

# PLAT IDENTIFICATION SHEET

**RECEPTION #:** 9018569

**DATE:** 08-01-90

**NUMBER OF PGS:** 1

**NAME OF PLAT:** COUNTYR ACRES PD

**MISCELLANEOUS COMMENTS:**

# COUNTRY ACRES PD

## A PRELIMINARY/FINAL PD SITE PLAN IN CASTLE ROCK, COLORADO.

----- PROPERTY DESCRIPTION -----

A tract of land lying partially in the Southeast 1/4 of Section 1 and partially in the Northeast 1/4 of Section 12, all in Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, and more particularly described:

Commencing at the 1/4 corner common to said Sections 1 and 12;

Thence N 0°51'E, 181.60 feet on the North-South centerline of said Section 1;

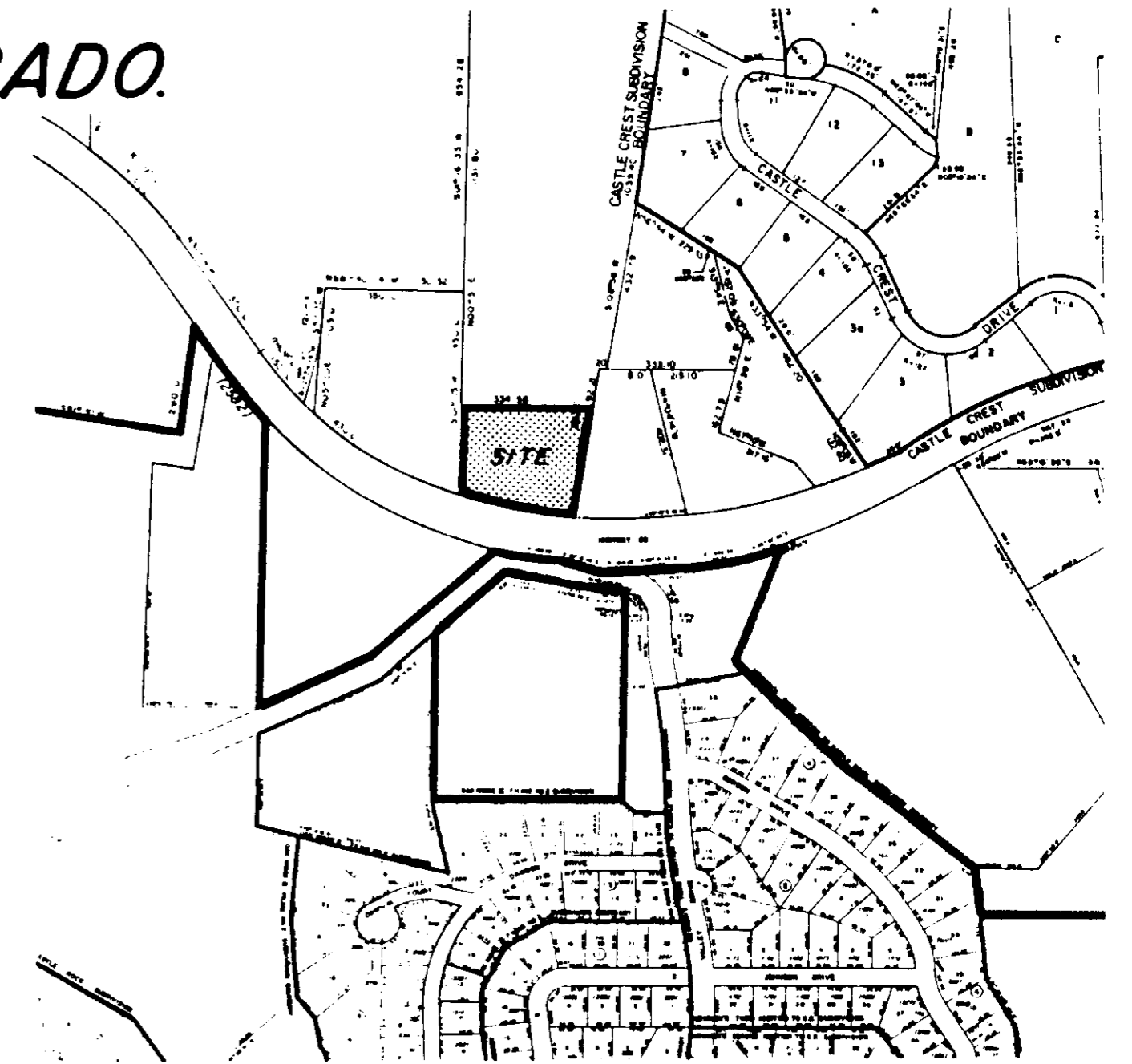
Thence East 334.58 feet to intersect the Westerly line of Mrs. Clara Christensen's property;

