CRYSTAL VALLEY RANCH

Planned Development, Amendment No. 7

A PARCEL OF LAND LYING IN THE NORTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH RANGE 67 WEST OF THE 6TH PRINICIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

LEGAL DESCRIPTION

LOT 1, BLOCK 2 OF CRYSTAL VALLEY RANCH FILING 14 RECORDED AT 2015007384 ON FEBRUARY 6TH, 2015; CASTLE ROCK, DOUGLAS COUNTY COLORADO

SAID PARCEL OF LAND CONTAINING 20.17 ACRES, MORE OR LESS

TOGETHER WITH

A PARCEL OF LAND BEING A PORTION OF TRACT P, CRYSTAL VALLEY RANCH FILING NO. 1, A SUBDIVISION RECORDED AT RECEPTION NUMBER 2002087570 ON AUGUST 29, 2002 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LYING IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2" ALUMINUM CAP STAMPED "PLS 12405 2008" FOUND FOR THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, FROM WHENCE A 2" ALUMINUM CAP STAMPED "PLS 12405 2008" FOUND FOR THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24 BEARS NORTH 89°29'08" EAST (1,323.75 FEET) WITH ALL BEARINGS RELATIVE THERETO; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH LINE OF SAID TRACT P, NORTH 89°29'08" EAST, 394.64 FEET TO THE POINT OF BEGINNING

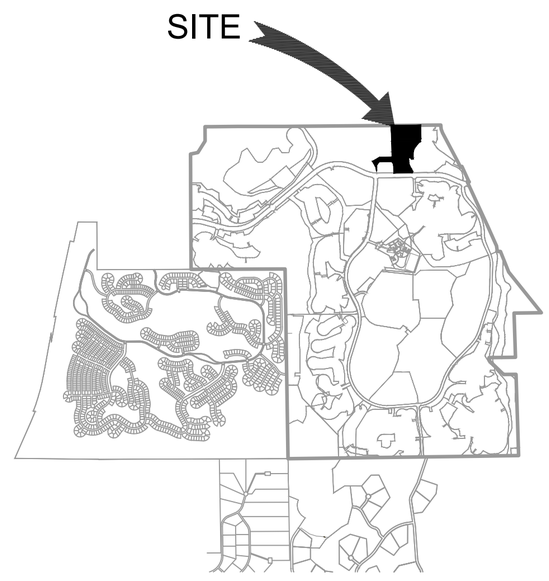
THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°29'08" EAST, 45.01 FEET TO THE NORTHEAST CORNER OF SAID TRACT P;

THENCE SOUTH 01°38'19" EAST ALONG THE EAST LINE OF SAID TRACT P, 885.67 FEET TO THE SOUTHEAST CORNER OF SAID TRACT P;

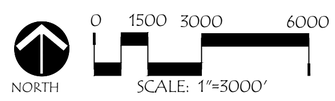
THENCE SOUTH 89°21'16" WEST, ALONG THE SOUTH LINE OF SAID TRACT P, 45.01 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 01°38'19" WEST, 885.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 0.915 ACRES OR 39,857 SQUARE FEET, MORE OR LESS.



VICINITY MAP



PURPOSE:

THE PURPOSE OF THIS AMENDMENT IS TO REZONE PARCEL 2 TO R-MF-24 AND INCORPORATE IT INTO THE RESIDENTIAL PLANNING AREA ZONED R-MF-24, AND TO CREATE A 0.915 ACRE PUBLIC LAND PLANNING AREA.

SURVEYOR'S CERTIFICATE:

I, SAM GALLUCCI, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLANNED DEVELOPMENT PLAN WERE MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

SAM GALLUCCI DATE
COLORADO P.L.S. NO. _____
FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 202_.

CHAIR DATE

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL

THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ___ DAY OF _____, 202_.

MAYOR DATE

ATTEST:

TOWN CLERK DATE

PDP STANDARD NOTES

1. THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE NOT BEEN SEVERED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL ESTATES.
2. THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
3. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK RED WATER PRESSURE ZONE.
4. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
5. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

PROJECT BENCHMARKS (NAVD 88):

BM "A" (TBM 950): CHISELED "X" ON TOP OF INLET; EAST SIDE OF LOOP ROAD @ CL STATION 37+75 (APPROX.)
EL = 6569.94 FEET

BM "B" (TBM 951): CHISELED "X" ON TOP OF CURB; EAST SIDE OF LOOP ROAD @ CL STATION 91+12 (APPROX.)
EL = 6533.10 FEET

BASIS OF BEARINGS:

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION S25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN - ASSUMED TO BEAR S00°54'16"E.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL THE OWNERS OF THE PROPERTY DESCRIBED HEREON IN THE TOWN OF CASTLE ROCK.

CVR PA3A L.L.C.
A MINNESOTA LIMITED PARTNERSHIP.

BY:_____
GREGORY W BROWN, MANAGER

SUBSCRIBED AND SWORN BEFORE ME THIS __ DAY OF _____, 202_ BY GREGORY W. BROWN AS MANAGER OF CVR PA3A L.L.C. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISION EXPIRES:

NOTARY PUBLIC

TOWN OF CASTLE ROCK
A MUNICIPAL CORPORATION

BY: _____
MAYOR

ATTEST:

TOWN CLERK

SIGNED THIS _____DAY OF _____202_

SUBSCRIBED AND SWORN BEFORE ME THIS _____DAY OF _____ , 202 _ BY _____AS MAYOR AND BY _____, AS TOWN CLERK

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

TITLE CERTIFICATION:

I, _____, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE, 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS _____ DAY OF _____, 202_

AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 202_, BY _____ AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
_____

ADDRESS
_____

DEVELOPER:

