

Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

PUBLIC NOTICE

Notice of a Public Hearing Before the Castle Rock Town Council on the proposed **Brickyard Urban Renewal Plan**.

Pursuant to Section 31-25-107(3) C.R.S., notice is given that the Castle Rock Town Council will hold a public hearing on **Tuesday, February 18, 2025, at 6:00 pm** at the Town of Castle Rock Council Chambers, 100 North Wilcox, Castle Rock, CO 80104 for the purpose of considering the approval of the Brickyard Urban Renewal Plan (the "Plan") pursuant to the provisions of the Colorado Urban Renewal Law.

The boundaries of the proposed Brickyard Urban Renewal Area (the "Area"), consisting of approximately 31.2 acres, are legally described as follows:

PARCEL 1:
LOT 1, CITADEL STATION FILING NO. 2, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 2:
LOT 1 BLOCK 10, CITADEL STATION, FILING NO. 6, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 3:
A TRACT OF LAND SITUATED IN SECTIONS 10 AND 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 10; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 329.60 FEET; THENCE NORTH AT RIGHT ANGLES A DISTANCE OF 704.21 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 88 DEGREES 03 MINUTES 33 SECONDS A DISTANCE OF 597.47 FEET TO A POINT ON THE WEST LINE OF THE VACATED SANTA FE ADDITION; THENCE SOUTHERLY ON AN ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS ALONG SAID WEST LINE A DISTANCE OF 726.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 4:
LOT 1, BLOCK 7, CITADEL STATION, FILING NO. 6, COUNTY OF DOUGLAS, STATE OF COLORADO.

The Area is presently addressed as 401 Prairie Hawk Drive and is generally located at the northwest corner of Interstate 25 and Plum Creek Parkway.

Any resident, taxpayer, or other interested person may appear at the public hearing and provide testimony or other evidence regarding the proposed Plan.

The purpose of the Plan is to reduce and remove blighting conditions adversely impacting the Area in an effort to further economic growth locally and regionally, facilitate the orderly development of the community, and advance the objectives of the Town of Castle Rock 2030 Vision and Comprehensive Master Plan. The Plan allows for the use of incremental property and sales tax revenues to finance, install, construct, reconstruct and cooperate with others to complete capital improvements to public infrastructure as allowed under the Colorado Urban Renewal Law.

Copies of the Area Conditions Survey and the Plan are available for inspection at the Castle Rock Development Services Department, located in Town Hall at 100 N. Wilcox Street, Castle Rock, Colorado, 80104, during regular business hours.

**Prepared By: Tara Vargish
Director of Development Services**

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AFFIDAVIT OF PUBLICATION

Town Of Castle Rock Community Development **
Attn: Shannon Eklund
100 N. Wilcox Street
Castle Rock CO 80104

State of Colorado }
County of Douglas } ss

This Affidavit of Publication for the Douglas County News Press, a weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 1/9/2025, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Douglas County News-Press

State of Colorado }
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 1/9/2025. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

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Jean Schaffer
Notary Public
My commission ends January 16, 2028