Thence S 8°58'W on said Westerly line a distance of 316.26 feet to intersect the Northerly Right of Way line of State Highway No. 86 at a point from whence the said State Highway Brass Cap Right of Way Marker for Station 73 plus 02.1 bears N 89°28'26"E a distance of 168.10 feet;

Thence Westerly on said Northerly Right of Way line around a curve to the right whose radius of 1086 feet, a chord distance of 293.86 feet N 79°43'24.5"W to intersect the North-South centerline of said Section 12 aforementioned;

Thence N 0°51'E on said North-South centerline 78.4 feet to the point of beginning.

Said tract contains 2.110 acres.



----- OWNER -----

2607 East Highway 86 Partnership  
A Colorado General Partnership

*Cliff Epps, General Partner*

By: Cliff Epps, General Partner

----- SURVEYOR'S CERTIFICATE -----

I, David E. Archer, a Professional Land Surveyor registered in the State of Colorado, do hereby certify that the property description represented by the Preliminary P.D. Site Plan was prepared by David E. Archer, a Professional Land Surveyor, Colorado registration number 6935, on behalf of David E. Archer and Associates, Inc., and that this Preliminary P.D. Site Plan accurately represents said property description.

*7/18/90*  
Date

*David E. Archer*  
Professional Land Surveyor  
6935  
PROFESSIONAL LAND SURVEYOR

----- PLANNING COMMISSION APPROVAL -----

Approved by the Planning Commission of the Town of Castle Rock, this 2nd day of February, 1990.

