

PLAT IDENTIFICATION SHEET

Reception #: 8703279

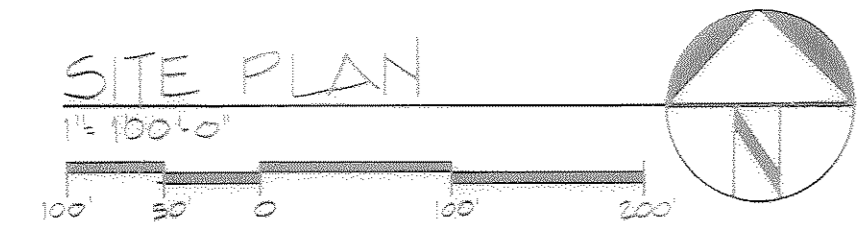
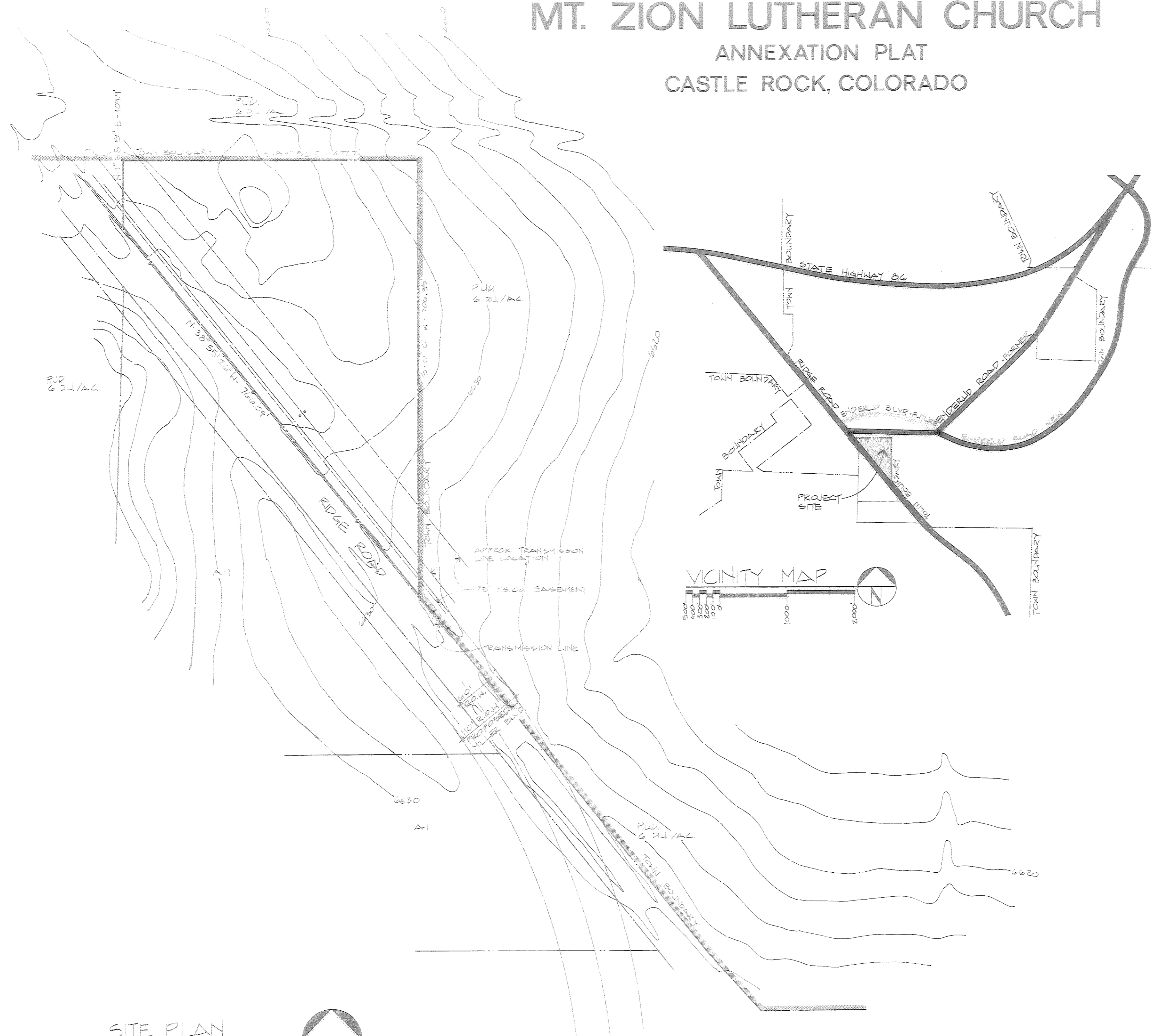
Number of pages: 2

