

PLAT IDENTIFICATION SHEET

Reception #: 8803381

Number of pages: 2

Date: 02/12/88

Name: COOPER-HOOK

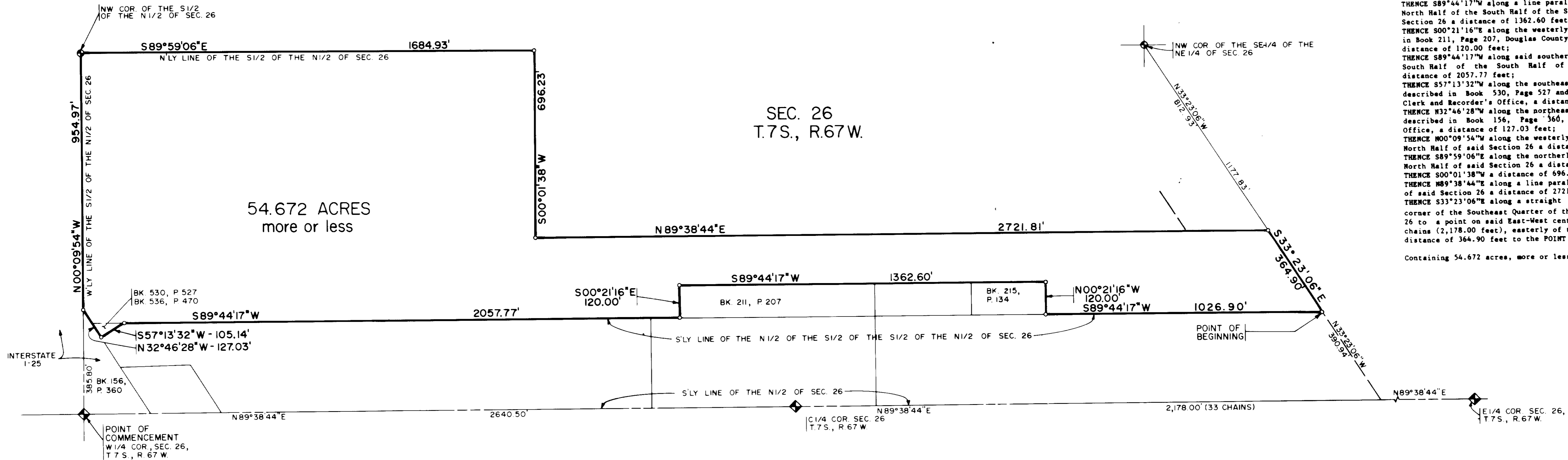
MISCELLANEOUS COMMENTS:

A PART OF SECTION 26, T.7 S., R.67 W. OF THE 6TH P.M.
 DOUGLAS COUNTY, STATE OF COLORADO

PROPERTY DESCRIPTION

A parcel of land located in Section 26, Township 7 South, Range 67 West of the Sixth Principal Meridian, Douglas County, Colorado, being more particularly described as follows:

COMMENCING at the west quarter corner of said Section 26;
 THENCE N89°38'44"E along the southerly line of the North Half of said section 26 a distance of 2640.50 feet to the center quarter corner of said Section 26;
 THENCE N89°38'44"E continuing along said southerly line of the North Half of said Section 26 a distance of 2178.00 feet (33 chains);
 THENCE N33°23'06"W a distance of 390.94 feet, whence the northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 26 bears N33°23'06"W a distance of 1177.83 feet, being the POINT OF BEGINNING;
 THENCE S89°44'17"W along the southerly line of the North Half of the South Half of the South Half of the North Half of said Section 26 a distance of 1026.90 feet;
 THENCE N00°21'16"W along the easterly line of a parcel of land described in book 215, Page 134, Douglas County Clerk and Recorder's Office, a distance of 120.00 feet;
 THENCE S89°44'17"W along a line parallel with said southerly line of the North Half of the South Half of the North Half of said Section 26 a distance of 2057.77 feet;
 THENCE S57°13'32"W along the southeasterly line of a parcel of land described in Book 530, Page 527 and Book 536, Page 470, Douglas County Clerk and Recorder's Office, a distance of 105.14 feet;
 THENCE N32°46'28"W along the northeasterly line of a parcel of land described in Book 156, Page 360, Douglas County Clerk and Recorder's Office, a distance of 127.03 feet;
 THENCE N00°09'54"W along the westerly line of the South Half of the North Half of said Section 26 a distance of 954.97 feet;
 THENCE S89°59'06"E along the northerly line of the South Half of the North Half of the North Half of the North Half of said Section 26 a distance of 1684.93 feet;
 THENCE S00°01'38"W a distance of 696.23 feet;
 THENCE N89°38'44"E along a line parallel with the East-West centerline of said Section 26 a distance of 2721.81 feet;
 THENCE S33°23'06"E along a straight line running from the northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 26 to a point on said East-West centerline of Section 26 that is 33.00 chains (2,178.00 feet), easterly of the center of said Section 26 a distance of 364.90 feet to the POINT OF BEGINNING;
 Containing 54.672 acres, more or less.



54.672 ACRES
 more or less

SEC. 26
 T.7S., R.67W.