CVR PA3A LLC
8031 S. HOMESTEADER DRIVE
MORRISON, CO 80465
CONTACT: GREGORY W. BROWN
PHONE: (303) 870-6300

ENGINEER

LEGACY CONSULTING ENGINEERS
1453 E FREMONT CIR N
CENTENNIAL, CO 80122
CONTACT: JAMES J. MILL
PHONE: (720) 318-8862

PLANNER

HENRY DESIGN GROUP
1501 WAZEE STREET SUITE 1-C
DENVER, CO 80202
CONTACT: KAREN HENRY
PHONE: (303) 446-2368

SURVEYOR

EMK CONSULTANTS
7006 SOUTH ALTON WAY, BLDG F
CENTENNIAL, CO 80112.2019
CONTACT: STEVE HARDING
PHONE: (303) 694-1520

LANDSCAPE ARCHITECT:

HENRY DESIGN GROUP
1501 WAZEE STREET SUITE 1-C
DENVER, CO 80202
CONTACT: KAREN HENRY
PHONE: (303) 446-2368

LEGEND SYMBOLS:

- Access Points — Allows for Potential Entry Monumentation(s) on all corners of Intersection. (Subject to Modification during Platting)
- Potential Connections Between Planning Areas
- Planned Bike / Pedestrian Trail - Primary — (Min. 8' concrete trails to be owned & maintained by the Town of Castle Rock)
- Planned Bike / Pedestrian Trail - Secondary — (To be owned & maintained by the HOA or Metro District)
- Entry Monumentation Locations
- Possible Well Locations
- Red Zone Storage Tank Site
- Minor Skyline Area
- **Not part of this PD Amendment**

Sheet Index
Sheet 1 of 3: Title Sheet
Sheet 2 of 3: PD Plan
Sheet 3 of 3: PD Zoning Regulations

CVR

Legacy Consulting Engineers

Crystal Valley Ranch
Planned Development, Amendment No. 7
Town Project No. PDP 25-00__

PD Plan and Zoning Regulations

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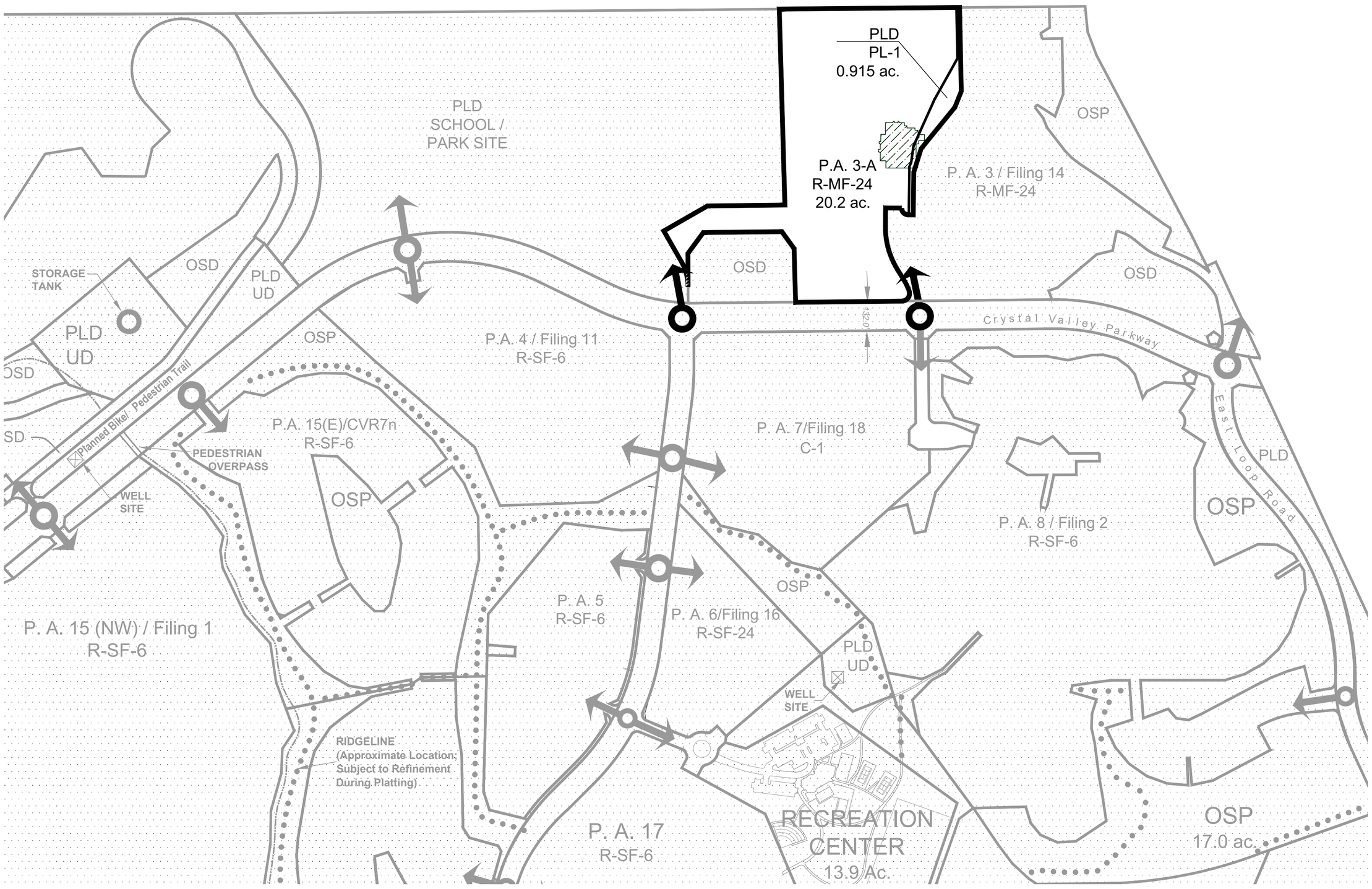
CRYSTAL VALLEY RANCH

Planned Development, Amendment No. 7

A PARCEL OF LAND LYING IN THE NORTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH RANGE 67 WEST OF THE 6TH PRINICIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



