

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9636976

DATE:

7-8-96

TIME:

13:44

FEE: \$

10⁰⁰

(/ Pages)

GRANTOR:

(OWNER/SIGNER)

W. L. Harney
John A. Farny
Mark. Hazuka
John F. Nelson

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Castle Ridge Preliminary
PD Site Plan

LEGAL:

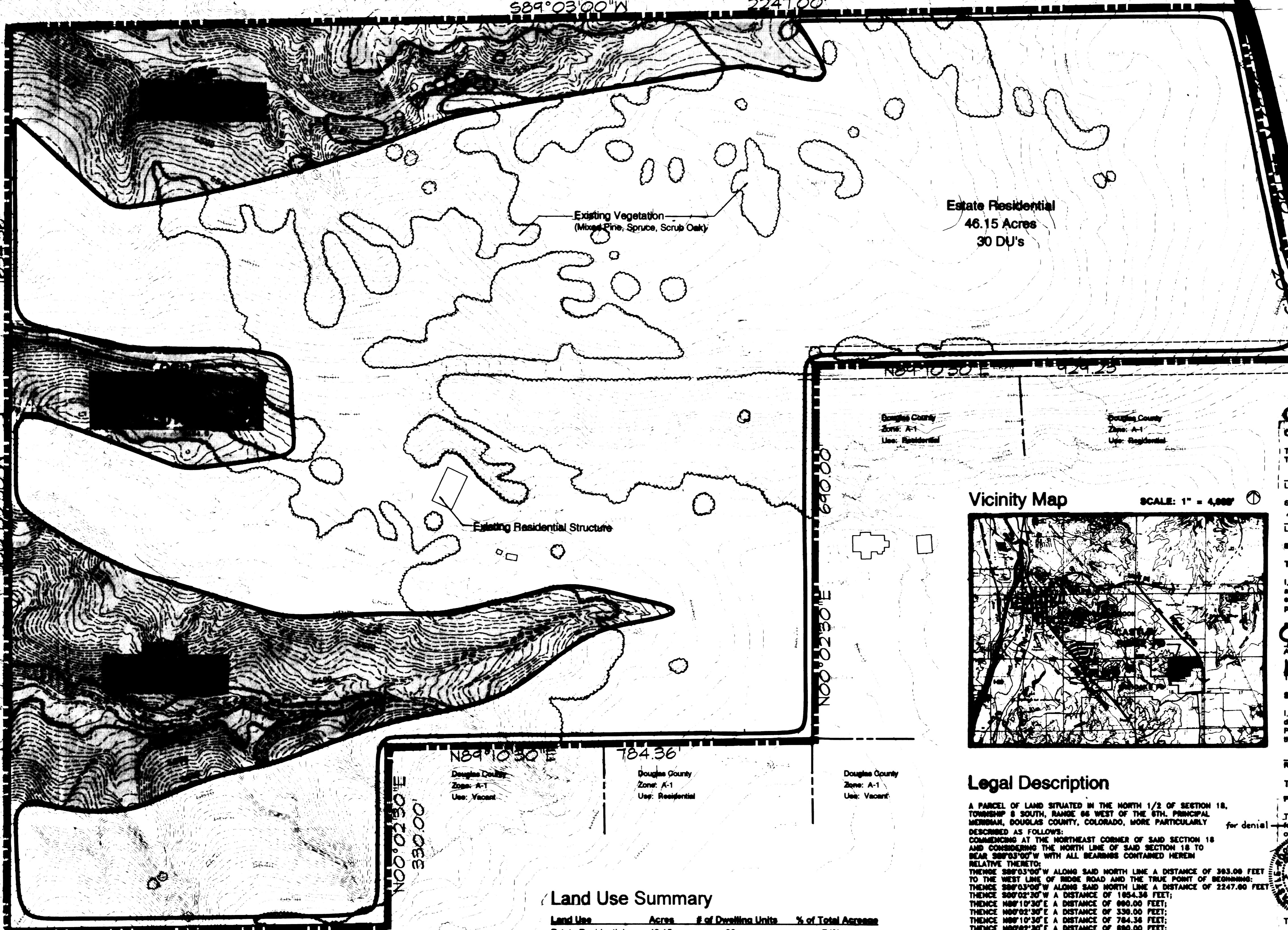
(SECTION-TOWNSHIP-RANGE)