*Margaret J. Sullivan*  
Chairman

----- TOWN COUNCIL APPROVAL -----

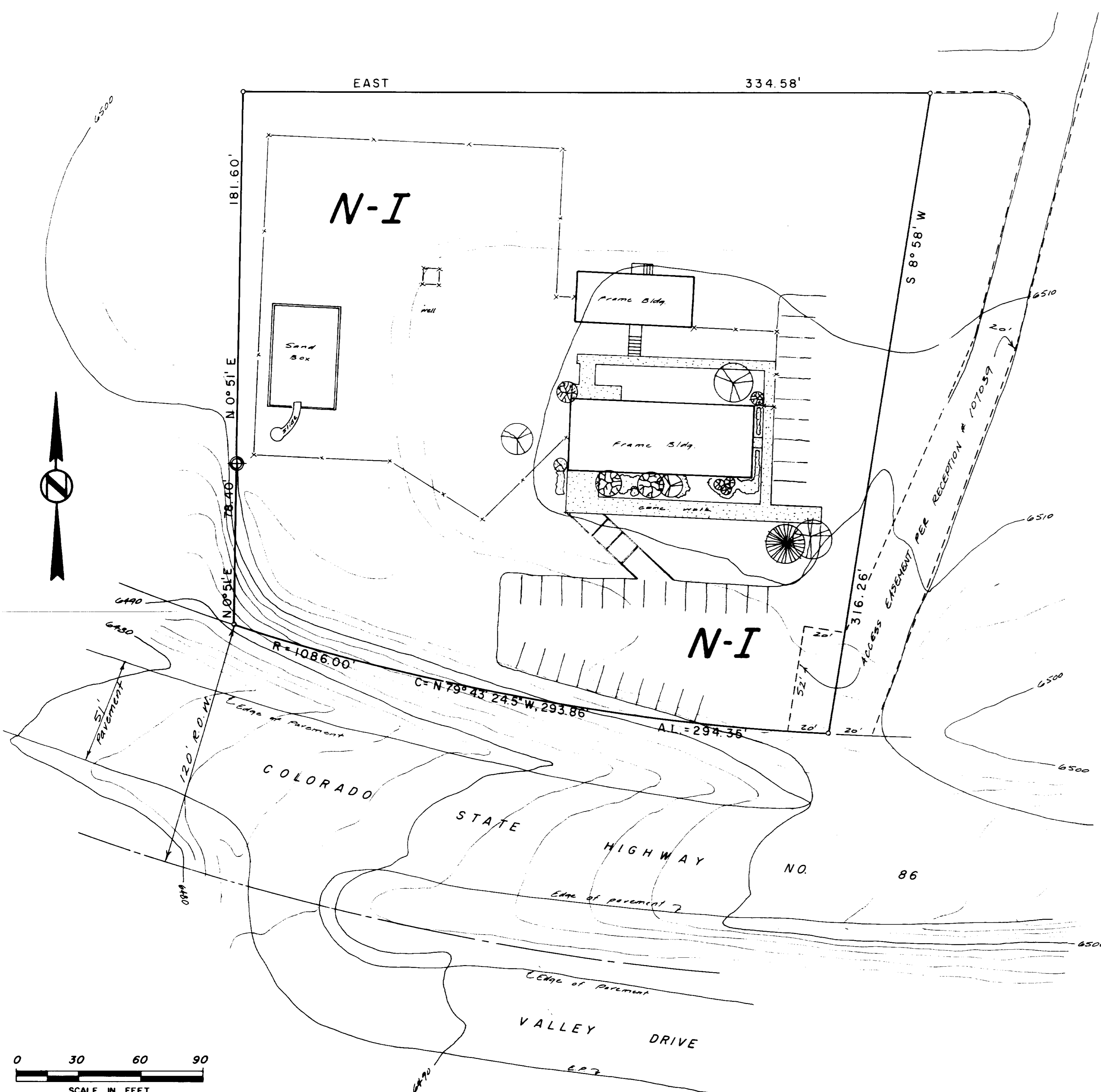
Approved by the Town Council of the Town of Castle Rock, Colorado, this 22nd day of February, 1990.

*Raymond Epps* Attest: Town Clerk  
*Don H. Schelting* Mayor

----- CLERK AND RECORDER'S CERTIFICATE -----

This Preliminary P.D. Site Plan was filed for record in the office of the Clerk and Recorder of Douglas County, Colorado, at 1:32 o'clock P.m. on the 1st day of August, 1990, Book \_\_\_\_\_ Page \_\_\_\_\_ File \_\_\_\_\_ Map \_\_\_\_\_ Reception Number 9018569.

*Richard J. Adams*  
Douglas County Clerk



LAND USE TABLE			
SYMBOL	DESCRIPTION	AREA	%
N-1	NEIGHBORHOOD-INSTITUTIONAL This district provides for educational, health care, religious and other institutional facilities. Specific Permitted Uses and other Development criteria are outlined in the Country Acres PD ordinance, which establishes a type and scale of Development compatible with the surrounding neighborhood.	2.11 acres	100.0%