STATUTE OF LIMITATIONS

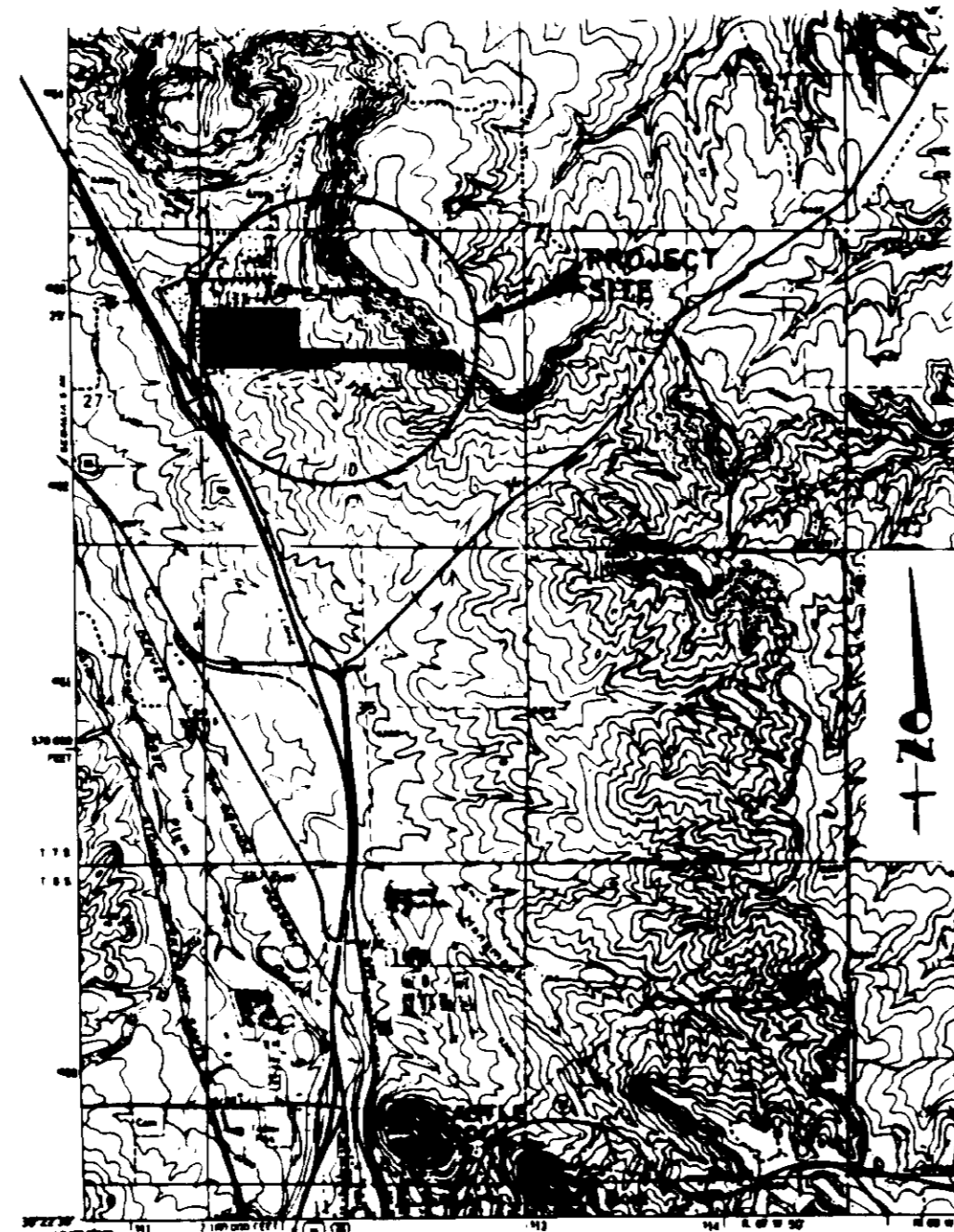
NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SURVEYOR'S STATEMENT

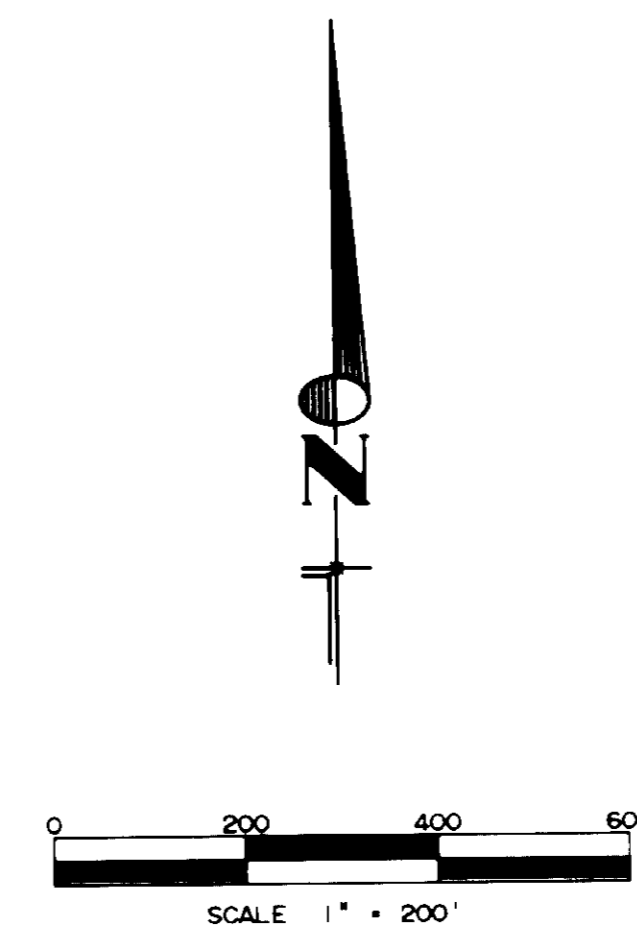
I, Doyle G. Abrahamson, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the property description represented by this site plan was made under my supervision and this site plan represents said property description.

Doyle G. Abrahamson
 DOYLE G. ABRAHAMSON
 P. 18355
 D.M. 12-03-87
 REG. 12-022181
 For
 of Merrick & Company

BASIS OF BEARING:
 BEARINGS ARE BASED UPON THE SOUTHERLY LINE OF THE
 NORTH HALF OF SECTION 26 BEING N89°38'44"E (ASSUMED)



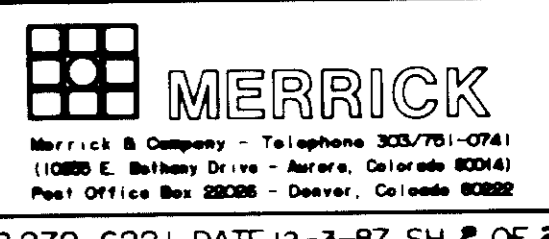
VICINITY MAP
 N.T.S.