Date: 01/30/87

Name: MT ZION
LUTHERAN CHURCH

MISCELLANEOUS COMMENTS:

MT. ZION LUTHERAN CHURCH ANNEXATION PLAT CASTLE ROCK, COLORADO



SITE PERIMETER : 2,059.99'
 PERIMETER CONTIGUOUS
 W/ TOWN BOUNDARY : 1,184.05' (57.5%)

LEGAL DESCRIPTION

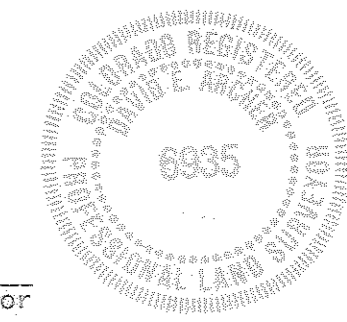
That part of the NW 1/4 SE 1/4 of Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, described as follows:
 BEGINNING at the Northwest corner of the NW 1/4 SE 1/4 of said Section 7;
 Thence S 89°56'E, 477.7 feet along the North line of NW 1/4 SE 1/4 of said Section 7;
 Thence S 0°09'W, 741.9 feet to the Easterly line of the County Road;
 Thence N 39°45'W along the Easterly line of said County Road 744.8 feet to the West line of the NW 1/4 SE 1/4 of said Section 7;
 Thence N 0°09'E, 169.8 feet along the West line of the NW 1/4 SE 1/4 of said Section 7 to the POINT BEGINNING.

Name and Address of Applicant Owner: Mt. Zion Lutheran Church of Castle Rock
 750 Cantril Road
 Castle Rock, Colorado 80104

SURVEYING CERTIFICATE:

I, David E. Archer, 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 the monuments shown thereon actually exist and this plat accurately represents said survey and hereon described property has at least one-sixth contiguous perimeter as required by state statute.

David E. Archer
Registered Land Surveyor



CITY APPROVAL:

This plat is approved for filing and the City hereby accepts the dedication of the streets and roads shown hereon subject to the provisions in "Street Maintenance" set forth above, and further accepts the dedication of the utility easements and bridle path easements shown hereon, on APRIL 17, 1986

Signed this 30th day of January, 1986
 Attest:
Phyllis L. Brown Deputy Town Clerk
 CITY OF CASTLE ROCK
 By: Mary J. Hennrich Mayor

RECORDER'S CERTIFICATE

This Plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 2:30 p.m. on the 30th day of January, 1986 in book _____, page _____, map _____, reception no. 4723279
 COUNTY CLERK AND RECORDER
 By: Debra A. Bai Deputy

WmHeinAssociates Architecture / Planning / Landscape Architecture

Project No.: 8526
 Drawn By: JG
 Checked By:
 Date: FEB, 4, 86
 Revisions:

Professional Plaza 2785 South Locust Street, Suite 102, Denver, Colorado 80222 303-733-1638
 Centennial Office Building 809 Zerk Street, Frisco, CO Box 1374, Windsor Park, Colorado 80582 303-726-9591

MT. ZION LUTHERAN CHURCH
 ANNEXATION PLAT
 CASTLE ROCK, COLORADO

ORDINANCE NO. 86-11

AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF
THE TOWN OF CASTLE ROCK, COLORADO
(MT. ZION LUTHERAN P.U.D.)

