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**ORDINANCE NO. 2023-036**

**AN ORDINANCE APPROVING THE INITIAL ZONING FOR 5.31  
ACRES OF LAND LOCATED IN THE NORTH HALF OF SECTION 25,  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, DOUGLAS COUNTY, COLORADO, PURSUANT TO A  
ZONING APPLICATION SUBMITTED BY THE TOWN OF CASTLE  
ROCK, COLORADO  
(Crowfoot Valley Road Initial Zoning)**

**WHEREAS**, the Town of Castle Rock, Colorado (the “Town”) is the owner of 5.31 acres of land that consists of a portion of the Crowfoot Valley Road right-of-way located east of the Crowfoot Valley Road and Tower Road intersection and west of the Crowfoot Valley Road and Macanta Boulevard intersection, as more particularly described on the map attached as *Exhibit A* and legal description 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 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 any pending zoning requests for the Property concurrently with the annexation request, and the annexation hearing may be combined and held concurrently 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.

**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;
- 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;

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- 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 circumstances 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.

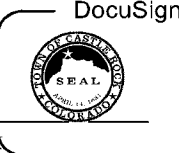
**APPROVED ON FIRST READING** this 7<sup>th</sup> day of November, 2023, by the Town Council of the Town of Castle Rock, Colorado by a vote of 7 for and 0 against, after publication; and

**PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING** this 21st day of November, 2023, by the Town Council of the Town of Castle Rock, Colorado by a vote of 7 for and 0 against.

**ATTEST:**  
DocuSigned by:

*Robbie Schenker*

1E6169599D7D47B  
Lisa Anderson, Town Clerk



**TOWN OF CASTLE ROCK**  
DocuSigned by:

*Jason Gray*

A7938A42F5A648A  
Jason Gray, Mayor

**Approved as to form:**  
DocuSigned by:

*Mike Hyman*

F7347F32A6794D1...  
Michael J. Hyman, Town Attorney

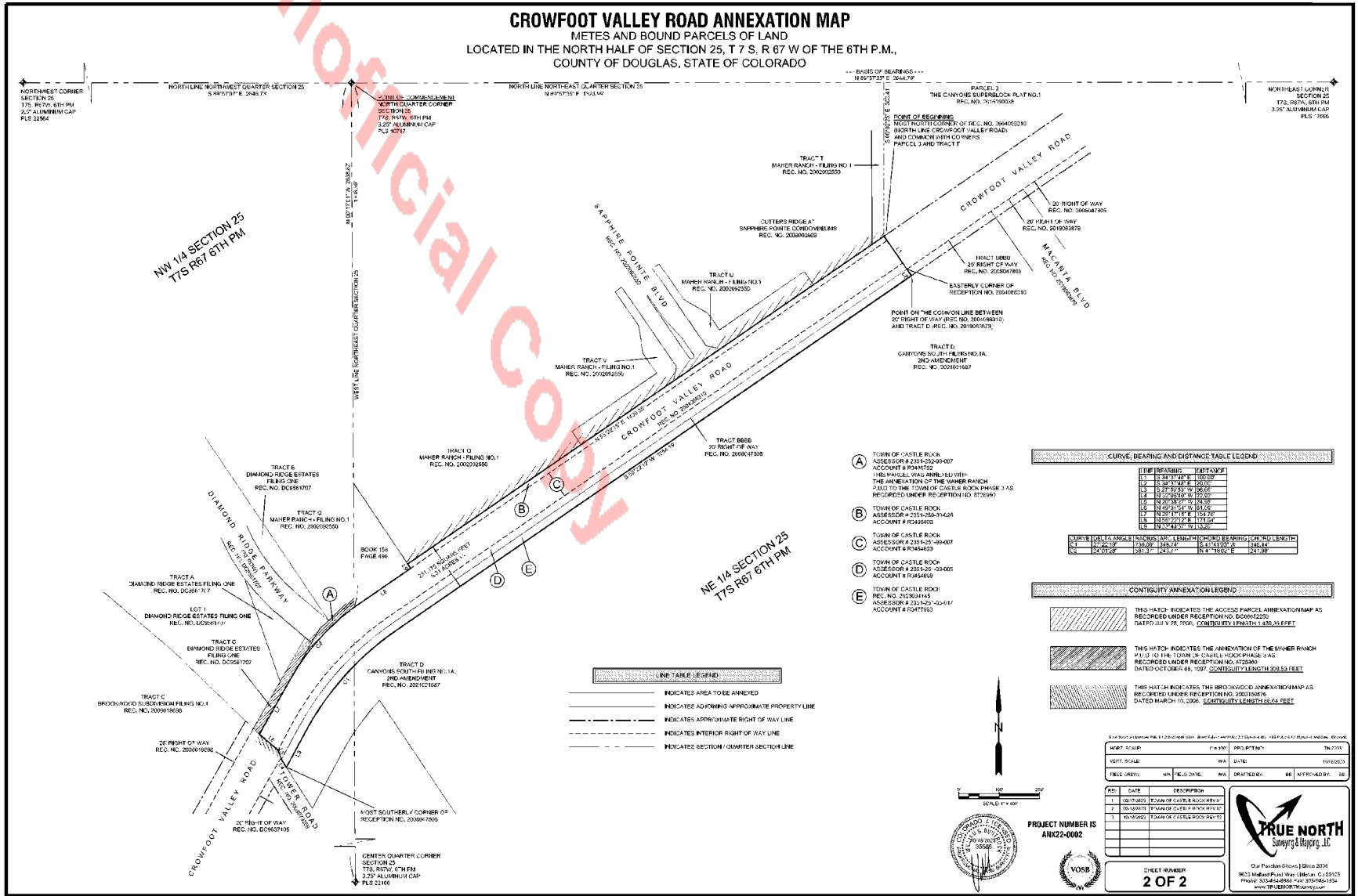
**Approved as to content:**  
DocuSigned by:

