

# PLAT IDENTIFICATION SHEET

862569M  
11-20-86

**GRANTOR:**  
(owner/signer)

Castle Rock Town of

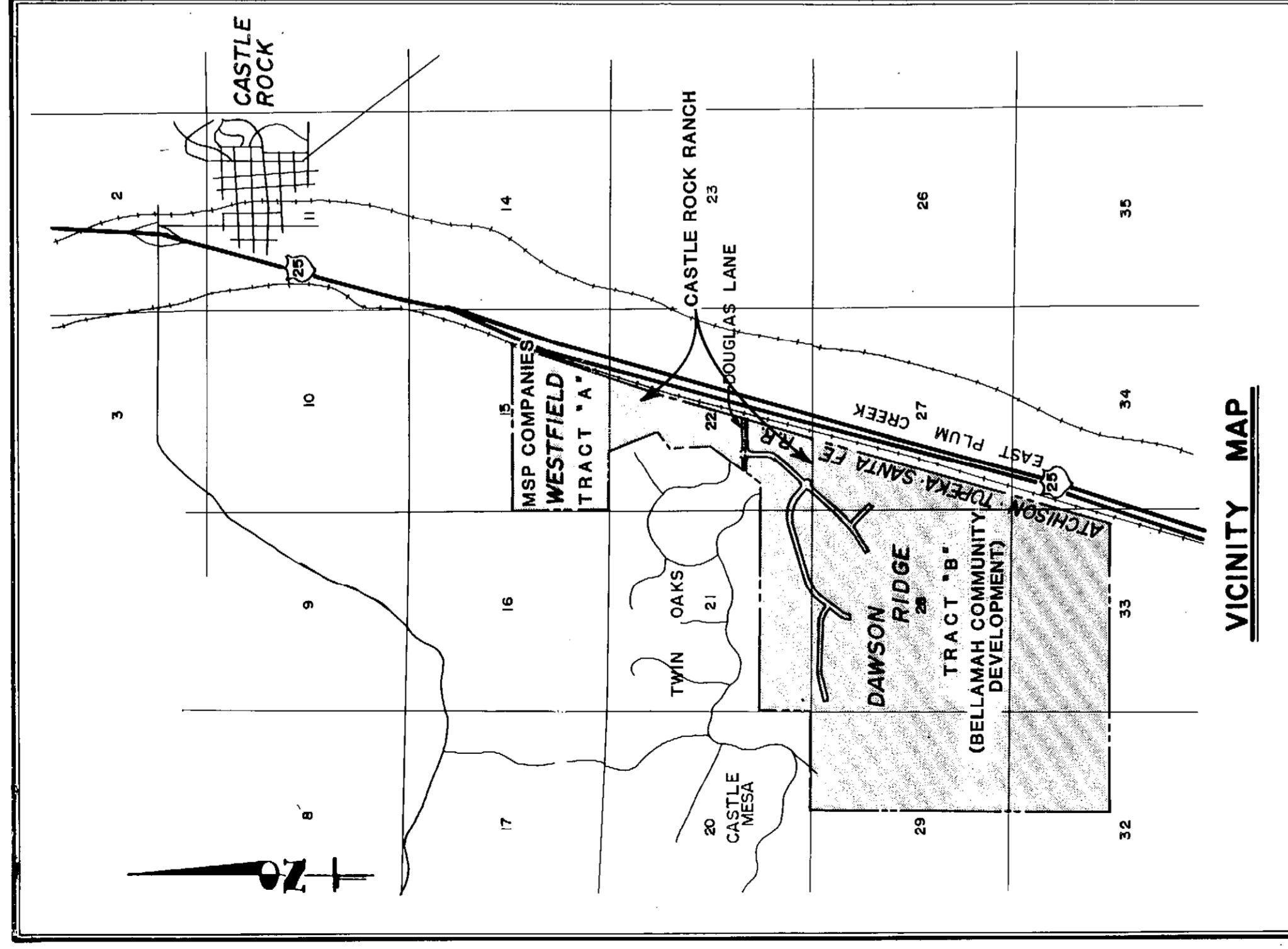
**GRANTEE:**  
(subdivision name or name of plat)

