



## Planning Commission Agenda - Final

Chair Todd Warnke  
Vice Chair Kevin McHugh  
Carlos Salinas  
Jeff Samuelson  
Tom Martinez  
Kari Stanley  
Mitchell Sawin

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Thursday, July 24, 2025

6:00 PM

Town Hall  
100 N. Wilcox Street  
Castle Rock, CO 80104

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**\*\* ALL TIMES ARE APPROXIMATE \*\***

**5:30 pm DINNER FOR BOARD MEMBERS**

**6:00 pm CALL TO ORDER / ROLL CALL**

**6:00 pm CERTIFICATION OF MEETING**

**6:00 pm APPROVAL OF MINUTES**

[PC 2025-017](#)

July 10, 2025 Planning Commission Meeting Minutes

Attachments:

[July 10, 2025 Planning Commission Meeting Minutes](#)

**6:01 pm PUBLIC HEARING ITEMS**

[PC 2025-018](#)

**East Plum Creek Trail Public Land - 2 District Zoning** [0.21 acres,  
located north of Crystal Valley Parkway, east of I-25 between the East  
Frontage Road and the Union Pacific Railroad Right-of-Way]

Attachments:

[Staff Report](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Municipal Code Section 17.30.030 Public Land – 2 Zone District](#)

[Attachment C: Neighborhood Meeting #1 Summary](#)

[Attachment D: Annexation Map](#)

**6:15 pm TOWN COUNCIL LIAISON UPDATE**

**6:20 pm DESIGN REVIEW BOARD UPDATE**

**6:22 pm COMMISSION ITEMS**

**Check for quorum for upcoming meetings**

**August 14, 2025**

**August 28, 2025**

**6:25 pm STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS**

**6:30 pm ADJOURN**



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 7/24/2025

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**Item #:** **File #:** PC 2025-017

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**To:** Members of the Planning Commission

**From:** Planning Commission Administrator

**July 10, 2025 Planning Commission Meeting Minutes**

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### **Executive Summary**

Attached are the meeting minutes from the July 10, 2025 Planning Commission meeting for your review and approval.



## Planning Commission Meeting Minutes - Draft

Chair Todd Warnke  
Vice Chair Kevin McHugh  
Carlos Salinas  
Jeff Samuelson  
Tom Martinez  
Kari Stanley  
Mitchell Sawin

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Thursday, July 10, 2025

6:00 PM

Town Hall  
100 N. Wilcox Street  
Castle Rock, CO 80104

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**\*\* ALL TIMES ARE APPROXIMATE \*\***

### DINNER FOR BOARD MEMBERS

### CALL TO ORDER / ROLL CALL

**Present** 6 - Jeff Samuelson, Carlos Salinas, Tom Martinez, Chair Todd Warnke, Vice Chair Kevin McHugh, and Mitchell Sawin  
**Not Present** 1 - Kari Olson Stanley  
**Attendance** 6 - Brad Boland, Tara Vargish, Matt Roth, Matt Hayes, John LaSala, and Darcie Hartman

### CERTIFICATION OF MEETING

Mr. Boland confirmed that the meeting and agenda had been noticed in accordance with the requirements of the Open Meetings Law.

### APPROVAL OF MINUTES

[PC 2025-015](#)

#### June 12, 2025 Planning Commission Meeting Minutes

**Moved by Vice Chair McHugh, seconded by Samuelson, to Approve Planning Commission Topic PC 2025-015 as presented. The motion passed by a vote of: 6 to 0.**

**Yes:** 6 - Samuelson, Salinas, Martinez, Chair Warnke, Vice Chair McHugh, and Sawin

**Not Present:** 1 - Olson Stanley

### PUBLIC HEARING ITEMS

[PC 2025-016](#)

#### 810 N. Wilcox Rezoning

Mr. Boland presented on PC 2025-016 810 N Wilcox St Rezoning. Chair Warnke asked for clarification on future proposals on this property under the proposed zoning and what design criteria would apply, staff responded. No members of the public were present to comment.

**Moved by Vice Chair McHugh, seconded by Martinez, to Approve Planning Commission Topic PC 2025-016 as presented. The motion passed by a vote of: 6 to 0.**

**Yes:** 6 - Samuelson, Salinas, Martinez, Chair Warnke, Vice Chair McHugh, and Sawin

**Not Present:** 1 - Olson Stanley

### TOWN COUNCIL LIAISON UPDATE

Mr. Boland gave an update.

## **DESIGN REVIEW BOARD UPDATE**

Vice Chair McHugh gave an update.

## **COMMISSION ITEMS**

**Check for quorum for upcoming meetings**

**July 24, 2025**

**August 14, 2025**

## **STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS**

Mr. Boland gave an update.

