

ORDINANCE NO. 2025-031

**AN ORDINANCE APPROVING THE INITIAL ZONING FOR 0.21
ACRES OF LAND OWNED BY THE TOWN AND LOCATED IN THE
NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS
COUNTY, COLORADO
(East Plum Creek Trail Initial Zoning)**

WHEREAS, the Town of Castle Rock, Colorado (the “Town”) is the sole owner of 0.21 acres of land in unincorporated Douglas County that is located north of the Crystal Valley Parkway, east of the East Interstate 25 Frontage Road, and west of the Union Pacific Railroad Right-of-Way, all as more particularly described on the map attached as *Exhibit A* and legal description attached as *Exhibit B* (the “Property”); and

WHEREAS, pursuant to the Town’s request, the annexation of the Property was approved by the Town Council at tonight’s meeting; and

WHEREAS, Town staff has recommended that the Property be zoned as Public Land-2 pursuant to Section 17.30.020 of the Castle Rock Municipal Code (the “Code”), which zone district allows open space and trail uses, as well as associated service facilities and parking, as permitted uses by right; and

WHEREAS, according to Section 20.02.030 of the Code, the Town Council may evaluate the Town’s zoning application for the Property concurrently with the annexation request; and

WHEREAS, at its July 24, 2025 meeting, the Planning Commission reviewed the Town’s zoning application in a public hearing and voted unanimously to recommend its approval; and

WHEREAS, the Town Council has conducted the required public hearing on the initial zoning of the Property 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 tonight’s hearing, 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;
- 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 use of the Property as a public trail corridor will have minimal impacts upon the natural environment, including air, water, noise, stormwater management, wildlife and vegetation;
- E. Because the use of the Property will be a public trail corridor, the criteria set forth in Subsections 17.02.060.C.5 and 6 of the Code regarding the orderly development and positive economic impact of the Property are not applicable.

Section 2. Zoning Approval. The Property is hereby zoned to Public Land-2 zoning. The Town's Zoning District Map will be amended to reflect the zoning classification of Public Land-2 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 19th day of August, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of ___ for and ___ against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED, AND ADOPTED ON SECOND AND FINAL READING this ___ day of _____, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of ___ for and ___ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Development Services Director

EXHIBIT A

Map of Property to be Zoned
(see attached)

EAST PLUM CREEK TRAIL ANNEXATION MAP METES AND BOUND PARCELS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

NO.	RECORD	DATE
1	10/21/2010	10/21/2010
2	10/21/2010	10/21/2010
3	10/21/2010	10/21/2010
4	10/21/2010	10/21/2010
5	10/21/2010	10/21/2010
6	10/21/2010	10/21/2010
7	10/21/2010	10/21/2010
8	10/21/2010	10/21/2010
9	10/21/2010	10/21/2010
10	10/21/2010	10/21/2010

NORTHEAST QUARTER SECTION 22
 T 8 S R 67 W 6TH PM
 DOUGLAS COUNTY COLORADO

REC. NO. 201303036
 DATED 09/01/2013
 BOOK 255 PAGE 302
 DATED 07/23/2013

LAND SURVEY PLAT
 REC. NO. 10066079
 PLS 38866

POINT OF COMMENCEMENT
 NORTHEAST CORNER
 SECTION 22 T 8 S R 67 W
 (8 FOOT TALL CONCRETE
 PILLAR AS PER MONUMENT
 RECORDS ON FILE)

POINT OF BEGINNING
 NORTHEAST CORNER
 REC. NO. 201303036

SPECIAL WARRANTY DEED
 REC. NO. 201303036

EAST LINE NORTHEAST QUARTER SEC 22
 1/2 SECTION 22 T 8 S R 67 W
 3.25 ALUMINUM CAP
 STAMPED PLS 2284

CONTIGUITY ANNEXATION LEGEND

- THIS HATCH INDICATES THE MILLER RANCH ANNEXATION AS RECORDED UNDER RECEPTION NO. 28942 DATED OCTOBER 21, 1966, CONTIGUITY LENGTH 3633 FEET (SEE L2)
- THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO. 2 AS RECORDED UNDER RECEPTION NO. 28340 DATED DECEMBER 18, 1964, CONTIGUITY LENGTH 3770 FEET (SEE L4)
- THIS HATCH INDICATES ADJACENCY WITH THE CASTLE ROCK SOUTH ANNEXATION WHICH WAS CREATED UNDER ORDINANCE 2.25 RECORDED UNDER RECEPTION NO. 162842 DATED JULY 20, 1973.