*Tara Vargish*

DEDED997AAC342A  
Tara Vargish, Development Services Director



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**CROWFOOT VALLEY ROAD ANNEXATION MAP**

METES AND BOUND PARCELS OF LAND  
LOCATED IN THE NORTH HALF OF SECTION 25, T 7 S, R 67 W OF THE 6TH P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO

- (A)** TOWN OF CASTLE ROCK  
ASSESSOR # 201204007  
ACCOUNT # R044522  
THIS PARCEL WAS ANNEXED TO THE ANNEXATION OF THE MAHER RANCH PAID TO THE TOWN OF CASTLE ROCK PHASE 3 AS RECORDED UNDER RECEPTION NO. 2008089
- (B)** TOWN OF CASTLE ROCK  
ASSESSOR # 2011260-2428  
ACCOUNT # R044629
- (C)** TOWN OF CASTLE ROCK  
ASSESSOR # 2011260-2428  
ACCOUNT # R044629
- (D)** TOWN OF CASTLE ROCK  
ASSESSOR # 2011260-2428  
ACCOUNT # R044629
- (E)** TOWN OF CASTLE ROCK  
REC. NO. 2008089  
ASSESSOR # 2011260-2428  
ACCOUNT # R044629

**CURVE, BEARING AND DISTANCE TABLE LEGEND**

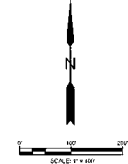
LINE	BEARING	DISTANCE	CHORD BEARING	CHORD LENGTH
1	N 89° 33' 35" E	364.79'		
2	S 89° 33' 35" W	364.79'		
3	S 27° 52' 53" W	100.00'		
4	N 27° 52' 53" E	100.00'		
5	S 27° 52' 53" W	100.00'		
6	N 27° 52' 53" E	100.00'		
7	N 89° 33' 35" E	364.79'		
8	S 89° 33' 35" W	364.79'		
9	N 89° 33' 35" E	364.79'		

