

# **PLAT IDENTIFICATION SHEET**

**Reception #:** 8802365

**Number of pages:** 1

**Date:** 02/01/88

**Name:** YOUTH FOR CHRIST

**MISCELLANEOUS COMMENTS:**

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# PRELIMINARY P.D. SITE PLAN YOUTH FOR CHRIST PARCEL P.D. (MILLER BOULEVARD INFILL)

PREPARED BY:

**KKBNA**  
Incorporated  
Consulting Engineers  
4251 Kipling St.  
Wheat Ridge, Co. 80156-6100

A PORTION OF  
THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST  
OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 1



7-21-86  
7-30-86  
9-11-86  
1-4-88

### LAND USE SUMMARY

LAND USE	ACREAGE
P.D.	0.56 Ac.

### OWNERS

PLUM CREEK METROPOLITAN DISTRICT  
9785 MAROON CIRCLE, SUITE 374  
ENGLEWOOD, COLORADO 80112

### SURVEYING CERTIFICATE

I, WAYNE WRAY HARRIS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THIS PLAT REPRESENTS SAID SURVEY.

1-4-88  
DATE

*Wayne Wray Harris*  
WAYNE WRAY HARRIS  
PROFESSIONAL LAND SURVEYOR #18548

### REVIEWED AND APPROVED

*Ray Reagan* 20 Jan 1988  
PLANNING COMMISSION CHAIRMAN DATE  
APPROVED BY THE BOARD OF TRUSTEES ON 9-25-86.  
MAYOR *Ray Reagan* 1-20-88 DATE  
*Phyllis L. Brown* 1-20-88 DATE  
ATTEST TOWN CLERK

### RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:12 PM ON THE 1st DAY OF February 1988.  
RECEPTION NO. 8802345

*Pete A. Cain*  
COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_  
DEPUTY

