


Memorandum

DATE: AUGUST 9, 2024
TO: DOUGLAS J. DEBORD, COUNTY MANAGER
FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT 
CC: TREVOR BEDFORD, AICP, SENIOR PLANNER
CURT WEITKUNAT, AICP, LONG RANGE PLANNING MANAGER
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES
SUBJECT: HAYSTACK HILLS – SUPPLEMENTAL INFORMATION
PROJECT FILE: SB2024-005

The Planning Commission heard this project at the August 5, 2024 public hearing. One abutting property owner commented that he believes Haystack Road is a private road and raised concerns as to whether the Haystack Hills development would pay its fair share of maintenance. The Planning Commission recommended approval with a 5-0 vote with the additional recommended condition that a roadway maintenance agreement is worked out if necessary.

Since the Planning Commission hearing, staff confirmed that the County's maintenance responsibilities on Haystack Road end before the proposed development. Staff has been unable to locate an entity responsible for the maintenance of the private portion of Haystack Road. Staff is prepared to discuss this topic further at the August 13 Board of County Commissioners hearing.

As the County does not maintain Haystack Road, staff would recommend the additional condition of approval that the exhibit be modified to remove the right-of-way dedication prior to recordation.

The applicant has provided an updated exhibit with minor technical corrections.

ATTACHMENT

Updated exhibit

HAYSTACK HILLS
MINOR DEVELOPEMENT PLAT
LOCATED IN THE S 1/2 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO.
SHEET 1 OF 2
3 RESIDENTIAL LOTS - 17.06 ACRES
SB2024-005

DEDICATION STATEMENT:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided and platted said lands into lots, tracts, streets and easements as shown hereon under the name and subdivision of Haystack Hills. The utility easements shown hereon are hereby dedicated for public utilities and cable communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities. Haystack Road is dedicated and conveyed to Douglas County, Colorado, in fee simple absolute, with marketable title, for public uses and purposes. The utility easements shown hereon are dedicated and conveyed to Douglas County, CO for public use and purposes.

OWNER:

JD Capital LLC, A Colorado Limited Liability Company.

Ryan Dystra Member

State of Colorado }
County of Douglas } ss.

Acknowledged before me this _____ day of _____, 2024,
by Ryan Dykstra for JD Capital LLC, A Colorado Limited Liability Company.

My commission expires: _____

Witness my hand and seal

Notary Public

BENEFICIARY OF DEED OF TRUST

LEAD FUNDING, LLC

By: _____

Title: _____

STATE OF COLORADO }
COUNTY OF DOUGLAS } ss.

Acknowledged before me this _____ day of _____, 20____, by
_____ as _____ of LEAD FUNDNG, LLC.

Witness my hand and official seal.

My commission expires: _____

Notary Public

BENEFICIARY OF DEED OF TRUST

FIRST WESTERN TRUST BANK

By: _____

Title: _____

STATE OF COLORADO }
COUNTY OF DOUGLAS } ss.

Acknowledged before me this _____ day of _____, 20____, by
_____ as _____ of FIRST WESTERN TRUST BANK.

Witness my hand and official seal.

My commission expires: _____

Notary Public

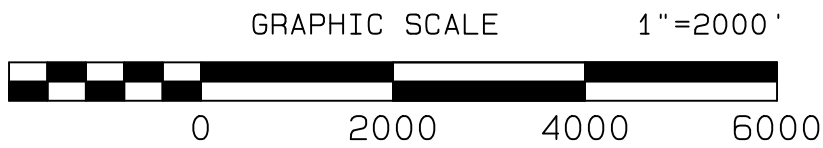
LEGAL DESCRIPTION:

All that part of the South 1/2 of Section 13, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County Colorado, described as follows:

Beginning at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 13;
Thence Southeasterly along a straight line from the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 13 to the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 8 South, Range 67 West of the 6th P.M., a distance of 1075 feet, more or less, to a point which is 1891.39 feet Northwesterly of the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 24 as measured along last described line;
Thence on an angle to the right of 110°44'06", a distance of 689.69 feet;
Thence on an angle to the right of 66°14'58", a distance of 602.38 feet to the True Point of Beginning;
Thence on an angle to the right of 61°00'03", a distance of 425.71 feet; Thence on an angle to the left of 61°19'32" a distance of 173.30 feet; Thence on an angle to the left of 07°19'14" a distance of 61.92 feet;
Thence on an angle to the left of 09°18'47" a distance of 126.17 feet to the centerline of a 60 foot wide roadway easement (Haystack Road);
Thence Northeasterly on an angle to the right of 73°39'16" along said centerline along the arc of a curve to the left a distance of 198.46 feet, said curve has a radius of 654.01 feet, to a point of tangent;
Thence along said tangent, along said centerline a distance of 20 feet to a point on the North line of the South 1/2 of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 13, which point is 430 feet West of the Northeast corner of the South 1/2 of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 13; Thence on an angle to the right of 79°30'00" along the North line of the South 1/2 of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 13 a distance of 325.65 feet; Thence Southerly along a line which is 104.35 feet West of and parallel to the East line of the Northeast 1/4 of the Southwest 1/4 a distance of 208.71 feet;
Thence Easterly and parallel to the North line of the South 1/2 of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 a distance of 104.35 feet to the East line of the Northeast 1/4 of the Southwest 1/4;
Thence Southerly along said East line a distance of 121.70 feet to the Point of Beginning.
County of Douglas, State of Colorado.



VICINITY MAP
SCALE: 1"=2000'



APPLICANT INFORMATION:

RYAN DYKSTRA
6665 EAST BETHANY PLACE
DENVER, CO 80224

TITLE VERIFICATION:

We Land Title Guarantee Company do hereby certify that we have examined the title of all land platted hereon and that title to such land is in the dedicator(s) free and clear of all liens, taxes and encumbrances:

Land Title Guarantee Company

By: _____ Date: _____

Title: _____

State of Colorado }
County of Douglas } ss.

Acknowledged before me this _____ day of _____, 202__, by

_____ as _____.

My commission expires: _____

Witness my hand and seal

Notary Public

PLANNING COMMISSION:

The minor development final plat SB2024-005 was reviewed by the Planning

Commission on _____.

Planning Director, on behalf of the Planning Commission

Date

BOARD OF COUNTY COMMISSIONERS:

This plat was approved for filing by the Board of County Commissioners of Douglas County, CO, on the _____ day of _____, 20____, subject to any conditions specified hereon. Haystack Road and Utility Easements are accepted.

All expenses incurred with respect to improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the subdivider and not Douglas County.

This acceptance does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit, well permit or sewage disposal permit will be issued.

Chair, Board of Douglas County Commissioners

CLERK AND RECORDER:

STATE OF COLORADO
COUNTY OF DOUGLAS

I hereby certify that this plat was filed in my office on this _____ day
of _____, 2024 A.D., at _____ a.m./p.m., and was recorded at

Reception Number _____.

Douglas County Clerk and Recorder

SURVEYOR:

I, Darrell E. Roberts, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on November 11, 2022, and I have reviewed all data associated with this survey of the hereon described property, Douglas County, Colorado. This survey has been reviewed and accepted by myself as being under my responsible charge at this time and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:50,000 (second order); and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivisions or surveying of land and all applicable provisions of the Douglas County Subdivision Resolution. This certification is based on my knowledge, information, and belief and is not a guaranty or warranty, either express or implied.

I attest the above on this _____ day of _____, 202__.

