

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9718834

DATE: 4/11/97

TIME: 10:41

FEE: \$ 10 (1 Pages)

GRANTOR:

(OWNER/SIGNER)

William & Linda
Graham

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

GRAHAM Annexation
Preliminary PD Site Plan
Lot 1 Anderson Subd.

LEGAL:

(SECTION-TOWNSHIP-RANGE)

3-8-67

GRAHAM ANNEXATION PRELIMINARY PD SITE PLAN LOT 1, ANDERSON SUBDIVISION PART OF THE W 1/2, SE 1/4, SEC. 3, T8S, R67W, OF THE 6th P.M., DOUGLAS COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S), AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED AS FOLLOWS:

LOT 1, ANDERSON SUBDIVISION, DOUGLAS COUNTY, CO. ALSO BEING MORE FULLY DESCRIBED AS FOLLOWS:
A tract of land situated in the Southwest 1/4 of the Southeast 1/4 and in the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:
Commencing at the Northwest Corner of the Southwest 1/4 of the Southeast 1/4 and considering the North line of said Southwest 1/4 of the Southeast 1/4 to bear N89°46'04"E with all bearings contained herein relative thereto;
Thence N89°46'04"E along said north line a distance of 596.97 feet to a point on the North Right-of-Way of Wolfensberger Road as presently fenced and occupied, said point also being the Point of beginning
Thence N85°37'30"E along said North Right-of-way a distance of 68.23 feet;
Thence N05°43'41"W a distance of 611.90 feet;
Thence S62°51'36"W a distance of 427.90 feet;
Thence S00°15'52"E a distance of 431.34 feet to the aforesaid mentioned North Right-of-way line;
Thence N88°32'36"E along said North right-of-way line a distance of 312.81 feet;
Thence N85°37'30"E along said North Right-of-way line a distance of 59.29 feet to the point of beginning.
Containing 5.00 Acres, more or less.

OWNER:

WILLIAM B. & LINDA C. GRAHAM
751 EAST WOLFENSBERGER ROAD
CASTLE ROCK, COLORADO 80104

TITLE VERIFICATION

We, Land Title Guarantee Company, a qualified title insurance company, do hereby certify that we have examined the title of all lands shown hereon and that title to such land is in the dedicatory free and clear of all liens, taxes, and encumbrances, EXCEPT LIENS OF RECORD.
Date 2/14/97 By [Signature] as TITLE OFFICER of Land Title Guarantee Company

SURVEYOR'S CERTIFICATE

I, David E Archer, being a Registered Professional Land Surveyor in the State of Colorado, hereby certify that the survey represented by this PD SITE PLAN was made under my supervision and the monuments shown hereon actually exist and this PD SITE PLAN accurately represents said survey.

[Signature]
Registered Professional Land Surveyor

PLANNING COMMISSION APPROVAL

This PD SITE PLAN was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado the 17th day of June, A.D., 1996

ATTEST:
SEAL
Chairman [Signature] 3/27/97 Date
Town Clerk [Signature] 3/27/97 Date

TOWN COUNCIL APPROVAL

This PD SITE PLAN was approved by the Town Council of the Town of Castle Rock, Colorado the 22nd day of August, A.D., 1996

ATTEST:
SEAL
Mayor [Signature] 3/27/97 Date
Town Clerk [Signature] 3/27/97 Date

DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE

State of Colorado)
County of Douglas)

