



# **LARKSPUR SENTINEL**

MARCH 2025

*Serving the 80118 community*



# ELIZABETH OWENS



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# A note from the Editors

*Larkspur Sentinel*

**Spring is nature’s way of saying, “Let’s party!”— Robin Williams, Actor/Comedian**

...and the Larkspur Sentinel team is extremely excited and grateful to ring in Spring 2025 with you, our wonderful 80118 friends and neighbors! The March issue definitely comes in like a lion, full of fresh stories and critical updates for our discerning readers.

**Kate Wessels continues to provide valuable coverage** regarding the minimalist camping that has been proposed for Sandstone Ranch. This topic currently has 80118 citizens paying careful attention and conveying their concerns through active civic engagement. Don’t miss Kate’s timely article to stay on top of critical developments in this important story.

**Along with carrying out her role as a dedicated co-editor**, Nicole Wegg is bringing us her first Sentinel article! Nicole dives deep into a major business update for a local eatery, the Sasquatch and Yeti Taqueria. Be sure to check out her interview with co-owner, Norma!

**In other great news, contributor Ryley Lee** will be joining the Sentinel team as a writing intern! Ryley, a local high school senior, serves as

Editor-In-Chief for her school’s student-produced magazine. She is an avid sportswriter and photographer. We look forward to sharing Ryley’s unique perspective with our readers in her upcoming contributions.

May your month be filled with curiosity, joy and the brightest and warmest beginnings!

Cheers!!

*Kim Carlsen*

Kim Carlsen, Co-Editor

*Nicole Wegg*

Nicole Wegg, Co-Editor

**Larkspur Sentinel Team  
and Contributors**

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Kim Carlsen and Nicole Wegg

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# What's going on?

**March 4:** Larkspur Parks and Recreation Board Meeting [INFO](#) 5-6 p.m. at Town Hall

**March 5:** Larkspur Water and Sewer Board Meeting [INFO](#) 5:30-6:30 p.m. at Town Hall

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

**March 11:** Larkspur Planning Commission Meeting [INFO](#) 5-6:30 p.m. at Town Hall

**March 11:** Larkspur Chamber of Commerce Monthly Mixer [INFO](#) 5:30-7 p.m. at 8084 Bannock Drive

**March 13:** Perry Park Metro District Meeting [INFO](#) 6 p.m. at Perry Park Country Club

**March 13:** Larkspur Fire Protection District Board Meeting [INFO](#) 6 p.m. at LFPD Station 161

**March 18:** Larkspur Water and Sewer Board Meeting [INFO](#) 5:30-6:30 p.m. at Town Hall

**March 19:** Perry Park Water and Sanitation District Meeting [INFO](#) 2 p.m. at 5676 Red Rock Drive

**March 20:** Larkspur Town Council Meeting [INFO](#) 6-8 p.m. at Town Hall

**March 29:** Annual Firewise Event [INFO](#) 9 a.m.-12 p.m. at Perry Park Country Club

*\*All dates are 2025 unless otherwise noted*

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

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## Backyard posers

*Mike Riebau, Contributor*

Thanks to Mike Riebau for submitting these breathtaking snowy photos!



*Perry Park Backyard Predators close up: Coopers Hawk and Bobcat*

## Town of Larkspur update *Town of Larkspur*

There is no official update from the Mayor or the Town of Larkspur this month.

However, town meetings continue to be held regularly, providing residents with opportunities to stay informed and engaged in local matters.

To view upcoming meeting dates, agendas, and town news, please visit [www.townoflarkspur.org](http://www.townoflarkspur.org)

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# Frustration grows over commissioner-driven proposal for camping at Sandstone Ranch Open Space

*Kate Wessels, Editor*

*Larkspur Sentinel*

Community frustration is continuing to grow over the potential for camping at Sandstone Ranch Open Space driven by county commissioners.

While no formal proposal has been finalized by the county, initial discussions have considered a pilot program of 5-10 primitive campsites off of the Juniper Valley loop at Sandstone Ranch in Larkspur. Preliminary discussions indicate that advance reservations would be required for the campsites, and that no campfires would be allowed. The intent would be for the pilot program to serve as a model for other camping programs at other open space properties throughout the county.



*Sandstone Ranch Open Space, February 2025.  
Photo credit: Kate Wessels.*

## Origination of the idea

The Larkspur Sentinel has traced the original idea of camping back to a July 2 meeting of the Douglas County Board of County Commissioners. During that meeting, Commissioner Abe Laydon brought the idea forward for discussion with the board and open space staff.

“I appreciate the board allowing me to bring this forward,” Laydon said during the meeting. “I think about average families in Highlands Ranch, or Castle Rock, or Parker and they just want to take their kids for some roasted s’mores, some family time, and then go back. There’s really no place to do that close by.”

Then-Commissioner Lora Thomas questioned the conservation easements that are in place on open space properties in Douglas County. Dan Dertz, director of open space and natural resources for the county, said there could be some openness in the county’s conservation easements with land trust partners that might permit some kinds of camping.

Laydon asked whether the board would have the authority to interpret or make changes to conservation easements. Dertz said it was possible, but would come with a price.

Dertz also cited the open space program’s lack of resources as a potential hurdle to successful management of a camping program.

“It’s my understanding that any [county] that does camping, there are a lot of law enforcement issues that go along with that,” Dertz said.

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Dertz said the county did not currently have POST-certified rangers on staff. POST-certified rangers have completed Colorado Peace Officer Standards and Training academy and are recognized as peace officers in the state of Colorado. Given that rangers could be called out to sites where alcohol or firearms may be involved, Dertz said the county would likely need to have POST-certified rangers on staff if camping were to move forward.

Laydon noted other concerns about the idea, but indicated it was still worth exploring.

“The concerns and considerations that I have as I’m balancing and weighing this are potential threat of wildfire, noise, light pollution, sound, neighbors, water, wastewater, all those typical issues, so it would have to be locations where we could ensure the safety of our other citizens,” Laydon said. “I’m always deeply concerned about the threat of wildfire, and that increases with the camping. That said, we spend a lot of money on open space...what I struggle with is all these resources being directed to a piece of land that no one can go on, or you can go there during the day but you can’t spend the night on it. My vision--my dream--is a place where people can go and stay the day and hike, and maybe camp that night.”

Open space staff followed up with commissioners at a October 28 work session to present Sandstone Ranch as the initial property for consideration in the pilot program. A January 7 town hall event was then hosted at the Larkspur fire station.

### **Local entities release statements in opposition to proposal**

At a February 13 board meeting, the Larkspur Fire Protection District (LFPD) adopted a resolution formally opposing the plan, noting that the county had not approached the district for its input on the idea. Citing serious concerns about safety and potential wildfire, the district highly recommended the county abandon the plan.

“The proposed campsites are located near several large wildland/urban subdivisions (Perry Park Ranch, Perry Park East, Sage Port, Valley Park and others) and are immediately adjacent to four private residences,” the resolution reads. “These neighborhoods are often surrounded by and consist of drought-impacted pines, scrub oak, and a vast understory. Although the county’s stated intent is to prohibit open campfires at these sites, the county has limited resources to enforce this ban. As such, violations can certainly be anticipated, and these improvised campfire pits will exponentially increase the risk of wildland fires to surrounding taxpayers.”

In the resolution, LFPD opposed the creation of camping at any Douglas County Open Spaces in and/or upon the lands under LFPD protection.

LFPD does not receive funding for any work or activities on county land such as county open space areas. Additionally, the entire Sandstone Ranch area does not contribute to the tax base of LFPD.

