

LARKSPUR SENTINEL

SEPTEMBER 2024



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A note from the Publisher and Editor

Larkspur Sentinel

Hey, fall! Welcome!

The cool bite of the evening fall air is refreshing. Our bear friends are starting to think about hibernation, so **make sure to be extra vigilant and lock up your trash and close your garage doors.** Those tummies are rumbling and ready to pack in the calories to make it through the winter slumber...and the leftovers you just threw out in the trash look mightily appealing.

In case you didn't know, **September is National Preparedness Month!** Here in Larkspur, there are many reasons to need to be prepared. Because we're more isolated than other communities, we need to be prepared for emergencies so that we can not only take care of ourselves...but take care of one another.

By now, you've likely already reworked your driving routes to get around the **closure of the Frontage Road on August 19.** But, for anyone who hasn't had the joy of navigating that road closure yet, we've included a short update on the project in this edition so that you know what to expect...and can plan accordingly.

With the road closures and construction, you may find yourself frustrated with your hair standing on edge a bit. As the Sentinel's former editor Margot Patterson always liked to remind us all... please, **remember to be kind.** If you find yourself wanting to pass that person in a rush on Hwy. 105, or brush a little too close to a pedestrian walking through a neighborhood... please take a breath and **remember why we all live here.**

Let's all slow down, practice kindness, and give each other some grace. We're all in it together!

Kate Wessels

Kate Wessels, Editor

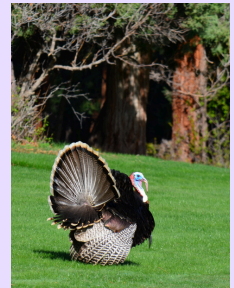
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What's Going On?

September 2: Food Truck Mondays [INFO](#) 4-8 p.m. Mondays through September 23 at Larkspur Community Park

September 5: Larkspur Town Council Meeting [INFO](#) 6-8 p.m. at Town Hall

September 10: Larkspur Planning Commission Meeting [INFO](#) 5-6:30 p.m. at Town Hall

September 10: Larkspur Chamber of Commerce Monthly Mixer [INFO](#) 5:30 p.m. at the Edward Jones Office

September 10: Larkspur Water & Sewer Meeting [INFO](#) 6:30-7:30 p.m. at Town Hall

September 12: Perry Park Metro District Meeting [INFO](#) 6 p.m. at Perry Park Country Club

September 12: Larkspur Fire Protection District Board Meeting [INFO](#) 6 p.m. at LFPD Station 161

September 12: Larkspur Town Council Budget Meeting [INFO](#) 5-8 p.m. at Bear Dance Golf Course

Sept. 21-22: Larkspur Autumn Craft Festival

SAVE THE DATE!

Dec. 7: Larkspur Elementary Holiday Bazaar 10 a.m.-4 p.m. at Larkspur Elementary School

**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.

Backyard posers

Mike Riebau, Contributor

Thanks to Mike Riebau for submitting these photos of Larkspur wildlife!



American goldfinch



Lazuli bunting

Town of Larkspur update

Sherilyn West, Mayor

Town of Larkspur

And just like that, summer is over. But for us it has been a productive one.

The long-awaited sidewalk is now in place, and the Larkspur section of the Colorado Front Range Trail is nearing completion. We have another business in cabin #3 and the Stand is open for business at the south end of the park. We have begun recruitment for a town manager, and recently made our current deputy town clerk our new town clerk.

There has not been any decision made to date on the travel center civil complaint.

The 39 acres off Fox Farm Road has turned in a land use application for zoning and subdivision; the developer must first submit a petition for annexation. Their current design concept is for eight lots with single family dwellings. There will be several public hearing dates for this development. Stay tuned on our website if you are interested in following this project. You can also text LARKSPUR to 91896 and you will get a text reminder of public hearings.

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ALTITUDE FUTURES



September is National Preparedness Month...are you prepared for an emergency scenario?

Matt Wessels, Guest Contributor

September is National Preparedness Month, established in 2004 by the Federal Emergency Management Agency following the events of September 11, 2001. Citizens need to be more prepared, resilient, and capable to take care of themselves. Even the Centers for Disease Control has jumped in on emergency preparedness with the publication of a 2011 guide titled [*Preparedness 101: Zombie Pandemic*](#), a pre-COVID publication that was designed to teach preparedness in a fun, new way.

Preparedness is knowing how to respond to a situation before the situation happens. In essence, preparedness is a state of mind. It is not about having stuff. It's about understanding the common systems of reliance and deciding how to proceed in life without them. What is a common system of reliance? Utilities (water, sewage, electricity, gas/heat), food procurement, medical services and care, education, property, domicile, and vehicular maintenance are all examples. There are many others as well.

Where does your water come from? Where does your electricity come from? Where does sewage go? What about your heat? Where does your food come from? What about medical care? Who fixes your car? Who fixes a non-flushing toilet? Who fixes the furnace?

In the Larkspur area, there are many possibilities for these things to be temporarily limited. The greatest possibilities are forest fires and electrical/gas line outages.

Let's use fire evacuation as an example of how to plan for a contingency and become more prepared. To be ready for the evacuation order, generate an evacuation check-list. Here are key areas to think about ahead of time:

- **Human family members:** Pack a 72 hour bag for everyone in the house. Adults should have device chargers and employment devices.
- **Livestock:** Arrange for trailer transport to a safe place; have arrangements made before a fire even starts. If transport is unavailable, open pens, barns and enclosures. Stage spray paint or markers at your barn for larger animals in case you are unable to evacuate them in time; use them to write your contact information on the animals.
- **Pets:** Have carriers, leashes, kennels for quick and easy transport, food, water and medications staged and packed.
- **Insurance video:** If you don't have one already, make a fire insurance video of everything you own using a smart phone or digital camera.
- **NOTE:** All of this stuff is big, heavy and takes time to do, so knock it out now to be prepared for when an emergency comes.

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What should be in a 72 hour bag?

A 72 hour bag can be any kind of bag, and should stay packed at all times, and refreshed once a year. Bag should be prepared for all 4 seasons, to facilitate easy evacuation. It is best if each person has a bag, so if family members have to split up (say that a child has to be left with grandparents while parents attend to other business), the bag can follow the person. These bags should include the following:

- . Bottoms for 3 days (2 pairs of pants/skirts, 1 pair of shorts)
- . Tops for 3 days (1 thin long-sleeve, 1 thick long-sleeve, 1 short-sleeve)
- . Underwear for 3 days (merino wool or anti-microbial anything is best)
- . Socks for 3 days (merino wool is best)
- . Jacket for warmth (something thin)
- . Jacket for rain/wind (something light)
- . Sun hat
- . Warm hat, like a beanie
- . Gloves
- . Comfortable shoes, like sneakers
- . Sandals - walking and showering at unknown locations
- . Factory sealed snacks/food bars
- . 1 quart/liter water bottle with SOS water packet rations inside (this is to facilitate long term storage and remain usable)
- . Toiletries (medications, oral care, washcloth/loofah, multi-use soap, shaving kit, comb/brush, feminine products, etc)

Note on snacks: Keep things limited. You don't need the whole pantry, just something to nibble on if you're unable to find food at your destination. Think late at night.

Using the above example, think about your own plan and lists concerning an electrical/gas-line outage due to a spring snowstorm. 20" of snow in 12 hours, overnight, and snow crews have not been able to keep up and clear the snow. The forecast is for cloudy weather for the next 72 hours. You are stuck like chuck for the next 4-6 days, without power and you can neither get out of your house, or back in. What do you need to store in the house to survive? What are your communication plans to family members who are not at home? When do you engage these plans? Are there other contingencies closer to work you can plan on if in case a family member can't make it home before the storm hits?

If you liked this article, or want to see more, please contact me at maticuswessels@gmail.com to submit questions, comments, or suggestions.

FAQ: Deployment of fire personnel and equipment to wildland fires outside of the district

Wayne Moore, Secretary–Board of Directors

Larkspur Fire Protection District



Is Larkspur Fire Protection District still adequately protected when our firefighters and equipment are sent elsewhere?