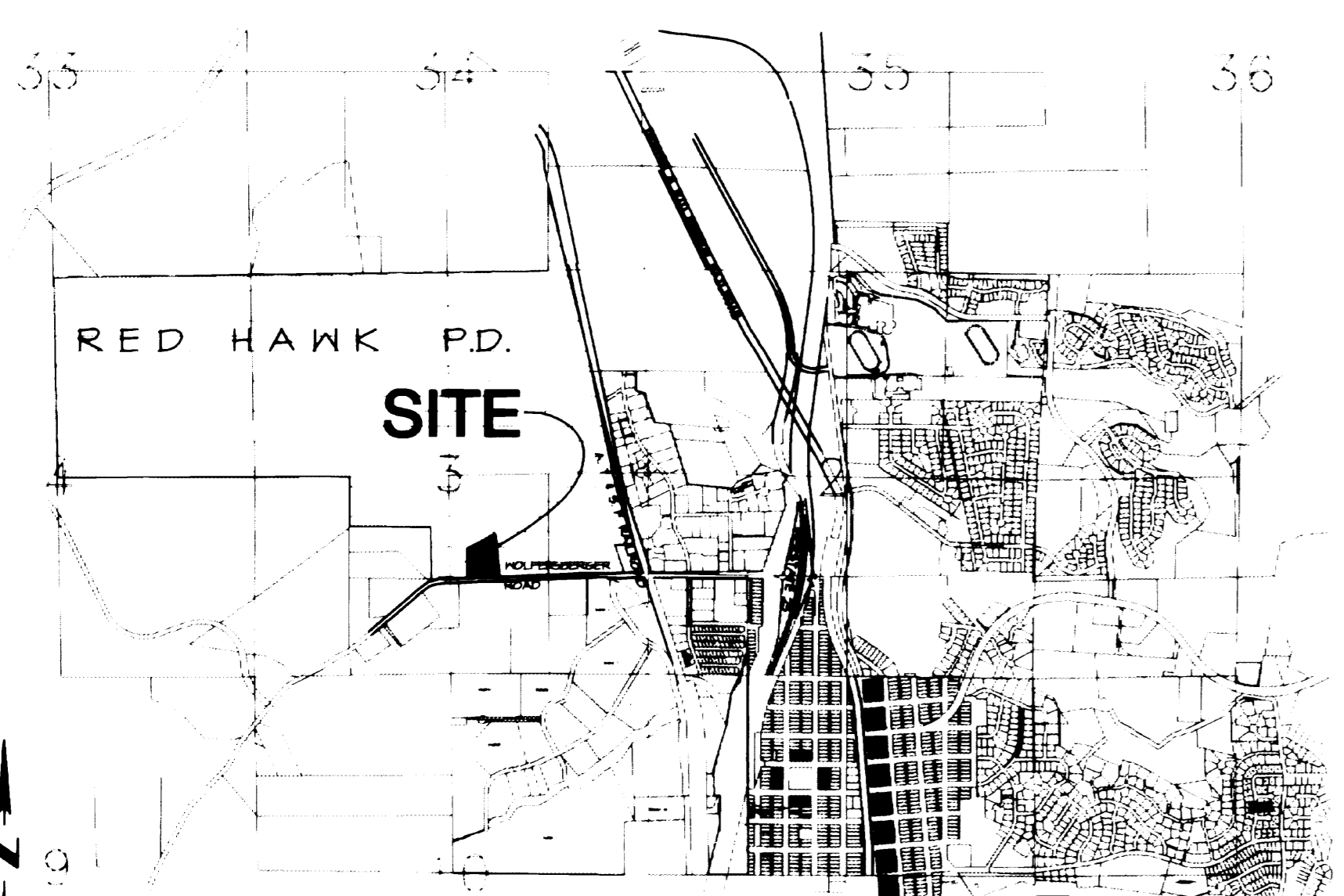
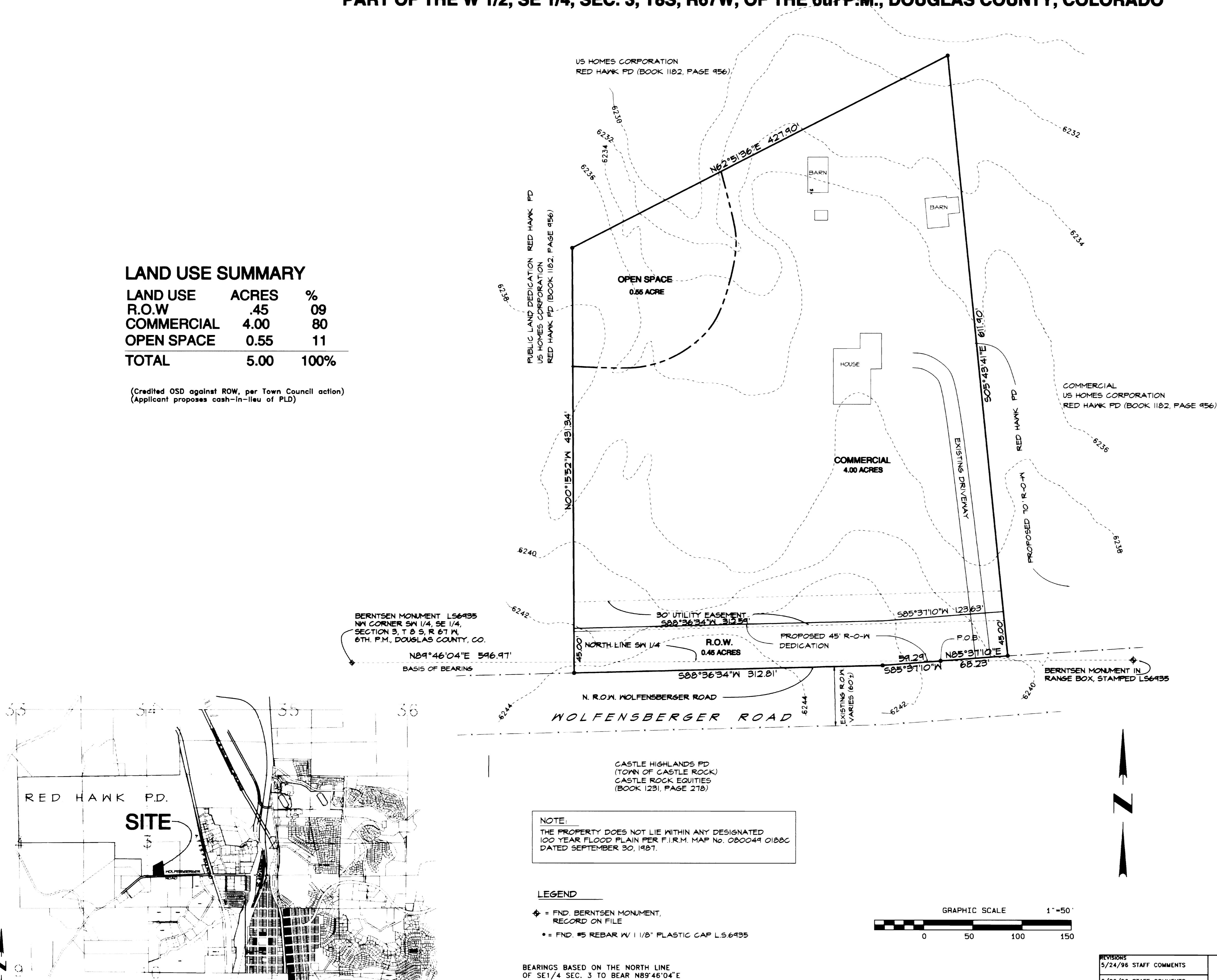
I hereby certify that this plat was filed in my office on the 14th day of April 1997 at 10:44 o'clock A.M. and was recorded under Receipt Number 9718834

