Ref #2024053788, Date: 12/12/2024 8:29 AM, Pages: 1 of 5 ,RECORDING $33.00
Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

Docusign Envelope ID: 6A25C737-323A-4A86-A15E-4C792EF88607

ORDINANCE NO. 2024-015

AN ORDINANCE APPROVING THE INITIAL ZONING FOR MULTIPLE PARCELS OF LAND TOTALING 1.992 ACRES LOCATED IN DOUGLAS COUNTY, COLORADO, PURSUANT TO A ZONING APPLICATION SUBMITTED BY THE TOWN OF CASTLE ROCK, COLORADO (Four Corners; South Ridge Road No. 1; South Ridge Road No. 2; Gilbert Street/Plum Creek Parkway Initial Zoning)

WHEREAS, the Town of Castle Rock, Colorado (the "Town") is the owner of multiple parcels of land totaling 1.992 acres, as more particularly described on the maps attached as ***Exhibit A*** and legal descriptions attached as ***Exhibit B*** (the "Property"); and

WHEREAS, the Property is the subject of a petition for annexation to the Town, which annexation was approved by the Town Council at tonight's meeting; and

WHEREAS, the Property consists solely of right-of-way or of land that will be used solely as right-of-way; and

WHEREAS, the Town has submitted an application for the initial zoning of the Property (the "Zoning Application"), requesting that it be classified within the PL-1 Zone District; and

WHEREAS, according to Section 20.02.030 of the Castle Rock Municipal Code (the "Code"), the Town Council may evaluate the pending zoning request for the Property concurrently with the annexation request, and the annexation hearing may be combined with the required public hearing on the zoning classification of the Property (the "Combined Hearings"); and

WHEREAS, in addition, prior to the date set for the Combined Hearings, the Town's Zoning Application shall be reviewed in a public hearing by the Planning Commission; and

WHEREAS, the Planning Commission and Town Council have conducted the required public hearings in accordance with the applicable provisions of the Code; and

WHEREAS, the Planning Commission, by a unanimous vote, has recommended that the Town Council approve the initial zoning of the Property within the PL-1 Zone District.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. **Findings**. Based upon the testimony and evidence presented at the Combined Hearings, pursuant to the requirements of Section 17.02.060.C. of the Code, the Town Council makes the following findings:

A. The zoning of the Property is not subject to any existing land use intergovernmental agreements;

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B. The proposed zoning conforms to the most recently adopted versions of the Town's Vision and Comprehensive Master Plan. The Property is not located within the boundaries of any sub-area or corridor plan;

C. The proposed zoning and use of the Property are compatible with existing and planned development on adjacent properties and in the surrounding area;

D. The redevelopment and future operation of the Property will be undertaken in accordance with Town regulations and technical criteria and, as such, any impacts upon the natural environment, including air, water, noise, stormwater management, wildlife and vegetation, will be minimal;

E. The Property will have access to Town services and infrastructure adequate to support its orderly development; and

F. Development of the Property is anticipated to have a generally positive economic impact on the Town.

Section 2. **Zoning Approval**. The Property is hereby zoned to PL-1 District zoning. The Town's Zoning District Map will be amended to reflect the zoning classification of PL-1 District for the Property.

Section 3. **Severability**. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstance shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this Ordinance.

Section 4. **Safety Clause**. The Town Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relationship to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 3rd day of September, 2024, by the Town Council of the Town of Castle Rock, Colorado by a vote of 7 for and 0 against, after publication; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this 17 day of September, 2024, by the Town Council of the Town of Castle Rock, Colorado by a vote of 7 for and 0 against.

ATTEST:

Lisa Anderson

Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK

Jason Gray, Mayor

Approved as to form:

Mike Hyman

Michael J. Hyman, Town Attorney

Approved as to content:

DocuSigned by:
Tara Vargish
CF5BED67CCC54B8...