Maintaining sufficient coverage of LFPD is the foremost priority in determining whether to release our firefighters and equipment for wildland fire deployments away from the boundaries of our district. The decision follows a consultation between the LFPD shift officer and the fire chief. When necessary, LFPD has a procedure in which off-duty and volunteer firefighters can quickly be called in to maintain our standards of response coverage.

Why are LFPD personnel and equipment sent to fight fires outside our district when the wildland fire risk here is always substantial?

Large-scale wildfires may require drawing from the resources of local, regional, state, and federal agencies. Also, there are times when LFPD needs the reciprocal assistance of our mutual aid fire agencies. For example, on the Wiens Ranch fire, we requested mutual aid, and eight nearby fire agencies rapidly responded, allowing the combined resources of 100 firefighters and their necessary firefighting apparatus to be on the scene. The chief may recall LFPD resources to maintain adequate coverage within our district.

Does it benefit LFPD by sending our personnel to these wildland fires away from Larkspur?

These deployments are an excellent way for our firefighters to gain real-world wildland fire knowledge. It provides familiarity with fire behavior, equipment, operations, and logistics while working with multiple fire agency tiers. Firefighters return to LFPD with these experiences, which benefit us in fighting wildfires within our district.

Who pays for our personnel and equipment on these fires?

There is the potential for reimbursement to LFPD for personnel and equipment deployments when requested outside our district. There is typically no reimbursement for less than 12 hours of local mutual aid assistance. There are predetermined reimbursement rates for LFPD assets requested by county, state, or federal agencies sent for larger wildland fires.



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Why isn't there more emphasis on providing aircraft if other resources are needed?

While the news media showcases aircraft dropping water or retardant on the fire, foremost, it still is having firefighter boots on the ground, digging fire lines, pulling fire hoses, and spraying water that puts out the fire. Douglas County has contracted a helicopter for immediate response to wildland fires exclusive to the county's use from June 1 to October 31, 2024. It is based a short distance south of Chatfield Reservoir. During off-peak fire season, it is on an as-requested contract and might not be available.

Several years ago, this helicopter was over a lightning-ignited fire on a steep mountainside west of Sandstone Ranch Open Space eighteen minutes after being requested. We also used it during the Wiens Ranch fire. The state is further developing its fleet of helicopters and airplanes specific for firefighting. The Fire Incident Command officers may request federal resources from across the country in addition to the possibility of military aircraft.

More information

For answers to further questions regarding the preparedness or operational functions of LFPD, please contact Chief McCawley at 303-681-3284.

The next LFPD Board of Directors meeting is September 12 at 6 p.m.



LFPD hosted a Spray Days event at Larkspur Community Park on August 11. Photos courtesy of LFPD.

West Frontage Road closure and Crystal Valley interchange

Town of Castle Rock

Construction of the Crystal Valley interchange is progressing, with work now underway west of Interstate 25. To build new bridges over I-25 and the BNSF Railway tracks, as well as new I-25 on- and off-ramps, crews will restrict and relocate West Frontage Road traffic through 2025.

Starting Monday, August 19, crews closed the section of the West Frontage Road between Territorial and Tomah roads. Local access to businesses and residences along West Frontage Road will remain, but no through traffic will be allowed.

This estimated 18-month closure will allow crews to safely build the new interchange and relocate this portion of the West Frontage Road to its new permanent location, west of the BNSF Railway tracks.

Closure and detour information:

For homes and businesses south of the closure, motorists should take Exit 174 (Tomah Road) off I-25 to access West Frontage and Tomah roads.

No cyclist or pedestrian traffic will be permitted within the work zone. Please use an alternate route during the closure. The roadway will be removed, creating an active construction zone that will prevent safe passage for all modes of transportation.

As work progresses, other portions of West Frontage Road, as well as of Territorial Road, will be relocated onto temporary pavement. Be on the lookout for changing traffic patterns, drive safely and watch for crews working in the area. Roadside signs will provide updates.

To join the email list to stay informed about the project's progress, go to CRgov.com/CVI. Once completed, the new interchange will feature:

- Northbound and southbound access to I-25 at Crystal Valley Parkway via new on-and off-ramps
- A new Crystal Valley Parkway bridge over I-25 with two through lanes in each direction and updated trail and sidewalk connections
- A new roundabout on Crystal Valley Parkway east of I-25
- A new bridge over the BNSF Railway tracks west of I-25
- Relocated segments of the East and West Frontage roads

This project is a collaborative effort among the Town, Douglas County and the Colorado Department of Transportation. Roundabout and Frontage Road construction east of I-25 is anticipated to be completed in 2025, with total completion of the interchange project anticipated in 2027.

News from the Perry Park Metropolitan District

Steve Ostrowski, Director & Secretary
Perry Park Metropolitan District



Hello Perry Park Metropolitan District residents,

Thank you for using our first pickup cycle of our fire mitigation slash pickup program. Our next cycle will begin in October. If you have a small amount of debris, please use your trash service as it is inefficient for a truck to stop for a small pile and costs the district to stop at your small pile.

The Douglas County free slash drop-off program also runs every weekend which helps us save expenses and is more flexible for you to drop off as needed: douglas.co.us/public-works/slash-mulch-program

We recently changed management companies for our district. Some of the contact information has been updated on our website, and now you can reach someone more easily with the new phone number: 719-447-1777 (our old phone number will forward there). Our meeting links have also changed, so please take note of our announcements to use the most current contact information.

The status of other current topics on the board include:

- **Wauconda Park plan:** The University of Colorado Denver group is updating the park presentation from our last meeting and will review it with us.
- **Gilloon Pond improvements:** Nolan Farrar and his Eagle Scout group improved some of the mowed trail around the pond. The trail now provides a wide walking path through more of this open space area.
- **Entryway improvements:** We are reviewing updated options with CORE Electric to consider burying some of the power lines at the neighborhood entrance. We are also awaiting a decision from Colorado to designate our Gateway Pond as a fire suppression pond.
- **Donations to community events:** The Perry Park Community Fund is a non-profit 501c(3) fund that is a tax-deductible fund. [See our website](#) for more information.

Our September board meeting is scheduled for **Thursday, September 12 at 6 p.m.** at the Perry Park Country Club and on Zoom. You can see the meeting schedule and documents, as well as other neighborhood information and contact forms at perrypark.org.

Follow us: facebook.com/perryparkmetro and nextdoor.com/g/6vaja7i6t

Thank you on behalf of the PPMD Board of Directors.

How we're creating more drinkable water

Brian Arthurs, Director

Perry Park Water and Sanitation District



"A man from the west will fight over three things: water, women and gold, and usually in that order."

- Barry Goldwater

Water, a seemingly abundant resource, has been at the heart of countless conflicts throughout history. From ancient tensions to modern-day disputes, the struggle for access to this vital commodity has led to wars, diplomatic tensions, and even the threat of violence.

One of the earliest recorded instances of a water-related conflict dates back over 4,000 years to ancient Mesopotamia, where two city-states clashed over irrigation rights along the Tigris and Euphrates rivers. In more recent times, the Korean War saw both sides utilize water as a weapon, with North Korea releasing floodwaters from dams and the United States responding with air strikes.

The Middle East, a region often plagued by geopolitical tensions, has also been a hotbed for water-related disputes. Israel and Syria have engaged in multiple skirmishes over water resources, including the Jordan River and the Sea of Galilee. In Africa, conflicts have erupted between countries like Ethiopia and Somalia over access to scarce water sources. Even within the United States, water has been a source of contention. In 1935, Arizona and California nearly came to blows over the Colorado River, with Arizona National Guard troops dispatched to prevent California from building a dam.

The weapons in today's water wars have evolved to lobbyists, lawsuits, and monetary influence. However, the underlying struggle for control over this essential resource remains unchanged. As history has shown, the fight for water is a conflict as old as civilization itself. The potential for future water wars remains a pressing concern.