## **ADJOURN**

**Moved by Chair Warnke, seconded by Samuelson, to adjourn. The motion passed by a vote of: 6 to 0.**

**Yes:** 6 - Samuelson, Salinas, Martinez, Chair Warnke, Vice Chair McHugh, and Sawin

**Not Present:** 1 - Olson Stanley



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 7/24/2025

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**Item #: File #:** PC 2025-018

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**To:** Members of the Planning Commission

**From:** Sandy Vossler, Senior Planner, Development Services Department

**East Plum Creek Trail Public Land - 2 District Zoning** [0.21 acres, located north of Crystal Valley Parkway, east of I-25 between the East Frontage Road and the Union Pacific Railroad Right-of-Way]

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### **Executive Summary**

The Town of Castle Rock (Town), property owner and applicant, has submitted an application proposing to annex and zone a 0.21 acre parcel, to be known as the East Plum Creek Trail Annexation. The East Plum Creek Trail traverses the property.

This Town-owned parcel is located north of Crystal Valley Parkway, east of the East Frontage Road and west of the Union Pacific Railroad Right-of-Way (ROW) (Figure 1 and Attachment A).

The application being presented to Planning Commission is to straight-zone this property as Public Land - 2 (PL-2). PL-2 is a zone district intended primarily for municipally owned property and public uses. Permitted uses and development standards are established in the Town's Municipal Code, Section 17.30.030 (Attachment B). PL-2 allows for passive open space and trails. The Town does not intend to change the use of the property beyond the existing public trail.

This zoning application is associated with the East Plum Creek Trail Annexation. Per the Colorado Statutes and the Town's Municipal Code, annexations that do not include public ROW are required to be heard by Town Council only. Therefore, Planning Commission is being asked to consider and provide a recommendation on the zoning proposal only. Town Council will consider the proposed annexation and PL-2 zoning on first reading at a public hearing scheduled for Tuesday, August 19, 2025.

Based on the staff analysis detailed in this staff report, staff recommends that Planning Commission recommend to Town Council approval of the zoning of East Plum Creek Trail property as Public Land - 2.

### **Attachments**

Attachment A: Vicinity Map

Attachment B: Municipal Code Section 17.30.030 Public Land - 2 Zone District

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**Item #:** **File #:** PC 2025-018

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Attachment C: Neighborhood Meeting #1 Summary

Attachment D: Annexation Map

## AGENDA MEMORANDUM

**To:** Planning Commission

**From:** Sandy Vossler, Senior Planner, Development Services Department

**Title:** **East Plum Creek Trail Public Land – 2 District Zoning** [0.21 acres, located north of Crystal Valley Parkway, east of I-25 between the East Frontage Road and the Union Pacific Railroad Right-of-Way]

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### Executive Summary

The Town of Castle Rock (Town), property owner and applicant, has submitted an application proposing to annex and zone a 0.21 acre parcel, to be known as the East Plum Creek Trail Annexation. The East Plum Creek Trail traverses the property.

This Town-owned parcel is located north of Crystal Valley Parkway, east of the East Frontage Road and west of the Union Pacific Railroad Right-of-Way (ROW) (Figure 1 and Attachment A).

The application being presented to Planning Commission is to straight-zone this property as Public Land – 2 (PL-2). PL-2 is a zone district intended primarily for municipally owned property and public uses. Permitted uses and development standards are established in the

Town's Municipal Code, Section 17.30.030 (Attachment B). PL-2 allows for passive open



Figure 1: East Plum Creek Trail Vicinity Map

space and trails. The Town does not intend to change the use of the property beyond the existing public trail.

This zoning application is associated with the East Plum Creek Trail Annexation. Per the Colorado Statutes and the Town's Municipal Code, annexations that do not include public ROW are required to be heard by Town Council only. Therefore, Planning Commission is being asked to consider and provide a recommendation on the zoning proposal only. Town Council will consider the proposed annexation and PL-2 zoning on first reading at a public hearing scheduled for Tuesday, August 19, 2025.

Based on the staff analysis detailed in this staff report, staff recommends that Planning Commission recommend to Town Council approval of the zoning of East Plum Creek Trail property as Public Land – 2.

## **Background**

### **Existing Conditions and Surrounding Uses**

There are numerous Town-owned parcels that are currently outside of the Town boundaries. The Town is in the process of incorporating these parcels and bringing them under Town jurisdiction through the annexation and zoning process. Annexation allows for the enforcement of Town zoning regulations and Municipal Code provisions, as well as law enforcement. Annexation also avoids service conflicts or redundancy, as to which jurisdiction governs the property.

