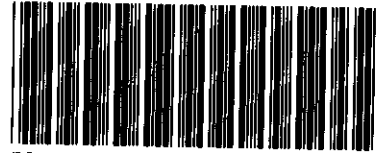


OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$31.00
4 PGS



2004126942 4 PGS

2004126942
12/15/2004 11:56 AM

PLAT IDENTIFICATION SHEET

✓ White, Timothy L.

GRANTOR(owner)

✓ 18 Wilcox Preliminary PD Site Plan

GRANTEE(name of plat)

18 Wilcox

Subdivision/Condo Name

Filing

Phase

Lot

Building

Block

Unit

✓ 11

8

67

OLD LEGAL(Section)

(Township)

(Range)

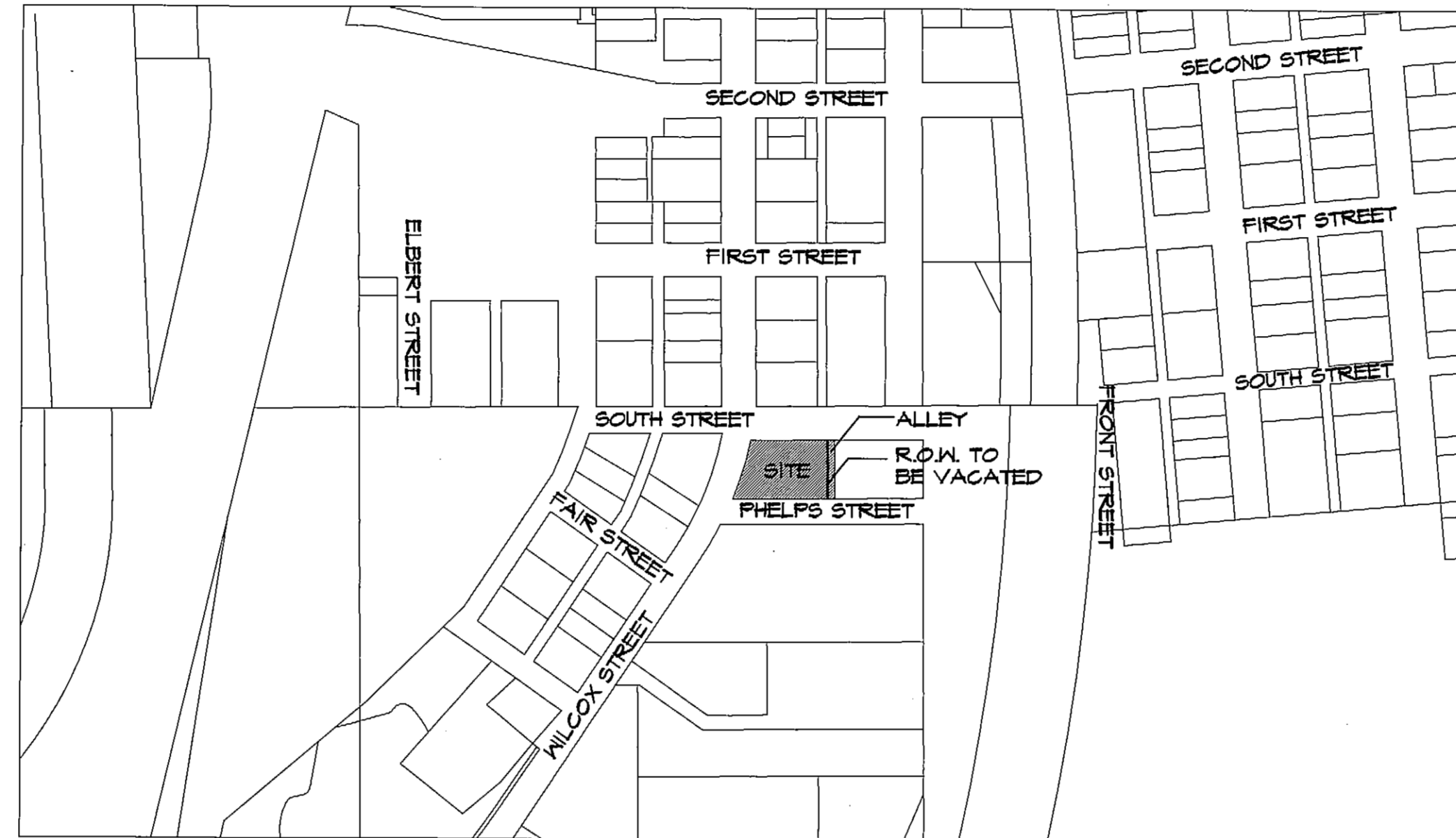
Cross reference#s (reception#s Book - Page)

18 WILCOX PRELIMINARY PD SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11
TOWNSHIP 8 SOUTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 3