Meeting report

The Perry Park Water and Sanitation District (PPWSD) Board of Directors convened for two meetings in July. Here's a breakdown of key topics addressed:


- **Property sale:** The board unanimously authorized the sale of a property at 1802 Silverheels Drive to the highest bidder for \$450,000. The proceeds from the sale will be used to offset the cost of necessary capital improvements.
- **Glen Grove Water Treatment Plant:** New equipment has been ordered, with some parts experiencing delays.
- **Sageport Wastewater Treatment Plant:** CDPHE is reviewing the discharge permit renewal application.

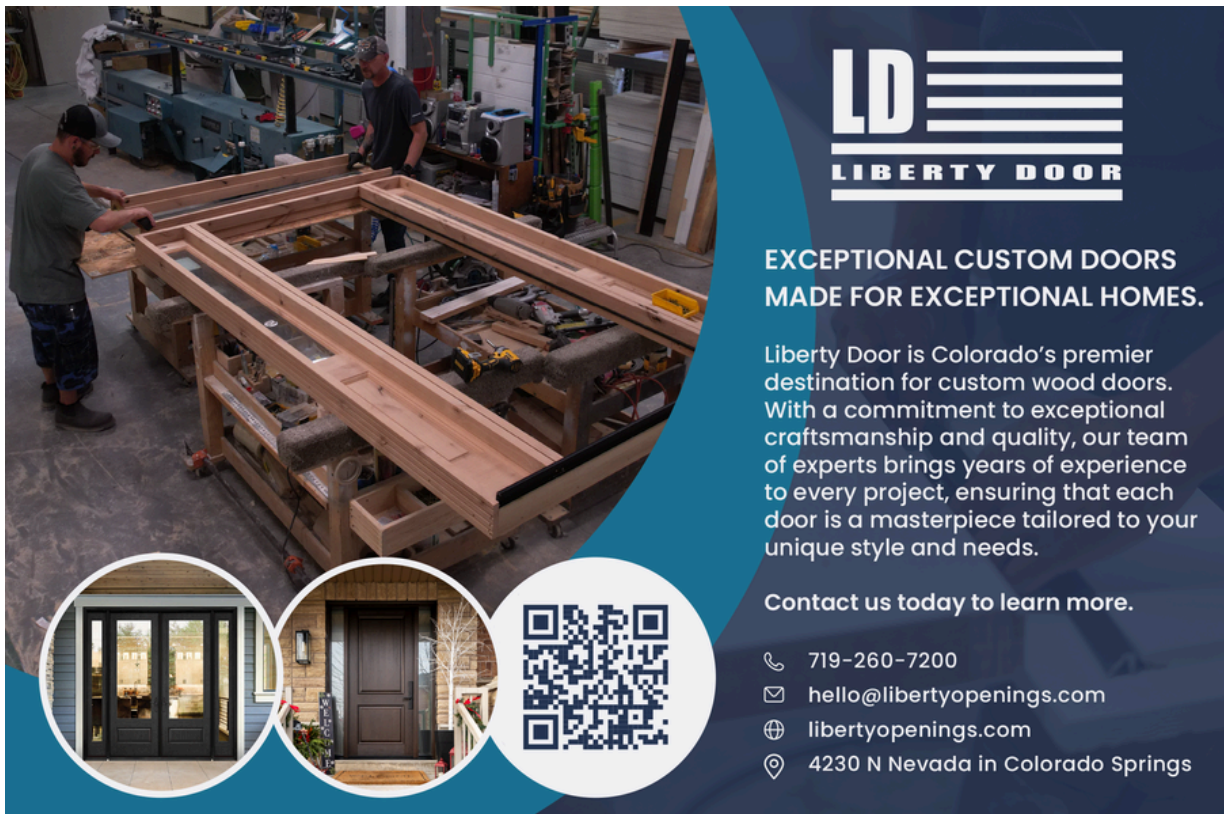
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- **Wauconda Wastewater Treatment Plant:** GMS is coordinating with Douglas County Engineering Services as to stormwater detention requirements.
- **Customer complaints:** Odor issues at the Wauconda WWTP were addressed.
- **SCADA and automation:** New VFDs at Sageport WTP programming is underway.
- **LID funding:** Bannock and Spring Canyons LIDs face the possibility of reduced county funding. The board considered contributing to engineering and inspection fees for the Spring Canyon LID but decided against it due to financial constraints.

Board member discussion: A work session to discuss finance-related topics, including auditor's comparison, potential rate increase, expenses, and borrowing was held in August.

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







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Blanket Brigade warms hearts

Cindy Hotaling, Contributor

The Larkspur Blanket Brigade makes quilts for anyone experiencing trauma, loss, adversity, or illness. Our group was formed in 2015 with four ladies and we have grown to 15 dedicated souls. We have been able to create and give away 300 quilts each year. This year we have completed over 200 quilts.

If you know of anyone in need of a little extra comfort, contact Terry Wedges at redwages1@msn.com or Cindy Hotaling at 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 meet on the 2nd and 4th Wednesday of every month at the Perry Park Country Club.

Please consider joining us in this fun endeavor. 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 we can accommodate those skills as well.

Come join us!



Photo courtesy of Blanket Brigade.

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Conservation Opportunity Fund

*Richard Bangs, Member–Board of Directors
Douglas Land Conservancy*

Douglas Land Conservancy (DLC), a non-profit land trust based in Castle Rock, is taking steps to help ease the path to preserving open space in Douglas County and the surrounding area.

DLC works with willing landowners to place conservation easements on their land to preserve the conservation values and limit development. But there are obstacles.

Usually the land in question is more valuable to developers than it is as undeveloped land and some owners decide to sell for development. In other cases, the cost of preserving land is an obstacle, even though there are some tax benefits.



Douglas Land Conservancy's Conservation Opportunity Fund may make land conservation easier for some property owners. Photo courtesy of DLC.

DLC's new fund addresses some of these costs, and creates a collaborative relationship between landowners, their local land conservancy, and the public, according to Laura Sanford, executive director of DLC.

"This fund gives DLC supporters the opportunity to direct their donation to a specific fund that helps people preserve and protect the land, water, and wildlife that means so much to us all," said Sanford. "Donating a conservation easement is expensive and not all landowners have the capital to make it happen. This fund can make projects happen that normally would not happen."

DLC Board President Alan Clarke said the fund is a new tool for DLC.

"The Conservation Opportunity Fund provides a powerful new tool for Douglas Land Conservancy to assist landowners in preserving in perpetuity properties with important conservation values. Special places that in the past may not have been preserved due to upfront expenses can now be protected for the benefit of future generations."

Over the 37 years of DLC's existence, there has been an evolution in the process of protecting open space. In the early days, when DLC was composed of a volunteer board and no staff, board members with the necessary experience and skills spent many hours making sure things were done correctly. There were surveys to complete, appraisals to acquire, and legal documents to prepare.

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Most of those services were donated because DLC, at that time, had no funds to pay professionals. Over time the costs of those service greatly increased, and availability of funds decreased. New laws and regulations were developed to govern the land trust industry.

Laws passed by the state were meant to ensure land was fairly evaluated and the Internal Revenue Service developed standards and requirements to make sure tax benefits were appropriate. In addition, DLC usually asked landowners to cover the mandatory stewardship funds for each project. These funds are used to monitor the land forever and preserve the conservation values.

All of this required the use of more professionals and costs continued to grow. This created, in many cases, situations where landowners could not afford to preserve their properties. Donating an easement can often cost \$100,000 or more depending on the property size and legal complexities.

Earlier this year, with the help of generous donors, DLC established a Conservation Opportunity Fund, a temporarily restricted fund used to facilitate protecting additional lands through new conservation easements held by DLC.

Money from this fund can be allocated to landowners who wish to preserve their special land but cannot afford the fees. Allocation of the funds is approved by the DLC Board of Directors and may be conditional, depending on circumstances of the project involved.

Money donated to the fund can be specified for a particular project or to the fund in general. All money in the fund will be used only for projects which culminate in a conservation easement on land.

Because DLC is a registered 501(c)(3), all money donated is tax exempt.

For more information on the Conservation Opportunity Fund, contact DLC staff at 303-688-8025.