[Signature]
Douglas County Clerk and Recorder

LAND USE SUMMARY

LAND USE	ACRES	%
R.O.W	.45	09
COMMERCIAL	4.00	80
OPEN SPACE	0.55	11
TOTAL	5.00	100%

(Credited OSD against ROW, per Town Council action)
(Applicant proposes cash-in-lieu of PLD)

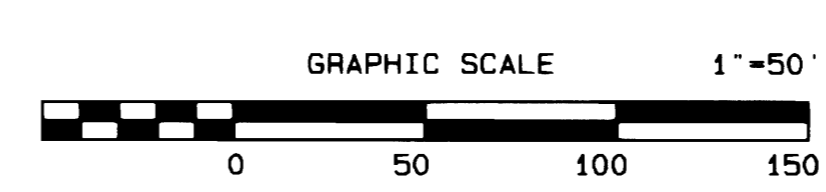


NOTE:
THE PROPERTY DOES NOT LIE WITHIN ANY DESIGNATED 100 YEAR FLOOD PLAIN PER F.I.R.M. MAP No. 080049 0188C DATED SEPTEMBER 30, 1987.

LEGEND

- ◆ = FND. BERNTSEN MONUMENT, RECORD ON FILE
- = FND. #5 REBAR W/ 1 1/8" PLASTIC CAP L.S. 64935

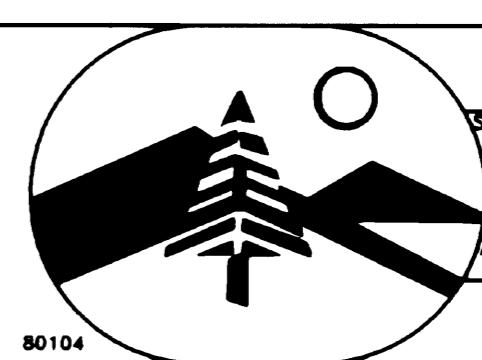
BEARINGS BASED ON THE NORTH LINE OF SE 1/4 SEC. 3 TO BEAR N89°46'04"E



REVISIONS

5/24/96	STAFF COMMENTS
6/06/96	STAFF COMMENTS
8/01/96	REVISED
9/28/96	REVISED

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING
PHONE (303) 688-4842
105 WILCOX ST. CASTLE ROCK, COLORADO 80104



TITLE
GRAHAM ANNEXATION
PRELIMINARY PD SITE PLAN
W 1/2, SE 1/4 SEC. 3, T8S, R67W 6TH P.M.
DOUGLAS COUNTY, COLORADO

CLIENT
WILLIAM B. & LINDA C. GRAHAM

JOB NUMBER
90-404

Sheet 1 of 1

ORDINANCE NO. 96-27

AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY ZONING THE GRAHAM PROPERTY AS PD PLANNED DEVELOPMENT AND APPROVING THE GRAHAM PD ZONING REGULATIONS AND PRELIMINARY PD SITE PLAN

WHEREAS, William B. and Linda C. Graham ("Owners") have requested PD planned development zoning of the parcel described in Exhibit 1 in conjunction with annexation; and

WHEREAS, Owners have requested approval of the Graham zoning regulations as described on Exhibit 2 attached hereto; and

WHEREAS, Owners have requested approval of the Graham Preliminary PD Site Plan; and

WHEREAS, public hearings on the zoning, zoning regulations and preliminary pd plan have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code.

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

SECTION 1. Amendment. Chapter 17 of the Castle Rock Municipal Code is hereby amended by the addition of the property described in Exhibit 1 which is hereby zoned PD Planned Development.

SECTION 2. Approval. The zoning regulations a described in Exhibit 2 and the preliminary pd site plan are approved.

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.

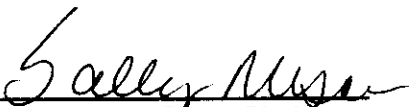
SECTION 4. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

SUBMITTED this 27th day of June, 1996 and approved for publication and further reading by a vote of the Town Council of the Town of Castle Rock of 6 for and 0 against.

PASSED, APPROVED AND ADOPTED this 22nd day of August, 1996, by the Town Council of the Town of Castle Rock by a vote of 7 for and 0 against.

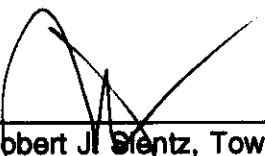
ATTEST:

TOWN OF CASTLE ROCK


Sally Misare, Town Clerk


Donald K. Jones, Mayor

APPROVED AS TO FORM:


Robert J. Stentz, Town Attorney

(TCORDGRM.ZNG)

9718833 - 04/11/97 10:43 - RETA A CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
B1422 - P1176 - \$30.00 - 2/ 6

"EXHIBIT 1"
GRAHAM ANNEXATION

PROPERTY DESCRIPTION

A tract of land situated in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 3, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the Northwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and considering the North line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to bear N 89°46'04"E with all bearings contained herein relative thereto;

