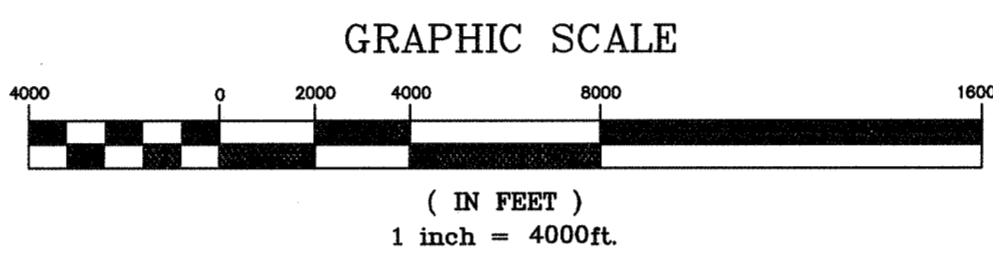
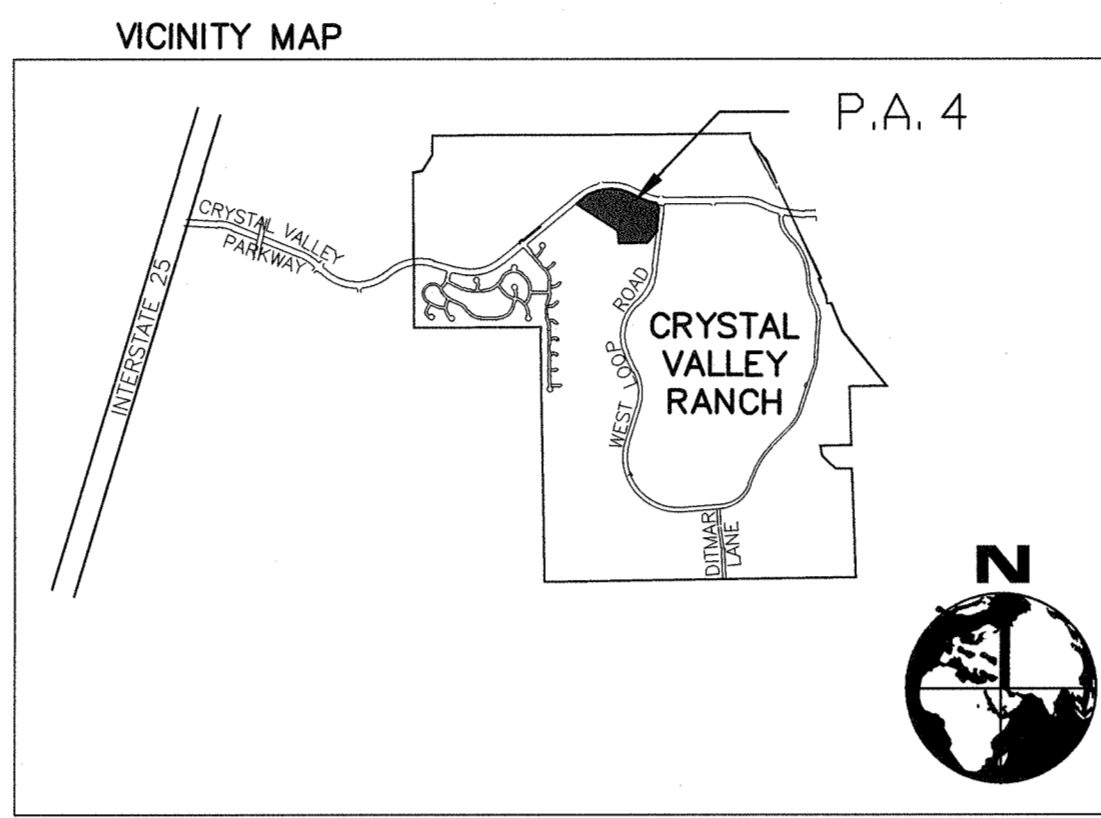


# CRYSTAL VALLEY RANCH

## Planned Development Plan Amendment No. 5

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



### PURPOSE STATEMENT:

THE PURPOSE OF THIS AMENDMENT IS TO REDUCE THE MAXIMUM PERMITTED UNITS IN P.A. 4 BY 52 UNITS WITH NO CHANGES TO THE LAND USE AREA.

### LEGAL DESCRIPTION

LOTS 1 THROUGH 140 AND TRACTS A THROUGH G, CRYSTAL VALLEY RANCH FILING NO. 11 RECORDED APRIL 9, 2018 UNDER RECEPTION NO. 2018020571, COUNTY OF DOUGLAS, STATE OF COLORADO

### PDP Standard Notes

- The mineral rights associated with this development have been severed. Notification of development hearings before Planning Commission and Town Council were provided to owners of mineral estates at time of original PDP review and approval. This PDP amendment proposes surface development consistent with original PDP.
- This site does not lie within a mapped FEMA Flood Zone per map 08035C0304G
- This site is within the Town of Castle Rock tan water pressure zone.
- 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.
- Right-of-way for ingress and egress for emergency vehicles is granted over, across, on and through any and all private roads and drives.
- This development plan is impacted by the Town of Castle Rock Skyline/Ridge/line Protections Regulations. Skyline/Ridge/line areas must adhere to Chapter 17.48 of the Town of Castle Rock Municipal Code regarding mitigation procedures.

### 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:

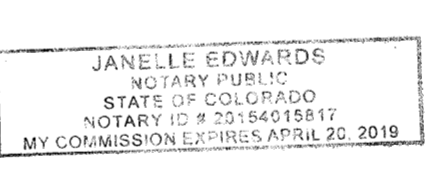
THE UNDERSIGNED ARE ALL THE OWNERS OF THE PROPERTY DESCRIBED HEREON IN THE TOWN OF CASTLE ROCK.

RICHMOND AMERICAN HOMES OF COLORADO, INC.  
A DELAWARE CORPORATION

*Paul M. ...*  
BY \_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF October, 2018  
BY Paul M. ... SVP OF RICHMOND AMERICAN HOMES OF COLORADO, INC.  
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 4-20-2019

*Janelle Edwards*  
NOTARY PUBLIC



### TITLE CERTIFICATION:

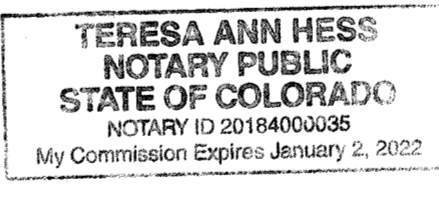
I, Scott Bennett, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGES AND LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 16th DAY OF October, 2018

*Scott Bennett*  
AUTHORIZED REPRESENTATIVE  
*Land Title Guarantee Company*  
LAND TITLE GUARANTEE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF October, 2018, BY Scott Bennett AS AUTHORIZED REPRESENTATIVE OF HERITAGE TITLE COMPANY.

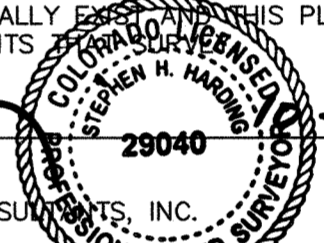
WITNESS MY HAND AND SEAL.  
*Teresa Ann Hess*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 2/2/2022  
ADDRESS: 5975 Greenwood Plaza, Green Wood Village 2011



### SURVEYOR'S CERTIFICATE:

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

*Stephen H. Harding*  
STEPHEN H. HARDING  
COLORADO P.L.S. NO. 29040  
FOR AND ON BEHALF OF EMK CONSULTANTS, INC.



### PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 27 DAY OF Aug, 2018.

*Chair*  
CHAIR  
12 Oct 2018  
DATE

*Director*  
DIRECTOR OF DEVELOPMENT SERVICES  
10/16/18  
DATE

### TOWN COUNCIL APPROVAL

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 12 DAY OF Sept, 2018.

