcolorado.com](http://www.REcolorado.com)) by **Dave Gardner of Results Realty of Colorado**, located in the Town of Larkspur, CO. It is believed to be accurate but is NOT guaranteed. Every property will have unique factors affecting value such as location, condition, acreage, quality, size, age, upgrades and features. A thorough in-person assessment by an experienced real estate broker or licensed real estate appraiser is recommended to determine the actual current market value on an individual property.

Results Realty of Colorado—Dave Gardner's Results Team  
9164 Spruce Mountain Rd., Larkspur, CO 80118 \* 303-681-1000 \* [www.HomesInLarkspurCO.com](http://www.HomesInLarkspurCO.com)

## CLASSIFIED ADS

**Fire Mitigation:** Tree removals, tree pruning, mistletoe management, scrub oak removal, lot clearings.

**Susan Rule, Rampart 303-351-2207**

**Colorado Mastication:** fire mitigation, scrub oak removal, lot and brush clearing.  
**719-400-9104**

**SprayTech:** preventive beetle spraying, noxious weed control, tree spraying for insects & diseases, tree deep root watering & fertilizing.  
**720-248-0000**

**Pets:** Petsitting, dog walking, feeding, and care. \$10/hour. Contact **Ryann Bierbaum, 303-945-5348.**

**Security Doors & Retractable Screens** for sale along with screen repair in the Larkspur area. Call **Jack Hoyt 719-231-1719.**

### ADVERTISING RATES

Pricing is for Camera Ready Art

Classified	\$5/line (\$10 min)
Business Card (scan only)	\$40.00
Quarter Page Ad(3-1/2" w X 5" h)	\$50.00
Half Page Ad (7-1/2" w X 5" h)	\$62.50
Full Page Ad (7-1/2" w X 10" h)	\$87.50

Submit ad art to

[larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com)

### DEADLINES

**Articles/Letters/Ad Artwork/Classified Ads**

20th of each month

Any ads in this newsletter are paid for by the advertiser and do not represent an endorsement from the editor, publisher, writers, or others affiliated with the production of this communication.

**Ad requests after the 20th are subject to a 10% charge**

## TEENS FOR HIRE!!

**Bennett:** I'm 14 and live in Perry Park. I'd like to help you with yard work, snow shoveling, pet sitting, plant watering or other tasks you need help with. Please text **414-430-1363.**

**Eva:** I am 15 years old, and I am excited to babysit your kiddo(s)! I have taken my Red Cross Babysitting and CPR classes. I have experience with a variety of ages, and just love kids! I am happy to read, play, get snacks and light meals, and clean up after myself. I look forward to helping you out! Please call or text **303-807-5483.**

**Three teenage brothers:** available to help during the summer. Ages 16 (Antonino), 14 (Gianni), 13 (Tommy). We can work separately or together depending on the workload need. We have done lawn work, snow shoveling, watering plants, and pet sitting. We do have to work around our school and sports schedules. We live in Perry Park and the oldest can drive. Please text **480-209-9003.**

**Do you have a teen who would like to advertise here? Please email [larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com)**

The Larkspur Sentinel, LLC is a volunteer organization. Any questions, suggestions, ad requests can be emailed to

[larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com)

The Larkspur Sentinel, LLC volunteer staff reserves the right to refuse any article or advertising submission. The Larkspur Sentinel invites your letters, comments, and ideas for columns.

Letters should be limited to 300 words. Because of space limitation and legal ramifications, we reserve the right to edit any submitted material and cannot assure that submissions will be printed verbatim or unedited. The Larkspur Sentinel will correct all errors that occur. If you find a problem with a story – an error of fact, or a point requiring clarification, please email [larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com).

The opinions expressed in the Larkspur Sentinel are not necessarily the opinions of the staff or its advertisers.