Thence N 89°46'04"E along said North line a distance of 596.97 feet to a point on the North Right of Way line of Wolfensberger Road as presently fenced and occupied;

Thence N 85°37'30"E along said North Right of Way line a distance of 68.23 feet;

Thence N 5°43'41"W a distance of 611.90 feet;

Thence S 62°51'36"W a distance of 427.90 feet;

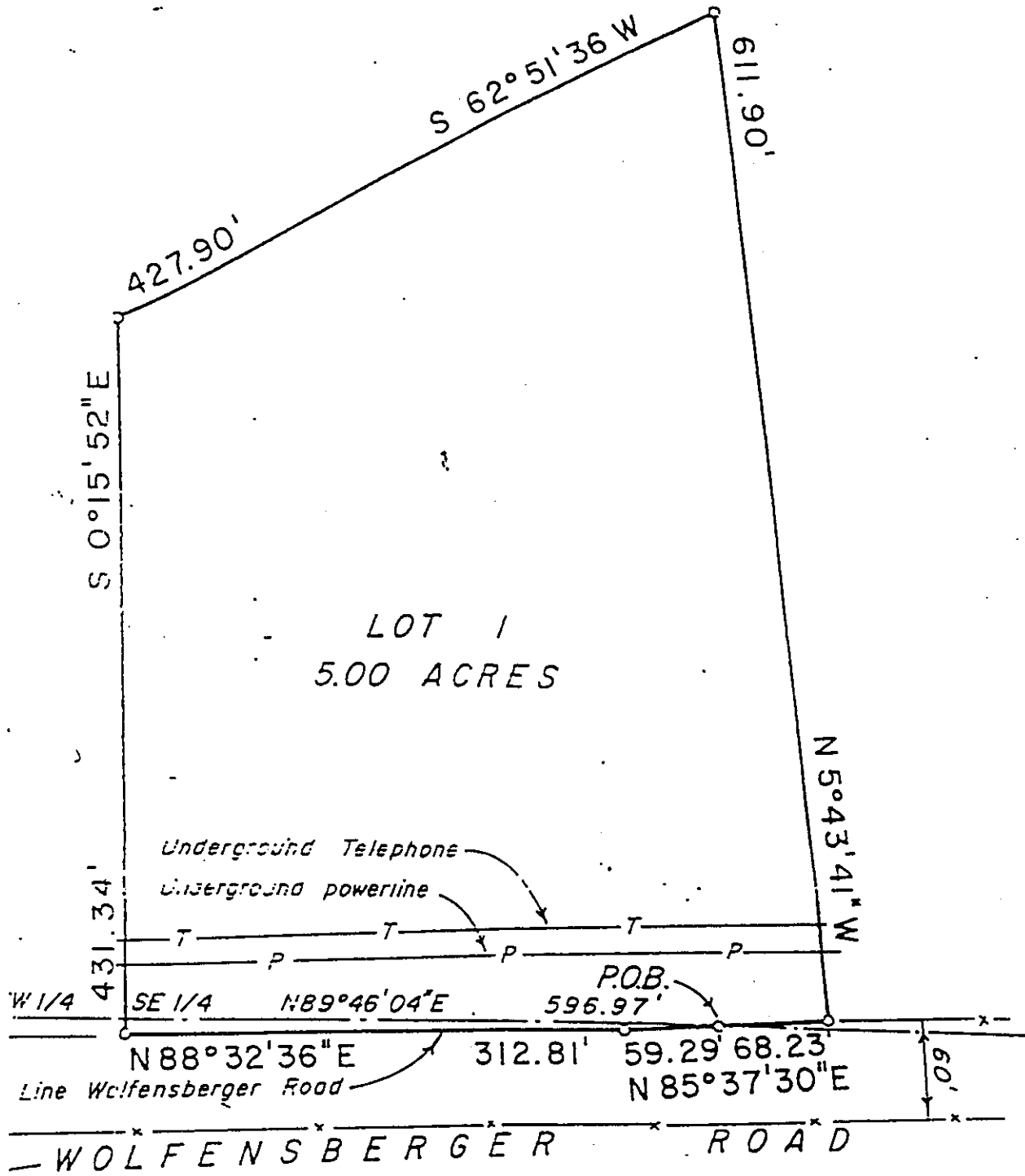
Thence S 0°15'52"E a distance of 431.34 feet to the aforementioned North Right of Way line;

Thence N 88°32'36"E along said North Right of Way line a distance of 312.81 feet;

Thence N 85°37'30"E along said North Right of Way line a distance of 59.29 feet to the point of beginning;

Containing 5.00 acres, more or less.