*Mayor*  
MAYOR  
11-6-18  
DATE

*Town Clerk*  
TOWN CLERK  
11-6-18  
DATE



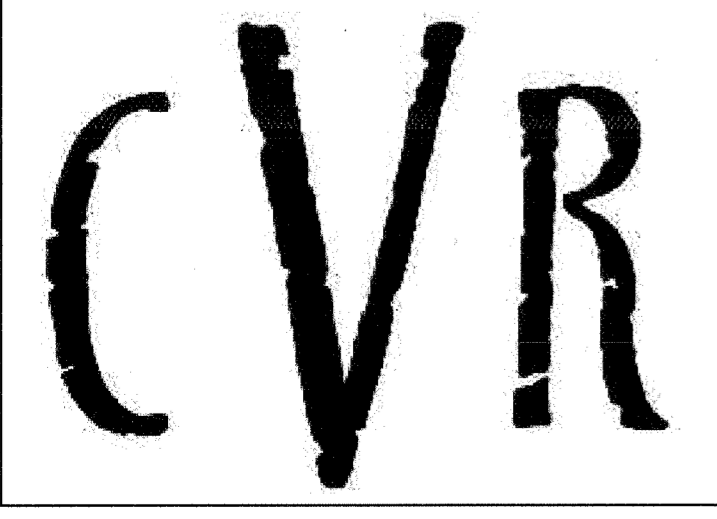
### DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE:

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:01 am ON THE 8th DAY OF 2018 AT RECEPTION NO. 2018067901.

*Deputy*  
DOUGLAS COUNTY CLERK AND RECORDER  
DEPUTY



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Sheet 1 of 2: Title Sheet  
Sheet 2 of 2: PD  
Sheet 1 of 2

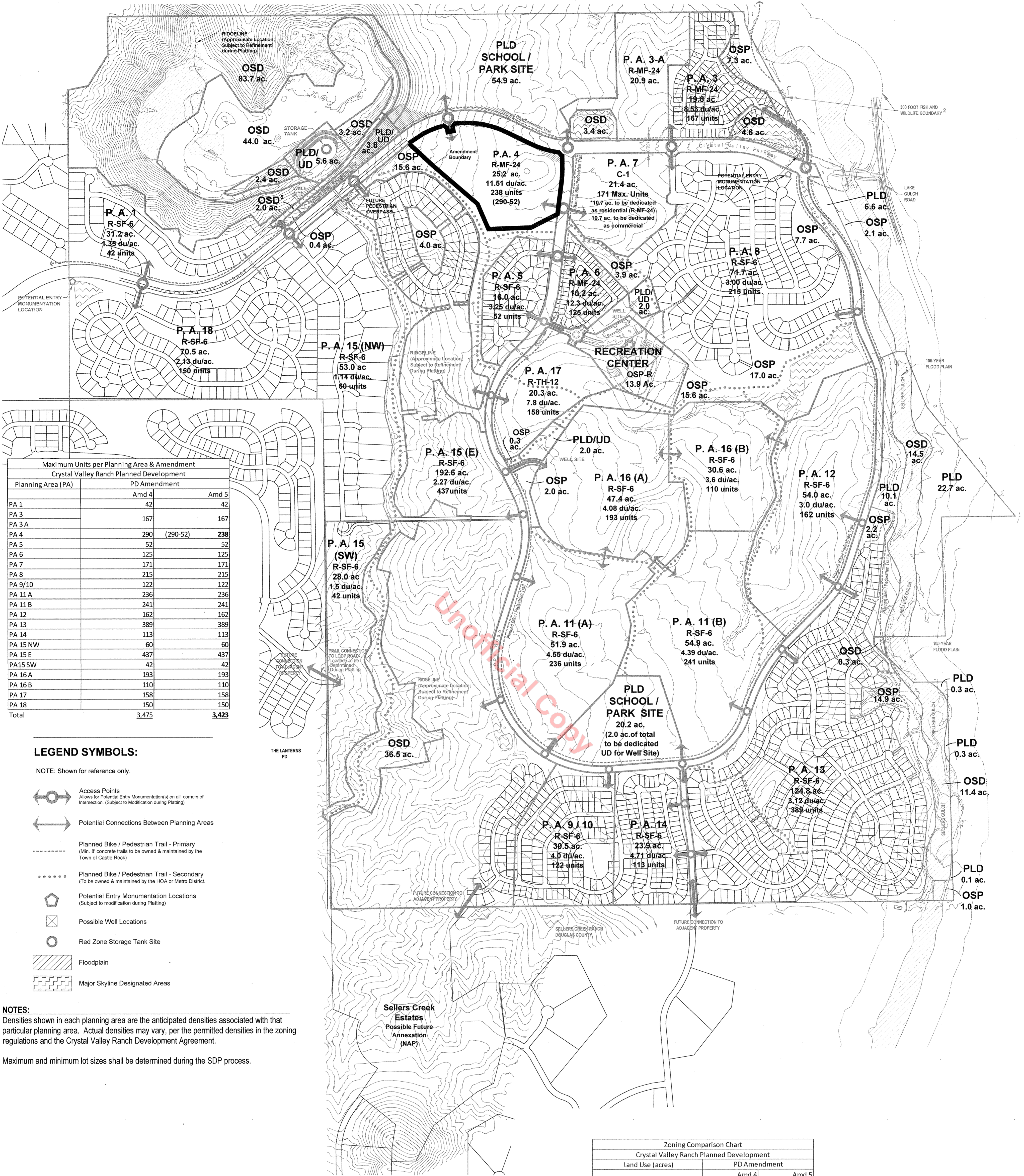


Crystal Valley Ranch  
Planned Development Plan  
Amendment No. 5  
Project No. PDP18-0005

# CRYSTAL VALLEY RANCH

## Planned Development Plan Amendment No. 5

A PARCEL OF LAND LYING IN THE WEST OF SECTION 24, TOWN 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



Planning Area (PA)	PD Amendment	
	Amd 4	Amd 5
PA 1	42	42
PA 3		
PA 3 A	167	167
PA 4	290	238
PA 5	52	52
PA 6	125	125
PA 7	171	171
PA 8	215	215
PA 9/10	122	122
PA 11 A	236	236
PA 11 B	241	241
PA 12	162	162
PA 13	389	389
PA 14	113	113
PA 15 NW	60	60
PA 15 E	437	437
PA 15 SW	42	42
PA 16 A	193	193
PA 16 B	110	110
PA 17	158	158
PA 18	150	150
<b>Total</b>	<b>3,475</b>	<b>3,423</b>

**LEGEND SYMBOLS:**

NOTE: Shown for reference only.

- 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  
(To be owned & maintained by the HOA or Metro District)
- Planned Bike / Pedestrian Trail - Secondary  
(To be owned & maintained by the HOA or Metro District)
- Potential Entry Monumentation Locations  
(Subject to modification during Platting)
- Possible Well Locations
- Red Zone Storage Tank Site
- Floodplain
- Major Skyline Designated Areas

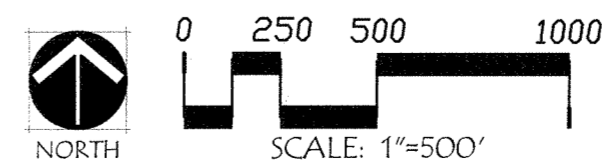
**NOTES:**  
Densities shown in each planning area are the anticipated densities associated with that particular planning area. Actual densities may vary, per the permitted densities in the zoning regulations and the Crystal Valley Ranch Development Agreement.

Maximum and minimum lot sizes shall be determined during the SDP process.

Land Use (acres)	PD Amendment	
	Amd 4	Amd 5
R-SF-6	845.6	845.6
R-TH-12	20.3	20.3
R-MF-24	86.6	86.6
<b>TOTAL RESIDENTIAL ACREAGE</b>	<b>952.5</b>	<b>952.5</b>
COMMERCIAL	10.7	10.7
PLD	128.6	128.6
OSP	108.0	108.0
OSP-R	13.9	13.9
OSD	161.9	161.9
BUTTE	44.0	44.0
ROW	79.6	79.6
<b>TOTAL PD ACREAGE</b>	<b>1,499.2</b>	<b>1,499.2</b>

Sheet Index  
Sheet 1 of 2: Title Sheet  
Sheet 2 of 2: PD

Sheet 2 of 2



**Crystal Valley Ranch  
Planned Development Plan  
Amendment No. 5**  
Project No. PDP18-0005

**CRYSTAL VALLEY RANCH**  
**(Plum Creek South)**

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**Preliminary PD Zoning Regulations**  
**Major Amendment No. 4**

**Wednesday, October 12, 2011**

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## **Section I General Provisions**

### **1.1 Adoption / Authorization**

The Town Council has adopted the Crystal Valley Ranch (Plum Creek South) Preliminary PD Site Plan Major Amendment and Zoning Regulation pursuant to section 17.60 of Title 17 (Zoning) of the Castle Rock Municipal Code after appropriate notice and hearing.

