

## Road Vacation Staff Report

**Date:** August 28, 2025  
**To:** Douglas County Board of County Commissioners  
**Through:** Douglas J. DeBord, County Manager  
**From:** Terence T. Quinn, AICP, Director of Community Development *TQ*  
**CC:** Eric Pavlinek, Principal Planner  
Jeanette Bare, AICP, Planning Manager  
Steven E. Koster, AICP, Assistant Director of Planning Services  
**Subject:** **Twin Oaks Road and Clarkes Circle Road Vacations**  
**Project File:** **SB2025-026**

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|   |                                      |
|---|--------------------------------------|
| <b>Planning Commission Hearing:</b>           | <b>August 18, 2025 @ 6:00 p.m.</b>   |
| <b>Board of County Commissioners Hearing:</b> | <b>September 9, 2025 @ 2:30 p.m.</b> |

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### **I. EXECUTIVE SUMMARY**

The request is a vacation of limited portions of Twin Oaks Road and Clarkes Circle rights-of-way (ROW) in Twin Oaks subdivision. The vacated ROW will be owned and maintained by the Twin Mesa Metropolitan District (District). The purpose of the request is to allow the District to install a traffic control gate on Twin Oaks Road and an emergency access gate on Clarkes Circle to limit through-traffic which could be generated from the new Crystal Valley interchange and development in Dawson Trails Planned Development within the Town of Castle Rock (Town). An easement for the continued use of existing utilities is reserved over the portions of ROW to be vacated. An additional easement for ingress and egress is also reserved across the portions of ROW to be vacated for the continued use by emergency service providers and public sector employees related with the continued inspection and maintenance of the non-vacated portions of roadways on these roadways. Easements will be provided to the County for turnarounds to be constructed on either side of the vacated right-of-way.

The property is located in the West Plum Creek Subarea of the Nonurban Area of the 2040 Comprehensive Master Plan (CMP). The CMP outlines goals for these areas that protect natural and rural character and utilize existing services, where possible. No change to existing services is expected with the installation of access control gates.

At the August 18, 2025, public hearing, the Planning Commission recommended approval of the road vacation request by a vote of 5 to 0, with the five conditions proposed by staff.

## **II. APPLICATION INFORMATION**

### **A. Applicant**

Twin Mesa Metropolitan District  
1151 Eagle Drive, Suite 366  
Loveland, CO 80537

### **B. Applicant's Representative**

Damian Cox  
718 Wilcox Street  
Castle Rock, CO 80104

### **C. Request**

The request is for approval of a road vacation request for portions of Twin Oaks Road and Clarkes Circle for the installation and maintenance of access gates intended to limit traffic on these rural roadways. Easements for existing utilities and access for emergency service providers and public sector staff for inspections and maintenance of the roadways are reserved.

Right-of-way easements for the four required hammerhead turnarounds, including separate slope and drainage easements, will also be considered by the Board of County Commissioners on the same hearing as the road vacation request.

### **D. Process**

A road vacation application is processed pursuant to Article 7B of the Douglas County Subdivision Resolution (DCSR). Article 7B states that the intent of the process is "to provide a review process for a road vacation either when no replatting or realignment is proposed, or when a replat or realignment is proposed.

Per Section 708B.04 of the DCSR, "The Board shall evaluate the request, staff report, referral agency comments, and public testimony, and shall approve, conditionally approve, table for further study, or deny the request. The Board's action shall be based on the evidence presented and compliance with the adopted standards, regulations, policies and other guidelines."

### **E. Location**

The segments of roads to be vacated are within the Twin Oaks subdivision, west of Interstate 25 and south of Wolfensberger Road. Vicinity, zoning, and aerial maps are included as an attachment to the staff report to highlight site location and existing conditions.

### **F. Project Description**

The proposal includes vacating a limited segment of Twin Oaks Road and Clarkes Circle ROW within the Twin Oaks subdivision for installation of gates. The gates will be owned and maintained by the District. The vacation resolution reserves an easement

for the continued use of existing utilities. Access for fire and other emergency service providers and for Douglas County Public Works is also reserved.

The ROW to be vacated on Twin Oaks Road is approximately 2,400 square feet. The ROW to be vacated on Clarkes Circle is approximately 1,200 square feet. It is anticipated that the residents within the District and other authorized users such as utility providers, school districts, and emergency service providers will have 24/7 access through the Twin Oaks Road traffic control gate. According to the approved District Service Plan, The District will set-up the procedures and methods for operating and maintaining the two gates.

Permanent roadway right-of-way easements will be granted by the property owners located adjacent to the areas to be vacated and accepted by the County for the construction and maintenance of hammerhead turnarounds. The hammerheads provide an opportunity for vehicles to turn around when they encounter the gates. Slope and drainage easements will also be granted by the property owners and accepted by the Board for roadway and drainage improvements associated with construction of the hammerheads.

### **III. CONTEXT**

#### **A. Background**

The Board approved the service plan for the Twin Mesa Metropolitan District in May of 2024. The District was formed for the purpose of taking ownership of those portions of roads to be vacated and gated. Twin Oaks and Castle Mesa were originally developed as rural subdivisions with gravel roads and bridle paths. The existing roads were not intended for urban type traffic. Based on the future traffic projections due to the Dawson Trails development, the existing roads would not be adequate to handle the increased volumes. Public Works Engineering worked with the District to determine the location for the road vacations for the purpose of establishing two gates on the eastern edge of the District boundary, closest to the Town.

The ROW proposed to be vacated was established with the original plat for Twin Oaks in 1973. The property within the District is zoned A-1, RR,ER, and LRR, and currently includes 120 privately owned residential units and no commercial space. The population of the District is estimated to be 480 residents.

#### **B. Adjacent Land Uses and Zoning**

North of the District is privately owned property zoned A-1. East and south of the District is privately owned property incorporated within the Town known as Dawson Ridge. West of the District is privately owned property zoned A-1.

**Zoning and Land Use**

| Direction | Zoning | Land Use                              |
|-----------|--------|---------------------------------------|
| North     | A-1    | Large Lot Residential<br>Agricultural |
| South     | Town   | Residential<br>Commercial             |
| East      | Town   | Residential<br>Commercial             |
| West      | A-1    | Large Lot Residential<br>Agricultural |

**IV. PHYSICAL SITE CHARACTERISTICS****A. Site Characteristics and Constraints**

These two segments of ROW are located within the Twin Oaks subdivision which is on the eastern edge of the District boundary. The properties that surround the project areas are zoned LRR.

**B. Access**

All properties within and surrounding the District will still be accessible. Property owners within the District have 24/7 access to the traffic control gate on Twin Oaks Road.

**C. Soils and Geology**

No known environmental hazards are located within the portions of ROW to be vacated.

**D. Drainage and Erosion**

Slope and drainage easements will be granted by the property owners and accepted by the Board for roadway and drainage improvements for the turnarounds at each end of the roadway segments to be vacated.

**E. Floodplain**

There is no FEMA-mapped 100-year floodplain identified within the rights-of-way.

**V. PROVISION OF SERVICES****A. Schools**

The Douglas County School District (DCSD) provides transportation services to properties within the District. The DCSD noted that the bus stop locations for this route are currently being planned and located and, as a policy, the School District does not transport on private property or in gated communities. DCSD requests that bus stop operations and logistics be considered in the gate location and design process.



**B. Fire Protection**

Castle Rock Fire and Rescue Department (CRFD) and Jackson 105 Fire Protection District (Jackson 105) provide fire protection within the area. CRFD noted no objection to the road vacation request. Jackson 105 did not comment on the road vacation request.

**C. Sheriff Services**

The Douglas County Sheriff's Office (DCSO) provides police protection to the site. DCSO had no objection to the road vacation request but noted that the gate code will need to be provided to the DCSO after installation of the traffic control gates.

**D. Utilities**

The vacation resolution reserves a utility easement for the continued use of existing sewer, gas, water, or similar lines and appurtenances as of the date of vacation.

**E. Dedications**

The ROW segments of Twin Oaks Road and Clarkes Circle were dedicated to the Board at the time of subdivision; therefore, if approved, they will be formally vacated through a resolution per Article 709B of the DCSR. Ownership of the vacated segments of ROW will be assigned to the District via the ROW vacation resolution.

Engineering requested that right-of-way easements for the hammerhead turn-arounds be provided at both ends of each vacated roadway segment to allow vehicles a sufficient area to turn around when encountering the gates. These easements, including separate slope and drainage easements, are scheduled on the same hearing agenda as the road vacation request and must be accepted prior to final action on the road vacation. An intergovernmental agreement between the County and District has also been prepared to further address construction and ongoing maintenance responsibilities for the turn-arounds, vacated right-of-way, and gates. This will be considered by the Board at an upcoming meeting.

**VI. PUBLIC NOTICE AND INPUT**

Referral agency responses collected during the referral period of July 11, 2025 through August 1, 2025, are included as an attachment to this staff report. All referral agency comments are outlined in the Referral Agency Response Report. Courtesy notices of an application in process were sent to abutting property owners and property owners within the District. Public comment was received from the owner of an adjacent property prior to the Planning Commission Hearing. The comments focused on unresolved easements and turnaround impacts, school district concerns and lack of completed studies. All the public comment received at the writing of the staff report is included as an attachment. The applicant also received a copy of the correspondence.

In Accordance with Article 710B of the DCSR, notice of the hearing must be sent by first-class mail to each abutting landowner, published in the Douglas County News-Press, and posted on the road under consideration at least 14 days prior to the public hearing.

## **VII. PLANNING COMMISSION**

The Planning Commission heard the road vacation request at a public hearing held on August 18, 2025, and unanimously recommended approval by a vote of 5 to 0, with five conditions.

Eleven members of the public spoke in response to the application. Eight spoke in support of the request, noting that the District was formed for the purpose of installing gates to restrict urban-level traffic from utilizing their rural roads to access development planned in and around the new Crystal Valley and I-25 interchange. The owner and the lessee of three adjacent lots expressed concerns that, because of the location of the gates relative to their property, traffic could attempt to drive around the gates and trespass on their property. The two speakers asked that the gates be relocated to have less impact on their current road frontage. One speaker asked a question regarding Clarkes Circle access. The applicant responded to all comments and questions, noting that the gate locations were selected with the input of County Engineering staff. Fencing, gating, and other natural barriers should eliminate trespass onto private property.

The Commissioners asked clarifying questions to the District and staff regarding the project. Engineering staff stated that they did support the gate locations. The Commissioners commended the District on their work to build consensus with their community and bring forward an acceptable proposal.

## **VIII. STAFF ANALYSIS**

Pursuant to Article 704 of the DCSR, a road vacation may be approved upon the finding by the Board of County Commissioners that the following standards have been met:

**705B.01: A platted or deeded road or portion thereof, or unplatted or undefined roads which have arisen by public usage, shall not be vacated so as to leave any adjoining said road without an established public road or private access easement connecting said land with another established road.**

*Staff Comment: All properties which rely on Twin Oaks Road and Clarkes Circle for access will continue to gain access from the County-owned portions of these roads. Properties may continue to be accessed from Wolfensberger Road connecting to Peak View Drive. Residents within the District will also be able to utilize the gate installed on Twin Oaks Road to access development in the Town and the new I-25 interchange. The ROW vacation simply allows for a barrier to be placed on one end of these roads to restrict potential cut-through traffic to be generated by new commercial development in the Town.*

*A public access easement will also be reserved to allow emergency and other public service providers to continue to use the roads as permitted pursuant to §43-2-302(1)(f), C.R.S. The County will continue to plow and accomplish other road maintenance activities on the vacated road segments.*

**705B.02: A vacation of a state highway must be approved by the Transportation Commission.**

*Staff Comment: The ROW is not a state highway. Therefore, this request does not require approval of the Transportation Commission.*

**705B.03: The road vacation, or vacation and replat, is keeping with the spirit and intent of the Douglas County Subdivision Resolution, and the Douglas County Comprehensive Master Plan and Transportation Plan.**

*Staff Comment: The District falls within the Nonurban Area of the CMP. The CMP outlines goals for these areas that protect natural and rural character and utilizing existing services, where possible. The District and its purpose to install traffic control gates do not conflict with these concepts. The road network serving these neighborhoods are still County owned and maintained.*

**705B.04: The road vacation will not diminish the ability to provide adequate emergency services and will not increase the cost of services.**

*Staff Comment: All necessary emergency services are in place to continue to serve the parcels within the District. CRFD had no objection to the request. Jackson 105 did not provide any referral comments. Both Fire Districts will continue to provide fire protection services to the District. The DCSO had no concern with the request and noted that the District will need to contact the Sheriff's Office with the gate code following installation of the gates to allow DCSO access.*

**705B.05: The approval will not adversely affect the public health, safety and welfare.**

*Staff Comment: The vacation resolution will reserve a public access easement that allows emergency services and other public service providers to continue to use the road as necessary.*

## **IX. STAFF ASSESSMENT**

Staff has evaluated the road vacation request in accordance with Article 7B of the Subdivision Resolution. Should the Board find that the approval standards for the road vacation request are met, the following proposed conditions should be considered for inclusion in the motion. As noted in proposed condition #1, the Board must first take action on the right-of-way, slope and drainage easements for the four turnarounds, prior to its motion on the road vacation request:

1. Prior to Board's action on the Road Vacation Resolution, required easements for the turnarounds shall also be accepted by the Board.

2. Prior to recordation of the Road Vacation Resolution, all minor technical corrections shall be made to the satisfaction of Douglas County.
3. Concurrent with recordation of the Road Vacation Resolution, the four turnaround easements shall be recorded.
4. Prior to installation of the access control gates, the Castle Rock and Jackson 105 Fire Districts shall approve the gate designs.
5. Prior to installation of the access control gates, the turnarounds shall be constructed to County Standards and accepted by Public Works Engineering.
6. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

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## LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

| OFFICE USE ONLY   |   |
|---|---|
| <b>PROJECT NAME:</b> <u>Twin Oaks Road and Clarkes Circle Road Vacations</u>  | <b>PROJECT FILE #:</b><br><u>SB2025-026</u>                           |
| <b>PROJECT TYPE:</b> <u>Road Vacation</u>   | <b>PLANNING FEES:</b><br>_____  |
| <b>MARKETING NAME:</b> <u>Twin Mesa Metropolitan District</u>   | <b>ENGINEERING FEES:</b><br>_____                                     |
| <b>SITE ADDRESS:</b> <u>Public roads within Twin Mesa Metropolitan District</u>   | <b>TOTAL FEES:</b><br>_____   |
| <b>OWNER(S):</b><br>Name(s): <u>Twin Mesa Metropolitan District</u><br>Address: <u>1151 Eagle Drive, Suite 366, Loveland, CO 80537</u><br>Phone: _____<br>Email: <u>damian@coxrelaw.com</u>   | <b>RELATED PROJECTS:</b><br>_____<br>_____<br>_____<br>_____<br>_____ |
| <b>AUTHORIZED REPRESENTATIVE</b> <i>(requires notarized letter of authorization if other than owner)</i><br>Name: <u>Damian Cox, board member</u><br>Address: <u>718 Wilcox Street, Castle Rock, CO 80104</u><br>Phone: _____<br>Email: _____ |   |

### LEGAL DESCRIPTION:

Subdivision Name: Castle Mesa, Castle Mesa South, Castle Mesa West and Twin Oaks

Filing #: \_\_\_\_\_ Lot #: \_\_\_\_\_ Block #: \_\_\_\_\_ Section #: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

STATE PARCEL NUMBER(S): 2505-204-99-002, 2505-211-99-001, 2505-204-99-001, 2505-202-99-001, 2505-174-99-001

### ZONING:

Present Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_ Gross Acreage: \_\_\_\_\_

Gross Site Density (DU per AC): \_\_\_\_\_ # of Lots or Units Proposed: \_\_\_\_\_

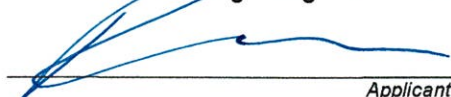
### SERVICE PROVIDERS:

Fire District: Jackson 105 & Castle Rock Metro District: Twin Mesa Gas: Black Hills/propane

Water: Well Sewer: Septic Electric: CORE

Roads: ☐ Public ☐ Private (please explain): \_\_\_\_\_

To the best of my knowledge, the information contained on this application is true and correct. **I have received the County's information sheet regarding the Preble's Meadow Jumping Mouse.**

  
Applicant Signature

  
\_\_\_\_\_, Board Member

7/7/25  
Date

## Detailed Narrative

Pursuant to its Service Plan that was approved by the Board of County Commissioners on May 21, 2024 and by the Douglas County District Court on November 6, 2024, this request by the Twin Mesa Metropolitan District (“Twin Mesa”) is to vacate a portion of the public roads that will benefit residents of Twin Mesa which includes homes within the Twin Oaks subdivision, the Castle Mesa South, Castle Mesa West subdivisions, most of the Castle Mesa subdivision along with four other properties that are all residential acreage/agricultural properties approved in the late 1960s to early 1970s. A vicinity map is attached as **Exhibit A**. A boundary map of Twin Mesa is attached as **Exhibit B**.

