



LARKSPUR SENTINEL

JULY 2024

*a list of 80118 local
Summer events*

Serving the 80118 community



ELIZABETH OWENS



THE RE/MAX COLLECTION

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6498 PERRY PARK BLVD | ON THE GOLF COURSE IN PERRY PARK! | JUST SOLD! | \$1,100,000



6328 S PIKE DRIVE | PERRY PARK | OFFERED AT \$925,000



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1845 GORE CIRCLE | BEAR DANCE | SOLD! | \$1,280,000



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7059 PERRY PARK BLVD. | PERRY PARK | JUST SOLD! | \$750,000

ELIZABETH OWENS has a reputation centered on residential, high-end and acreage properties in Larkspur, Castle Rock and throughout Douglas County. For the past 20+ years, Elizabeth and her team, the Elite Group, have been providing *Top-of-the-Line Service with Bottom-Line Results* to both Buyers and Sellers. Elizabeth Owens is a Master Certified Negotiation Expert, Certified Residential Specialist, Certified Luxury Home Marketing Specialist and is a graduate of the Realtor Institute. Elizabeth is a Larkspur resident and is Broker/Owner at RE/MAX Alliance in Castle Pines. View the virtual tours for these homes and all Elizabeth's listings at ElizabethOwens.net.



SCAN HERE FOR AN AUTOMATED HOME VALUATION! CALL FOR A MORE IN-DEPTH VALUATION! →

A note from the Publisher and Editor

Larkspur Sentinel

It's hard to believe that the 4th of July is already here! The town has been a flurry of activity already this summer...and the fun has just begun.

As summer marches onward with increasingly warm days, the grasses begin to dry and we're all reminded of the wildfire risk associated with living in this special area. We've seen some discussion online about insurance companies dropping coverage in the area...and we've seen some success stories about homeowners who have pushed back to retain coverage. This month's edition includes tips on what you can do to increase your chances of maintaining your insurance coverage, as well as other fire mitigation tips (hint: when was the last time you watered your pine trees instead of simply just raking needles?).

We also have a new addition this month: A gardening article from our friends at the CSU Extension Office. Many of our readers commented in our survey that they would be interested in reading more articles about gardening. With Colorado's extreme summer weather heading into full swing, we hope this new feature arms you with the tips you need to give your garden a fighting chance.

And finally, we hope everyone will be able to make it to the Independence Day festivities in Perry Park. This year's highlight is a music and light show -- a wonderfully fun alternative to fireworks. You can read more about what to expect in the update from the Perry Park Metropolitan District. We hope to see you there!

Kate Wessels

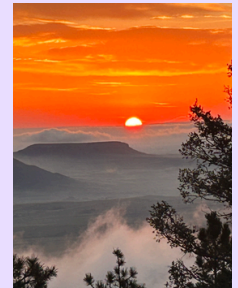
Kate Wessels, Editor

Stephanie Y. Deininger,

Stephanie Y. Deininger, Publisher

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JULY 2024 Cover



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front cover.

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What's Going On?

July 3: Farmers Market [INFO](#) 3 p.m.
Wednesdays (through August) at Town Park

July 4: Fourth of July Parade (11 a.m.) & Light Show (9/9:30 p.m.-ish) at Perry Park

July 6: Renaissance Festival 10 a.m.-6 p.m.
Saturdays/Sundays (through August 4)

July 9: Larkspur Planning Commission Meeting
[INFO](#) 5 p.m. at Town Hall

July 9: Larkspur Chamber of Commerce Monthly Mixer [INFO](#) 5:30 p.m. at BYG Promotions & Aflac

July 9: Larkspur Water & Sewer Meeting
[INFO](#) 6:30-7:30 p.m. at Town Hall

July 10: Larkspur Parks & Recreation Board Meeting [INFO](#) 1 p.m. at Town Hall

July 11: Perry Park Metro District Meeting
[INFO](#) 6 p.m. at Perry Park Country Club

July 11: Larkspur Fire Protection District Board Meeting [INFO](#) 6 p.m. at LFPD Station 161

July 12 & 26: Music in the Park 6 p.m. at Larkspur Community Park (2nd & 4th Fridays through August)

July 18: Larkspur Town Council Meeting
[INFO](#) 6-8 p.m. at Town Hall

SAVE THE DATE!

August 10: Car Show at Town Park

Sept. 21-22: Larkspur Autumn Craft Festival

**All dates are 2024 unless otherwise noted*

Interested in adding your upcoming Larkspur event? Email larkspursentinel@gmail.com with the subject "LARKSPUR EVENT." All events must be open to the public and community-focused.

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ALTITUDE FUTURES

Town of Larkspur update

Sherilyn West, Mayor
Town of Larkspur

Summer is in full swing here in Larkspur and I hope you will be taking advantage of all the fun exciting events happening. Food Truck Mondays, Farmer’s Market on Wednesday, and Music in the Park on the 2nd and 4th Friday of each month. Don’t forget that the Colorado Renaissance Festival is every weekend until August 4; please plan your trips in and out of town carefully.

Hoping that the Colorado Front Range Trail will be fully open between Columbine Open Space & Greenland Open Space very soon. If you want to be in the know on upcoming public hearings and meetings regarding new development or code changes in town, **text LARKSPUR to 91986.**

On August 10, we will be hosting a car show by the vintage car club of Castle Rock in the Town Park. There will be plenty of vintage cars, food and entertainment. Hope to see you all there. We will also be hosting the Larkspur Autumn Arts and Crafts Fest on September 21-22.

There is nothing new to report on the travel center complaint that was filed against the town. We have not heard of when to expect a ruling in on the complaint. Until then we wait.

Town Hall will be closed on the 4th of July and there will not be a meeting that night.

The graphic features the Town of Larkspur logo at the top left. To the right is a 'TextMyGov' logo. Below the logo is the text 'Text Alerts!' and 'Get town updates sent directly to your phone via text message.' The central part of the graphic shows a smartphone screen with a text message conversation. The messages are: 'TOWN ALERTS 91896', 'LARKSPUR: You've requested to join our text notification list. Reply 'YES' to opt-in.', 'Yes', 'You have successfully opted-in.', and 'LARKSPUR'. To the right of the phone is the text 'Sign up to receive town text message notifications!' followed by 'Opt-in today.' and 'Text LARKSPUR to: 91896'. At the bottom, there is a 'What to Expect:' section with three bullet points: 'After the initial keyword is sent, you will receive a confirmation message asking you to reply YES to verify opt-in.', 'You may receive multiple text messages a month with a notification. Notifications may include Upcoming Events, Garbage Delays, Road Closures, Storm Warnings, and Power Outages.', and 'You can text STOP at any time to remove yourself from the notification list.' A small URL 'textmygov.com/opt-in-terms-conditions' is at the bottom right.

The poster features the 'Larkspur MUSIC in the Park' logo on the left. On the right is a large sunburst graphic with the text '2024 Summer Series'. Below the logo is the text '6:00 PM • Larkspur Community Park'. A list of dates and bands is provided: 'June 14 Trouble Bound', 'June 28 John Saunders Band', 'July 12 Rascal Martinez', 'July 26 Fedora Swing', 'Aug 9 Steve & The Cruisers', and 'Aug 23 WireWood Station'. At the bottom right, there are logos for 'Larkspur Area Chamber of Commerce', 'Town of Larkspur Colorado', and 'State Farm' with contact information for David Topolnicki, Agent: '203 848 2628', 'www.statefarm.com', and 'Larkspur Area Chamber of Commerce & Music, Castle Rock'.

At risk of losing your homeowner's insurance? You're not alone

Kate Wessels, Editor

Larkspur Sentinel

With prevalent wildfire risk in Colorado, some homeowner's insurance carriers have taken steps to cancel insurance coverage for homeowners in areas of high risk – including in Larkspur. If you've received such a notification, you're not alone.