Dawson Ridge

**LEGAL:**  
(section-township-range)

# DAWSON RIDGE

**PRELIMINARY P.U.D. SITE PLAN  
AN AMENDMENT TO TRACT "B" OF CASTLEROCK RANCH P.U.D.**



**INDEX**

1 COVER SHEET

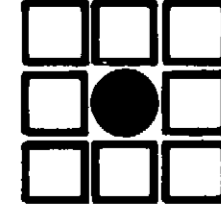
2 DAWSON RIDGE PUD

P.U.D. LAND USE COMPARISONS

Table I

Land Use	Density	CRR Acreage	DR Acreage	Acreage Change	CRR DUs	DR DUs	Total # DUs Change
RA	1.0	112.72	103.65	- 8%	112	103	- 9
RB	2.5	161.76	158.06	- 2%	404	395	- 9
RC	3.5	170.84	170.84	0%	597	597	0
RD	5.0	273.06	270.56	- 1%	1365	1352	- 13
RF	8.0	344.60	344.60	0%	2756	2756	0
RG	10.0	169.41	169.41	0%	1694	1694	0
RH	20.0	26.54	22.34	-16%	530	446	- 84
Subtotal		1258.93	1239.46	- 2%	7458	7343	-115
C		128.65	126.60	- 2%			
OC		148.78	155.98	4%			
C/OC/RF		137.93	150.61	9%	442	557	115
PLD		209.02	210.66	1%	7900	7900	-0-
		1883.31	1883.31	0%			

**ENGINEER**



**MERRICK**

Telephone 303/751-0741  
(10855 E. Bethany Drive)  
Post Office Box 22026  
Denver, Colorado 80222

**DEVELOPER**



**Bellamah  
Community  
Development**

Telephone 303/799-1919  
9085 E. Mineral Circle  
Suite 330  
Englewood, Colorado 80112

PREPARED APRIL 25, 1986

SHEET 1 of 2

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS P.U.D. WAS FILED IN MY OFFICE

THIS 20<sup>th</sup> DAY OF November 1986 A.D. AT 9:35 O'CLOCK A.M.

AT RECEPTION NUMBER 2625697

*Janice D. ...*  
CLERK AND RECORDER



DC8625696

Dawson

ORDINANCE NO. 86-19

AN ORDINANCE AMENDING THE  
ZONING DISTRICT MAP OF  
THE TOWN OF CASTLE ROCK, COLORADO  
(DAWSON RIDGE P.U.D. - A REPEAL AND  
REENACTMENT OF THE ZONING OF  
TRACT "B" OF THE CASTLE ROCK RANCH  
P.U.D. ORDINANCE NO. 84-33)

8625696 - 11/20/86 09:26 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 1/ 26  
B0680 - P0955 - \$78.00

INDEX

	Page No.
Section One.	2
SECTION I. GENERAL PROVISIONS	2
SECTION II. DEFINITIONS	2
SECTION III. OVERALL PROJECT STANDARDS	5
SECTION IV. GENERAL USE AREAS	9
SECTION V. PERMITTED RESIDENTIAL DENSITIES	11
SECTION VI. RESIDENTIAL A USE AREAS (RA AREA)	11
SECTION VII. RESIDENTIAL B USE AREAS (RB AREAS)	12
SECTION VIII. RESIDENTIAL C USE AREAS (RC AREAS)	12
SECTION IX. RESIDENTIAL D USE AREA (RD AREAS)	12
SECTION X. RESIDENTIAL E USE AREA (E AREA) (DELETED)	13
SECTION XI. RESIDENTIAL F USE AREAS (RF AREAS)	13
SECTION XII. RESIDENTIAL G USE AREAS (RG AREAS)	13
SECTION XIII. RESIDENTIAL H USE AREA (RH AREA)	14
SECTION XIV. COMMERCIAL C USE AREAS (C AREAS)	14
SECTION XV. OFFICE-COMMERCIAL OC USE AREAS (OC AREAS)	16
SECTION XVI. PUBLIC LAND DEDICATION USE AREAS (PLD AREAS)	18
SECTION XVII. ACCESSORY USES PERMITTED IN ALL USE AREAS	18
SECTION XVIII. BUFFER AREAS	19
SECTION XIX. SUBMISSION OF FINAL PLANNED UNIT DEVELOPMENT PLANS AND/OR PLATS	19
SECTION XX. TRANSITIONAL USE	20
SECTION XXI. SEVERABILITY OF PROVISIONS	21
Section Two.	21