The Town-owned parcel is adjacent to County property zoned Agricultural One (A-1) to the west and Union Pacific Railroad ROW to the East. To the north is the Brookside Business Center Planned Development (PD) open space and to the south is the Creekside PD open space. Beyond the Union Pacific RR ROW to the east is Plum Creek Amended PD and the Plum Creek golf course. The three PDs are within the Town boundaries.

The East Plum Creek Trail is a Town-owned and maintained hard surface trail that extends from downtown Castle Rock south, following East Plum Creek west of the Union Pacific RR, crossing the subject property, to Crystal Valley Parkway.

### **Current Zoning**

The parcel is currently zoned Agricultural – 1 (A-1) in Douglas County. Uses allowed under the current zoning include agriculture, churches up to 350 seats, open space and parks, private recreation facilities, schools, fire/sheriff station, event center, greenhouse, vet clinic and single family residential, etc.

## **Discussion**

### **The Property**

The East Plum Creek Trail property consists of one parcel that is approximately 0.21 acres. The property is located one-third of a mile north of the Crystal Valley Parkway,



between the East Frontage Road ROW and the Union Pacific Railroad ROW. The East Plum Creek Trail traverses the property. The Town acquired the property from a private property owner in 2017.

### Zoning Request

Douglas County Agricultural – 1 zoning allows open space, trails and agricultural uses, as well as large lot residential development, schools and churches with up to 350 maximum seating capacity. The Town is proposing to zone the property as Public Land-2. PL-2 is a straight zone classification established in the Town of Castle Rock Municipal Code, Section 17.30.030. The PL-2 zoning allows open space and trail uses, as well as associated service facilities and parking. The Town intends to continue the current use of the property as a public trail corridor (Figure 2).



Figure 2: East Plum Creek Trail NearMap Aerial Image

### Notification and Outreach

#### Public Notice

Public hearing notice signs were posted on July 9, 2025. Written notice letters were sent to property owners and Homeowner Associations (HOA) within 500 feet of the property, at least 15 days prior to the public hearings.

Town staff published notice of the Planning Commission and Town Council public hearings on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

### Neighborhood Meetings

A hybrid neighborhood meeting was held on June 10, 2025 and 8 members of the public attended (Attachment C). General questions were asked to clarify the location of the parcel to be annexed, whether the annexation was related to future East Frontage Road improvements, and uses associated with Public Land-2 zoning. No objections to the annexation or zoning were expressed. The second and third neighborhood meetings were waived by the Town Manager.

### External Referrals

External referrals were sent to local service providers and Douglas County agencies. No objections were raised and there are no outstanding comments.

### **Proposed Annexation**

On August 19<sup>th</sup>, Town Council will hold a public hearing on the proposed annexation and PL-2 zoning of the East Plum Creek Trail property. Town Council will consider the East Plum Creek Trail annexation map (Attachment D) and petition, in accordance with the requirements of the Colorado Constitution and Colorado Revised Statutes (C.R.S.) Title 31, the Municipal Code Title 20, and the 2030 Comprehensive Master Plan, Responsible Growth Principles for annexation, as well as Planning Commission's recommendation and public testimony provided at the public hearing.

### **Zoning Analysis**

Planning Commission and Town Council will consider zoning the East Plum Creek Trail property as Public Land – 2, per the criteria found in Section 17.02.060. Straight zone district classifications shall be evaluated under the following criteria:

- Compatible with Land Use Intergovernmental Agreements

*The Douglas County/Town of Castle Rock Land Use Intergovernmental Agreement is no longer in effect. There are no other land use intergovernmental agreements applicable to this property.*

- Conformance with the Town's Guiding Documents and Criteria Manuals

*The East Plum Creek Trail property is an integral piece of the Town's trail system. It is located within the Town's 3-mile boundary and the future Town boundary.*

*Annexation of the parcel complies with the annexation criteria of the Town Vision and 2030 Comprehensive Master Plan.*

- Compatible with Surrounding Uses

*The proposed PL-2 zoning is consistent with the current A-1 zoning on the property, in that both allow open space and trails. The current use of the parcel as part of the East Plum Creek Trail will continue.*

*The passive use of the parcel as open space is compatible with the surrounding uses. The large lot residential property to the west is zoned A-1 in Douglas County. The parcel abuts Union Pacific RR ROW to the east, and the Plum Creek golf course, just beyond the RR. Town-owned open space abuts the parcel to the north and south.*

- Impacts to the Natural Environment

*The hard surface trail through the parcel has already been installed. No further improvements on the site are proposed. The PL-2 zone district uses by right are limited to open space, trails, wildlife sanctuary, parking and associated service facilities. The small size of the parcel and its lack of connection to public ROW inherently excludes some of the PL-2 permitted uses.*

- Available Services and Infrastructure

*The trail portion contained within this parcel connects to the remainder of the East Plum Creek Trail to the north and south. No other Town services or infrastructure is necessary for the site to continue its current trail use.*

- Economic Potential

*The Town's open space, trail amenities and access to natural resources make Castle Rock, a desirable place to live, work, shop and dine, all of which are economic drivers.*

### **Budget Impact**

The proposed zoning will not generate impact fees. As owner of the property, the Town is already maintaining the site and the trail, so there is no additional budget impact.