9718833 - 04/11/97 10:43 - RETA A CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
B1422 - P1177 - \$30.00 - 3/ 6



9718833 - 04/11/97 10:43 - RETA A CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
 B1422 - P1178 - \$30.00 - 4/ 6

EXHIBIT 2
GRAHAM PD ZONING REGULATIONS

SECTION I
GENERAL PROVISIONS

- 1.1 These Zoning Regulations constitute an amendment to the Town of Castle Rock Zoning Ordinance, and the Zoning District Map for the Town of Castle Rock, and establish permitted uses for the Graham PD.
- 1.2 When these regulations do not address a particular subject, the relevant provisions of the Town of Castle Rock Zoning Ordinance, as amended, shall apply. Relevant Sections include, but are not limited to, PD Planned Development District, Definitions, Landscaping Requirements, Off-street Parking, and General Site Development and Use Standards.
- 1.3 The land has been divided into Use Areas on the Graham Preliminary PD Site Plan, approved contemporaneously herewith, incorporated by reference into these Zoning Regulations. The aggregate number of acres within each Use Area shall be as indicated under each type designation on the Plan.
- 1.4 The Phasing order indicated upon the Preliminary PD Site Plan is advisory in nature and is not to be construed as obligatory upon Developer.

SECTION II:
USE AREAS

2.1 Commercial Use Area - C

A. Permitted Uses:

1. Automobile parking lots.
2. Automotive sales, rental, repair and service facilities, provided that wrecked, junked, or abandoned motor vehicles shall not be stored on the property.
3. Public or private recreational facilities, community centers and services, and membership clubs.
4. Clinics, hospitals, nursing and convalescent homes, and other extended care facilities.
5. Funeral homes and flea markets.
6. Public buildings and religious facilities.
7. Public or private day care centers, and schools both academic and technical.
8. Offices and financial institutions, drive up bank.
9. Personal and business service establishments.
10. Restaurants, cafes and fast food establishments, including drive through facilities.
11. Retail stores.
12. Public lodging facilities.
13. Studios, including television and radio broadcasting stations, but excluding antenna towers and microwave dishes.

2.2 Open Space Use Areas - OSP and PLD

A. Definitions:

1. OSP: Land proposed to meet the PD open space requirements and proposed to be held in private ownership.

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B1422 - P1179 - \$30.00 5/ 6

B. Permitted Uses:

1. Parks, schools and other public uses, active and passive recreation activities, drainage facilities, preservation of land for public purposes, and including such structures and other improvements not inconsistent with the Land Dedication and the Planned Development District ordinances.

SECTION III:
TRANSITIONAL USE

- 3.1 After approval of the Preliminary Site Plan incorporated herein by reference, any portion of the property described above, which has not been subject to a Final PD Site Plan, may be used for agricultural purposes. Agricultural uses, for purposes of this section, shall mean farming, ranching, gardening, and buildings accessory to these uses. In no event shall commercial feed yards, poultry or hog farms or kennels be permitted.

Any activity permitted by this section shall be considered to be a valid pre-existing non-conforming use within the area described above until a Final PD Site Plan for such area or areas has been approved; Provided however, that the Town Council reserves the right to prohibit such agricultural uses in areas for which no Final PD Site Plan has been submitted if the Council determines that due to the proximity of such uses to developed areas a danger exists to the health, safety or welfare of the residents of such developed area(s).

SECTION IV
SEVERABILITY OF PROVISIONS

- 4.1 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.

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