

PLAT IDENTIFICATION SHEET

343348

12/18/1984

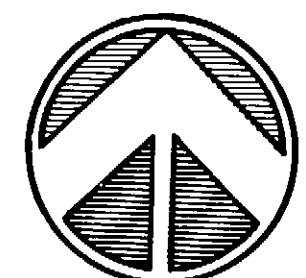
GRANTOR:
(owner/signer)

Boone Sheldon G +
Margar

GRANTEE:
(subdivision name or name of plat)

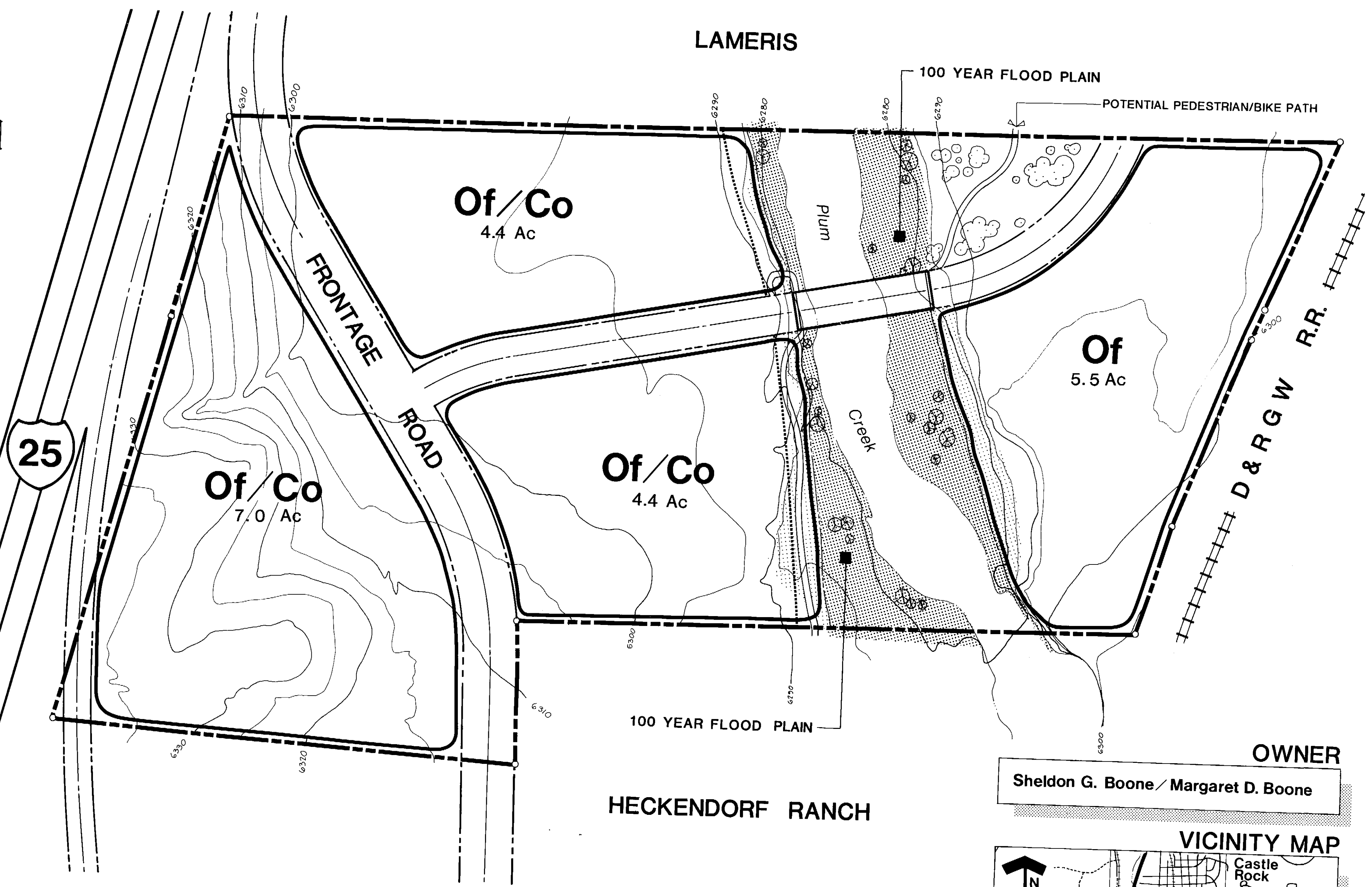
Creekside Preliminary Site Plan

LEGAL:
(section-township-range)