A qualified mitigation consultant can help homeowners fight to keep their coverage. A consultant can assess your property to identify areas for improvement, and can help you craft a report to share with insurance carriers in hopes of maintaining coverage.

Kim Oaster, a homeowner in the community, said she was able to win over a cancellation notice from Allstate after working with a wildfire mitigation consultant. The consultant performed a Firewise assessment of her property and helped her submit a report to the insurance carrier. Within 24 hours, Allstate reinstated the policy.

“[The carrier] noted that if a property had been dropped for not following a fire prevention plan, it would go on a record that other insurance companies could view,” Oaster said. “Homeowners need to adjust their mindsets from what has ‘always been’ to the new reality of how they can keep their homes safe.”

Here's what you can do to help win over—or prevent—a cancellation notice:

1. Schedule an assessment with a qualified mitigation consultant.
2. During the visit, have a notebook or tablet available and write down the consultant's recommendations. At the end of the visit, sit down with the consultant and review the recommendations; determine priorities and agree on a timeline for completion.
3. Type up the action plan and add photos of the areas/issues to be addressed – make sure you include notes on when the visit occurred and who the consultant was. Also ensure that structural hardening and ember proofing are included in the action plan.
4. Complete the necessary improvements.
5. After the improvements have been made, take photos showing the completed work. Write up a final report including the initial recommendations, the action plan, and the before and after photos.
6. Send this to your insurance agent.

Some consultants will write a letter or a report on behalf of the homeowner for them to provide to the insurance carrier.

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Homeowners should keep track of mitigation efforts on their properties. Other best practices include:

1. Taking before and after photos of all mitigation done on your property.
2. Recording the time and/or expenses of the mitigation. Track everything including seasonal tasks such as cleaning gutters, removing leaves and needles away from the foundation, your mowing schedule, and anything else you do to reduce risk on your property.
3. Scheduling an annual review with your insurance agent to review all coverage areas.
4. Completing a home inventory. The easiest way to do this is to do a video with commentary as you go through each room. Open closets, drawers, boxes, cabinets as part of your video to show contents.

If you are seeking to increase your coverage due to increased value of your home and increased construction rebuild costs, your insurance carrier may request an inspection and completion of the steps above.

Wildfire is unpredictable. While there are no guarantees, risk mitigation efforts may help you maintain coverage in a wildfire hazard zone.

Backyard posers

Mike Riebau

Thanks to Mike Riebau for submitting this photo of a turkey vulture!



New 2023 legislation addresses loss of property insurance

Wayne Moore, Member–Board of Directors

Larkspur Fire Protection District

The escalating number of catastrophic wildland fires that have decimated entire communities underscores the mounting challenges in securing insurance coverage for properties in a wildland/urban interface setting.

In response, Colorado has enacted significant legislation, signed into law by the governor on May 12, 2023. This legislation establishes the Fair Access to Insurance Requirements (FAIR) Plan, a program designed to provide property insurance coverage for homeowners and businesses when traditional coverage is unavailable. More information can be found at coloradofairplan.com.

The FAIR Plan directly addresses instances where insurance companies may decline coverage due to high-risk factors, such as the property's susceptibility to perils like wildfires. The availability of this insurance, operating as the Colorado FAIR Plan Association, is projected to commence in early 2025, with various details, including premiums, currently under development. Key points of the plan include:

- Last resort coverage: The Colorado FAIR Plan Association is not an insurance provider of initial choice but as a last resort. It is not meant to compete with the standard insurance markets and should only be used for short periods when no other coverage is available.
- Insurance agent assistance: Your insurance agent, a crucial guide in this process, should be able to assist you in applying for this insurance.
- Proof of declinations: You must provide evidence of at least three declinations of coverage from standard carriers for your property, showing that no other coverage options exist.
- Coverage limits: The maximum residential coverage is \$750,000, and commercial coverage is \$5,000,000.
- Basic coverage: The plan will provide “basic” property insurance coverage.
- Premiums: Premiums will be set at a level that spreads costs to prevent an undue burden on the insurer or policyholder.

Measures, including vegetation mitigation, home hardening, and Firewise Community participation to make your property more resistant to wildfire, are becoming factors insurance carriers may consider when initiating or continuing coverage. Taking these proactive actions may reduce the necessity of needing the FAIR Plan coverage.



Join the 4th of July celebration in Perry Park!

Perry Park Metropolitan District

All residents are invited to join the Perry Park Metropolitan District in celebrating Independence Day this year on Thursday, July 4!

Parade

The Perry Park Independence Day Parade, as held for the past 16 years, will take place around the Big D open space off Red Rock Drive. **The parade will kick off at 11 a.m.** and will travel around Red Rock Circle from Delaware Drive to Osage Way, terminating at Worley Grove where Chris Miller's MR Hauling and Elizabeth Owens RE/MAX Alliance will provide free hot dogs, hamburgers, chips, water and ice cream!

This year's grand marshal is Dave Gardner, local realtor and founder of the Perry Park Parade about 16 years ago, before turning it over to the Perry Park Metropolitan District. Join us in celebrating Dave's contributions to our community as he is recognized as this year's grand marshal!

All are encouraged to arrive early to pick a good seat along the parade route to view the parade, then join us at Worley Grove to meet the mounted riders, miniature horses and burros and the many other parade participants (plus enjoy some great food provided by our sponsors), while meeting up with your friends, family, and neighbors!

Please note that due to resident complaints, sheriff deputies may be providing traffic enforcement this year. All participants are encouraged to follow legal requirements regarding transport and legal driving age to operate a motorized vehicle in the parade.

Evening show: Laser lights, images, and music

PPMD, in partnership with the Douglas County Board of Commissioners (and with permission from the Douglas Land Conservancy), will present a laser light and image show (coordinated to music), on the northwest grassy lawn of the Big D along Red Rock Drive on the evening of July 4, **starting about 9:30 p.m.**

The show will be projected from the field on the northwest side of the Big D (near the stables) while images are projected onto the large rocks on the other side of Red Rock Drive (with permission, thanks to the owner Bear Ridge Development).

Residents are invited to bring a picnic blanket and folding chairs starting about 7 p.m. and join us for an evening of fellowship and community on the Big D! All are reminded that this is open space, protected by the Douglas Land Conservancy easement, so please be respectful not to litter and leave the area as you found it. Folding chairs, picnic blanket, flashlights and personal bug spray are recommended (but fireworks, open flames and alcohol are prohibited).

PPMD, with support from the Douglas County Board of Commissioners, are piloting this evening program as an alternative to the costly and potentially risky community fireworks shows and hopes all residents of Perry Park will attend with your friends, family, and neighbors rather than attempt to hold your own fireworks show.

Lets keep our families and community safe this 4th of July!

Questions? Contact the PPMD 4th of July Committee: PPMDjuly4th@gmail.com

News from the Perry Park Water and Sanitation District

Brian Arthurs, Director

Perry Park Water and Sanitation District



“The trouble with water, and there is trouble with water, is that they're not making any more of it. They're not making any less, mind, but no more either. There is the same amount of water in the planet now as there was in prehistoric times.” -Marq de Villiers

While the Perry Park Water and Sanitation District's (PPWSD) responsibility in providing water and sanitation services is clear, many residents might not be familiar with the essential function of the board of directors.