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“While the LFPD responds to the numerous Douglas County Open Space lands within our district with diligence and professionalism, doing so denies our taxpaying constituents the full measure of the protection they deserve and pay for with their property taxes,” the resolution reads. “It is the consensus of the LFPD Board of Directors that primitive camping at Sandstone Ranch Open Space is contrary to the goals of facilitating the reduction of fire risk and furthering the public’s safety within our district.”

When contacted by the Larkspur Sentinel asking for a response to the LFPD resolution, the county did not offer a comment on the resolution, but thanked the fire district for hosting a community open house on January 7.

The fire district isn’t the only organization mobilizing in response to the proposal. The Perry Park Metropolitan District, the Hidden Forest Homeowners Association, and the Perry Park Water and Sanitation District also adopted February resolutions in opposition to the idea.

### **Community members mobilize in opposition**

To gather community feedback on the idea, the county has established a feedback form for comments. The form can be viewed on the county’s [Minimalist Camping at Sandstone Ranch Open Space website](#).

At a February 6 meeting of the Douglas County Open Space Advisory Committee (COSAC), county staff noted they had received 320 comments from the public opposing the proposal, and 10 comments in support of it.

COSAC is composed of members of the public who advise the county commissioners on issues related to open space matters. As of February, COSAC had not yet been formally consulted by the board on the camping proposal.

Members of the public who attended the February 6 COSAC meeting spoke up during the public comment period to vocally share concerns about the proposal. Those who spoke commented that they had contacted the commissioners to share their concerns but had not received a response from them, and felt that their feedback had not been heard or recognized.

In addition to the county’s feedback form, a [citizen-initiated petition](#) has also been making the rounds in an effort to gather support against the proposal.

Gary Dunning, Perry Park resident, said he started the petition to raise awareness.



*Community members attend a petition signature-gathering event at the entrance to Perry Park on February 22. Photo credit: Kate Wessels.*



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All Larkspur residents deserve a voice in the process, Dunning said.

“We all feel that if commissioners were genuinely concerned for us and wanted to truly represent the citizens in this area, they would/should have been more diligent informing the residents; when do they plan on doing that? After they approve it?” Dunning said. “We feel it our duty to provide the commissioners with heartfelt concerns and opposition. If they choose to move forward regardless of what citizens want, there are some people who have already been talking about legal action.”

Dunning and others hosted a camping awareness demonstration and petition gathering event at the entrance to Perry Park on February 22. As of February 26, the petition had received over 1,350 signatures in opposition of camping at Sandstone.

“There are many reasons why this is not a good idea. Fire is at the top of that list,” Dunning said. “Not one commissioner lives here. It seems to many that they are ignoring the wellbeing of all who live out here for the sake of ‘entertainment.’”

### **County response and next steps unclear**

Dunning reported that in a recent conversation with open space staff, the idea of camping being opened by Memorial Day (as was the original suggestion by commissioners) is no longer a consideration. Open space staff indicated to Dunning that commissioners are sensitive to citizen opposition and may be surveying Douglas County residents to solicit additional input.

The Larkspur Sentinel contacted the Douglas County communications office asking specifically about the county’s response to LFPD’s resolution, as well as whether Commissioner Van Winkle supported the proposal. The county released the following statement in response:

“The idea of camping on open spaces came up during a regular planning meeting of the Board of County Commissioners in July of 2024. Staff completed research and presented options to the board in late October. In January 2025, we hosted our very first public open house for neighbors immediately near the property to gather input. Larkspur Fire provided a location and attended the meeting, and we appreciate their hospitality. We appreciate everyone’s input and perspective and are still gathering feedback. No decisions have been made.”

The county did not specify when commissioners would be meeting to discuss the proposal and determine next steps.

The next regular Douglas County Board of County Commissioners meeting is scheduled for [March 11, at 1:30 p.m.](#) The public comment period will allow community members up to three minutes each to speak.

# News from the Perry Park Water and Sanitation District

*Brian Arthurs, Director*

*Perry Park Water and Sanitation District*



Our community relies on several key entities for essential services. The Larkspur Fire Protection District prioritizes fire prevention and suppression, ensuring our safety. The Perry Park Metropolitan District focuses on fire safety through mitigation and education, further safeguarding our community. The Perry Park Water and Sanitation District (PPWSD) is dedicated to providing us with safe, reliable drinking water.

## **Sandstone Ranch: Water Resources at Risk**

The PPWSD faces a challenge: Balancing recreation with water resource protection. The Gove Creek and West Plum Creek watersheds are crucial to our water supply. Douglas County's potential expansion of recreational activities, like 'Leave No Trace' camping, raises concerns about impacts on water quality and the environment.

PPWSD holds a 68% interest in the Gove Ditch water right, crucial for ensuring a reliable drinking water supply. Camping and recreational activities near Gove Creek pose significant risks of contamination. Human waste, improperly disposed trash, and chemical use can pollute the watershed, making water treatment more difficult and expensive. Campsites along streams increase erosion risks, especially during floods, as vegetation is removed. Additionally, the potential disturbance of undocumented indigenous artifacts is a grave concern.

## **Sandstone Ranch Master Plan & Concerns**

Douglas County purchased Sandstone Ranch in 2018 and developed the Sandstone Ranch Master Plan (SRMP) to guide its future use. While the SRMP aims to balance various uses, including agriculture, education, and public access, it notably omits any mention of camping. A public survey conducted in 2018 also did not include camping as a considered activity. This makes the current consideration of camping inconsistent with the established plan.

Camping, while a wonderful way to connect with nature, comes with the heavy responsibility of protecting the environment. Implementation of any camping proposal in Sandstone Ranch should not be considered. It is not, and never was, part of the plan.

Finding a balance between recreation and water resource protection is crucial. Collaboration between PPWSD, Douglas County, Douglas Land Conservancy (DLC), and other stakeholders is essential. At a minimum, thorough research into all facets of 'Leave No Trace' camping is necessary. The future of Sandstone Ranch and its impact on Perry Park's water supply depends on the decisions made today. We must prioritize water quality protection and work together to ensure Sandstone Ranch remains a valuable asset for both recreation and water security.

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Additional historical information and the Sandstone Ranch Master Plan are available at <https://www.douglas.co.us/open-space-natural-resources/properties/sandstone-ranch/sandstone-ranch-master-plan/>.

Stay updated on water quality by visiting the PPWSD website: <https://perryparkwsd.colorado.gov/>.

Reminder: The regular election for two PPWSD directors will be held on May 6 from 7:00 a.m. to 7:00 p.m. Your vote matters.

*The views and opinions expressed in this article are solely those of the author and do not necessarily reflect the official policy or position of the PPWSD. PPWSD did approve a resolution opposing camping at Sandstone Ranch in February.*



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*A word from a local advertiser*

## **STOP Camping at Sandstone Ranch**

As a Larkspur resident, urge Douglas County Board of Commissioners to reconsider the proposal for allowing camping in Sandstone Ranch - of any type - for the safety and wellbeing of Douglas County residents and the preservation of our environment.

If you have not yet completed the online petition, please do so by clicking this link:

<https://forms.gle/q3Q5KnUedTxdnYcb8>

Thank you!

## Statement regarding the addition of campsites within Sandstone Ranch Open Space

*Wayne Moore, Secretary–Board of Directors  
Larkspur Fire Protection District*



Many members of our community have reached out to the leadership of the Larkspur Fire Protection District (LFPD) to discuss recent deliberations by Douglas County officials regarding the possibility of permitting campsites at Sandstone Ranch open space. To our knowledge, no other open space in Douglas County permits overnight camping.