* NOTE: THIS ANNEXATION IS ON THE EASTERN SIDE OF THE 100 FOOT RAILROAD RIGHT OF WAY. THE PARCEL TO BE ANNEXED IS ADJACENT TO THE WESTERN 100 FOOT RIGHT OF WAY. JUMPED THE RAILROAD RIGHT OF WAY FOR ANNEXATION PURPOSES IS ALLOWED UNDER C.R.S. 31-4-304 (1) (A).
 CONTIGUITY LENGTH 262.17 FEET (SEE L3)

NOTE

THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORDED INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

GENERAL NOTES

- NOTES: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IF NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMES A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-502, C.R.S.
- ALL OVERSEAS SHOWN ARE IN L.A. SURVEY FEET, BEARINGS ARE SHOWN AS DEGREES, MINUTES AND SECONDS.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.
- EASEMENTS ARE NOT SHOWN.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

CONTACT LIST

OWNER: TOWN OF CASTLE ROCK
 100 MILBOK STREET
 CASTLE ROCK, CO 80104

SURVEYOR: TRUE NORTH SURVEYING AND MAPPING, LLC
 WILLIAM G. BUNROCK, PLS
 8023 MALLARD FORD ROAD
 LITTLETON, CO 80120
 WILL@TRUENORTHSURVEY.COM

LINE TABLE LEGEND

- INDICATES AREA TO BE ANNEXED
- INDICATES APPROXIMATE ADJACENT PROPERTY LINE
- INDICATES APPROXIMATE RIGHT OF WAY LINE
- INDICATES SECTION / QUARTER SECTION LINE
- INDICATES RAILROAD TRACKS LINE

CONTIGUITY PARCEL

TOTAL PERIMETER 66678 FEET
 1/8 TOTAL PERIMETER 11542 FEET
 CONTIGUOUS PERIMETER 33840 FEET
 PERCENT CONTIGUITY 91.87%
 TOTAL AREA 0.21 ACRES

BASES OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASES OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, BEING MONUMENTED AT THE NORTHEAST CORNER WITH A 8 FOOT TALL CONCRETE PILLAR AS PER EXISTING MONUMENT RECORDS AND AT THE EAST QUARTER CORNER WITH A 3.25 ALUMINUM CAP STAMPED PLS 2284 WHICH IS ASSUMED TO BEAR S 07°34'46" E.

TOWN OF CASTLE ROCK OWNERSHIP

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: MAYOR

ATTEST:

TOWN CLERK

SIGNED THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2025

BY _____ AS MAYOR AND

BY _____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 2025.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____



VICINITY MAP

LEGAL DESCRIPTION FOR EAST PLUM CREEK TRAIL ANNEXATION MAP

A PARCEL OF LAND BEING DESCRIBED UNDER RECEPTION NO. 201706832 OF THE DOUGLAS COUNTY CLERK AND RECORDS OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE ASSUMED. THE BASES OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, BEING MONUMENTED AT THE NORTHEAST CORNER WITH A 8 FOOT TALL CONCRETE PILLAR AS PER EXISTING MONUMENT RECORDS AND AT THE EAST QUARTER CORNER WITH A 3.25 ALUMINUM CAP STAMPED PLS 2284 WHICH IS ASSUMED TO BEAR S 07°34'46" E.

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 22, THENCE S 07°34'46" E, A DISTANCE OF 1483.27 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 201706832, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 201303036, SAID CORNER ALSO BEING THE EASTERN LINE OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 201209944 ALL IN SAID CLERK'S OFFICE, SAID CORNER BEING THE POINT OF BEGINNING.

THENCE CONTINUING ALONG THE EASTERN LINE OF SAID RECEPTION NO. 201706832, ALSO BEING SAID EAST LINE OF THE NORTHEAST QUARTER, ALSO BEING THE WESTERN LINE OF SAID RECEPTION NO. 201303036, S 07°34'46" E, A DISTANCE OF 3633 FEET TO THE MOST EASTERLY CORNER OF SAID RECEPTION NO. 201706832, ALSO BEING THE MOST SOUTHERLY CORNER OF SAID RECEPTION NO. 201303036, ALSO BEING A POINT ON THE WESTERN RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (BOOK AND PAGE UNKNOWN).