### **Findings**

Town staff finds that the proposed Public Land – 2 zone district classification for the East Plum Creek Trail property

- Meets the zoning procedures and approval criteria outlined in Section 17.02.060 of the Town of Castle Rock Municipal Code.

## **Recommendation**

Town staff recommends that Planning Commission recommend to Town Council approval of the proposed Public Land – 2 zone district classification, as proposed.

## **Proposed Motions**

### **Option 1: Approval**

*“I move to recommend approval of the Public Land – 2 zone district classification for the East Plum Creek Trail property to Town Council.”*

### **Option 2: Approval with Conditions**

*“I move to recommend approval of the Public Land – 2 zone district classification for the East Plum Creek Trail property, to Town Council, with the following conditions:” (list conditions)*

### **Option 3: Continue item to next hearing (need more information to make decision)**

*“I move to continue this item to the Planning Commission meeting on [date], at [time].”*

## **Attachment**

Attachment A: Vicinity Map

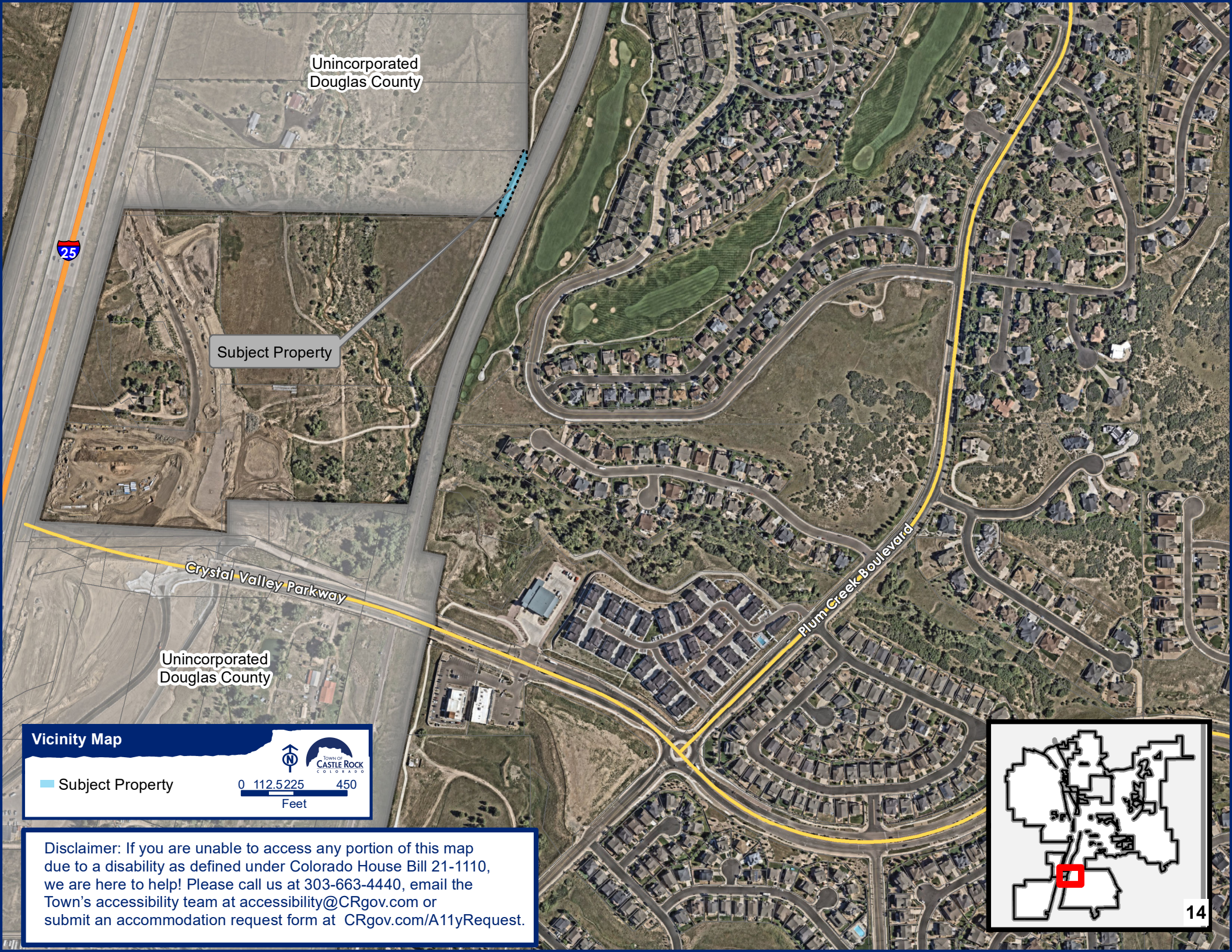
Attachment B: Municipal Code Section 17.30.030 Public Land – 2 Zone District