Local residents are rightfully concerned that these campsites may pose an unacceptable risk to their families, homes, and businesses. We at the LFPD share these concerns, and used the initial open house held by Douglas County at our Larkspur fire station, to share our professional and objective perspective with county officials. Though we were told there would be no campfires or other open sources of flame, we question whether the county will have the resources or commitment to enforce this prohibition.

Our residents live daily with the risk of wildland fire racing through our Fire District during “fire season” – a season in our region that has actually been shown to be year-round due to multiple factors. We have a well trained professional firefighting and EMS staff that is ready to serve the community in any situation. However, the potential catastrophe that could be caused by a careless human ignited fire in county owned lands and quickly spread into the nearby residential areas, is absolutely unacceptable.

Although we have not seen a formal proposal regarding the addition of campsites within Sandstone Ranch, the LFPD Board of Directors passed a resolution in opposition at our meeting on February 13, 2025. This resolution expresses our reservations regarding the proposed creation of Sandstone campsites. Given that there is no formal plan to review at this time, the LFPD’s resolution will not serve as an evaluation of the County’s stated desire to add campsites to the Sandstone Ranch, and it will not be our last word on the subject, but we strongly believe passage of this statement will establish a record that the LFPD has numerous objective worries regarding public and property safety.

We are your Fire Department and we are the ones who answer your emergency calls on what could be the worst day of your life. We have the responsibility to ensure that county officials realize the dangers that permitting camping at Sandstone Ranch will expose the citizens of LFPD to. We share your apprehension regarding this new hazard within our district. We are dedicated to our community through quality services, compassion, and excellence. A copy of the Board’s resolution will be posted to our website, filed as an official resolution with the state, and also will be presented to the Douglas County Commissioners.

## News from the Perry Park Metropolitan District

*Steve Ostrowski, Director and Secretary*  
*Perry Park Metropolitan District*



**Perry Park Metropolitan District**  
The Special District For Perry Park Ranch

As winter fades, we're looking forward to a great year ahead. 2025 is an election year, and three board seats are open on the board. By the time you read this, we'll know whether an election is required (if four or more applicants are received by February, we will have an election). In our 2025 budget, we have several activities planned for this year and next, so please watch our website and social media for any updates.

We received a \$441,000 grant for fire mitigation from the state, which is very good news for our fire mitigation program. Over the last couple of years we've developed a plan for routine mitigation across our properties, catching up on deferred maintenance, and then getting us on a more regular schedule. With this grant, we are able to accelerate that work and clear more properties faster.

We are also beginning the entryway design update and will be communicating with the community on ideas and progress. We've hired a design firm to help us through this process. The goal is to have a more attractive entry area that everyone passes through into our neighborhood. Similarly, we have our Wauconda Park design ideas ready to adapt to a ~\$200,000 budget for updates in the park.

Our community has also been vocal in opposition to the proposed camping in Sandstone Ranch, and the board signed a resolution on the recommendation of the community to oppose camping. If this is an important topic to you, please contact Douglas County and join one of the groups organizing opposition to the idea.

Our March board meeting is scheduled for Thursday, March 13 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 <https://perryparkmd.colorado.gov/>.

Thank you on behalf of the Board of Directors.

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**MONTHLY MIXERS**

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## News from Larkspur Elementary School

*Larkspur Elementary School*

### Keystone Science School Trip

Our students have been very busy over the past month. Our 5th and 6th graders had a fantastic time at the Keystone Science School at the beginning of February! The students spent their days hiking, exploring nature, and learning about the environment in a hands-on, engaging way.



One of the highlights of their trip was stargazing—where they got the chance to learn about constellations and explore the night sky. They also had a blast sledding with flashlights and glowsticks, making unforgettable memories under the stars.

### Introducing PACCT – A New School Group

We're excited to announce the launch of our new school group, PACCT (Parents, Community Collaborators, and Teachers working together to make a positive "imPACCT" on Larkspur Elementary). PACCT is a welcoming group open to all voices, ideas, and feedback, and we're eager to work together to build relationships, fundraise, and have fun while making a positive impact on our school. Join us for our first PACCT meeting on Wednesday, March 5th, from 4:30-5:30 PM to brainstorm ideas for future fundraising and discuss the exciting potential of this new group. We'll also provide free babysitting in the gym during the meeting so parents can attend and participate without worry.

### Kindergarten Registration is Open!

Kindergarten registration for the 2025-2026 school year is now open! If your child turns 5 before October 1, 2025, we'd love to welcome them to our school community. For more information on how to enroll, please visit [DCSDK12.org](http://DCSDK12.org) or call Larkspur Elementary at 303-387-5375.

We're looking forward to a fantastic month ahead, full of learning, collaboration, and fun! Don't forget to mark your calendars for the PACCT meeting, and we hope to see many of you there.

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# Much-needed childcare coming to Castle Rock; three new facilities opening soon

*Cameron McClellan, Contributor  
Owner of Colorado Team Real Estate*

Three new childcare facilities are coming to Castle Rock, which is a huge win for local families! Right now, long waitlists make it tough for parents—especially those new to the area—to find quality childcare. These new spots should help ease that burden:

**Kiddie Academy** – Located at Meadows Pkwy. and Lombard St. (next to the new Maverik gas station), this center will offer programs for kids six weeks to five years old. They’re running a promo—50% off the registration fee until 4/1/2025!



*Photo: Logo of Kiddie Academy, Facebook, 2025*

**The Little School on Perry Street** – Right by Festival Park, across from The Emporium, this spot offers care for infants, toddlers, and preschoolers. They also have drop-in options, so you can enjoy downtown events, grab some time to yourself, or even take advantage of Friday and Saturday night drop-in care



*Photo: Renderings of Little School on Perry Street via their website*

**Little Sunshine’s Playhouse & Preschool** – Near the AMC Theatre in The Meadows neighborhood, this is their seventh Denver-area location. They’re known for top-notch communication, curriculum, security, and an easy drop-off process.

Great to see these much-needed options opening up in Castle Rock!



*Photo: Picture from Little Sunshine’s Playhouse & Preschool via their website*

# Crystal Valley interchange project update

## *Town of Castle Rock*

The overnight Interstate 25 closures have been postponed. On February 23, during an overnight operation to place new bridge structures over the interstate, a crane became inoperable. Fortunately, no injuries or damage occurred. In response, the crew promptly conducted a safety evaluation to ensure the site was safe and worked diligently to reopen the road to traffic.

The I-25 closures to complete bridge structure installation are expected to be rescheduled overnight for a Sunday through Wednesday in March, when traffic volumes are typically lower on I-25. Closure dates for the bridge structure work have not yet been confirmed, but will be communicated once scheduled.

The interchange is a top transportation priority for Castle Rock. It will improve safety and mobility in the surrounding community and provide a key regional transportation link from I-25 to southern Castle Rock and Douglas County.

The Crystal Valley interchange project features:

- 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, which has been completed
- A new bridge over the BNSF Railway tracks west of I-25
- Relocated segments of the East and West Frontage roads

Throughout the duration of the project, please watch for flagging operations and daytime and nighttime lane closures on surrounding streets and on I-25. Heed the speed limit and avoid distracted driving. Please watch for heavy machinery and trucks entering and exiting the work zone.

Construction east of I-25 is anticipated to be completed by 2026, with total completion of the interchange project anticipated in 2027.

This project is a collaborative effort among the Town, Douglas County, and the Colorado Department of Transportation.



*Ongoing I-25 bridge work.  
Photo from the Town of Castle Rock website.*



## New location for Sasquatch & Yeti Taqueria

*Nicole Wegg, Editor  
Larkspur Sentinel*



If you've lived in or around Larkspur long enough, you know there are limited restaurant options available for a quick bite nearby. So, when one restaurant closes or a new one opens up, it's worth noting.