### **1.2 Applicability**

The Crystal Valley Ranch (Plum Creek South) Preliminary PD Site Plan Major Amendment and Zoning Regulations shall run with and bind all landowners of record, their successors, heirs, or assigns of the land as approved by the Castle Rock Town Council.

### **1.3 Maximum Level of Development**

The total number of dwelling units or total commercial, industrial or other non-residential floor area approved for development within the established Use Areas is the maximum allowed for platting and development. The accrual number of swellings or floor area approved will be determined at the Final PD Site Plan / Final Plat stage of review.

### **1.4 Phasing**

The phasing order indicated on the Crystal Valley Ranch (Plum Creek South) Preliminary PD Site Plan Major Amendment is advisory in nature and is not to be construed as obligatory upon the Developer.

### **1.5 Relationship to the Town of Castle Rock Regulations**

The provisions of this Preliminary PD Site Plan shall govern the development of The Lanterns PD; provided, however, that the relevant provisions of the Castle Rock Municipal Code, as the same may be amended from time to time, are also applicable to the Preliminary PD Site Plan and Zoning Regulations, and, in the event of a conflict, the provisions of the Municipal Code shall prevail. PROVIDED HOWEVER, Such new or revised provisions of the Castle Rock Municipal Code or other Town regulations ("NEW REGULATIONS") shall apply to those portions of the Lanterns PD that are subject to an approved Final PD Site Plan at the time the NEW REGULATIONS become effective ONLY TO THE EXTENT THAT THE NEW REGULATIONS DO NOT CONFLICT WITH THE FINAL PD SITE PLAN.

### **1.6 Severability of Provisions**

In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

### **1.7 Development Agreement**

In addition to these regulations, certain provisions of the development of this PD property are controlled by an agreement between the Town of Castle Rock and the PD property owners. This development agreement is subject to those revisions and amendments adopted as part of the Major Amendment No. 4 to the Preliminary PD Site Plan as approved by the Town on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, by Ordinance No. \_\_\_\_\_.

### **1.8 Relationship to Previous Zoning Regulations**

These zoning regulations supersede any other previously adopted regulations for those portions of Crystal Valley Ranch (Plum Creek South) included in the Preliminary PD Site Plan Major Amendment.

## Section II Definitions

In addition to the standard definitions found in the Town of castle Rock Zoning Ordinance (Title 17), the following definitions of terms shall apply to this PD:

**2.1 Apartment 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; apartment units, condominium units and townhome units.

**2.2 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, apartment units, condominium units and townhome units.

**2.3 Building Ground Coverage**

As established in the Preliminary Plat/Final PD Site Plan and where not provided for in the Preliminary Plat/FPDSP Municipal Code will define.

**2.4 Building Height**

As established in the Preliminary Plat/Final PD Site Plan and where not provided for in the Preliminary Plat/FPDSP Municipal Code will define.

**2.5 Building Setback**

As established in the Preliminary Plat/Final PD Site Plan and where not provided for in the Preliminary Plat/FPDSP Municipal Code will define.

**2.6 Community Recreational Facilities**

Indoor or outdoor structures or areas for community recreation to include, but not be limited to swimming pools, tennis courts, facilities for other indoor or outdoor recreational activities together with incidental restaurants, lounges, shops and personal service establishments.

**2.7 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 underneath such units. All common elements or facilities including the land are owned in undivided interest, in common, by individual unit owners.

**2.8 Detached Dwelling Units**

Dwelling units which are not physically connected to other dwelling units. As used herein, the term detached dwelling units shall include, but not be limited to single family units and patio homes.

**2.9 Developer**

Crystal Valley Ranch Development Company, LLC, or its successors or assigns as Developer.

**2.10 Mother-In-Law or Nanny Unit**

A dwelling associated with the main dwelling that is integrated in the overall design of the 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 closest to the ridgeline where the nanny 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. Occupants of these units shall be related to the family residing in the main residence by blood or marriage, or be full time employees of the family residing in the main residence.

**2.11 Off-Street Parking**

Parking located in areas other than on public streets, or private streets which are utilized by more than one dwelling unit. Such off-street parking may be either enclosed or unenclosed.

**2.12 Open Space, Private**

Space, suitable for landscaping, passive and/or active recreation, gardens, view protections and enhancement, and/or other appropriate uses, which is to remain in private ownership.

**2.13 Patio Home Units**

Single family units clustered in close proximity to each other commonly, but not necessarily, utilizing zero lot lines. Common undivided ownership of elements or facilities which are located in areas other than the lots surrounding such units is permitted.

**2.14 Residential Density Transfer**

To provide flexibility, (in that this project must be responsive to changing conditions over a long planning and development period, an upper limit on density of twenty percent (20%) over the permitted density in each planning area may be permitted by the town Council at the time of and as part of the Final PD Site Plan/ Final Plat review process; provided, however, that the total permitted residential density upon the Land shall not exceed 2,567 dwelling units.

**2.15 Single Family Units**

Dwelling units not sharing common walls. Single family unit owners will own the land beneath such units and the land surrounding such units. Common undivided ownership of elements or facilities which are located in areas other than the lots surrounding such units is permitted.

**2.16 Temporary Sales Office / Model Units and Construction Trailers**

Temporary sales offices and/or construction trailers may be manufactured or portable structures placed on a development site for the duration of the construction and/or sales period or a phase or phases of a project and 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 process which are ultimately for-sale units.

**2.17 Townhome Units**

Dwelling units which share common vertical walls or abutting walls. Townhome unit owners will own the land beneath such units and may own land surrounding such units, provided, however that common, undivided ownership of certain common elements or facilities is also permitted.

## **Section III Control Provisions**

### **3.1 Use Area Boundaries**

There shall be limited flexibility in determining the exact location of Land Use Area Boundaries as depicted on the PD Site Plan due to the scale of the drawings and the diagrammatic depiction of the Land Use Areas. However, a fifteen percent (15%) change or adjustment to parcel boundaries may be made at Final PD Site Plan. No reduction in the overall open space or public Land Dedication shall result.

### **3.2 Road Alignments**

The preliminary PD Site Plan Major Amendment is intended to depict general locations of roadways. Recognizing that final road alignments are subject to engineering studies, minor road realignments of streets are expected, and can be accomplished by the developer through the platting process without any amendment to these regulations or to the Preliminary PD Site Plan Major Amendment itself. Major road realignments, as determined by the Town of Castle Rock Planning Director, shall follow the PD Amendment procedure as provided in the Town of Castle Rock Code.

### **3.3 Use Area Location Amendments**

The Town Council, at the time of Final PD Site Plan/ Final Plat review, may permit relocation of all or part of any residential use area to any other location designated on the Preliminary PD Site Plan Major Amendment for residential use, provided; (i) the overall total permitted number of dwelling units for Crystal Valley ranch (Plum Creek South) will not thereby be increased; (ii) the overall density within an area does not increase by more than the amount dictated in the Development Agreement; and (iii) that the height criteria set forth elsewhere in the Ordinance will not thereby be violated.

Such amendments, if permitted by the Town Council, shall constitute amendments to the Preliminary Pd Site Plan for Crystal Valley Ranch (Plum Creek South) and will not require separate approval.

## **Section IV Overall Project Standards**

The standard zoning requirements of the Town of Castle Rock Zoning Ordinance 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:

### **4.1 Parking**

Off street parking is required of all land uses. Except as otherwise specifically provided herein, the number and size of all required parking spaces are to be in conformance with the applicable Town of Castle Rock Zoning Regulations at the time of approval of Final PD Site Plan, unless Developer can demonstrate to the satisfaction of the Town Council, at the time of Final PD Site Plan review, that provision of a lesser number of spaces or spaces of lesser size will still provide adequate off-street parking for the proposed use.