Darrell E Roberts for and on behalf of David E. Archer & Assoc. Inc.,
Colorado Registered Professional Land Surveyor # 36057

NOTES:

- Bearings are assumed and based on the consideration that the Southeast line of Described Parcel, bears S25°48'53" E as shown hereon between the identified monuments.
- The purpose of this replat is to create 3 Lots, and Tract A to add right-of-way for Haystack Road.
- The 30-foot wide access easement is to be shared by the owners of Lots 1, 2, and 3 for access and utility purposes. An agreement setting forth specific use and maintenance of the shared access will be recorded by separate instrument.
- All water beneath the property has been reserved for future uses through a declaration of retractive covenants recorded at Reception No. _____

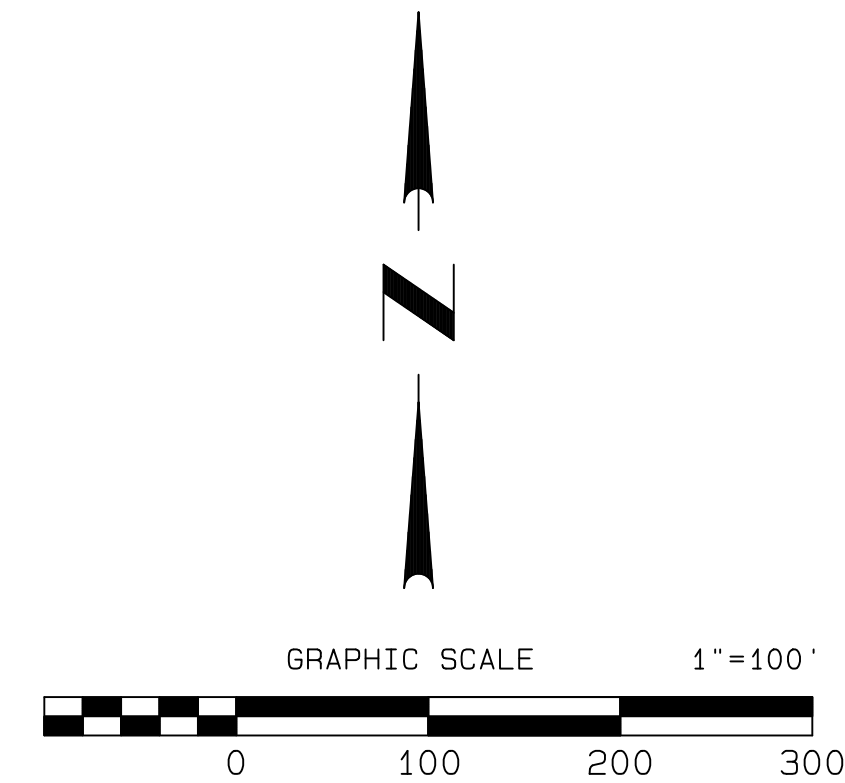
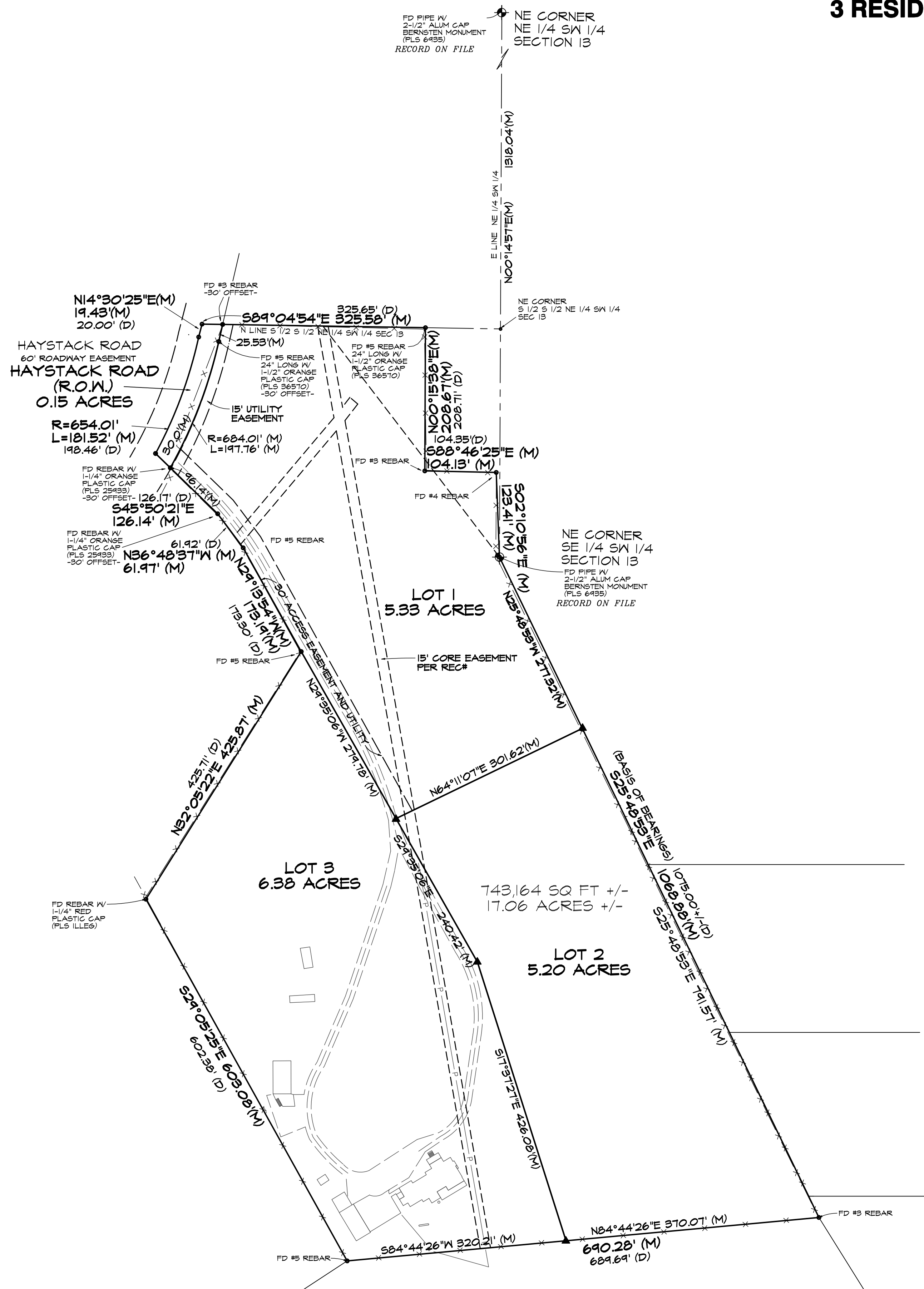
SUMMARY TABLE