18-8-66

Castle Ridge

Preliminary PD Site Plan

A Parcel of land situated in the North 1/2 of Section 18,
Township 8 South, Range 66 West of the 6th PM, Castle Rock



Estate Residential
46.15 Acres
30 DU's

NE Corner
Sec. 18
S89°03'00"W
343.00'

Douglas County
Zone: A-1
Use: Vacant
DOUGLAS CO. CLERK + RECORDER
CERTIFICATE

STATE OF COLO. }
CO. OF DOUGLAS } SS
I HEREBY CERTIFY THAT THIS
PLAT WAS FILED IN MY OFFICE
THIS 8th DAY OF July
1996 AT 0'clock P. M.
AND WAS RECORDED UNDER
RECEPTION No. 9636976

Certifications

Ownership Certification
The undersigned clerk of the county of certain lands known herein as the Castle Ridge PD in the Town of Castle Rock.
Mal B. Spigala
Landsman
Signed this 25th day of October, 1995

John A. Johnson
Landsman
Signed this 27th day of October, 1995

Mal B. Spigala
Landsman
Signed this 27th day of October, 1995

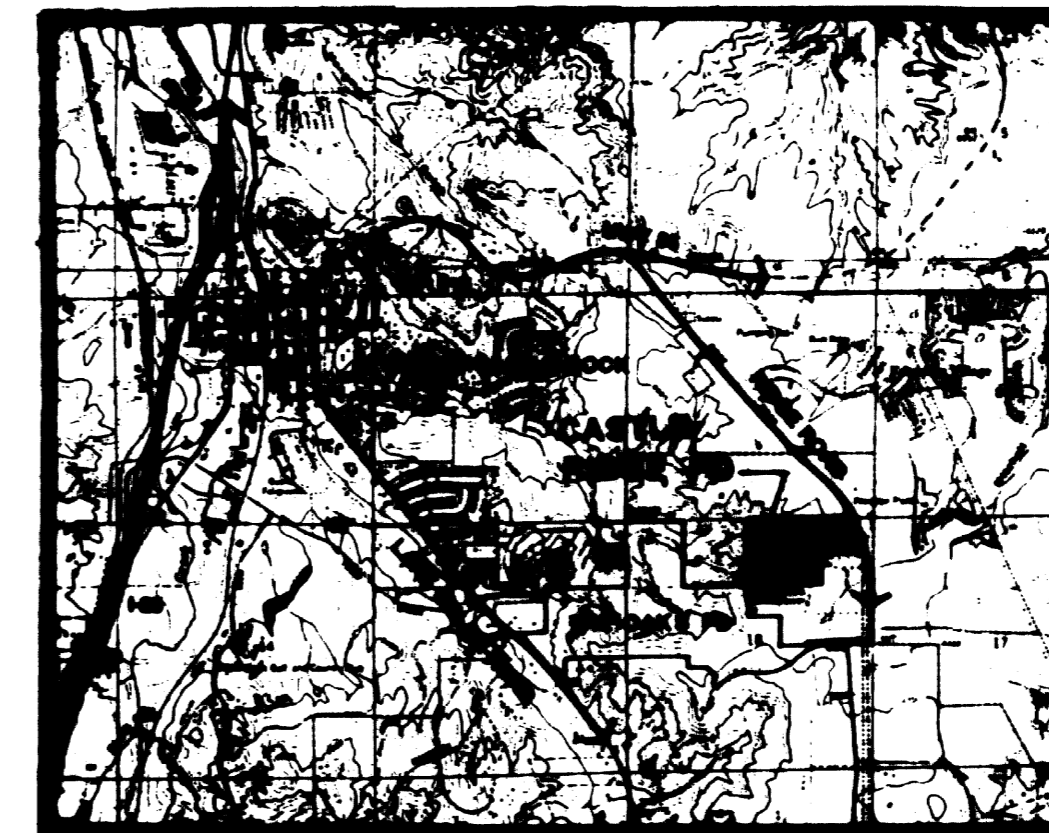
John A. Johnson
Landsman
Signed this 29th day of October, 1995

