

From: Matt Jakubowski <mjakubow@douglasco.gov>
Sent: Thursday, June 18, 2026 2:42 PM
To: Jack Shuler <shuler61@gmail.com>
Cc: Bannockburn HOA Directors <Directors@bannockburnhoa.org>; Diana Love <rllove1@msn.com>
Subject: RE: Sundown

Hi Jack,

See my responses within the body of your email below in **red** text.

Matt Jakubowski, AICP | Chief Planner
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From: Jack Shuler <shuler61@gmail.com>
Sent: Wednesday, June 17, 2026 6:32 PM
To: Matt Jakubowski <mjakubow@douglasco.gov>
Cc: Bannockburn HOA Directors <directors@bannockburnhoa.org>; Diana Love <rllove1@msn.com>
Subject: Sundown

?

	Caution: This email originated outside the organization. Be cautious with links and attachments.

Matt,

Questions coming in from Bannockburn resident(s) regarding Sundown as it moves forward.

1. Which aquifer(s) is Sundown (17 homes) allowed to use? [Matt Jakubowski] I have attached the water plan from preliminary plan, which is still relevant at final plat.
2. Will roads there be paved or dirt? [Matt Jakubowski] The roads will be paved.
3. Will there be street lights disturbing the "night sky"? Not aware of any connected community to Bannockburn that has street lights. [Matt Jakubowski] I No streetlights are proposed.
4. Who represents the HOA in this project or community? [Matt Jakubowski] The Sundown Oaks Metro District will provide the function of an HOA for residents. There is not a separate or additional HOA.
5. How or where do residents adjudicate their water rights if this is available or makes sense. [Matt Jakubowski] Residents should consult with a water attorney. The County does not have any oversight on well permits or water rights. Before calling an attorney, however, it could be worthwhile to call the State Division of Water for information.

6. Tried Zoning, no specifics; but who can answer who or when the riding trails or easements in Bannockburn were vacated? What documents exist? Nothing in our HOA records. [Matt Jakubowski] The HOA should check the plat documents for Bannockburn. Bridle easements are usually recorded on the plat. It would be surprising if this was done by separate document outside the platting process. If anything were recorded separately, the HOA could go to the Douglas County Clerk's office and search for bridle easements in Bannockburn. The Clerk would have anything that recorded or vacated.

7. The Bibles Hill exit or street to/from Bannockburn to Sundown was vacated a few years ago. Send copy of that decision. [Matt Jakubowski] I am not exactly sure what you are referring, but the following may be what you are referring? 1) There is an existing easement for a property owner in Bannockburn that goes over one of the proposed open space tracts in Sundown. That is remaining and is not being vacated; 2) Several years ago, during preliminary plan, there was some confusion over an engineering comment about a secondary road connection from Bibles Hill Drive. That comment was a mistake. This is not an engineering requirement for Sundown and no road connection is proposed from Bannockburn through Sundown. See attached most recent version of the Sundown plat which shows the existing easement from Bibles Hill Drive, and that no connection from Bannockburn through Sundown is proposed.

Response to:
directors@bannockburnhoa.org

Thank Matt, always appreciate your answers or contacts to answer our questions.

Jack Shuler