


## Memorandum

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

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

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

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

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

### **ATTACHMENT**

Updated exhibit

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

**DEDICATION STATEMENT:**

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

**OWNER:**

JD Capital LLC, A Colorado Limited Liability Company.

Ryan Dystra Member

State of Colorado }  
County of Douglas } ss.

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

My commission expires: \_\_\_\_\_

Witness my hand and seal

Notary Public

**BENEFICIARY OF DEED OF TRUST**

LEAD FUNDING, LLC

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF COLORADO }  
COUNTY OF DOUGLAS } ss.

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of LEAD FUNDING, LLC.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

Notary Public

**BENEFICIARY OF DEED OF TRUST**

FIRST WESTERN TRUST BANK

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF COLORADO }  
COUNTY OF DOUGLAS } ss.

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of FIRST WESTERN TRUST BANK.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

Notary Public

**LEGAL DESCRIPTION:**

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

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

**TITLE VERIFICATION:**

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

Land Title Guarantee Company

By: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

State of Colorado }  
County of Douglas } ss.

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_.

My commission expires: \_\_\_\_\_

Witness my hand and seal

Notary Public

**PLANNING COMMISSION:**

The minor development final plat SB2024-005 was reviewed by the Planning Commission on \_\_\_\_\_.

Planning Director, on behalf of the Planning Commission

Date

**BOARD OF COUNTY COMMISSIONERS:**

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

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

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

Chair, Board of Douglas County Commissioners

**CLERK AND RECORDER:**

STATE OF COLORADO  
COUNTY OF DOUGLAS

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

Reception Number \_\_\_\_\_.

Douglas County Clerk and Recorder

**SURVEYOR:**

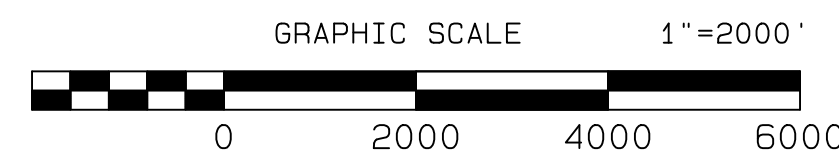
I, Darrell E. Roberts, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on November 11, 2022, and I have reviewed all data associated with this survey of the hereon described property, Douglas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

I attest the above on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

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



VICINITY MAP  
SCALE: 1"=2000'