**CONTIGUITY ANNEXATION LEGEND**

- THIS HATCH INDICATES THE ACCESS PARCEL ANNEXATION MAP AS RECORDED UNDER RECEPTION NO. 2006042220 DATED JULY 29, 2006. CONTIGUITY LENGTH 1,438.45 FEET
- THIS HATCH INDICATES THE ANNEXATION OF THE MAHER RANCH PAID TO THE TOWN OF CASTLE ROCK PHASE 3 AS RECORDED UNDER RECEPTION NO. 2008089 DATED OCTOBER 06, 2007. CONTIGUITY LENGTH 1,438.45 FEET
- THIS HATCH INDICATES THE BROADWIND ANNEXATION MAP AS RECORDED UNDER RECEPTION NO. 20010689 DATED MARCH 10, 2006. CONTIGUITY LENGTH 1,438.45 FEET

**LINE TABLE LEGEND**

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



OUR BUSINESS HOURS: MON - FRI 9:00 AM - 5:00 PM, SAT 9:00 AM - 12:00 PM, SUN 10:00 AM - 4:00 PM

DATE PLOTTED	11/14/2024	PROJECT	ANNEXATION	TITLE	2024006010
DATE SCALE	1" = 400'	DATE	11/14/2024	BY	101166203
DATE CHECKED	11/14/2024	DATE	11/14/2024	BY	101166203

PROJECT NUMBER IS  
**ANNEX-0002**

**TRUE NORTH**  
Surveying & Mapping, LLC

Our Passion Shows! 2800 S. 28th St., Suite 2075  
Scottsdale, AZ 85260  
Phone: 480-348-8888 Fax: 480-348-1834  
www.TP-CORP.com/TrueNorth

SHEET NUMBER  
**2 OF 2**

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## LEGAL DESCRIPTION FOR CROWFOOT VALLEY ROAD ANNEXATION MAP

THREE PARCELS OF LAND, BEING A UN-DEFINED PARCEL ALONG WITH PORTIONS OF RECEPTION NO. 2004088310 AND RECEPTION NO. 2008047805 ALL IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTH HALF OF SECTION 25, T 7 S, R 67 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE BEARING ON THE NORTH LINE OF THE NORTHEAST QUARTER SECTION 25, BEING MONUMENTED AT THE NORTH QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 10717 AND AT THE NORTHEAST CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 17666 WHICH IS ASSUMED TO BEAR N 89°57'35" E, A DISTANCE OF 2644.79 FEET.

COMMENCING AT SAID NORTH QUARTER CORNER OF SECTION 25, THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, N 89°57'35" E, A DISTANCE OF 1323.99 FEET; THENCE DEPARTING SAID NORTH LINE, S 00°02'25" E, A DISTANCE OF 383.41 FEET TO THE NORTH CORNER OF SAID RECEPTION NO. 2004088310, SAID CORNER BEING ON THE NORTH LINE OF CROWFOOT VALLEY ROAD, SAID CORNER ALSO BEING THE COMMON CORNER OF PARCEL 3, THE CANYONS SUPERBLOCK PLAT NO.1 AS DESCRIBED IN RECEPTION NO. 2015090038 WITH THE SOUTHEAST CORNER OF TRACT T, MAHER RANCH - FILING NO.1 AS DESCRIBED UNDER RECEPTION NO. 2002092550 ALL IN SAID CLERK'S OFFICE, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE S 34°37'48" E, A DISTANCE OF 100.00 FEET TO THE EASTERLY CORNER OF SAID RECEPTION NO. 2004088310, ALSO BEING ON THE NORTHWESTERLY LINE OF 20.00 FOOT RIGHT OF WAY AS DESCRIBED UNDER SAID RECEPTION NO. 2008047805 OF SAID CLERK'S OFFICE;

THENCE S 34°37'48" E, A DISTANCE OF 20.00 FEET TO THE COMMON LINE OF SAID 20.00 FOOT RIGHT OF WAY AT SAID RECEPTION NO. 2008047805 WITH TRACT D AS DESCRIBED UNDER RECEPTION NO. 2021021687 OF SAID CLERK'S OFFICE.

