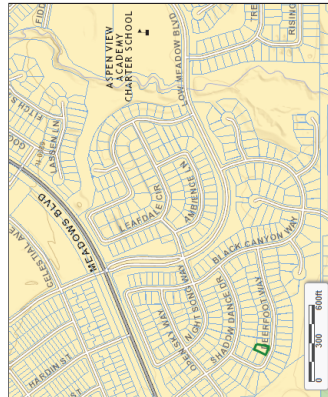


**Site Development Plan**  
**The Meadows Filing 18, Block 27, Lot 31 Sweetwood**  
**Located in the Southeast One-Quarter of Section 33, Township 7, Range 67**  
**Town of Castle Rock, County of Douglas, State of Colorado**  
**USR20-0003**

<b>Sheet Index</b>
1 Cover Sheet
2 Site Plan & notes



**Owner:**  
Taylor and Amy Lewison  
2893 Deerfoot Way  
Castle Rock, CO 80109

**Mortgage:**  
Lexus Loan Servicing  
3637 Seneca Way  
Virginia Beach, VA 23462

**PURPOSE STATEMENT**

OUR INTENTIONS ARE TO GO THROUGH THE USE BY SPECIAL REVIEW TO GAIN APPROVAL TO EXPAND THE CURRENT LICENSED SMALL IN-HOME CHILD CARE TO A LARGE IN-HOME DAYCARE.

**LEGAL DESCRIPTION**

THE MEADOWS FILING 18, BLOCK 27, LOT 31.

**TITLE CERTIFICATION**

REPRESENTATIVE \_\_\_\_\_, AN AUTHORIZED \_\_\_\_\_, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

REPRESENTATIVE \_\_\_\_\_ AUTHORIZED \_\_\_\_\_ HERITAGE TITLE COMPANY SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**OWNERSHIP CERTIFICATION**

THIS IS TO CERTIFY THAT THE OWNERS OF CERTAIN LANDS IN THE RANGE OF CASTLE ROCK COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN,

TAYLOR LEWISON \_\_\_\_\_ SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AMY LEWISON SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY BLOCK \_\_\_\_\_ SIGNED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**  
THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIR \_\_\_\_\_

DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_

DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_

DATE \_\_\_\_\_

**LIENHOLDER SUBORDINATION CERTIFICATE**

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED \_\_\_\_\_ AT \_\_\_\_\_

DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

(Name of mortgagee) \_\_\_\_\_ SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY BLOCK \_\_\_\_\_ SIGNED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**TOWN COUNCIL APPROVAL**  
THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR \_\_\_\_\_

DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_

TOWN CLERK \_\_\_\_\_

DATE \_\_\_\_\_

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**  
THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT RECEPTION NO. \_\_\_\_\_

DOUGLAS COUNTY CLERK AND RECORDER \_\_\_\_\_

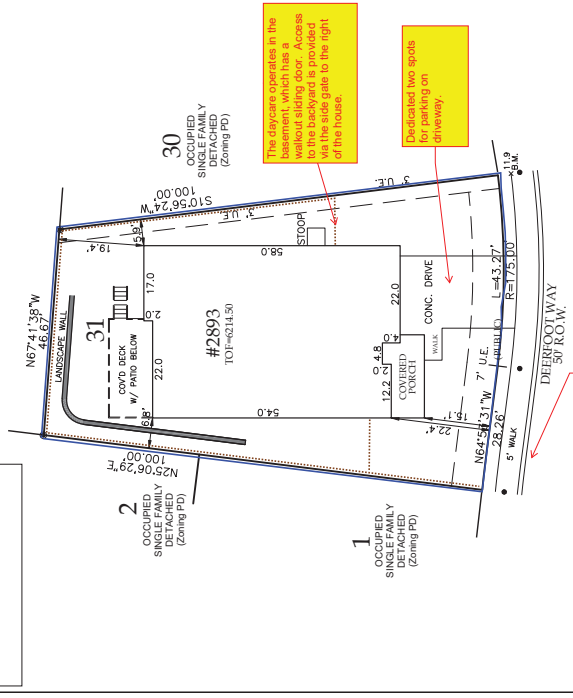
BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_

# IMPROVEMENT LOCATION CERTIFICATE

NO. 08—MW—31—27 **Attach**  
 DESCRIPTION OF FOUND MONUMENTATION PLS # 12405 (TYPICAL)  
 ● - REBAR WITH YELLOW CAP.  
 ● - DISK SET .5" OFFSET TO LOT CORNER.



- LEGEND**
- Property Line
  - Existing Utility Easement
  - Adjacent Property
  - Neighboring Property Lines



The proposed operation in the basement which has a without sliding door. Access to the backyard is provided via the side gate to the right of the house.

Dedicated two spots for parking on driveway.

Overflow parking on the street in front of our home and along the sidewalk of unused property the paralleling the neighbor's fence for 100' (driveway around the corner) there is minimal traffic interference with any neighbors. Parents show up during two hour window in the morning and at night, so traffic volume is very minimal.

**IMPROVEMENT LOCATION CERTIFICATE** I HEREBY CERTIFY THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THE PROPERTY DESCRIBED HEREIN BY THE SURVEYOR AND THE SURVEY WAS MADE ON THE DATE SHOWN HEREON.

ALSO KNOWN AS: 2893 DEERFOOT WAY, LOT 31, BLOCK 27, THE MEADOWS PLATS, NO. 18, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

AND THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENTS, OR FOR THE DETERMINATION OF BOUNDARIES, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES AND THAT THE DESCRIBED IMPROVEMENTS ARE ENTIRELY WITHIN THE BOUNDARIES OF SAID PARCEL. EVIDENCE OR SIGN OF ANY EASEMENTS CROSSING OR BURDENING ANY PART OF SAID PARCEL, EASEMENTS SHOWN HEREON WERE TAKEN FROM THE RECORDED PLAT DESCRIBED ABOVE, AND NO OTHER RESEARCH OF RECORDS OR RECORDS HAS BEEN MADE FROM THE RECORDED SUBDIVISION PLAT REFERRED TO ABOVE, NO OTHER RESEARCH OF RECORDS HAS BEEN MADE TO DETERMINE ANY EASEMENTS, ENCROACHMENTS OR OTHER INTERESTS IN THIS SURVEY WITHIN THREE YEARS FROM WHEN YOU FIRST DISCOVER SUCH DEFECT.

DATE: 08-13-08  
 SURVEYOR: [Signature]  
 2014

- The child care currently operates 7:30am to 6:00pm, the drop off window is 7:30am to 9:00am, and pick up is from 4pm to 6pm.  
 - Two of those three families have children under the age of four years old.  
 - Two of those three families have asked about the daycare and when we will have spots for more children.  
 - The property is 5,924 SF. The outdoor space consists of a backyard and ground level patio, for a roughly 1,000 SF of usable space with a playset, tables and toys for the kids.