### **4.2 Building Envelopes**

The following standards shall apply to any use area platted at a density that is lower than 2 dwelling units/acre:

**4.2.1** 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 as to size and dimensions to be illustrated on the Final PD Site Plan.

**4.2.2** Building envelopes or centroids for single family detached residences, including patio and cluster homes, shall include all clearing, grading, construction, introduced irrigated landscaping and impervious areas, with the exception of connection driveways of ingress/egress and utility connections.

### **4.3 Street Standards**

In certain planning areas, including PA-15, the street grades may exceed the Town's maximum allowable grades. This will be allowed, as allowed in the Town Regulations, and/or provided that it can be demonstrated to the Town's satisfaction that the road design is safe and meets the Town's need for sight distance. The Developer will be required to obtain a separate approved variance from the Town's Public Works Department in order to exceed the maximum allowable grades.

### **4.4 Lighting**

The lighting restrictions imposed by the Skyline/Ridgeline Ordinance shall apply to all areas regulated by Chapter 17.14 and shall include any use area platted at a density that is lower than 2 dwelling units/acre. All lighting shall be in conformance with Town regulations.

### **4.5 Temporary Uses**

Construction offices and material storage shall be permitted in all use areas during and for a period of thirty (30) days after cessation of actual construction in those areas being served by such construction office or material storage area.

### **4.6 Additional Design Standards**

Additional standards regulating material and color standards and architectural control covenants will be included with the Final PD Site Plan / Final Plat submission.

**4.6.1 Building Siding.**

All building siding shall cover exposed foundations to grade level, except as required by Applicable Building Code (usually 18 inches off of grade).

**4.7 Fencing**

**4.7.1** Lots adjacent to open space will be required to be "low-fence" lots. For these lots, perimeter fences would be limited to a maximum height of four (4) feet and would consist of a minimum level of transparency, such as split rail or open rail.

**4.7.2** In use areas platted at a density that is lower than 2 dwelling units/acre, "privacy fences" would be limited to areas around patios or areas of improved lawns and will not be permitted to extend beyond building envelopes or centroids.

**4.7.3** Additional fencing guidelines will be provided in future codes, covenants, contracts and/or easements.

**4.8 Buffer Areas**

In each instance where non-residential use areas within the Land abut residential uses outside of the Land, a twenty-five (25) foot private open space easement shall be provided. Such open space easements must be kept free of buildings or structures, and must be landscaped, screened or protected by natural features, so that the adverse effects on abutting areas are minimized.

**4.9 Landscaping**

Landscape design regulations will be provided in future codes, covenants, contracts, and/or easements and shall require efficient water demand landscapes. All landscaping shall be conformance with Town regulations.

**4.9.1 Grading / Drainage**

No individual lot or open space grading/drainage shall be allowed to vary from the Final Plat Grading Plan without the written approval of Crystal Valley Ranch and its Engineer(s). Any unauthorized work performed will be required to be returned to the specified grade by the individual(s) or organization(s) that authorized the change without proper approval.

**4.9.2 Retaining Walls**

All retaining walls adjacent to Public Street Right-of-Way are to be constructed of grey granite (or equal), matching the existing walls located throughout Crystal Valley Ranch. All material to be approved by Developer prior to construction.

**4.10 Accessory Structures**

Accessory structures area allowed as permitted by the individual use area development regulations.

**4.11 Compliance with Skyline/Ridgeline Protection Regulations**

All areas within Crystal Valley Ranch (Plum Creek South) that area identified as within the Skyline/Ridgeline protection area as shown on the District Map shall be in compliance with Chapter 17.14 of the Castle Rock Municipal Code.

**Section V  
General Use Areas**

Land Use Area	Density / FAR	Acreage	% of Total Acres	Units
Residential R-SF-6	1.0 – 6.0	608.1	56%	1978
Residential R-TH-12	6.0 – 12.0	20.3	2%	158
Residential R-MF-24	12.0 – 24.0	86.6	8%	753
Commercial, Neighborhood C-1	0.4	10.7	1%	
Commercial, Resort C-2	0.4	0	0%	
Open Space, Private OSP	--	69.7	6%	
Open Space, Private Recreation OSP-R		13.9	1%	
Open Space, Dedicated OSD	--	136	13%	
Open Space, Dedicated Butte	--	44	4%	
Public Land Dedication PLD	--	28	3%	
Right of Way ROW	--	70.4	6%	
Total	--	1087.7	100%	2889

## Section VI Residential Use Area R-SF-6

### 6.1 Development Regulations

- A. Maximum average density of six (6) dwelling units/acre within each such use area
- B. Maximum Building Height – 35 feet
- C. Setbacks – to be established at Final PD Site Plan
- D. Minimum lot area – to be established at Final PD Site Plan

### 6.2 Permitted Uses

- A. Attached or detached dwelling units, garages and accessory structures
- B. Indoor or outdoor community recreation 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. Schools, public
- H. Swimming pools and spas
- I. Tennis courts, private
- J. Small in home day care subject to the licensing requirements of the State
- K. Foster family care subject to the licensing requirements of the State
- L. Elderly assisted living subject to Colorado State licensing requirements

### 6.3 Use by Special Review

- A. Religious facilities
- B. School, private
- C. Day care centers

### 6.4 Accessory Uses:

- A. Satellite dish (18" or smaller)
- B. Trails, pedestrian and bicycle.
- C. Keeping of pets in accordance with Town Regulations
- D. Parking
- E. Storage shed, 120 sq. ft. maximum and subject to architectural and maintenance controls/ covenants

### 6.5 Accessory Use by Special Review:

- A. Equestrian trails

**Section VII  
Residential Use Area R-TH-12**

**7.1 Development Regulations**

- A. Maximum average density of twelve (12) dwelling units/acre within each such use area
- B. Maximum Building Height – 45 feet  
(may be increased by 5' at Final PD Site Plan upon Town review)
- C. Setbacks – to be established at Final PD Site Plan/Final Plat
- D. Minimum lot area – to be established at Final PD Site Plan/Final Plat
- E. Maximum building coverage – 40%
- F. Minimum open space / landscape area – per Town Standards

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**7.2 Permitted Uses**

- A. Any use permitted by right in the R-SF-6 area
- B. Multi-family dwelling units to include, but not be limited to, apartments, condominiums, patio homes and townhomes.

**7.3 Use by Special Review**

- A. Any use permitted by right in the R-SF-6 area
- B. Bed and breakfast inn

**7.4 Accessory Uses:**

- A. Satellite dish (18" or smaller)
- B. Trails, pedestrian and bicycle
- C. Keeping of pets - in accordance with Town Regulations
- D. Parking
- E. Storage shed, 100 sq. ft. maximum and subject to architectural and maintenance controls/ covenants
- F. Playgrounds

**Section VIII**  
**Residential Use Area R-MF-24**

**8.1 Development Regulations**

- A. Maximum average density of twenty-four (24) dwelling units/acre within each such use area
- B. Maximum Building Height – 50 feet  
(may be increased by 5' at Final PD Site Plan upon Town review)
- C. Setbacks – to be established at Final PD Site Plan/Final Plat
- D. Minimum lot area – to be established at Final PD Site Plan/Final Plat
- E. Maximum building coverage – 40%
- F. Minimum open space / landscape area – per Town Standards

**8.2 Permitted Uses**

- A. Any use permitted by right in the R-TH-12 area
- B. Bed and breakfast inn
- C. Schools, public

**8.3 Use by Special Review**

- A. Any use permitted by right in the R-TH-12 area

**8.4 Accessory Uses:**

- A. Satellite dish (18" or smaller)
- B. Trails, pedestrian and bicycle
- C. Keeping of pets - in accordance with Town Regulations
- D. Parking
- E. Playgrounds

## Section IX Commercial, Neighborhood C-1

### 9.1 Development Regulations

- A. Maximum FAR – 0.40
- B. Maximum Building Height – 35 feet
- C. Setbacks – to be established at Final PD Site Plan
- D. Maximum building coverage – 35%
- E. Minimum open space / landscape area – per Town Standards