SHEET 2 OF 2

COOPER-HOOK PD
 INTEGRATED BUSINESS
 PRELIMINARY PD SITE PLAN

SCALE 1" = 200'
 DRAWN CAD/AB/BS
 CHECKED ST/L
 APPROVED *Doyle G. Abrahamson*



ORDINANCE NO. 87-56

AN ORDINANCE AMENDING
THE ZONING DISTRICT MAP OF
THE TOWN OF CASTLE ROCK, COLORADO
(COOPER - HOOK P.D.)

WHEREAS, the Board of Trustees of the Town of castle Rock finds that:

- (a) A petition has been filed with the Town Clerk praying for an amendment to the Zoning District Map of the Town of Castle Rock; and
- (b) That said petition has been forwarded to the said Board of Trustees; and
- (c) that public meetings and hearings, following notice duly made and published pursuant to applicable Colorado State Statute and Town of Castle Rock Ordinances, have been held before the Planning and Zoning Commission of the Town of Castle Rock, and the Board of Trustees of the Town of Castle Rock; and
- (d) That said amendment complies with the stated purposes of Castle Rock Municipal Code, Section 17.48.010.

NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK, as follows:

That the Zoning Classification of the lands, consisting of 54.7 acres, described in Exhibit "A", attached hereto and made a part hereof, (hereinafter the "Land") is changed from Zoning Classification A-1 (Agriculture One District) to Zoning Classification PD (Planned Development District).

CLERK & RECORDER
1/ 23
CO. COLO. CLERK & RECORDER
CRAIN DOUGLAS
A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
\$20.00

SECTION I.

DEFINITIONS

1.1 Building Ground Coverage. That portion of the ground on any building site which is covered by structures having a floor, walls and fully enclosed roof.

Building ground coverage shall not include patios, decks or patio decks, tennis courts, surface, underground, or partially underground parking areas, (provided such partially underground parking areas shall not protrude more than six (6) feet from the average surrounding grade), roadways, bike paths or pedestrian ways or such other uses not meeting the above definition.

1.2 Building Height. The vertical distance from the average grade surrounding a structure to the uppermost point of the roof structure. Chimneys, ventilators, skylights, solar collectors, air conditioning and heating units, antennas and necessary mechanical appurtenances usually constructed above roof level are not to be considered in determining building height.

1.3 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.

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SECTION II.

GENERAL USE AREAS

2.1 The Land shall be divided into general use areas as the same are generally located on "Cooper - Hook P.D. Preliminary Site Plan", approved contemporaneously herewith, which is incorporated by reference into this Ordinance. Said general use areas shall be two (2) types, as designated below. The aggregate number of acres within each type of use area shall be as indicated opposite each type designation.

<u>Type Use Areas</u>	<u>Acreage</u>
Integrated Business (Use Areas A, B, C)	47.2
Dedicated Open Space (Use Area D)	7.5
TOTAL ACREAGE	54.7

SECTION III.

INTEGRATED BUSINESS USE AREA - A

3.1 Permitted Uses:

- (a) Automotive sales, repair and service facilities.
- (b) Community centers.
- (c) Financial institutions.
- (d) Hospitals, nursing and convalescent homes, and other extended care facilities and clinics.
- (e) Laundries.
- (f) Light manufacturing uses.
- (g) Mortuaries.
- (h) Offices, professional and commercial.
- (i) Parking lots, structures and garages.
- (j) Personal service establishments.

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- (k) Places of public assembly, entertainment and recreation.
- (l) Professional research laboratories.
- (m) Public and private community services.
- (n) Public and private schools, colleges and institutes, both academic and technical.
- (o) Public lodging facilities, hotel/convention centers.
- (p) Public or private membership clubs and health clubs.
- (q) Religious institutions.
- (r) Restaurants, lounges and fast food establishments.
- (s) Retail stores, sales and display rooms and shops.
- (t) Sales and information offices.
- (u) Service related businesses.
- (v) Veterinary hospitals.
- (w) Warehousing and office/warehouse units.

3.2 Maximum permitted building ground coverage: See Section VIII., hereunder.

3.3 Maximum Building Heights. The maximum building height which may be constructed by right shall be 50 feet.

Provided, however, maximum building heights not to exceed 72 feet may be permitted as uses by special review following consideration of the following criteria: (i) the topography of the site and visual impact of the proposed structure; (ii) the size of the site; (iii) height of adjacent structures; (iv) compatibility with adjacent structures; (v) affect upon light to adjacent streets and properties; and (vi) traffic impact. Such structures shall meet all applicable provisions of the Uniform

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Fire Code and Uniform Building Code as are in effect at the time of their construction.

3.4 Minimum Setbacks, Maximum Buildable Slopes. See Section VIII., hereunder.

3.5 Further Limitation Upon Automotive Sales, Repair and Service Facilities. Automotive sales, repair and service facilities are permitted provided that exterior parking, auto body work and major repair is permitted if associated with automobile sales operations only and further provided that such uses are screened from residential uses.

SECTION IV.

INTEGRATED BUSINESS USE AREA - B

4.1 As set forth on the face of the land use plan a private open space buffer of 35 feet in width has been established along the west boundary of Use Area B and along a portion of the north boundary of Use Area B adjacent to the Silver Heights Subdivision. It is agreed that at the time of development of any area abutting such private open space buffer that a fence as detailed on the final site plan submitted in conjunction with such development shall be erected. No fence shall be erected in those areas along said north boundary where significant stands of oak brush exist. Such fence shall be erected upon the exterior property boundary line of said open space buffer. Such fence shall face outward from the Land. Such private open space buffer may be used as the site for drainage facilities. Responsibility for maintenance of the buffer area shall be determined at the time of final site plan consideration.