Douglas Land Conservancy is a non-profit land trust based in Castle Rock. For more information, visit douglaslandconservancy.org.

Everyone's talking about the grasshoppers...

Douglas County CSU Extension Office

In much of the region, this year has been an “outbreak” year for grasshoppers. While some locations have been skipped over (for who knows what reason), most folks are dealing with ‘hoppers and their voracious appetites. As disheartening as it can be to see the garden devoured in the course of a few days (or hours!), grasshoppers are nothing new to Colorado.

In fact, 2024 marks 150 years since the beginning of the last recorded outbreak of the Rocky Mountain Locust. The years 1874-1876 were marked by hardship not only in Colorado but throughout the West. Locust swarms devoured crops in Missouri, Nebraska, Kansas, and Colorado, prompting relief trains of supplies from across the nation, and the launch of the first-ever scientific commission in the country, with the mission of solving the “grasshopper problem.” Expeditions led by entomologists W.M. Wheeler and F.V. Hayden, among others, were dispatched to uncover the life cycle and source of the plague.

In July 1874, the *Rocky Mountain News* reported on a “grasshopper deluge:”

“People have complained greatly lately of the infrequency of showers here, but there was a shower in the Clear Creek valley the other day that would have made them complain on the other side of their mouths. The inhabitants of the vicinity of Boyd’s Bridge suddenly noticed a peculiarly black and threatening cloud overhanging the valley, but before they had time to take observations of the same a la the Wheeler and Hayden expeditions, the rains descended and the floods came in the form of 1,000,000,000 grasshoppers (at least that was all our reporter counted) which immediately set to work and began eating all the corn, and other crops, within a radius of half a mile. A particularly fine field of lettuce, belonging to Mr. Perrin, was almost entirely destroyed. At the same time some ten hundred thousand billions more were counted by our reporter, flying southward, the wind being from the north, An adverse current of air is supposed to have caused the descent of those on the ground.”

Not only were crops affected, but other aspects of life. On September 15, 1874, the *Rocky Mountain News* reported of a train being stranded near Larkspur:

“Travel was interfered with on the Rio Grande railroad, Sunday, by the grasshopper blockade. Passengers report that the upbound train was brought to a dead lock a short distance this side of Colorado Springs. The little engine found getting over that track about as difficult as climbing a greased pole.”

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W.D. Arnett, a prominent citizen of Colorado, ran for US Senate in 1876 on the paired issues of grasshopper control and grasshopper relief for the newest state in the Union (he lost). In 1877, though, the state legislature passed House Bill 250, which authorized county commissioners throughout the state to raise property taxes in order to fund the payment of bounties for dead grasshoppers (provided the evidence was presented to the county clerk).

While most of us living in Colorado today aren't at risk of losing our livelihoods to grasshoppers, they can certainly be a problem in rangeland and gardens. Grasshoppers are notoriously difficult to control because they are so mobile. You could wipe out every one of them in your garden only to have more hop in later the same day!

Feeding deterrents like garlic, neem, or chili oil are typically not effective, nor is diatomaceous earth; directly spraying them with neem oil, though, or insecticidal soap, can be effective. Insecticide-laced baits are another option. Be sure to read and follow all label instructions for any pesticide, organic or otherwise.

A retrospective article published in the 1880s noted that the “grasshoppers have driven out [of Colorado] everyone who is easily discouraged.” Don't let yourself be one of them!



Grasshopper nymph. Photo courtesy of John Murgel,.

Lifelong learning

*Amy Pfister, Community Engagement Coordinator
Aging Resources of Douglas County*

Aging. It's a universal reality for all of us. Did you know the state of Colorado has the second fastest-aging population in the country?

Twenty-one percent of Colorado's population will be over the age of 60 by 2030, an increase of 32 percent from 2012, according to the U.S. Census Bureau. Colorado's population of older adults is also projected to double to 1.7 million people by 2050, according to the Colorado Health Institute, making the state's aging population the second-fastest growing in the nation (behind Alaska).

The main driver? The baby boomers.

"We migrated a lot of baby boomers here in the '70s, and they were 20 around that time," said Elizabeth Garner, Colorado's state demographer, to Colorado Public Radio.

Now those people are in their 60s and 70s.

"It really is making a significant change in Colorado," Garner said. "We really have never had very many older adults in the state."

While there are many challenges associated with the growth in the older adult population, there are also many more opportunities available to older adults today than there were even 10 years ago. Continuing education is an ever-expanding arena for older adults.

Here are some Colorado-based educational organizations that offer learning opportunities targeted toward those who already have a lot of life experience:

1. CU Denver Change Makers Program

Adults thinking about retirement, or those who have recently retired, meet twice a week (once on campus and once virtually) to learn how to navigate life transitions. Lecture topics range from community leadership to planning for long-term health. Plus, students can audit nearly any CU Denver class, meaning they can sit in on art, history, or even engineering courses. Learn more: ucdenver.edu/change-makers

2. Active Minds

This Denver-based organization dedicated to lifelong learning was founded by former



Photo courtesy of ARDC.

continued from previous page

teacher John Henderson and his business partner Zane Robertson. The organization offers free, hour-long classes throughout the metro area on an eclectic assortment of topics. From the origins of whiskey to the history of the Mongol Empire, the programming is available to all ages (although Active Minds' primary demographic remains older adults of retirement age). Learn more: [activeminds.com](https://www.activeminds.com)

3. [Senior Planet \(by AARP\)](#)

Senior Planet is a program run by the nonprofit Older Adults Technology Services, which is affiliated with AARP, a nationwide interest group for those 50 and older. With both virtual and in-person classes at the Senior Planet Center in Lowry, students can take technology courses on everything from the fundamentals of Instagram to how to buy a decent laptop. The program is designed for adults over 60. Learn more: [seniorplanet.org](https://www.seniorplanet.org)

4. [Semester at Sea Lifelong Learning Program](#)

Based out of Fort Collins, Semester at Sea is a study-abroad program primarily focused on undergraduate college students who sail to 10 different countries while taking university-level classes onboard a passenger ship. Semester at Sea Lifelong Learning Program, however, targets an older demographic, inviting them to join students aboard the MV World Odyssey to travel the world while auditing classes. While the program is technically open to anyone older than 30, many Lifelong Learners are retirement age—and even in their 90s. Learn more: [semesteratsea.org/lifelong-learners](https://www.semesteratsea.org/lifelong-learners)

No matter your age, you're never too old to stop learning. Who knows what incredible discoveries await you?

The advertisement displays five property listings in a grid format. Each listing includes a photo, a status label (JUST LISTED or JUST SOLD), the price, and the address with bed/bath and square footage details. To the right of the listings is a profile for Bonnie Schwam, a realtor with Bonnie Sells Colorado, including her phone number, email, and the EXP REALTY logo. A portrait of Bonnie Schwam is shown in the bottom right corner.

Property Address	Status	Price	Bed/Bath	SQ. FT.
1193 Silverheels Dr. Perry Park East	JUST LISTED	\$1,649,000	3 Beds 5 Baths	4,745 SQ. FT.
14080 Westchester Dr. Gleneagle	JUST LISTED	\$600,000	3 Beds 3 Baths	3,720 SQ. FT.
6386 Perry Park Blvd Perry Park	JUST SOLD	\$1,450,000		5,471 SQ. FT.
9674 Ranch Road Central Mountains	FOR SALE	\$349,900	1 Bed 1 Bath	680 SQ. FT.
9485 Spruce Mountain Town of Larkspur	FOR SALE	\$499,900	3 Beds 2 Baths	1,400 SQ. FT.

Bonnie Schwam
Bonnie Sells Colorado
719-651-2916
bonnie@bonniesellscolorado.com

exp
REALTY

On the town: Local social events

Larkspur Sentinel

From John Manka, event coordinator:

Photos courtesy of John Manka

Well, the Hot Rods in the Park event was a hit! Look for the Vintage Car Club of Castle Rock to be bringing the show back in 2025! Enough was raised to give a \$1,000 donation to the Douglas County Veterans Monument Foundation. Thanks to our partner Town of Larkspur for making this a wonderful community event: and to Dave Gardner and 1 Stop Tire & Auto along with the Vintage Car Club for sponsoring live music. And a big shout out to the Vintage Car Club of Castle Rock volunteers that helped make this show run smoothly!