8703278 - 01/30/87 16:00 - RETA A. CHAIN DOUGLAS CO. COLO. CLERK & RECORDER
B0698 - P0173 - \$33.00 1/ 11

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B0698 - P0174 - \$33.00 2/ 11

ORDINANCE NO. 86-11

AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF
THE TOWN OF CASTLE ROCK, COLORADO
(MT. ZION LUTHERAN P.U.D.)

WHEREAS, the Board of Trustees of the Town of Castle Rock finds 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 4.50 acres, described in Exhibit "A", attached hereto and made a part hereof, (hereinafter the "Land") is changed from Zoning Classification A-1 (Agricultural One District) to Zoning

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Classification PUD (Planned Unit Development District).

SECTION I.

GENERAL PROVISIONS

1.1 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 the Land.

SECTION II.

DEFINITIONS

2.1 Building Ground Coverage. That portion of the ground on any building site which is covered by structures having a floor, walls and fully enclosed roof.

Building ground coverage shall not include unenclosed patios, decks or patio decks, tennis courts, surface, underground, or partially underground parking areas, (provided such partially underground parking areas shall not protrude more than six (6) feet above the average surrounding grade), roadways, bike paths or pedestrian ways or such other uses not meeting the above definition.

2.2 Building Height. The vertical distance from the average finished grade (not including berming or grading for the purpose of permitting a higher building) surrounding a structure to the uppermost point of the roof structure. Chimneys, ventilators, elevator housings, steeples, religious symbols, bell towers (attached or unattached), cupolas, skylights, solar collectors, air conditioning and heating units, and necessary mechanical appurtenances usually constructed above roof level are not to be considered in determining building height, but shall be considered

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in determined structure heights.

2.3 Building Setback. The horizontal distance between a platted lot line and a building or structure. This distance does not include the projections of eaves, overhangs, fireplaces, patios, decks, fire escapes, mechanical units or similar architectural appurtenances except that no such projection shall extend beyond any lot line of the lot on which they are located. In instances where buffer areas are provided, the width or depth of any such buffer area may be subtracted from the required setback to either reduce or eliminate such setback.

2.4 Developer. The Mt. Zion Lutheran Church of Castle Rock, Colorado or its successors or assigns as Developer.

2.5 Private Open Space. Space, suitable for landscaping, passive and/or active recreation, gardens, view protection and enhancement, and/or other appropriate uses, which is to remain in private ownership.

SECTION III.

OVERALL PROJECT STANDARDS

3.1 Parking. Off-street parking is required for all land uses. Except as otherwise specifically provided herein, the number and size of all required parking spaces are to be in conformance with the applicable Town of Castle Rock Zoning Regulations at the time of approval of Final Site Plan and Plat, unless Developer can demonstrate, to the satisfaction of the Board of Trustees, at the time of final platting and site plan review, that provision of a lesser number of spaces or spaces of lesser size will still provide adequate off-street parking for the proposed use.

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3.2 Temporary Uses. Temporary uses are permitted as follows: Construction offices and material storage shall be permitted in all use areas during and for a period of 30 days after cessation of actual construction in those areas being served by such construction office or material storage area.

3.3 Setback, Maximum Buildable Slopes and Lot Area. To provide flexibility for innovative design, the development of criteria for minimum building setbacks, maximum buildable slopes and minimum lot area and separations within and adjacent to development tracts will be reserved until the presentation of final site plans, provided that no such final site plan will be presented for consideration or approved which does not establish these criteria. Such criteria shall be reasonably related to similar criteria utilized in the general zoning districts established pursuant to zoning ordinances of the Town and reasonably related to the general health, safety and welfare of the occupants of such structures.

SECTION IV.

GENERAL USE AREAS

4.1 The Land shall consist of one general use area as the same is designated on "Mt. Zion Lutheran Preliminary P.U.D. Site Plan", approved on the date hereof, which is incorporated by reference into this Ordinance.

<u>Type Use Area</u>	<u>Acreage</u>
Church/School	4.5

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SECTION V.