As previously explained in the approved Twin Mesa Service Plan, the Town of Castle Rock, the Colorado Department of Transportation and the County have approved an interchange at I-25, Territorial Road and Crystal Valley Parkway which includes construction of a bridge over I-25, north and southbound on- and off-ramps, a bridge over the BNSF railroad tracks, and connection to the east I-25 frontage road and the relocated west I-25 frontage road (“Crystal Valley Interchange”). Additionally, the Town of Castle Rock has approved the Dawson Trails project; approximately 2,064 acres of high-density, mixed-use development located near the Crystal Valley Interchange consisting of approximately 5,850 dwellings and 3.2 million square feet of commercial space including COSTCO. At the Twin Mesa Service Plan approval on May 21, 2024, the County Commissioners concluded that the Crystal Valley Interchange and Dawson Trails will create a substantial amount of traffic and population growth directly adjacent and connected to these properties which will materially change the rural character of the neighborhoods and the current rural residential traffic patterns into urban commercial traffic patterns.

In support of this conclusion, Douglas County commissioned Jacobs to conduct the Twin Oaks Traffic Report that is dated 8/10/2022 (“Jacobs Traffic Study”) (**Exhibit C**). According to the Jacobs Traffic Study, the field traffic counts for Twin Oaks Road in June 2021 was 157 trips per day. This volume of traffic allows residents to safely and comfortably enjoy their rural lifestyle by riding horses, jogging, walking their dogs, etc. along the county roads. It also allows wildlife (which is increasing with the decrease in wildlife habitat due to the Crystal Valley Interchange and Dawson Trails subdivision) and domestic animals (cows, sheep, llamas, horses, etc.) the ability to roam or escape fencing without a high risk of being struck by a vehicle. The Crystal Valley Interchange and the Dawson Trails development will significantly increase traffic as people that have no other business in the area will use these county roads as a thoroughfare and/or create additional “curiosity” traffic destroying the flavor of the community, limiting safe activities, creating more accidents with wildlife or domestic animals and increasing the likelihood of crime. According to the Jacobs Traffic Study, increases in traffic on Twin Oaks Road is expected to increase to as much as 1910 trips a day due to these projects; a traffic increase of more than **TEN** times the current traffic volume. At the Twin Mesa Service Plan

approval hearing Douglas County staff testified that the county roads through Twin Mesa were built for rural traffic patterns and are not suitable for high, urban traffic volumes.

The Twin Mesa Service Plan was approved for the purpose of owning and maintaining small portions of the road in order to erect a gate for Traffic Control through Twin Mesa. This proposal is for the following road vacations:

1. Vacate a portion of Twin Oaks Road near the entrance to the Twin Oaks Subdivision for purposes of erecting the Traffic Control Gate as further defined in the Twin Mesa Service Plan (general location for the gate is shown on **Exhibit D**). The portion of road to be vacated would be approximately 40 feet on both sides of the gate (80 feet total). The legal description for the road to be vacated will be provided prior to the Planning Commission Hearing. **Exhibit D** also depicts hammerhead turnarounds to allow unauthorized vehicles the ability to turn around. Per Douglas County staff, these hammerhead turnarounds will be constructed by Douglas County. Twin Mesa has discussed easements with the affected owners who have agreed to grant said easements and will aid Douglas County in getting those easement agreements executed.
2. Additionally, Douglas County will be installing an Emergency Vehicles Access (“EVA”) gate for emergency vehicles only on Clarke Circle (general location of the EVA gate is shown on **Exhibit E**). This proposal is to also vacate that portion of Clarke Circle actually containing the EVA gate for purposes of Twin Mesa maintaining the EVA gate. The portion of road to be vacated would be approximately 10 feet on both sides of the gate (20 feet total). The legal description for the road to be vacated will be provided prior to the Planning Commission Hearing. **Exhibit E** also depicts hammerhead turnarounds to allow unauthorized vehicles the ability to turn around. Per Douglas County staff, these hammerhead turnarounds will be constructed by Douglas County. Twin Mesa has discussed easements with the affected owner who has agreed to grant said easement and will aid Douglas County in getting that agreement executed.

This request is for the Douglas County Board of Commissioners to expressly vacate those portions of the county roads as specified on **Exhibit D** and **Exhibit E** (as legally described in an exhibit to be provided prior to the Planning Commission Hearing) to Twin Mesa under C.R.S. §43-2-302(1)(f) for the use and benefit of the Twin Mesa owners and residents, to keep the current rural residential traffic patterns intact and to meet the purpose for which the Twin Mesa Service Plan was approved.

This request is for the vacation of a portion of the county roads only and should include a reservation for all utility easements currently located within the vacated county roads.

**Subject** Twin Oaks Traffic Report

**Project Name** I-25 Crystal Valley Interchange Access Request

**Attention** Art Griffith, Douglas County

**From** Neha Rathi, Jacobs  
Nicholas Young, Jacobs  
Michelle Pinkerton, Jacobs

**Date** 08/10/2022

**Copies to** File

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The purpose of this memorandum is to summarize the travel demand modeling and traffic forecasts for Twin Oaks Road. The document summarizes planning level findings for the sensitivity analysis performed to determine the traffic volume on Twin Oaks Road due to the future I-25 interchange at Crystal Valley Parkway that is currently in the design phase of the project.

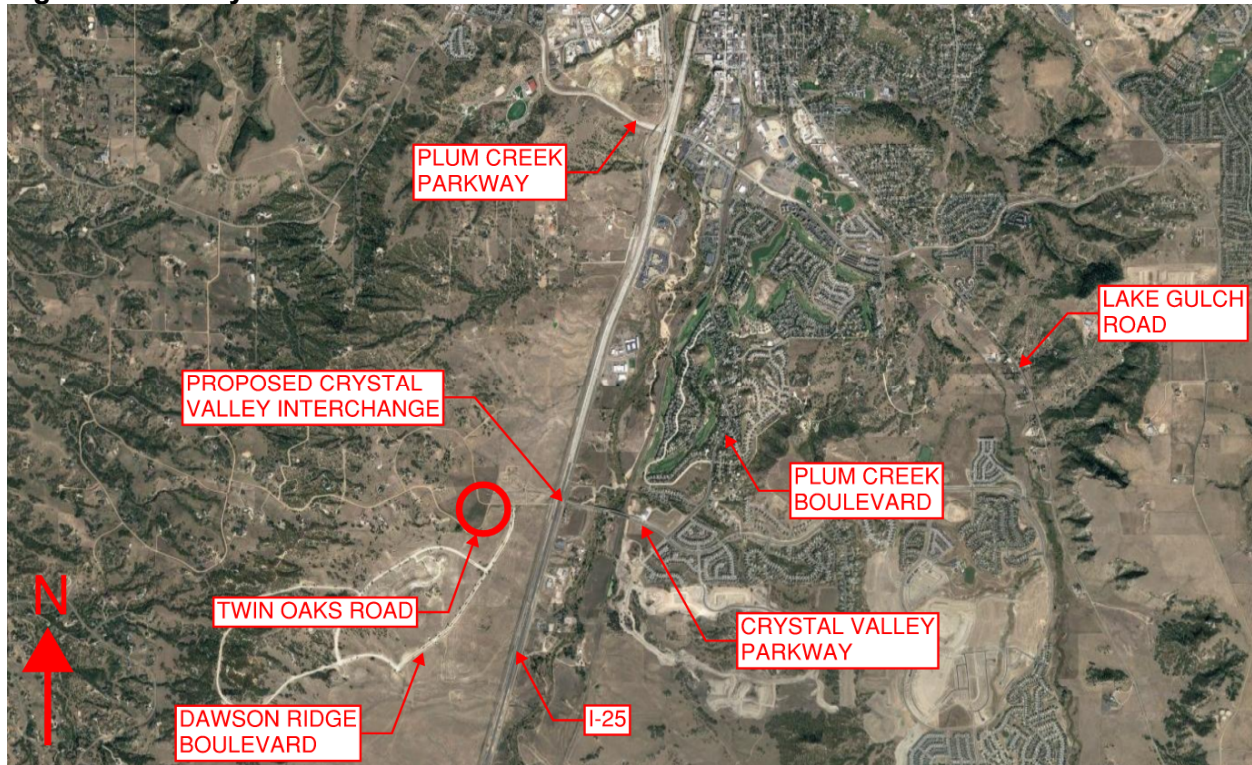
Traffic growth and forecasts were reviewed for the base 2020 year and future 2050 year supported by the travel demand forecasts from the Denver Regional Council of Governments (DRCOG) Model version FOCUS 2.3 adopted in Spring of 2021. Regional travel demand models are widely accepted planning tools to produce system-level traffic forecasts useful for identifying transportation needs and future travel conditions. The traffic forecast development process followed the guidelines as described in the Colorado Department of Transportation - Traffic Analysis and Forecasting Guidelines (July 2018).

## 1. Study Location

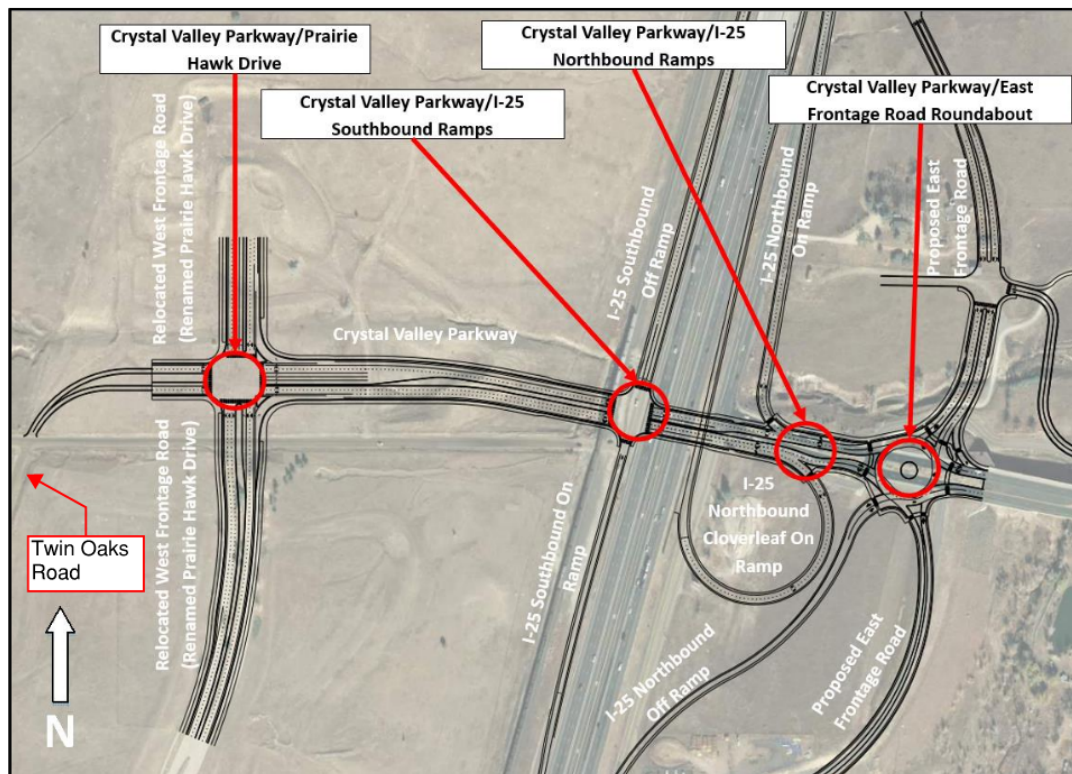
The study area is located in Douglas County, south of the Town of Castle Rock. The proposed Crystal Valley Interchange with I-25, which is currently under design with the Town of Castle Rock, is in the vicinity of study location. A Crystal Valley Interchange Traffic Analysis Report was prepared; however, the report does not include an analysis or data for Twin Oaks Road. As previously described, this report is based on the DRCOG Model. Figure 1-1 provides an overall project location. Figure 1-2 shows the future Crystal Valley Interchange project design. Finally, Figure 1-3 shows the conceptual Twin Oaks Road realignment.



**Figure 1-1. Study Location**



**Figure 1-2. Crystal Valley Interchange Project**





**Figure 1-3. Twin Oaks Modification Option**



## **2. Socio-economic Data**

To understand the land use in the Twin Oaks area and the expected growth from year 2020 to year 2050, the socio-economic data used as input to the travel demand models were reviewed and compared. The type of land use and proposed developments help determine the trips being generated in the area. Comparing the socio-economic data for different years reflects on how the traffic would change with change in land use.

Figures 2-1 and 2-2 shows the population and employment assumptions in the DRCOG model for year 2020 and 2050. The Twin Oaks area is covered within traffic analysis zones (TAZ) 2559 and 2563. Both TAZs 2559 and 2563 shows increase in employment from 2020 to 2050 that would result in increase in traffic in the area in year 2050.