Due to its proximity and convenience, Larkspur residents often venture into neighboring Palmer Lake, where quite a few restaurants are located including 105 Social House, Omally's Steak Pub, Sundance Pit BBQ, the upcoming Lake and Lantern Café (formerly Speedtrap Bistro) and Sasquatch and Yeti Taqueria. And recently, a neighborhood favorite, Bella Panini, closed leaving their space open for a new restaurant to move in.

Husband and wife owners of Sasquatch & Yeti Taqueria, Norma Sandoval and Bryan Vasquez, knew it was time to grow. Norma said, "The more people found out about us, the busier we got. With only four tables inside, it wasn't enough." During winter it was also becoming increasingly difficult to serve the growing number of customers with such little space indoors. They saw the Bella Panini space opening as the perfect opportunity to relocate and expand their previous spot which was located a little further north on Hwy 105. So they recently decided to lease the old Bella Panini spot located at 4 SH-105, Palmer Lake, CO 80133 on the corner of Middle Glenway Street and Hwy 105, and began to get to work.

Sasquatch and Yeti Taqueria's new location doesn't have an opening date set yet but they are moving as fast as they can to get it opened. They are currently working on permits, updating the kitchen and improving the space with paint and décor to maximize customer experience.

Regarding some of the upcoming changes Norma said, "People have known me to be in front as a server but now I will be the main chef to ensure the consistency and flavor of our food. The new dishes that we're adding are close to home for me and at the same time, still street style Mexican food." Some of the new dishes include tostadas, crispy potato tacos, flautas (rolled taquitos) and her mother's enchiladas – dishes she grew up on that are near and dear to her heart. She is especially excited about people trying her mother's enchiladas and described their flavor as "something you've never tried before."

With more restaurants opening and diverse cuisines becoming available in and near Larkspur, it will soon be even easier to grab a delicious bite to eat without venturing too far.



# Do you drive, ride, walk, or roll in Douglas County? We need to hear from YOU!



## WITH INPUT FROM COMMUNITY MEMBERS AND STAKEHOLDERS, THE 2050 DOUGLAS COUNTY TRANSPORTATION PLAN WILL:

- ✓ Set goals for the future of transportation
- ✓ Identify transportation needs based on these goals
- ✓ Develop actions and projects to address these needs
- ✓ Prioritize projects
- ✓ Identify funding strategies and a plan for implementation

### ATTEND AN EVENT

Join us at an upcoming pop-up event to learn more and give your feedback!

#### Wednesday, March 5, 2025

- 8:30 a.m. – 10:00 a.m. Parker Library (20105 Mainstreet, Parker)
- 1:30 p.m. – 3:30 p.m. Highlands Ranch Library (9292 S Ridgeline Blvd, Highlands Ranch)

#### Thursday, March 6, 2025

- 10:00 a.m. – 12:00 p.m., Castle Rock Library (100 S Wilcox St, Castle Rock)
- 5:00 p.m. – 7:00 p.m., Castle Pines Library (360 Village Square Ln, Castle Pines)



### TAKE THE SURVEY

You're invited to share your priorities for the county's transportation network. Take the survey on the project website from March 5 - 31, 2025!

### JOIN THE EMAIL

Sign up for project communications and event information on the project website!

### VISIT THE WEBSITE

Learn more about Douglas County's 2050 Transportation Plan by visiting the website at the bitly link or scan the QR code to learn more!



[bit.ly/4geXGPO](https://bit.ly/4geXGPO)

## Fire hydrants and wildland fire

*Keith Worley, Wildfire Mitigation Specialist*

Many of us live in areas with fire hydrants along our streets, or your neighborhood may be served by a fire cistern. Even if these are not available, our fire department is set up to haul in water in sufficient volumes to contain a structure fire. In either case, these provide some level of comfort that our homes have protection from total loss. However, when it comes to wildfire, fire hydrants are often of minimal value.

Why? These are in place to handle one house on fire at one time. This was also the basis for our past affordable insurance rates. Larkspur Fire Department was always able to prove it could meet standards set by the Insurance Services Organization (ISO) with service levels as low as 3 or 4 for many parts of the district. Level one is best and Level 10 worst.



*Photo: Getty Images*

In the case of wildland fires, hundreds of homes are threatened at one time. For example, the 2012 Waldo Canyon Fire threatened over 2,000 homes at one time and resulted in 346 homes lost. As we watch the news coverage of the California wildfires, we can see thousands of homes threatened. Fire hydrants can help, but:

- Wildland Firefighters must be mobile and on the move.
- Conditions change rapidly and force firefighters to evacuate dangerous situations.
- Fixed hydrants and cisterns can be in harm's way and in unsafe locations.
- Water and water pressure in the system may not be available due to depletion or too much demand on the system.
- In the Perry Park Water and Sanitation District (PPWSD) service area, enough water and pressure to provide 1,000 gallons per minute, over a two-hour period is considered sufficient to protect one structure. To upgrade for wildfires is unrealistic and unaffordable.
- Even if PPWSD could provide enough hydrants, water, storage and delivery systems, there are not enough fire engines or crews in the region to staff them.

The insurance companies are watching, too, so in addition to preparing our homes for wildfire, we can expect another round of battles to find or keep affordable insurance coverage. If you are not already involved with your community's wildfire mitigation program, let this be your call to action.

“Keep Calm and Mitigate On.”

## Perry Park Firewise community meeting

*Keith Worley, Secretary*

*PPMD Firewise Committee*

### Mark your calendars!

All residents of Perry Park and other interested members of the public from surrounding communities are encouraged to attend Perry Park Firewise's upcoming community meeting.

The meeting will be held from 9 a.m.-Noon, March 29, at the Perry Park Country Club, 7047 Perry Park Blvd, Larkspur, CO 80118. The agenda is as follows:

#### 9:00-10:15 a.m.: Main Dining Room:

- Larkspur Fire Department
- Colorado State Forest Service
- Douglas County Sheriff and Office of Emergency Management
- Perry Park Metro District update on open space mitigation program

#### 10:15-Noon: Colorado Room:

Structural Hardening to Prevent Embers from Burning Down Your Home - This course on ember proofing your home in wildfire-prone habitats will be instructed by Keith Worley, Wildfire Mitigation Specialist.



**Come join us. All are welcome!**

### **St. Philip in the Field Episcopal Church**

**Sundays - 8:00 and 10:00 services**

**March 4th - Shrove Dinner Social Gathering - 5:30 pm**  
(Free pancake supper - one last treat before the start of Lent)

**March 5th - Ash Wednesday Services - 6:00 pm**

397 N. Perry Park Road, Sedalia, Co 80135  
(Hwy. 105 near Wolfensberger Road)

## Public open space in county ready for exploration

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



With spring just around the corner, it's a good time to review the public open spaces in Douglas County that are ripe for exploration.

Through partnerships with Douglas County Open Space, Town of Castle Rock, and Town of Parker, Douglas Land Conservancy (DLC) has accepted conservation easements on more than 14,000 acres of public open space, providing a way to hike and explore nature close to home. Some areas also allow bicycles and horseback riding.

Here is a list of properties protected by DLC that are open to the public. For more information about access and recreational opportunities, please click on the links in the titles or go to the county or town websites listed at the end of this article and look for open spaces links.