Congratulations to local Larkspur resident, Darryn Rose for winning Best of Show.



Do you have an event you'd like us to feature? Email us at larkspursentinel@gmail.com



 **LARKSPUR ELEMENTARY HOLIDAY BAZAAR** 

LARKSPUR ELEMENTARY SCHOOL

DECEMBER 7, 2024

10AM - 4PM

CALLING ALL VENDORS!

WE NEED YOU! LOOKING FOR CRAFTS, FOOD, JEWELRY HOME DECOR, CLOTHING, CANDLES, SOAPS AND SO MUCH MORE!!

FOR MORE INFORMATION AND TO SIGN UP TO BE A VENDOR OR A SPONSOR CONTACT

LARKSPURHOLIDAYBAZAAR@GMAIL.COM

History Programs in September & October

The Amazing Women of Sandstone Ranch



Beryl Jacobsen introduces the lives of the interesting and accomplished women who enriched the history and the culture of Douglas County. Beryl tells of the lives of Elizabeth Robinson, Jean Tucker Allen, Elsie Palm Tucker, and Anna Palm. Learn how each of these women lived, persevered, and became famous.

September 18, 2024 at 7:00PM
Larkspur Fire House Conference Room, 9414
Spruce Mountain Road, Larkspur



February 26, 1944, A Fateful Day for a B-17 and 9 Army Air Corps Men

A B-17 bomber, known throughout history as the *Flying Fortress*, crashed within two miles of Perry Park. All nine of the crew members lost their lives.

You haven't heard about this? Here's your chance!

October 17, 2024, at 7:00PM, Perry Park County Club

SEATING LIMITED! RSVP:

: Nancy Page-Cooper: 720.849.0718



LARKSPUR HISTORICAL SOCIETY

The voice of history of southern Douglas County & Divide Country



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Dakota Hoyt **719-671-3720**

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www.coloradomastication.com

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

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Submit ad art to
larkspursentinel@gmail.com

DEADLINES

Articles/Letters/Ad Artwork/Classified Ads
due 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.

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

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"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!

837 Kenosha Drive
Sage Port, Larkspur
\$925,000

6 Bedroom/4 Bathrooms
1 Private Wooded Acre
Minutes away from The Golf Course at Bear Dance

This beautiful 6 bed, 4 bath home situated on a pristine 1 acre lot in the picturesque Sage Port neighborhood features an enormous main level master suite, great room, gourmet kitchen, a study & spacious sunroom. The main level master suite features wood floors, his & hers closets and a 5 piece bath. The walkout lower level boasts a family room with a wet bar & guest bedroom with a full bath. Enjoy the wrap around front porch & the towering pines.



Just Listed!
 7119 Echo Club Hills Road
 Perry Park, Larkspur
 \$599,900

Consistent Winner Of



5280

For Outstanding Customer Service!



For Sale!

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

This 4 bedroom , 5 bathroom 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.

CLIENT TESTIMONIALS



Feedback from Dennis and Cindy Holehouse

"Ben Wolfe is very professional. He sold our home in record time. The experience was very positive from beginning to end. It was a pleasure to do business with him. I highly recommend Ben

Wolfe for all of your real estate needs."

Feedback from Cherron Schotzie Hoppes-Davis

"Ben has been a part of three real estate transactions for us. He is whip smart and always has his clients interests at heart. More than anything he is a kind person and a joy to work with"

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

Dear readers,

So many of us all have looked forward to reading the iconic *Walt's Words* update every month over the years. It is with heavy hearts that we inform you of Walt Korinke's passing on August 22, 2024.

A full note from the editor and publisher will be included in the October edition of the *Sentinel*.



WALTSWORDS

By Walt Korinke
Commercial Real Estate
Sept 2024

Colorado - Opening its first Colorado store in 2022, QuikTrip Convenience Stores now has 11



stores in the state with 3 more to open yet this year. Founded in 1958, in Tulsa, Oklahoma, **QuikTrip** is the 33

largest privately held company in the United States. Over the past 66 years they have grown to 1,061 units spread over the central United States. Along with fueling your vehicle, you can pick up coffee and snacks and



other travel needs or experience food from their full-service kitchen including fresh donuts, salads, wraps, pizza by the slice and various grilled items. They have been a leader in their locals in competitive gas pricing. Watch for more Colorado QuikTrips.

Perry Park - SALE of most of Echo Valley

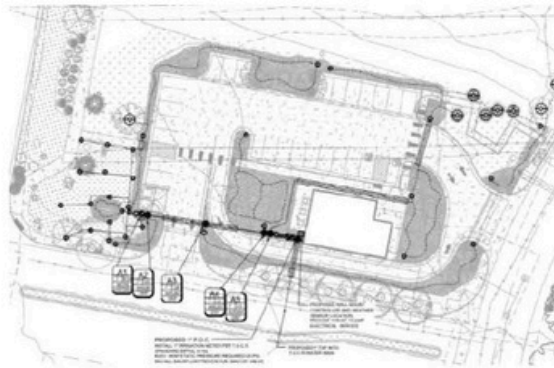


Road closes. Four parcels (**Echo Valley Estates**) totaling 105 acres was sold by Omaha based Two 30 Properties LLC to XXXX for \$4,095,000. Douglas County is in the process of finalizing the parceling of ten 2 1/2 acre lots on both sides of the west end of Echo Valley which should produce some expensive ranchettes. Wonder what the plans for the remaining 85 acres will be. All the utilities are nearby, and Perry Park Water

will be the water provider. With just over 1,000 residences and more coming, it is too bad the community voted down the 2nd ingress/egress road a decade ago. Over the ridge to the south, work on the 49-acre **Bear Ridge** development of 1 to 1 1/2 acre lots has been at a standstill this year.

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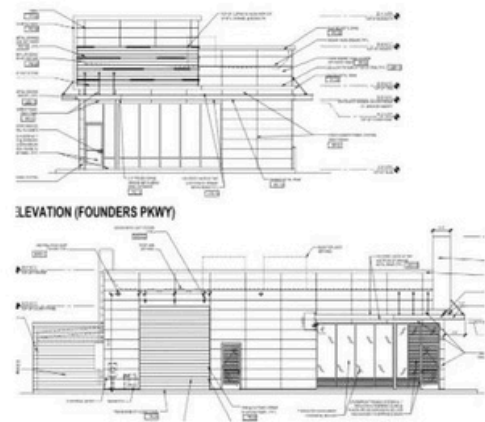
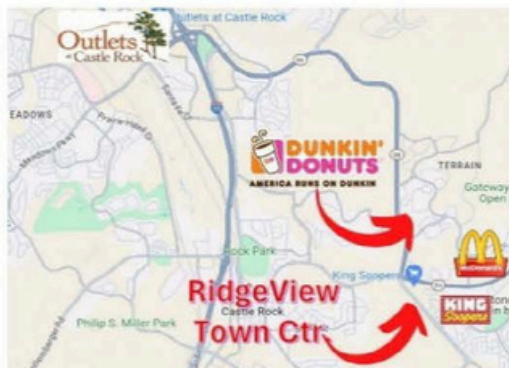
Castle Rock - The development activity continues to progress at the apex of **Founder's Pkwy/Ridge Road and Fifth St.** Not only are road



improvements underway, but various commercial projects are about to add to the already growing stock. At the heart of this area, located on the northeast corner, is the existing King Sooper Shopping Center and accompanying tenants. On the northwest corner, a mixed used medical, service, restaurant complex development has been growing over the past couple of years with the most recent completion being the new McDonald's.



For the past year, Dunkin Donut has been teasing an appearance, and has just taken another Soopers)step towards the start of construction of their only store in Castle Rock, a 1,798 sq. ft., single story donut store.