Title Certification
I, *David E. Pruner*, an authorized representative of *Land Title Guaranty 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, mortgagees and lienholders of the property are listed in the certificate of ownership and lienholder subordination certificate.

Signed this 26th day of Feb. 1996
David E. Pruner
Authorized Representative (Printed Signature)
Land Title Guaranty Company
Title Insurance Company

Vicinity Map

SCALE: 1" = 4,000'



Legal Description

A PARCEL OF LAND SITUATED IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH. PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18 AND CONSIDERING THE NORTH LINE OF SAID SECTION 18 TO BEAR S89°03'00"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
THENCE S89°03'00"W ALONG SAID NORTH LINE A DISTANCE OF 393.00 FEET TO THE WEST LINE OF RIDGE ROAD AND THE TRUE POINT OF BEGINNING;
THENCE S89°03'00"W ALONG SAID NORTH LINE A DISTANCE OF 2247.00 FEET TO THE WEST LINE OF RIDGE ROAD AND THE TRUE POINT OF BEGINNING;
THENCE S89°02'30"W A DISTANCE OF 1854.36 FEET;
THENCE N89°10'30"E A DISTANCE OF 690.00 FEET;
THENCE N89°10'30"E A DISTANCE OF 330.00 FEET;
THENCE N89°10'30"E A DISTANCE OF 784.38 FEET;
THENCE N89°02'30"E A DISTANCE OF 890.00 FEET;
THENCE N89°10'30"E A DISTANCE OF 825.25 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF RIDGE ROAD;
THENCE N11°33'30"W ALONG SAID WEST R-O-W A DISTANCE OF 208.34 FEET;
THENCE N11°32'32"W ALONG SAID WEST R-O-W A DISTANCE OF 447.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 62.44 ACRES MORE OR LESS



Scale: 1" = 100'
Drawing: 10-1995
Date: September 20, 1995

Land Use Summary

Land Use	Acres	# of Dwelling Units	% of Total Acres
Estate Residential	46.15	30	74%
Private Open Space	16.29	-	26%
Total	62.44	30	100%

Notes

- Existing Zoning: Agricultural - 1 (A-1), Douglas County
- Existing Use: Vacant with an unoccupied residential structure
- Proposed Zoning: Planned Development (PD), Town of Castle Rock
- Gross Density: 0.48 du/ac
- Minimum Lot Size: 1.0 acre
- Proposed Building Setbacks: Front/Rear/Side 20 feet
- There is no published floodplain delineation within the property.
- No phasing is proposed at this time.

General Contractor/Land Planner:
Harvey Development Company
4782 Moonshine Ridge Trail
Barker, Colorado 80134

Civil Engineer:
John F. Nelson
6735 Valley View Road
Laramie, Wyoming 82070

Land Surveyor:
David Archer L.S. #6095
105 Wilcox Street
Castle Rock, Colorado 80104

Planning Consultant:
Staller & Henry, Inc.
1350 Lawrence Street, STE. 100
Denver, Colorado 80204

Town Certification
Planning Commission Recommendation
The Preliminary PD Site Plan and Zoning Regulations for the Castle Ridge PD were recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, on the 9th day of October, 1995.

John A. Johnson
Town Clerk
7-2-96
Date

Town Council Approval
The Preliminary PD Site Plan and Zoning Regulations for the Castle Ridge PD were approved by the Council of the Town of Castle Rock, Colorado, on the 12th day of October, 1995.