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4.2 Along the west boundary of Use Area B there shall be established a 20 foot building setback from the interior line of the 35 foot open space buffer identified above. No structures other than fences, open space, parking areas, roadways, bikepaths, pedestrian trails, directional signage, utility and communications distribution lines and drainage facilities may be maintained within said setback. Thus, the total building setback in this area shall be 55 feet from the property boundary.

4.3 On the north boundary of Use Area B adjacent to Silver Heights Subdivision there shall be established an additional 20 foot buffer area which shall occur between the 35 foot open space buffer established pursuant to provisions of Section 4.1, above, and the 20 foot building setback established pursuant to Section 4.2, above, said additional buffer area shall be used for natural and landscaped open space only. Thus, the total building setback in this area shall be 75 feet from the property boundary.

4.4 Permitted Uses:

- (a) Community centers.
- (b) Financial institutions.
- (c) Hospitals, nursing and convalescent homes, and other extended care facilities and clinics.
- (d) Mortuaries.
- (e) Offices, professional and commercial.
- (f) Parking lots.
- (g) Personal service establishments.
- (h) Places of public assembly, entertainment and recreation.

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- (i) Professional research laboratories.
- (j) Public and private community services.
- (k) Public and private schools, colleges and institutes, both academic and technical.
- (l) Public lodging facilities, hotel/convention centers (not permitted within 200 feet of the north or west boundaries of the use area adjacent to the Silver Heights Subdivision within the area shown on Exhibit B) (the "mitigation area").
- (m) Public or private membership clubs and health clubs.
- (n) Religious institutions.
- (o) Restaurants and lounges.
- (p) Retail stores, sales and display rooms and shops.
- (q) Sales and information offices.
- (r) Service related businesses.
- (s) Warehousing and office/warehouse units.

4.5 Maximum permitted building ground coverage: See Section VIII., hereunder.

4.6 Maximum Building Heights. The maximum building height which may be constructed by right within the mitigation area shall be 30 feet except that the maximum height to which the uses enumerated in Paragraph 4.4(b) and 4.4(e) above may be constructed by right shall be 35 feet.

4.7 Minimum Setbacks, Maximum Buildable Slopes. See Section VIII., hereunder.

4.8 Further Limitations on Certain Uses. All uses set forth in Paragraph 4.4 above except those uses enumerated in Subparagraphs (b) and (e) thereof while being uses permitted by

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right in the Integrated Business Use Area - B (which abuts residential areas now existing adjacent to the north and west boundaries of said use area) shall be subject to the following limitations:

(a) All such uses shall be visually screened from adjoining residential uses.

(b) Customer and tenant entryways to such uses shall be visually screened and oriented away from residential uses. No such entryway shall be located closer than 120 feet from any boundary of the Land.

(c) Mechanical equipment, trash containers, loading docks and electrical transformers associated with such uses shall be visually screened from adjoining residential uses.

(d) No parking shall be permitted to the rear of such uses where such uses abut any residential areas.

(e) No signage other than directional signage shall be permitted to the rear of any such uses where the same abut residential uses.

(f) Lighting to the rear of such uses shall be limited to lighting for security purposes and shall be designed to minimize glare emitted to adjoining residential areas.

The architectural details of such screening and entry orientation shall be submitted for review at the time of submission and review of Final PD Site Plans. In addition to the review as set forth above, those uses set forth in Subparagraphs 4.4 (a), (h), (j), (m), (o) and (p), (provided such uses are located within the 200 foot wide mitigation area identified in

Exhibit "B") will also be subject to review with regard to the following areas of concern:

- (a) Hours of business operation;
- (b) Hours during which trash pickup will be permitted;
- (c) Hours during which lot sweeping will be permitted;
- (d) Hours during which loading and delivery will be permitted.

In addition to the foregoing considerations the additional following matters shall be considered at the time of final site plan review:

- (a) Landscaping details;
- (b) Fencing details;
- (c) Lighting details;
- (d) Signage details;
- (e) Screening technique for trash containers, mechanical equipment, loading areas, parking lots and public entries.

SECTION V.

TRANSITIONAL/INTEGRATED BUSINESS USE AREA - C

5.1 No uses other than those uses permitted pursuant to the provisions of Section X. shall be permitted within the Transitional Integrated Business C Use Area until the occurrence of the following conditions:

- (a) The acquisition of an additional right-of-way (other than that access shown entering said Transitional Integrated Business C Use Area from the west) which additional right-of-way may access said Transitional Integrated Business C Use Area either from the north or the south; and,

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(b) Subsequent to the tenth anniversary date of the passage of this ordinance; or

(c) Prior to said tenth anniversary date if any portion of those properties immediately to the north or south of said Use Area C and immediately abutting said Use Area is rezoned for any use presently permitted pursuant to the Town's adopted Master Plan.

5.2 On the south boundary of that portion of Use Area C as is designated on the preliminary site plan for integrated business use there shall be established a 35 foot wide private open space buffer. Such private open space buffer may be used as a site for bike paths, pedestrian trails and drainage facilities. A fence may be installed along the property line. Further, along said south boundary there shall be established a 20 foot building setback from the interior line of the open space buffer identified above. Thus, the total building setback in this area shall be 55 feet from the property boundary. No structures other than fences, open space, parking areas, roadways, bikepaths, pedestrian trails, directional signage, utility and communications distribution lines and drainage facilities may be maintained within said setback. Provided, however, that in the event the zoning of the two parcels shown immediately south of the integrated business portion of Use Area C shall change from A-1 to any other use then in that event both the private open space buffer area and the setback referred to in this Subparagraph 5.2 shall be automatically eliminated. In the event one such parcel's zoning should change and the other such

parcel should remain zoned A-1 the buffering setback shall be eliminated only for the parcel so rezoned.