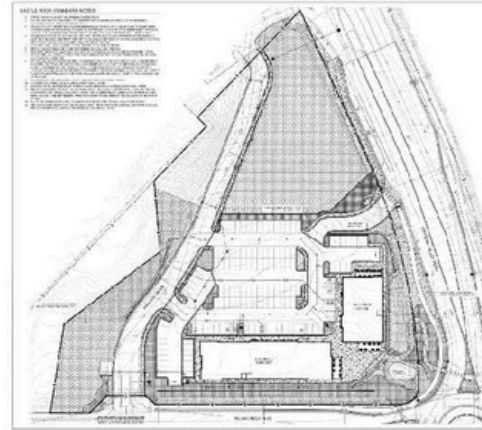
Just south of the Emmaus Anglican Church property on the southwest side of the corner of Fithe and Ridge Road, planning is underway for the **RidgeView Town Center** to be located (across from the King Soopers) on a 10-acre parcel at 895 N. Ridge Road. Seven structures are planned to range in size from 5,000 sq. ft. to 9,000 sq. ft. for a total gross area of 48,000 sq. ft. and after allowing for access and parking, 29% of the space will remain designated to open space. Several outdoor seating areas are



planned as well as a stand-alone restaurant or brew pub that can take advantage of the view. Two small free standing flex office buildings are included with expectations of medical use. A bluff walking trail provides pedestrian views.

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Just to the east of all the construction activity of adding the Crystal Valley highway bridge and interchange, a small Monument developer, Proterra Properties is planning to construct two commercial buildings on a 5-acre site on



the southwest corner of the junction of Crystal Valley Parkway and Plum Creek Boulevard. The **speculative Crystal Valley Shopping Center** development envisions a



quick serve restaurant, a retail or food service building, retail and office uses and will be developed in two phases. One of three required neighborhood meetings has been completed.

A 4.1-acre parcel located on the east side of Ridge Road at Enderud Blvd. is in the process of being subdivided into 2 parcels with the larger portion under design for a 10,000 sq. ft. single story **The Learning Experience Early Childhood**



Facility and a 5,400 sq. ft. outdoor playground. The second lot will be developed at a later date. The second Early Childhood for Castle Rock, Early Childhood was founded in 2001 and is a national franchised chain with nearly 300 units. The



Ridge Road property will accommodate up to 175 children ranging in age from 6 months to 6 years old, 5 days a week from 6:30 in the morning to 6:30 at night. The site will include 52 parking spots and children must be physically checked in for security purposes.

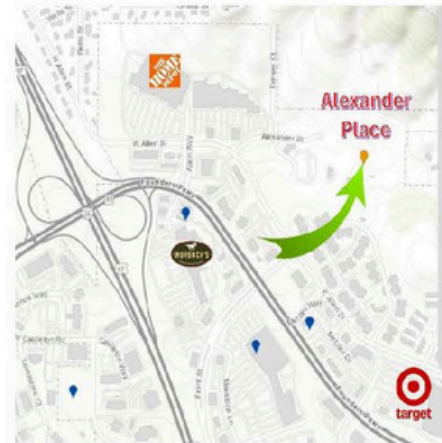


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Though Toll Brothers has their hands full with the massive Montaine development, they still have room



on their plate to consider building out the 8.37-acre site to be known as **Alexander Place** located midway between Home Depot and Target. Among the last

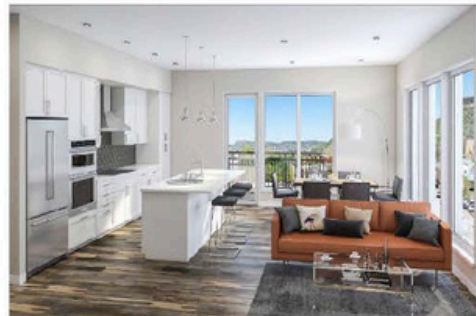


old farm sites in town with the original home, barn and out buildings, the site currently zoned for 125 units will be downsized by Toll Brothers to almost half the density with 79 townhomes ranging in size from 1,600 to 2,100 sq. ft. The three-story, alley-loaded townhomes will have two-car garages and guest parking along with 59 surface spaces for guest parking.

The final building of the Riverwalk Collection, the **Riverwalk Luxe** building has completed the 28



apartments on levels 3-5 and leasing has commenced with one bedrooms (850 sq. ft.) renting in the \$2,200 range, two bedrooms (1,180 sq. ft.) in the \$2,800's plus a 1,400 sq.



ft. 3-bedroom unit renting for \$4,890. The second floor has three 2,000 to 4,000 sq. ft. office units for sale ranging from \$700,000 to \$1,400,000. The ground level is anticipated to include restaurant space and/or possible retail space.

The bulletin board

Larkspur Sentinel

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




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



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Colorado

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Opt-in today.
Text **LARKSPUR**
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Reply 'YES' to opt-in.

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LARKSPUR

What to Expect:

- 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.
- You can text STOP at any time to remove yourself from the notification list.

Msg & data rates may apply. Check with your carrier for details. View terms and privacy policy info at: textmygov.com/help-to/terms-conditions




Larkspur FREE Library
9524 Spruce Mountain Road

THOUSANDS OF TITLES
No Card
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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



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



Larkspur Area
Chamber of Commerce

MONTHLY MIXERS

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

www.larkspurchamberofcommerce.com

HOSTED BY:
Local Larkspur Community & Business Members

**FREE
ADMISSION
& PARKING**

Larkspur Area
Chamber of Commerce
presents

AUTUMN ARTS + CRAFTS Fest

September 21 & 22

Sat 10 a.m. - 5 p.m.
Sun 10 a.m. - 4 p.m.

Larkspur Community Park
8820 Spruce Mountain Rd, Larkspur, CO 80118

COME JOIN THE FUN!
ARTS, CRAFTS, MUSIC, FOOD AND MORE...

A walk on the wild side

Susan Peters, Contributor

September happenings...tarantula festival...FRAUD!...short takes



September – ah!

But first, let's remember an idyllic August with somewhat moderate temperatures and the occasional thunderstorm. In bird world there were frolicking fledglings with their spastic hairdos of molting feathers. One hairy woodpecker caused such a commotion with its squawking and flapping wings to have dad feed him from the woodpecker seed block, we thought its blood pressure was going to burst out of its head. Two rufous towhee younguns took turns jumping up and down in the bird bath, doing pretty good cannonball tactics on the way down. And Hubby Dave acquired a new friend – a fledgling scrub jay that kept pestering him for more peanuts...it will soon be sitting at the dinner table with us.

In the early evenings, the crickets fill the woods with the sounds of rubbing legs, as the males call for a mate to do their own species perpetuation.

Most of the adult hummingbirds have flown to their winter digs, having done their job of perpetuating their species. So now, only their offspring remain in a gradually diminishing feeding frenzy. Soon, only a few stragglers will remain. With the other migrating birds departing shortly, it will become so very silent outside. Erie silence.

We were so pleased to once more see the calliope hummers with the “red or purple paint drips” on their necks, drop in for a few days in early August. They are incredibly tiny next to the aggressive rufous hummers, but they held their own at the feeders.



Back to September, which is usually warm and sunny with fall colors peaking at the end of the month...sunflowers give way to asters... if only it would last! You think it will and then BAM! We are in frost weather, quickly shedding shorts for long johns.

Photo courtesy of familyhandyman.com.

The mullein weed is growing tall, a predictor of deep snows despite the Almanac saying that it will be a shorter and warmer winter.

And then in the evening, things heat up with the elk bugling, if you are fortunate enough to live near their digs. If not, take a trip up to Cherokee Ranch on one of their three nights in late September (September 19, 24, and 26) to sit on their terrace and view the herds in action while taking in an elk symphony and sipping a glass of wine.

And, ah, yes, September, when swarms of houseflies and wasps hijack our houses. Black widow female spiders do combat to secure the best corner in the garage to start their disarrayed webs.

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Warning – tarantulas on the move

Although it is referred to as a tarantula migration, it is really just the urge to mate, as thousands of male tarantulas, most commonly the Colorado (or Oklahoma) brown tarantula ramble the country roads of southern Colorado looking for that special lady. As the *Colorado Springs Gazette* aptly put it:

“No, it’s not the plot from the 1990 film *Arachnophobia*, but a perfectly normal, and very real (albeit creepy to some) annual migration that occurs in the state each year.”