John A. Johnson
Town Clerk
7-2-96
Date

MORTGAGEE
W.A. Parker
Community Bank of Parker
5/24/96

CASTLE RIDGE
PRELIMINARY PD SITE PLAN
SHEET 1 of 1

ORDINANCE NO. 95-35

98

AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY ZONING THE CASTLE RIDGE NO. 1 AND CASTLE RIDGE NO. 2 PROPERTY AS PD PLANNED DEVELOPMENT AND APPROVING THE PRELIMINARY PD SITE PLAN

WHEREAS, the W.L. Harvey et al has requested PD planned development zoning of the parcel described in Exhibit 1 in conjunction with annexation of the parcels known as Castle Ridge No. 1 and Castle Ridge No. 2; and

WHEREAS, public hearings on the zoning and preliminary pd plan 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 AS FOLLOWS:

SECTION 1. Amendment. Chapter 17 of the Castle Rock Municipal Code is hereby amended by the addition of the property described in Exhibit 1 which is hereby zoned PD Planned Development.

SECTION 2. 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.

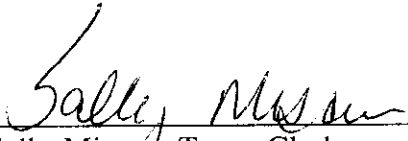
SECTION 3. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

SUBMITTED this 28th day of September, 1995 and approved for publication and further reading by a vote of the Town Council of the Town of Castle Rock of 5 for and 2 against.

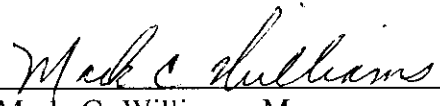
PASSED, APPROVED AND ADOPTED this 12th day of October, 1995, by the Town Council of the Town of Castle Rock by a vote of 7 for and 0 against.

ATTEST:

TOWN OF CASTLE ROCK

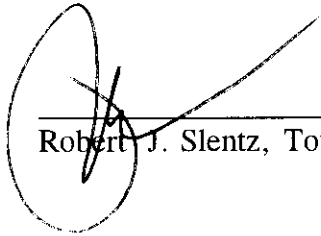


Sally Misare, Town Clerk



Mark C. Williams, Mayor

APPROVED AS TO FORM:



Robert J. Slentz, Town Attorney

EXHIBIT 1

Legal Description

A PARCEL OF LAND SITUATED IN THE NORTH 1/2 OF SECTION 18,
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH. PRINCIPAL
MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18
AND CONSIDERING THE NORTH LINE OF SAID SECTION 18 TO
BEAR $S89^{\circ}03'00''W$ WITH ALL BEARINGS CONTAINED HEREIN
RELATIVE THERETO:

THENCE $S89^{\circ}03'00''W$ ALONG SAID NORTH LINE A DISTANCE OF 393.00 FEET
TO THE WEST LINE OF RIDGE ROAD AND THE TRUE POINT OF BEGINNING;
THENCE $S89^{\circ}03'00''W$ ALONG SAID NORTH LINE A DISTANCE OF 2247.00 FEET
THENCE $S00^{\circ}02'30''W$ A DISTANCE OF 1654.36 FEET;
THENCE $N89^{\circ}10'30''E$ A DISTANCE OF 690.00 FEET;
THENCE $N00^{\circ}02'30''E$ A DISTANCE OF 330.00 FEET;
THENCE $N89^{\circ}10'30''E$ A DISTANCE OF 784.36 FEET;
THENCE $N00^{\circ}02'30''E$ A DISTANCE OF 690.00 FEET;
THENCE $N89^{\circ}10'30''E$ A DISTANCE OF 929.23 FEET TO A POINT ON THE
WEST RIGHT-OF-WAY LINE OF RIDGE ROAD;
THENCE $N18^{\circ}33'30''W$ ALONG SAID WEST R-O-W A DISTANCE OF
209.34 FEET;
THENCE $N11^{\circ}32'32''W$ ALONG SAID WEST R-O-W A DISTANCE OF
447.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 62.44 ACRES MORE OR LESS