### 9.2 Permitted Uses

- A. Community centers
- B. Convenience stores (may include gasoline service and drive through car washes)
- C. Financial institutions (including drive through facilities)
- D. Laundries and dry-cleaning establishments
- E. Liquor stores
- F. Offices, professional, medical and commercial
- G. Parking lots
- H. Personal service establishments
- I. Places of public assembly, entertainment and recreation, including theaters and recreation centers
- J. Public and private community services
- K. Public or private membership clubs and health clubs
- L. Restaurants, lounges and fast food establishments with drive thru
- M. Retail stores, sales and display rooms and shops
- N. Service related businesses
- O. Day care centers
- P. Single-family attached dwellings
- Q. Multi-family attached dwellings
- R. Small animal clinics
- S. Religious facilities

### 9.3 Use by Special Review

- A. Caretaker's residence
- B. Mortuary
- C. Automotive service facilities

### 9.4 Accessory Uses:

- A. Satellite dish (18" or smaller)
- B. Parking

**Section X**  
**Private Open Space - OSP**

**10.1 Development Regulations**

- A. Maximum Building Height – 30 ft
- B. Setbacks – to be established at Final PD Site Plan

**10.2 Permitted Uses**

- A. Open space

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**10.3 Accessory Uses:**

- A. Parking
- B. Trails, pedestrian and bicycle
- C. Equestrian trails
- D. Picnic shelters and restroom facilities

**10.4 Use by Special Review:**

- A. Irrigation water storage facilities

## Section XI Private Open Space Recreation - OSP-R

### 11.1 Development Regulations

- A. Maximum Building Height – 50 feet
- B. Setbacks – to be established at Final PD Site Plan/Final Plat

### 11.2 Permitted Uses

- A. Open space
- B. Parks, playgrounds and picnic areas, excluding camping and overnight parking
- C. Community recreation facilities
- D. Irrigation water storage facilities

UNOFFICIAL COPY

### 11.3 Accessory Uses:

- A. Parking
- B. Trails, pedestrian and bicycle
- C. Equestrian trails

### 11.4 Use by Special Review:

- B. Public or private membership clubs and health clubs, including incidental shops, service establishments, restaurants and lounges.
- C. Community centers

## Section XII

### Public Land Dedication - PLD

#### 12.1 Development Regulations

- A. Maximum Building Height – 50 feet
- B. Building setbacks - Determined at time of final PD site plan but in no case less than 30 feet from adjacent residential zoning

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#### 12.2 Permitted Uses

- A. Open space
- B. Parks, playgrounds and picnic areas, excluding camping and overnight parking
- C. Golf courses
- 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 surrounding use areas, as may be permitted by the Town of Castle Rock
- I. Water storage facilities
- J. Storm water drainage detention areas
- K. Well fields

#### 12.3 Accessory Uses:

- A. Parking
- B. Trails, pedestrian and bicycle
- C. Equestrian trails

**Section XIII**  
**Open Space Dedication—OSD**

**13.1 Permitted Uses**

- A. Passive open space
- D. Such other public uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock
- E. Utility and drainage facilities
- F. Picnic shelters and restroom facilities

UNOFFICIAL COPY

**13.2 Accessory Uses:**

- A. Parking
- B. Trails, pedestrian and bicycle
- C. Equestrian trails

## **Section XIV Accessory Uses**

### **14.1 Accessory Uses Permitted In All Use Areas**

- A. Roadways, bike paths and pedestrian trails
- B. Fences and walls
- C. Solar (and wind) 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 spaces and lakes to include storm water drainage detention areas
- J. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)

### **14.2 Accessory Uses Permitted by Special Review In All Use Areas:**

- A. Electrical substations and gas regulator stations

**Section XV**  
**Submission of Final Planned Unit Development Plans and/or Plats**

- 15.1** Following the approval of this Ordinance, the Owners of tracts within the Land shall present a Final PD Site Plan / Final Plat for all or any portion or portions of the general use areas as they are ready for development.
- 15.2** No structural building permit will be issued until a Final PD Site Plan / Final Plat for such areas have been presented to and approved by the Town.
- 15.3** In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a final plat by the Town council prior to sale or transfer of lands, a sale or transfer of a portion or portions of the Land is permitted without prior approval of a final site plan, provided a final plat has been approved, which must contain the following language:

"Pursuant to the Town of Castle Rock, Municipal Code, no building permit will be issued for the erection of any structural improvement in any area described hereon for which a final site plan has not been approved by the Town of Castle Rock."

**Section XVI  
Transitional Use**

**16.1** After approval of the Preliminary PD Site Plan Major Amendment incorporated herein by reference, any portion or portions of the property described above, which has not been subject to a Final PD Site Plan/Final Plat, may be used for agricultural purposes until approval of a Final PD Site Plan/Final Plat for the area or areas in question. Agricultural uses, for purposes of this section, shall mean farming, ranching, 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.

**16.2** Any activity permitted by this Section shall be considered to be a valid pre-existing non-conforming use within the area described above until a Final PD Site Plan/Final Plat for such area or area has been approved.

**16.3** Such transitional use areas shall be closed to vehicular traffic and off road recreational motor biking excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the Developer.

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**ORDINANCE NO. 2011-35**

**AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING MAJOR AMENDMENT NUMBER FOUR TO THE CRYSTAL VALLEY RANCH PRELIMINARY PD SITE PLAN AND PD ZONING REGULATIONS, AND APPROVING THE CRYSTAL VALLEY RANCH SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT AND EXTENDING THE VESTING PERIOD FOR THE SITE SPECIFIC DEVELOPMENT PLAN; AND PROVIDING FOR ITS EMERGENCY ADOPTION ON SECOND AND FINAL READING**

**WHEREAS**, the owners of the undeveloped portion of the Crystal Valley Ranch PD (Owners) which area is described in the attached *Exhibit 1* (Property) have requested that the Crystal Valley Ranch Second Amended and Restated Development Agreement be amended in certain respects including extension of the time that the Crystal Valley Ranch Preliminary PD Site Plan (Site Plan) is contractually vested pursuant to statute and ordinance; and

**WHEREAS**, Owners have requested approval of Major Amendment No. 4 to the Crystal Valley Ranch Preliminary PD Site Plan (*Exhibit 2*) and Planned Development Zoning Regulations (*Exhibit 3*); and

**WHEREAS**, public hearings on the Zoning Regulations and Site Plan have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code; and

**WHEREAS**, Owner and Town have agreed to the terms of the Crystal Valley Ranch Second Amended and Restated Development Agreement (*Exhibit 4*); and

**WHEREAS**, the Town Council finds that it is appropriate and mutually beneficial to amend the Development Agreement including extending the vesting period, and

**WHEREAS**, the Site Plan has been found to conform with all applicable Town regulations and the Town Of Castle Rock Comprehensive Master Plan, and

**WHEREAS**, it is necessary to adopt this ordinance as an emergency as the contract between the Parcel 1 Owner and Parcel 2 Owner provides for immediate closing upon approval of this ordinance.

**NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:**

**Section 1. Approval.** The Site Plan and PD Zoning Regulations are approved.

**Section 2. Development Agreement and Vesting.** The Crystal Valley Ranch Second Amended and Restated Development Agreement (Development Agreement) in the form attached as

509798A  
7A 1

**Exhibit 3** is hereby approved. The revised vesting of the Site Plan prescribed in Article VIII of the Development Agreement is approved, which vests the Site Plan as a site specific development plan for a primary term ending on December 31, 2026 and a potential extended term ending on December 31, 2036. The notice of vesting of the Site Plan required under 15.24.100 of the Castle Rock Municipal Code shall be given within 14 days of the date of approval of this ordinance.

**Section 3. Severability.** If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

**Section 4. Emergency Clause.** For the reasons stated in the recitals to this Ordinance, it is declared that an emergency exists and it is necessary for the preservation of the immediate public health and safety for this Ordinance to take effect upon its adoption.