PPWSD is overseen by a five-member board of directors elected by the community. They volunteer their time and expertise to ensure the district delivers quality services to the PPWSD residents. Here's a glimpse into the roles and responsibilities of these board members:

- **Setting district policy and approving budgets:** The board works together to establish policies that govern the operation and maintenance of the district's water and sanitation infrastructure. They also review and approve annual budgets that outline how funds will be allocated for essential services and potential improvements.
- **Financial oversight:** Board members have a fiduciary responsibility to ensure the district's finances are managed effectively. This includes reviewing financial reports, approving disbursements, and safeguarding the district's assets.
- **Planning for the future:** The board plays a crucial role in planning for the district's long-term needs. This involves considering factors like population growth, infrastructure upgrades, and potential water resource challenges. They may also explore ways to improve efficiency and sustainability within the district's operations.
- **Public representation:** Board members serve as liaisons between the district and the community they represent. They conduct regular meetings, listen to resident concerns, and address any issues related to water and sanitation services.
- **Collaboration with experts:** The board works closely with the district manager, engineers, and other professionals to ensure informed decision-making. They rely on expert advice to navigate technical aspects of water treatment, sanitation systems, and regulatory compliance.

Overall, the PPWSD board members play a vital role in ensuring the smooth operation of the district and the wellbeing of the community.

Their commitment and expertise guarantee that residents have access to clean water and proper sanitation services, day in and day out.

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The PPWSD Board of Directors convened for their regular meeting on May 15. Here's a breakdown of key topics addressed:

- Meeting minutes and approvals: The board approved minutes from previous meetings and authorized routine disbursements to be made.
- Electrician payment clarification: A payment to a local electrician sparked a discussion. The district manager explained the electrician's role in running meter wires in specific situations.
- Financial reports and account management: The board reviewed monthly reports and discussed the closure of one savings account, with funds transferred to the remaining account. They also acknowledged the need for an additional signer on the remaining account.
- Resident inquiry about water pressure: A resident raised concerns about water pressure at their residence, which had been previously discussed at a prior meeting. The board offered explanations and suggestions after reviewing technical data.
- Board member updates: Directors informed the board about upcoming meetings they planned to attend. The treasurer advised the board that he would be reviewing the March 2024 bank reconciliations; he also noted that he was advised by the district manager that PPWSD needed an additional signer on their remaining Community Banks of Colorado savings account and that he agreed to execute the necessary documents.

For minutes of previous board meetings, information on the district's water conservation efforts, water rates, and capital improvements, please visit ppwsd.org.

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Protecting your garden from Colorado's extreme summer weather

CSU Extension Master Gardeners of Douglas County

When we think of the most destructive summer weather conditions in Colorado, a pounding hail often comes to mind. Our state also receives its share of high temperatures and scorching sun, along with harsh winds and heavy rains. Even one of these weather events has the potential to destroy your summer garden in one fell swoop.

Having a plan to protect your plants can lessen the panic of running outside at the last minute, throwing whatever you can over your precious vegetation. Here are some tips to help you prepare.

Hail protection

Use overturned plastic pots or buckets to cover your smaller plants. Weigh them down with a brick or heavy rocks. Set these up when hail is expected, to block heavy rains from damaging plants or drowning their roots, and/or to protect tender growth from punishing winds.

Tomato cages provide a great framework from which to attach a tarp or other covering to deter hail. Use zip ties or clamps to attach. Another option is to wire a sheet of small gauge hardware cloth across the top of the cages, if larger hail is expected. Voila - tomatoes covered!

Keep a few tarps on hand for quick hail protection of berry bushes, small fruit trees, or other areas of your garden. Remember to use support underneath if covering tender plantings, so they won't get crushed.

Grow your flowers or veggies in movable containers. They can be quickly relocated onto a covered patio, under a deck or inside a garage if hail is expected.

Sun and heat protection

Hoop tunnels already being used for your in-ground garden are ready-made sun shelters, and they are also ideal for covering raised beds.

Shade cloth and row covers provide other options to lessen harsh sun. Their permeable fabrics filter sunlight but still allow moisture to get to the ground. Do not use plastic coverings, as they have the opposite effect and will bake your plants!

Container gardens let you control the amount of sunlight they receive, and can be moved into shade (or under cover during hail or rainstorms).

Consider companion planting, where you place taller plants in areas of your garden where they can naturally shade their shorter neighbors.

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Heavy rains

Soil: Make sure your soil is not compacted so that water is not just sitting on top; use a hoe or pitchfork to loosen it regularly. Amend your existing soil by adding organic matter like compost or manure. Doing so creates air pockets in the soil that will allow more drainage.

Cover tender plants and seedlings with pots and buckets to prevent excessive moisture from pooling around the bases of plants and their roots.

Mulches: Straw or other organic mulches will stop exposed soils from getting either too compacted from the rain, or from eroding. Without mulch, the top layer of your soil could literally wash away. A mulch will also shield the plant roots from excessive rain.

Raised beds are beneficial, especially for wet areas that get a lot of rainfall. Delicate plants, such as tomatoes, are better protected in a raised bed where their elevated roots will not get flooded.

High winds

If high winds or related wind-damaging weather are in the forecast, relocate your containers and hanging baskets to areas under shelter where they cannot be blown away or broken apart. Take off your shade structures and hoop tunnels, and store elsewhere.

Remember that taller plants are more susceptible to breakage or uprooting from high winds, so support these well, wrapping in burlap and binding with twine to a stake or trellis set firmly in the ground. This includes larger plants and shrubs which have weaker branch structures than trees.

Consider pruning and removing any dead or damaged tree branches well before an oncoming wind storm. This will help prevent these branches from falling and causing further damage to the tree itself or structures near it.

Utilize man-made and natural wind barriers around your garden beds. These can be anything that will block or lessen the wind. A fence, trellis, or some heavy bags of soil, rocks, or sand would work.

Mulch can be used as barrier against strong winds too. With a thick enough application, it can cover and guard the roots of plants from potential damage.

Preparation is key

The weather in Colorado can change quickly. You can reduce the risk of damage before bad weather sets in by securing loose objects, reinforcing plant coverings and structures, preparing soils, and inspecting your garden for potential hazards. After a storm, assess any damage so you will be ready for the next one. A few minutes of preparation may be the key to preventing excessive harm to your plants and preserving your beautiful garden.



Walking Along Larkspur's Past



Have you wondered how the town of Larkspur started? ...perhaps even wondered how it may have looked in the 1920's and 30's? Here's your chance. Walk Back in Time! This walk in Larkspur's 20th Century is along **Spruce Mountain Road** from the Town Hall area to the Library and back. The approximate 1 ½ hour walk is moderate with refreshments provided. The walk starts at the **History Information Cabin (#2 south of Town Hall.)**



AUGUST 14, 2024 at 10:00AM

RSVP: Call Nancy Page-Cooper 720.849.0718



Inflation?

These prices were in Larkspur ...Daniel Whitehead's General Store in 1910!

Food Stocks				Kitchen Utensils			
1	Loaf	Bread	3 ¢	1	Set	Fork, Tablespoon and Knife	35 ¢
1	Gallon	Milk	30 ¢	1		Frying Pan	65 ¢
1	Pound	Baking Soda	25 ¢	1		Dutch Oven	\$1.65
2	Pounds	Ground Hamburger Steak	83 ¢	Dry Goods			
5	Pounds	Bacon	26 ¢	1	Yard	New Material - Cotton	\$1.00
1	Dozen	Eggs	15 ¢	1	Suit	Men's	\$ 25 & Up
5	Pounds	Cheese	\$1.60	1	Shirt	Men's Dress	95 ¢
25	Pounds	Flour	12 ¢	1	Shirt	Men's Work	38 ¢
10	Pounds	Sugar	98 ¢	1	Dress	Women's Dress	\$25 & Up
5	Pounds	Salt	25 ¢	1	Pair	Men's Underwear	25 ¢
10	Pounds	Beans	50 ¢	Luxuries			
1	Pound	Coffee	32 ¢	1		Colorado Maid® Cigar	5 ¢
1	Gallon	Bothwess's® Vinegar	16 ¢	1		Robert Burns® Cigar	10 ¢
4	Ounces	Cream of Tartar	22 ¢	1	Tin	Prince Albert® Cigarette Tobacco	30 ¢
1	Gallon	Pickles	\$1.30	1		Woolen Blanket	\$5.20
3	Pieces	Hard Candy	1 ¢	1		Model "T"® Ford (Light)	\$950.00
1	6 Oz	Bottle Coca-Cola®	5 ¢	1		Indian® Motorcycle	\$200.00
Implements				Fuel (Energy)			
1	Pick		\$2.00	1	Gallon	Gasoline (Regular)	7 ¢
1	Shovel		\$1.30	2	Gallon	Kerosene	26 ¢
1	Hand Saw		80 ¢	Alcoholic Beverages			
1	Drawing Knife		55 ¢	1	Case	Shuller-Coors® (36 pints) Beer	\$1.75
1	Axe		\$1.60	1	Quart	Distilled Whiskey	\$1.20
1	Horse Draw Wagon		\$60-\$85	1	Quart	Brandy	\$1.20