Tara Vargish, Development Services Director

Docusign Envelope ID: 6A25C737-323A-4A86-A15E-4C792EF88607

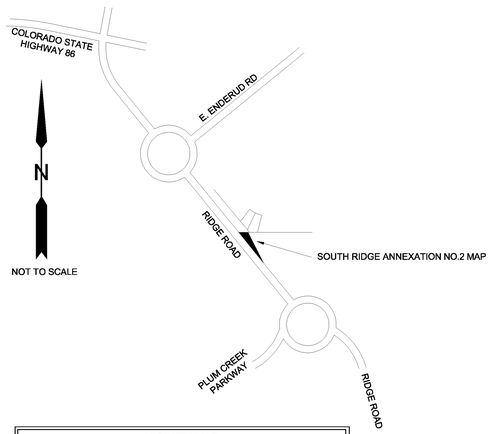
EXHIBIT A

Maps of the Property to be Annexed
(see attached)

Ref # 2024053788, Pages: 3 of 5

SOUTH RIDGE ANNEXATION NO.2 MAP

METES AND BOUND PARCELS OF LAND
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, T 8 S, R 66 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

LEGAL DESCRIPTION FOR SOUTH RIDGE ANNEXATION MAP NO.1

A PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2007028329 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, T 8 S, R 66 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, BEING MONUMENTED AT THE SOUTHEAST CORNER WITH A 2.5" ALUMINUM CAP STAMPED PLS 6935 AND AT THE SOUTH QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 36580. SAID LINE IS ASSUMED TO BEAR S 88°04'14" W.

COMMENCING AT SAID SOUTHEAST CORNER, THENCE N 52°30'25" W, A DISTANCE OF 1877.70 FEET TO THE MOST SOUTHERLY CORNER OF SAID RECEPTION NO. 2007028329, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF RIDGE ROAD AS DESCRIBED IN RECEPTION NO. 99036066 OF SAID CLERK'S OFFICE, N 51°41'46" W, A DISTANCE OF 109.17 FEET TO A POINT ON THE SOUTHERLY LINE OF A RIGHT OF WAY PARCEL AND TRACT A BOTH DESCRIBED UNDER RECEPTION NO. 9333785 OF SAID CLERK'S OFFICE;

THENCE DEPARTING SAID RIGHT OF WAY LINE AND ALONG SAID SOUTHERLY LINE, ALSO BEING THE NORTHERLY LINE OF SAID RECEPTION NO. 2007028329, N 88°35'35" E, A DISTANCE OF 27.04 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 2007028329, SAID CORNER ALSO BEING THE NORTHWESTERLY CORNER OF A PARCEL DESCRIBED UNDER RECEPTION NO. 2017044190 OF SAID CLERK'S OFFICE; THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2007028329 AND RECEPTION NO. 2017044190, S 40°38'03" E, A DISTANCE OF 90.04 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 943 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, BEING MONUMENTED AT THE SOUTHEAST CORNER WITH A 2.5" ALUMINUM CAP STAMPED PLS 6935 AND AT THE SOUTH QUARTER CORNER WITH A 3.25 ALUMINUM CAP STAMPED PLS 36580 WHICH IS ASSUMED TO BEAR S 88°04'14" W.

NOTE

THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORDED INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

SURVEYOR'S CERTIFICATE

I, WILLIAM G. BUNTROCK, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF TRUE NORTH SURVEYING AND MAPPING, LLC, THAT MORE THAN ONE SIXTH (1/6) OF THE EXTERNAL BOUNDARY OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION PLAT COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

COLORADO LICENSED WILLIAM G. BUNTROCK 10/02/2024 35585 PROFESSIONAL LAND SURVEYOR

WILLIAM G. BUNTROCK, PLS 35585 DATE

CONTIGUITY ANNEXATION LEGEND

THIS HATCH INDICATES THE RIDGE ROAD ANNEXATION AN ANNEXATION TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 2003010475 DATED JANUARY 27, 2003. CONTIGUITY LENGTH 109.17 FEET