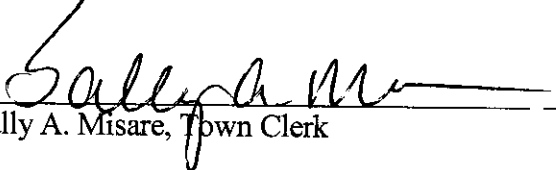
**Section 5. Safety Clause.** The Town Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this Ordinance bears a rational relation to the legislative object sought to be obtained.


**APPROVED ON FIRST READING** this 13<sup>th</sup> day of December, 2011 by a vote of 6 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

**PASSED, APPROVED AND ADOPTED AS AN EMERGENCY ORDINANCE** this 14<sup>th</sup> of February, 2012, by a vote of the Town Council of the Town of Castle Rock, Colorado of 6 and 0 constituting the extraordinary majority required by Section 2.02.100 of the Castle Rock Municipal Code.

**ATTEST:**

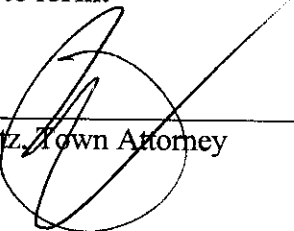
**TOWN OF CASTLE ROCK**

  
Sally A. Misare, Town Clerk

  
Paul Donahue, Mayor

**Approved as to form:**

**Approved as to content:**

  
Robert J. Slentz, Town Attorney

  
Bill Detweiler, Development Services Director

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# Exhibit 1

Property Legal Description

UNOFFICIAL COPY



CVR PPD – 4<sup>th</sup> Amendment

Legal Description

11/03/11

A PARCEL OF LAND LYING IN THE EAST HALF OF SECTION 23, SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25 N00°52'28"W, 2651.12 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 25;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25 N00°54'16"W, 1375.82 FEET TO THE SOUTHWEST CORNER OF CRYSTAL VALLEY RANCH - FILING NO. 1, A PLAT RECORDED AT RECEPTION NO. 2002087570 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID CRYSTAL VALLEY RANCH FILING - NO. 1 THE FOLLOWING TWENTY-FIVE (25) COURSES:

1. N89°05'44"E, 663.34 FEET;
2. N22°23'27"W, 169.83 FEET;
3. N18°33'36"E, 51.51 FEET;
4. N08°21'07"W, 134.78 FEET;
5. N32°40'36"E, 167.79 FEET;
6. N02°25'53"W, 137.94 FEET;
7. N05°41'55"E, 165.60 FEET;
8. N11°17'05"W, 183.74 FEET;
9. N16°20'37"W, 113.42 FEET;
10. N08°42'36"W, 58.22 FEET;
11. N02°37'44"W, 132.05 FEET;
12. N08°47'03"E, 241.35 FEET;
13. N00°54'06"E, 152.27 FEET;
14. N15°38'22"E, 173.67 FEET;
15. N02°37'34"E, 113.14 FEET;
16. N33°49'27"E, 96.19 FEET;
17. N20°24'50"W, 235.33 FEET;
18. N08°27'22"W, 176.89 FEET;
19. N41°22'06"W, 174.42 FEET;
20. N25°15'38"W, 234.66 FEET;
21. N07°51'31"W, 77.70 FEET;
22. N12°08'04"E, 64.95 FEET;
23. N35°04'10"W, 144.33 FEET;
24. N45°54'20"W, 167.20 FEET;
25. N54°31'52"W, 219.50 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE

CVR PPD – 4<sup>th</sup> Amendment

Legal Description

11/03/11

OF CRYSTAL VALLEY RANCH PARKWAY, RECORDED AT RECEPTION NO. 02037509 OF THE DOUGLAS COUNTY RECORDS;

THENCE N39°30'01"W, 132.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CRYSTAL VALLEY RANCH PARKWAY;

THENCE ALONG SAID NORTHERLY LINE OF CRYSTAL VALLEY RANCH PARKWAY THE FOLLOWING THREE (3) COURSES:

1. S50°29'59"W, 452.73 FEET;
2. N84°30'01"W, 33.94 FEET;
3. S50°29'59"W, 50.00 FEET;

THENCE ALONG THE EAST AND NORTH BOUNDARY LINES OF CRYSTAL VALLEY FILING NO. 6, A PLAT RECORDED AT RECEPTION NO.

2008042426 OF THE DOUGLAS COUNTY RECORDS THE FOLLOWING TWENTY-TWO (22) COURSES:

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1. N39°30'01"W, 11.25 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 89°53'34" (THE CHORD OF WHICH BEARS N84°26'48"W, 70.64 FEET), 78.45 FEET;
3. S50°36'25"W, 17.66 FEET;
4. N39°23'35"W, 50.00 FEET;
5. N50°36'25"E, 78.14 FEET;
6. N39°23'35"W, 50.00 FEET;
7. S50°36'25"W, 165.00 FEET;
8. N39°23'35"W, 150.00 FEET;
9. S61°51'41"W, 266.82 FEET;
10. S45°52'15"W, 160.79 FEET;
11. S81°56'48"W, 220.27 FEET;
12. S14°41'04"W, 130.38 FEET;
13. N53°43'46"W, 187.33 FEET;
14. N20°10'51"E, 63.33 FEET;
15. N18°34'11"W, 87.66 FEET;
16. S87°11'04"W, 155.78 FEET;
17. N47°30'41"W, 246.50 FEET;
18. N01°21'55"W, 186.46 FEET;
19. N59°55'14"W, 217.08 FEET;
20. S84°23'48"W, 146.43 FEET;
21. N41°57'13"W, 256.75 FEET;
22. S89°44'15"W, 285.93 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23;

THENCE ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER N00°15'42"W, 241.05 FEET;  
THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID

CVR PPD – 4<sup>th</sup> Amendment

Legal Description

11/03/11

SECTION 23 N00°14'38"W, 567.38 FEET;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 9121130 OF THE DOUGLAS COUNTY RECORDS THE FOLLOWING THREE (3) COURSES:

1. N78°29'09"E, 209.95 FEET;
2. N32°20'59"E, 379.72 FEET;
3. N00°22'58"W, 400.22 FEET;

THENCE N89°36'47"E, 190.02 FEET;

THENCE N89°31'00"E, 719.21 FEET;

THENCE N89°55'24"E, 1313.54 FEET;

THENCE N89°32'49"E, 523.99 FEET TO THE NORTHWEST CORNER OF TRACT P OF SAID CRYSTAL VALLEY RANCH - FILING NO. 1;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT P OF CRYSTAL VALLEY RANCH - FILING NO. 1 N89°32'20"E, 2109.35 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24;

THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24 N89°29'08"E, 1323.81 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24;

THENCE N89°30'45"E, 408.02 FEET TO THE NORTHEAST CORNER OF TRACT T, CRYSTAL VALLEY RANCH - FILING NO. 2, A PLAT RECORDED AT RECEPTION NO. 2003151873 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT T, CRYSTAL VALLEY RANCH - FILING NO. 2 THE FOLLOWING FOUR (4) COURSES:

1. S05°33'33"E, 114.57 FEET;
2. S20°33'52"E, 113.99 FEET;
3. S27°51'12"E, 922.34 FEET;
4. S26°12'54"E, 152.60 FEET;

THENCE LEAVING THE EASTERLY BOUNDARY OF SAID TRACT T, CRYSTAL VALLEY RANCH - FILING NO. 2 N65°14'01"E, 45.00 FEET;

THENCE S24°45'59"E, 438.07 FEET;

THENCE CONTINUING ALONG SAID LINE S24°45'59"E, 223.36 FEET;

THENCE CONTINUING ALONG SAID LINE S24°45'59"E, 1200.79 FEET;

THENCE S26°30'03"E, 179.61 FEET;

THENCE S63°29'57"W, 53.64 FEET TO THE EASTERLY BOUNDARY OF TRACT S, SAID CRYSTAL VALLEY RANCH - FILING NO. 2;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT S, CRYSTAL VALLEY RANCH - FILING NO. 2 THE FOLLOWING TWO (2) COURSES:

1. S23°58'34"E, 379.30 FEET;

2. S08°28'28"E, 156.98 FEET;

THENCE N89°36'30"E, 87.57 FEET;  
THENCE S21°49'55"E, 619.17 FEET;  
THENCE S38°45'38"E, 1458.92 FEET;  
THENCE S89°16'46"W, 764.19 FEET;  
THENCE S01°50'39"E, 1237.19 FEET;  
THENCE S89°22'24"W, 640.19 FEET;  
THENCE S06°47'39"E, 61.56 FEET;  
THENCE S06°31'30"E, 90.63 FEET;  
THENCE S16°51'33"E, 59.93 FEET;  
THENCE S46°04'32"E, 380.60 FEET;  
THENCE N89°25'03"E, 346.38 FEET;

THENCE S01°50'49"E, 2270.83 FEET TO THE SOUTH LINE OF THE  
SOUTHWEST QUARTER OF SAID SECTION 30;  
THENCE ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF  
SECTION 30 S89°06'38"W, 1132.78 FEET TO THE SOUTHWEST CORNER  
OF SAID SECTION 30;  
THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF  
SAID SECTION 25 S89°14'28"W, 2656.80 FEET TO THE SOUTH QUARTER  
CORNER OF SAID SECTION 25;  
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF  
SAID SECTION 25 S89°14'58"W, 2656.45 FEET TO THE POINT OF  
BEGINNING, CONTAINING 1334.3 ACRES, MORE OR LESS;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

TRACT P, CRYSTAL VALLEY RANCH - FILING NO. 1, A PLAT RECORDED  
AT RECEPTION NO. 2002087570 OF THE DOUGLAS COUNTY RECORDS,  
CONTAINING 54.9 ACRES MORE OR LESS;

CRYSTAL VALLEY RANCH - FILING NO. 2, A PLAT RECORDED AT  
RECEPTION NO. 2003151873 OF THE DOUGLAS COUNTY RECORDS,  
CONTAINING 110.3 ACRES MORE OR LESS;

THAT PORTION OF CRYSTAL VALLEY RANCH - FILING NO. 3, A PLAT  
RECORDED AT RECEPTION NO. 2003151873 OF THE DOUGLAS COUNTY  
RECORDS IDENTIFIED AS PA 5 R-SF-6 THEREON, AND LYING WEST OF  
THE MOST WESTERLY PORTION OF LOOP ROAD, CONTAINING 16.0  
ACRES MORE OR LESS;

CRYSTAL VALLEY RANCH FILING NO. 5A (PHASE 1), A PLAT RECORDED  
AT RECEPTION NO. 2006046476 OF THE DOUGLAS COUNTY RECORDS,  
CONTAINING 204.3 ACRES MORE OR LESS;  
THAT PORTION OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION  
NO.1066225 LYING NORTHWEST OF THE NORTHWEST LINE OF

CVR PPD – 4<sup>th</sup> Amendment

Legal Description

11/03/11

CRYSTAL VALLEY RANCH FILING NO. 4, A PLAT RECORDED AT RECEPTION NO. 2003151873 OF THE DOUGLAS COUNTY RECORDS, SAID PARCEL CONTAINING 5.6 ACRES MORE OR LESS;

TOGETHER WITH:

TRACTS E, F, G, H, J, AND HH; TRACTS KA THROUGH KH, INCLUSIVE; TRACTS KJ THROUGH KX, INCLUSIVE; TRACT KZ; AND ALL STREETS AS PLATTED; CRYSTAL VALLEY RANCH FILING NO. 5A (PHASE 1) AS RECORDED AT RECEPTION NO. 2006046476 OF THE DOUGLAS COUNTY RECORDS, CONTAINING 114.0 ACRES, MORE OR LESS;

CRYSTAL VALLEY RANCH FILING NO. 6 AS RECORDED AT RECEPTION NO. 2006042426 OF THE DOUGLAS COUNTY RECORDS; EXCEPTING THEREFROM LOT 1, BLOCK 3 AND LOT 12, BLOCK 3 THEREOF, CONTAINING 30.5 ACRES, MORE OR LESS.

RESULTING IN A NET ACREAGE OF 1087.7 ACRES MORE OR LESS.

UNOFFICIAL COPY

**ORDINANCE NO. 2018-033**

**AN ORDINANCE APPROVING THE CRYSTAL VALLEY RANCH PLANNED DEVELOPMENT PLAN AMENDMENT NO. 5**

**WHEREAS**, proper application has been made by Richmond American Homes of Colorado, Inc. for a major amendment to the Crystal Valley Ranch Planned Development Plan ("PD Plan") for the property described in *Exhibit 1* ("Property"). The Property comprises of use area PA-4 on the PD Plan;

**WHEREAS**, the proposed amendment reduces the maximum number of dwelling units allowed on the Property from 290 to 238;

**WHEREAS**, the proposed amendment complies with Title 17 of the Castle Rock Municipal Code, the Town's Vision 2030 and the Comprehensive Master Plan; and

**WHEREAS**, public hearings on the PD Plan amendment have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code.

**NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:**

**Section 1. Planned Development Plan Approval.** The Crystal Valley Ranch Planned Development Plan Amendment No. 5 in the form attached as *Exhibit 2* is hereby approved.

**Section 2. Effective Date.** With the effective date of this Ordinance, the Property is subject to the Castle Rock Municipal Code and all ordinances, resolutions, rules and regulations of the Town.

**Section 3. Severability.** If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

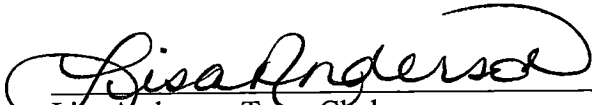
**Section 4. Safety Clause.** The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational to the legislative object sought to be obtained.

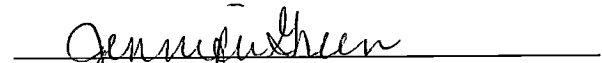
**APPROVED ON FIRST READING** this 4th day of September, 2018 by a vote of 6 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

**PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING** this 18th day of 2018, by the Town Council of the Town of Castle Rock by a vote of 7 for and 0 against.

ATTEST:

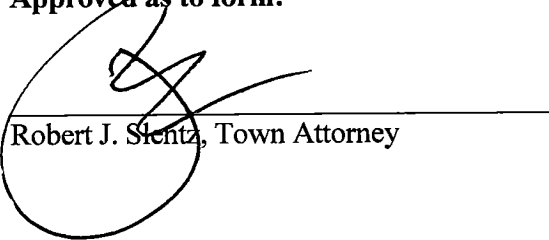
TOWN OF CASTLE ROCK


  
\_\_\_\_\_  
Lisa Anderson, Town Clerk

  
\_\_\_\_\_  
Jennifer Green, Mayor

Approved as to form:

Approved as to content:

  
\_\_\_\_\_  
Robert J. Slentz, Town Attorney

  
\_\_\_\_\_  
Bill Detweiler, Director, Development Services



Unofficial Copy

Unofficial Copy

Exhibit 1

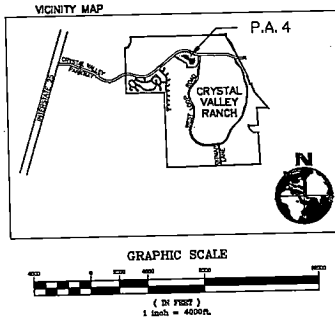
**LEGAL DESCRIPTION**

LOTS 1 THROUGH 140 AND TRACTS A THROUGH G, CRYSTAL VALLEY RANCH FILING NO. 11 RECORDED APRIL 9, 2018 UNDER RECEPTION NO. 2018020571, COUNTY OF DOUGLAS, STATE OF COLORADO

# CRYSTAL VALLEY RANCH

## Planned Development Plan Amendment No. 5

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



### PURPOSE STATEMENT:

THE PURPOSE OF THIS AMENDMENT IS TO REDUCE THE MAXIMUM PERMITTED UNITS IN P.A. 4 BY 52 UNITS WITH NO CHANGES TO THE LAND USE AREA.