Figure 2-1. Socio-economic Data (2020) – Population and Employment

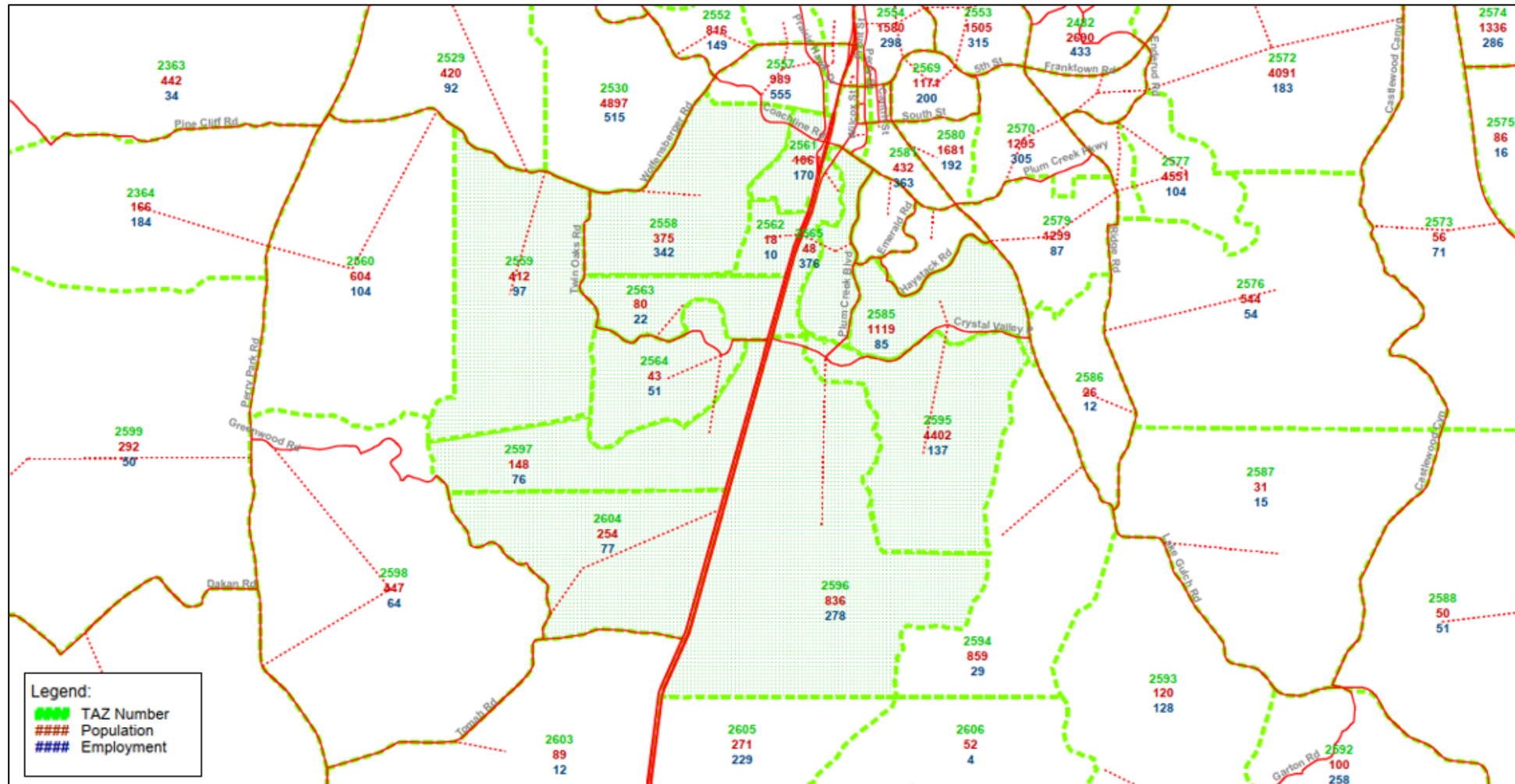
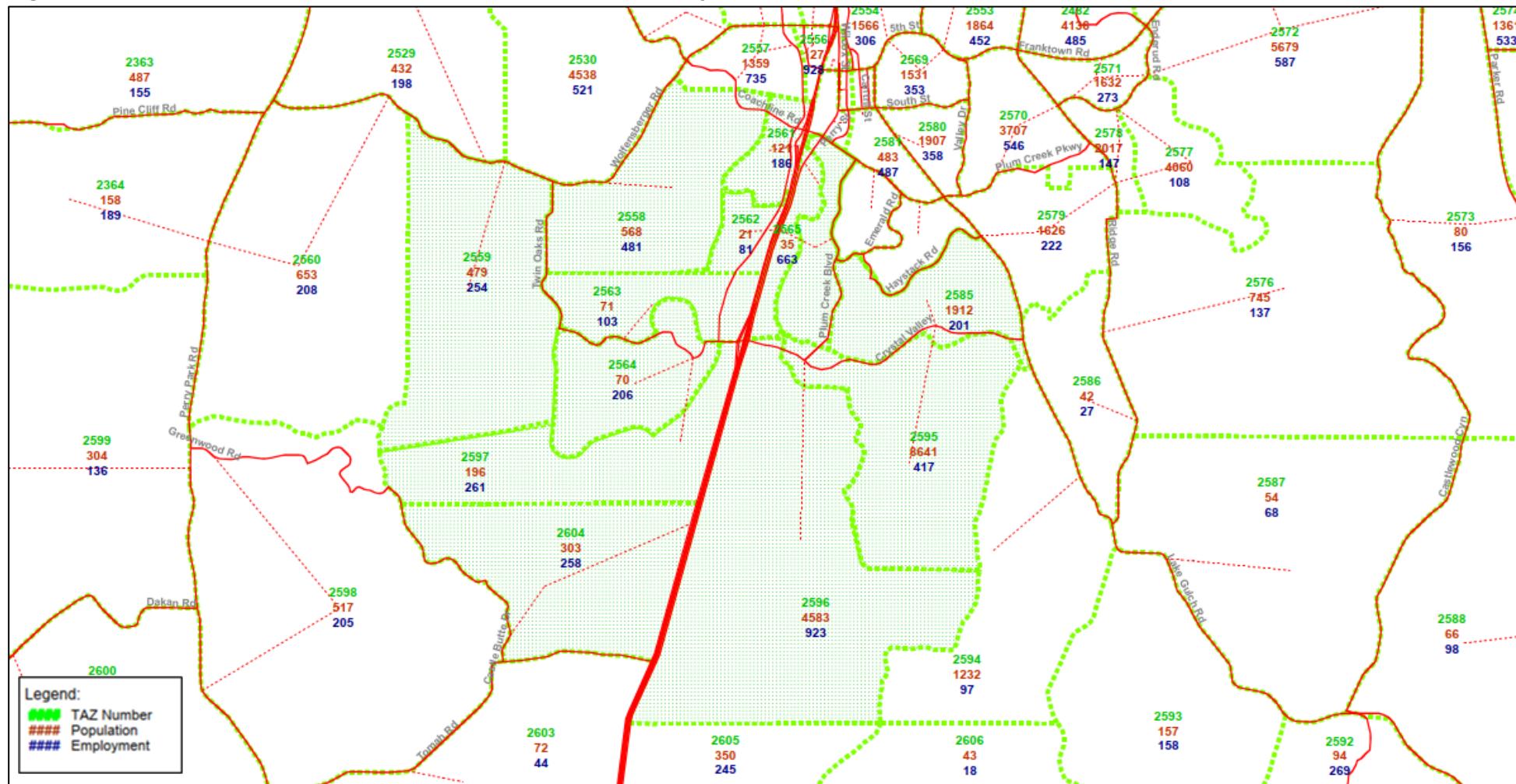




Figure 2-2. Socio-economic Data (2050) – Population and Employment



### 3. Roadway Network

The roadway characteristics assumed in DRCOG model network were reviewed and updated to reflect the field characteristics. In the DRCOG model, the lane capacity for the Twin Oaks Road and Peak View Drive were assumed to be 850 vehicles in each direction and a posted speed of 50 MPH on the facility. Model roadway network was updated for Twin Oaks as part of model calibration and validation against the field traffic counts. Based on field survey, these two are gravel rural roads, so the assumed per lane capacity was changed to 350 vehicles per lane and model speed to 20 MPH.

### 4. Model Traffic Assignment

The traffic assignments within the travel demand model with land use and roadway network updates for the Crystal Valley Interchange project were reviewed and compared to the field traffic counts on Twin Oaks Road. Table 4-1 shows the daily traffic volumes in the field and as assigned within the travel demand model.

**Table 4-1. Daily (24-hours) Traffic Volumes on Twin Oaks Road**









| Network   | Eastbound  | Westbound  | Total        |
|---|------------|------------|--------------|
| Field Traffic Counts (June 2021)  | 74         | 83         | 157          |
| DRCOG 2023 (with network adjustments and project updates, including west frontage road)     | 83         | 86         | 169          |
| DRCOG 2050 (with network adjustments and project updates, including west frontage road)     | <b>924</b> | <b>986</b> | <b>1,910</b> |
| DRCOG 2050 (with network adjustments and project updates, not including west frontage road) | 1,036      | 1,169      | 2,205        |

The traffic volumes in the table above reflects the growth in traffic that is representative of the planned new development in the Twin Oaks area. Based on the forecasted daily volumes, Twin Oaks Road is expected to carry about 100 vehicles in each direction during the peak hour.







# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

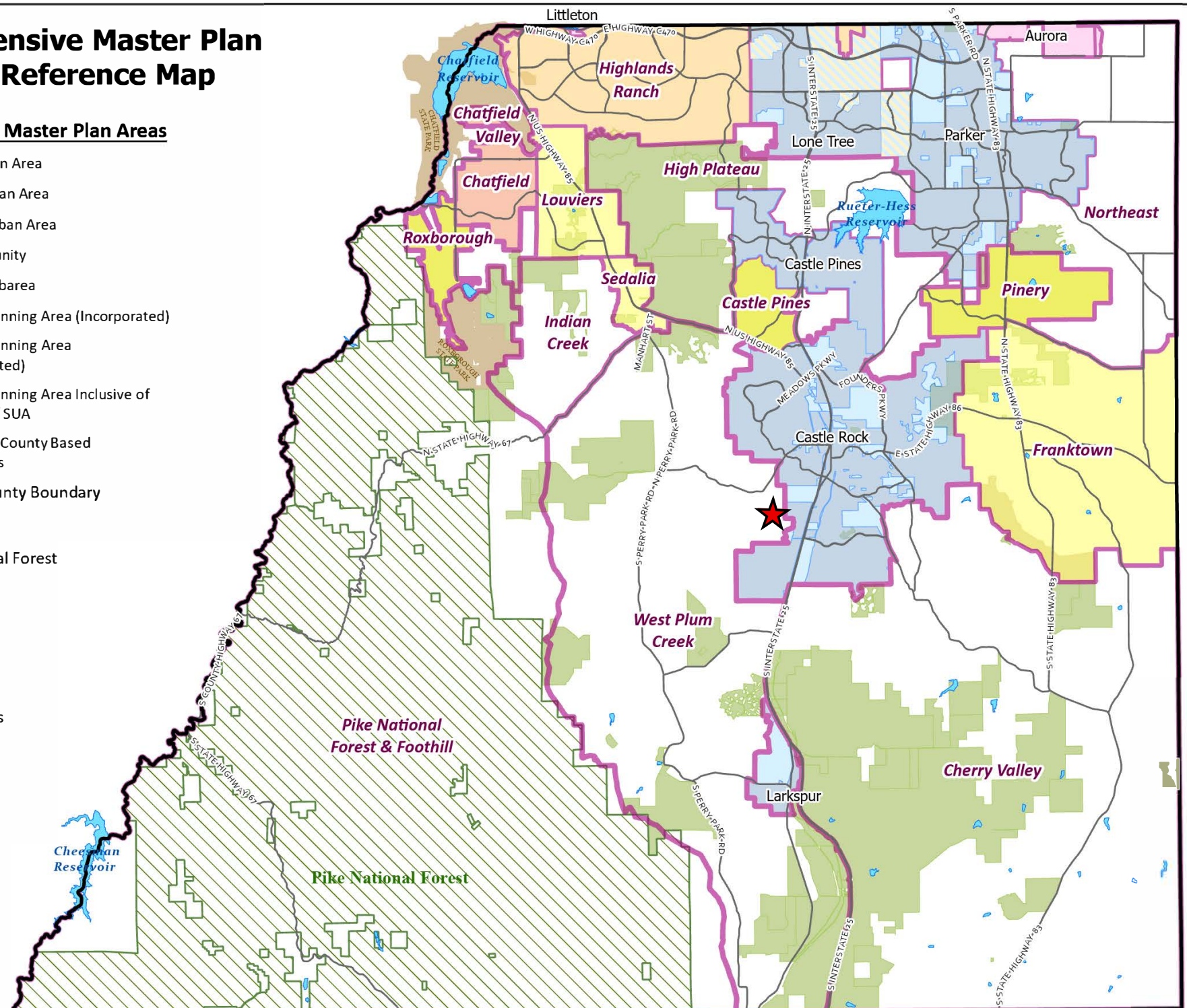
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas County Boundary

## Parks

-  Pike National Forest
-  State Parks
-  Open Space
-  Lakes

## Roadways

-  Major Roads



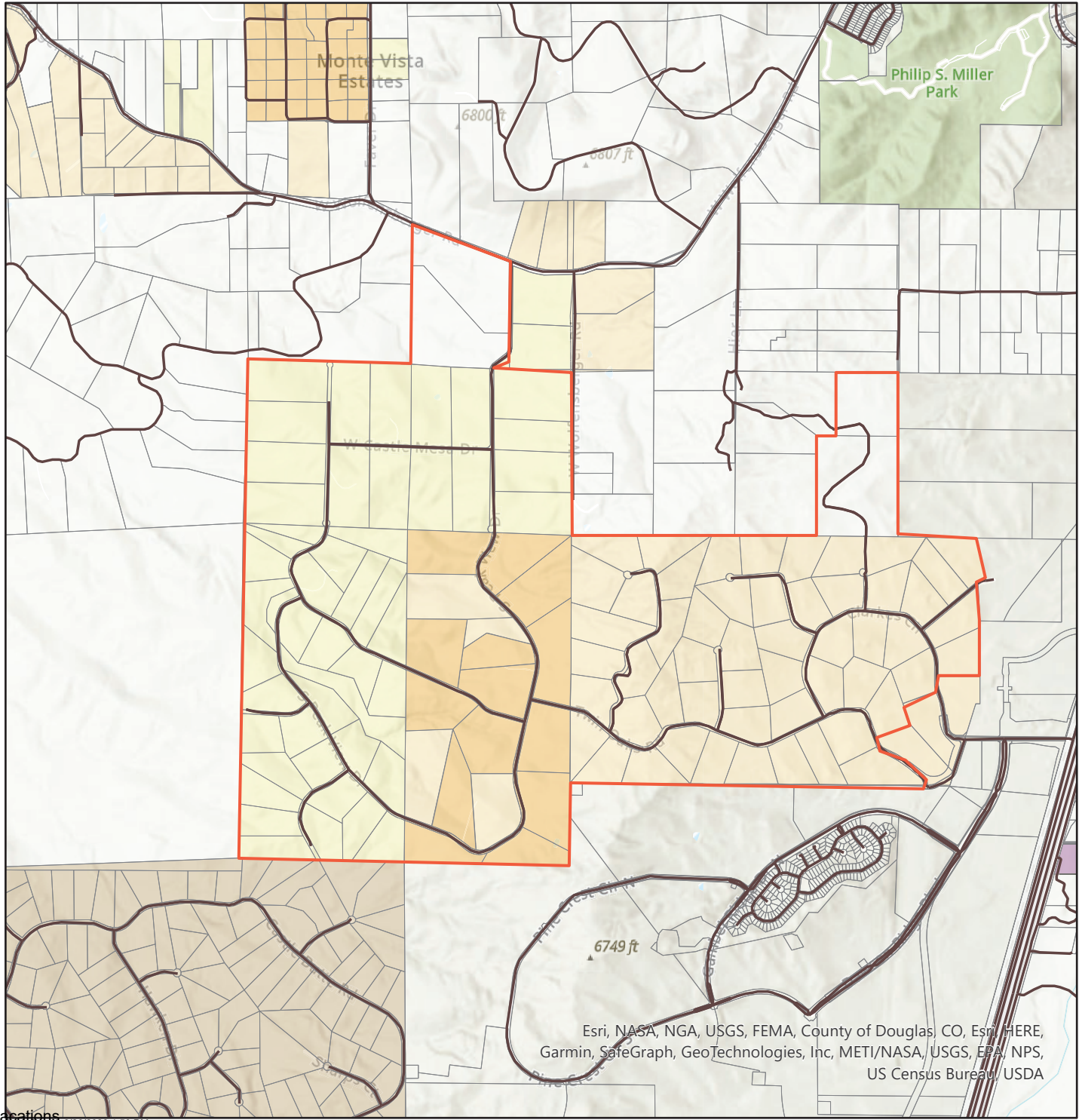


# TWIN MESA METROPOLITAN DISTRICT

SB2025-026  
Zoning Map



- LEGEND
- PROJECT SITE
  - A1 - AGRICULTURAL ONE
  - LRR - LARGE RURAL RESIDENTIAL
  - RR - RURAL RESIDENTIAL
  - ER - ESTATE RESIDENTIAL
  - LI - LIGHT INDUSTRIAL
  - PD - PLANNED DEVELOPMENT