- [Dawson Butte Ranch](#) – The five-mile Dawson Butte Trail off Tomah Road, travels through mostly forested areas with some open meadows and views of the Front Range Mountains. The trail follows gently rolling terrain. Optional bridle paths include over 60 horse jumps.
- [DuPont Open Space](#) – Near the historic town of Louviers, the property contains a cottonwood riparian forest, riparian shrub land, mixed foothill prairie, and healthy rugged montane shrub land plant communities.
- [Glendale Farm](#) – Adjacent to I-25, this 145-acre property has native chokecherry and wild plum shrubs along a dry stream bed. The 1.6-mile natural surface trail winds up through Gambel oaks and onto a grassland plain with views of Pikes Peak and the Colorado Front Range.
- [Greenland Ranch West](#) – This 3,600-acre property lies south of the town of Larkspur, adjacent to I-25 and features roughly ten miles of trail, stunning views of open prairie and surrounding buttes and horse-trailer parking and access to the multi-use trails.
- [Hidden Mesa](#) – This 1,224-acre open space is east of Castle Rock and features a 4.7-mile trail looping from the Cherry Creek trail up onto the mesa overlooking the Franktown / Parker region.
- [Hungry Horse Open Space](#) – This 166-acre grassland is located four miles south of Parker along Cherry Creek and the Cherry Creek Regional Trail. Access the trail at the North Pinery Trailhead.
- [Lincoln Mountain Open Space](#) – This 876-acre property off Colo. Highway 83 south of Franktown was acquired by Douglas County in 2009 and includes two trail loops with views of the Cherry Creek basin and Pike's Peak.
- [Lost Canyon Ranch](#) – Our most recently acquired easement, owned by the Town of Castle Rock, Lost Canyon Ranch is 681 acres of beautiful canyon and prairie habitat. The Town is developing a management plan for the area with plans to open it to the public in the future.

continued from previous page

- [\*\*Metzler Property\*\*](#) – This 49-acre open space on the northeast side of the Town of Castle Rock includes 2.5 miles of soft-surface trails and parking spaces. A majority of the property will remain designated open space.
- [\*\*Nelson Ranch Open Space\*\*](#) – A 695-acre property located south of Roxborough State Park behind the hogback. It includes a variety of wildlife habitats.
- [\*\*Pfeifer Open Space\*\*](#) – This 7-acre parcel accommodates a portion of the Cherry Creek Regional Trail and preserves important wildlife habitat along the Cherry Creek.
- [\*\*Pike Hill Open Space\*\*](#) – This forested, 308-acre property rises from the western side of Nelson Ranch Open Space and borders Pike National Forest.
- [\*\*Quarry Mesa\*\*](#) – This 133-acre open space on the southern side of the Town of Castle Rock features a 3-mile trail open to hikers and mountain bikes and overlooks the town. This area is the site of the town's first rhyolite quarry (which opened in 1872) and offers access to the nearby Rhyolite Regional Park.
- [\*\*Sandstone Ranch Open Space\*\*](#) – This 2,038-acre ranch borders the Pike National Forest and features an extraordinarily diverse landscape including red rock formations and sloping meadows, vast wildlife habitat and corridors, expansive and diverse vegetation and other natural resources. There are two trails open to hikers and riders.
- [\*\*Spruce Meadows Trail\*\*](#) – This 1,100-acre property located west of I-25 and south of the town of Larkspur features the 8.5-mile Spruce Meadows Trail, open to hikers, mountain bikes and horses. This trail links the Spruce Mountain and Greenland Ranch open spaces and features beautiful prairie scenery and views of the surrounding buttes.
- [\*\*Spruce Mountain Open Space\*\*](#) – Spruce Mountain is a large, tree-covered mesa that is visible from I-25 and hikers will enjoy spectacular views from the top of the mesa. Douglas County is working to improve forest health and decrease the risk of wildfire here.
- [\*\*Woodlands Bowl\*\*](#) – Located in the Woodlands neighborhood of Castle Rock, it is a key part of the local trail system.

Whether you chose a guided hike, or to explore on you own, there are many public open spaces to explore in the county.

[\*\*Douglas Land Conservancy\*\*](#) is a non-profit land trust based in Castle Rock.

[\*\*Douglas County Open Spaces\*\*](#)

[\*\*Town of Castle Rock Open Spaces\*\*](#)

[\*\*Parker Parks and Rec Open Spaces\*\*](#)



Photo by DLC Staff

## **Shamrock or clover – what is the difference?**

*Cynthia Favero-Heikes, Colorado Master Gardener volunteer  
CSU Extension Office*

The month of March often brings to mind all things green – the first shoots of spring bulbs and leaves starting to emerge, leprechauns, green beer, and shamrocks. You may already be familiar with the shamrock because of its connections to St. Patrick’s Day, and mistake it for a lucky four-leaf clover.

The shamrock of Irish lore hails from its connection to the patron saint of Ireland, Saint Patrick. Legend has it that he used the three leaves of the shamrock to explain the Holy Trinity of Christianity – the Father, the Son, and the Holy Spirit. It has become the most commonly recognized symbol of Ireland.

Shamrocks and clover are often confused as being the same thing due to their similar appearance and leaf formations. Although the name Shamrock comes from the Irish word “seamrog” and literally means “young clover,” the plants you’ll see in stores this time of year labeled as shamrocks are actually not clovers at all!

They are a member of the Oxalis genus and come from the wood-sorrel family of plants. They are not even close relatives of clover. Oxalis grow from small bulbs or tubers and have a shallow root system. Over 500 different varieties are available, but most spring Oxalis has delicate white blooms and distinctive 3-part triangular or heart-shaped leaves. They can sport rich shades of color – from intense greens to saturated maroons to some variegated varieties.

Clovers are perennials of the genus Trifolium (Latin for three leaves!) which includes over 300 species. They are members of the legume/pea family.

True clovers can have leaves divided into usually three, but sometimes or even four leaflets. Clover leaves are somewhat oval-shaped and have small “teeth” along the edges. And while finding a four-leaf clover usually means good luck, finding a plethora of clover in your lawn can mean quite another thing – or not.

Many homeowners dread the sight of clover in their otherwise weed-free lawn, and consider it a nuisance. However, countless others love clover and plant it on purpose, with the intent of saving on fertilizer costs, helping pollinators, or both. One thing clover won’t do is save water—it has the same water requirements as typical lawn grasses like Kentucky Bluegrass. The most common variety we see in lawns is the white clover. It has true green leaves, sometimes with a faint pattern on top, and blooms with compact flower heads that can range from pink to white in color. This hardy, low-growing species can spread quickly.

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White clover mixes well with Kentucky bluegrass, fescues, and perennial ryegrass, making it a perfect companion for your lawn if you choose to combine them.

Although they are perennials in their native ranges, shamrocks are much more well known and grown here in the US as houseplants. These cheery blooming plants can easily be grown at home. As a bonus, the leaves of shamrock plants perform their own daily “dance.” The leaves fully open when the sun is present, but react to the absence of sunlight by closing at night or when it is overcast. In daylight, you will also often see the stalks stretch toward the sun or the leaves move to face as much sunlight as they can.

A deep purple variety of this plant is sometimes available as well, sometimes called the “butterfly plant” due to its leaf shape mimicking butterfly wings. Its striking appearance and color make it a popular choice as a houseplant or to include in an indoor planter. Although shamrocks and clover have some definite differences, we can all appreciate their similarities and the attractive features of these two green harbingers of spring!



Photo credit: John Murgel, Extension Specialist,  
Horticulture and Natural Resources, Douglas County  
Colorado State University Extension.