From mid-August through October, the male tarantulas traverse the over 443,000 acres of the Comanche National Grassland for the annual ritual. Colorado Parks and Wildlife (CPW) officials say that the peak time to view tarantula activity is mid-September near Comanche National Grassland south of La Junta, off U.S. Highway 109.



Photo courtesy of La Junta Tarantula Festival website.

The female tarantula will dig a borrow in non-plowed fields where it will stay near the rest of her life for as long as 25 years. The burrow will have a spider web across the opening to prevent intruders. It is these burrows that the males seek. The males do not mate until eight years old and only once, then they die in the ensuing frigid weather.

With the popularity of tarantula spotting taking off, La Junta is now hosting an annual Tarantula Fest on September 27 and 28 to include a parade, vendors, an education pavilion, and tarantula tours among other events. And don’t forget to purchase a T-shirt to commemorate the occasion.

If you want to venture out on your own, La Junta in partnership with CPW has also published a list of viewing tips: [visitlajunta.net/tarantula-trek/#viewing](https://www.visitlajunta.net/tarantula-trek/#viewing) You may see a few spiders or none. Dusk is the best time for sightings.

When viewing the spiders, CPW advises is to let them be, but you can “click-click-click” away. While tarantulas can bite, their venom is not toxic to humans and is comparable to a bee sting. The hair on their bodies can also result in the irritation of human skin, which can cause itching.

John James Audubon – a fraud?

OK, as reported, the godfather of bird-dom, was a slaver, a desecrator of indigenous peoples’ graves, and a tall-tale teller. Kenn Kaufman, an award-winning ornithologist, has written a new book *The Birds that Audubon Missed*. Kenn began his research by making the

continued from previous page

assumption that everything that Audubon wrote was accurate. Guess again. Soon he found that Audubon was an unabashed embellisher. Not only did he invent birds that never existed, but he left out hundreds of common birds from his book. He even killed birds to more accurately draw them. A fellow ornithologist, a Scotsman named Alexander Wilson, conducted his aviary studies with scientific rigor, but alas his drawings were not as colorful as Audubon's.

Kaufman writes in his new book that indigenous cultures “had robust knowledge of birdlife, genuinely scientific in its own way, long before any European sat foot on their lands.”

But Kaufman gives credit to Audubon for the awareness he brought to birding and his encouragement to neophyte birders.

Quick takes

Speaking of tarantulas, the Butterfly Pavilion has introduced a companion for Rosie, the Chilean rose-haired tarantula, a resident of for almost 30 years. Rosie has been joined by Goldie, a golden- kneed tarantula.

And Liz Lopez, a resident of Colorado Springs, has embraced her inner arachnophobia, when in the midst of the pandemic, she decided to learn about and care for tarantulas. She embarked on a journey to learn about and care for tarantulas, and now has 70 of them as pets, along with Madagascan hissing beetles she breeds to feed the spiders, a dog, two parakeets, four crested geckos, two gargoyle geckos, five colonies of isopods, and blue death-feigning beetles. Eek!



Photo courtesy of Butterfly Pavilion website.

The ol' ponderosa has been bear-free all season except for one yearling. Me thinks that there will be hell to pay in the coming food frenzy months for bruins.

That's all folks for this month. Gotta run – fly killing time...no room to cook in the kitchen until all flying critters are eliminated including that fruit fly dying happily in my Scotch...

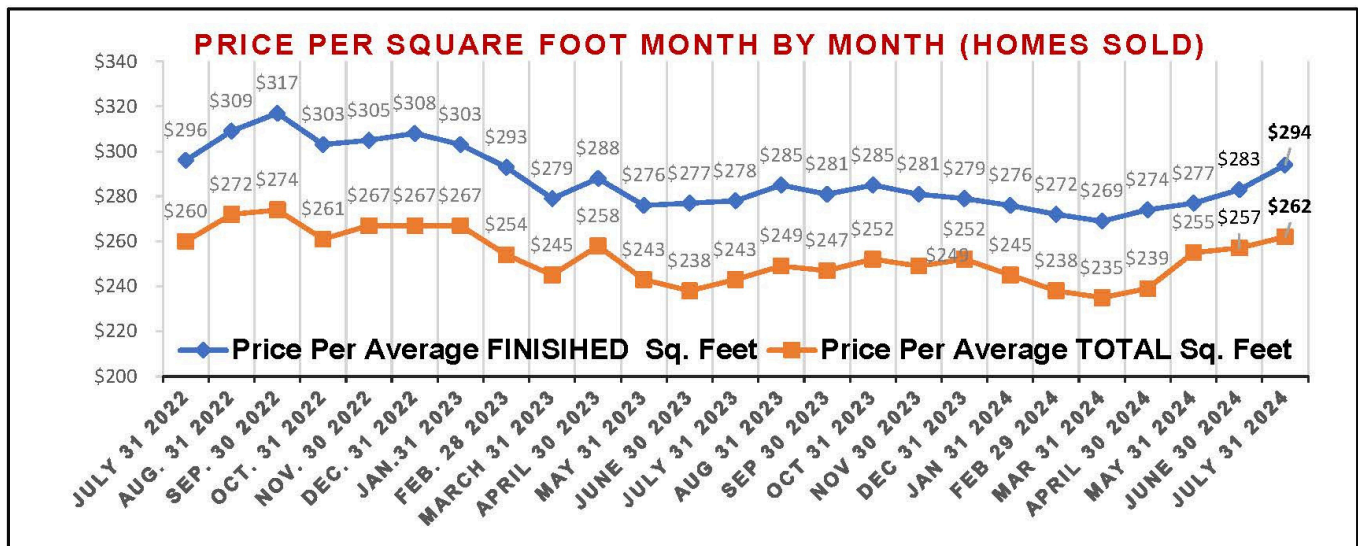
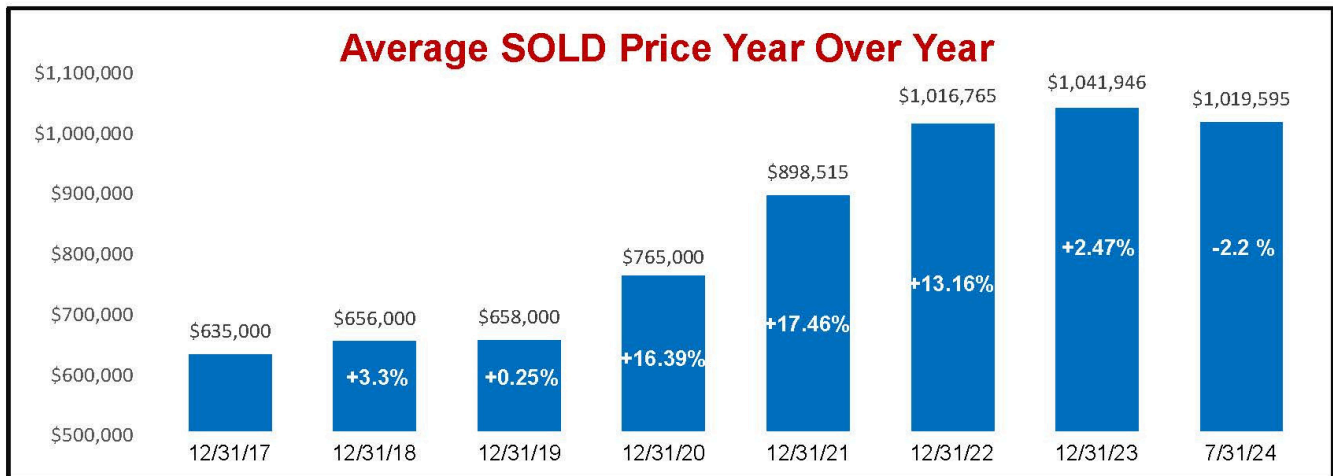
How to contact me: Email is best at susan@larskpurconsulting.com. Alternatively, call or text me at 303-725-6868.