LARKSPUR HISTORICAL SOCIETY

...the voice of history of southern Douglas County and Divide Country



Stop raking and start watering

Keith Worley, Forester, Arborist, and Wildfire Mitigation Specialist

As I drive around Perry Park, I see huge sacks of pine needles forming along our streets. I recommend that you stop raking and think about what you are doing and why. First, some information you need to know:

1. Pine needles provide a much-needed natural mulch layer for protecting your tree's roots during a drought. Run your mower over them with a mulching blade to chop these up and leave them in place beyond your defensible space.
2. Removal of the needle and forest "duff" layer (the layer of soil starting to build at the organic matter/soil interface) can cause undue stress to your pines. This natural mulch layer holds in moisture and insulates the soil and tree root systems from summer and winter temperature extremes.
3. Soil organisms, such as mycorrhizae, can be impacted by radical changes to soil temperatures, moisture levels and grade changes. Our ponderosa pines are dependent on this healthy, symbiotic relationship to survive. Pine roots do not actually take up moisture and nutrients from the soil. Mycorrhizae absorb the moisture and nutrients, utilize it briefly, and pass it on to the pine roots.
4. We are in the 24th year of a drought. We will soon be hearing about "live fuel moistures" for our living trees that makes us wonder, as foresters, how trees can survive at levels normally seen in kiln dried wood.
5. If you are raking to reduce wildfire hazard, prioritize raking and pine needle removal where it will aid firefighters--your roof and gutters! The second priority is within 10-15 feet of structures. Things like continuous ladder fuels, and overcrowded trees (tree crowns touching or overlapping) are a much greater danger than pine needles beyond 15 feet from your house. Look up! Look around! This is what will burn your house down if left in its current unnatural state. No needle and leaf raking are required beyond 30 feet from the house.
6. You should have a five-foot wide non-combustible zone around your foundation, deck supports, sheds and wooden fences. If you still have mulch up against your foundation, that is much more dangerous than pine needles. Remove all pine needles here.
7. If you are trying to convert your lot to a mini-sod farm like you had in the suburbs, please think again. There is a reason we don't see lots of grass under our pines. The pines don't

continued from previous page

need the competition for valuable moisture and nutrients. Many of my “sick tree calls” over the past 40 years have been caused by a zeal for sod/turf with no regard for tree health.

Remember: The midwest receives 30-40 inches of annual precipitation. We are on the edge of the “Great American Desert” with annual precipitation of 12-14 inches. Bluegrass sod is as natural to our area as palm, mango, papaya, orange, and lemon trees.

8. Do pine needles increase the acidity of the soil? Yes, but in a good way. Does this acidity prevent the grass from growing there? No. It is the shade preventing grass from growing there. There are grass varieties that can tolerate more shade. However, neither bluegrass nor fescues are one of them.

9. If you are managing oak clumps in your yard, the same rules apply to leaf raking and mitigation. Only remove the loose top layer of leaves. A leaf blower can be used to clear these leaves with minimal disturbance to the soil under the oak clump.

What should you really be doing?

First, stop raking and begin deep watering your pines. We are in a drought and may soon be in the middle of our own mountain pine beetle epidemic. A little time spent watering now helps your trees to fight off drought related bark beetles like Ips Engraver Beetles. The needle/mulch layer you are now going to leave in place will aid in water absorption by allowing irrigation water to soak slowly into the soil before it runs off. Inexpensive soaker hoses are the best way to deep water your trees and mimic Ma Nature’s way of deep soaking with a natural snowpack.

Second, clean out your gutters and remove all pine needles from the roof, deck and within 10-15 feet of all structures (sheds, wood piles, vehicle parking areas, deck supports, and the house). If you end up with more than two garbage bags of needles from these spots, then you need to look at your wildfire risk (see third item below). Excessive amounts of needles accumulating in the high-risk areas listed above may be an indication that your trees are growing too close together (unhealthy mountain pine beetle bait) and placing your property (and firefighter safety) at extreme risk.

Third, contact the Larkspur Fire Protection District to inspect your home for other measures you need to take to be Firewise. They can’t help us if we cannot be bothered to take simple precautions to protect ourselves. They need us as a critical partner for the protection of life, property and our natural resources.

Note: This article was originally published in the Larkspur Sentinel in 2009. The only change since then has been the worsening of the drought.

Age with independence!

Amy Pfister, Community Engagement Coordinator

Aging Resources of Douglas County

As we celebrate Independence Day, it is important to remember the significance of independence for older adults. Maintaining independence is a crucial aspect of aging, and it is important to encourage seniors to participate in activities that promote their independence.

Studies have shown that seniors who maintain independence experience a higher quality of life and a greater sense of satisfaction. They are more likely to engage in activities they enjoy, have a positive outlook, and maintain social connections, which play a vital role in combating loneliness and depression.



Participating in activities that promote independence can help seniors maintain their physical and mental health and can improve their overall quality of life. The holiday week provides an excellent opportunity for older adults and their families to engage in meaningful experiences that reinforce the values of independence, while also creating lasting memories. From community parades to volunteering, there are many fun activities for seniors to participate in during the holiday week.

1. **Community parades and festivals:** Attending events like local parades, fireworks displays, or community festivals can foster a sense of belonging and allow seniors to celebrate alongside their neighbors and loved ones.
2. **Backyard barbecue:** Hosting a backyard barbecue is a great way for seniors to socialize with friends and family while also enjoying delicious food. Seniors can take charge of the grill or help with food preparation, promoting independence and self-sufficiency. This can foster a sense of autonomy and involvement in social gatherings.
3. **Volunteer opportunities:** Engage in volunteer work tailored to seniors' abilities and interests. Participating in community service empowers older adults by allowing them to marvel at the colorful explosions and share the joy of the holiday with their loved ones. Learn more at goardc.org!

Resource: National Institute on Aging. (2021). Healthy Aging: Importance of Independence. Retrieved from nia.nih.gov/health/healthy-aging-importance-independence

CLASSIFIED ADS

SECURITY DOORS & RETRACTABLE SCREENS for sale along with screen repair. Call Jack **719-231-1719**

MITIGATION OF GAMBEL OAKS: mastication, lot clearing, excavation, material hauling.
ASL Construction **303-638-1249**

NOTARY SERVICES available in the Perry Park/Larkspur areas.
Dakota Hoyt **719-671-3720**

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

COLORADO MASTICATION: fire mitigation, scrub oak removal, lot and brush clearing. **719-400-9104**
www.coloradomastication.com

LARKSPUR RV STORAGE: Outdoor, RV, camper, boat storage **719-468-9683**
www.larkspurrvstorage.com

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

DEADLINES

Articles/Letters/Ad Artwork/Classified Ads
due 15th 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

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. 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

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



It's time to spray your

Pine or Spruce trees or other evergreens!

Evergreens are beautiful and provide many benefits. However, they need special care because they're under constant attack from insects. If they are not managed, they can be lethal to the trees. Preventative treatments are the best way to protect your trees. *We can help with that.* Please call for a free tree evaluation and estimate.

Consider Knothead your personal arborist expert (*everyone needs one*).