Zoning Comparison and Development Standards		
Zoning	Crystal Valley Ranch PD, Amd. 1-6	Crystal Valley Ranch, Amd. 7
	Allowed	Proposed
Residential Land Use Classifications		
R-SF-6	845.6 acres / 2,564 units	845.6 acres / 2,564 units
R-TH-12	20.3 acres / 158 units	20.3 acres / 158 units
R-MF-24	86.6 acres / 753 units	86.6 acres / 753 units
Gross Density		
R-SF-6	6 du/ac	6 du/ac
R-TH-12	12 du/ac	12 du/ac
R-MF-24	24 du/ac	24 du/ac
Site Utilization		
Public Land Dedication (PLD)	128.6 ac.	129.5 ac.
Public Open Space Dedication	161.9 ac.	161.9 ac.
Private Open Space Dedication	121.9 ac.	121.9 ac.
Total PD	412.4 ac.	413.3 ac

LEGEND SYMBOLS:

- Access Points
  Allows for Potential Entry Monumentation(s) on all corners of Intersection. (Subject to Modification during Platting)
- Potential Connections Between Planning Areas
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- Minor Skyline Area
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NORTH

0 1500 3000 6000
SCALE: 1"=3000'

Sheet Index

Sheet 1 of 3: Title Sheet
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Sheet 2 of 3

CVR

Legacy Consulting Engineers

Crystal Valley Ranch
Planned Development, Amendment No. 7
Town Project No. PDP 25-00__

PD Plan and Zoning Regulations

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CRYSTAL VALLEY RANCH

Planned Development, Amendment No. 7

A PARCEL OF LAND LYING IN THE NORTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH RANGE 67 WEST OF THE 6TH PRINICIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PD ZONING REGULATIONS
SECTION 1 | PURPOSE

THE PURPOSE OF THE CRYSTAL VALLEY RANCH PLANNED DEVELOPMENT, AMENDMENT NO. 7 AND ZONING REGULATIONS CONTAINED HEREIN IS TO ESTABLISH USES AND STANDARDS FOR DEVELOPMENT AND IMPROVEMENT OF THE PROPERTY.

SECTION 2 | GENERAL PROVISIONS

1. **ADOPTION**
THE CRYSTAL VALLEY RANCH PLANNED DEVELOPMENT PLAN (PDP) AND ZONING REGULATIONS, AMENDMENT NO. 7 HAVE BEEN ADOPTED BY THE TOWN COUNCIL BY ORDINANCE NO._____, ON THE 20TH DAY OF JANUARY, 2026, AND HAVE BEEN INCORPORATED HEREIN; PURSUANT TO SECTION 17.32 OF TITLE 17 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, AFTER APPROPRIATE PUBLIC NOTICE AND HEARINGS.

2. **APPLICABILITY**
THE CRYSTAL VALLEY RANCH PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS, AMENDMENT NO. 7 SHALL RUN WITH THE LAND AND BIND OWNERS OF RECORD AND SUCCESSORS IN INTEREST TO THE PROPERTY.

3. **MAXIMUM LEVEL OF DEVELOPMENT**
THE TOTAL NUMBER OF DWELLING UNITS WITHIN THE ESTABLISHED PLANNING AREAS ARE THE MAXIMUM ALLOWED FOR PLATTING AND DEVELOPMENT. THE ACTUAL NUMBER OF DWELLING UNITS WILL BE DETERMINED WITH THE APPROVAL OF THE SITE DEVELOPMENT PLAN.

4. **RELATIONSHIP TO THE TOWN OF CASTLE ROCK REGULATIONS**
THE PROVISIONS OF THESE PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THE CRYSTAL VALLEY RANCH PD, AMENDMENT NO. 7, PROVIDED HOWEVER THAT WHERE THE PROVISIONS OF THIS PD DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE (CODE), AS AMENDED, SHALL BE APPLICABLE. THE TOWN CODE AND REGULATIONS SHALL GOVERN AND CONTROL OVER ANY CONFLICTING PROVISIONS IN THE PD ZONING REGULATIONS.

5. **RELATIONSHIP TO PREVIOUS PLANNED DEVELOPMENT PLANS AND ZONING REGULATIONS**
THIS PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS SUPERSEDES ANY OTHER PREVIOUSLY ADOPTED REGULATIONS FOR THE PROPERTY IDENTIFIED BY THE LEGAL DESCRIPTION HEREIN.

6. **DEVELOPMENT AGREEMENT**
UPDATE DEVELOPMENT AGREEMENT TEXT WITH: IN ADDITION TO THESE REGULATIONS, CERTAIN PROVISIONS OF THE DEVELOPMENT OF THIS PD ARE CONTROLLED BY THE CRYSTAL VALLEY RANCH SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE TOWN OF CASTLE ROCK AND THE PD PROPERTY OWNERS ADOPTED BY THE TOWN OF CASTLE ROCK ON THE 21ST DAY OF FEBRUARY, 2012 , AND RECORDED UNDER RECEPTION NO. 2012013156 ON THE 24TH DAY OF FEBRUARY, 2012. IN THE EVENT OF A CONFLICT BETWEEN THE TERMS OF THESE PD ZONING REGULATIONS AND THE DEVELOPMENT AGREEMENT, THE DEVELOPMENT AGREEMENT SHALL CONTROL.

SECTION 3 | DEFINITIONS

1. APARTMENT UNITS
DWELLING UNITS WHICH ARE NOT INDIVIDUALLY OWNED BUT RENTED OR LEASED TO THE OCCUPANTS THEREOF.

2. ATTACHED DWELLING UNITS
DWELLING UNITS WHICH ARE PHYSICALLY CONNECTED TO OTHER DWELLING UNITS. AS USED HEREIN, THE TERM ATTACHED DWELLING UNITS SHALL INCLUDE, BUT NOT BE LIMITED TO, APARTMENTS, CONDOMINIUMS, AND TOWNHOMES.