5.3 Permitted Uses:

- (a) Community centers.
- (b) Financial institutions.
- (c) Hospitals, nursing and convalescent homes, and other extended care facilities and clinics.
- (d) Mortuaries.
- (e) Offices, professional and commercial.
- (f) Parking lots.
- (g) Personal service establishments.
- (h) Places of public assembly, entertainment and recreation.
- (i) Professional research laboratories.
- (j) Public and private community services.
- (k) Public and private schools, colleges and institutes, both academic and technical.
- (l) Public or private membership clubs and health clubs.
- (m) Religious institutions.
- (n) Restaurants and lounges.
- (o) Retail stores, sales and display rooms and shops.
- (p) Sales and information offices.
- (q) Service related businesses.
- (r) Veterinary hospitals.
- (s) Warehousing and office/warehouse units.

5.4 Maximum permitted building ground coverage: See Section VIII., hereunder.

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5.5 Maximum Building Heights. The maximum building height which may be constructed by right shall be 35 feet.

5.6 Minimum Setbacks, Maximum Buildable Slopes. See Section VIII., hereunder.

5.7 Additional Special Conditions. Unless and until the zoning of the two parcels shown immediately south of the integrated business portion of Use Area C changes from A-1 to any other use, the following special conditions shall apply to development within Use Area C. At such time as the zoning of both said parcels changes from A-1 to any other use, all conditions in this Subparagraph 5.7 shall be automatically eliminated.

Maximum Building Heights. The maximum building heights which may be constructed by right within Area C shall be 30 feet except that the maximum building height for the uses enumerated in Paragraph 5.3(b) and 5.3(e) above may be constructed by right shall be 35 feet.

Other Limitations on Certain Uses. All uses set forth in Paragraph 5.3 above, except those uses enumerated in Subparagraphs (b) and (e) thereof, while being uses permitted by right in the Integrated Business Use Area C shall be subject to the following limitations:

(a) All such uses shall be visually screened from adjoining residential uses.

(b) Mechanical equipment, trash containers, loading docks and electrical transformers associated

with such uses shall be visually screened from adjoining residential uses.

(c) No parking shall be permitted to the rear of such uses where such uses abut any residential areas.

(d) No signage other than directional signage shall be permitted to the rear of any such uses where the same abut residential uses.

(e) Lighting to the rear of such uses shall be limited to lighting for security purposes and shall be designed to minimize glare emitted to adjoining residential areas.

The architectural details concerning such limitations shall be submitted for review at the time of submission and review of final P.D. site plans. In addition to the review as set forth above, those uses as set forth in Subparagraphs 5.3(a), (h), (j), (m), (o) and (p) will also be subject to review with regard to the following areas of concern:

(a) Hours of business operation;

(b) Hours during which trash pickup will be permitted;

(c) Hours during which lot sweeping will be permitted;

(d) Hours during which loading and delivery will be permitted.

In addition to the foregoing considerations the additional following matters shall be considered at the time of final site plan review:

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- (a) Landscaping details;
- (b) Fencing details;
- (c) Lighting details;
- (d) Signage details;
- (e) Screening technique for trash containers, mechanical equipment, loading areas, parking lots and public entries.

SECTION VI.

PUBLIC DEDICATION USE AREAS

6.1 Permitted Uses.

- (a) Community centers.
- (b) Community recreational facilities.
- (c) Parks, playgrounds and picnic areas.
- (d) Public buildings, including but not limited to fire and police stations.
- (e) Public schools, school grounds and playing fields.
- (f) Such other public uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock.

6.2 Maximum Building Heights: 35 feet

6.3 Minimum Setbacks, Maximum Buildable Slopes. See Section VIII., hereunder.

SECTION VII.

ACCESSORY USES PERMITTED IN ALL USE AREAS

7.1 Uses Permitted in All Use Areas.

- (a) Fences.
- (b) Mobile sales and information units in any integrated business use area provided no such mobile sales and

information unit shall be erected until plans and specifications for such unit have been first submitted to the Board of Trustees for review and approval and further provided that no such unit shall be maintained in any area described in a final site plan more than 30 days after a certificate of occupancy has been issued for the first business structure within such area without the express approval of the Board of Trustees.

- (c) Open spaces and lakes, to include reuse water reservoirs.
 - (d) Parking areas.
 - (e) Roadways, bike paths, pedestrian and equestrian trails.
 - (f) Signage in conformance with applicable regulations and restrictions.
 - (g) Utility and communications distribution lines, provided that no public offices and repair or storage facilities are maintained on the site.
 - (h) Facilities for storm water collection and storage.
- 7.2 Uses Permitted by Special Review in All Use Areas.
- (a) Electric substations and gas regulator stations.

SECTION VIII.

MINIMUM BUILDING SETBACKS,
MAXIMUM BUILDING GROUND COVERAGE
AND BUILDABLE SLOPES

8.1 Minimum building setbacks and maximum building ground coverage shall be as follows:

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<u>Integrated Business</u>	<u>Setbacks</u>	<u>Ground Coverage</u>
Use Area A	10 feet	35% of site
Use Area B	20 feet	25% of site
Use Area C	20 feet	25% of site

For the purpose of determining maximum building coverage, building site shall be the gross acreage of the site, less any portion thereof dedicated to the public.

To provide maximum flexibility for innovative design, the development of criteria for maximum buildable slopes will be reserved until the presentation of final site plans, provided that no such final site plan will be presented for consideration or approved that does not contain specific criteria for the establishment of maximum buildable slopes.

SECTION IX.