Esri, NASA, NGA, USGS, FEMA, County of Douglas, CO, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



# Twin Oaks Road and Clarkes Circle Road Vacations

SB2025-026  
Aerial Map



- LEGEND
- Roads
  - Major Roads
  - ▭ Parcels - PARCELS



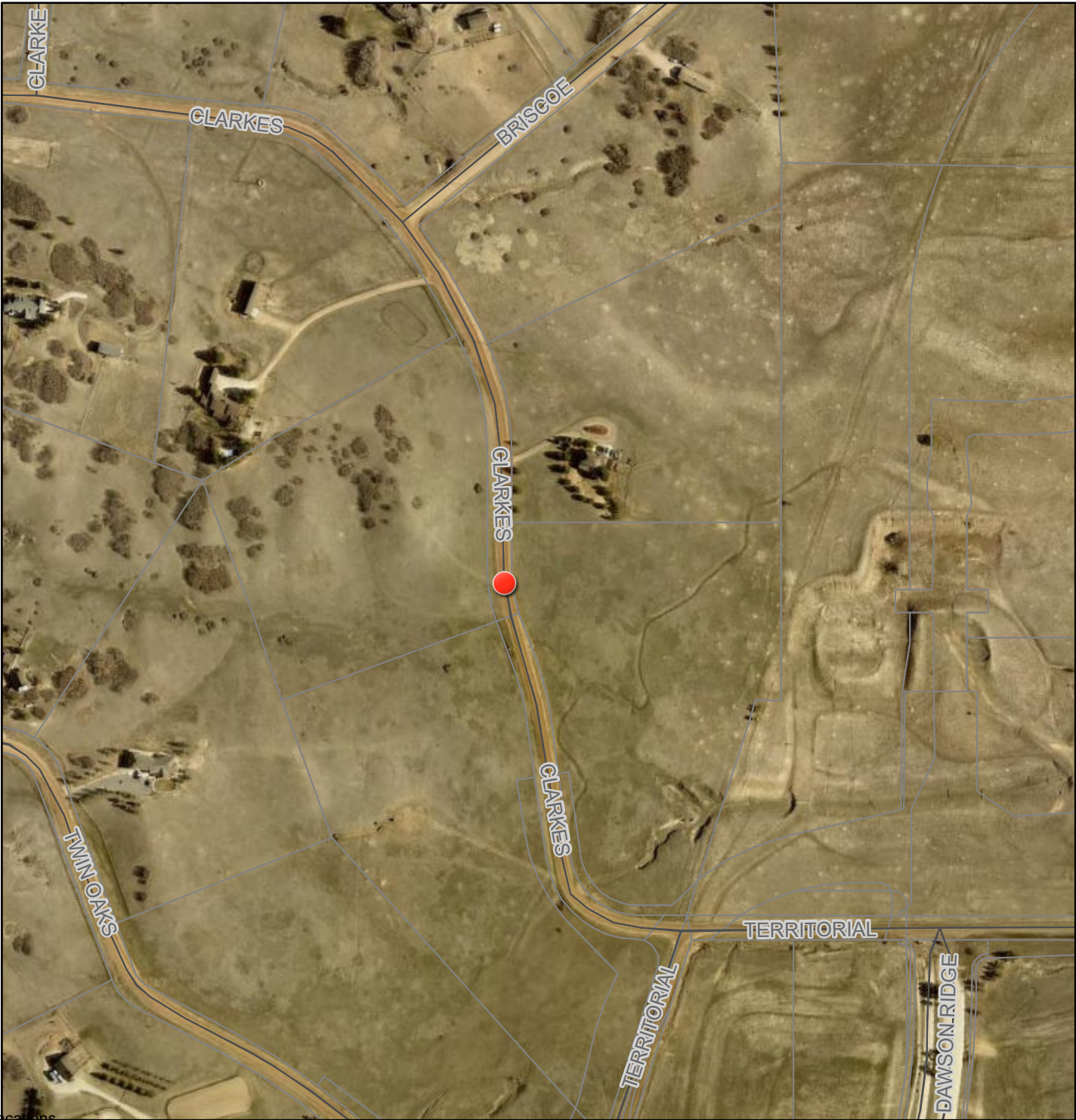


# Twin Oaks Road and Clarkes Circle Road Vacations

SB2025-026  
Aerial Map



- LEGEND
- Roads
  - Major Roads
  - Parcels - PARCELS



# Twin Oaks Road and Clarkes Circle Road Vacations

SB2025-026  
Aerial Map



- LEGEND
- Roads
  - Major Roads
  - Parcels - PARCELS





**Referral Agency Response Report****Page 1 of 2****Project Name:** Twin Oaks Road and Clarkes Circle Road Vacations**Project File #:** SB2025-026**Date Sent:** 07/11/2025**Date Due:** 08/01/2025

| <b>Agency</b>                          | <b>Date Received</b> | <b>Agency Response</b>  | <b>Response Resolution</b>               |
|--|----------------------|---|--|
| Addressing Analyst                     | 07/23/2025           | <b>Verbatim Response:</b><br>Proposed addresses for the gates are: 1545 CLARKES CIRCE and 104 TWIN OAKS ROAD.   | No action required.                      |
| Assessor                               | 07/29/2025           | <b>Verbatim Response:</b><br>please be aware of the following comments:<br>None   | No action required.                      |
| AT&T Long Distance - ROW               | 07/17/2025           | <b>Summary of Response:</b><br>There should be no conflicts with AT&T Long Lines, as we do not have facilities in that area.  | No action required.                      |
| Bear Canyon Ranch HOA                  |                      | No Response Received.   |  |
| Bell Mountain Ranch HOA                |                      | No Response Received.   |  |
| Black Hills Energy                     |                      | No Response Received.   |  |
| Building Services                      | 07/15/2025           | <b>Verbatim Response:</b><br>No Comment.  | No action required.                      |
| Castle Rock Fire and Rescue Department | 07/17/2025           | <b>Verbatim Response:</b><br>CRFD has no comments or objections to the proposed project.  | No action required.                      |
| CenturyLink                            | 07/14/2025           | <b>Summary of Response:</b><br>CenturyLink noted its receipt of the request and that it will endeavor to respond within 30 days.  | Comments were provided to the applicant. |
| Christy Ridge HOA                      |                      | No Response Received.   |  |
| Comcast                                |                      | No Response Received.   |  |
| CORE Electric Cooperative              | 07/30/2025           | <b>Verbatim Response:</b><br>CORE Electric Cooperative approved the roadway vacation.   | No action required.                      |
| Douglas County School District RE 1    | 08/01/2025           | <b>Summary of Response:</b><br>The DCSD noted that the bus stop locations for this route are currently being planned and located and as a policy, the School District does not transport on private property or in gated communities. DCSD requests that bus stop operations and logistics be considered in the gate location and design process. | Comments were provided to the applicant. |

**Referral Agency Response Report****Page 2 of 2****Project Name:** Twin Oaks Road and Clarkes Circle Road Vacations**Project File #:** SB2025-026**Date Sent:** 07/11/2025**Date Due:** 08/01/2025

| Agency                             | Date Received | Agency Response  | Response Resolution  |
|------------------------------------|---------------|--|--|
| Engineering Services               | 07/29/2025    | <b>Summary of Response:</b><br>Engineering provided comments related to the width of the Twin Oaks Road vacation and to finalize all slope and ROW easements as well as the maintenance IGA with Engineering.  | Applicant has been working with Engineering with the location of the gates on the eastern edge of the District boundary.<br><br>The applicant is also finalizing the easements and maintenance IGA required for the turnarounds. |
| Jackson 105 FD                     |               | No Response Received.  |  |
| Keene Ranch HOA                    |               | No Response Received.  |  |
| Office of Emergency Management     | 07/11/2025    | <b>Verbatim Response:</b><br>No Comment.   | No action required.  |
| Sheriff's Office                   | 07/22/2025    | <b>Verbatim Response:</b><br>Deputy Jeff Pelle reviewed this request regarding security, keeping Crime Prevention Through Environmental Design (CEPTD) concepts in mind; no comments or concerns were noted at this time.<br><br>Once gates are in place, contact the Douglas County Sheriff's Office with gate code information to allow DCSO access. | Applicant will coordinate with the DCSO after installation of gates for gate access.   |
| Sheriff's Office E911              |               | No Response Received.  |  |
| Town of Castle Rock                | 07/31/2025    | See letter attached for detail.  | Comments were provided to the applicant.   |
| Twin Oaks HOA                      |               | No Response Received.  |  |
| Xcel Energy-Right of Way & Permits | 07/29/2025    | <b>Summary of Response:</b><br>Xcel Energy has no apparent conflict with the request.  | No action required.  |

## Eric Pavlinek

---

**From:** annb cwc64.com <annb@cwc64.com>  
**Sent:** Thursday, July 17, 2025 4:47 PM  
**To:** Eric Pavlinek  
**Cc:** CHOY, PAM; duanew cwc64.com; jt cwc64.com  
**Subject:** Twin Oaks & Clarkes Circle Rd Castle Rock, Colorado Douglas County eReferral #SB2025-026  
**Attachments:** Twin Oaks & Clarkes Circle Rd Castle Rock, Colorado.jpg

Hi Eric,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Twin Oaks & Clarkes Circle Rd Castle Rock, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

Please feel free to contact us with any questions or concerns.

Ann Barnowski  
Clearwater Consulting Group Inc  
120 9th Avenue South  
Suite 140  
Nampa, ID 83651  
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

-----Original Message-----

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>  
Sent: Friday, July 11, 2025 12:12 PM  
To: annb cwc64.com <annb@cwc64.com>  
Subject: Douglas County eReferral (SB2025-026) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:  
<https://apps.douglas.co.us/planning/projects/Login.aspx>

Project Number: SB2025-026

Project Title: Twin Oaks Road and Clarkes Circle Road Vacations

Project Summary: Request to vacate small portions of Twin Oaks Road and Clarkes Circle to allow for Metro District gate installation.

This referral will close on Friday, August 1, 2025.

If you have any questions, please contact me.

Sincerely,





PROJECT AREA

TWIN OAKS

Castle Butte Dr

Castle Butte Dr

Castle Butte Dr





## Eric Pavlinek

---

**Subject:**

RE: Douglas County eReferral (SB2025-026) Is Ready For Review

**From:** FDPLANS <FDPLANS@crgov.com>

**Sent:** Thursday, July 17, 2025 11:24 AM

**To:** Eric Pavlinek <epavlinek@douglas.co.us>

**Subject:** RE: Douglas County eReferral (SB2025-026) Is Ready For Review

CRFD has no comments or objections to the proposed project.

Respectfully,

Alayna Moore, CFM, FA  
Fire Plans Examiner



[Form Center • Request a Construction Inspection or Reinspect \(crgov.com\)](#)



Life Safety Division  
Castle Rock Fire and Rescue Department  
300 Perry Street  
Castle Rock, CO 80104  
303.663.3120 Office  
e-mail [FPO@crgov.com](mailto:FPO@crgov.com)



*An internationally accredited Fire/Rescue agency since 2012*

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**From:** [Easement, Nre](#)  
**To:** [Eric Pavlinek](#)  
**Cc:** [Canary, Stephanie](#)  
**Subject:** RE: P866849/ \*\*\*Douglas County eReferral (SB2025-026) Is Ready For Review  
**Date:** Monday, July 14, 2025 3:19:43 PM  
**Attachments:** [image001.png](#)

---

Good afternoon,

We have received your request for an encroachment and have set up a Lumen project accordingly. Your project number is P866849, and it should be referenced in all emails sent in for review.

Please do not reply to this email. Your project owner is Stephanie Canary, and they can be reached by email at [Stephanie.Canary@lumen.com](mailto:Stephanie.Canary@lumen.com) with any questions that you may have regarding this project.

Requests are addressed in the order received; Lumen will endeavor to respond within 30 days.

Have a great day!

Best Regards,

Ashley Viola  
Project Coordinator  
Faulk & Foster  
214 Expo Circle, Suite 7  
West Monroe, LA 71291  
[Ashley.Viola@lumen.com](mailto:Ashley.Viola@lumen.com)



Our fee policy applies to Lumen dedicated easements only.

If your request involves public ROW or a Public Utility easement, the fee does not apply.  
If this is the case, please reply all to advise.

---

**From:** epavlinek@douglas.co.us <epavlinek@douglas.co.us>  
**Sent:** Friday, July 11, 2025 1:12 PM  
**To:** Easement, Nre <Nre.Easement@lumen.com>

**Subject:** P866849/ \*\*\*Douglas County eReferral (SB2025-026) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:

[https://urldefense.com/v3/\\_\\_https://apps.douglas.co.us/planning/projects/Login.aspx\\_!!CdLFVIQ!W3n5PacUPRUduM62Wy9zcFl2j4DapwvHNMggKulX-jSNT1DsJ1TDxpQgwtF9PkHtBqF8sKj2zEDCvRtxX2MTyQ\\$](https://urldefense.com/v3/__https://apps.douglas.co.us/planning/projects/Login.aspx_!!CdLFVIQ!W3n5PacUPRUduM62Wy9zcFl2j4DapwvHNMggKulX-jSNT1DsJ1TDxpQgwtF9PkHtBqF8sKj2zEDCvRtxX2MTyQ$)

Project Number: SB2025-026

Project Title: Twin Oaks Road and Clarkes Circle Road Vacations

Project Summary: Request to vacate small portions of Twin Oaks Road and Clarkes Circle to allow for Metro District gate installation.

This referral will close on Friday, August 1, 2025.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek

Planning Services  
100 Third Street  
Castle Rock, CO 80104  
303-660-7460 (main)

---

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620 Wilcox Street  
Castle Rock, Colorado 80104

August 1<sup>st</sup>, 2025

Eric Pavlinek  
Douglas County Planning Services  
100 Third Street  
Castle Rock, CO 80104  
[epavlinek@douglas.co.us](mailto:epavlinek@douglas.co.us)

RE: Twin Oaks Road and Clarkes Circle Road Vacations (SB2025-026)

Dear Mr. Pavlinek,

It is our understanding that the applicant is requesting to vacate small portions of Twin Oaks Road and Clarkes Circle to allow for a Metro District gate installation. It is our understanding that the applicant is proposing construction of gates as shown in the attached exhibits, on Twin Oaks Road and Clarkes Circle west of Territorial Road.

On behalf of Douglas County School District, we have listed the below considerations concerning the vacation and installation of gates.

1. DCSD provides transportation service to households/properties located in the Twin Oaks and Castle Mesa neighborhoods. 2025-26 school year bus stop locations for this route are currently being planned and located.
2. As a policy, DCSD does not transport on private property and/or in any gated communities. The installation of access prohibiting gates as proposed may prohibit the households located within the resulting gated community from receiving district transportation services within the gated community.
3. Students who are eligible for DCSD transportation services as required by law receive transportation services at their address. Please consider district Transportation access and logistics when considering design and approval of access prohibited gates.
4. DCSD requests that bus stop operations and logistics be considered in the gate location and design approval process. DCSD prioritizes pedestrian and driver safety first and foremost when creating bus stop locations. Stop locations must also be easily accessible for bus drivers and passengers and should provide ample room for safe and efficient loading and unloading.