CHURCH/SCHOOL USE AREA

- 5.1 Permitted Uses:
- (a) Religious assembly and service and associated uses;
 - (b) Church administrative offices;
 - (c) Public meeting and assembly;
 - (d) Rectory;
 - (e) Daycare;
 - (f) Parochial School and educational.
- 5.2 Maximum permitted building ground coverage of 35%.
- 5.3 Maximum building heights. 35 feet.
- 5.4 Maximum structure heights. 60 feet.

SECTION VI.

ACCESSORY USES PERMITTED

- 6.1 Accessory Uses.
- (a) Utility and communications transmission and distribution lines, to specifically include cable television distribution trunks and lines.
 - (b) Roadways, bike paths and pedestrian trails.
 - (c) Parking areas and driveways.
 - (d) Open spaces, and lakes, to include storm water drainage detention areas.
 - (e) Fences.
 - (f) Signage in accordance with Town Regulations.
- 6.2 Uses Permitted by Special Review.

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- (a) Electric substations and gas regulator stations.
- (b) Wells and well houses, treatment facilities, water pumping stations.
- (c) Sewage treatment facilities, lift stations, irrigation water storage facilities.

SECTION VII.

SUBMISSION OF FINAL PLANNED UNIT
DEVELOPMENT PLANS AND/OR PLATS

7.1 Following the approval of this Ordinance, the owners the Land shall present final site plans for all or any portion or portions of the general use areas as are then ready for development.

7.2 No structural building permit will be issued until a final site plan and final plat for such area has been approved by the Board of Trustees, and filed for the public record.

7.3 In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a final plat by the Board of Trustees prior to sale or transfer of lands, a sale or transfer of a portion or portions of the Land is permitted without prior approval of a final site plan, provided a final plat has been approved which must contain the following language:

("No building permit will issue for the erection of any structural improvement in any area described hereon for which a final site plan has not been approved by the Board of Trustees of the Town of Castle Rock.")

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SECTION VIII.

TRANSITIONAL USE

8.1 After approval of the Preliminary Site Plan incorporated herein by reference, any portion or portions of the property described above, which has not been subjected to a final site plan, may be used for agricultural or residential purposes until approval of a final site plan for the area or areas in question. Agricultural uses, for purposes of this section, shall mean, farming, ranching, gardening, buildings and out buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms, or kennels.

8.2 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 Site Plan for such area or areas has been approved; provided however, the Board of Trustees, reserves the right to prohibit or enjoin such agricultural use in areas and which no final site plan has been submitted in the event said Board determines that due to the proximity of such uses to developed areas that a danger exists to the health, safety or welfare of the residents of such developed areas.

SECTION IX.

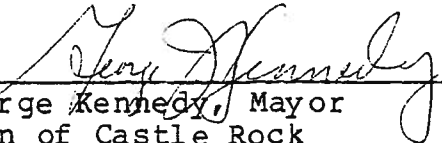
SEVERABILITY OF PROVISIONS

9.1 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.

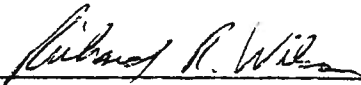
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B0698 - P0181 - \$33.00

Passed and adopted on first reading this 27th day of March, 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 17th day of April, 1986, by a vote of the Board of Trustees of the Town of Castle Rock, Colorado 5 for 1 against.


George Kennedy, Mayor
Town of Castle Rock

ATTEST:


Richard R. Wilson, Town Clerk

Approved as to form:

Bruce B. Lassman,
Town Attorney

Approved for Board action:

Donald B. Cooper,
Town Administrator

Publication Date: June 30, 1986

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B0698 - P0182 - \$33.00

EXHIBIT "A"

LEGAL DESCRIPTION

That part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, described as follows:
BEGINNING at the Northwest corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 7;
Thence S 89°56'E, 477.7 feet along the North line of NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 7;
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Thence N 39°45'W along the Easterly line of said County Road 744.8 feet to the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 7;
Thence N 0°09'E, 169.8 feet along the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 7 to the POINT BEGINNING.

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