SUBMISSION OF FINAL PLANNED UNIT
DEVELOPMENT PLANS AND/OR PLATS

9.1 That the following approval of this Ordinance, the owners of tracts within the above-described tract shall present final site plans for all or any portion or portions of the general use areas as are then ready for development.

9.2 No structural building permit will issue until a final site plan and final plat for such areas has been presented to and approved by the Board of Trustees.

9.3 In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a final plat by the Board of Trustees prior to sale or transfer of lands within the Planned Development, no such final plat shall be approved by the Board of Trustees for any area for which a final site plan has not been

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approved for the lands so sold or transferred, unless such plat contains a note, on the face thereof, which shall state as follows:

"(Pursuant to the Town of Castle Rock Ordinance No. 83-16, no building permit will issue for the erection of any structural improvement in any area described hereon for which a final site plan has not been approved by the Board of Trustees of the Town of Castle Rock.)"

SECTION X.

TRANSITIONAL USE

10.1 After approval of the Preliminary Site Plan incorporated herein by reference, any portion or portions of the property described above, which has not been subjected to 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.

10.2 Any general ordinance of the Town of Castle Rock prohibiting any activity permitted by this section shall have no application within the area described above until a Final Site Plan for such area or areas has been approved; provided however, the Board of Trustees, reserves the right to prohibit such agricultural use in areas for which no final site plan has been submitted in the event said Board determines that due to the proximity of such uses to developed areas that a danger exists to

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the health, safety or welfare of the residents of such developed areas.

10.3 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 and/or Town.

SECTION XI.

NOTICE OF FINAL PLAT AND FINAL SITE PLAN HEARINGS

11.1 A written notice of any Planning Commission or Board of Trustees hearing at which either a final plat or final site plan is scheduled to be heard in any portion of said final plat or final site plan is located within the mitigation area identified on Exhibit "B", shall be given to the owners of all property (exclusive of streets, alleys and easements), adjacent to any portion of the property described in such final plat or final site plan. The notice shall be given by the applicant at least ten (10) days in advance of the scheduled hearing using certified mail. A certificate of mailing, shall be filed with the Planning Department prior to any noticed hearing. The written notice shall specify that the final plat or final site plan as the case may be may be inspected at the Town office during normal working hours. Any notice given pursuant to the provisions of this section is hereby declared to be given as a matter of courtesy. Any defect in such notice shall not be deemed to be jurisdictional nor shall it give rise to any cause of action concerning the validity of such notice.

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SECTION XII.

SEVERABILITY OF PROVISIONS

12.1 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.

SUBMITTED this 19th day of November, 1987, and approved for publication and further reading by a vote of the Town Council of the Town of Castle Rock of 4 for and 1 against.

PASSED, APPROVED AND ADOPTED this 3RD day of December, 1987, by vote of the Town Council of the Town of Castle Rock, of 4 for and 1 against.

ATTEST:

TOWN OF CASTLE ROCK

Phyllis L. Brown,
Town Clerk

George J. Kennedy, Mayor

APPROVED AS TO FORM:

Bruce B. Lassman
Bruce B. Lassman,
Town Attorney

Publication:

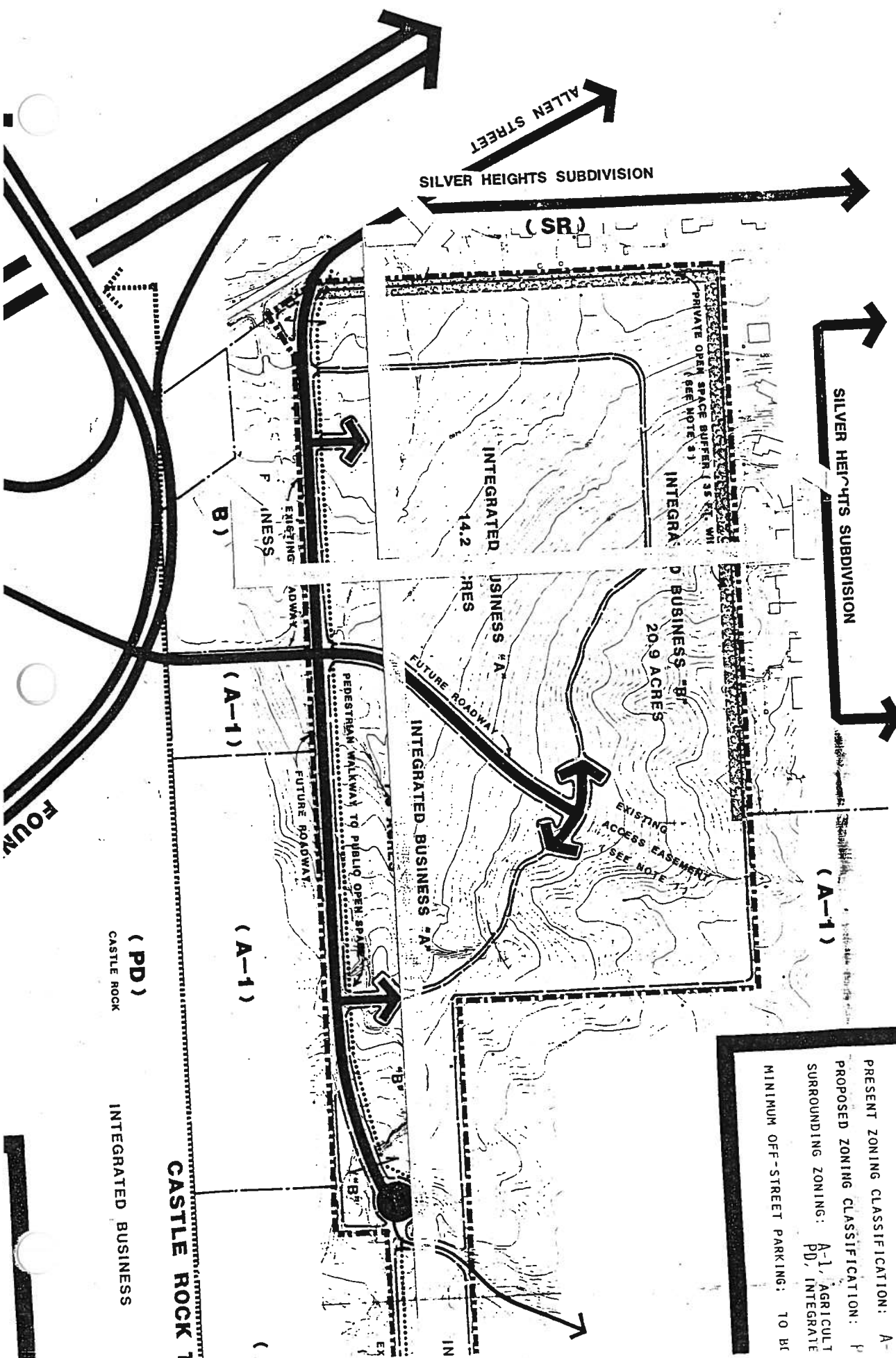
Notice: December 1, 1987
Adoption: December 17, 1987