Thank you for the opportunity to respond to the above referenced application. Please reach out with any further needed input or clarification.

Shavon Caldwell, Planning Manager  
DCSD Planning & Construction  
[scaldwell2@dcsdk12.org](mailto:scaldwell2@dcsdk12.org)  
desk: 303.387.0417

## REFERRAL RESPONSE REQUEST

 Date sent: July 11, 2025

 Comments due by: **August 1, 2025**
**Project Name:** Twin Oaks Road and Clarkes Circle Road Vacations

**Project File #:** SB2025-026

**Project Summary:**

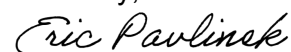
The applicant, Twin Mesa Metropolitan District, requests approval of a road vacation to vacate portions of Twin Oaks Road and Clarkes Circle. The property to be vacated will be owned and maintained by the District for installation of gates. A traffic control gate will be installed on Twin Oaks Road and an emergency access gate will be installed on Clarkes Circle

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

|  |  |
|--|--|
| <input type="checkbox"/>                                   | No Comment   |
| <input checked="" type="checkbox"/>                        | <div style="border: 1px solid black; padding: 5px;"> <p>1.) Please continue to work with Public Works Engineering in finalizing all slope and ROW Easements as well as the Maintenance IGA.</p> <p>2.) The width of the Twin Oaks Road Vacation should be limited to 40' longitudinally along the roadway.</p> <p>3.) The Engineering review fee of \$2,400 is still outstanding.</p> </div> |
| <input type="checkbox"/>                                   |  |
| <b>Agency:</b> DC Public Works ENG.                        | <b>Phone #:</b> 303.660.7490 Ext. 3305   |
| <b>Your Name:</b> Bradley Jackson<br><i>(please print)</i> | <b>Your Signature:</b> <i>Bradley A. Jackson</i>   |
|  | <b>Date:</b> July 29, 2025   |

Additional information and documents can be found at [www.douglas.co.us/pro](http://www.douglas.co.us/pro) and performing a Project Search for the Project Number provided above. You can then view the documents and details within the project file. Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,



Eric Pavlinek, Project Planner

*Enclosure*



# Project Written Comments

## Town of Castle Rock

**Project Number: COU25-0016**

Description: **Twin Oaks Rd and Clarkes Cir Road Vacations**

Applied: **7/14/2025**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW**

Applicant: **<NONE>**

Parent Project:

Owner: **<NONE>**

Contractor: **<NONE>**

Details:

**Request to vacate small portions of Twin Oaks Road and Clarkes Circle to allow for Metro District gate installation.**

### LIST OF REVIEWS

| TYPE  | CONTACT       | STATUS       | REMARKS                     |
|---|---------------|--------------|-----------------------------|
| Review Group: 1ST REVIEW 18 DAY   |               |              |                             |
| DS PLAN CHECK TJ  | TJ KUCEWESKY  | PPA-COMPLETE | See notes                   |
| Notes:<br>DS1. Please contact TJ Kucwesky with questions, TKucwesky@crgov.com or 720-733-3593<br>DS2. Please coordinate construction plans with Town and Dawson Trails for entry street to Twin Oaks.<br>DS3. If any easements are required for town owned property an exhibit will need to be submitted to DevReview@crgov.com for review. |               |              |                             |
| PL - SANDY  | SANDY VOSSLER | NO COMMENT   | Rev'd 7-25, forgot to close |
| Notes:<br>PL1. Please contact Planning, Sandy Vossler with questions, 720-733-3556, svossler@crgov.com.   |               |              |                             |
| PW - JAY  | JAY JENSMA    | APPROVED     | See notes                   |
| Notes:<br>PW1. Please contact Jay Jensma with questions, JJensma@crgov.com or 720-733-2264<br>PW2. Castle Rock Public Works is requesting that maintenance responsibilities, i.e. snow removal, be identified in the sections between the proposed gates and Town ROW.  |               |              |                             |



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.285.6612  
[violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)

July 29, 2025

Douglas County Planning Services  
100 Third Street  
Castle Rock, CO 80104

Attn: Eric Pavlinek

**Re: Twin Oaks Road and Clarkes Circle Road Vacations, Case # SB2025-026**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the **request to vacate small portions of Twin Oaks Road and Clarkes Circle to allow for Metro District gate installation** and currently has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-285-6612 – Email: [violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)

## Twin Mesa Metropolitan District

Mr. Eric Pavlinek  
Principal Planner  
Douglas County Department of Community Development  
Planning Services Division  
100 Third Street  
Castle Rock, CO, 80104

August 6, 2025

RE: Twin Oaks Road and Clarke's Circle Road Vacation - Application SB2025-026

Dear Mr. Pavlinek:

This letter is the Twin Mesa Metropolitan District's (Twin Mesa's") response to the comments received in the Referral Agency Response Report:

1. **Douglas County School District.** Currently, there are no bus stop locations or bus routes affected by the current proposal. However, Twin Mesa will work with the Douglas County School District regarding any future bus stop or bus routes to include granting access through the gate if requested.
2. **Engineering.** Twin Mesa and Engineering have agreed to a plan that includes the location and construction of four hammerhead turnarounds and the vacation of 40 feet on Twin Oaks Road and 20 feet on Clarke's Circle. Twin Mesa has completed the surveying and legal descriptions for the portions of Twin Oaks Road and Clarke's Circle to be vacated (previously provided) as well as the legal descriptions for the ROW easements for the four hammerheads as well as the legal descriptions for four slope and drainage easements. Twin Mesa is in the process of getting those eight easements executed by the owners. Twin Mesa will continue to work with Engineering on the preparation of the construction plans for the hammerhead turnarounds. Construction will be completed prior to gate installation. Engineering has proposed an IGA that has been reviewed and expected to be finalized soon.
3. **Sheriff's Office.** Twin Mesa will provide code and access information once gate is complete.
4. **Town of Castle Rock.** Twin Mesa will be entering into an IGA with the County which will provide consistent maintenance up to the Town ROW. Twin Mesa is not involved with the construction plans for the entry street to Twin Oaks.

Please advise if any further information or explanation is needed.

Thank you,



Damian Cox, Twin Mesa board member



**From:** [Glen Tuscan Triple Protection Autocare](#)  
**To:** [Eric Pavlinek](#)  
**Cc:** [Miro Kovacevic](#); [Brendan Fitch](#); [Ryan Ellis](#); [Art Griffith](#); [Janet Herman](#)  
**Subject:** Requested Denial Of Twin Oaks Road and Clarkes Circle Road Vacations (SB2025026)  
**Date:** Monday, August 18, 2025 3:14:03 PM  
**Attachments:** [image001.png](#)

---

Dear Commissioners,

I respectfully submit this letter to formally request that the Planning Commission recommend denial of the Twin Oaks and Clarkes Circle Road Vacations (SB2025-026), scheduled for consideration at the August 18th Planning Commission hearing.

The County Staff Report makes clear that this application is being advanced prematurely. The potential impacts of these proposed road vacations have not been fully qualified, quantified, or mitigated.

### **Unresolved Easements and Turnaround Impacts**

The Applicant acknowledges it is still in the process of negotiating eight separate easements with adjacent property owners. None of these agreements have been finalized. Furthermore, the proposed “hammerhead” turnarounds that would be located on these easements have not been evaluated. These features will alter drainage patterns, creating potential grading, erosion, and runoff impacts not only on the properties where they are located but also on neighboring parcels across the vacated rights-of-way. To date, no grading, erosion control, or drainage studies have been provided to assess or address these impacts.

### **School District Concerns**

The Staff Report (page 30) highlights comments from the Douglas County School District, which currently provides transportation services to households within the Twin Oaks and Castle Mesa neighborhoods. The District notes that state law requires it to provide transportation service to those households and expresses concern that the installation of access-prohibiting gates could prevent it from fulfilling this obligation.

The Applicant dismisses this concern, stating only that “there are not bus stop locations or bus routes affected by the current proposal.” This directly contradicts the School District’s own position and fails to address the practical issue of whether the District could continue to serve affected households. This unresolved conflict demonstrates that the approval standards for a road vacation are not met—specifically, Article 705B.05, which requires that “the approval will not adversely affect the public health, safety, and welfare.”

### **Conclusion**

Given the lack of completed studies, unresolved easement negotiations, and the serious concerns raised by referral agencies, this proposal is not ready for approval. I respectfully urge the Planning Commission to vote to recommend denial of SB2025-026.

Thank you for your consideration.

Respectfully,





**Glen Tuscan**

Tuscan Farm LLC

Lots #58,59,60

(303) 435-1838

[gat@tripac.net](mailto:gat@tripac.net)

*Tuscan Farm LLC*

7200 South Alton Way

Suite C-200

Centennial, CO 80112

303.435.1838 Cell

303.798.4499 Office

303-798-2480 Fax

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**Eric Pavlinek**

---

**From:** Glen Tuscan Triple Protection Autocare <gat@tripac.net>  
**Sent:** Monday, August 18, 2025 12:57 PM  
**To:** Planning  
**Subject:** Include in packet Douglas County Planning  
**Attachments:** Scanned from Tripac.pdf

Please include these emails attached in Douglas County planning commission packet.

Sincerely,

Glen Tuscan  
Founder, CEO  
(303) 435-1838  
gat@tripac.net

7200 South Alton Way  
Suite C-200  
Centennial, CO 80112  
303.435.1838 Cell  
303.798.4499 Office  
303-798-2480 Fax

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-----Original Message-----

From: scanner@tripac.net <scanner@tripac.net>  
Sent: Monday, August 18, 2025 12:49 PM  
To: Glen Tuscan Triple Protection Autocare <gat@tripac.net>  
Subject: Scanned from Tripac

Attachment File Type: pdf, Multi-Page

## Glen Tuscan Triple Protection Autocare

---

**From:** Glen Tuscan Triple Protection Autocare  
**Sent:** Monday, August 18, 2025 12:06 PM  
**To:** Janet Herman  
**Cc:** Art Griffith; Bradley Jackson; Miro Kovacevic; brendan@turtle.com; Ryan Hough  
**Subject:** RE: Update From 4/28/2025

Hi Janet,

I'm writing to express my concerns about the incomplete proposed gate design submitted for today's hearing with the Douglas County Planning Commission.

Given the lack of complete information—particularly regarding how my land will be affected by the Town of Castle Rock, Douglas County, and the Metro District—my team is requesting a 90-day postponement before any decisions are made that could impact my property.

Tuscan Farms is significantly affected, as my land borders approximately 75% of both Twin Oaks Road and Clarkes Circle.

Additionally, as of today, August 18, 2025, I have not received the drainage study. Once that is provided, I would also like to revisit the proposed vacation of Clarkes Circle to Tuscan Farms.

Thank you for your attention to these concerns.

Respectfully,



**Glen Tuscan**  
Tuscan Farm LLC  
[\(303\) 435-1838](tel:(303)435-1838)  
[gat@tripac.net](mailto:gat@tripac.net)

7200 South Alton Way  
Suite C-200  
Centennial, CO 80112  
303.435.1838 Cell  
303.798.4499 Office  
303-798-2480 Fax

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---

**From:** Glen Tuscan Triple Protection Autocare  
**Sent:** Monday, July 14, 2025 12:09 PM  
**To:** Janet Herman <[JHerman@douglas.co.us](mailto:JHerman@douglas.co.us)>  
**Cc:** Art Griffith <[AGriffit@douglas.co.us](mailto:AGriffit@douglas.co.us)>; Bradley Jackson <[bjackson@douglas.co.us](mailto:bjackson@douglas.co.us)>  
**Subject:** RE: Update From 4/28/2025

Hi Janet,

I was following up from our last in-person meeting of June 12<sup>th</sup>. You mentioned that "TJ" would be sending us the drainage study. Please let me know when the study will be forthcoming. I have hired a hydrologist to help me understand its content.

Thankfully,



7200 South Alton Way  
Suite C-200  
Centennial, CO 80112  
303.435.1838 Cell  
303.798.4499 Office  
303-798-2480 Fax

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---

**From:** Janet Herman <[JHerman@douglas.co.us](mailto:JHerman@douglas.co.us)>  
**Sent:** Tuesday, June 10, 2025 8:22 AM  
**To:** Glen Tuscan Triple Protection Autocare <[gat@tripac.net](mailto:gat@tripac.net)>  
**Cc:** Art Griffith <[AGriffit@douglas.co.us](mailto:AGriffit@douglas.co.us)>; Bradley Jackson <[bjackson@douglas.co.us](mailto:bjackson@douglas.co.us)>  
**Subject:** RE: Update From 4/28/2025

Hi Glen,

Looks like we can make that work. I just sent a revised meeting invite.

Thanks  
Janet

---

**From:** Glen Tuscan Triple Protection Autocare <[gat@tripac.net](mailto:gat@tripac.net)>  
**Sent:** Tuesday, June 10, 2025 5:38 AM  
**To:** Janet Herman <[JHerman@douglas.co.us](mailto:JHerman@douglas.co.us)>  
**Cc:** Art Griffith <[AGriffit@douglas.co.us](mailto:AGriffit@douglas.co.us)>; Bradley Jackson <[bjackson@douglas.co.us](mailto:bjackson@douglas.co.us)>  
**Subject:** Re: Update From 4/28/2025

Good Morning Janet,

Would it be possible to adjust our meeting time to 1 pm on Thursday?

I have an overlap of meetings at the time i originally committed to.

Thank you in advance for your consideration.

Glen Tuscan

Get [Outlook for iOS](#)

**From:** Janet Herman <[JHerman@douglas.co.us](mailto:JHerman@douglas.co.us)>  
**Sent:** Monday, June 9, 2025 4:07:58 PM  
**To:** Glen Tuscan Triple Protection Autocare <[gat@tripac.net](mailto:gat@tripac.net)>  
**Cc:** Art Griffith <[AGriffit@douglas.co.us](mailto:AGriffit@douglas.co.us)>; Bradley Jackson <[bjackson@douglas.co.us](mailto:bjackson@douglas.co.us)>  
**Subject:** RE: Update From 4/28/2025

Sounds good and I will send invite.  
Janet

**From:** Glen Tuscan Triple Protection Autocare <[gat@tripac.net](mailto:gat@tripac.net)>  
**Sent:** Monday, June 9, 2025 4:07 PM  
**To:** Janet Herman <[JHerman@douglas.co.us](mailto:JHerman@douglas.co.us)>  
**Cc:** Art Griffith <[AGriffit@douglas.co.us](mailto:AGriffit@douglas.co.us)>; Bradley Jackson <[bjackson@douglas.co.us](mailto:bjackson@douglas.co.us)>  
**Subject:** RE: Update From 4/28/2025

Janet

I will be there at 11:30. Can you send me a meeting invite that I can put in my calendar?  
Thankfully,



**Glen Tuscan**  
Tuscan Farm LLC  
Lots 58 59 60  
[\(303\) 435-1838](tel:(303)435-1838)  
[gat@tripac.net](mailto:gat@tripac.net)

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---

**From:** Janet Herman <[JHerman@douglas.co.us](mailto:JHerman@douglas.co.us)>  
**Sent:** Monday, June 9, 2025 3:59 PM  
**To:** Glen Tuscan Triple Protection Autocare <[gat@tripac.net](mailto:gat@tripac.net)>  
**Cc:** Art Griffith <[AGriffit@douglas.co.us](mailto:AGriffit@douglas.co.us)>; Bradley Jackson <[bjackson@douglas.co.us](mailto:bjackson@douglas.co.us)>  
**Subject:** RE: Update From 4/28/2025

Hi Glen,

Art and I could meet with you at our office this Thursday, June 12 anytime between 11:30 and 2:30. Let me know if that day would work for you and what time is best. If that doesn't work, we can look at sometimes next week (Monday-Wednesday).