3. BUILDING GROUND COVERAGE
THAT PORTION OF THE GROUND COVERED BY STRUCTURES HAVING A FLOOR, WALLS AND FULLY ENCLOSED ROOF. BUILDING GROUND COVERAGE SHALL NOT INCLUDE UNENCLOSED PATIOS, DECKS, OR PATIO DECKS, TENNIS COURTS, SWIMMING POOLS, SURFACE/UNDERGROUND/PARTIALLY UNDERGROUND PARKING AREAS (PROVIDED SUCH PARTIALLY UNDERGROUND PARKING AREAS SHALL NOT PROTRUDE MORE THAN SIX (6) FEET ABOVE THE AVERAGE SURROUND GRADE), ROADWAYS, BIKE PATHS, OR PEDESTRIAN WAYS OR SUCH OTHER USES NOT MEETING THE DEFINITION ABOVE.

4. BUILDING SETBACK
THE HORIZONTAL DISTANCE BETWEEN A PLATTED LOT LINE AND A BUILDING OR STRUCTURE. THIS DISTANCE DOES NOT INCLUDE THE PROJECTIONS OF EAVES, OVERHANGS, FIREPLACES, PATIOS, DECKS, FIRE ESCAPES, MECHANICAL UNITS, OR SIMILAR ARCHITECTURAL APPURTENANCES, EXCEPT THAT NO SUCH PROJECTION SHALL EXTEND BEYOND ANY LOT LINE OF THE LOT ON WHICH THEY ARE LOCATED. IN INSTANCES WHERE BUFFER AREAS ARE PROVIDED, THE WIDTH OR DEPTH OF ANY SUCH BUFFER AREA MAY BE SUBTRACTED FROM THE REQUIRED SETBACK TO EITHER REDUCE OR ELIMINATE SUCH SETBACK.

5. BUILDING HEIGHT
THE VERTICAL DISTANCE FROM THE AVERAGE FINISHED GRADE (NOT INCLUDING BERMING OR GRADING FOR THE PURPOSE OF PERMITTING A HIGHER BUILDING) SURROUNDING THE STRUCTURE TO THE UPPERMOST POINT OF THE ROOF STRUCTURE. CHIMNEYS, VENTILATORS, ELEVATOR HOUSINGS, SKYLIGHTS, SOLAR COLLECTORS, AIR CONDITIONING AND HEATING UNITS, ANTENNAS AND NECESSARY MECHANICAL APPURTENANCES USUALLY CONSTRUCTED ABOVE THE ROOF LEVEL ARE NOT TO BE CONSIDERED IN DETERMINING BUILDING HEIGHT.

6. COMMUNITY RECREATIONAL FACILITIES
INDOOR OR OUTDOOR STRUCTURES OR AREAS FOR COMMUNITY RECREATION TO INCLUDE, BUT NOT LIMITED TO SWIMMING POOLS, TENNIS COURTS, FACILITIES FOR OTHER INDOOR OR OUTDOOR RECREATIONAL ACTIVITIES TOGETHER WITH INCIDENTAL RESTAURANTS, LOUNGES, SHOPS AND PERSONAL SERVICE ESTABLISHMENTS.

7. CONDOMINIUM UNITS
DWELLING UNITS IN WHICH INDIVIDUAL OWNERSHIP IS LIMITED TO FINITE SPACE (AIR SPACE) WITHIN A STRUCTURE. CONDOMINIUM UNIT OWNERS WILL NOT INDIVIDUALLY OWN LAND BENEATH SUCH UNITS. ALL COMMON ELEMENTS OF FACILITIES, INCLUDING THE LAND, ARE OWNED IN UNDIVIDED INTEREST, IN COMMON, BY ALL INDIVIDUAL UNIT OWNERS.

8. DETACHED DWELLING UNITS
DWELLING UNITS THAT ARE NOT PHYSICALLY CONNECTED TO OTHER DWELLING UNITS. AS USED HEREIN, THE TERM DETACHED DWELLING UNIT SHALL INCLUDE, BUT NOT BE LIMITED TO, SINGLE FAMILY UNITS AND PATIO HOMES.

9. DEVELOPER, CVR PA3A LLC, OR ITS SUCCESSORS OR ASSIGNS AS DEVELOPER.

10. MOTHER-IN-LAW OR NANNY UNIT
A DWELLING UNIT ASSOCIATED WITH THE MAIN DWELLING UNIT THAT IS INTEGRATED IN THE OVERALL DESIGN OF THE MAIN STRUCTURE BUT MAY HAVE A SEPARATE ENTRY AND KITCHEN FACILITY. THE UNIT MUST BE ATTACHED TO THE MAIN HOME OR THE DETACHED GARAGE, EXCEPT FOR THOSE UNITS THAT ARE IN THE FIRST TIER OF LOTS CLOSE TO THE RIDGELINE, WHERE THE UNIT MUST BE WITHIN THE MAIN STRUCTURE OR THE ATTACHED GARAGE. SEPARATE ADDRESSING OF UTILITY TAPS IS NOT PERMITTED. ONE ADDITIONAL PARKING SPACE SHALL BE PROVIDED ON THE LOT FOR THE NANNY UNIT. THE DESIGN OF THE STRUCTURE SHALL ACCOMMODATE A FIRE WALL BETWEEN THE MAIN HOME AND NANNY UNIT, IF A SEPARATE ENTRY IS PROPOSED.

11. OFF-STREET PARKING
PARKING LOCATED IN AREAS OTHER THAN ON PUBLIC STREETS, OR PRIVATE STREETS THAT ARE UTILIZED BY MORE THAN ONE DWELLING UNIT. SUCH OFF-STREET PARKING MAY BE EITHER ENCLOSED OR UNENCLOSED.

12. OPEN SPACE, PRIVATE
SPACE SUITABLE FOR LANDSCAPING, PASSIVE AND/OR ACTIVE RECREATION, GOLF COURSES, GARDENS, VIEW PROTECTIONS AND ENHANCEMENT, AND/OR OTHER APPROPRIATE SIMILAR USES, THAT ARE TO REMAIN IN PRIVATE OWNERSHIP.