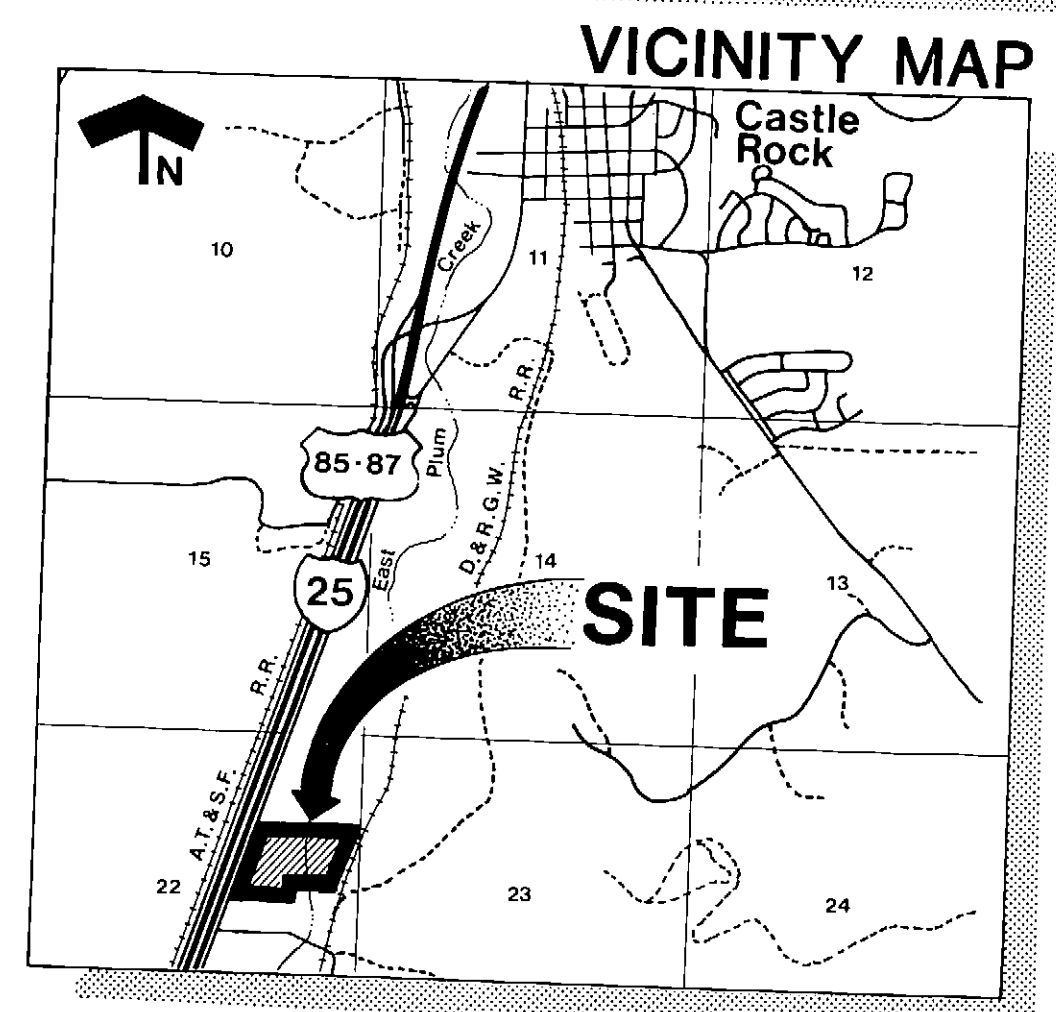


NORTH

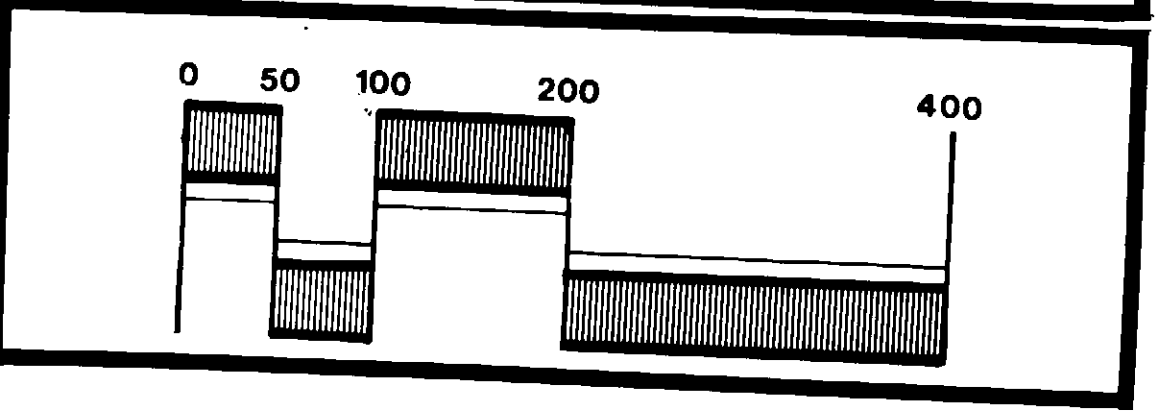
CASTLE ROCK RANCH P.U.D.