8625696 - 11/20/86 09:26 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
 \$78.00 2/ 26

ORDINANCE NO. 86-19

AN ORDINANCE AMENDING THE  
ZONING DISTRICT MAP OF  
THE TOWN OF CASTLE ROCK, COLORADO  
(DAWSON RIDGE P.U.D. - A REPEAL AND  
REENACTMENT OF THE ZONING OF  
TRACT "B" OF THE CASTLE ROCK RANCH  
P.U.D. ORDINANCE NO. 84-33)

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, to wit, a major modification to the Castle Rock Ranch P.U.D. - Tract B Preliminary Site Plan and repeal and reenactment of the P.U.D. Zoning of Tract B in accordance herewith, 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, and the major modification to the Castle Rock Ranch P.U.D. - Tract B Preliminary Site Plan, to be known as the Dawson Ridge P.U.D. is

8625696 - 11/20/86 09:26 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER 3/26 \$78.00

authorized by Article IV, Chapter 17.48 of said Ordinance.

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

Section One. Ordinance No. 84-33 entitled "An Ordinance Amending the Zoning District Map of the Town of Castle Rock, Colorado (Castle Rock Ranch P.U.D.)" is hereby amended by repealing the zoning classification imposed by said Ordinance on the lands consisting of 1883.312 acres (Tract "B" of the Castle Rock Ranch P.U.D.), described in Exhibit A, attached hereto and made a part hereof (hereinafter the "Land"), and the zoning classification of the Land as planned unit development is reenacted in accordance herewith.

SECTION I.

GENERAL PROVISIONS

1.0 This ordinance constitutes an amendment 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 each tract within the Land.

SECTION II.

DEFINITIONS

2.1 Apartment Units. Dwelling units which are not individually owned, but rented or leased to the occupants thereof.

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. 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 above the average surrounding grade), roadways, bike paths or pedestrian ways or such other uses not meeting the above definition.

2.4 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.

2.5 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.

8625696 - 11/20/86 09:26 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 5/ 26  
P0959 - \$78.00

2.6 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.

2.7 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.

2.8 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.

2.9 Public Land Dedication. That property designated to be deeded to the Town of Castle Rock for public usage, to satisfy the land dedication requirements of the Subdivision Ordinance Chapter 16.20.

2.10 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.

2.11 Townhome Units. Dwelling units which share common walls or abutting walls. Townhome unit owners will own the land beneath such units and may own land surrounding such units,

8625696 - 11/20/86 09:26 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 6/26  
PAGE - P0960 \$78.00

provided, however, that common, undivided ownership of certain common elements or facilities is also permitted.

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

### SECTION III.

#### OVERALL PROJECT STANDARDS

3.1 Parking. Off-street parking is required for all land uses developed in the Dawson Ridge PUD. 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 Site Plan and Plat, unless developer can demonstrate, to the satisfaction of the Board of Trustees, at the time of final platting and 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.

3.2 Residential Density Transfer. Except as otherwise provided herein, in order 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 20 percent over the permitted density in each planning area may be permitted by the Board of Trustees at the time of and as a part of the final plat and final site plan review process.

3.3 Optional Development. For certain tracts within the Dawson Ridge PUD alternate land uses are permitted as follows:

<u>Tract</u>	<u>Planned Use</u>	<u>Option</u>	<u>Conditions</u>
29, 30, 31	Office Commercial	Residential	May be developed as residential subject to the RF Use Area Development Standards.

3.4 Temporary Uses. Temporary uses are permitted as follows:

- (a) Single family, townhouse, mobile home and condominium units to be utilized as models and/or sales and information offices; provided the unit so utilized is a permitted use in the use area where it is located. Further provided, that any such use shall be discontinued when all comparable dwelling units within the Planned Unit Development have been sold or leased.
- (b) Mobile sales and information units in any residential or commercial 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 60 days after a certificate of occupancy has been issued for the first residential or commercial structure within the area being served by such unit without the express approval of the Board of Trustees.
- (c) 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

8625696 - 11/20/86 09:26 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER R/ 26

areas being served by such construction office or material storage area.