Thanks  
Janet

---

**From:** Glen Tuscan Triple Protection Autocare <[gat@tripac.net](mailto:gat@tripac.net)>  
**Sent:** Friday, June 6, 2025 11:06 AM  
**To:** Janet Herman <[JHerman@douglas.co.us](mailto:JHerman@douglas.co.us)>  
**Cc:** Art Griffith <[AGriffit@douglas.co.us](mailto:AGriffit@douglas.co.us)>; Bradley Jackson <[bjackson@douglas.co.us](mailto:bjackson@douglas.co.us)>  
**Subject:** RE: Update From 4/28/2025

Janet,

Hope this message finds you well. I wanted to see if you and Art Griffith would be available for an in-person meeting to discuss the status of drainage and gate placements. Please let me know a good time that would work for both of you.

Sincerely,







**Glen Tuscan**  
Founder, CEO  
(303) 435-1838  
[gat@tripac.net](mailto:gat@tripac.net)

*Celebrating 31 Years*



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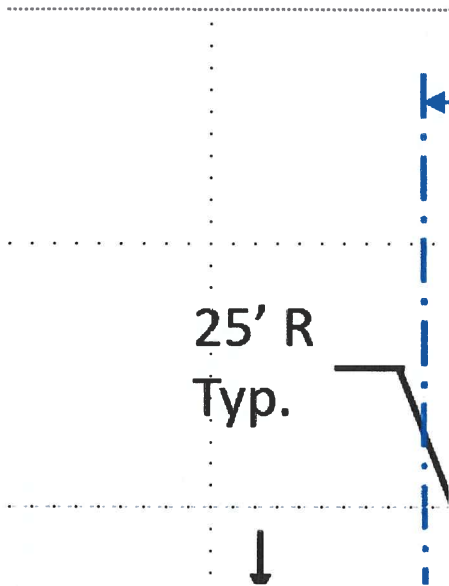
**From:** Janet Herman <[JHerman@douglas.co.us](mailto:JHerman@douglas.co.us)>  
**Sent:** Wednesday, May 21, 2025 2:38 PM  
**To:** Glen Tuscan Triple Protection Autocare <[gat@tripac.net](mailto:gat@tripac.net)>  
**Cc:** Art Griffith <[AGriffit@douglas.co.us](mailto:AGriffit@douglas.co.us)>; Bradley Jackson <[bjackson@douglas.co.us](mailto:bjackson@douglas.co.us)>  
**Subject:** RE: Update From 4/28/2025

Hi Glen,

Sorry for the lack of response from the County. We have been trying to get information from the Town regarding the approved Drainage Report and construction plans so we can see what the Developer is providing for detention/channel improvements in order to answer some of your questions. During the referral process, the County did request that the Town have the Developer analyze the downstream channel (starting from their detention pond outlet) and provide improvements if needed. However, we were never informed as to what may have been designed. The County will continue to maintain the culverts under Twin Oaks and Clarke Circle within our ROW.

I know the Twin Mesa District is looking at some other alternate locations for the gate/turnarounds. I believe they are meeting sometime this week to discuss it among themselves, so we are waiting to see what alternatives they come up with.

Also, the County is willing to allow a hammerhead or a cul-de-sac as the two options for a turnaround. In either case, we still would need a turnaround on both sides of the proposed gates on Twin Oaks and Clarke Circle.



I'm hoping to hear from the District soon, and I'm assuming they may be reaching out to you as well. Also, I will check with staff to see what we have been able to get from the Town/Developer.

Thanks  
Janet

---

**From:** Glen Tuscan Triple Protection Autocare <[gat@tripac.net](mailto:gat@tripac.net)>  
**Sent:** Wednesday, May 21, 2025 12:14 PM  
**To:** Janet Herman <[JHerman@douglas.co.us](mailto:JHerman@douglas.co.us)>  
**Cc:** Art Griffith <[AGriffit@douglas.co.us](mailto:AGriffit@douglas.co.us)>  
**Subject:** Update From 4/28/2025

Hi Janet,

I have not received any response from Douglas County regarding my email sent on 4/28/2025. Can you provide me with a status update.

Thankfully,



**Glen Tuscan**  
Tuscan Farm LLC  
(303) 435-1838  
[gat@tripac.net](mailto:gat@tripac.net)

***Tuscan Farm LLC***  
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## Glen Tuscan Triple Protection Autocare

---

**From:** Glen Tuscan Triple Protection Autocare  
**Sent:** Monday, April 28, 2025 2:40 PM  
**To:** Janet Herman; Art Griffith  
**Cc:** Dan Clemens; rick@thestucycompany.com; debbiereevestuscan@gmail.com; Chris Foust; Britt Tuscan  
**Subject:** Drainage and Infrastructure Concerns

Dear Douglas County Representatives and Twin Mesa Metro District Board Members,

Tuscan Farm, LLC acknowledges receipt of the Twin Mesa Metro District's request for an easement or conveyance of land to facilitate the gating and privatization of Twin Oaks Road and Clarkes Circle. While we are committed to working cooperatively with neighboring communities and public entities, we must respectfully express substantial concerns regarding drainage, infrastructure, and maintenance impacts — concerns that must be addressed prior to any further consideration of the district's request.

**Existing Drainage and Infrastructure Issues:** Tuscan Farm is currently experiencing significant drainage challenges, including:

- Formation of a major scour pool on the south side of Twin Oaks Road before the culvert crossing onto Lot 59.
- Persistent sheet flows across Lots 58 and 59, causing saturated soils and repeated erosion and incision along both Twin Oaks Road and Territorial Road.
- Scour pool development at the Clarkes Circle culvert crossing on Lot 58.
- Active head cutting in the drainageway on Lot 60 as flows move east toward the Costco development area.
- Increased strain on infrastructure tied to over-capacity drainageways and unmanaged upstream runoff.
- 

These issues have been documented over the last several years and were specifically discussed with Douglas County personnel, including Mr. Steve Dalke, Operations District Supervisor, who suggested the need for a more defined drainageway through Tuscan Farms' Lots 58 and 59 to protect Twin Oaks and Territorial Roads from continuing erosion and maintenance failures.

**Exacerbating Factors: Dawson Trails Development:** We do not know the area of the watershed that drains under Twin Oaks Rd. and across our property. The Dawson Trails subdivision under development to the west has the potential to introduce substantial new impervious surface area, potentially substantially increasing the total stormwater runoff entering Tuscan Farms' property. Even if peak flows are nominally detained, the overall frequency and volume of flow could rise considerably, further destabilizing the existing drainageways and culvert crossings.

Accordingly, Tuscan Farms requests clarification and assurances on the following:

1. Will the Dawson Trails drainage plan detain and control stormwater so that neither peak flow rates nor cumulative runoff volumes onto Tuscan Farms properties exceed historical levels?
2. What protections are in place to prevent accelerated erosion, expanded scour pools, worsened sheet flows, existing culvert crossing erosion or failure, and head cutting through Tuscan Farms' agricultural land?

3. Will any portion of Dawson Trails' runoff be routed into the drainage systems crossing Tuscan Farms without substantial infrastructure improvements?
4. How do Douglas County and the Twin Mesa Metro District intend to address known deficiencies in current drainage infrastructure before introducing additional upstream burdens?

**Concerns Regarding Transfer of Maintenance Obligations:** The Twin Mesa Metro District's proposal to privatize Clarkes Circle and transfer roadway maintenance obligations to Tuscan Farms, LLC presents significant concerns. Specifically:

- Current drainage conditions already contribute to roadbed instability and increased maintenance demands.
- The anticipated increases in runoff from Dawson Trails will exacerbate these problems unless appropriate mitigation steps are taken.
- Tuscan Farms must fully understand the projected maintenance obligations and potential costs under both current and post-Dawson Trails conditions.

**Conclusion:** Given the existing, documented drainage failures — and the likelihood of worsening conditions from the Dawson Trails development — Tuscan Farms cannot responsibly consider granting an easement, conveying land, or accepting new maintenance responsibilities for Clarkes Circle without first addressing these critical drainage and infrastructure issues.

We respectfully request a coordinated response from both the Twin Mesa Metro District and Douglas County addressing the current infrastructure conditions, the Dawson Trails drainage impacts, and the mitigation measures proposed to protect Tuscan Farms' properties.

We remain willing to engage in discussions to reach a mutually acceptable resolution that preserves the viability of Tuscan Farms' operations and ensures fair and equitable management of infrastructure burdens.

Sincerely,



**Glen Tuscan**  
Tuscan Farm LLC  
Lot #58 59 60  
[\(303\) 435-1838](tel:(303)435-1838)  
[gat@tripac.net](mailto:gat@tripac.net)

**Tuscan Farm LLC**  
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## Eric Pavlinek

---

**From:** Glen Tuscan Triple Protection Autocare <gat@tripac.net>  
**Sent:** Monday, August 18, 2025 1:48 PM  
**To:** Planning  
**Subject:** Include In Planning Commission Packet  
**Attachments:** Scanned from Tripac.pdf

Please include the attached document in the Douglas County Planning Commission Packet for meeting 08/18/2025.

Sincerely,

Glen Tuscan  
Tuscan Farm LLC  
(303) 435-1838  
gat@tripac.net

7200 South Alton Way  
Suite C-200  
Centennial, CO 80112  
303.435.1838 Cell  
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-----Original Message-----

From: scanner@tripac.net <scanner@tripac.net>  
Sent: Monday, August 18, 2025 1:40 PM  
To: Glen Tuscan Triple Protection Autocare <gat@tripac.net>  
Subject: Scanned from Tripac

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location: machine location not set

# ANALYSIS OF PROPOSED EASEMENTS AND LAND RELINQUISHMENT For Tuscan Farms LLC

Prepared by Anduril Insights  
April 2025





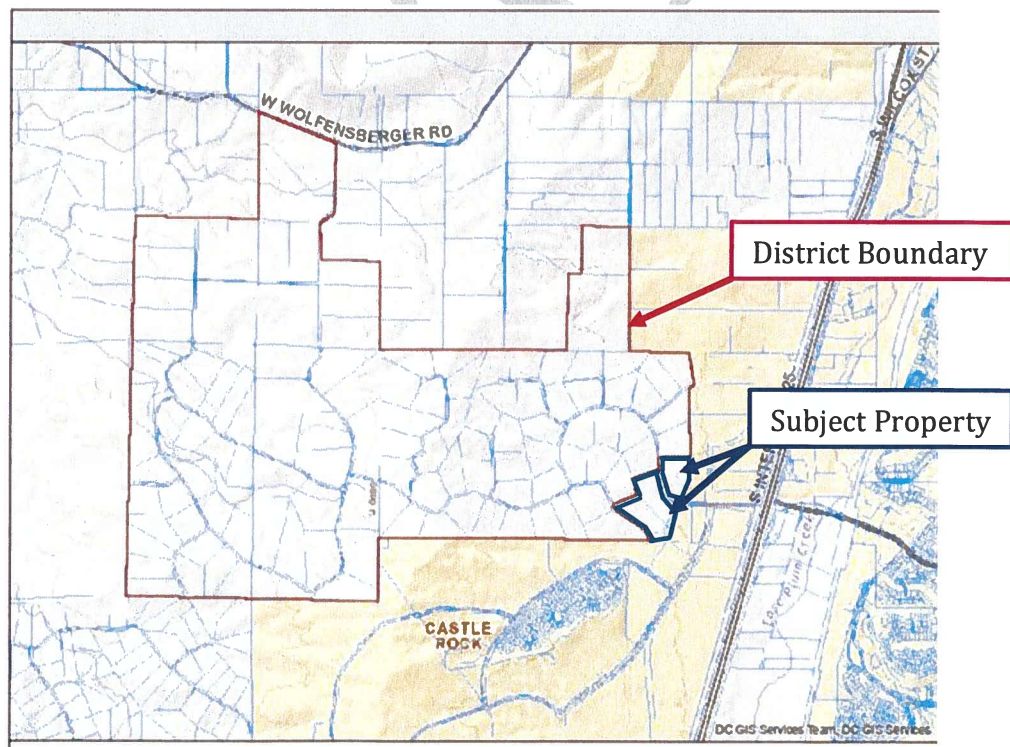
# ANALYSIS OF PROPOSED EASEMENTS AND LAND RELINQUISHMENT

## TASK AND SCOPE

In April 2025, Tuscan Farms LLC commissioned an analysis of proposed easements up and alongside property owned by Tuscan Farms LLC. The following analysis accounts for the history of the subject property and its surroundings, the proposed plans for multiple easements on and along the subject property, and the future impacts of said easements.

## BACKGROUND

The subject property is bordered by a number of homesites on to its West and Northwest. The homeowners of these properties formed a Title 32 Metropolitan District in Douglas County in 2024. This District was approved by the Board of County Commissioners on May 21, 2024, via Resolution R-024-068 (**Attachment A**). Twin Mesa Metro District does *not* include the subject property in its Service Plan or its Boundary Map, as seen in Figure 1:



The purpose of the Twin Mesa Metro District is to create a set of gates to limit public access to the neighborhood of homesites within the District. One gate would be installed on Twin Oaks Drive, and the other on Clarkes Circle. These two gates would theoretically ensure that the neighborhood is not treated as a throughway between Highway 105 and the currently-under-construction Crystal Valley interchange with Interstate 25.

As the District analyzed the engineering required for these two gates, it came to two conclusions:

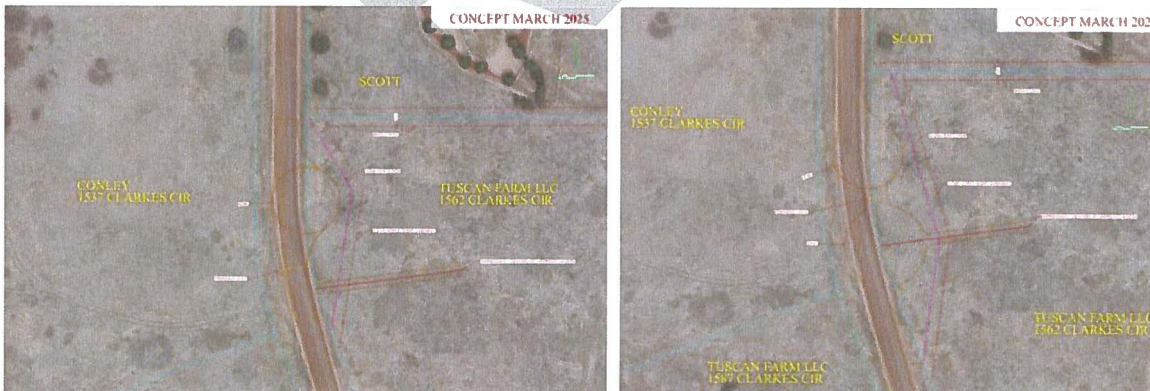
1. The locations of these gates would need to be on the roadways adjacent to the subject property and easements on the subject property would be required for proper construction, grading, sloping, and drainage.
2. Clarkes Circle would need to be vacated from a public road to a private road.

Once these conclusions were reached, the District approached Tuscan Farms LLC representatives with proposals.