13. PATIO HOME UNITS
SINGLE FAMILY UNITS CLUSTERED IN CLOSE PROXIMITY TO EACH OTHER THAT MAY OR MAY NOT HAVE ZERO LOT LINE SETBACKS. COMMON UNDIVIDED OWNERSHIP OF ELEMENTS OR FACILITIES THAT ARE LOCATED IN AREAS OTHER THAN THE LOTS SURROUNDING SUCH UNITS IS PERMITTED.

14. SINGLE FAMILY UNITS
DWELLING UNITS NOT SHARING COMMON WALLS. SINGLE FAMILY UNIT OWNERS WILL OWN THE LAND BENEATH SUCH UNITS AND ON THE LOT THAT THE UNIT IS CONSTRUCTED ON. COMMON UNDIVIDED OWNERSHIP OF ELEMENTS OR FACILITIES LOCATED IN AREAS OTHER THAN THE LOTS SURROUNDING SUCH UNITS IS PERMITTED.

15. TEMPORARY SALES OFFICE, MODEL UNITS AND CONSTRUCTION TRAILERS
TEMPORARY SALES OFFICES AND CONSTRUCTION TRAILERS MAY BE MANUFACTURED OR PORTABLE STRUCTURES PLACED ON A DEVELOPMENT SITE FOR THE DURATION OF THE CONSTRUCTION OR SALES PERIOD OF THE PROJECT. THE TEMPORARY UNIT WILL BE REMOVED FROM THE SITE AFTER CONSTRUCTION AND SALES ARE COMPLETE. MODEL UNITS ARE PERMANENT HOUSING UNITS USED FOR PRODUCT DISPLAY DURING THE SALES AND CONSTRUCTION PERIODS AND ARE ULTIMATELY FOR-SALE UNITS.

16. TOWNHOME UNITS
DWELLING UNITS THAT SHARE COMMON VERTICAL WALLS OR ABUTTING WALLS. TOWNHOME UNIT OWNERS WILL OWN THE LAND BENEATH SUCH UNITS AND MAY OWN THE LAND SURROUNDING SUCH UNITS. COMMON, UNDIVIDED OWNERSHIP OF CERTAIN COMMON ELEMENTS AND FACILITIES IS PERMITTED.

SECTION 4 | CONTROL PROVISIONS

1. PLANNING AREA BOUNDARIES
THERE SHALL BE LIMITED FLEXIBILITY IN DETERMINING THE EXACT LOCATION OF PLANNING AREA BOUNDARIES AS DEPICTED ON THE PLANNED DEVELOPMENT PLAN DUE TO THE SCALE OF THE DRAWINGS AND THE DIAGRAMMATIC DEPICTIONS. HOWEVER, A FIFTEEN PERCENT (15%) CHANGE OR ADJUSTMENT TO THE PLANNING AREA BOUNDARIES, AS QUANTIFIED BY ACREAGE, MAY BE MADE WITH THE SITE DEVELOPMENT PLAN AND PLAT.

2. ROAD ALIGNMENTS
THE PD PLAN DEPICTS GENERAL LOCATIONS OF ROADWAYS. FINAL ROADWAY ALIGNMENTS ARE SUBJECT TO DETAILED ENGINEERING DESIGN AND WILL BE DETERMINED AT THE TIME OF THE SITE DEVELOPMENT PLAN AND PLAT.

SECTION 5 | OVERALL PROJECT STANDARDS

THE STANDARD ZONING REQUIREMENTS OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, AND USE BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PD, EXCEPT AS MODIFIED BY THE FOLLOWING.

1. PARKING
OFF-STREET PARKING IS REQUIRED FOR ALL LAND USES. EXCEPT AS SPECIFIED HEREIN, THE NUMBER AND SIZE OF ALL REQUIRED PARKING SPACES ARE TO BE IN CONFORMANCE WITH THE APPLICABLE CHAPTERS OF TOWN OF CASTLE ROCK MUNICIPAL CODE ESTABLISHED AT THE TIME OF THE SITE DEVELOPMENT PLAN APPROVAL.

2. BUILDING ENVELOPES
THE FOLLOWING STANDARDS APPLY TO ANY PLANNING AREA PLATTED AT A GROSS DENSITY THAT IS LOWER THAN TWO DWELLING UNITS PER ACRE (DU/AC).

a. DEVELOPMENT ON LOTS WITHIN THE AREAS DESIGNATED ABOVE SHALL BE RESTRICTED TO THE CONFINES OF A DESCRIBED BUILDING ENVELOPE OR CENTROID. BUILDING ENVELOPES SHALL BE DESCRIBED TO THE SIZE AND DIMENSIONS TO BE ESTABLISHED WITH SITE DEVELOPMENT PLAN.

b. BUILDING ENVELOPES OR CENTROIDS FOR SINGLE FAMILY DETACHED RESIDENCES, INCLUDE PATIO AND CLUSTER HOMES, SHALL INCLUDE ALL CLEARING, GRADING, CONSTRUCTION, INTRODUCED IRRIGATED LANDSCAPING AND IMPERVIOUS SURFACES, WITH THE EXCEPTION OF DRIVEWAYS OF INGRESS/EGRESS AND UTILITY CONNECTIONS.

3. STREET STANDARDS
IN CERTAIN PLANNING AREAS, STREET GRADES MAY EXCEED THE TOWN'S MAXIMUM ALLOWABLE GRADES. THE DEVELOPER IS REQUIRED TO SUBMIT A TECHNICAL CRITERIA VARIANCE REQUEST TO THE TOWN TO EXCEED THE MAXIMUM ALLOWABLE GRADES.