3.5 Setback and Lot Area. Except as specifically provided in this paragraph, to provide flexibility for innovative design, the development criteria for minimum lot area and minimum building setbacks and separations within and adjacent to development tracts will be reserved until the presentation of final site plans, provided that no such final site plan will be presented for consideration or approved which does not establish these criteria. Notwithstanding the provisions of this Section, building setbacks on lots within Planning Areas 26, 1, 2, 3 and 5 which are subject to the open space easements created contractually between the Town of Castle Rock, Bellamah Community Development and the Twin Oaks Homeowners Association (hereinafter referred to as the "Open Space Easements") shall be in accordance with the following:

- (a) In Planning Areas 3 and 5 setbacks shall be 100 feet from the common boundary of the Land and the Twin Oaks Subdivision, unless a greater setback is requested by the applicant for final site plan;
- (b) In Planning Areas 2, 1, and 26 the portion of the lot subject to the Open Space Easement shall not be considered as a yard in determining setbacks.

Provided further however, that in the event any portion of the said Open Space Easements are extinguished by the Town as provided by said Agreement, the minimum setback limitations imposed pursuant to this Section shall no longer apply.

8625696 - 11/20/86 09:26 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER 9/ 26  
B0680 - P0963 - \$78.00

3.6 Increase in Use Intensity in Certain Use Areas. In the event an interchange is constructed on Interstate Highway 25 south of the proposed Douglas Lane interchange which results in the location of an arterial roadway within the land, the intensity of land uses in use areas abutting said arterial roadway may be increased with approval of the Board of Trustees.

3.7 Spine Road Setback. Notwithstanding any provision contained herein to the contrary, the minimum building setback east of the spine road (the "spine road" as referred to herein shall mean the major north south arterial roadway extending from the northern boundary of the Land to its southern boundary which is located in the easterly portion of the Land and which runs parallel to Interstate Highway 25) shall be fifty (50) feet from the easterly right-of-way line of such road.

3.8 Use Restrictions. Development of lots subject to the open space easement in Planning Areas 3 and 5 shall be restricted to the confines of a described building envelope.

In order to maintain the open space easements, no portion of a building envelope shall be situated within the open space easement, and the following restrictions on construction activity and use of any portion of a lot subject to the open space easement shall apply:

(a) Care shall be exercised during all construction operations to prevent unnecessary disturbance to any area within the open space buffer.

(b) All waste materials shall be promptly removed from the site. Dumping or temporary storage of waste materials outside the building envelope is prohibited.

(c) Except for underground utilities and required appurtenances, no fences, structures, buildings, out buildings, storage sheds, or improvements of any nature shall be placed or allowed to remain within the open space easement.

(d) To the extent natural vegetation is disturbed in construction and grading, the disturbed area shall be returned to its natural condition, to the extent feasible.

Responsibility for enforcement of the provisions of this Section shall reside exclusively with a homeowners association, which shall be duly organized as a Colorado non-profit corporation with perpetual existence prior to the time of Town approval of the first final plat within the Land. Provided, however, that the Town shall have concurrent jurisdiction to enforce such provisions if the Board of Trustees deem it to be in the best interests of the Town of Castle Rock. Developer shall cause the provisions of this Section to be incorporated into the protective covenants to be imposed upon all lots together with the grant of appropriate enforcement powers to the master homeowners association.

#### SECTION IV.

#### GENERAL USE AREAS

4.1 The Land shall be divided into general use areas as the same are located on "Dawson Ridge Preliminary P.U.D. Site Plan", approved contemporaneously herewith, which is incorporated by reference into this Ordinance. Said general use areas shall be of eleven (11) types, as designated below. The aggregate number of acres within each type of use area and maximum number of dwelling

8625696 - 11/20/86 09:26 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER 11/ 26  
\$78.00

units to be constructed in Residential areas (except as such maximum numbers may be increased by residential density transfer as provided in paragraph 3.2 hereof) shall be as indicated opposite each type designation.