## GATE LOCATIONS AND EASEMENTS

As the District contemplated where to place its gates and corresponding turnarounds, it determined that these locations needed to be upon the subject property – one on Clarkes Circle, and one of Twin Oaks Drive. The District worked with Douglas County's engineering team to mock-up these proposed locations and presented the following exhibits to Tuscan Farms LLC:

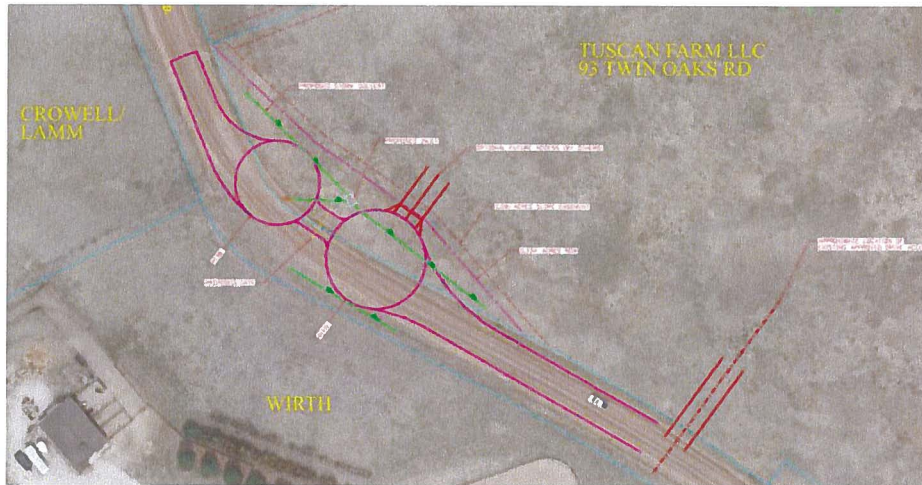
### Clarkes Circle Proposed Locations



The Clarke's Circle location is being contemplated with either one or two turnarounds. If only one roundabout is needed (Figure 3, above), then the District will require a .233 acres in easement (.159 acres right-of-way and .074 acres in slope easement) on the Subject Property; whereas if two roundabouts are required (Figure 4, above), the District will need .401 acres (.306 acres R.O.W. and .095 acres for slope) at this location.



### Twin Oaks Drive Proposed Location



The Twin Oaks Drive location is more solidified in its proposal. The District is only proposing a two-turnaround option (Figure 5, above), which will require .425 acres (.334 acres in right-of-way, and .091 acres in slope easement).

The totals of the District's proposed land takings are shown in Table 1

|                        | Clarks Circle  |                 | Twin Oaks Drive |
|------------------------|----------------|-----------------|-----------------|
| Turnarounds Required   | One Turnaround | Two Turnarounds | Two Turnarounds |
| Right-of-Way Acres     | .159           | .306            | .334            |
| Slope Acres            | .074           | .095            | .091            |
| Total Acreage/Location | .233           | .401            | .425            |
| Total Acreage Combined | .658           | .826            | --              |

### CLARKES CIRCLE ROAD VACATATION

In addition to the actual land the District deemed necessary from the subject property, the District also concluded that it would require a stretch of Clarks Circle – which is currently a public road owned by Douglas County – to be vacated, privatized, and deeded to Tuscan Farms LLC. This scenario would require Tuscan Farms LLC to maintain the private road for emergency access. Figure 6 shows the stretch of road to be vacated:





powers (“the District shall not have the authority to exercise the power of eminent domain”<sup>3</sup>).

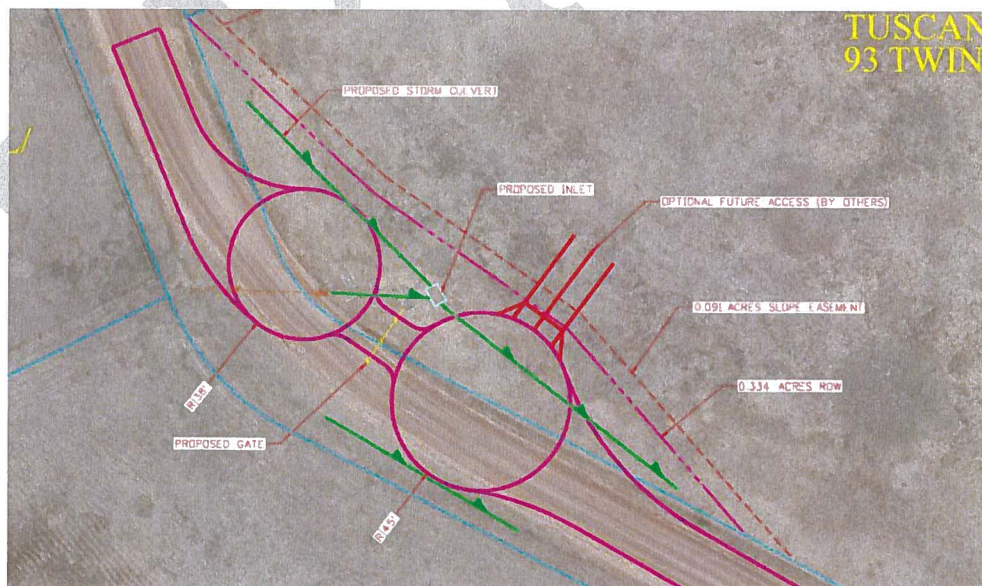
Secondly, the District is asking Tuscan Farms LLC for a sizable request. As shown in Table 1, Tuscan Farms LLC is being asked to relinquish property, relinquish use of property via an easement, and is being asked to take over the ongoing maintenance of a roadway. All these requests are burden Tuscan Farms LLC and benefit the District. As of the drafting of this analysis, no compensation has been offered to Tuscan Farms LLC in exchange for these requests.

## OUTSTANDING QUESTIONS

The proposed scenarios leave Tuscan Farms LLC with many outstanding questions. In order to properly evaluate the extent of its ability to participate in the District’s requests, Tuscan Farms LLC needs these questions answered.

### *1. What exactly is the District asking of Tuscan Farms LLC in terms of property?*

In the verbal conversations regarding the proposals, the District has indicated that it is asking for easements on the subject property from Tuscan Farms LLC. However, the visualizations of the proposed gate locations seem to indicate that the District is asking for a mix of deeded land and easement. As an example, Figure 7 shows an enhanced section of the proposed Twin Oaks location:



<sup>3</sup> Ibid, page 5.

In this visual, the area being requested by the District is labeled as “.334 ACRES ROW” and as “.091 ACRES SLOPE EASEMENT”. This distinction, where the right-of-way is explicitly **not** labeled as an easement, indicates that the District is requesting that the right-of-way acreage be deeded to the District in fee simple. This distinction is consistent on all of the proposed visualizations from the District in both proposed locations.

The District needs to state clearly if it is asking for deeded acreage from Tuscan Farms LLC or if it is asking for only easements.

*2. What compensation is being proposed to Tuscan Farms LLC?*

The District is asking for Tuscan Farms LLC to relinquish either ownership or use, or both, of its owned property. Accordingly, the District should be compensating Tuscan Farms LLC for these relinquishments. Consultation with local experts in land valuation and easements suggests that the following assumed assessed value is reasonable for the area:

|                    |               |                       |
|--------------------|---------------|-----------------------|
| \$1.15/square foot | \$50,000/acre | \$500,000/10-acre lot |
|--------------------|---------------|-----------------------|

Easements are generally valued at 50% of the assessed value of the subject property. Table 2 shows what these assessed values would determine is reasonable value for Tuscan Farms LLC to expect for its relinquished property:

| Roadway                | Easements Only |                |          | Right-of-Way Deed + Easement |                |          |
|------------------------|----------------|----------------|----------|------------------------------|----------------|----------|
|                        | Twin Oaks Dr.  | Clarkes Circle |          | Twin Oaks Dr.                | Clarkes Circle |          |
| Turnarounds Required   | 2              | 1              | 2        | 2                            | 1              | 2        |
| ROW Value              | \$8,350        | \$3,975        | \$7,650  | \$16,700                     | \$7,950        | \$15,300 |
| ROW Total (Both Roads) | --             | \$12,325       | \$16,000 | --                           | \$24,650       | \$32,000 |
| Slope Easement Total   | \$2,275        | \$1,850        | \$2,375  | \$2,275                      | \$1,850        | \$2,375  |
| Total (ROW + Slope)    | --             | \$16,450       | \$20,650 | --                           | \$28,875       | \$36,650 |

These compensation questions are paramount, as they are often subject to scrutiny. This is especially true of this situation because the value of the land exceeds the threshold where an appraisal could be requested by the parties, the District is proposing these land relinquishments outside of its boundaries, and the District has no condemnation powers.

*3. Are there any proposed temporary construction easements?*

Generally, when improvement is set to occur within a granted easement, there is a complementary temporary easement which covers the construction of said improvements. This temporary easement covers the impact upon the subject property and sets the terms for how the temporary impacts are set to be mitigated. These easements are separate and apart from the terms and compensation of a permanent easement or deeded acreage.

*4. What about drainage?*

The visualization of the proposed Twin Oaks Drive location shows substantial drainage improvements being added on the subject property. If this property is set to be deeded to the District, how will drainage be monitored and these improvements maintained? If this is set to only be an easement, who will construct the drainage improvements? What are the terms of a drainage easement? Will the District be responsible for monitoring for MS4 violations, or will this be expected of Tuscan Farms LLC whose property the drainage will flow into?

*5. What should Tuscan Farms LLC receive in return for its continual maintenance of Clarkes Circle, should the road be vacated?*

The District's second conclusion, that Clarkes Circle should be vacated to Tuscan Farms LLC and privatized does give Tuscan Farms LLC a benefit – namely its own private roadway. However, the required continual maintenance of the roadway is also a significant burden. Would the District be willing to receive a maintenance easement from Tuscan Farms LLC for this roadway? The District is authorized for continual roadway maintenance in its Service Plan (Section IX.A.1), and it will have ongoing funding for this maintenance.

## CONCLUSION

The District's requests of Tuscan Farms LLC are of a unique and burdensome nature. They will require substantial coordination between the two parties in the short-term as the conditions, terms, and scope of the requests are fully determined, and in the long-term, as the subject property is improved and maintained. The complex nature of these requests has created a considerable number of outstanding questions that should be answered before the agreements overseeing these requests are finalized.



## **ATTACHMENT A**

### **TWIN MESA METRO DISTRICT SERVICE PLAN**

DRAFT

## Meeting Minutes

**Date:** March 12, 2025

**Where:** Douglas County Engineering

**Prepared by:** Janet Herman, Director of Public Works

**Attending:** Janet Herman, Art Griffith, and Brad Jackson - DC Engineering  
Eric Pavlinek - DC Planning  
Aaron Monks, John LaSala, and TJ Kucewesky – Town of Castle Rock  
Glen and Debbie Tuscan – Property Owners  
Rick Stucy and Dan Clemens - Twin Mesa Metro District

**Subject:** Twin Oaks and Clarke Circle Turnarounds

---

**Clarke Circle** - Discussed location of the emergency gate and where a turnaround could be located. (Note: this was not specifically mentioned in the meeting, but it is understood that the emergency gate would be closed with a lock on it).

- The gate location will need to be north of the Tuscan's existing permitted driveway to his Lot 60.
  - \*See Attached Exhibit with approved driveway for lot 60 (1562 Clarkes Circle).
- A turnaround with a 38' radius (which is a variance to the County standards) with additional ditches as necessary would be located on the north side of the gate. Tuscan prefers the area for the turnaround be shared with Conley (Lot 57) if possible. However, due to topography, the turnaround may need to be entirely offset onto his Lot 60.
- A turnaround would be required on both sides of the gate if Clarke Circle is not vacated since Clarke Circle would still be open to public access. The turnaround would also be needed for County maintenance vehicles if the road isn't vacated.
- It is understood that Clarke Circle (no matter if it's a public road or private access) will become a right in/right out (RI/RO) at Gamble Ridge Blvd once the Dawson Trails Developer builds Gamble Ridge Blvd. It is assumed that the Developer will be required to construct the re-alignment of the Clarke Circle/Gamble Ridge Blvd. intersection and the County/Tuscan want to make sure large tractor trailers (and fire trucks) will be accommodated. Art Griffith has prepared exhibits showing how WB50 and WB67's can make the RI/RO work.

- Discussed the idea of the Town vacating the “fingers” of ROW they own on either side of Clarke Circle back to Tuscan (adjacent to Lots 58 and 60).
- The County would entertain a vacation of Clarke Circle as long as Tuscan agrees to provide an easement for an emergency access that would server Twin Oaks and agrees to maintain the driveway. The details would be ironed out during the vacation process, which would need to be ultimately approved by the Commissioners. Note: a portion of the vacation could be directed to Tuscan and a portion to the Twin Mesa Metro District.
- As a side note, the County mentioned they sent a referral comment to the Town asking that the developer be required to provide drainage improvements (possible cut-off walls and erosion protection) on either side of Twin Oaks Drive and Clarke Circle where the existing drainage crosses under these two roads due to the developed flows coming from the Dawson Ridge development.
- The existing Equestrian Easement in Twin Oaks will need to be a consideration during the vacation process.
- The County agreed to provide a conceptual layout of the turnaround(s) for further discussion with Tuscan, Conley, and the Metro District.

**Twin Oaks Drive** - Discussed location of the gate and location of the two turnarounds.

- There will be a turnaround on either side of the gate. The north turnaround will have a 38’ radius and the south turnaround will have a 45’ radius. Ditches will also be needed to manage drainage.
- The Metro District asked if both turnarounds could go on Tuscan’s property since they are having difficulties getting their lot owners to allow the north turnaround to be located on their property and the existing ROW is not wide enough to accommodate either turnaround. Tuscan is willing to consider the request (“not saying no”) but would need to see an exhibit and understand what it would look like for his property.
- Tuscan mentioned that he would be asking for the Town to vacate the property between Territorial Road and his Lots 59 and 60. The Town did remind us that they paid for this property as well as the “fingers” along Clarke Circle.
- The County agreed to provide two exhibits for the turnaround layouts.  
Exhibit 1: Show both turnarounds on Tuscan’s property  
Exhibit 2: Show the north turnaround on Lot 49 (Crowell / Lamm Property) and the south turnaround on Tuscan’s property

Note: Tuscan reminded the County to avoid the power box east of Twin Oaks Drive for both layouts. He prefers the road surface of the turnaround(s) be located in ROW and the ditches/drainage be in an easement. The County will also show what it would look like if the road surface and ditches were entirely in ROW for Tuscan’s review.





LOT 49  
CROWELL/  
LAMM

LOT 50  
WIRTH

TUSCAN FARM LLC  
93 TWIN OAKS RD

TWIN OAKS RD.