**APPLICANT INFORMATION:**

RYAN DYKSTRA  
6665 EAST BETHANY PLACE  
DENVER, CO 80224

**SUMMARY TABLE**

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

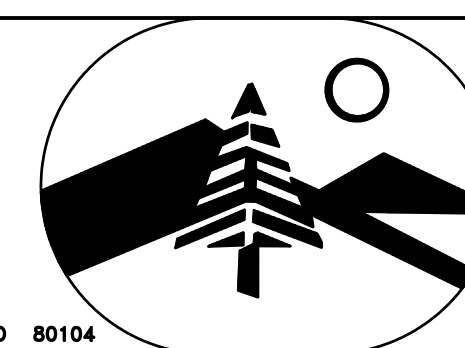
**NOTES:**

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

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

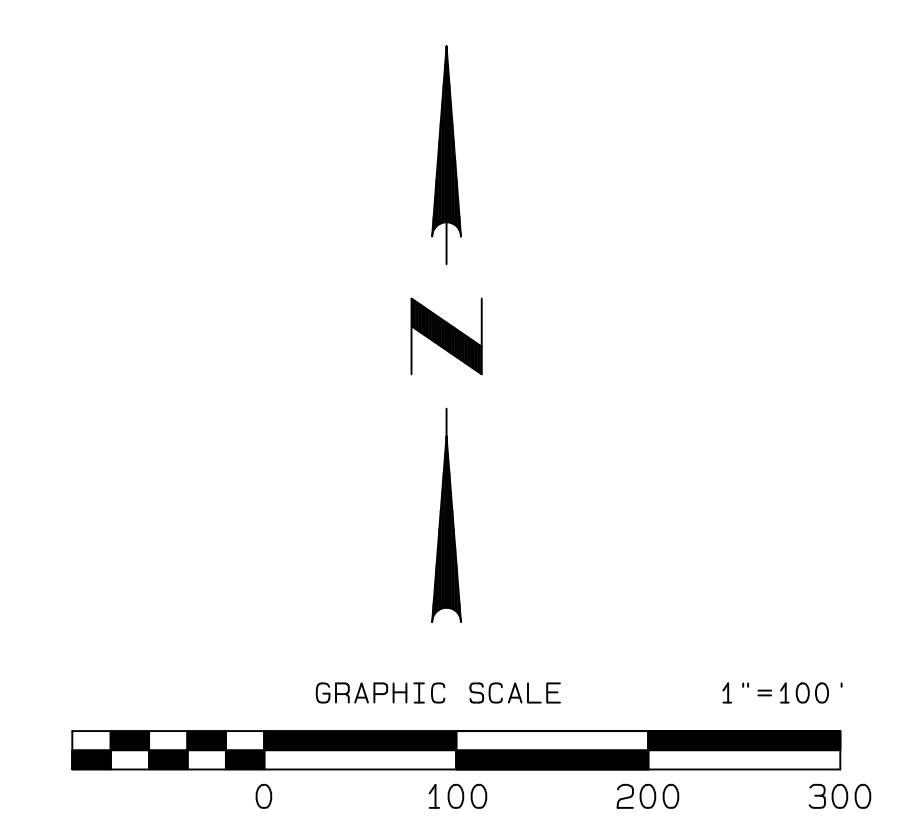
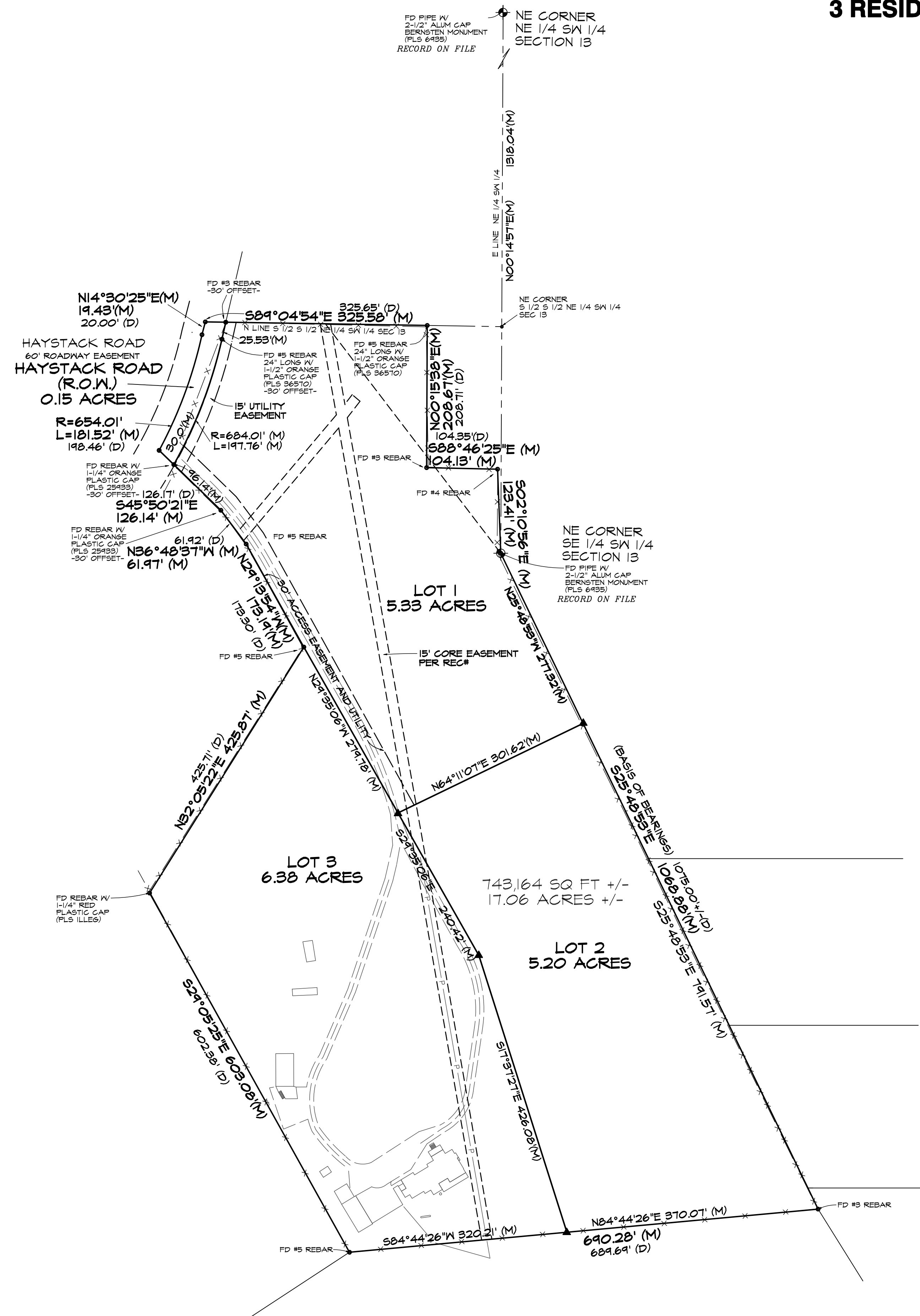
REVISIONS
Redlines 03-15-24 dmh
Redlines 08-2-24 kea

**DAVID E. ARCHER & ASSOCIATES, INC.**  
LAND DEVELOPMENT CONSULTING  
SURVEYING & ENGINEERING  
PHONE (303) 688-4642  
105 WILCOX ST. CASTLE ROCK, COLORADO 80104



TITLE	SCALE	DATE	DRN	PRD	CLIENT	JOB NUMBER
HAYSTACK HILLS MINOR SUBDIVISION PLAT LOCATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.		01-05-24			RYAN DYKSTRA	22-0478
Sheet 1 of 2						

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



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

C:\Users\j250\OneDrive\Files & Storage\Drawings\2022\22-0478\Flat\Minor-Subdivision\pro Fri Aug 02 14:04:37 2024

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

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