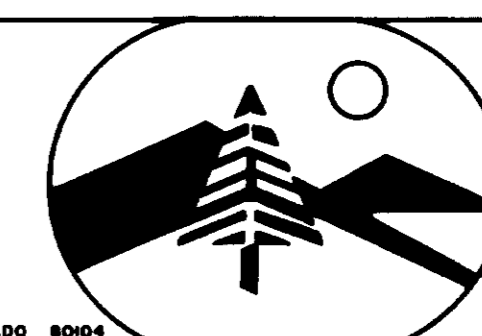
----- NOTES -----

- Abutting Zoning to the West, North, and East is Douglas County Rural Residential, and to the South across State Highway 86 is Town of Castle Rock R-1 Zone.
- There is no mapped 100 year flood plain.
- 2 foot contour Interval Aerial Topography, U.S.G.S. datum.
- Development and Redevelopment of the Country Acres P.D. is governed by the Country Acres P.D. Zoning Ordinance (ordinance 90-04) and Annexation Agreement, appearing as Exhibit 2 to Annexation Ordinance 90-03.
- A single Preliminary/Final P.D. Site Plan was prepared to indicate both the property's P.D. Zoning Classification and existing day care facility development. Expansion or redevelopment of the property will require that an amended Final P.D. Site Plan be submitted, reviewed, and approved by the Town of Castle Rock.
- All existing on-site sewer, water, access and parking facilities are privately maintained and operated. With expansion or redevelopment of the property, as defined in the Country Acres Annexation Agreement, connection to the Town's water and sewer systems will be required.
- The property currently gains access to State Highway No. 86 from an off-site access easement/driveway shared by this and other adjacent County residential properties. This easement is recorded with the Douglas County Clerk and Recorder: Reception Number 107039.
- This property is part of a County Plat referred to as "Survey For Mrs. Clara Christensen", recorded with the Douglas County Clerk and Recorder on the 11th day of December, 1959, Reception Number 107039.



REVISIONS
2-1-90 Many
2-2-90 Note #1-B
6-13-90 Note #4

**DAVID E. ARCHER & ASSOCIATES, INC.**  
LAND DEVELOPMENT CONSULTING  
SURVEYING & ENGINEERING  
PHONE (303) 688-0642  
108 WILCOX ST. CASTLE ROCK, COLORADO 80042



TITLE	COUNTRY ACRES PRELIMINARY/FINAL PD SITE PLAN
CLIENT	2607 E. HIGHWAY 86 PARTNERSHIP
SHEET NUMBER	Sheet 1 of 1
JOB NUMBER	88-219

488.

**ORDINANCE 90-04**

DC9018568

**AN ORDINANCE AMENDING  
THE ZONING DISTRICT MAP OF  
THE TOWN OF CASTLE ROCK  
(COUNTRY ACRES PD)**

WHEREAS, The Town Council of the Town of Castle Rock finds that:

- a). An amendment to the Zoning District Map of the Town of Castle Rock has been requested; and
- b). Public meetings and hearings, following notice duly made and published in accordance with the Castle Rock Municipal Code, have been held by the Planning and Zoning Commission and the Town Council; and
- c). The amendment complies with the stated purpose of Castle Rock Municipal Code, Section 17.48.010 (Planned Development Zoning),

**NOW, THEREFORE, BE IT ORDAINED, BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, as follows:**

That the Zoning Classification of the property consisting of 2.11 acres, described in Exhibit "A" (the Property) is changed from the Douglas County RR (Rural Residential) Zoning Classification with a Use by Special Review for a day care center to the Town of Castle Rock PD (Planned Development District) Zoning Classification.

**SECTION I.  
DEFINITIONS**

1.1 Unless defined elsewhere in this Ordinance, certain words and phrases contained herein shall be interpreted according to the "Definitions" section of the Town Zoning Ordinance (Castle Rock Municipal Code, Chapter 17.80).

**SECTION II.  
DISTRICTS ESTABLISHED - BOUNDARIES**

2.1 The Property shall be divided into the following zoning districts as the same are generally located on the "County Acres Preliminary PD Site Plan" (Exhibit "B", attached), approved contemporaneously herewith, and incorporated by reference into this Ordinance:

Neighborhood - Institutional (N-I) Zoning District	2.11 acres
Total Property Acreage	2.11 acres

**SECTION III.  
NEIGHBORHOOD - INSTITUTIONAL (N-I) DISTRICT**

**3.1 Description:**

This district is established for the purpose of providing for educational, health care, religious and other institutional facilities of a type and scale compatible with the surrounding neighborhood. Single family detached dwellings are also permitted, being consistent with adjacent residential zoning and land use.