EXISTING FENCE

PROPOSED ROW

TIE IN LOCATION  
OF 4:1 SLOPE

SLOPE AND DRAINAGE EASEMENT

BRIDLE PATH

PROPOSED GATE

PROPOSED ROW

SLOPE AND DRAINAGE EASEMENT



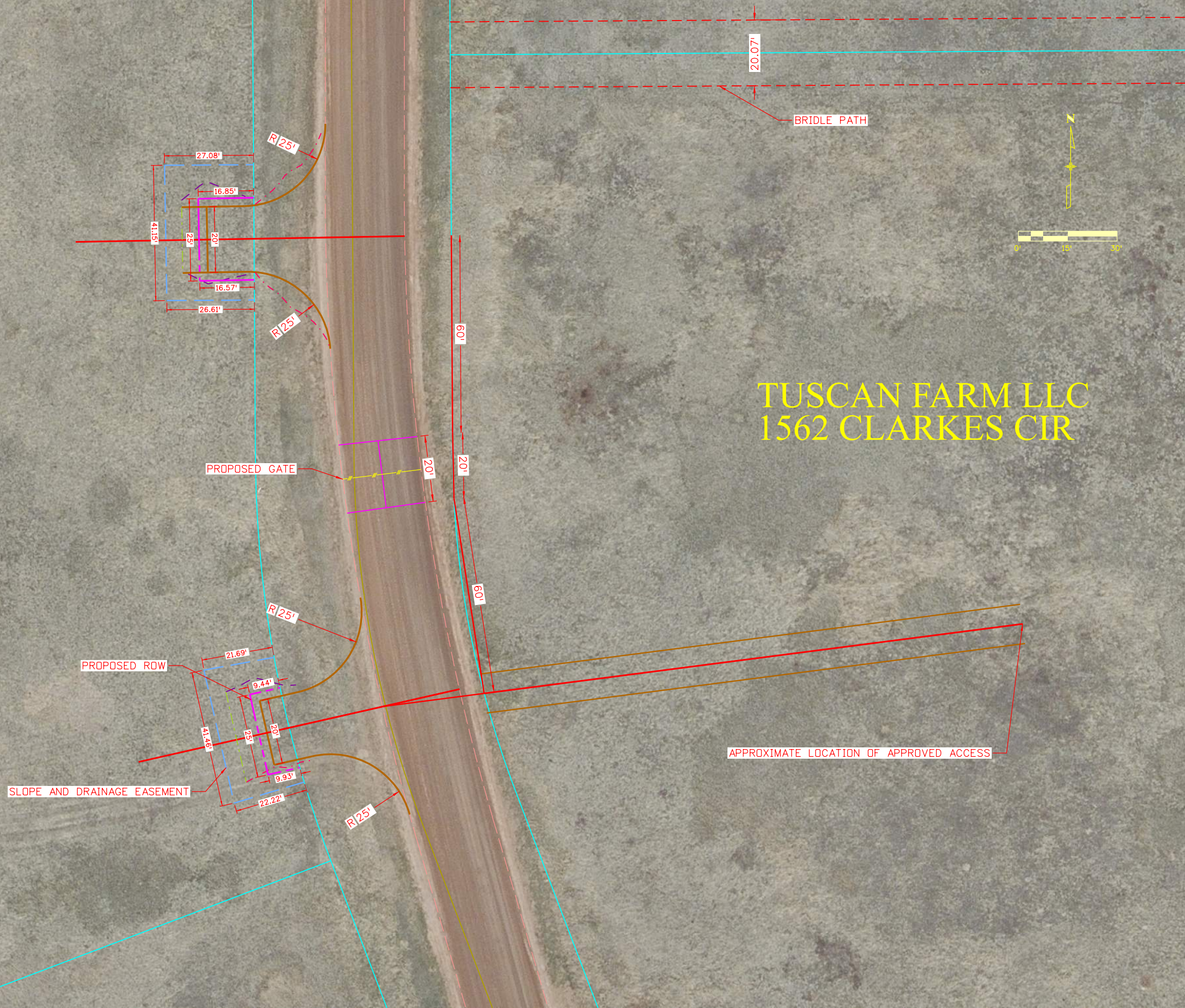


SCOTT

CONCEPT JULY 2025

CONLEY  
1537 CLARKES CIR

TUSCAN FARM LLC  
1562 CLARKES CIR





**RESOLUTION NO. R-025-\_\_\_\_\_**

**THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO**

**A RESOLUTION VACATING A PORTION OF TWIN OAKS ROAD AND CLARKES CIRCLE,  
LOCATED IN SECTIONS 21 AND 22, TOWNSHIP 8 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M. DOUGLAS COUNTY, COLORADO**

**WHEREAS**, the Board of County Commissioners desires to vacate a portion of Twin Oaks Road and Clarkes Circle rights-of-way, located in Sections 21 and 22, Township 8 South, Range 67 West of the 6th P.M., Douglas County, Colorado, and more specifically described on Exhibit A, attached hereto and incorporated herein; and

**WHEREAS**, Section 43-2-303, C.R.S., authorizes the Board of County Commissioners to vacate roadways, easements, rights-of-way, and other public ways located within the unincorporated area of the County; and

**WHEREAS**, the portion of Twin Oaks Road and Clarkes Circle to be vacated is platted rights-of-way; and

**WHEREAS**, the Board of County Commissioners held a public hearing concerning the road vacations on September 9, 2025; and

**WHEREAS**, written notice of said hearing was mailed by first-class mail to each abutting landowner on July 25, 2025; and

**WHEREAS**, notice of said public hearing was published in the Douglas County News-Press on July 31, 2025; and

**WHEREAS**, notice of said public hearing was posted on August 2, 2025; and

**WHEREAS**, all required notice of said hearing were given as required by Section 710B of the Douglas County Subdivision Resolution; and

**WHEREAS**, the portion of Twin Oaks Road and Clarkes Circle is located entirely within the unincorporated area of Douglas County; and

**WHEREAS**, the portion of Twin Oaks Road and Clarkes Circle does not constitute the boundary line between two counties; and

**WHEREAS**, the portion of Twin Oaks Road and Clarkes Circle does not constitute the boundary of a city or town; and

**WHEREAS**, the vacation of a portion of Twin Oaks Road and Clarkes Circle will not leave any land adjoining said right-of-way without an established public road or private access easement connecting said land with another established public road; and

**WHEREAS**, the vacation of the portion of Twin Oaks Road and Clarkes Circle is in keeping with the spirit and intent of the Douglas County Subdivision Resolution and the Douglas County Comprehensive Master Plan and Transportation Plan; and

**WHEREAS**, the vacation of the portion of Twin Oaks Road and Clarkes Circle will not diminish the ability to provide adequate emergency services and will not increase the cost of services; and

**WHEREAS**, the vacation of the portion Twin Oaks Road and Clarkes Circle, with a public access easement that allows emergency services and other public service providers to continue to use the road as permitted pursuant to §43-2-302(1)(f), C.R.S., will not adversely affect the public health, safety, and welfare, and

**WHEREAS**, the Twin Mesa Metropolitan District will own and maintain the portion of Twin Oaks Road and Clarkes Circle to be vacated for the installation and maintenance of private access gates, and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of County Commissioners of the County of Douglas, Colorado, that:

The portion of Twin Oaks Road and Clarkes Circle, located in Sections 21 and 22, Township 8 South, Range 67 West of the 6th P.M., Douglas County, Colorado, more particularly described on Exhibit A, attached hereto and incorporated herein, is hereby vacated; and

An access easement for ingress and egress is hereby reserved by the Board of County Commissioners in, on, over, through and across the portion of Twin Oaks Road and Clarkes Circle to be vacated for the continued use by emergency services providers as necessary and use by public sector employees associated with the continued inspection and maintenance of the non-vacated portion of Twin Oaks Road and Clarkes Circle and other duties as performed in their official capacity.

A utility easement(s) is hereby reserved thereon for the continued use of existing sewer, gas, water, or similar pipelines and appurtenances, and for electric, telephone, and similar lines and appurtenances, existing as of date of vacation.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025, in Castle Rock, Douglas County, Colorado.

**THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO**

**By:** \_\_\_\_\_  
Abe Laydon, Chair

**ATTEST:**

**By:** \_\_\_\_\_  
Hayley Hall, Clerk to the Board



## EXHIBIT A

TWIN OAKS ROAD RIGHT-OF-WAY, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

THAT PORTION OF TWIN OAKS ROAD (60' PLATTED RIGHT-OF-WAY) TWIN OAKS (RECEPTION NUMBER: 161972) LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST CORNER OF LOT 49, SAID TWIN OAKS AND CONSIDERING THE SOUTHEAST LINE OF SAID LOT 49 TO BEAR S 63° 11' 15" W, FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION WITH ALL BEARINGS NOTED HEREIN BEING RELATIVE THERETO: **THENCE** ALONG THE WESTERLY RIGHT-OF-WAY (SAID 60 FEET WIDE PLATTED PER SAID RECEPTION NUMBER: 161972) SAID TWIN OAKS ROAD N 21° 33' 11" W , 37.69 FEET TO THE **POINT OF BEGINNING**;

**THENCE** CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY N 21° 33' 11" W , 40.00 FEET;

**THENCE** TO THE EASTERLY RIGHT-OF-WAY OF SAID TWIN OAKS ROAD N 68° 26' 49" E , 60.00 FEET;

**THENCE** ALONG SAID EASTERLY RIGHT-OF-WAY S 21° 33' 11" E , 40.00 FEET;

**THENCE** TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY S 68° 26' 49" W , 60.00 FEET TO THE **POINT OF BEGINNING**.

THE DESCRIBED PARCEL CONTAINS 2,400.156 SQUARE FEET, MORE OR LESS.

PREPARED BY: JOHN W. DOTY,  
COLORADO PROFESSIONAL LAND SURVEYOR 37993  
(FOR AND ON BEHALF OF ARROW POINT SURVEYING, LTD.)

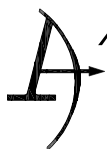


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PROJECT: 20161000114

DATE: JULY 2025

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON PER STATE STATUTE 13-80-105(3)(a) C.R.S. THIS DOCUMENT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.



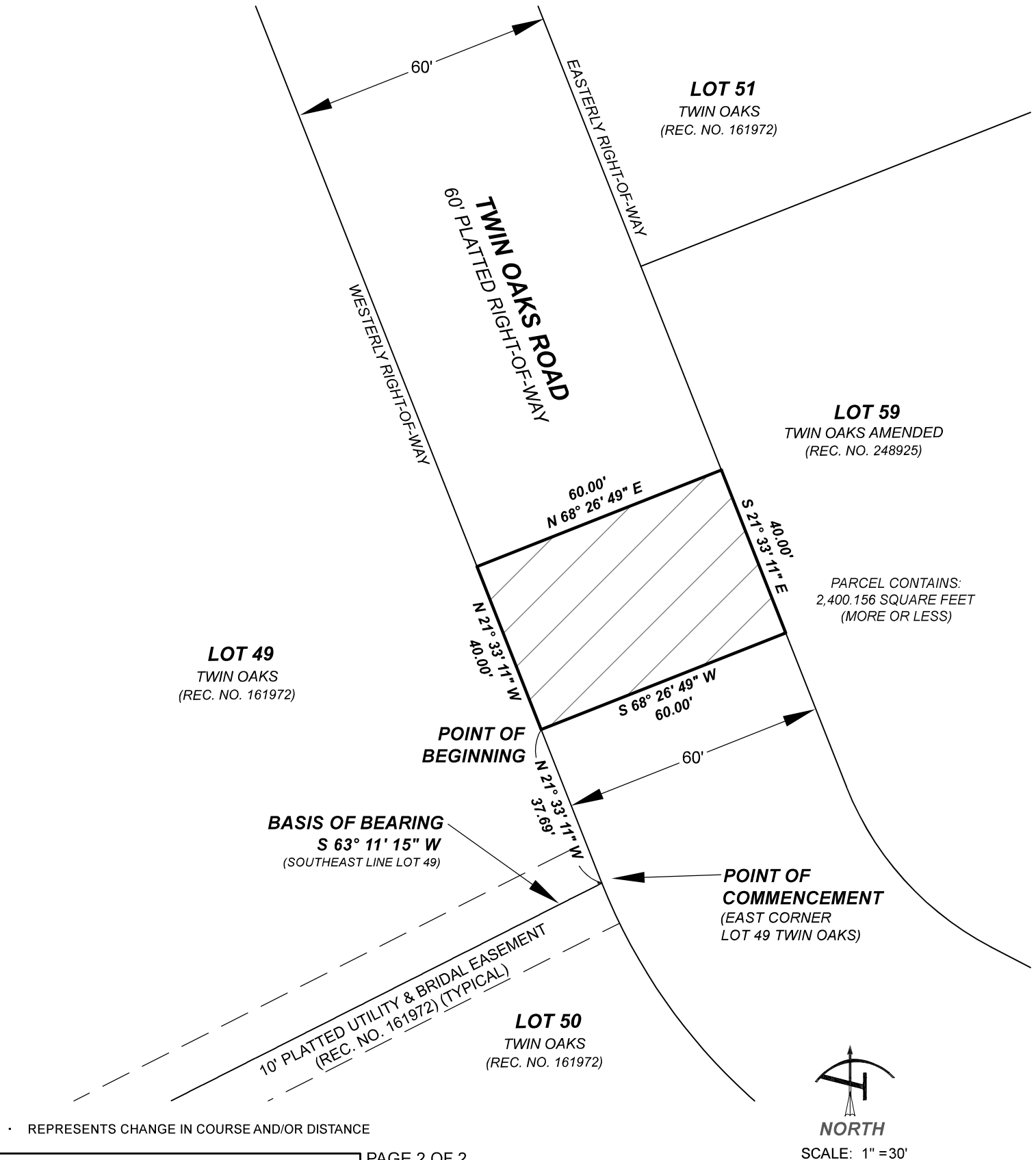
**Arrow Point**  
Surveying, Ltd.

6300 East Hampden Avenue  
Unit C #358  
Denver, CO 80222  
720.384.5330  
arrowpointsurveying@gmail.com

Twin Oaks Road and Clarkes Circle Road, Madison, CO  
Project File: SB2025-026

# EXHIBIT A

TWIN OAKS ROAD RIGHT-OF-WAY, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



PAGE 2 OF 2

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Unit C #358  
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arrowpointsurveying@gmail.com

Twin Oaks Road and Clarkes Circle Road  
Project File: SB2025-026

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## EXHIBIT A

LOT 57, TWIN OAKS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST  
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

THAT PORTION OF CLARKES CIRCLE (60' PLATTED RIGHT-OF-WAY) TWIN OAKS (RECEPTION NUMBER: 161972) LOCATED IN  
THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF LOT 57 OF SAID TWIN OAKS AND CONSIDERING THE SOUTH LINE OF SAID  
LOT 57 TO BEAR S 69° 10' 13" W, FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION WITH ALL BEARINGS NOTED  
HEREIN BEING RELATIVE THERETO: **THENCE** TO THE WEST RIGHT-OF-WAY OF SAID CLARKES CIRCLE ON A CHORD  
BEARING OF N 12° 13' 52" W , 105.00 FEET TO A POINT ON A CURVE, SAID POINT ON CURVE BEING THE **POINT OF**  
**BEGINNING** (SAID CURVE IS CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 351.16 FEET, TO WHICH THE RADIUS  
OF SAID CURVE BEARS N 86° 22' 03" E);

**THENCE** NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF  
03° 16' 35" , AN ARC LENGTH OF 20.08 FEET TO A POINT OF TANGENCY;

**THENCE** TO THE EAST RIGHT-OF-WAY OF SAID CLARKES CIRCLE, N 82° 58' 00" E , 60.41 FEET;

**THENCE** ALONG THE SAID EAST RIGHT-OF-WAY THE FOLLOWING TWO COURSES;

1) S 00° 21' 20" E , 7.02 FEET TO A POINT OF CURVATURE, SAID CURVE IS CONCAVE NORTHEASTERLY AND HAVING A  
RADIUS OF 291.16 FEET;

2) **THENCE** SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 34' 28" , AN ARC LENGTH OF  
13.08 FEET;

**THENCE** DEPARTING SAID EAST RIGHT-OF-WAY, S 82° 58' 00" W , 60.13 FEET TO THE **POINT OF BEGINNING**.

THE DESCRIBED PARCEL CONTAINS 1,206.612 SQUARE FEET, MORE OR LESS.

PREPARED BY: JOHN W. DOTY,  
COLORADO PROFESSIONAL LAND SURVEYOR 37993  
(FOR AND ON BEHALF OF ARROW POINT SURVEYING, LTD.)



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MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON PER STATE STATUTE 13-80-105(3)(a) C.R.S. THIS DOCUMENT DOES  
NOT REPRESENT A MONUMENTED LAND SURVEY.



LOT 57, TWIN OAKS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST  
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