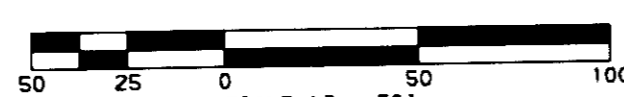
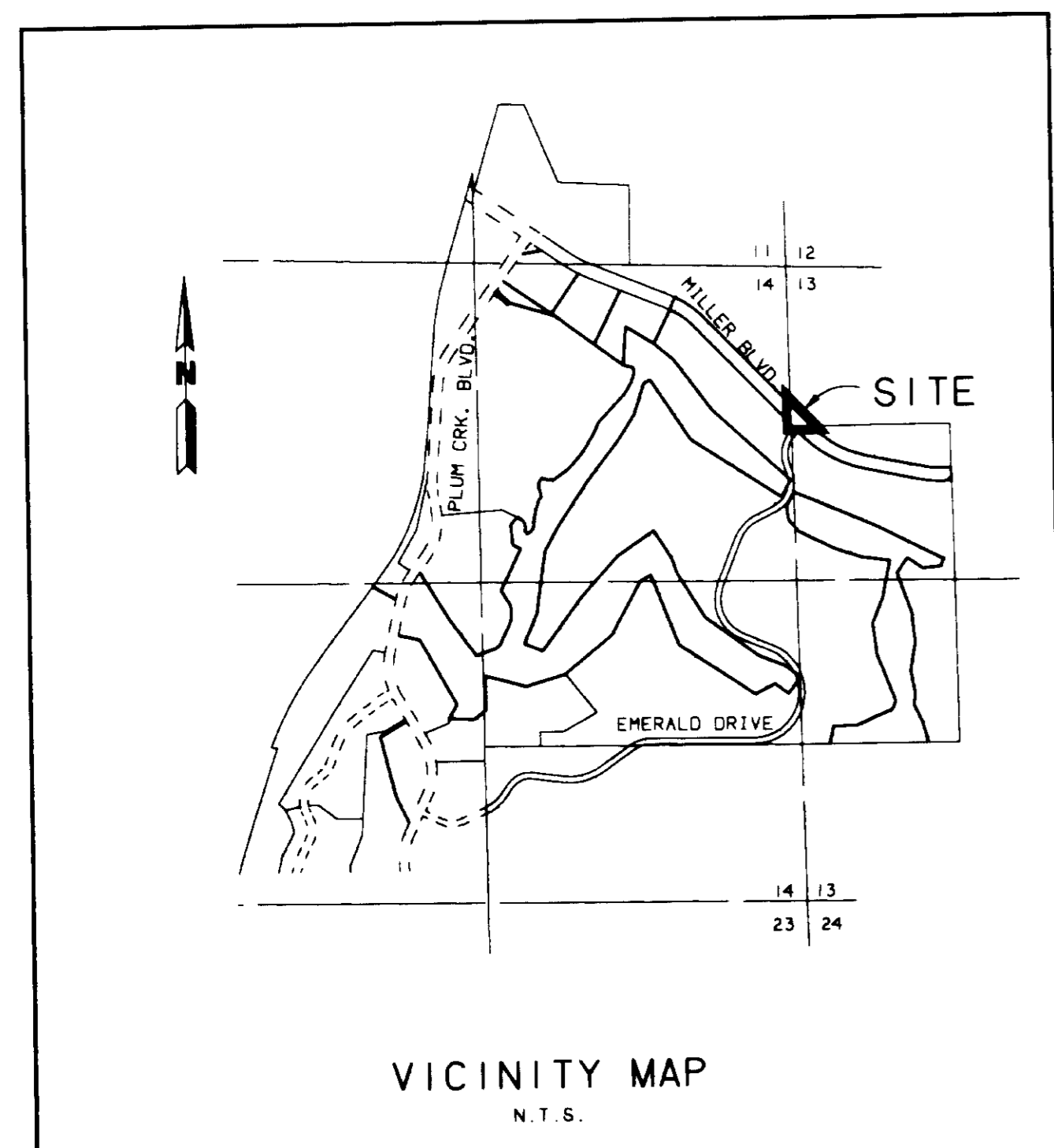
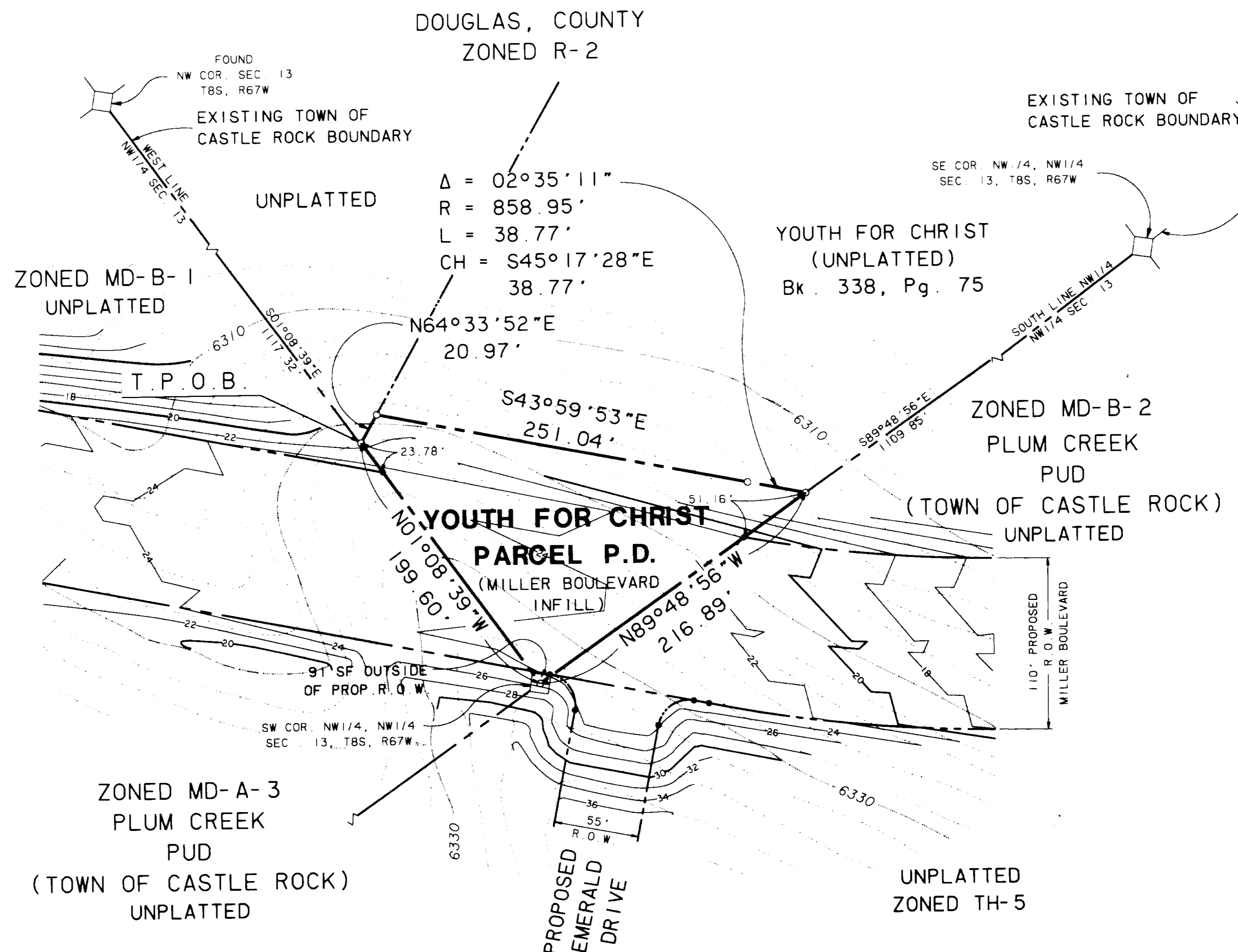
### NOTES

- BASIS OF BEARING: THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS CONSIDERED TO BEAR S 01°08'39" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- THE ENTIRE 0.56 ACRE PARCEL WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK AS PUBLIC RIGHT OF WAY, EXCEPT 91 SF. AS SHOWN.
- CONTOURS WERE TAKEN FROM AN AERIAL TOPOGRAPHIC MAP PROVIDED BY THE OWNER AND FLOWN IN MAY OF 1984, EXCEPT 91 SQUARE FEET AS SHOWN.

### LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13, AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 TO BEAR S 01°08'39" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S 01°08'39" E, 1117.32 FEET ALONG SAID WEST SECTION LINE TO A #4 REBAR WITH PLASTIC CAP STAMPED "NICHOLS" AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE N 64°33'52" E, 20.97 FEET ALONG THE NORTH LINE OF THE YOUTH FOR CHRIST PARCEL TO A POINT; THENCE S 43°59'53" E, 251.04 FEET TO A POINT OF CURVATURE; THENCE 38.77 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 858.95 FEET AND A CENTRAL ANGLE OF 02°35'11" TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG SAID LINE N 89°48'56" W, 216.89 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE N 01°08'39" W, 199.60 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.56 ACRES, MORE OR LESS.



### LEGEND

- PLAN BOUNDARY
- PROPERTY CORNER
- EXIST. CONTOURS
- PROP. CONTOURS

ORDINANCE NO. 86-33

AN ORDINANCE AMENDING THE  
ZONING DISTRICT MAP OF  
THE TOWN OF CASTLE ROCK, COLORADO  
(YOUTH FOR CHRIST PARCEL P.D.)

WHEREAS, the Board of Trustees of the Town of Castle Rock find that:

- (a) A petition has been filed with the Town Clerk praying for an amendment to the Zoning District Map of the Town of Castle Rock, and;
- (b) That said petition has been forwarded to the said Board of Trustees, and;
- (c) That public meetings and hearings, following notice duly made and published pursuant to applicable Colorado Statutes and Town of Castle Rock Ordinances, have been held before the Planning and Zoning Commission of the Town of Castle Rock, and the Board of Trustees of the Town of Castle Rock, and;
- (d) That the amendment sought to the said Zoning District Map complies with the stated purposes of the Planned Unit Development Ordinance 17.48 as set forth in subsection 17.48.010 thereof.

NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK, as follows:

That the Zoning Classification of the lands, consisting of .56 acres, described in Exhibit "A", attached hereto and made a part hereof, (hereinafter the "Land") is changed from Zoning Classification R-2 (Residential District), to Zoning Classification PD (Planned Development District).

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B0773 - P0934 - \$21.00 - 3/ 7

SECTION I.

GENERAL PROVISIONS

1.0 This ordinance constitutes an amendment to the Town of Castle Rock Zoning Ordinance, and the Zoning District Map of the Town of Castle Rock and establishes permitted densities, uses and development standards for each tract within the Land.

SECTION II.

USE AREA

2.1 One use area is approved for the land designated as Public Dedication on "Youth for Christ Parcel Preliminary P..D. Site Plan", approved on the date hereof, which is incorporated by reference into this Ordinance.

SECTION III.

PUBLIC DEDICATION USE AREA (PD AREA)

3.1 Permitted Uses.

- (a) Open space.
- (b) Parks, playgrounds and picnic areas, excluding camping and overnight parking.
- (c) Community recreational facilities.
- (d) Such other public uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock.

3.2 Development Standards.

- (a) Building Height: Maximum Height: As permitted in most permissive abutting area.
- (b) Building Setback: As permitted in most permissive abutting area.

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SECTION IV.

ACCESSORY USES PERMITTED

4.1 Uses Permitted.

- (a) Underground utility and communications distribution lines, to specifically include cable television distribution trunks and lines.
- (b) Roadways, bike paths, pedestrian and equestrian trails.
- (c) Parking areas.
- (d) Open spaces, and lakes, to include storm water drainage detention areas.
- (e) Fences.
- (f) Wells and well houses, water treatment facilities, water pumping stations and sewage lift stations.

4.2 Uses Permitted by Special Review.

- (a) Electric substations and gas regulator stations.

SECTION V.

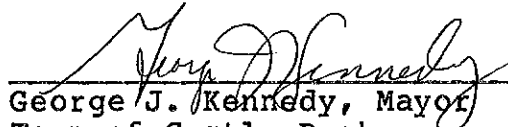
SEVERABILITY OF PROVISIONS

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.

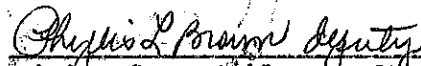
8802361 - 02/01/88 12:58 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 5/ 7  
B0773 - P0936 - \$21.00

Passed and adopted on first reading this 11<sup>th</sup> day of Sept., 1986, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, 5 for and 0 against.

Passed and adopted on second reading this 25<sup>th</sup> day of September, 1986, by a vote of the Board of Trustees of the Town of Castle Rock, Colorado 5 for and 0 against.

  
George J. Kennedy, Mayor  
Town of Castle Rock

ATTEST:

  
Richard R. Wilson, Town Clerk

Approved as to form:

\_\_\_\_\_  
Bruce B. Lassman,  
Town Attorney

Publication Date: Sept. 30, 1986

8802361 - 02/01/88 12:58 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 6/7  
B0773 - P0937 - \$21.00

## LAND DESCRIPTION

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A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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