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

Knothead Tree and Lawn Care is a TCIA member and an ISA certification Arborist.

Find more information about us at knotheadtree.com

"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"



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



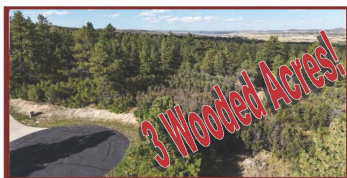
For Sale!

**5090 S Perry Park Road
 Dawson Butte, Sedalia
 \$1,995,000**

**4 Bedroom/5 Bathrooms
 36 Private Wooded Acres**

Stunning 360 degree views of Dawson's Butte and the Front Range

This 4 bed/5 bath home is situated on 36 acres with breathtaking 360 degree views. The great room features views from the picture windows along with access to the spacious deck. Enjoy the main floor master suite with a 5-piece master bath including new quartz counters. The walk out lower level features a family room & full bath. Park your RV in the 1,300 sq ft RV garage. Enjoy the freestanding kids playhouse & the large greenhouse.



Under Contract!
 1371 Grayhawk Place
 Bear Dance, Larkspur
 \$650,000

Consistent Winner Of



5280

For Outstanding Customer Service!



For Sale!
 19345 Indian Summer Lane
 Woodmoor, Monument, \$915,000

This beautifully updated 4 bed, 3 bath home is located on nearly one acre of wooded paradise located in the highly desirable Woodmoor Highlands neighborhood and just steps from the Country Club at Woodmoor Golf Course. This stunning home boasts a complete remodel with new windows, renovated kitchen and bathrooms, new deck along with new exterior stain, new carpet and paint throughout. The finished walkout lower level features a large family room or rec room with a gas fireplace, 2 guest bedrooms and a full bathroom.

CLIENT TESTIMONIALS



"Ben Wolfe did a fantastic job! He helped make sense of the process for us. Ben was very patient with our questions and helped us figure out what we were really looking for. His knowledge about the area and about home building were invaluable. Ben is an expert

negotiator and really made sure that we were able to get the most for our money. Ben put aside a lot of extra time for us and really went above and beyond to accommodate us for home viewings and phone calls. Buying a house can be a really stressful process, but Ben really helped put us at ease and guided us to a great home. I can't imagine going through this without him, he was truly great to have on this journey!" *Feedback from Rob Houton & Megan Marlatt*

Wolfe Realty Group, Inc.
 Office 303-681-3553
 Cell 303-667-7995
 Ben@DiscoverLarkspur.com
www.DiscoverLarkspur.com



WALTSWORDS

By Walt Korinke
Commercial Real Estate
July 2024

Castle Pines - Two of the city's restaurants closed and are immediately replaced. After a decade of serving some of the tastiest hot wings around, Golden Flame Hot Wings owner Scott Ulrich has



decided to make a change closing **Golden Fame Hot Wings** and replacing it with **Scotty's Sliders**. A minor renovation and a change of menu to wraps and sliders to include wild game, salads, fries, and tater tots and they are back in operation.



Just down the street in the King Sooper Center, operating since 2019 but having a difficult go at it following Covid, **Berg Haus** closed its doors to be quickly replaced by the **Pine Sports Bar & Grill**. The new owners promise a similar but improved menu and

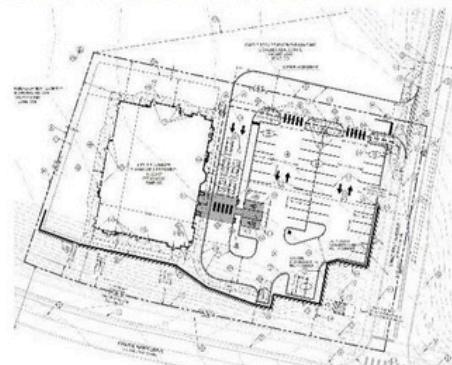
finally a kid's menu, Friday's Ladies Night and hopefully, trivia and BINGO nights which I have been missing since Palmer Lake's Depot BINGO nights ended.



Castle Rock - Begun as an in-house preschool in 1998, **Little Sunshine Playhouse preschool** began its first official school twenty-two years ago in 2002 and has grown to 29 preschools in 10 states. The proposed Castle Rock preschool will be the 4th in Colorado. Construction should begin soon at the 1.6-acre



site at the corner of Prairie Hawk Drive and Limelight just south of Meadows Parkway and take about 10 months to complete.



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The 11,229 sq. ft. building has an attractive 4-side design and there will be two outside play areas with artificial turf. The entrance has a portico for covered drop off and families will be provided a



pass code for the double secured entrance. The school will be open 5 days a week from 6:30 am to 6:00 pm and accommodates preschool aged children from 6 months to 6 years old. Tuition includes meals and snacks, educational programs, teaching of manners and social skills, yoga, music, sports, and games. Total number of employees is about 30 and the school can accommodate about 150 children.



Castle Rock is in the process of getting its 2nd Bellco Credit Union to

be located in the former Wendy's restaurant building at the Walmart Shopping Center.

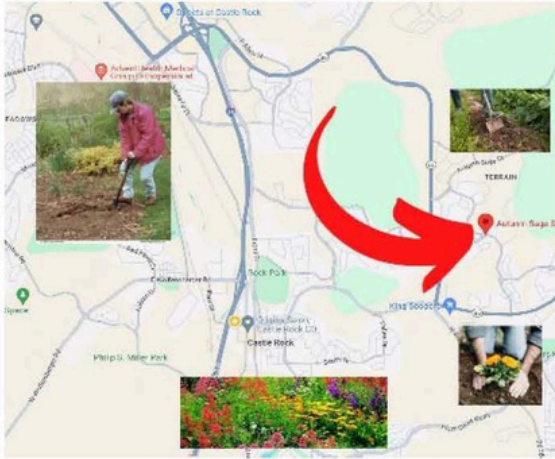
Bellco was founded in 1936 and headquartered in Greenwood Village, it is the second largest credit union in Colorado. With assets of +/- \$8 billion, and members exceeding 360,000, this store will be their 30 facility in the state. Being a credit union, its deposits are protected up to \$250,000 by the National Credit Union Administration.



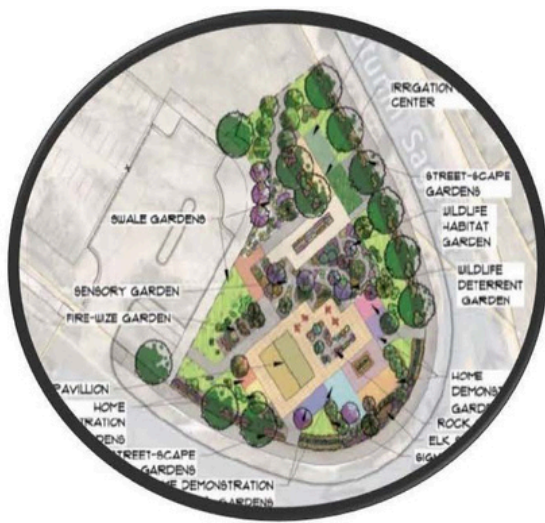
The building structure remains the same with renovations under way of an architectural nature to promote the financial nature of the business and a drive-up ATM will be added along with some minor landscape improvements.



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A very smart partnering of the **Castle Rock Water Division** and the horticulture department of **Colorado State University** will bring a very practical and inspirational one acre development to the Autumn Sage roundabout in northeast Castle Rock's Terrain subdivision.



The future park will actually be a demonstration garden with an educational space and outdoor classroom. The purpose is to demonstrate low water, semi-arid landscaping in an attractive well designed format incorporating wildlife deterrent and fire-wise plantings. Included will be an irrigation learning center, examples of home landscape designs, streetscape examples, etc.