EXEMPLAR

~~Draft 10-10-95~~

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING
DISTRICT MAP OF
THE TOWN OF CASTLE ROCK, COLORADO

(CASTLE RIDGE PD)

Whereas, the Town Council of the Town of Castle Rock finds that:

- (a) A petition relating to the Castle Ridge PD Plan has been filed with the Town Clerk requesting an amendment to the Zoning District Map of the Town of Castle Rock, and;
- (b) Said petition has been forwarded to the Town Council, and;
- (c) Public meetings and hearing, following notice duly made and published pursuant to applicable Colorado Statutes and Town of Castle Rock ordinances, have been held before the Planning and Zoning Commission of the Town of Castle Rock, and the Town Council of the Town of Castle Rock, and ;
- (d) The amendment sought to the said Zoning District map complies with the stated purpose of the Planned Development Ordinance 17.60 as set froth in subsection 17.60.010 thereof.

NOW, THEREFORE, BE IT ORDAINED, BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, that the Zoning Classification of the lands, consisting of 62.44 acres, described in Exhibit 'A', attached hereto and made a part hereof, hereinafter the "Land") is changed from Zoning Classification A-1 (Agricultural) to Zoning Classification PD (Planned Development District).

**SECTION I
GENERAL PROVISIONS**

- 1.1 This ordinance constitutes an amcdment to the Town of Castle Rock Zoning Ordinance, and the Zoning District Map of the Town of Castle Rock, and establishes permitted densities, uses and development standards for the Land.

**SECTION II
OVERALL PROJECT STANDARDS**

2.1 Parking:

Two (2) spaces per dwelling unit.

2.2 Temporary Uses

Temporary uses are permitted as follows:

- (a) Single Family Homes may be used as models and/or sales and information offices. Provided, however that the use will cease within sixty (60) days of a Certificate of Occupancy being issued for the 29th dwelling unit in this PD.
- (b) Construction offices and material storage shall be permitted in all use areas during, and for a period of 30 days after cessation of, actual construction in those areas being served by such construction office or material storage area.

**SECTION III
GENERAL USE AREAS**

- 3.1 The land shall be divided into general use areas as the same are located on the "Castle Ridge Preliminary PD Site Plan", approved contemporaneously herewith, which is incorporated by reference into this Ordinance. Said general use areas shall be of two types including Estate Residential, single family detached uses (RSF - ER), and Open Space Private (OSP). The aggregate number of acres within each type of use area and the maximum number of dwelling units to be constructed in residential areas shall be noted on the PD Site Plan. There will be a maximum of thirty (30) dwelling units allowed in this PD.

**SECTION IV
RESIDENTIAL USE AREAS**

4.1 Permitted Uses

- (a) Detached single family dwellings
- (b) Open space
- (c) Sewage and water facilities
- (d) Temporary contractor and storage yards
- (c) Off-street parking
- (f) Open space easements, hiking trails

4.2 Uses by Special Review

- (a) Home occupations
- (b) A mother-in-law or nanny unit is defined as 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. Separate addressing or utility taps are not permitted. The nanny unit must be indicated on the application for a septic system to Tri-County Health Department. Two additional parking spaces must be provided on the lot for the nanny unit. The design of the structure must accommodate a fire wall between the main home and nanny unit if a separate entry is proposed. Occupants of these units must be related by blood or by marriage or be an employee of the family residing in the main residence.