**3.2 Permitted Uses:**

- A. One-family dwellings, detached
- B. Home occupations
- C. Underground public utilities and easements including water, sewer, electric, gas, telephone, cable and other communication and utility lines.
- D. Receive-only television and satellite dish antennas subject to any Town regulations in effect at the time of their placement
- E. Day care centers
- F. Nursing or convalescent homes, and other extended care facilities
- G. Medical and dental offices or clinics
- H. Schools, public and private
- I. Churches, synagogues, and other religious institutions
- J. Government and public facilities
- K. Quasi-public facilities including community centers, senior centers, libraries, cultural arts centers, and public or private membership clubs
- L. Accessory uses in accordance with the "Accessory Uses" section of the Zoning Ordinance (Municipal Code, Section 17.64.150).

**3.3 Uses By Special Review as subject to the review procedures and criteria established in the "Use By Special Review" section of the Town Zoning Ordinance (Municipal Code, Chapter 17.72):**

- A. Veterinary clinics
- B. Group Homes
- C. Above ground public utility or communication lines, electric sub-stations, and gas regulator stations

**3.4 Development standards as additionally subject to the review procedures and criteria established in the "Final PD Site Plan" section of the Town Zoning Ordinance (Municipal Code, Section 17.60.170):**

**A. One family dwellings:**

- 1. Minimum lot size .... 20,000 square feet
- 2. Maximum building height .... 35 feet, 20 feet for accessory buildings
- 3. Minimum building setbacks .... to be determined at the time of Final PD Site Plan
- 4. Landscaping .... in accordance with the "Landscaping Requirements"

section of the Town Zoning Ordinance (Municipal Code, Chapter 17.62)

5. Off-street parking .... in accordance with the "Off-street Parking Requirements" section of the Town Zoning Ordinance (Municipal Code, Section 17.64.130))

B. All other buildings:

1. Minimum lot size .... 40,000 square feet
2. Maximum building height .... 35 feet
3. Maximum building coverage .... 35% of lot area
4. Minimum building setbacks .... to be determined at the time of Final PD Site Plan
5. Landscaping and off-street parking requirements .... to be determined at the time of Final PD Site Plan

#### SECTION IV EFFECT OF MUNICIPAL CODE PROVISIONS

4.1 Except to the extent superceded by the specific terms of this Ordinance, all provisions of the Town of Castle Rock Municipal Code, as the same may be amended from time to time, applicable to development of property within the Town shall fully apply to the development of the Property (Country Acres PD). Such provisions include, but are not limited to, Zoning (Title 17), Subdivision (Title 16), and Signs (Title 19).


4.2 In cases of Municipal Code amendment, the amendment shall have the effect of amending this Ordinance to the extent that such amended provision is incorporated by reference herein.

#### SECTION V. SEVERABILITY OF PROVISIONS

5.1 In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

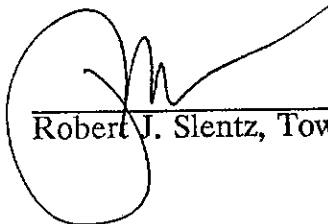
SUBMITTED this 8<sup>th</sup> day of February, 1990, and approved for publication and further reading by a vote of the Town Council of the Town of Castle Rock of 16 for and 0 against.

PASSED, APPROVED AND ADOPTED this 22 day of February, 1990, by a vote of the Town Council of the Town of Castle Rock of 7 for and 0 against.

  
\_\_\_\_\_  
Gary R. Higbee, Town Clerk

  
\_\_\_\_\_  
William R. Schechter, Jr., Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Robert J. Slentz, Town Attorney