The California division of the real estate giant Marcus Millichap known as Meridian Properties specializes in the development of healthcare projects and has developed over 3 million sq. feet of medical properties over the past 10 years. They are in preliminary discussions with Castle Rock to build a speculative medical office building, **Castleton**

Medical Center, at 3161 Castleton Court across from the Days Inn. The 48,000 sq. ft. building will be leased to a variety of medical users with an expected number of about 75 total employees. Parking will include 240 surface spaces, and construction is expected to commence later this year.



The bulletin board

Larkspur Sentinel

An informative bulletin of events from our local non-profits and local community groups.



Larkspur FREE Library
9524 Spruce Mountain Road

THOUSANDS OF TITLES
No Card
No Late Fees
FREE

**WEDNESDAYS & SATURDAYS
10AM TO 3PM**

Town of **LARKSPUR**
Colorado



Acton Hybrid Academy
Tuesday & Thursday homeschool support and enrichment program

We meet 8:45-3:30 p.m. on Tuesdays and Thursdays from August- May in Castle Rock

For more information and enrollment info please contact Colleen Sprister @ csprister@actonhybrid.com




MONTHLY MIXERS

2nd Tuesday of the Month
5:30pm - 7:00pm MT

www.larkspurchamberofcommerce.com

HOSTED BY:
Local Larkspur Community & Business Members



Substitutes for Bridge Wanted!
We play at PPCC on the 2nd and 4th Thursday of each month.
Starts at 10:00 AM, break for lunch and end by 3:00 PM. Substitutes don't have to be club members, they can join us as a guest.
Contact Dakota Hoyt (719) 671-3720



Need a Little Help This Month?
Food Bank & Care Center - Free

New Hours- 2nd & 4th Thursdays from 2-4p

77 Perry Park Avenue, Larkspur
Contact us at - gethelp@larkspur.church

LARKSPUR CHURCH



FARMERS MARKET

EVERY WEDNESDAY
3pm - 7pm

NEW VENDORS EVERY WEEK

FARM FRESH PRODUCE, MEATS, FLOWERS, CRAFTS, FOOD & DRINKS

Larkspur Community Park
8820 Spruce Mountain Road
www.thelarkspurfarmersmarket.com

A walk on the wild side

Susan Peters

Larkspur wildlife reality...orca happenings...Colorado wolverines...short takes

Larkspur wildlife musings



I do believe that we are the only people in Larkspur who have not seen a bear yet. No sign of them. Just a very tenacious raccoon waking the household five or six times a night thanks to our vigilant two pooches. I do miss the antics of the cubs...but not in our house.

It seems the permanent summer bird population has settled in. The huge variety of birds during the migratory season has given way to the usual suspects. Again, only a few brown-headed cowbirds came through. A bullock oriole and its mate are making the rounds to the hummingbird feeders. I acquired an orange one, supposedly more to their liking, and added half of an orange. They ignored it.



The tiny, long-tailed blue-gray gnatcatcher is now ubiquitous in the area. To a prolific insect consumer, welcome. Make lots of babies! Gobble up those bugs!

Orcas, the ruthless killer whales

OK, they are not whales, somewhere between a dolphin and a porpoise genetically. And, yes, they are voracious carnivores. We knew that they take seals and penguins in the Antarctic. Then we went to Kaikura in southern New Zealand to a breeding ground for the large sperm whales (remember Moby Dick?). But they get out of dodge when the apex predators Orcas come to town with their guns blazing. And orcas are about the one-third the size of sperm whales, but they hunt in groups, like wolves. They indeed are formidable.

Aha! But the clever sperm whales have a way to deter the orcas. At will, they poop. The red spray (from eating giant squid) makes a sort of a distasteful smoke screen and sends the orcas on their way. Who wants a face full of poop?

And you have heard of the many attacks of orcas on boats, sometimes sinking them. It was recently announced that there is nothing sinister going on, just adolescent males playing around. Boys will be boys! It's a good thing that they do not have a taste for those humans that end up in the water next to them.

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Through September 2, you can visit a large and magnificent orca exhibit at the Denver Museum of Nature and Science: “Unleash the Magic of the Sea with *Orcas: Our Shared Future*. Trace the evolution of our beliefs about orcas, from fear to admiration and awe, as we discover their stunning intelligence and complex social structures. Meet a life-sized replica of an orca family as you listen to their soothing harmonies in an immersive underwater environment. Deepen your appreciation for the art of the indigenous peoples of North America’s northwest coast. Discover stories that reveal a profound respect for orcas.”

They’re baaaaack

Hark! The wolverines are coming! It has been 100+ years since a mating couple has been spotted here. Once native to Colorado before their elimination from incidental poisoning, trapping, and hunting, they are on the U.S. endangered species list in “threatened” status. Also, their oily, shiny pelts have been in high demand. Governor Polis signed a bill for their reintroduction and charged the Colorado Department of Wildlife to develop a reintroduction plan, which will take years to develop and get approved.



Photo by Frederick Florin/AFP

OK, folks, their name has nothing to do with wolves. Not even close. In fact, they are the largest species of weasel weighing up to 40 pounds and standing 19 inches from the shoulder. Wolverines use their long, sharp non-retractable claws not just to bury food, but also to build dens; females dig as deep as 15 feet into snow to create burrows for their young. But the claws aren’t just good for digging: They also allow the animals to climb trees, although they are not very adept at it.

They are loners and today an occasional one can be seen here. They eat rabbits and rodents, and infrequently livestock. A separate bill guarantees ranchers a reimbursement. It is hard to imagine a weasel taking down a cow. Aha! They can stand up to four feet high.

They prefer deep snow and are abundant in Canada and the upper part of the U.S. They spread out their body to easily navigate deep snow. They travel up to 15 miles per day in the quest for food. One traveled 500 miles from Wyoming to Colorado.

Preliminary talk is bringing in almost 20 mating pairs, although the males are polyamorous (but they are good dads) and place them in high altitudes in the mountains, eventually settling on a population of 300 transplants.

Short takes

It is time to fasten your seatbelts again. The breathtaking iridescent orange rufus

continued from previous page

hummingbird, boss birds of the feeders, arrive this month, always July 16-17. Hummer activity picks up to a frenzy. Next month the adult hummers pack their bags to head to their winter digs, leaving their younguns behind in a training ground for bad behavior. And it seems that they all just got here!

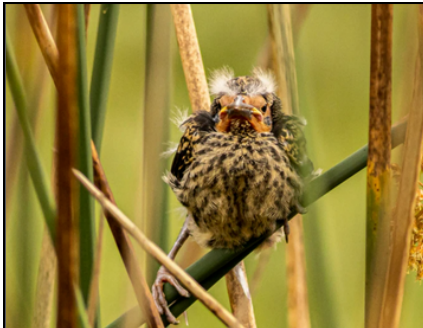


A snowy white deer! The only time he blends in must be in winter when everything is covered in snow. Deer can be white or nearly all white due to a genetic condition known as leucism, which causes a loss of pigmentation in the deer's hair and skin. When it is not winter, the stark white stands out and makes the deer more vulnerable, just like white lions.

Photo by Jan Hoffman

And how about the white buffalo born in Yellowstone last month?

Can you believe that this image is a baby red-winged black bird? A frumpy and grumpy one, at that.



Taken by Brian Rice/Audubon Photography Awards



Photo by Erin Braaten

Oh, man, are we embarrassed. We have been having problems with someone topping our beautiful white furs that we planted over 20 years ago. The last incident cost the tree its top six feet. We went to the neighbors telling them of these distressful events. Two of them pointed their ring cameras at the area, but no luck. But then Hubby Dave caught the perpetrator: Large deer going for the top tender, young needles, pulling the tree top down causing it to snap off. Sob. However, someone did come on our property and shot out our trail camera. Hmmm...

That's all folks for this month. Gotta run – my white butterfly koi Gabriel's antics have landed him in a floating plant.

How to contact me: Email is best at susan@larskurconsulting.com.