Larkspur Area Real Estate Stats – HOMES SOLD

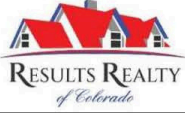
Homes Currently For-Sale (8/22/2024) ---44 (\$499,900 to \$2,950,000) --- Median \$935,000
Average Days on Market --- 52

Homes Currently “Under Contract” --- 14 (\$625,000 to \$1,575,000) --- Median \$1,142,000
Average Days on Market --- 66

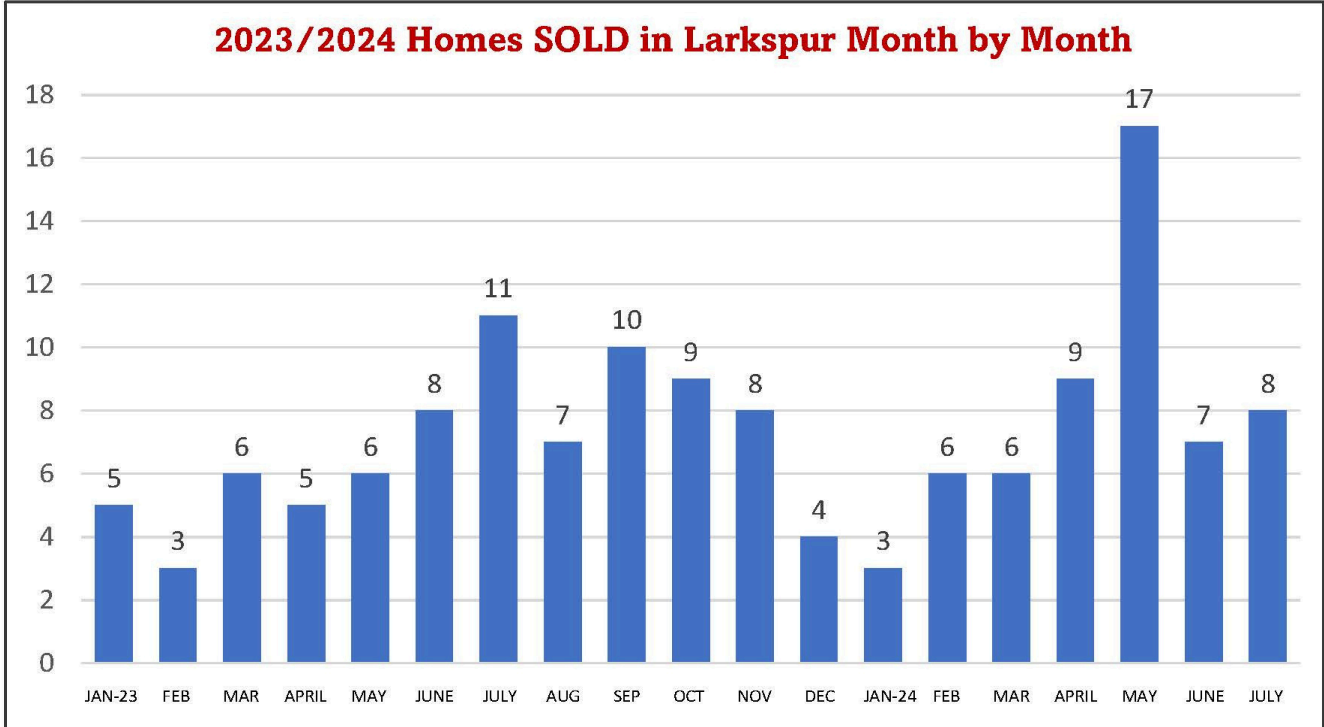


---The charts above represent a 6-month study of home sales ending on the last date of the month indicated. The top 2 and bottom 2 sales have been removed/deleted from each study. This is because very unusual properties can skew the factors that reflect actual market conditions. For example, a property 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.

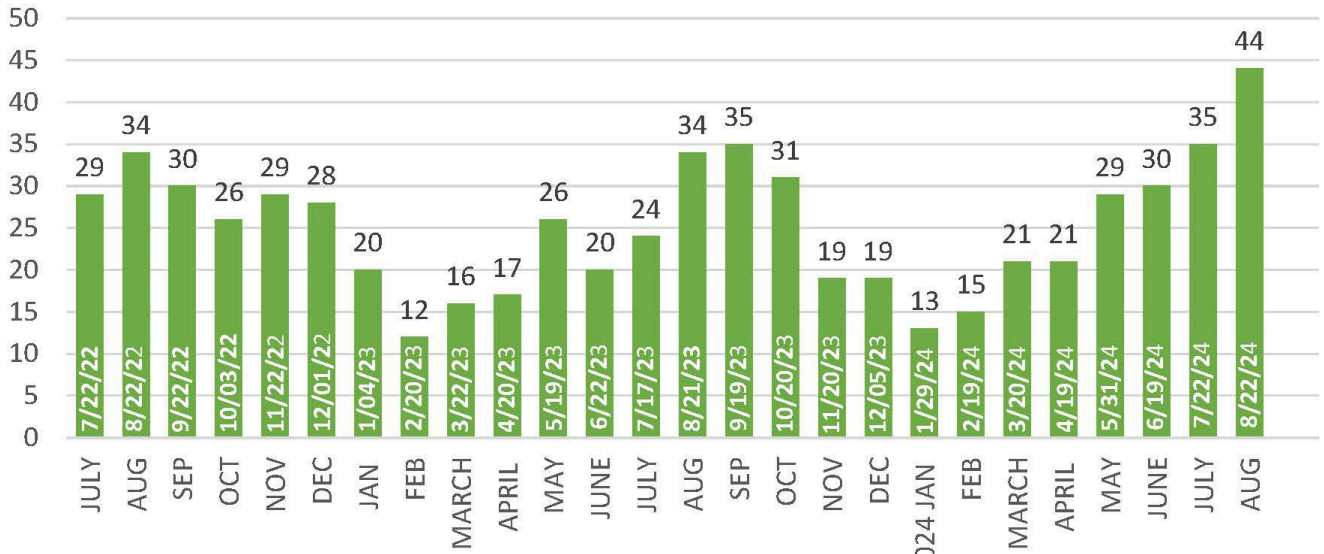
---The above information has been researched from the Metro Denver MLS System (www.REcolorado.com) by **Dave Gardner of Results Realty of Colorado**, located in the Town of Larkspur, CO. It is believed to be accurate but is NOT guaranteed. Every property will have unique factors affecting value such 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.



Larkspur Real Estate Stats



2022/2023/2024 Homes FOR SALE in Larkspur Month by Month



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



DAVE GARDNER'S Results Realty of Colorado

Office located on the Main Street of Larkspur



FOR SALE
\$750,000

View Property Website at
www.14347FurrowRoad.com



14347 Furrow Rd. - True Mountain

Custom Ranch-Style Home with Finished Walkout on a Gorgeous 5.7-acre site. Owned by the same family since 1972! 2,624 Sq. Feet, 4 bedrooms and 3 bathrooms, zoned for horses with a domestic well approved for livestock, a basic barn and fully fenced pasture.

UNDER CONTRACT
\$850,000

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
\$1,100,000

View Property Website at
www.7248MarshallRoad.com



7248 Marshall Road - Sage Port

Custom-Built Ranch-Style Home 4,455 total square feet and features 4 bedrooms, 3 bathrooms, a dedicated office, and a 4-car garage. ADA no-stair door access! Additionally, it offers a paved outdoor RV parking pad with an electric outlet and a dump station.

UNDER CONTRACT
\$1,299,900

View Property Website at
www.2359ValleyParkDrive.com



2359 Valley Park Drive - Valley Park

This custom ranch-style home is nestled on 6.49 acres with Beautiful Mountain & Valley Views and has 4,724 Total Square Feet. It features 5 bedrooms, 4 baths, and is move-in ready, complete with a Finished Walkout Basement. This home has been Loved!

SOLD
\$869,900

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!



FOR SALE
\$999,900

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.



303-681-1000
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LARKSPUR AREA SPECALIST!