THENCE ALONG SAID COMMON LINE THE FOLLOWING THREE (3) COURSES:

- 1). S 55°22'12" W, A DISTANCE OF 1554.19 FEET;
- 2). ALONG A CURVE TO THE LEFT WITH A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 27°22'19", AN ARC LENGTH OF 348.74 FEET, WHOSE CHORD BEARS S 41°41'03" W, A DISTANCE OF 345.44 FEET;
- 3). S 27°59'53" W, A DISTANCE OF 96.66 FEET TO THE MOST SOUTHERLY CORNER OF SAID RECEPTION NO. 2008047805, ALSO BEING A CORNER OF SAID TRACT D, ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF TOWER ROAD AS DESCRIBED UNDER RECEPTION NO. 2008079259 OF SAID CLERK'S OFFICE;

THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, ALSO BEING THE SOUTHWESTERLY LINE OF SAID RECEPTION NO. 2008047805, N 32°05'40" W, A DISTANCE OF 22.92 FEET TO THE MOST WESTERLY CORNER OF SAID RECEPTION NO. 2008047805 ALSO BEING THE MOST SOUTHERLY CORNER OF SAID RECEPTION NO. 2004088310;

THENCE N 20°38'27" W, A DISTANCE OF 24.95 FEET;

THENCE ALONG A PORTION OF THE BROOKWOOD ANNEXATION PLAT AS DESCRIBED UNDER RECEPTION NO. 2003150876 OF SAID CLERK'S OFFICE, N 49°31'54" W, A DISTANCE OF 61.09 FEET TO THE SOUTHERLY CORNER OF TRACT C, DIAMOND RIDGE ESTATES FILING NO.1 AS DESCRIBED UNDER RECEPTION NO. DC9561707 OF SAID CLERK'S OFFICE;

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THENCE ALONG THE NORTH LINE OF SAID RECEPTION NO. 2004088310, BEING THE NORTH LINE OF CROWFOOT VALLEY ROAD, ALSO BEING A PORTION OF THE SOUTH LINE OF SAID TRACT C, ALSO BEING THE SOUTHERLY LINE OF THE ACCESS PARCEL ANNEXATION PLAT AS DESCRIBED UNDER RECEPTION NO. DC00052250 OF SAID CLERK'S OFFICE THE FOLLOWING FOUR (4) COURSES:

1) N 29°17'18" E, A DISTANCE OF 154.76 FEET;

2) ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 581.37 FEET, A CENTRAL ANGLE OF 24°01'28", AN ARC LENGTH OF 243.77 FEET, WHOSE CHORD BEARS N 41°18'02" E, A DISTANCE OF 241.99 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF A PARCEL OF LAND DESCRIBED UNDER BOOK 158 AT PAGE 490 OF SAID CLERK'S OFFICE;

3) THENCE ALONG THE SOUTHEASTERLY LINE OF SAID BOOK 158 AT PAGE 490, N 55°22'12" E, A DISTANCE OF 171.04 FEET TO THE MOST EASTERLY CORNER OF SAID BOOK 158 AT PAGE 490;

4). THENCE ALONG THE NORTHEASTERLY LINE OF SAID BOOK 158 AT PAGE 490, N 33°43'57" W, A DISTANCE OF 13.20 FEET TO A CORNER OF TRACT Q OF SAID MAHER RANCH - FILING NO.1, ALL IN SAID CLERK'S OFFICE;

THENCE ALONG SAID NORTH LINE OF SAID RECEPTION NO. 2004088310, ALSO BEING THE BEING THE SOUTH LINES OF TRACT Q, TRACT V, TRACT U, TRACT T, ALL OF SAID MAHER RANCH - FILING NO.1, SAPPHIRE POINTE BLVD AS DESCRIBED UNDER RECEPTION NO. 2002092550 AND CUTTERS RIDGE AT SAPPHIRE POINTE CONDOMINIUMS AS DESCRIBED UNDER RECEPTION NO. 2008003608, SAID SOUTH LINE ALSO BEING A PORTION OF THE SOUTH LINE OF THE ANNEXATION OF THE MAHER RANCH P.U.D TO THE TOWN OF CASTLE ROCK PHASE 3 AS RECORDED UNDER RECEPTION NO. 8728960 ALL OF SAID CLERK'S OFFICE N 55°22'15" E, A DISTANCE OF 1439.35 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION CONTAINS 231,175 SQUARE FEET OR 5.31 ACRES MORE OR LESS.