Pursuant to C.R.S. 31-16-104, as amended, this ordinance is hereby declared valid without the Mayor's signature, due to the Mayor's failure to return such ordinance to the Town Council at it's next regular meeting with his objections in writing.

Attest:

Phyllis L. Brown 12-30-87
Phyllis L. Brown, Town Clerk

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TOTAL	54.7 ACRES	1 LUU.04
PRESENT ZONING CLASSIFICATION:	A-	
PROPOSED ZONING CLASSIFICATION:	P	
SURROUNDING ZONING:	A-1, AGRICULT PD, INTEGRATE	
MINIMUM OFF-STREET PARKING:	TO BE	

(PD)
CASTLE ROCK

INTEGRATED BUSINESS

CASTLE ROCK 1

(A-1)

(A-1)

(B)

(SR)

(A-1)

SILVER HEIGHTS SUBDIVISION

SILVER HEIGHTS SUBDIVISION

ALLEN STREET

INTEGRATED BUSINESS
14.2 ACRES

INTEGRATED BUSINESS
35 ACRES

INTEGRATED BUSINESS "B"
20.9 ACRES

INTEGRATED BUSINESS "A"
FUTURE ROADWAY

EXISTING ACCESS EASEMENT
(SEE NOTE)

INTEGRATED BUSINESS
ADJACENT

PEDESTRIAN WALKWAY TO PUBLIC OPEN SPACE
FUTURE ROADWAY

FOUR

A

HORIZONTAL SCALE
VERTICAL SCALE

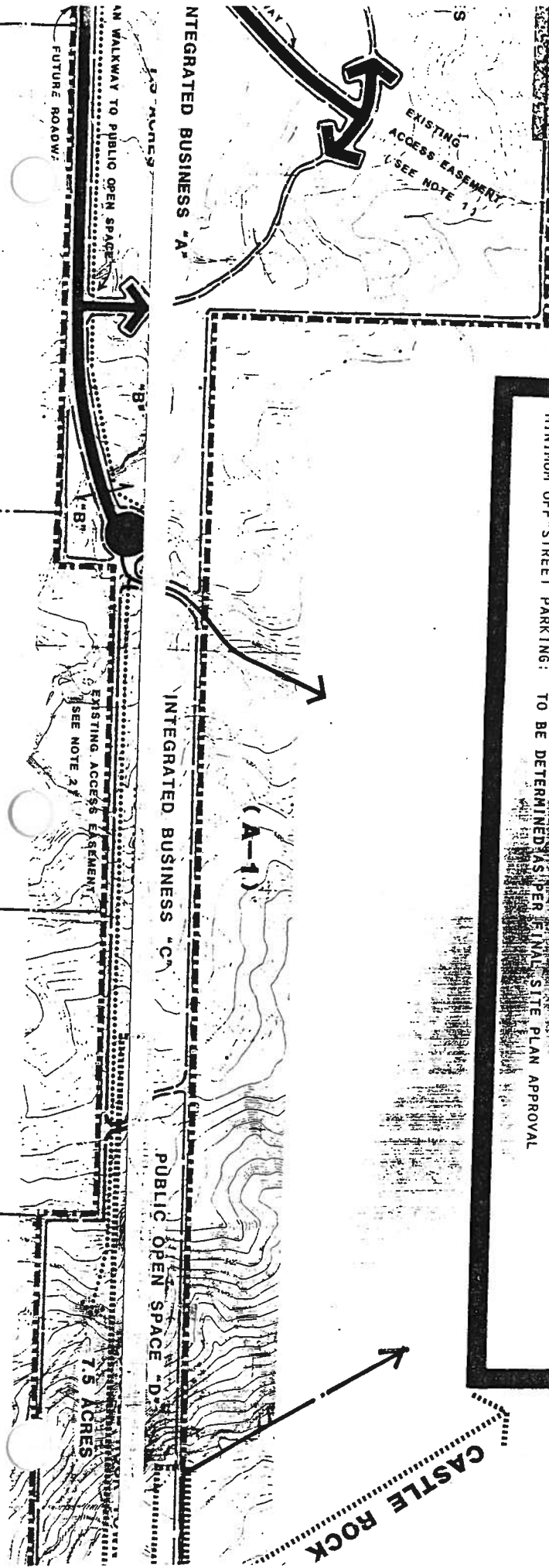
TOTAL 29.7 ACRES

PRESENT ZONING CLASSIFICATION: A-1, AGRICULTURAL (DOUGLAS COUNTY)

PROPOSED ZONING CLASSIFICATION: PD, INTEGRATED BUSINESS (CASTLE ROCK)