Alternatively, call my cell phone at 303-725-6868.

Concession stand comes to Larkspur Community Park

Kate Wessels, Editor

Larkspur Sentinel

The wait is nearly over; Larkspur's first concession stand will open its doors in July.

The concession stand, which is located near the ballfields, is owned by the Town of Larkspur. Starting in July, Larkspur resident Ron Keyes will be leasing the stand and plans to open what he calls Keyes Guys: An eatery offering coffee, breakfast, lunch, and soon...a dinner delivery service.

The new venture, which Keyes says will heavily involve his sons, will be open Monday through Friday from 7:30 a.m.-2:30 p.m. Keyes says he also plans to be open occasionally on weekends to coincide with games.

"This has been a dream for over a year now," Keyes said. "I'm really excited to finally get it going!"

Keyes plans to offer coffee, sandwiches, burgers, salads, BBQ, ice cream, and shakes. The menu, he says, will continue to evolve based on demand from customers. Once the business is up and running, Keyes plans to add a dinner delivery service to his offerings.

Hot Rods
IN THE PARK

Show & Shine
Saturday August 10th, 2024
10am - 2pm

New Location!

FREE
to the
Public
Food & Fun
for the whole family

VCC 16th Annual
August Car Show!

Come & support
The Douglas County
Veterans Monument
Foundation
Beer Garden

More Information
visit:
TheVintageCarClub.com

On the
Grass parking!

Sponsored by
The Vintage Car Club
of Castle Rock
&
the Town of
Larkspur

Supporting the
Douglas County
Veterans Monument
Foundation

Vintage Car Club
Castle Rock
Est. 2007

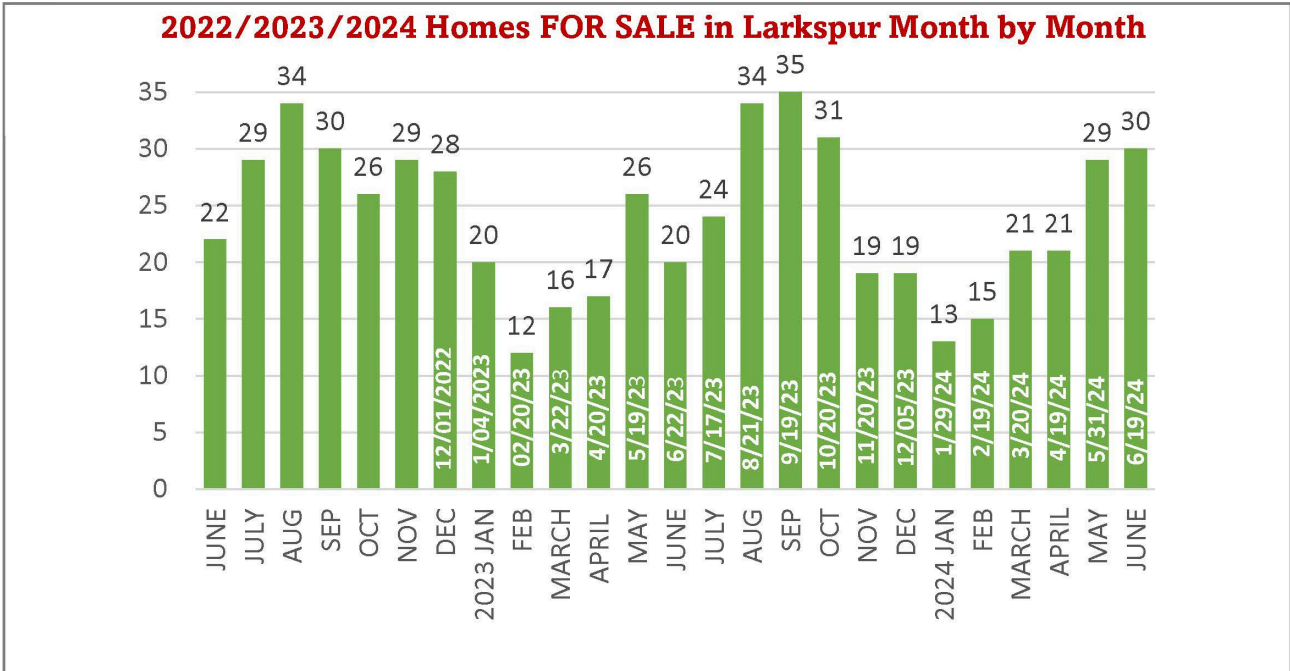
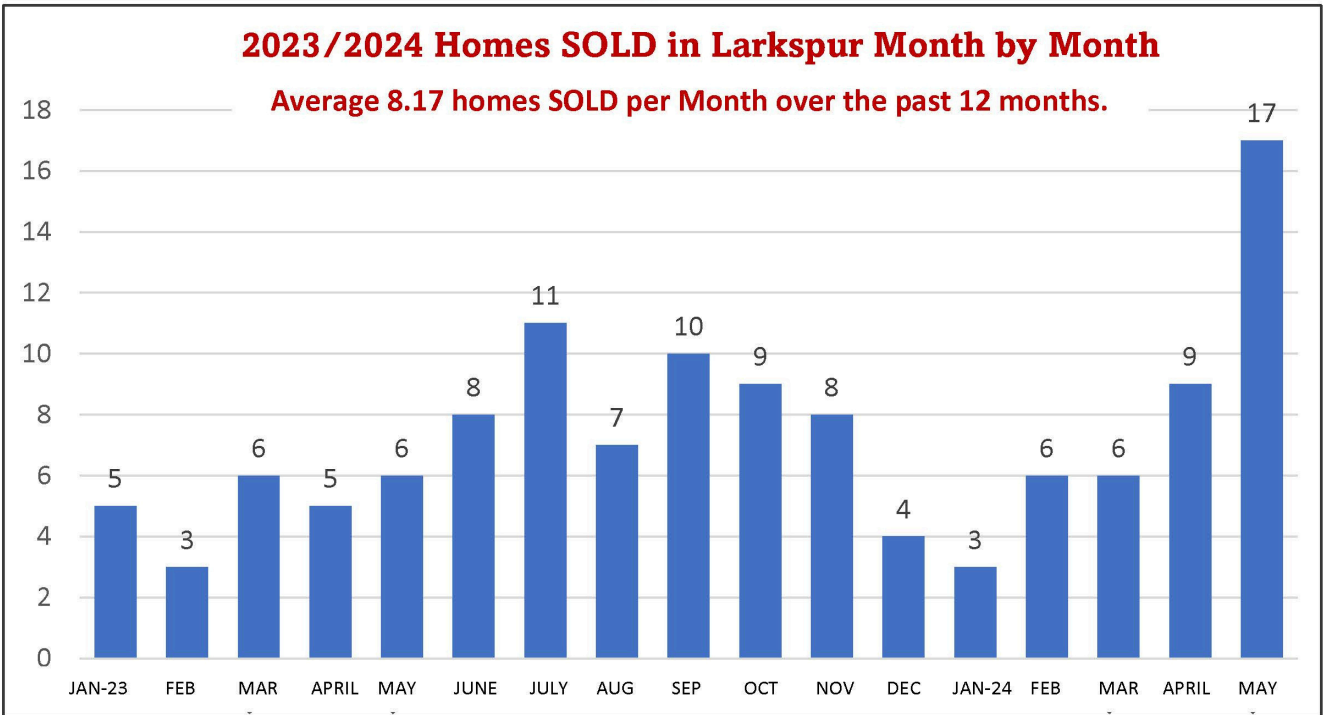
Town of
LARKSPUR
Colorado

VINTAGE CAR CLUB
CASTLE ROCK, CO



Larkspur Real Estate Stats

80118 Zip Code Area



Results Realty of Colorado is Located on the
 Main Street of Larkspur
 9164 Spruce Mountain Rd., Larkspur, CO 80118
 303-681-1000