4.3 Estate Residential - Large Lot Development

- (a) Minimum Lot Area
The minimum lot size shall be 43,560 square feet (1.0 acre).
- (b) Permitted Buildings
One single family residence and one outbuilding are permitted to be constructed within the limits of the building envelope designated in each lot.
- (c) Water and Sanitation
All uses must be served by a central water facility. Individual septic systems shall be allowed in compliance with health department regulations.
- (d) Utilities
All public utility distribution lines must be placed underground.
- (e) Parking
Minimum required parking standards: Six (6) offstreet parking spaces shall be required on each lot. Three (3) of the required spaces must be enclosed in attached or detached garages. Three (3) additional parking spaces must be provided for temporary/visitor use.
- (f) Garage Orientation
No garage entrances shall be located on the same side of the residence as the main or front entrance. Garage entrances shall not face, or be visible from, the adjacent roadway except by approved variance. Said variance shall require demonstration that topographic conditions necessitate facing the adjacent roadway. However, approved screening by vegetation shall be required to mitigate visual impact.

(g) Minimum Building Setbacks

Abutting a street: 50 feet

Front/side/rear: 50 feet

In Lots where Building Envelopes are recorded, the boundaries of those envelopes shall prevail.

(h) Maximum Building Height

26 feet

(i) Fencing

Fencing is only permitted within the Building Envelope.

(j) Exterior Lighting

No exterior lights of any sort may be erected, placed, installed or otherwise incorporated into the property, adjacent road right-of-way or adjacent property or open space wherein any glare or direct light is visible beyond the perimeter of the property. This applies to all lighting including, but not limited to entry lights, garage lights, driveway illumination and interior lights visible from off the property.

**SECTION V
PRIVATE OPEN SPACE USE AREA**

5.1 Permitted Uses.

- (a) Open space
- (b) Passive parks and picnic areas, excluding camping and overnight parking
- (c) Hiking, non-motorized biking and pedestrian trails
- (d) Septic, leaching fields

**SECTION VI
ACCESSORY USES PERMITTED IN ALL USE AREAS**

6.1 Uses Permitted in all use areas with prior approval from the Town:

- (a) Underground utility and communications distribution lines, to specifically include cable television distribution lines. .
- (b) Roadways, bike and pedestrian paths.
- (c) Open spaces to include storm drainage facilities.
- (d) Wells and well houses, treatment facilities, water pumping stations and sewage lift stations.

**SECTION VII
SUBMISSION OF FINAL PLANNED DEVELOPMENT SITE PLANS
AND/OR PLATS AND ADDITIONAL INFORMATION**

- 7.1 No structural building permit will be issued until a Final PD Site Plan and Final Plat for the area has been approved by the Town Council and filed for public record.

**SECTION VIII
TRANSITIONAL USE**

- 8.1 After approval of the Preliminary PD Site Plan incorporated herein by reference, any portion or portions of the land which has not been included in a Final Site Plan may be used for agricultural purposes until approval of a final site plan 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.
- 8.2 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 Site Plan for such area or areas has been approved; provided however, the Town Council reserves the right to prohibit such agricultural uses in areas for which no Final Site Plan has been submitted if the Council determines that due to the proximity of such uses to developed areas a danger exists to the health, safety or welfare of the residents of such developed areas.
- 8.3 Such transitional use areas shall be closed to vehicular traffic and off-road recreational motor vehicles, except agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the master developer and/or Town.

**SECTION IX
SEVERABILITY OF PROVISIONS**

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

The Ordinance amending the Zoning District Map of the Town of Castle Rock, Colorado as provided herein, for the Castle Ridge PD are accepted as noted below.

ACCEPTANCE:

The Castle Ridge PD Ordinance as provided herein was passed and adopted this _____ day of _____, 199_____, by a vote of the Town Council of the Town of Castle Rock, Colorado of _____ for and _____ against.

Mark C. Williams, Mayor
Town of Castle Rock

ATTEST:

Sally Misare, Town Clerk

APPROVED AS TO FORM:

Robert J. Slentz, Town Attorney

Publication Date: _____

392ORDW2

6

9636975 - 07/08/96 13:44 - RETA A CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
B1354 - P0848 - \$45.00 - 9/ 9