<u>LAND USE</u>	<u>DENSITY</u>	<u>ACREAGE</u>	<u>DWELLING UNITS</u>
Residential-Type A (RA)	1.0 du/ac	103.65	103
Residential-Type B (RB)	2.5 du/ac	158.06	395
Residential-Type C (RC)	3.5 du/ac	170.84	597
Residential-Type D (RD)	5.0 du/ac	270.56	1352
Residential-Type E (RE)	7.0 du/ac	(None Designated)	
Residential-Type F (RF) (Optional)	8.0 du/ac	344.60	2756 (557)
Residential-Type G (RG)	10.0 du/ac	169.41	1694
Residential-Type H (RH)	20.0 du/ac	22.34	446
Commercial (C)		126.60	-
Office/Commercial (OC)		155.98	-
Comm.-Office-RF (C/OC/RF)		150.61	
Public Land Dedication (PLD)		210.66	-
Suggested Private Open Space		-	
TOTAL		1883.31	7900

4.2 Residential Areas, (Residential A through Residential H, inclusive) shall contain a minimum amount of private open space equal to 20% of the total acreage contained in such areas. Any such private open space, if owned in common shall be perpetually protected by appropriate protective covenants and title to such common open space shall be held by non-profit corporate entities which shall bear the responsibility of maintaining and controlling such private common open space.

8625696 - 11/20/86 09:26 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 12/ 26  
 PAGE 1 PAGE 2 \$78.00

SECTION V.

PERMITTED RESIDENTIAL DENSITIES

5.1 It is the intent of this Ordinance to permit the development of a total of 7900 residential dwelling units upon the Land. Densities permitted in residential areas (except as otherwise provided herein) may be increased as set forth in paragraph 3.2 above, provided, that in no event shall the total number of dwelling units in all said residential areas exceed 7900 dwelling units.

SECTION VI.

RESIDENTIAL A USE AREAS (RA AREA)

6.1 Permitted Uses.

(a) Detached dwelling units, garages and accessory structures.

6.2 Uses by Special Review.

- (a) Home occupations;
- (b) Recreational facilities;
- (c) Religious facilities;
- (d) Public or private schools.

6.3 Permitted Densities. Average density of 1 dwelling unit per acre within each individual use area.

6.4 Maximum Building Heights. 35 feet

6.5 Additional Criteria. Residential A use areas are not subject to density transfer unless zoning upon adjoining lands (located outside of the Dawson Ridge PUD) is increased to permit more intensive land use.

8625696 - 11/20/86 09:26 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 13/ 26  
R0680 - P0967 - \$78.00

SECTION VII.

RESIDENTIAL B USE AREAS (RB AREAS)

7.1 Permitted Uses.

- (a) Attached or detached dwelling units, garages and accessory structures.

7.2 Uses by Special Review.

- (a) Any use permitted by special review in Residential A Use Area.

7.3 Permitted Densities. Average density of 2.5 dwelling units per acre within each individual use area.

7.4 Maximum Building Heights. 35 feet.

SECTION VIII.

RESIDENTIAL C USE AREAS (RC AREAS)

8.1 Permitted Uses.

- (a) Any use permitted in the Residential B Use Area.

8.2 Uses by Special Review.

- (a) Any use permitted by special review in the Residential A Use Area.

8.3 Permitted Densities. Average Density of 3.5 dwelling units per acre within each individual use area.

8.4 Maximum Building Heights. 35 feet.

SECTION IX.

RESIDENTIAL D USE AREA (RD AREAS)

9.1 Permitted Uses.

- (a) Any use permitted in Residential B Use Area.

8625696 - 11/20/86 09:26 - RETA A. GRAY DOUGLAS CO. COLO. CLERK & RECORDER  
B0680 - P0968 - 14/ 26  
\$78.00

9.2 Uses by Special Review.

- (a) Any use permitted by special review in the Residential A Use Area.

9.3 Permitted Densities. Average density of 5.0 dwelling units per acre within each individual use area.

9.4 Maximum Building Heights. 35 feet.

SECTION X.

RESIDENTIAL E USE AREA (E AREA)

(DELETED)

SECTION XI.

RESIDENTIAL F USE AREAS (RF AREAS)

11.1 Permitted Uses.

- (a) Multi-family dwelling units to include, but not to be limited to, apartments, condominiums, patio homes and townhomes.
- (b) Indoor or outdoor community recreational facilities.