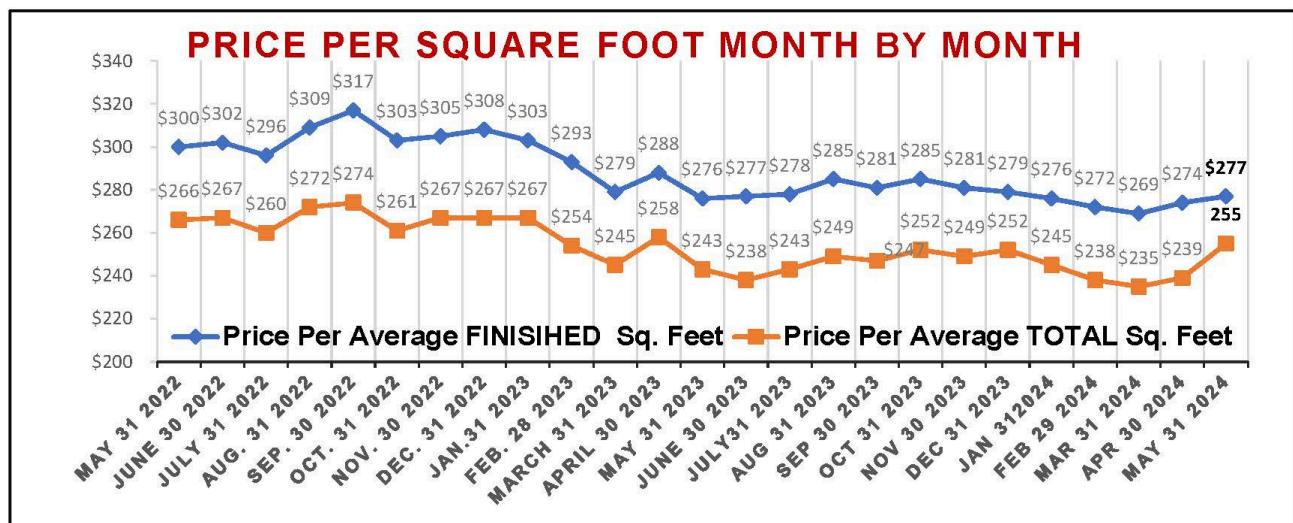
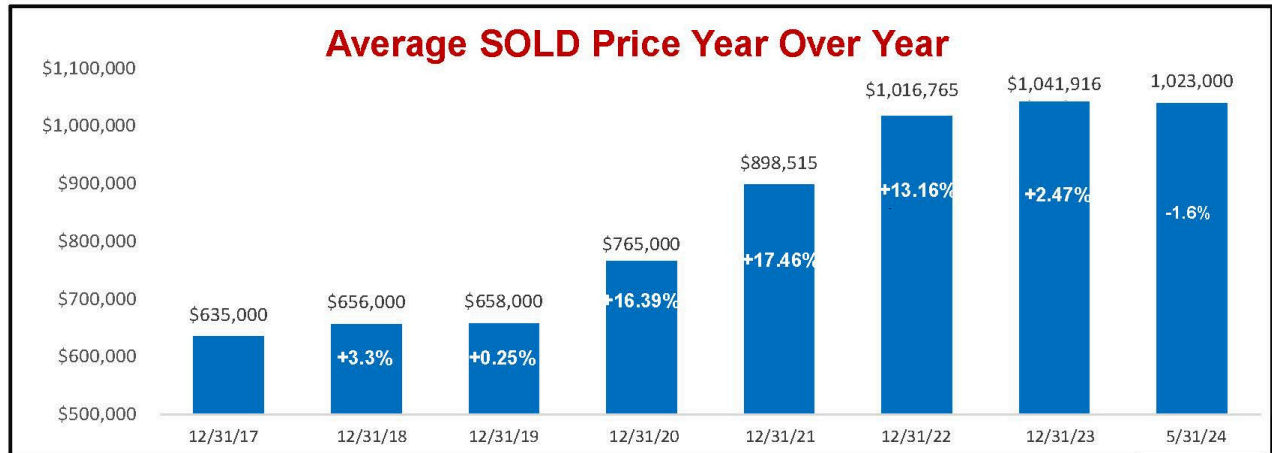
DavesResultsTeam@yahoo.com
www.DaveGardnerRealEstate.com



Larkspur Area Real Estate Stats – HOMES SOLD

Homes Currently For-Sale 6/19/2024) ---30 (\$529,900 to \$2,950,000) --- Median \$1,087,500
Average Days on Market --- 54

Homes Currently “Under Contract” --- 13 (\$679,900 to \$1,575,000) --- Median \$1,125,000
Average Days on Market --- 50



---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 sales 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) 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.

Dave Gardner's Results Realty of Colorado
 9164 Spruce Mountain Rd., Larkspur, CO 80118 * 303-681-1000 * www.DaveGardnerRealEstate.com



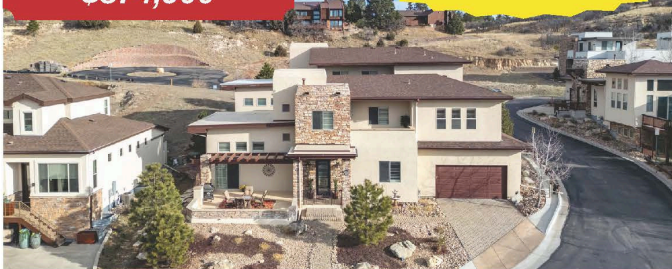
DAVE GARDNER'S Results Realty of Colorado

Office located on the Main Street of Larkspur



FOR SALE
\$874,900

View Property Website at
www.4473EchoDrive.com



4473 Echo Dr. - The Retreat at Perry Park

One-Of-A-Kind Top-Quality CUSTOM "Paired Home" at The Retreat in Perry Park. BREATHTAKING MOUNTAIN VIEWS! Former "Model Home. Main Floor Master. This home has 3,744 Total Square Feet and shows like a brand-new home!

FOR SALE
\$924,900

View Property Website at
www.1081HoosierDrive.com



1081 Hoosier Drive - Sage Port

Custom RANCH-STYLE Home with Finished Walkout on SOUTH-FACING 0.902-Acre Lot backs to Open Space. Main-Floor Primary Suite. This home has been LOVED and is in wonderful move-in condition! Oversized Heated, finished and insulated 3-Car Garage!

UNDER CONTRACT
\$899,900



View Property Website at
www.5922SouthPikeDrive.com

5922 S Pike Drive. - Perry Park

Custom 2-Story is nestled in a pristine Rocky Mountain Pine Forest. Lovingly maintained, this move-in-ready home is 3,692 Total Sq and boasts 5 bedrooms, 4 baths, a dedicated office, spacious garage PLUS 12x24 Tuff Shed and room to park your full-sized RV.

SOLD
\$189,900



5453 Country Club Dr. - Perry Park

1-Acre "READY-TO-BUILD" Lot in popular Perry Park with County-maintained PAVED roads, public water and sewer, natural gas, and buried phone & electric lines--no above ground electric lines to mess up all the TREMENDOUS VIEWS!

COMMERCIAL

FOR SALE
\$999,900



MIXED USE

8650 Spruce Mountain Rd. - Town of Larkspur

RARE--5.68-Acre Site in Douglas County zoned COMMERCIAL "Planned Development" with MIXED-USE Allowed. Live here, Work here or BOTH! Residential AND many Commercial Uses Allowed. All utilities are here! Reduced Water and Sewer TAP FEES.

FOR SALE
\$249,900



7749 Inca Rd. - Perry Park

READY-TO-BUILD South-Facing 1-Acre LOT in Perry Park. Beautiful Rock Formation ON-SITE!! Will make a gorgeous backdrop for your new Dream Home. All utilities and paved road are here!! Gorgeous Mountain Views!



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LARKSPUR AREA SPECALIST!

