Use by Special Review - Tennant Finish
Citadel Station Filing #4, Block 1, Lot 1
Town of Castle Rock, County of Douglas, State of Colorado
680 Atchison Suite #500
USR21-0002

Sheet Index

1 Cover Sheet
2 Site Plan & notes

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

_____

KISLEV REALTY INVESTMENTS, LLC

SIGNED THIS _____ DAY OF _____, 20_____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20_____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

PLANNING COMMISSION APPROVAL

THIS USE BY SPECIAL REVIEW—TENNANT FINISH WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON

THE _____ DAY OF _____, 20_____.

_____ _____

CHAIR DATE

ATTEST:

_____ _____

DIRECTOR OF DEVELOPMENT SERVICES DATE

Lot 1, Block 1
Citadel Station Filing #4
Project #: USR21-0002

Purpose Statement

Receive a Use by Special Review approval to operate a gym facility as required per the General Industrial I-2 zoning district.

Legal Description

Citadel Station Filing #4, Block 1, Lot 1

Owner

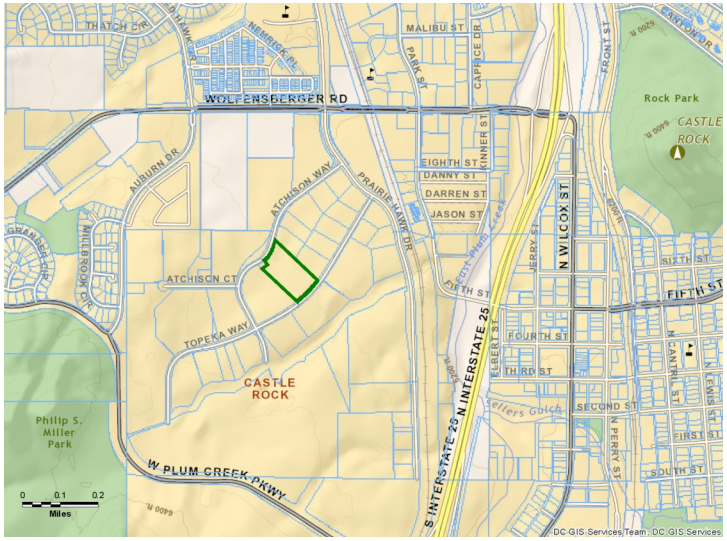
Kislev Realty Investments LLC

Operator

Bom Jitsu, LLC

Zoning Comparison Table

	Proposed	Required/Allowed
Zoning	I-2	I-2
Use	Gym	Allowed - UBSR
Parking	12	12
	4 * 3000 sq. ft./1000 sq. ft.	4 spaces per 1,000 sq. ft.



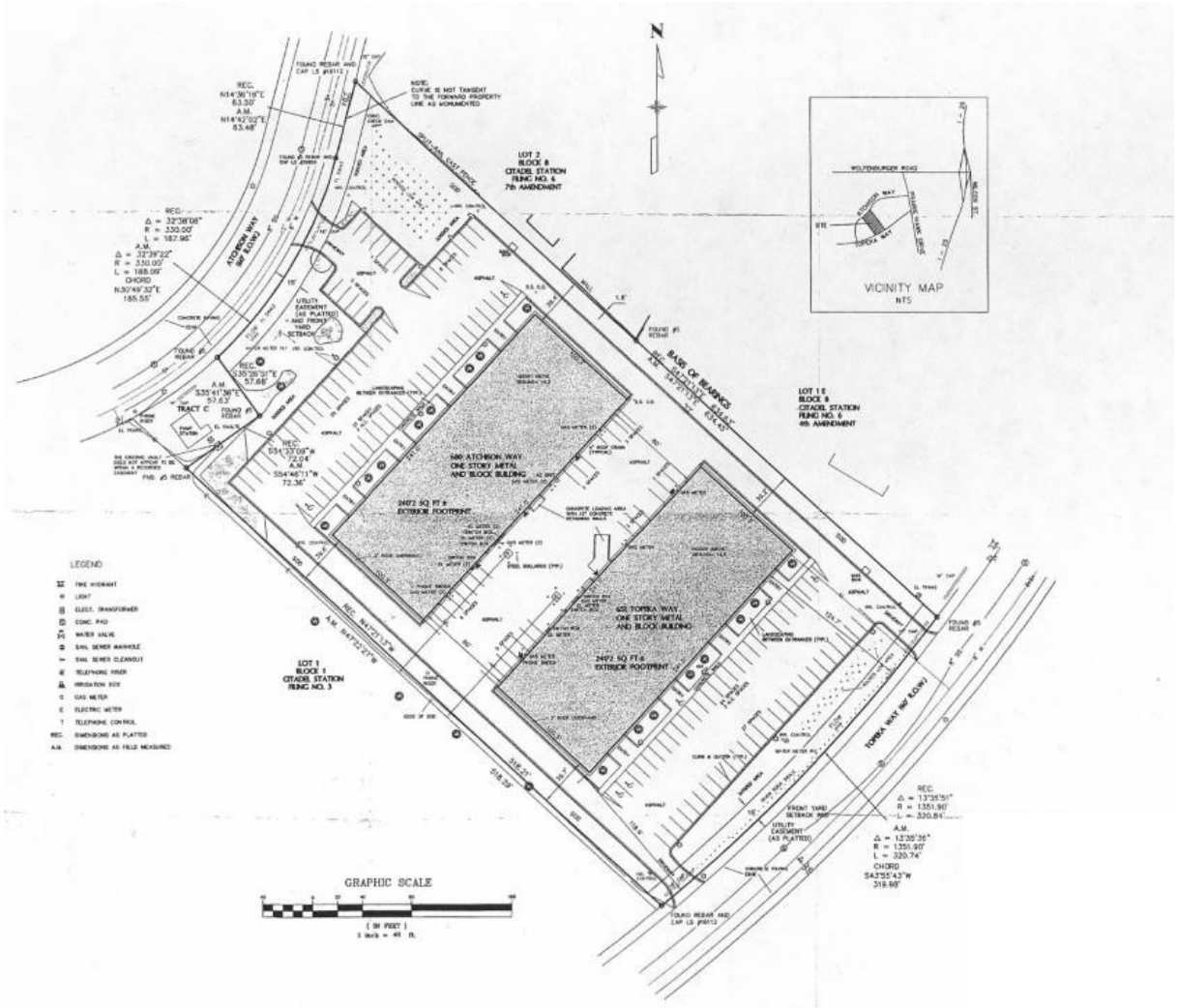
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General Notes

1) Approval of this Use by Special Review - Tennant Finish does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to appropriate procedures for approval.
2) This site is zoned General Industrial I-2.
3) The number of parking spaces has been set based on the proposed uses on this USR - Tennant Finish and Chapter 17.54 of the Castle Rock Municipal Code. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal code will require an amendment to this USR - Tennant Finish

Operational Notes

1) No site changes proposed
2) Suite #500 occupies 3,000 square feet within 680 Atchison Way
3) Hours of operation are 6 am to 8 pm



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