Attachment C: Neighborhood Meeting #1 Summary

Attachment D: Annexation Map







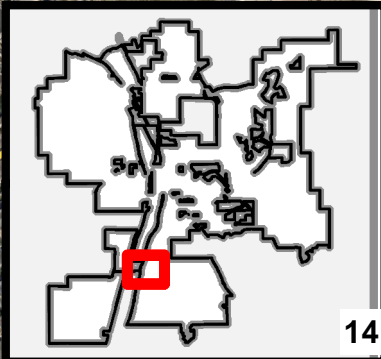
#### Vicinity Map



■ Subject Property

0 112.5225 450  
Feet

Disclaimer: If you are unable to access any portion of this map due to a disability as defined under Colorado House Bill 21-1110, we are here to help! Please call us at 303-663-4440, email the Town's accessibility team at [accessibility@CRgov.com](mailto:accessibility@CRgov.com) or submit an accommodation request form at [CRgov.com/A11yRequest](https://CRgov.com/A11yRequest).





## Chapter 17.30 Public Land District<sup>1</sup>

### 17.30.010 Description and purpose.

The PL-1, PL-2, and PL-3 Districts are intended primarily for municipally owned property and public uses.  
(Ord. No. 2019-028, § 2, 9-17-2019)

### 17.30.020 PL-1 District.

- A. Permitted Uses. Uses permitted by right in the PL-1 District are:
1. Active and developed parks, recreation center and facilities and related uses including, but not limited to, restrooms, parking and drives, information kiosks and maintenance and storage buildings;
  2. Facilities for cultural/art uses, community events and other civic uses;
  3. All municipal and/or quasi-municipal facilities or utilities;
  4. Educational facilities; and
  5. Public improvements and public right-of-way.
- B. Development Standards. Development standards for the PL-1 District are as follows:
1. Maximum Height: Fifty (50) feet;
  2. Minimum Front Yard Setback: A minimum of fifteen (15) feet from the property line; twenty-five (25) feet if abutting an arterial street. However, for property within the Downtown Overlay District (see Chapter 17.42), setbacks shall be governed exclusively by the standards set forth in Section 17.42.060.
- C. Use by Special Review. Applications for use by special review shall be evaluated under Section 17.39.010 of the Code, provided that Section 17.38.040 shall have no application. Uses permitted by special review in the PL-1 District are as follows:
1. Buildings, structures or other permanent improvements privately owned and operated, which must be open for public use;
  2. Special district buildings and structures (C.R.S. Title 32); and
  3. Any building or structure more than fifty (50) feet in height, but not to exceed seventy-five (75) feet in height.

(Ord. No. 2023-007, § 14, 4-4-2023; Ord. No. 2019-028, § 2, 9-17-2019)

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<sup>1</sup>Editor's note(s)—Ord. No. 2019-028, § 2, adopted September 17, 2019, repealed the former Ch. 17.30, §§ 17.30.010—17.30.040, and enacted a new Ch. 17.28 as set out herein. The former Ch. 17.30 pertained to similar subject matter and derived from Ord. No. 2016-009, § 1, 4-5-2016.

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### **17.30.030 PL-2 District.**

- A. Permitted Uses. Uses permitted by right in the PL-2 District are:
  - 1. Open space, wildlife sanctuary, trails and associated service facilities.
  - 2. Off-street parking and drives.
- B. Development Standards.
  - 1. Maximum Height: Twenty-five (25) feet;
  - 2. Minimum Front Yard Setback: Twenty-five (25) feet.
- C. Use by Special Review. Applications for use by special review shall be evaluated under Section 17.39.010 of the Code, provided that Section 17.38.040 shall have no application. Uses permitted by special review in the PL-2 District are as follows:
  - 1. Any use allowed in the PL-1 District.