OWNER
Sheldon G. Boone / Margaret D. Boone



SCALE IN FEET



LEGEND

- Of Office
- Co Commercial
- Of/Co Office/Commercial
- Public Land Dedication
- Usable Open Space

PROJECT LAND USE

LAND USE	AREA	% of TOTAL
OFFICE	5.5	18.8
COMMERCIAL		
OFFICE/COMMERCIAL	15.8	54.0
ROAD RIGHT-OF-WAY	3.1	10.5
PUBLIC LAND DEDICATION (0.82 Ac., 70% OUTSIDE FLOOD PLAIN)	1.2	4.0
ADDITIONAL P.L.D.	3.5	12.0
INTERCHANGE R-O-W	0.2	0.7%
TOTAL	29.3 Ac.	100%

PRELIMINARY SITE PLAN

CREEKSIDE

State of Colorado }
 County of Douglas } 65

I hereby certify that this plat was filed in my office on this 18th day of December, 1984 at 3:15 o'clock AM and was recorded per Reception # 343348.

Approved this 14th day of August, 1984, by the Planning Commission of the Town of Castle Rock.
 Attest: Richard R. Wilson, Town Clerk; Phillip Melody, Chairman
 Approved this 15th day of November, 1984, by the Board of Trustees of the Town of Castle Rock.
 Attest: Richard R. Wilson, Town Clerk; George John Kennedy, Mayor

Jane R. Burr, Deputy
 Douglas County Clerk & Recorder



343377

BOOK 554 PAGE 415

RETA A. GRAIN
DOUGLAS COUNTY

\$36.00

DEC 18 3 14 PM '84

ORDINANCE NO. 84-34

AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF
THE TOWN OF CASTLE ROCK, COLORADO
(CREEKSIDE P.U.D.)

JAN 10 1985

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ORDINANCE NO. 84-34

AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF
THE TOWN OF CASTLE ROCK, COLORADO
(CREEKSIDE P.U.D.)

WHEREAS, the Board of Trustees of the Town of Castle Rock find 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 Statutes 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 the amendment sought to the said Zoning District Map complies with the stated purposes of the Planned Unit Development Ordinance 17.48 as set forth in subsection 17.48.010 thereof.

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 29.3 acres, described in Exhibit "A", attached hereto and made a part hereof, (hereinafter the "land") is changed from Zoning Classification A-1 (Agricultural One District) to Zoning Classification PUD (Planned Unit Development District).

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 finished grade (not including berming or grading for the purpose of permitting a higher building) surrounding a structure to the uppermost point of the roof structure. Chimneys, ventilators, elevator housings, skylights, solar collectors, air conditioning and heating units, antennas and necessary mechanical appurtenances usually constructed above 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 of any such buffer area may be subtracted from the required setback to either reduce or eliminate such setback.

SECTION II.

GENERAL USE AREAS

2.1 The land shall be divided into general use areas as the same are generally located on "The Creekside P.U.D. Preliminary Site Plan", approved contemporaneously herewith, which is incorporated by reference into this Ordinance. Said general use areas shall be of four (4) 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 Area</u>	<u>Acreeage</u>
Office (OF)	5.5
Office-Commercial (OF-CO)	15.8
Road Right of Way	3.3
Public Land Dedication	4.7
TOTAL ACREAGE	29.3

SECTION III.

OFFICE (OF) USE AREA

3.1 Permitted Uses.

- (a) Financial institutions.
- (b) Offices, professional and commercial.
- (c) Parking lots, structures and garages.
- (d) Professional research laboratories.

3.2 Maximum permitted building ground coverage of 35% of net acreage of building site exclusive of dedicated roadways.

3.3 Maximum Building Heights. The maximum building height which may be constructed by right shall be 50 feet, provided however that the Board of Trustees may permit maximum building heights not to exceed 72 feet at the time of final site plan 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 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.

SECTION IV.

COMMERCIAL/OFFICE (CO/OF) USE AREAS

4.1 Permitted Uses.

- (a) Any use permitted in the Office (OF) Use Area.
- (b) Automotive sales, repair and service facilities.
- (c) Laundries
- (d) Parking lots, structures and garages.
- (e) Personal service establishments.
- (f) Places of public assembly, entertainment and recreation.
- (g) Public and private community services
- (h) Public lodging facilities, hotel/convention centers.
- (i) Public or private membership clubs and health clubs
- (j) Restaurants, lounges and fast food establishments
- (k) Retail stores, sales and display rooms and shops.
- (l) Service related businesses.
- (m) Transit terminals.
- (n) Veterinary hospitals and boarding kennels.