## 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

WEDNESDAYS & SATURDAYS  
10AM TO 3PM

THOUSANDS OF TITLES  
No Card  
No Late Fees  
**FREE**

LARKSPUR CHURCH

**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](mailto:csprister@actonhybrid.com)

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

By Appointment  
Contact us at - [gethelp@larkspur.church](mailto:gethelp@larkspur.church)  
77 Perry Park Avenue, Larkspur


**LARKSPUR CHURCH**

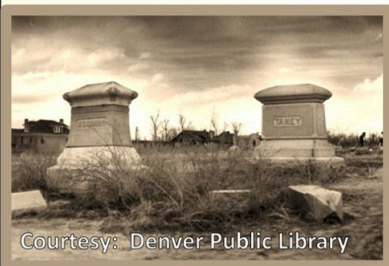


# 2025

# LHS



Have you attended one of Larkspur Historical Society's (LHS) evening meetings yet? LHS has moved from daytime to nighttime monthly meetings ...3<sup>rd</sup> Thursday each month at 6:30PM at the back room of the *Spur of the Moment*. Each meeting begins with a **History Lesson** as well!  Come join us on **March 20** and fly into history.



Courtesy: Denver Public Library

**Prospect Cemetery**  
**Denver**  
**Cheeseman Park**  
Denver's first cemetery (1858) becomes Denver's well-known park (1909)!  
**March 20 History Lesson**



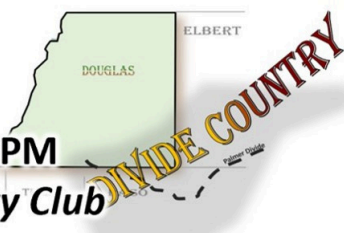
Courtesy: David Shankbone

## Programs & Walks begin in May

May 8 @ 7:00PM  
*Spur of the Moment...*  
**Earth, Wind, & Fire II** **A FATEFUL DAY**

Aug 28 @ 7:00PM  
**SANDSTONE RANCH THROUGH TIME** **Perry Park County Club**

Sep 25 @ 7:00PM  
*Spur of the Moment...*  
Oct 23 @ 7:00PM  
**Perry Park County Club**



Larkspur Spruce  
Mountain Road Walk  
May 31 & Sep 13 at 10AM

Old Town Larkspur Walk  
Aug 16 at 10AM

All walks at the Larkspur  
History Information Cabin  
(Cabin 2)



**RSVP to any program or walk: Nancy, 720.849.0718**



Keep reading about us in each month's *Larkspur Sentinel* for more information about us.

**Larkspur Historical Society**  
The voice of history of southern Douglas County & Divide Country



# 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**

**ISO Part Time SALES Team Member** @Larkspur Sentinel. Email [larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com)

**LARKSPUR RV STORAGE:** Outdoor, RV, camper, boat storage **719-468-9683**  
[www.larkspurrvstorage.com](http://www.larkspurrvstorage.com)

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

## ADVERTISING RATES - 2025

(FOR NEW ADVERTISERS. RATES WILL CHANGE AGAIN ONCE WE GO PRINT)

Pricing is for Camera Ready Art

**Classified** - \$20.00 for up to 130 characters.  
each additional character is \$0.20 each  
**Business Card (scan only)** - \$50.00  
**Quarter Page Ad (3-1/2" w X 5" h)** - \$60.00  
**Half Page Ad (7-1/2" w X 5" h)** - \$75.00  
**Full Page Ad (7-1/2" w X 10" h)** - \$150.00  
**Nonprofits** - complimentary

Submit ad to [larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com)

Any ads in this newspaper 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

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

[www.coloradomastication.com](http://www.coloradomastication.com)

**Interior PAINTING & HANDYMAN Work in Perry Park.** REASONABLE RATES

Contact Gary Dunning @ 720.785.3465  
[edgardunning@gmail.com](mailto:edgardunning@gmail.com)

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



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](http://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](http://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. Store your toys in the 1,300 sq ft RV garage. Enjoy the detached kids playhouse building & the large greenhouse.**



**Under Contract!**  
24289 Brandt Avenue  
Sorrel Ranch, Aurora  
\$598,500

Consistent Winner Of



**5280**

For Outstanding  
Customer Service!



**Just Listed!**

**731 Weston Road  
Sage Port, Larkspur, \$1,295,000**

This gorgeous 4,940 square foot ranch home is perfectly situated at on a 1 acre wooded lot in desirable Sage Port. This open floor plan includes 5 bedrooms, 5 bathrooms with top of the line finishes and an abundance of outdoor living space. The finished walkout lower level features a family room with a gas fireplace and a beautiful wet bar which is perfect for entertaining. Enjoy the oversized and heated 4 car attached garage and the 1 car detached garage would be perfect for a workshop or storage for your boat or small recreational vehicle.



**For Sale!**

**6948 Fox Circle ~ Perry Park ~ Larkspur ~ \$1,900,000**

Views of the Red Rocks, Perry Park & Pike National Forest from almost every window. This home features artistic details including copper clad fireplaces, beautiful wall sconces, travertine floors, glass accents and tons of picture windows to take in the stunning views. The deck is ideal for entertaining while taking in the views. The finished walk out lower level includes 2 guest ensuites, family room and theater room.

**Wolfe Realty Group, Inc.**

Office 303-681-3553

Cell 303-667-7995

[Ben@DiscoverLarkspur.com](mailto:Ben@DiscoverLarkspur.com)

[www.DiscoverLarkspur.com](http://www.DiscoverLarkspur.com)

## A walk on the wild side

*Susan Peters, Contributor*



### Spring forward to the return of the birds

Exciting signs of spring emerge from a winter that every year seems longer and longer. Deer begin browsing the greening fields. The turkeys are back in town after two months hiatus, looking for corn and to be part of the the [Great Backyard Bird Count](#). The volunteer willow over our pond begins spouting its [catkins](#). The birds rehearse for the collective cacophony when bird mating peaks. The [flickers](#), [towhees](#), [red wing blackbirds](#), [doves](#), [house finches](#), and [chickadees](#) are all in great voice.

Finally, March arrives! Springing forward and losing an hour's sleep seems worth it when the evenings are no longer draped in darkness! The first official day of spring is near, but it will be a while before Larkspur can declare true spring, particularly with March and April being the two snowiest months. I wonder if we will ever see the short crocuses emerge. No sign yet of [bluebirds](#), and it's a good thing, with all the cold and snow – bug hunting is a bit lousy. But they and other summer dwellers will start appearing this month, breathless from their long commute, looking for love, and a cozy place for two, or three, or six, or seven.

The Oregon Races, a species of [Junco](#) (snowbirds), with their black “executioners’ hoods”, are a frequent sight in the snow. When the snow leaves, so do they. With that the mating calls begin; the doves had me up late the other night, cooing their hearts out. The bluebirds will be returning soon and will be looking for real estate to raise their broods.

The bruins awaken later this month, too, groggily rubbing sleep out of their eyes, though it seems they could poke them out with those six-inch claws! I can hardly wait to see the newborn cubs.

### Big Bear bald eagle nest update

**Jackie and Shadow**, a bald eagle mated pair located at Big Bear Lake in the mountains east of Los Angeles, now have three eggs. Shadow is quite a skilled nest builder, who dotes on the eggs, helping Mom with nesting duties. For two years in a row, the pair lost their eaglets due to very cold temperatures. Last year, they also had three eggs. In previous seasons, they were able to successfully raise their broods.

You, too, can view Jackie and Shadow's webcam, courtesy of Friends of Bear Lake Valley, [here](#). At the time of this writing, conditions at the nest aren't very hospitable. It is covered in snow and the wind is howling. I happened to catch Shadow bringing Jackie a 12-inch trout on the webcam. While she ate, he nestled in to do his duty of sitting on the eggs – what a guy!

continued from previous page

### Short takes: octupi, whales and bugs, oh my!

It's recently been discovered that octopi have neurons down all eight legs and that most of their brain is dedicated to making sure those arms move independently of each other. They live from two to 15 years. The females die after giving birth to about 80 babies.