(Ord. No. 2023-007, § 15, 4-4-2023; Ord. No. 2019-028, § 2, 9-17-2019)

### **17.30.035 PL-3 District.**

- A. Permitted Uses. Uses permitted by right in the PL-3 District are:
  - 1. Open space, wildlife sanctuary, trails and associated service facilities, including restrooms, picnic pavilions and information kiosks.
  - 2. The star and flagpole located at Rock Park.
  - 3. Off-street parking and driveways.
  - 4. Temporary community events sponsored by the Town of Castle Rock.
  - 5. Such uses which are compatible and reasonably necessary for the uses set forth in this Subsection A.
- B. Accessory Uses.
  - 1. All public utilities, including, but not limited to, water, sanitary sewer, storm water, electric and similar uses, but excluding commercial communication towers and facilities.
  - 2. Rock stabilization.
  - 3. Rock fall mitigation.
- C. Prohibited Uses. All uses other than Permitted Uses and Accessory Uses.
- D. Development Standards.
  - 1. Maximum Height: Habitable structures - Twenty-five (25) feet, non-habitable structures - Forty (40) feet.
  - 2. Minimum Front Yard Setback: A minimum of fifteen (15) feet from the property line; twenty-five (25) feet if abutting an arterial street.
  - 3. Lighting shall be limited to illumination of the star and flagpole, off-street parking and driveways, picnic facilities, restroom, and associated service facilities.

(Ord. No. 2019-028, § 2, 9-17-2019)



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### **17.30.040 Existing uses and improvements.**

Lawful, preexisting uses, building or lots which do not conform to the requirements of this Chapter may continue as provided in Chapter 17.16.

(Ord. No. 2019-028, § 2, 9-17-2019)

## Neighborhood Meeting Summary

**Property Owner/Applicant:** Town of Castle Rock

**Date/Time:** Tuesday, June 10, 2025 @ 6 pm (Adjourned at 6:45 pm)

**Meeting Location:** Town Hall, Town Council Chambers

**Councilmember District:** Councilmember Dietz

**Application:** Annexation of Town-Owned Property - Meeting #1

- Crystal Valley Interchange East (CVI East) Annexation
- East Plum Creek Trail (Plum Creek Trail) Annexation

## Applicant's Proposal

These two annexations are part of an overall initiative to annex properties owned by the Town that are unincorporated. The CVI East parcels will be zoned Public Land – 1, a straight zoned district established in Chapter 17.30 of the Town of Castle Rock Municipal Code (CRMC), and the use will remain Public Right-of-Way (ROW). The Plum Creek Trail parcel will be zoned Public Land – 2, CRMC Chapter 17.30, and will remain a public trail.

## Attendees

### Applicant Representatives:

Sandy Vossler, Owner Representative

### Public Attendees:

*In-person Attendees:* 5 members of the public attended in person

*Online/Phone Attendees:* 3 members of the public attended online

### Town Staff Attendees:

Sandy Vossler, Senior Planner, Development Services

Tara Kinsey, Computer Technician, DoIT

## Presentation Description

### Applicant's Presentation:

The Owner's representative introduced the two proposed annexations and pointed out the locations via vicinity maps shown in the PowerPoint presentation. The purpose of the annexations is to bring Town-owned property into the Town's boundaries and under Town jurisdiction. The properties will be zoned as Public Land and current uses will continue. CVI East will remain public ROW related to the Crystal Valley Interchange, and the Plum Creek Trail parcel will remain a trail use.

The next steps in the annexation process were described, along with the public notice requirements for upcoming public hearings. The CVI East parcels include Town-owned ROW and will proceed to State required Substantial Compliance and Eligibility public hearings, and then to annexation and zoning public hearings before the Planning Commission and Town Council. The Plum Creek Trail annexation is not a public street or ROW and therefore, will proceed next to the annexation and zoning public hearings before the Planning Commission and Town Council. Hearing dates for both proposed annexations have not yet been set, but are anticipated to take place in mid to late summer.

### Questions Presented to Applicant:

*Q: Based on the map, it looks like my property adjacent to the East Frontage Road is included in the annexation, how can the Town do that?*

Neither annexation includes any privately owned property. Only property owned by the Town of Castle Rock is included in the annexations.

*Q: Is this annexation effort connected to the any improvements planned for the East Frontage Road.*

No, the purpose of the proposed annexations is to bring Town-owned property and ROW into the Town boundaries, so that the properties fall under the Town's jurisdiction for zoning, Code enforcement, and law enforcement. Any questions about the future improvements to the East Frontage Road can be directed to the Town Public Works department, and contact information can be provided.

*Q: My property is adjacent to the CVI East parcels south of Crystal Valley Parkway. If the property is going to be zoned Public Land, will the parcels be fenced off to keep people from coming on to my property?*

Staff explained that the zoning is called Public Land – 1, which is a zoning classification that allows public streets and ROW. There is no intention of constructing trails or recreation facilities within the Interchange ROW that would attract pedestrians. Fencing is always an option that private property owners can choose if they are concerned about trespassers.

*Q: How does annexation of the East Frontage Road affect potential annexations of properties west of I-25?*

Staff explained the State requirements for contiguity, and that ROW does not block contiguity.