4. LIGHTING
THE LIGHTING RESTRICTIONS IMPOSED BY THE SKYLINE/RIDGELINE PROTECTION ORDINANCE SHALL APPLY TO ALL AREAS REGULATED BY SECTION 17.58 OF THE MUNICIPAL CODE AND TO ANY PLANNING AREA PLATTED AT A DENSITY LOWER THAN TWO DWELLING UNITS PER ACRE.

5. TEMPORARY USES
CONSTRUCTION OFFICES AND MATERIAL STORAGE SHALL BE PERMITTED IN ALL AREAS DURING AND FOR A PERIOD OF THIRTY (30) DAYS AFTER CESSATION OF CONSTRUCTION IN THOSE AREAS BEING SERVED BY SUCH OFFICE OR STORAGE AREA.

6. ADDITIONAL DESIGN STANDARDS
ADDITIONAL STANDARDS REGULATING MATERIALS, COLORS AND ARCHITECTURAL CONTROL COVENANTS WILL BE INCLUDED WITH THE SITE DEVELOPMENT PLAN.

7. FENCING

a. LOTS ADJACENT TO OPEN SPACE, PUBLIC OR PRIVATE, ARE REQUIRED TO BE LOW FENCE LOTS, WITH PERIMETER FENCES LIMITED TO A MAXIMUM HEIGHT OF FOUR (4) FEET AND A MINIMUM LEVEL OF TRANSPARENCY SUCH AS SPLIT RAIL OR OPEN RAIL.
b. IN PLANNING AREAS PLATTED AT A DENSITY LOWER THAN TWO DWELLING UNITS PER ACRE, PRIVACY FENCES ARE LIMITED TO AREAS AROUND PATIOS OR AREAS OF IMPROVED LAWNS. PRIVACY FENCES MAY NOT EXTEND BEYOND THE BUILDING ENVELOPES OR CENTROIDS.
c. ADDITIONAL FENCING GUIDELINES AND STANDARDS MAY BE PROVIDED IN FUTURE CODES, COVENANTS, CONTRACTS AND/OR EASEMENTS.

8. BUFFER AREAS
NON-RESIDENTIAL USE AREAS WITH THE CRYSTAL VALLEY PLANNED DEVELOPMENT (PD), AS AMENDED, THAT ABUT RESIDENTIAL USES OUTSIDE OF THE PD, MAY ESTABLISH A TWENTY-FIVE (25) PRIVATE OPEN SPACE EASEMENT. SUCH OPEN SPACE EASEMENT MUST BE KEPT FREE OF BUILDINGS OR STRUCTURES AND MUST BE LANDSCAPED, SCREENED OR PROTECTED BY NATURAL FEATURES, SO ADVERSE EFFECT ON THE ABUTTING AREAS IS MINIMIZED.

9. LANDSCAPING
LANDSCAPE DESIGN REGULATIONS MAY BE PROVIDED IN FUTURE CODES, COVENANTS, CONTRACTS AND/OR EASEMENTS THAT WILL REQUIRE EFFICIENT WATER DEMAND LANDSCAPE. ABSENT SUCH DESIGN REGULATIONS THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATIONS DESIGN CRITERIA SHALL APPLY.

10. ACCESSORY STRUCTURES
ACCESSORY STRUCTURES ARE PERMITTED, SUBJECT TO THE PLANNING AREA DEVELOPMENT REGULATIONS CONTAINED HEREIN.

11. COMPLIANCE WITH SKYLINE/RIDGELINE PROTECTION REGULATIONS
ALL AREAS WITHIN THE CRYSTAL VALLEY PD, AMENDMENT NO. 7 IDENTIFIED WITHIN THE SKYLINE/RIDGELINE PROTECTION AREAS AS SHOWN ON THE SKYLINE/RIDGELINE MAP SHALL COMPLY WITH THE REGULATIONS ESTABLISHED IN THE MUNICIPAL CODE CHAPTER 17.48, AS AMENDED.

SECTION 6 | RESIDENTIAL PLANNING AREA R-SF-6

1. PERMITTED USES
a. ATTACHED OR DETACHED DWELLING UNITS, GARAGES, ACCESSORY STRUCTURES
b. INDOOR OR OUTDOOR COMMUNITY RECREATIONAL FACILITIES
c. HOME OCCUPATIONS
d. MOTHER-IN-LAW OR NANNY UNITS
e. PARKS, PLAYGROUNDS AND PICNIC AREAS
f. PUBLIC BUILDINGS INCLUDING, BUT NOT LIMITED TO, FIRE AND POLICE STATIONS
g. PUBLIC SCHOOLS
h. SWIMMING POOLS AND SPAS
i. PRIVATE TENNIS
j. SMALL IN-HOME DAY CARE, SUBJECT TO THE LICENSING REQUIREMENTS OF THE STATE OF COLORADO

2. USES BY SPECIAL REVIEW
a. RELIGIOUS FACILITIES
b. PRIVATE SCHOOLS
c. LARGE DAY CARE FACILITIES
d. EQUESTRIAN TRAILS

3. ACCESSORY USES
a. SATELLITE DISH (18" OR SMALLER)
b. TRAILS; PEDESTRIAN AND BICYCLE
c. KEEPING OF PETS
d. STORAGE SHED; 120 SQUARE FEET MAXIMUM AND SUBJECT TO ARCHITECTURAL AND MAINTENANCE CONTROLS AND COVENANTS

4. DEVELOPMENT STANDARDS
a. MAXIMUM AVERAGE DENSITY OF SIX (6) DWELLING UNITS PER ACRE WITHIN EACH PLANNING AREA
b. MAXIMUM BUILDING HEIGHT - 35 FEET
c. SETBACKS - TO BE ESTABLISHED WITH THE SITE DEVELOPMENT PLAN
d. MINIMUM LOT AREA - TO BE ESTABLISHED WITH THE SITE DEVELOPMENT PLAN

SECTION 7 | RESIDENTIAL PLANNING AREA R-TH-12

1. PERMITTED USES
a. ANY USE PERMITTED IN THE R-SF-6 PLANNING AREA
b. MULTI-FAMILY DWELLING UNITS TO INCLUDE, BUT NOT LIMITED TO, APARTMENTS, CONDOMINIUMS, PATIO HOMES AND TOWNHOMES