4.2 Maximum permitted building ground coverage of 35% of net acreage of building site exclusive of dedicated roadways.

4.3 Maximum Building Heights. The maximum building height which may be constructed by right shall be 50 feet, provided however that the Board of Trustees may permit maximum building heights not to exceed 72 feet at the time of final site plan 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 Fire Code and Uniform Building Code as are in effect at the time of their construction.

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

SECTION V.

PUBLIC DEDICATION USE AREAS

5.1 Permitted Uses.

- (a) Community recreational facilities.
- (b) Parks, playgrounds and picnic areas.
- (c) Such other public uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock.

5.2 Maximum Building Heights: As permitted in most permissive abutting area within the LAND.

5.3 Minimum Off Street Parking. To be determined/as per final site plan.

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

SECTION VI.

ACCESSORY USES PERMITTED IN ALL USE AREAS

6.1 Uses Permitted in All Use Areas.

- (a) Fences.
- (b) Open spaces and lakes, to include reuse water reservoirs.
- (c) Parking areas.
- (d) Roadways, bike paths, pedestrian and equestrian trails.
- (e) Utility and communications distribution lines, provided that no public offices and repair or storage facilities are maintained on the site.

6.2 Uses Permitted by Special Review in All Use Areas.

- (a) Electric substations and gas regulator stations.

SECTION VII.

MINIMUM BUILDING SETBACKS AND MAXIMUM BUILDABLE SLOPES

To provide maximum flexibility for innovative design, the development of criteria for minimum building setbacks and 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 minimum setbacks and maximum buildable slopes.

SECTION VIII.
SUBMISSION OF FINAL PLANNED UNIT
DEVELOPMENT PLANS AND/OR PLATS

8.1 That following the 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.

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

8.3 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, 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:

("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 IX.

TRANSITIONAL USE

9.1 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, shall be used for residential and/or 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.

9.2 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 Board of Trustees, reserves the right to prohibit or enjoin 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 the health, safety or welfare of the residents of such developed areas.

9.3 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.

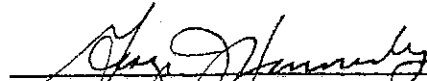
SECTION X.

SEVERABILITY OF PROVISIONS


10.1 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.

Passed and adopted on first reading this 25TH day of ~~November~~ ^{October}, 1984, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, 6 for and 0 against.

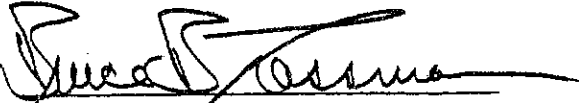
Passed and adopted on second reading this 15TH day of November, 1984, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, 6 for and 0 against.


George Kennedy, Mayor
Town of Castle Rock 7:45 PM

ATTEST:


Richard R. Wilson,
Acting Town Clerk

APPROVED AS TO FORM:


Bruce B. Lassman,
Town Attorney

APPROVED FOR BOARD ACTION:

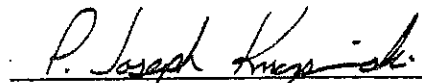

P. Joseph Knopinski,
Town Administrator

EXHIBIT "A"

Two parcels of land located in Section 22, Township 8 South Range 67 West of the 6th P.M., Douglas County, Colorado, containing thirty acres, more or less, described as follows:

PARCEL 7: Beginning at the Northeast corner of said section; thence South 0°13' West 1529.4 feet; thence South 23°52' West 255.6 feet to true point of beginning; thence South 23°52' West 271.5 feet along railroad right of way; thence South 22°29' West 47.9 feet along said right of way; thence North 89°28' West 1598.4 feet, more or less to right of way of interstate highway; thence North 15°43' East 305.5 feet along said right of way; thence South 89°23' East 1641.9 feet, more or less, to point of beginning.

PARCEL 8: Beginning at Northeast corner of said section; thence South 0°13' West 1529.4 feet; thence South 23°52' West 527.1 feet; thence South 22°29' West 47.9 feet to true point of beginning; thence South 22°29' West 298.3 feet along railroad right of way; thence South 18°00' West 167.3 feet along said right of way; thence North 89°28' West 914.5 feet, more or less, to the East 1/16 line of said section; thence South 0°07' East 210.3 feet along said 1/16 line; thence North 85°00' West 687.4 feet, more or less, to right of way of interstate highway; thence North 15°43' East 613.9 feet along said right of way; thence South 89°28' East 1598.4 feet, more or less, to point of beginning.

EXCEPT any part of the above described parcels lying within the right of way of the highway and within the right of way of the railroad,