11.2 Uses by Special Review.

- (a) Any use permitted by special review in the Residential A Use Area.

11.3 Permitted Densities. Average density of 8 dwelling units per acre within each individual use area.

11.4 Maximum Building Heights. 35 feet.

SECTION XII.

RESIDENTIAL G USE AREAS (RG AREAS)

12.1 Permitted Uses.

- (a) Any use permitted in the Residential F Use Areas.

8625696 - 11/20/86 09:26 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER \$78.00  
B0680 - P0969 - 15/ 26

12.2 Uses by Special Review.

- (a) Any use permitted by special review in the Residential F Use Areas.

12.3 Permitted Densities. Average Density of 10 dwelling units per acre within each individual use area.

12.4 Maximum Building Heights. 50 feet.

12.5 Additional Criteria. Density transfer into Use Area 15 shall be prohibited.

SECTION XIII.

RESIDENTIAL H USE AREA (RH AREA)

13.1 Permitted Uses.

- (a) Any use permitted in Residential F Use Areas.

13.2 Uses by Special Review.

- (a) Any use permitted by special review in the Residential F Use Areas.

13.3 Permitted Densities. Average density of 20 dwelling units per acre.

13.4 Maximum Building Heights. 50 feet.

13.5 Additional Criteria. Density transfer into RH Use Areas shall be prohibited.

SECTION XIV

COMMERCIAL C USE AREAS (C AREAS)

14.1 Permitted Uses shall include but shall not be limited to:

- (a) Automotive sales, repair and service facilities.
- (b) Community centers.

8625696 - 11/20/86 09:26 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 16/ 26  
B0680 - P0970 - \$78.00

- (c) Convenience stores.
- (d) Financial institutions.
- (e) Laundries and dry cleaning establishments.
- (f) Liquor stores.
- (g) Offices, professional, medical and commercial.
- (h) Parking lots, structures and garages.
- (i) Personal service establishments.
- (j) Places of public assembly, entertainment and recreation.
- (k) Public and private community services.
- (l) Public lodging facilities, hotel/convention centers.
- (m) Public or private membership clubs and health clubs.
- (n) Restaurants, lounges and fast food establishments.
- (o) Retail stores, sales and display rooms and shops.
- (p) Service related businesses.

14.2 Uses by Special Review:

- (a) Day care centers.
- (b) Transit terminals.

14.3 Maximum permitted building ground coverage of 35% of net acreage of building site

14.4 Maximum Building Heights. Except as specifically provided to the contrary in this subsection, 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 75 feet at the time of final site plan review following consideration of at least 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. Notwithstanding the foregoing, the following limitations shall apply:

- (a) The maximum building height within Planning Area 23 22 shall be 50 feet.
- (b) The maximum building height within Planning Areas 34 1 and 29 shall be 35 feet.

14.5 Minimum Setbacks: 30 feet from adjacent public road rights of way, 30 feet from the boundary of abutting residential uses. Where abutting residential areas, such setbacks shall not contain driveways, parking or accessory buildings.

#### SECTION XV.

##### OFFICE-COMMERCIAL OC USE AREAS (OC AREAS)

##### 15.1 Permitted Uses.

- (a) Financial institutions.
- (b) Hospitals and clinics.
- (c) Offices, including but not limited to corporate, professional, business, medical, governmental offices and office showrooms.
- (d) Office and personal service establishments.
- (e) Parking lots, structures and garages.
- (f) Public or private membership clubs and health clubs.

- (g) Retail uses located within an office building.
- (h) Restaurants within office buildings or as a separate use, specifically excluding drive-up window service.
- (i) Research facilities and laboratories.

15.2 Uses by Special Review:

- (a) Transit terminals.

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

15.4 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 75 feet at the time of final site plan review following consideration of at least 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.

15.5 Additional Criteria. In the event a grade separated crossing of Interstate Highway 25 providing access to Interstate Highway 25 is approved within one-half mile of any boundary of planning areas 29, 30 AND 31, those uses permitted as uses by right in the Commercial C Use Areas shall be permitted as uses by right in planning areas 29, 30 AND 31 in addition to the uses otherwise permitted.

SECTION XVI.