THIS HATCH INDICATES THE VILLAGES AT CASTLE ROCK ANNEXATION NUMBER 3 TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 272690 DATED AUGUST 11, 1981. CONTIGUITY LENGTH 27.04 FEET

CONTIGUITY

TOTAL PERIMETER	226.25 FEET
1/6 TOTAL PERIMETER	37.71 FEET
CONTIGUOUS PERIMETER	136.21 FEET
PERCENT CONTIGUITY	60.20%
TOTAL AREA	0.02 +/- ACRES

CONTACT LIST

OWNER: TOWN OF CASTLE ROCK
100 WILCOX STREET
CASTLE ROCK, CO 80104

SURVEYOR: TRUE NORTH SURVEYING AND MAPPING, LLC
WILLIAM G. BUNTROCK, PLS
9623 MALLARD POND WAY
LITTLETON, CO 80125
BILLB@TRUENORTHSURVEY.COM

LINE TABLE LEGEND

- INDICATES AREA TO BE ANNEXED
- INDICATES APPROXIMATE ADJOINING PROPERTY LINE
- INDICATES APPROXIMATE RIGHT OF WAY LINE
- INDICATES SECTION / QUARTER SECTION LINE
- INDICATES SURVEY CONTROL LINE

GENERAL NOTES

1. 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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DEGREE, MINUTES AND SECONDS.
4. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.
5. EASEMENTS ARE NOT SHOWN.
6. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

TOWN OF CASTLE ROCK OWNERSHIP

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY:_____
MAYOR

ATTEST:

_____
TOWN CLERK

SIGNED THIS _____ DAY OF _____, 2024.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2024

BY _____ AS MAYOR AND

BY _____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

TOWN COUNCIL APPROVAL

THIS SOUTH RIDGE ROAD NO.2 ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 2024.

_____ _____
MAYOR DATE

ATTEST:

_____ _____
TOWN CLERK DATE

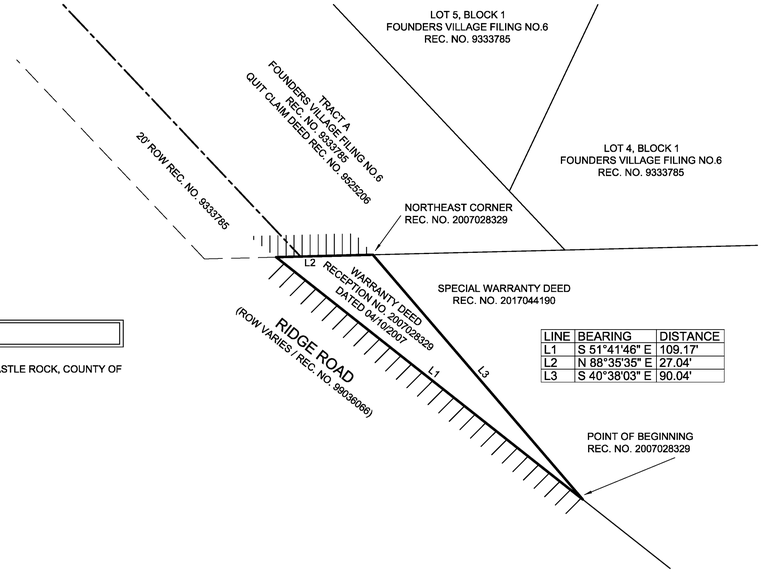
PLANNING COMMISSION RECOMMENDATION

THIS SOUTH RIDGE ROAD NO.2 ANNEXATION MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF_____, 2024.