SURROUNDING ZONING: A-1, AGRICULTURAL (DOUGLAS COUNTY); B, BUSINESS (AND SR, SUBURBAN RESIDENTIAL (DOUGLAS COUNTY))

MINIMUM OFF-STREET PARKING: TO BE DETERMINED AS PER FINAL SITE PLAN APPROVAL



PATH: HCR>BOUNDARY
 FILE: R ANNEX2
 JOB#: 272-6221A1
 DATE: 04-08-1987

PROPERTY DESCRIPTION
 ANNEX 2

A parcel of land located in Section 26, Township 7 South, Range 67 West of the Sixth Principal Meridian, Douglas County, Colorado, being more particularly described as follows:

COMMENCING at the west quarter corner of said Section 26;
 THENCE N89°38'44"E along the southerly line of the North Half of said Section 26 a distance of 2640.50 feet to the center quarter corner of said Section 26;
 THENCE N89°38'44"E continuing along said southerly line of the North Half of said Section 26 a distance of 2178.00 feet (53 chains);
 THENCE N83°23'06"W a distance of 390.94 feet, whence the northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 26 bears N83°23'06"W a distance of 1177.83 feet;
 THENCE S89°44'17"W along the southerly line of the North Half of the South Half of the South Half of the North Half of said Section 26 a distance of 65.00 feet to the POINT OF BEGINNING;
 THENCE S89°44'17"W continuing along said southerly line a distance of 961.90 feet;
 THENCE N00°21'16"W along the easterly line of a parcel of land described in Book 215, Page 134, Douglas County Clerk and Recorder's Office, a distance of 120.00 feet;
 THENCE S89°44'17"W along a line parallel with said southerly line of the North Half of the South Half of the South Half of the North Half of said Section 26 a distance of 1362.60 feet;
 THENCE S00°21'16"E along the westerly line of a parcel of land described in Book 211, Page 207, Douglas County Clerk and Recorder's Office, a distance of 120.00 feet;
 THENCE S89°44'17"W along said southerly line of the North Half of the South Half of the South Half of the North Half of said Section 26 a distance of 2057.77 feet;
 THENCE S57°13'32"W along the southeasterly line of a parcel of land described in Book 330, Page 527 and Book 336, Page 470, Douglas County Clerk and Recorder's Office, a distance of 105.14 feet;
 THENCE N82°46'28"W along the northeasterly line of a parcel of land described in Book 156, Page 360, Douglas County Clerk and Recorder's Office, a distance of 127.03 feet;
 THENCE N00°09'54"W along the westerly line of the South Half of the North Half of said Section 26 a distance of 954.97 feet;
 THENCE S89°59'06"E along the northerly line of the South Half of the North Half of said Section 26 a distance of 1684.93 feet;
 THENCE S00°01'38"W a distance of 696.23 feet;
 THENCE N89°38'44"E a distance of 2421.56 feet;

THENCE S00°00'00"W a distance of 50.00 feet;
 THENCE N90°00'00"E a distance of 271.65 feet;
 THENCE S33°00'00"E a distance of 65.00 feet;
 THENCE S90°00'00"W a distance of 1200.00 feet;
 THENCE S00°00'00"W a distance of 50.00 feet;
 THENCE N90°00'00"E a distance of 1232.47 feet;
 THENCE S33°00'00"E a distance of 177.20 feet to the POINT OF BEGINNING;

Containing 52.533 acres, more or less.

DOUGLAS COUNTY
 P.
 DATE: 04-06-87
 REF: 22
 For and on behalf of
 of Herrick & Company

8802369 - 02/01/88 14:17 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER

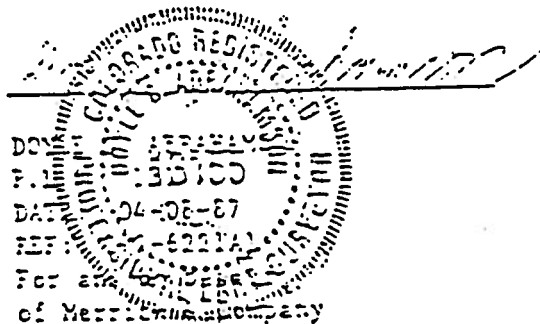
PATH: MCR>BOUNDARY
FILE: R_ANNEX1
JOB#: 272-6221A1
DATE: 04-08-1987

PROPERTY DESCRIPTION
ANNEX 1

A parcel of land located in Section 26, Township 7 South, Range 67 West of the Sixth Principal Meridian, Douglas County, Colorado, being more particularly described as follows:

COMMENCING at the west quarter corner of said Section 26;
THENCE N89°38'44"E along the southerly line of the North Half of said Section 26 a distance of 2640.50 feet to the center quarter corner of said Section 26;
THENCE N89°38'44"E continuing along said southerly line of the North Half of said Section 26 a distance of 2178.00 feet (33 chains);
THENCE N33°23'06"W a distance of 390.94 feet to the POINT OF BEGINNING;
THENCE S89°44'17"W along the southerly line of the North Half of the South Half of the South Half of the North Half of said Section 26 a distance of 65.00 feet;
THENCE N33°00'00"W a distance of 177.20 feet;
THENCE S90°00'00"W a distance of 1232.47 feet;
THENCE N00°00'00"E a distance of 50.00 feet;
THENCE N90°00'00"E a distance of 1200.00 feet;
THENCE N33°00'00"W a distance of 65.00 feet;
THENCE S90°00'00"W a distance of 271.65 feet;
THENCE N00°00'00"E a distance of 50.00 feet;
THENCE N89°38'44"E a distance of 300.25 feet, whence the northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 26 bears N33°23'06"W a distance of 812.93 feet;
THENCE S33°23'06"E a distance of 361.90 feet to the POINT OF BEGINNING;

Containing 2.139 acres, more or less.



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