### PROJECT BENCHMARKS (NAD 83):

BM "A" (TBM 850): CHISELED "X" ON TOP OF INLET, EAST SIDE OF LOOP ROAD  
O.C. STATION 37+75 (APPROX.)  
E.L. = 6569.94 FEET

BM "B" (TBM 651): CHISELED "X" ON TOP OF CURB, EAST SIDE OF LOOP ROAD  
O.C. STATION 91+12 (APPROX.)  
E.L. = 6533.10 FEET

### BASIS OF BEARINGS:

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, 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, COLORADO, INC. A COLORADO CORPORATION

BY \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY \_\_\_\_\_ AS \_\_\_\_\_ OF RICHMOND AMERICAN HOMES OF COLORADO, INC. WITNESS MY HAND AND OFFICIAL SEAL, BY COMMISSION EXPRES:

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

### TITLE CERTIFICATION:

I, \_\_\_\_\_ AN AUTHORIZED REPRESENTATIVE OF \_\_\_\_\_ FIRST AMERICAN TITLE, 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 THIS PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

FIRST AMERICAN TITLE INSURANCE COMPANY \_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY \_\_\_\_\_ AS AUTHORIZED REPRESENTATIVE OF MORTGAGE TITLE COMPANY.

WITNESS MY HAND AND SEAL

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

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

ADDRESS \_\_\_\_\_

### SURVEYOR'S CERTIFICATE:

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

STEPHEN H. WARDING \_\_\_\_\_ DATE \_\_\_\_\_  
COLORADO P.L.S. NO. 28040  
FOR AND ON BEHALF OF DMK CONSULTANTS, INC.

### PLANNING COMMISSION RECOMMENDATION:

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

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

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

### TOWN COUNCIL APPROVAL:

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

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

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

### DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE:

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AT RECEPTION NO. \_\_\_\_\_

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

DEPUTY \_\_\_\_\_

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Sheet 1 of 2: Title Sheet  
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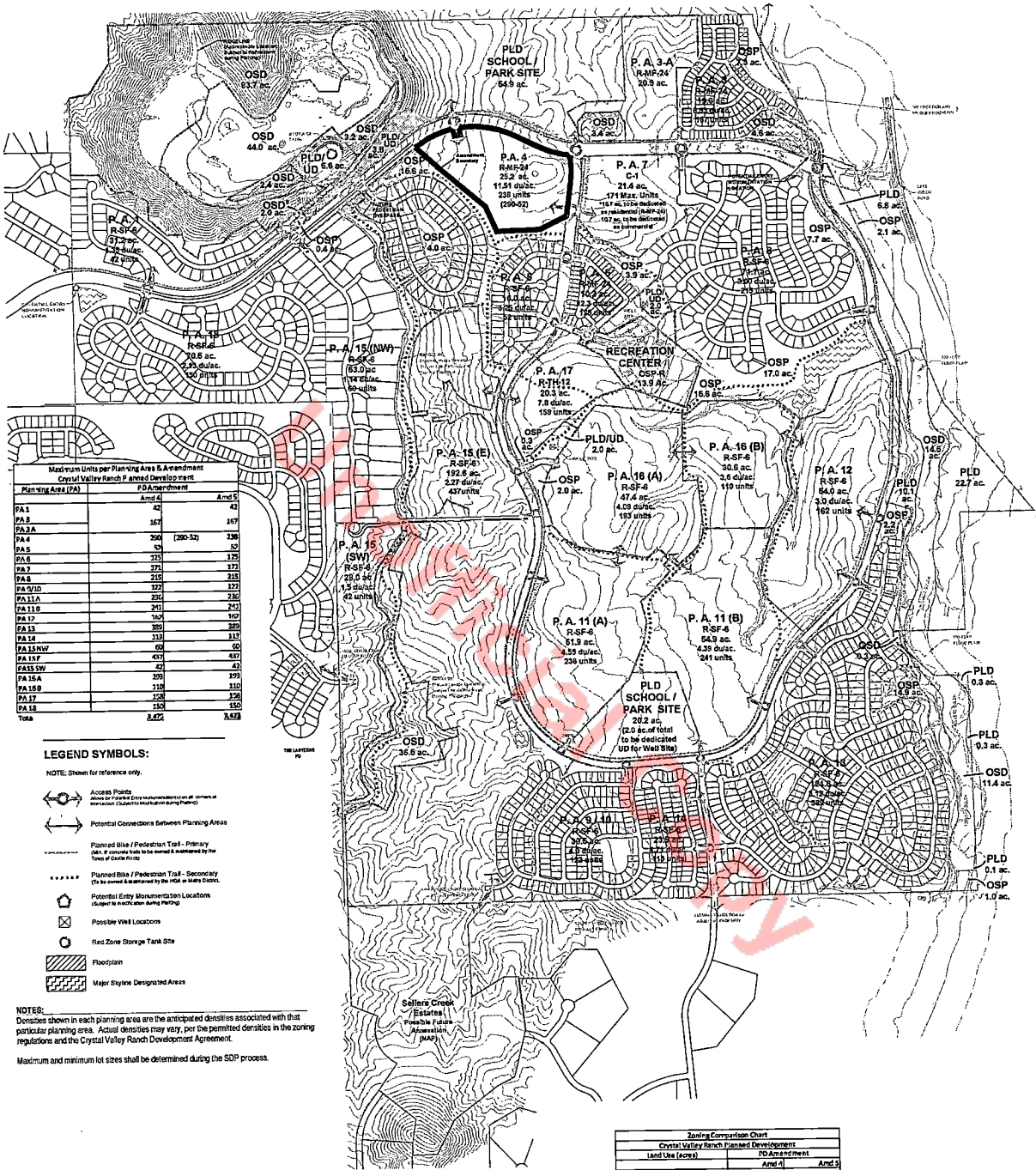
Crystal Valley Ranch  
Planned Development Plan  
Amendment No. 5  
Project No. PD18-005

PLAN: 18067900.PDF (1/15/18) 06:40:00 AM 6/15/2018 10:11:17 AM

# CRYSTAL VALLEY RANCH

## Planned Development Plan Amendment No. 5

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



**Maximum Units per Planning Area & Amendment**  
Crystal Valley Ranch Planned Development

Planning Area (PA)	Amendment	Amendment
PA 1	42	42
PA 2	167	167
PA 3A	200	200-50
PA 3	53	53
PA 6	225	175
PA 7	371	371
PA 8	235	235
PA 9/10	122	122
PA 11A	292	282
PA 11B	241	241
PA 17	164	162
PA 15	380	350
PA 18	313	313
PA 13 NW	69	69
PA 13 F	421	421
PA 13 SW	421	421
PA 15A	199	199
PA 15B	218	218
PA 17	128	128
PA 18	150	150
<b>Total</b>	<b>3,472</b>	<b>3,472</b>

**LEGEND SYMBOLS:**

NOTE: Shown for reference only.

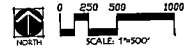
- Access Points (shown for reference only)
- Potential Connections Between Planning Areas
- Planned Bike / Pedestrian Trail - Primary (to be owned & maintained by the Town of Crystal Valley)
- Planned Bike / Pedestrian Trail - Secondary (to be owned & maintained by the HOA or State District)
- Potential Entry Monumentation Locations (subject to inclusion during permitting)
- Possible Well Locations
- Red Zone Storage Tank Site
- Floorplan
- Major Skyline Designated Areas

**NOTES:**  
Densities shown in each planning area are the anticipated densities associated with that particular planning area. Actual densities may vary per the permitted densities in the zoning regulations and the Crystal Valley Ranch Development Agreement.  
Maximum and minimum lot sizes shall be determined during the SDP process.

**Zoning Comparison Chart**  
Crystal Valley Ranch Planned Development

Land Use (acres)	Amendment	Amendment
R-57-A	821.6	821.6
R-TH-37	20.3	20.3
R-M-24	68.6	68.6
<b>TOTAL RESIDENTIAL CHARGE</b>	<b>910.5</b>	<b>910.5</b>
<b>COMMERCIAL</b>	<b>10.7</b>	<b>10.7</b>
PLD	126.6	126.6
OSP	108.0	108.0
OSP-R	13.9	13.9
OSD	163.0	163.0
BUITE	14.0	14.0
NOX	29.0	29.0
<b>TOTAL PD CHARGE</b>	<b>1,499.3</b>	<b>1,499.3</b>

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**Crystal Valley Ranch**  
**Planned Development Plan**  
**Amendment No. 5**  
Project No. PDP19-0005