2. USES BY SPECIAL REVIEW
a. ANY USE PERMITTED BY SPECIAL REVIEW IN R-SF-6
b. BED AND BREAKFAST INN

3. ACCESSORY USES
a. SATELLITE DISH (18" OR SMALLER)
b. TRAILS; PEDESTRIAN AND BICYCLE
c. KEEPING OF PETS
d. STORAGE SHED; 100 SQUARE FEET MAXIMUM AND SUBJECT TO ARCHITECTURAL AND MAINTENANCE CONTROLS AND COVENANTS

4. DEVELOPMENT STANDARDS
a. MAXIMUM AVERAGE DENSITY OF TWELVE (12) DWELLING UNITS PER ACRE WITHIN EACH PLANNING AREA
b. MAXIMUM BUILDING HEIGHT - 45 FEET
c. SETBACKS - TO BE ESTABLISHED WITH THE SITE DEVELOPMENT PLAN
d. MINIMUM LOT AREA - TO BE ESTABLISHED WITH THE SITE DEVELOPMENT PLAN
e. MAXIMUM BUILDING COVERAGE - 40%

SECTION 8 | RESIDENTIAL PLANNING AREA R-MF-24

1. PERMITTED USES
a. ANY USE PERMITTED IN THE R-TH-12 PLANNING AREA
b. BED AND BREAKFAST INN

2. USES BY SPECIAL REVIEW
a. ANY USE PERMITTED BY SPECIAL REVIEW IN R-TH-12

3. ACCESSORY USES
a. SATELLITE DISH (18" OR SMALLER)
b. TRAILS; PEDESTRIAN AND BICYCLE
c. KEEPING OF PETS

4. DEVELOPMENT STANDARDS
a. MAXIMUM AVERAGE DENSITY OF TWENTY-FOUR (24) DWELLING UNITS PER ACRE WITHIN EACH PLANNING AREA
b. MAXIMUM BUILDING HEIGHT - 50 FEET
c. SETBACKS - TO BE ESTABLISHED WITH THE SITE DEVELOPMENT PLAN
d. MINIMUM LOT AREA - TO BE ESTABLISHED WITH THE SITE DEVELOPMENT PLAN
e. MAXIMUM BUILDING COVERAGE - 40%

SECTION 9 | PRIVATE OPEN SPACE OSP

1. PERMITTED USES
a. OPEN SPACE
b. GOLF COURSES
c. PARKS, PLAYGROUNDS AND PICNIC AREAS, EXCLUDING CAMPING OR OVERNIGHT PARKING
d. PUBLIC OR PRIVATE MEMBERSHIP CLUBS AND HEALTH CLUBS, INCLUDING INCIDENTAL SHOPS, PERSONAL SERVICE ESTABLISHMENTS, RESTAURANTS AND LOUNGES.
e. COMMUNITY CENTERS
f. COMMUNITY RECREATION FACILITIES
g. IRRIGATION WATER STORAGE FACILITIES

2. USES BY SPECIAL REVIEW
a. EQUESTRIAN TRAILS

3. ACCESSORY USES
a. TRAILS; PEDESTRIAN AND BICYCLE
b. PARKING

4. DEVELOPMENT STANDARDS
a. MAXIMUM BUILDING HEIGHT - 50 FEET
b. SETBACKS - TO BE ESTABLISHED WITH THE SITE DEVELOPMENT PLAN

SECTION 10 | PUBLIC LAND DEDICATION PLD

1. PERMITTED USES
a. OPEN SPACE
b. GOLF COURSES
c. PARKS, PLAYGROUNDS AND PICNIC AREAS, EXCLUDING CAMPING OR OVERNIGHT PARKING
d. PUBLIC SCHOOLS, SCHOOL GROUNDS AND PLAYING FIELDS
e. COMMUNITY CENTERS
f. COMMUNITY RECREATION FACILITIES
g. PUBLIC BUILDINGS INCLUDING, BUT NOT LIMITED TO, LIBRARIES, FIRE AND POLICE STATIONS
h. SUCH OTHER PUBLIC USES NOT INCONSISTENT WITH THE NATURE OF THE SURROUNDING PLANNING AREAS, AS MAY BE PERMITTED BY THE TOWN OF CASTLE ROCK
i. IRRIGATION WATER STORAGE FACILITIES

2. USES BY SPECIAL REVIEW
a. EQUESTRIAN TRAILS

3. ACCESSORY USES
a. TRAILS; PEDESTRIAN AND BICYCLE
b. PARKING

4. DEVELOPMENT STANDARDS
a. MAXIMUM BUILDING HEIGHT - AS PERMITTED IN THE MOST PERMISSIVE ABUTTING PLANNING AREA, EXCEPT FOR SCHOOL GYMNASIUMS THAT ARE LIMITED TO 45 FEET.
b. SETBACKS - AS PERMITTED IN THE MOST PERMISSIVE ABUTTING PLANNING AREA.

SECTION 11 | DEDICATED OPEN SPACE

1. PERMITTED USES
a. OPEN SPACE
b. GOLF COURSES
c. PARKS, PLAYGROUNDS AND PICNIC AREAS, EXCLUDING CAMPING OR OVERNIGHT PARKING
d. PUBLIC SCHOOLS, SCHOOL GROUNDS AND PLAYING FIELDS
e. COMMUNITY CENTERS
f. COMMUNITY RECREATION FACILITIES
g. PUBLIC BUILDINGS INCLUDING, BUT NOT LIMITED TO, LIBRARIES, FIRE AND POLICE STATIONS
h. SUCH OTHER PUBLIC USES NOT INCONSISTENT WITH THE NATURE OF THE SURROUNDING PLANNING AREAS, AS MAY BE PERMITTED BY THE TOWN OF CASTLE ROCK
i. IRRIGATION WATER STORAGE FACILITIES

2. USES BY SPECIAL REVIEW
a. EQUESTRIAN TRAILS

3. ACCESSORY USES
a. TRAILS; PEDESTRIAN AND BICYCLE
b. PARKING

4. DEVELOPMENT STANDARDS
a. MAXIMUM BUILDING HEIGHT - AS PERMITTED IN THE MOST PERMISSIVE ABUTTING PLANNING AREA, EXCEPT FOR SCHOOL GYMNASIUMS THAT ARE LIMITED TO 45 FEET.
b. SETBACKS - AS PERMITTED IN THE MOST PERMISSIVE ABUTTING PLANNING AREA.