We participated in standup snorkeling in the Cook Islands and saw an octopus two feet down – that is how shallow the water was!

A tailless humpback whale was spotted off the coast of Washington state. It most likely was tangled in fishing gear, which, along with plastics, continues to be a major nemesis of whales around the world. Whales use their tale to navigate, with the tail serving as a rudder, but this guy seemed to be doing splendidly without it.



*The California two-spot octopus.  
Photo credit: Cassady Olson.*

Another humpback whale made the news, this time south of the border. This whale, swimming off the coast of Chile, decided to try the Jonah routine. He swallowed a kayaker and his yellow vessel and then spit them out. The kayaker, Adrian Simankas, thought he was dead, but was surprisingly A-OK.

Finally, are you into really big bugs? Check out this newly discovered creature, nicknamed Darth Vader. Do you see the resemblance?

*B. vaderi* are found off the coast of Vietnam in the deep water of the South China Sea. They can grow to over a foot in length and weigh more than two pounds – the size of a lobster.



*Dr. Nguyen Thanh Son  
and the giant isopod. Photo  
credit: Peter Ng.*



*Giant sea bug species, B. vaderi.  
Photo credit: Nguyen Thanh Son.*

Feel free to contact me at [susan@larspurconsulting.com](mailto:susan@larspurconsulting.com) or (303) 725-6868. You can also reach me by mail at 2255 Quartz Mountain Drive.

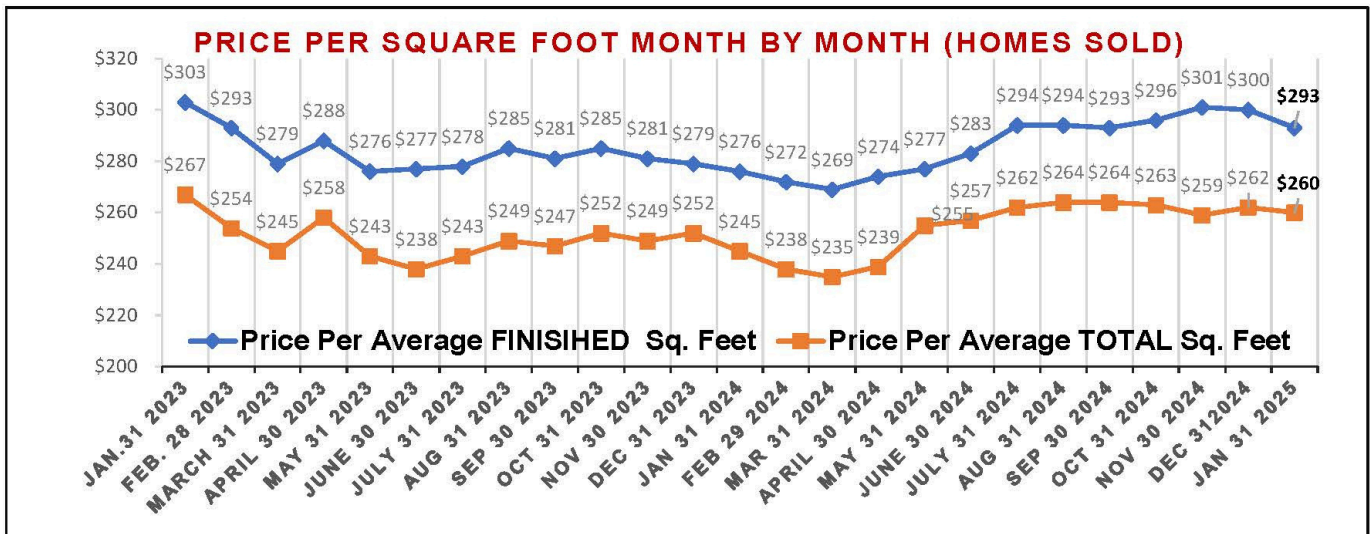
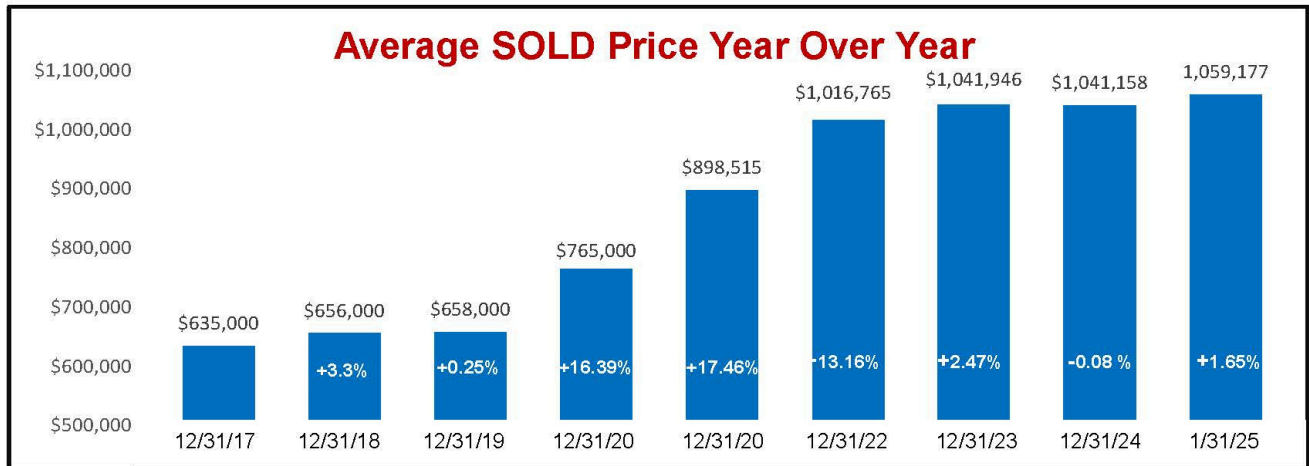
That's all folks, for this month! Gotta run. The falling snow has brought in demanding and raucous blue jays looking for their ration of peanuts.



# Larkspur Area Real Estate Stats – HOMES SOLD

Homes Currently For-Sale (02/20/2025) ---34 (\$585,000 to \$3,400,000) --- Median \$1,164,500  
Average Days on Market --- 76

Homes Currently "Under Contract" --- 9 (\$499,000 to \$1,425,000) --- Median \$1,159,000  
Average Days on Market --- 123 **Homes U/C in the past 30-days = 4**