*Q: Following the questions about the proposed annexations, there were general questions about the Dawson Trails and Brickyard develops, and the new Interchange; such as timing, roadway connections and utility extensions.*

Staff provided general information on the projected completion of the Interchange by summer 2027, the extension and alignment of Dawson Trails Boulevard, and the extension and alignment of Prairie Hawk Drive through Miller's Landing. Work has begun on the improvements to Plum Creek Parkway west of I-25, which includes utility extensions that will serve Dawson Trails Planned Development.

The meeting adjourned at 6:45 pm.



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

LINE	BEARING	DISTANCE
L1	S 00°08'44" E	1483.07'
L2	S 00°08'44" E	39.53'
L3	S 23°01'51" W	262.17'
L4	N 89°47'13" W	37.70'
L5	N 24°19'51" E	308.15'
L6	S 89°29'02" E	13.21'

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

REC. NO. 9725810  
BOOK 1431 PAGE 0817  
DATED 05/14/1997

REC. NO. 2013050335  
DATED 06/07/2013  
BOOK 250 PAGE 305  
DATED 07/31/1973

LAND SURVEY PLAT  
REC. NO. 10005079  
PLS 35585

SPECIAL WARRANTY DEED  
REC. NO. 2017054788

SPECIAL WARRANTY DEED  
REC. NO. 2012093945  
LAND SURVEY PLAT  
REC. NO. 10005079  
PLS 35585

POINT OF BEGINNING  
NORTHEAST CORNER  
REC. NO. 2017065321

REC. NO. 2013093674

POINT OF COMMENCEMENT  
NORTHEAST CORNER  
SECTION 22 T 2 S R 67 W  
(8 FOOT TALL CONCRETE  
PILLAR AS PER MONUMENT  
RECORDS ON FILE)

EAST LINE NORTHEAST QUARTER SEC 22  
S 00°08'44" E 2661.03'

SPECIAL WARRANTY DEED  
REC. NO. 2022072657

EAST QUARTER CORNER  
SECTION 22 T 2 S R 67 W  
3.25" ALUMINUM CAP  
STAMPED PLS 23524

NOTE

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

GENERAL NOTES

- NOTICE - 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. IN 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, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DEGREE, 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 WILCOX STREET  
CASTLE ROCK, CO 80104

SURVEYOR: TRUE NORTH SURVEYING AND MAPPING, LLC  
WILLIAM G. BUNTROCK, PLS  
9623 MALLARD POND WAY  
LITTLETON, CO 80125  
BILLB@TRUENORTHSURVEY.COM

LINE TABLE LEGEND

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

CONTIGUITY PARCEL

TOTAL PERIMETER 660.76 FEET

1/8 TOTAL PERIMETER 110.12 FEET

CONTIGUOUS PERIMETER 339.40 FEET

PERCENT CONTIGUITY 51.37%

TOTAL AREA 0.21 +/- ACRES

BASIS OF BEARINGS

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.

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 BLOCK

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.