THENCE ALONG THE EASTERN LINE OF SAID RECEPTION NO. 201706832, ALSO BEING SAID WESTERN RIGHT OF WAY LINE, S 20°15'11" E, A DISTANCE OF 363.17 FEET TO THE MOST SOUTHWEST CORNER OF SAID RECEPTION NO. 201706832, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 201706478 OF SAID CLERK'S OFFICE.

THENCE ALONG THE SOUTHERLY LINE OF SAID RECEPTION NO. 201706832, ALSO BEING THE NORTHERLY LINE OF SAID RECEPTION NO. 201706478, N 84°19'51" W, A DISTANCE OF 370 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 201706832.

THENCE ALONG THE WESTERLY LINE OF SAID RECEPTION NO. 201706832, N 24°19'51" E, A DISTANCE OF 306.19 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 201706832, SAID CORNER ALSO BEING ON SAID SOUTHERLY LINE OF RECEPTION NO. 201303036.

THENCE ALONG SAID NORTHERLY AND SAID SOUTHERLY LINE, S 87°29'32" E, A DISTANCE OF 132.1 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 0.21 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, WILLIAM G. BUNROCK, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF TRUE NORTH SURVEYING AND MAPPING, LLC, THAT MORE THAN ONE BOTH ONE OF THE EXTERNAL BOUNDARY OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION PLAT COMPLES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THEREIN.

DRAFT ~ OUT FOR TOWN REVIEW

WILLIAM G. BUNROCK, PLS 38866 DATE _____

NO.	DATE	DESCRIPTION	BY	DATE
1	09/01/2013	TOWN COMMENTS		
2				
3				
4				
5				
6				
7				
8				
9				
10				



Our Teamwork Shows a Vision 2008
 9523 Millers Pond Way, Littleton, CO 80120
 Phone 303.484.4888 Fax 303.445.1804
 www.TRUENORTHsurvey.com

PROJECT NUMBER IS
 ANX24-0011



SHEET NUMBER
 1 OF 1

EXHIBIT B

Legal Description of Property to be Zoned

A PARCEL OF LAND BEING DESCRIBED UNDER RECEPTION NO. 2017065321 OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, BEING MONUMENTED AT THE NORTHEAST CORNER WITH A 8 FOOT TALL CONCRETE PILLAR AS PER EXISTING MONUMENT RECORDS AND AT THE EAST QUARTER CORNER WITH A 3.25 ALUMINUM CAP STAMPED PLS 23524 WHICH IS ASSUMED TO BEAR S 00°08'44" E.

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 22, THENCE S 00°08'44" E, A DISTANCE OF 1483.07 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 2017065321, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2013093674, SAID CORNER ALSO BEING ON THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2012093945 ALL IN SAID CLERK'S OFFICE, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID RECEPTION NO. 2017065321, ALSO BEING SAID EAST LINE OF THE NORTHEAST QUARTER, ALSO BEING THE WESTERLY LINE OF SAID RECEPTION NO. 2012093945, S 00°08'44" E, A DISTANCE OF 39.53 FEET TO THE MOST EASTERLY CORNER OF SAID RECEPTION NO. 2017065321, ALSO BEING THE MOST SOUTHERLY CORNER OF SAID RECEPTION NO. 2012093945, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (BOOK AND PAGE UNKNOWN);

THENCE ALONG THE EASTERLY LINE OF SAID RECEPTION NO. 2017065321 ALSO BEING SAID WESTERLY RIGHT OF WAY LINE, S 23°01'51" W, A DISTANCE OF 262.17 FEET TO THE MOST SOUTHEAST CORNER OF SAID RECEPTION NO. 2017065321, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2017054788 OF SAID CLERK'S OFFICE;

THENCE ALONG THE SOUTHERLY LINE OF SAID RECEPTION NO. 2017065321, ALSO BEING THE NORTHERLY LINE OF SAID RECEPTION NO. 2017054788, N 89°47'13" W, A DISTANCE OF 37.70 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2017065321;

THENCE ALONG THE WESTERLY LINE OF SAID RECEPTION NO. 2017065321, N 24°19'51" E, A DISTANCE OF 308.15 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 2017065321, SAID CORNER ALSO BEING ON SAID SOUTHERLY LINE OF RECEPTION NO. 2013093674;

THENCE ALONG SAID NORTHERLY AND SAID SOUTHERLY LINE, S 89°29'02" E, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 9,201 SQUARE FEET OR 0.21 ACRES MORE OR LESS.