PUBLIC LAND DEDICATION USE AREAS (PLD AREAS)

16.1 Permitted Uses.

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

16.2 Development Standards.

- (a) Building Height: Maximum Height: As permitted in most permissive abutting area, with the exception of school gymnasiums which may reach 42 feet.
- (b) Building Setback: As permitted in most permissive abutting area.

SECTION XVII.

ACCESSORY USES PERMITTED IN ALL USE AREAS

17.1 Uses Permitted in All Use Areas.

- (a) Underground utility and communications distribution lines, to specifically include cable television distribution trunks and lines.

8625696 - 11/20/86 09:26 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
B0680 - P0974 - \$78.00 - 20/ 26

- (b) Roadways, bike paths, pedestrian and equestrian trails.
  - (c) Parking areas.
  - (d) Open spaces, and lakes, to include storm water drainage detention areas.
  - (e) Fences.
  - (f) Wells and well houses, water pumping stations and sewage lift stations.
- 17.2 Uses Permitted by Special Review in All Use Areas.
- (a) Electric substations and gas regulator stations.

SECTION XVIII.

BUFFER AREAS

18.1 In each instance where non-residential use areas within the Land abut residential uses outside of the Land a 30 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.

SECTION XIX.

SUBMISSION OF FINAL PLANNED UNIT  
DEVELOPMENT PLANS AND/OR PLATS

19.1 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.

19.2 No structural building permit will be issued until a final site plan and final plat for such area has been approved by the Board of Trustees, and filed for the public record.

19.3 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 XX.

TRANSITIONAL USE

20.1 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.

20.2 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.

20.3 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 master developer and/or Town.

SECTION XXI.

SEVERABILITY OF PROVISIONS

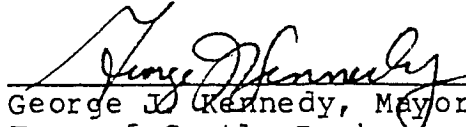
21.1 In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Section Two. The major modification to Tract "B" of the Castle Rock Ranch P.U.D. as described in the attached Exhibit "A" is hereby approved and such amended site plan shall be designated as "Dawson Ridge" on the Town's zone district map.

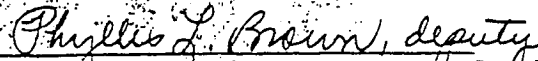
Passed and adopted on first reading this 22<sup>nd</sup> day of May, 1986, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, 5 for and 0 against.

8625696 - 11/20/86 09:26 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 23/26  
R0580 - P0977 - \$78.00

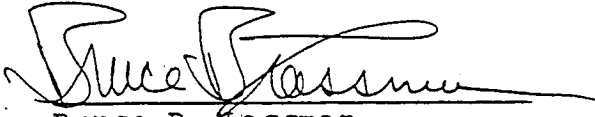
Passed and adopted on second reading this 12<sup>th</sup> day of June, 1986, by a vote of the Board of Trustees of the Town of Castle Rock, Colorado 5 for and 0 against.

  
George J. Kennedy, Mayor  
Town of Castle Rock

ATTEST:

  
Phyllis L. Brown, deputy  
Richard R. Wilson, Town Clerk

Approved as to form:

  
Bruce B. Lassman,  
Town Attorney

Approved for Board action:

\_\_\_\_\_  
Donald Cooper,  
Town Administrator

Publication date: June 19, 1986

8625696 - 11/20/86 09:26 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 24/ 26  
B0680 - P0978 - \$78.00

A parcel of land lying in Sections 21, 22, 27, 28, 29, 32, 33, and 34 of Township 8 South, Range 67 West of the 4th Principal Meridian more particularly described as follows:

BEGINNING at the Center Quarter corner of said Section 32 and considering the westerly line of the Northeast Quarter of said Section 32 to bear  $N00^{\circ}05'38''E$  and all bearings contained herein relative thereto;

THENCE  $N00^{\circ}05'38''E$  along the westerly line of said Northeast Quarter a distance of 2714.32 feet to the South Quarter corner of said Section 29;

THENCE  $N00^{\circ}14'06''W$  along the westerly line of the East Half of said Section 29 a distance of 5308.50 feet to the North Quarter corner of said Section 29;

THENCE  $S88^{\circ}37'18''E$  along the northerly line of said Section 29 a distance of 2661.22 feet to the Southwest Quarter corner of said Section 21;