SECTION 12 | ACCESSORY USES

1. PERMITTED USES
a. ROADWAYS, BIKE PATHS, PEDESTRIAN TRAILS
b. FENCES AND WALLS
c. SOLAR COLLECTION DEVICES
d. PATIO/GAZEBO
e. FACILITIES FOR THE ACQUISITION, TREATMENT AND STORAGE OF WATER
f. FACILITIES FOR THE COLLECTION, TREATMENT AND DISPOSAL OF SEWAGE
g. FACILITIES FOR THE COLLECTION, TREATMENT AND DISPOSAL OF REUSE WATER
h. DRAINAGE STRUCTURES
i. OPEN SPACE AND PONDS TO INCLUDE STORM WATER DETENTION AREAS
j. UNDERGROUND UTILITY AND COMMUNICATION DISTRIBUTION LINES, PROVIDED THAT NO PUBLIC OFFICES AND REPAIR OR STORAGE FACILITIES ARE MAINTAINED ON THE SITE.

2. USES BY SPECIAL REVIEW
a. ELECTRIC SUBSTATIONS AND GAS REGULATOR STATIONS

3. DEVELOPMENT STANDARDS
a. MAXIMUM BUILDING HEIGHT - AS PERMITTED IN THE MOST PERMISSIVE ABUTTING PLANNING AREA, EXCEPT FOR SCHOOL GYMNASIUMS THAT ARE LIMITED TO 45 FEET.
b. SETBACKS - AS PERMITTED IN THE MOST PERMISSIVE ABUTTING PLANNING AREA.

SECTION 13 | SUBMISSION OF SITE DEVELOPMENT PLANS AND PLATS

1. FOLLOWING THE APPROVAL OF THIS PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS, OWNERS OF THE PD PROPERTY SHALL PRESENT A SITE DEVELOPMENT PLAN FOR ALL OR ANY PORTION OF THE PLANNING AREAS AS THEY ARE READY FOR DEVELOPMENT.

2. NO STRUCTURAL BUILDING PERMIT WILL BE ISSUED UNTIL A SITE DEVELOPMENT PLAN FOR SUCH PLANNING AREA HAS BEEN APPROVED.

3. IF THE SUBDIVISION REGULATIONS OF THE TOWN OF CASTLE ROCK REQUIRE APPROVAL OF A PLAT BY TOWN COUNCIL PRIOR TO SALE OR TRANSFER OF THE PROPERTY, IN WHOLE OR IN PART, IS PERMITTED WITHOUT PRIOR APPROVAL OF A SITE DEVELOPMENT PLAN, PROVIDED THE PLAT HAS BEEN APPROVED AND CONTAINS THE FOLLOWING LANGUAGE.

"PURSUANT TO THE TOWN OF CASTLE ROCK ORDINANCE NO. 83-16, NO BUILDING PERMIT WILL BE ISSUED FOR THE ERECTION OF ANY STRUCTURAL IMPROVEMENT IN ANY AREA DESCRIBED HEREON FOR WITH A SITE DEVELOPMENT PLAN HAS NOT BEEN APPROVED BY THE TOWN OF CASTLE ROCK TOWN COUNCIL."

SECTION 14 | TRANSITIONAL USE

1. AFTER APPROVAL OF THE CRYSTAL VALLEY RANCH PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS, AMENDMENT NO. 7 INCORPORATED HEREIN BY REFERENCE, ANY PORTION OR PORTIONS OF THE PROPERTY DESCRIBED ABOVE THAT HAS NOT BEEN SUBJECT TO AN APPROVED SITE DEVELOPMENT PLAN AND PLAT, MAY BE USED FOR AGRICULTURAL PURPOSES UNTIL APPROVAL OF THE SITE DEVELOPMENT PLAN AND PLAT FOR THE SUBJECT PROPERTY. AGRICULTURAL USES, FOR THE PURPOSE OF THIS SECTION, SHALL MEAN FARMING, RANCHING, GRAZING, GARDENING, BUILDINGS AND OUT-BUILDINGS PERTAINING THERETO. IT SHALL NOT BE DEEMED TO INCLUDE COMMERCIAL FEED YARDS, COMMERCIAL POULTRY OR PIG FARMS, FUR FARMS OR KENNELS.

2. ANY ACTIVITY PERMITTED BY THIS SECTION SHALL BE CONSIDERED TO BE A VALID PRE-EXISTING NON-CONFORMING USE WITHIN THE AREA DESCRIBED ABOVE UNTIL APPROVAL OF A SITE DEVELOPMENT PLAN OR PLAT FOR THE SUBJECT AREA.

3. SUCH TRANSITIONAL USE AREAS SHALL BE CLOSED TO VEHICULAR TRAFFIC AND OFF-ROAD RECREATIONAL MOTOR VEHICLES, EXCEPT FOR AGRICULTURAL VEHICLES AND IMPLEMENTS, EMERGENCY VEHICLES, VEHICLES ENGAGED IN UTILITY AND OTHER MAINTENANCE WORK, AND DESIGNEES OF THE DEVELOPER.

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CVR

Legacy Consulting Engineers

Crystal Valley Ranch
Planned Development, Amendment No. 7
Town Project No. PDP 25-00__

PD Plan and Zoning Regulations

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