

**RESOLUTION NO. 2025 - \_\_\_\_**

**A RESOLUTION APPROVING THE SECOND AMENDED AND  
RESTATED DEVELOPMENT AGREEMENT FOR CORNERSTONE  
PRESBYTERIAN CHURCH**

**WHEREAS**, Cornerstone Presbyterian Church of Castle Rock, a Colorado non-profit corporation (the “Owner”) is the owner of certain property located within the Town of Castle Rock (the “Town”), which property is described in the attached ***Exhibit 1*** (the “Property”); and

**WHEREAS**, the Property is the subject of that certain Annexation Agreement (Country Acres Annexation No. 1 and No. 2) dated February 22, 1990, which Agreement was superseded by the Country Acres Amended and Restated Development Agreement dated November 22, 2010; and

**WHEREAS**, to facilitate the connection of the Property to the Town wastewater system, the Owner and the Town entered into a Utilities Infrastructure Reimbursement Agreement for a Sanitary Sewer Connection, dated May 20, 2025, which Agreement was approved by Town Council Resolution No. 2025-046; and

**WHEREAS**, the Owner has requested that the Town consider amending the development agreement to more accurately reflect the existing development of the Property and provide a clear path forward for the eventual connection of the Property to the Town water system; and

**WHEREAS**, for this purpose, the Owner and the Town have negotiated the terms of a Second Amended and Restated Development Agreement, which Agreement is being presented for consideration by the Town Council at tonight’s meeting; and

**WHEREAS**, the Town Council finds and determines that it is appropriate for the Town to enter into the Second Amended and Restated Development Agreement with the Owner for the continued development of the Property.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:**

**Section 1.     Approval.** The Second Amended and Restated Development Agreement is hereby approved in the form presented at tonight’s meeting. The Mayor and the other proper Town officials are hereby authorized to execute the Second Amended and Restated Development Agreement by and on behalf of the Town.

**PASSED, APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025, by the Town Council of the Town of Castle Rock, Colorado, on first and final reading by a vote of \_\_ for and \_\_ against.

**ATTEST:**

**TOWN OF CASTLE ROCK**

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Lisa Anderson, Town Clerk

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Jason Gray, Mayor

**Approved as to form:**

**Approved as to content:**

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Michael J. Hyman, Town Attorney

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Tara Vargish, Development Services Director

**EXHIBIT 1**  
**LEGAL DESCRIPTION OF THE PROPERTY**

TRACT NO. 1 AS SHOWN ON MAP OF CONARD SURVEY COMPANY DATED DECEMBER 7, 1959 IN THE NEW FILE CASE OF THE CLERK AND RECORDER'S OFFICE AS RECEPTION NO. 107039 AND DESCRIBED AS FOLLOWS:

TRACT NO. 1:

A TRACT OF LAND LYING PARTIALLY IN THE SOUTHEAST 1/4 OF SECTION 1 AND PARTIALLY IN THE NORTHEAST 1/4 OF SECTION 12, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SAID SECTIONS 1 AND 12; THENCE NORTH 0 DEGREES 51 MINUTES EAST 181.60 FEET ON THE CENTERLINE OF SAID SECTION 1; THENCE EAST 334.58 FEET TO INTERSECT THE WESTERLY LINE OF TRACT NO. 2 AS SHOWN ON THE MAP REFERRED TO ABOVE; THENCE SOUTH 8 DEGREES 58 MINUTES WEST ON SAID WESTERLY LINE A DISTANCE OF 316.26 FEET TO INTERSECT THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 86 AT A POINT FROM WHENCE THE SAID STATE HIGHWAY BRASS CAP RIGHT OF WAY MARKER FOR STATION 73 PLUS 02.1 BEARS NORTH 89 DEGREES 28 MINUTES 26 SECONDS EAST A DISTANCE OF 168.10 FEET; THENCE WESTERLY ON SAID NORTHERLY RIGHT OF WAY LINE AROUND A CURVE TO THE RIGHT WHOSE RADIUS IS 1086 FEET, A CHORD DISTANCE OF 293.86 FEET NORTH 79 DEGREES 43 MINUTES 24.5 SECONDS WEST TO INTERSECT THE CENTERLINE OF SAID SECTION 12 AFOREMENTIONED; THENCE NORTH 0 DEGREES 51 MINUTES EAST ON SAID CENTERLINE 78.4 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY AND EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE SOUTHWEST CORNER OF TRACT NO. 2 AS SHOWN ON MAP REFERRED TO ABOVE, COUNTY OF DOUGLAS, STATE OF COLORADO.