THENCE  $N00^{\circ}23'27''E$  along the westerly line of the South Half of the Southwest Quarter of said Section 21 a distance of 1322.83 feet to the Northwest corner of said South Half of the Southwest Quarter;

THENCE  $S89^{\circ}30'19''E$  along the northerly line of said South Half of the Southwest Quarter a distance of 2643.22 feet to the Center South 1/16 corner of said Section 21;

THENCE continuing  $S89^{\circ}30'19''E$  along the Northerly line of the South Half of the Southeast Quarter of said Section 21 a distance of 2643.09 feet to the Northeast corner of said South Half of the Southeast Quarter;

THENCE  $N89^{\circ}50'16''E$  a distance of 404.16 feet to the westerly right-of-way line of Twin Oaks Road;

THENCE  $S02^{\circ}40'01''E$  along said westerly right-of-way line a distance of 52.20 feet to the southerly right-of-way line of the Territorial road;

THENCE along said the southerly right-of-way line the following seven (7) course and distances:

1.  $S86^{\circ}42'49''E$  along a line tangent with the following described curve a distance of 109.24 feet;
2. THENCE along the arc of a curve to the left a distance of 122.69 feet having a central angle of  $28^{\circ}35'44''$ , a radius of 245.68 feet and a chord bearing  $N73^{\circ}23'40''E$  and a distance of 121.43 feet;
3. THENCE  $N59^{\circ}49'18''E$  along a line tangent with the previously described curve a distance of 23.23 feet;
4. THENCE  $S89^{\circ}00'53''E$  a distance of 174.23 feet;
5. THENCE  $N17^{\circ}42'35''E$  along a line non-tangent with the following described curve a distance of 139.28 feet;
6. THENCE along the arc of a curve to the left having a central angle of  $31^{\circ}52'31''$ , a radius of 198.99 feet and chord bearing  $N33^{\circ}38'37''E$  a distance of 109.28 feet and an arc length of 110.70 feet;
7. THENCE  $N17^{\circ}42'35''E$  along a line tangent with the previously described curve a distance of 534.58 feet to the southerly right-of-way line of a Douglas Lane;

THENCE  $S89^{\circ}53'22''E$  along said southerly right-of-way line a distance of 1599.42 feet to the westerly right-of-way line of the A.T.&S.F. Railroad;

THENCE  $S15^{\circ}43'30''W$  along said westerly right-of-way line a distance of 8675.16 feet to the northerly line of that parcel of land described in Book 108 at Page 242, Douglas County

8625696 - 11/20/86 09:26 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
 B0680 - P0979 - \$78.00  
 25/ 26

THENCE around said parcel the following three (3) courses and distances:

1. N39°48'11"W a distance of 678.73 feet;
  2. THENCE S00°44'59"W a distance of 600.54 feet;
  3. THENCE S89°03'33"E a distance of 515.85 feet to the westerly right-of-way line of A.T.& S.F. Railroad;
- THENCE S15°43'30"W along said westerly right-of-way line a distance of 548.74 feet to the easterly line of said Section 33;
- THENCE N00°23'36"E along said easterly line a distance of 226.92 feet;
- THENCE S15°45'37"W parallel with and 110.00 feet westerly from the centerline of A.T.&S.F. R.R. a distance of 788.62 feet to the southerly line of the North Half of said Section 33;
- THENCE N89°09'35"W along said southerly line a distance of 5123.28 feet to the West Quarter corner of said Section 32;
- THENCE S89°47'23"W a distance of 2623.48 feet to the POINT OF BEGINNING.

The official General Land Office (G.L.O.) plat of T.3. S., R.67W. of the 6th P.M. approved by the Surveyor General of the G.L.O. on August 30, 1866 contains what would seem to be a scribing error in that where Section 29 and Section 28 should be said plat shows Sections 31 and 32 respectively. The original G.L.O. field notes properly locate Section 29 to the east of Section 30 and Section 28 to the west of Section 27. All reference to said Sections 28 and 29 contained herein refer to those sections as correctly located in the original G.L.O. field notes.

Above described parcel contains 1883.312 acres, more or less.

8625696 - 11/20/86 09:26 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
B0680 - P0980 - \$78.00 26/ 26