

RESOLUTION NO. R-025-091

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION REZONING A PARCEL OF LAND, TOTALING 42.61 ACRES,
LOCATED IN DOUGLAS COUNTY, COLORADO FROM AGRICULTURAL ONE TO
LARGE RURAL RESIDENTIAL

WHEREAS, DCLA-3, LLC, as owner of the Antelope Crossing parcel, has requested rezoning of said parcel of land (Project File No. ZR2024-015) more particularly described in **Exhibit A**, which is attached hereto and incorporated herein, from Agricultural One to Large Rural Residential (“Rezoning”); and

WHEREAS, the Planning Commission reviewed and recommended approval of the Rezoning at a public hearing on October 6, 2025; and

WHEREAS, the Board of County Commissioners reviewed the Rezoning at a properly noticed public hearing held on October 14, 2025, and determined that the Rezoning is in substantial compliance with the approval criteria contained in Section 25 of the *Douglas County Zoning Resolution*; now therefore,

BE IT RESOLVED, by the Board of County Commissioners of the County of Douglas, State of Colorado, that the parcel of land described in Exhibit A, is rezoned from Agricultural One to Large Rural Residential.

PASSED AND ADOPTED this 14th day of October, 2025, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

Signed by:

BY: _____
2322EA9ERA95429
Abe Laydon, Chair

ATTEST:
DocuSigned by:

BY: _____
166E9E90F00249D
Hayley Hall, Clerk to the Board

Signed by:


Exhibit A

LEGAL DESCRIPTION:

A PARCEL OF PROPERTY LOCATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, AND CONSIDERING THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28 TO BEAR N00°06'02"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S89°39'57"E ALONG SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 1322.37 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, AND THE SOUTHWEST CORNER OF A PARCEL OF PROPERTY AS DESCRIBED IN RECEPTION NO. 2019018412 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG SAID RECEPTION NO. 2019018412 THE FOLLOWING TWO (2) COURSES;

1. N00°06'00"E A DISTANCE OF 330.00 FEET;
2. S89°39'57"E A DISTANCE OF 903.99 FEET, TO THE SOUTHWEST CORNER OF A PARCEL OF PROPERTY AS DESCRIBED IN RECEPTION NO. 1998107726;

THENCE ALONG THE WEST AND NORTH LINE OF SAID RECEPTION NO. 1998107726 THE FOLLOWING TWO (2) COURSES;

1. N00°05'42"E A DISTANCE OF 560.87 FEET;
2. S89°38'54"E A DISTANCE OF 388.43 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF DELBERT ROAD AND A POINT 30.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE N00°05'59"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 642.22 FEET;

THENCE N89°54'01"W A DISTANCE OF 100.00 FEET TO A POINT OF CURVE;

THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 34°47'26", AND AN ARC LENGTH OF 133.59 FEET WHOSE CHORD BEARS S72°42'16" W A DISTANCE OF 131.54 FEET;

THENCE S55°18'34"W A DISTANCE OF 1205.17 FEET TO A POINT OF CURVE;

THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 34°32'57" AND AN ARC LENGTH OF 319.59 FEET WHOSE CHORD BEARS S72°35'02"W A DISTANCE OF 314.77 FEET;

THENCE S89°51'31"W A DISTANCE OF 722.70 FEET TO A POINT OF CURVE;

THENCE ALONG SAID CURVE TO RIGHT HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF $90^{\circ}14'31''$, AND AN ARC LENGTH OF 590.63 FEET, WHOSE CHORD BEARS $N45^{\circ}01'14''W$ A DISTANCE OF 531.45 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE $S00^{\circ}06'02''W$ ALONG SAID WEST LINE A DISTANCE OF 1072.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.61 ACRES MORE OR LESS