	AREA	PERCENT
LOTS	16.91 AC.	99.1%
RIGHT-OF-WAY	0.15 AC.	0.9%
TOTAL	17.06 AC.	100.0%

"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

REVISIONS Redlines 03-15-24 dmh Redlines 08-2-24 kea	DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 105 WILCOX ST. CASTLE ROCK, COLORADO 80104	TITLE HAYSTACK HILLS MINOR SUBDIVISION PLAT LOCATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.
SCALE DATE 01-05-24 BY DMH APVD.	CLIENT RYAN DYKSTRA	JOB NUMBER 22-0478
Sheet 1 of 2		

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LOCATED IN THE S 1/2 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
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SHEET 2 OF 2
3 RESIDENTIAL LOTS - 17.06 ACRES
SB2024-005



- LEGEND:**
- ▲ Set #5 Rebar (24" Long) with 1-1/2" Pink Plastic Cap (PLS 36057)
 - Found Property Corner as shown.
 - Z- Easement as Noted

"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

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Redlines 03-15-24 dmh				HAYSTACK HILLS MINOR SUBDIVISION PLAT LOCATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.	
Redlines 08-2-24 kea				SCALE 1"=100'	
				DATE 01-05-24	
				DRN DMH	
				APVD.	
				CLIENT RYAN DYKSTRA	
				Sheet 2 of 2	JOB NUMBER 22-0478