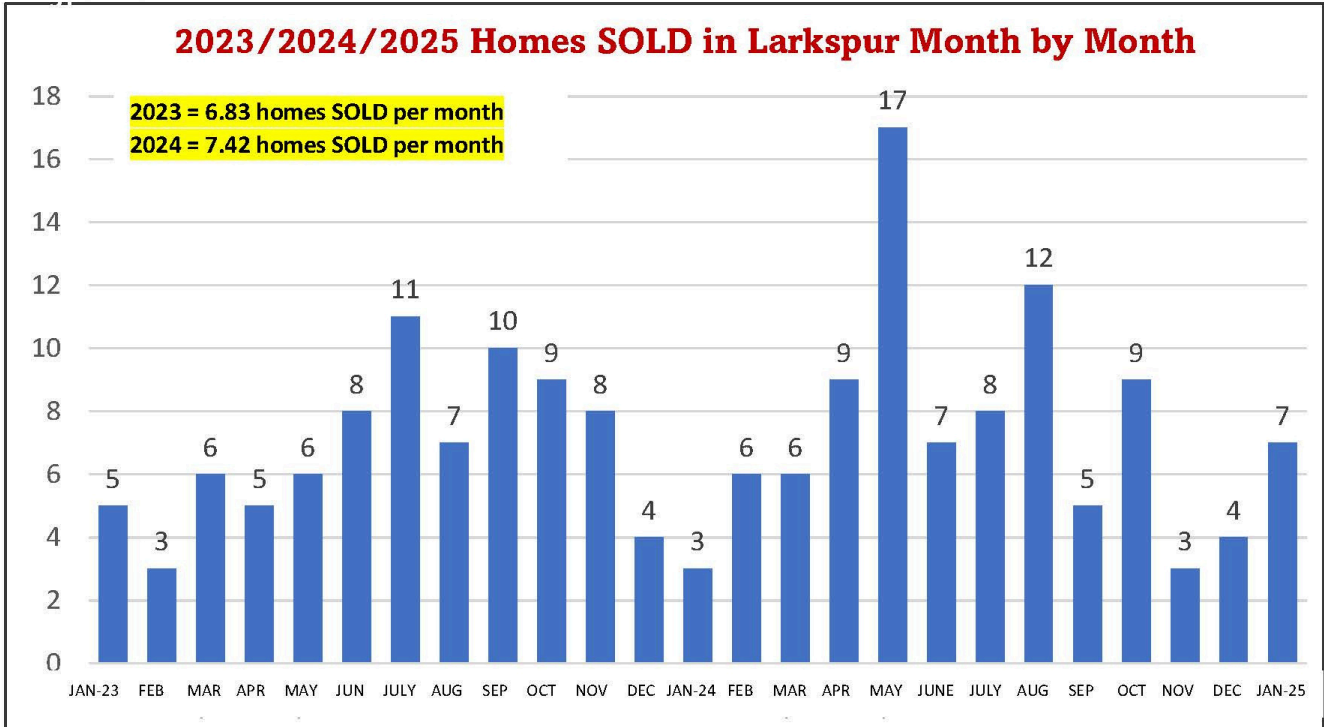


---The charts above represent a 6-month study of home sales ending on the last date of the month indicated. The top 2 and bottom 2 sales have been removed/deleted from each study. This is because very unusual properties can skew the factors that reflect actual market conditions. For example, a property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

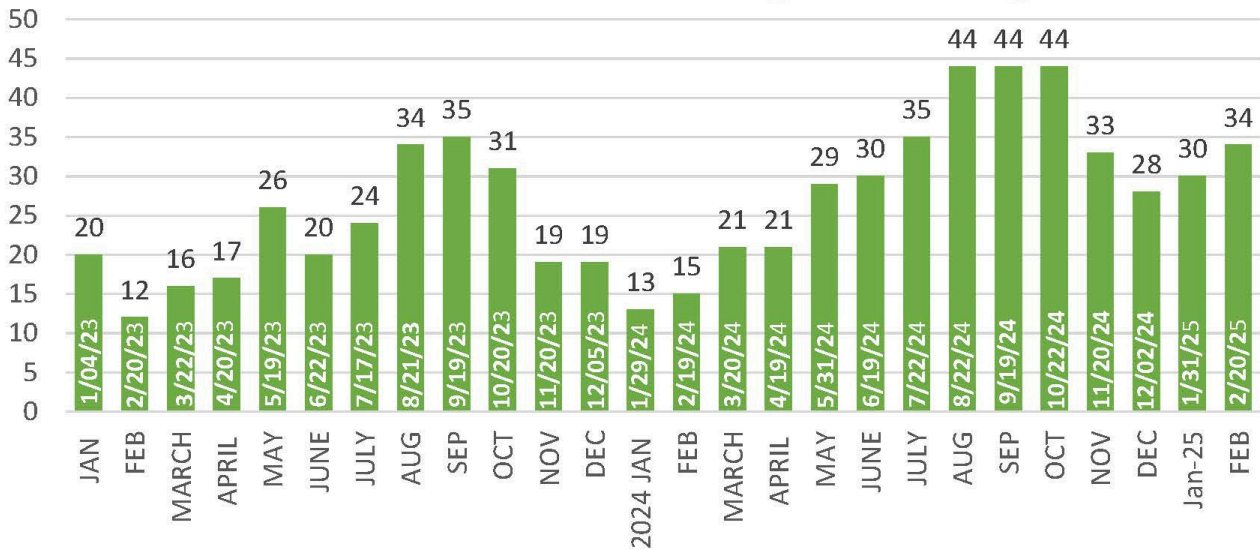
---The above information has been researched from the Metro Denver MLS System ([www.REcolorado.com](http://www.REcolorado.com)) by Dave Gardner of Results Realty of Colorado, located in the Town of Larkspur, CO. It is believed to be accurate but is NOT guaranteed. Every property will have unique factors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



# Larkspur Real Estate Stats



### 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](mailto:DavesResultsTeam@yahoo.com)  
[www.DaveGardnerRealEstate.com](http://www.DaveGardnerRealEstate.com)



# DAVE GARDNER'S Results Realty of Colorado

Office located on the Main Street of Larkspur



**FOR SALE**  
**\$974,900**



View Property Website at  
[www.8174IncaRoad.com](http://www.8174IncaRoad.com)

### 8174 Inca Road - Perry Park

Welcome to the Foothills of the Colorado Rocky Mountains! BACKS TO OPEN SPACE - VERY PRIVATE! Main Floor Primary Suite and Partial Finished Walkout Basement. 4,763 Square ft. with 5 bedrooms and 3-1/2 baths. Spacious "Great-Room" concept.

**COMING SOON**  
**\$864,900**



View Property Website at  
[www.767tenderfootDrive.com](http://www.767tenderfootDrive.com)

### 767 Tenderfoot Drive - Sage Port

Custom RANCH-STYLE Home with Finished Walkout on SOUTH FACING 0.902-Acre lot. Enjoy a "main-floor" lifestyle. This home has 4,413 total Sq Feet! Parking features include a heated 4-car garage, paved driveway and paved parking for an RV.

**FOR SALE**  
**\$63,900**



### 4485 Delaware Drive - Perry Park

Seller-Carry Terms Available on this South-Facing 1-Acre LOT in the natural forest of Perry Park only 1-block from public utilities and paved road. LID Approved for the extension of the paved road and the installation of utilities. Call for details.

**FOR SALE**  
**\$264,900**



### 5845 S Pike Drive - Perry Park

Beautiful READY-TO-BUILD Southeast-Facing 1-Acre Lot with soaring Ponderosa Pines in Perry Park. FLAT topography making it MUCH easier to build upon. All utilities are available at the paved road in front of the lot. All corner pins are staked and flagged.

**UNDER CONTRACT**  
**\$264,875**



### 5875 S Pike Drive - Perry Park

READY-TO-BUILD Southeast-Facing 1-Acre Lot in Perry Park. This rare offering is very FLAT making it MUCH easier to build upon. Enjoy those soaring Ponderosa Pines! All utilities are at the road in front of the lot and the road is fully PAVED.

**SOLD**  
**\$260,000**



### 5815 S Pike Drive - Perry Park

READY-TO-BUILD 1-Acre Corner Lot in Perry Park. This rare offering is very FLAT making it MUCH easier to build upon. All utilities are at the road in front of the lot and the road is fully PAVED. The paved roads are plowed and maintained by Douglas County.



**303-681-1000**  
[www.DaveGardnerRealEstate.com](http://www.DaveGardnerRealEstate.com)

**LARKSPUR AREA SPECIALIST!**