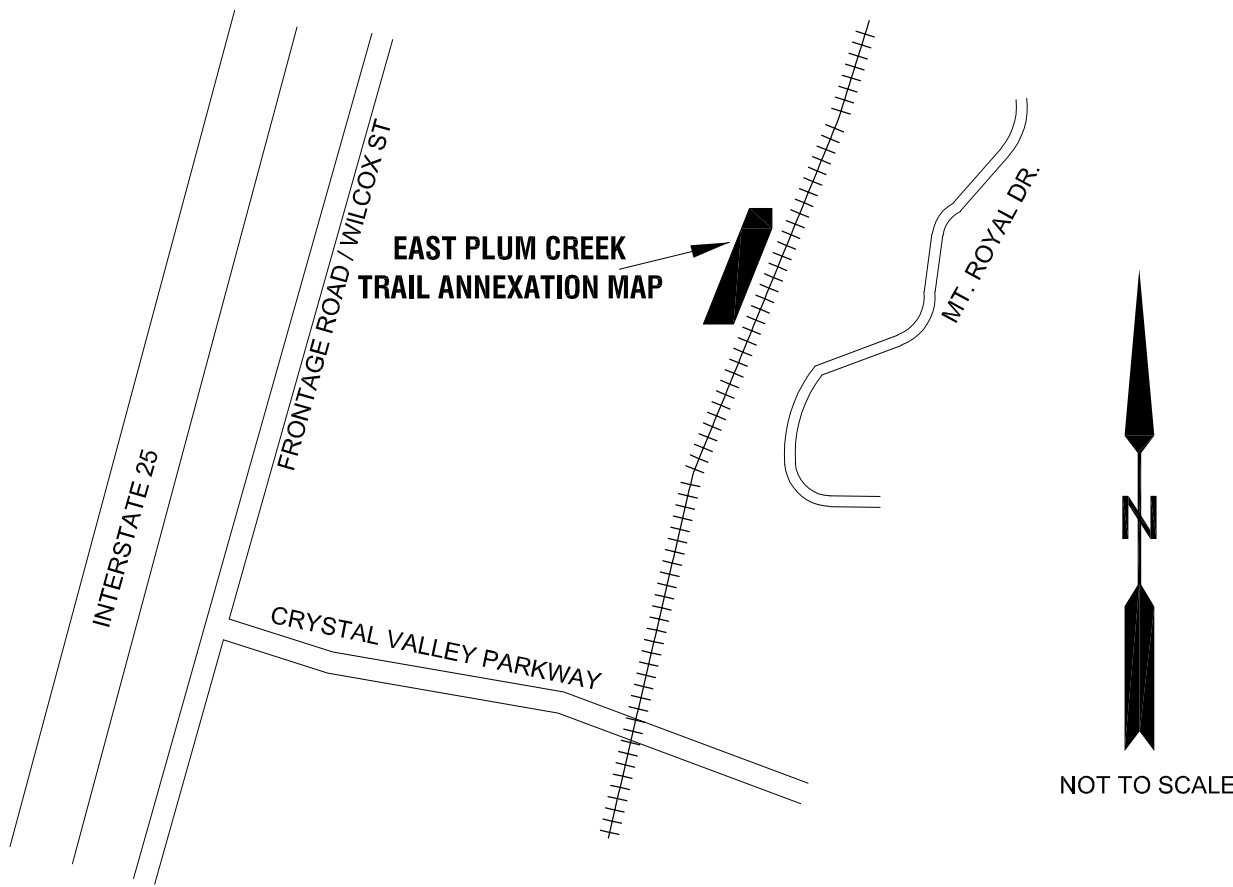
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
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. 2017065321 OF THE DOUGLAS COUNTY CLERK AND RECORDERS 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.

SURVEYOR'S CERTIFICATE

I, WILLIAM G. BUNTROCK, 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 SIXTH (1/6) 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 COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

DRAFT R1~ OUT FOR TOWN REVIEW

WILLIAM G. BUNTROCK, PLS 35585

DATE

State Board of Licensure Rule 6.1.2 Seal Application - Board Bylaws and Rules 2.2 Signature (B) - AES Rules 6.1.3 Signature and Date - Electronic

HORZ. SCALE:	1" = 50'	PROJECT NO:	TN 24027
VERT. SCALE:	N/A	DATE:	10/31/2024
FIELD CREW:	N/A	FIELD DATE:	N/A
		DRAFTED BY:	BB
		APPROVED BY:	BB

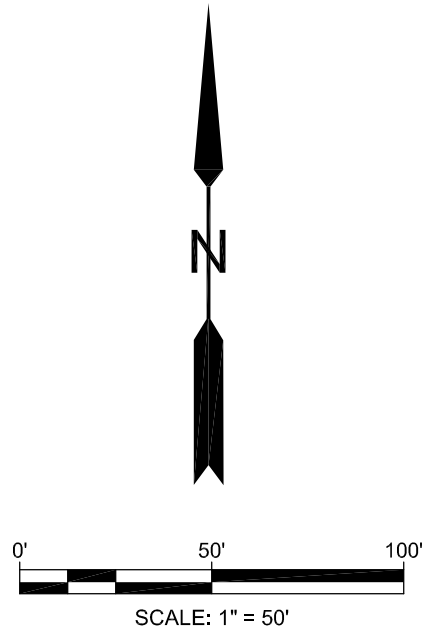
REV	DATE	DESCRIPTION
1	02/12/25	TOWN COMMENTS

SHEET NUMBER  
**1 OF 1**

**TRUE NORTH**  
Surveying & Mapping, LLC

Our Passion Shows | Since 2008  
9623 Mallard Pond Way Littleton, Co 80125  
Phone: 303-484-8886 Fax: 303-948-1854  
www.TRUENORTHSurvey.com

PROJECT NUMBER IS  
ANX24-0011



\* NOTE THIS ANNEXATION IS ON THE EASTERLY SIDE OF THE 100 FOOT RAILROAD RIGHT OF WAY. THE PARCEL TO BE ANNEXED IS ADJACENT TO THE WESTERLY 100 FOOT RIGHT OF WAY. JUMPING THE RAILROAD RIGHT OF WAY FOR ANNEXATION PURPOSES IS ALLOWED UNDER C.R.S 31-12-104 (1) (A).

CONTIGUITY LENGTH 262.17 FEET (SEE L3)