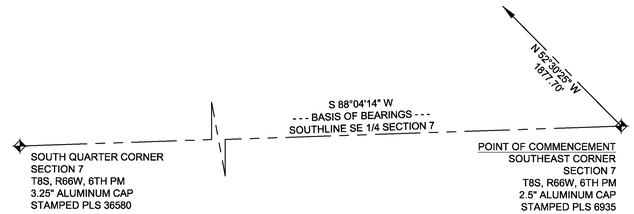
_____ _____
CHAIR DATE

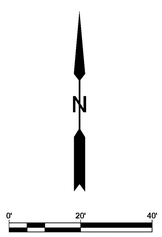
ATTEST:

_____ _____
DIRECTOR OF DEVELOPMENT SERVICES DATE



LINE	BEARING	DISTANCE
L1	S 51°41'46" E	109.17'
L2	N 88°35'35" E	27.04'
L3	S 40°38'03" E	90.04'





State Board of Licensure Rule 6.1.2 Seal Application - Board Bylaws and Rules 2.2 Signature (B) - AES Rules 6.1.3 Signature and Date - Electronic

HORZ. SCALE:	1" = 20'			PROJECT NO:	TN 23078
VERT. SCALE:	N/A			DATE:	10/02/2024
FIELD CREW:	N/A	FIELD DATE:	N/A	DRAFTED BY:	BB
				APPROVED BY:	BB

REV	DATE	DESCRIPTION
1	04/15/2024	TOWN COMMENTS
2	07/31/2024	TOWN COMMENTS

PROJECT NUMBER IS ANX24-0004

SHEET NUMBER
1 OF 1

TRUE NORTH Surveying & Mapping, LLC
Our Passion Shows | Since 2008
9623 Mallard Pond Way Littleton, Co 80125
Phone: 303-484-8886 Fax: 303-948-1854
www.TRUENORTHsurvey.com

Docusign Envelope ID: 6A25C737-323A-4A86-A15E-4C792EF88607

EXHIBIT B

Legal Descriptions of the Property to be Annexed

Four Corners Annexation

1. State Parcel No.: 2505-014-01-021
   Location Description: PT OF LOT E CASTLE CREST AMENDED .217 AM/L

2. State Parcel No.: 2505-014-99-010
   Location Description: TRACT A CASTLE CREST 4TH AMD 0.17 AM/L

3. State Parcel No.: 2507-063-99-024
   Location Description: PART LOT 40-A CASTLE CREST 4TH AMD 0.044 AM/L (ROW PROJECT AQC M185-013 PARC RW-10)

4. State Parcel No.: 2507-063-99-025
   Location Description: PART LOT 41 & 42 CASTLE CREST SUB 0.074 AM/L (ROW PROJECT AQC M185-013 PARC RW-19 & RW-23)

5. State Parcel No.: 2507-063-99-026
   Location Description: ROW PARCEL IN SW1/4 6-8-66 LYING E OF CASTLE CREST SUB 0.105 AM/L (ROW PROJECT AQC M185-013 PARC RW-10)

6. State Parcel No.: 2505-014-00-012
   Location Description: TRACT IN SE1/4 1-8-67 0.1525 AM/L

7. State Parcel No.: 2505-014-00-013
   Location Description: TRACT IN SE1/4SE1/4SE1/4 1-8-67 0.2662AM/L

8. State Parcel No.: 2507-060-09-001
   Location Description: PT LOT 40 CASTLE CREST SUB 0.331 AM/L

South Ridge Road No. 1 Annexation

1. State Parcel No.: 2507-073-00-001
   Location Description: TRACT IN NE1/4SW1/4 7-8-66 LYING NE OF RIDGE RD 0.12 AM/L LSP 4151 & 4078

South Ridge Road No. 2 Annexation

1. State Parcel No.: 2507-074-99-034
   Location Description: ROW FOR RIDGE RD IN THE S1/2SE1/4 7-8-66 0.022 AM/L

Gilbert Street/Plum Creek Parkway Annexation

1. State Parcel No.: 2505-132-99-017
   Location Description: PUBLIC STREET LYING IN NW1/4 13-8-67 0.475 AM/L AKA PART LAKE GULCH RD