VICINITY MAP



LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN DOUGLAS COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 AND CONSIDERING THE NORTH LINE OF SAID SOUTHWEST 1/4 TO BEAR N 89°21'23" W WITH ALL BEARINGS CONTAINED HERIN RELATIVE THERTO;
THENCE N 89°21'23" W ALONG SAID NORTH LINE A DISTANCE OF 227.12 TO THE NORTHWEST CORNER OF PHELPS SUBDIVISION;
THENCE S 00°38'37" W ALONG THE WEST LINE OF PHELPS SUBDIVISION A DISTANCE OF 90.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTH STREET AS DESCRIBED IN BOOK 1380 AT PAGE 1390 OF THE DOUGLAS COUNTY RECORDS;
THENCE N 89°21'23" W ALONG SAID SOUTH LINE A DISTANCE OF 23.00 FEET TO A LINE THAT IS 7.00 FEET EAST OF THE WEST LINE OF PARCEL 10A AS DESCRIBED IN SAID BOOK 1380 AT PAGE 1390 AND TO THE TRUE POINT OF BEGINNING;
THENCE S 00°38'37" W ALONG A LINE 23.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF PHELPS SUBDIVISION A DISTANCE OF 140.00 FEET TO THE NORTH RIGHT OF WAY LINE OF PHELPS STREET;
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THENCE NORTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 145.74 FEET, SAID CURVE HAS A RADIUS OF 985.00 FEET, A CENTRAL ANGLE OF 08°28'39" AND A CHORD THAT BEARS N 16°35'47" W A DISTANCE OF 145.61 FEET TO THE SOUTHWEST CORNER OF PARCEL 10 AS RECORDED IN BOOK 1564 AT PAGE 716 OF THE DOUGLAS COUNTY RECORDS AND TO THE SOUTH RIGHT OF WAY LINE OF SOUTH STREET;
THENCE S 89°21'23" E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 161.35 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.58 ACRES MORE OR LESS.
THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF DAVID E. ARCHER (P.L.S. 6935), 105 WILCOX STREET, CASTLE ROCK, CO 80104.

NOTES:

- BUILDING SETBACK PER APPROVED PD ZONING REGULATIONS
- FLOODPLAIN IS NOT WITHIN THE AREA OF THIS PROJECT
- THIS PROJECT TO BE DEVELOPED AS ONE PHASE.
- THERE ARE NO SIGNIFICANT NATURAL FEATURES ON OR ADJACENT TO THIS PROJECT.
- SITE DATA:
ZONING: PD
TOTAL EXISTING ACREAGE: 0.55 ACRES
TOTAL PROPOSED ACREAGE: 0.58 ACRES
TOTAL PROPOSED AREA: 25,129 S.F. 100.0%
MAXIMUM BUILDING COVERAGE: 12,565 S.F. 50%
MINIMUM LANDSCAPED/ OPEN SPACE AREA: 5,026 S.F. S.F. 20%

LIENHOLDERS

ASH AND WHITE CONSTRUCTION CO. (221 WILCOX CASTLE ROCK, CO. 80104)
THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON AUGUST 10, 1998, IN BOOK 1584, PAGE 584.
Shylka White
ASH AND WHITE CONSTRUCTION CO.
STATE OF COLORADO } ss
COUNTY OF DOUGLAS }
THE FOREGOING LIENHOLDER CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF OCTOBER, 2004, BY *Shylka White* OF ASH AND WHITE CONSTRUCTION CO. WITNESS MY HAND AND OFFICIAL SEAL *Shylka White* NOTARY PUBLIC
MY COMMISSION EXPIRES 07-16-05

RAY H. BROWN AND MARY L. BROWN (5320 WILLOW CREEK ROAD CASTLE ROCK, CO. 80104)
THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON AUGUST 10, 1998, IN BOOK 1584, PAGE 579.
Ray H. Brown AND *Mary L. Brown*
RAY H. BROWN AND MARY L. BROWN
STATE OF COLORADO } ss
COUNTY OF DOUGLAS }
THE FOREGOING LIENHOLDER CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF OCTOBER, 2004, BY *Ray H. Brown* OF ASH AND WHITE CONSTRUCTION CO. WITNESS MY HAND AND OFFICIAL SEAL *Ray H. Brown* NOTARY PUBLIC
MY COMMISSION EXPIRES 03/16/2008

THE FOREGOING LIENHOLDER CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF OCTOBER, 2004, BY *Ray H. Brown* OF ASH AND WHITE CONSTRUCTION CO. WITNESS MY HAND AND OFFICIAL SEAL *Ray H. Brown* NOTARY PUBLIC
MY COMMISSION EXPIRES 03/16/2008

SURVEYOR'S CERTIFICATE

I, *David E. Archer*, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY 18 WILCOX PRELIMINARY PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR
DAVID E. ARCHER P.L.S. 6935

TOWN CERTIFICATION

A. PLANNING COMMISSION RECOMMENDATION:

THE PRELIMINARY PD SITE PLAN FOR THE 18 WILCOX FINAL PD SITE PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 26 DAY OF February, 2004.

R. J. J. J.
CHAIRMAN 23 Sept 04
DATE

ATTEST:
Christina
DIRECTOR OF DEVELOPMENT SERVICES 9-23-04
DATE

B. TOWN COUNCIL APPROVAL

THE PRELIMINARY PD SITE PLAN FOR THE 18 WILCOX FINAL PD SITE PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 27 DAY OF April, 2004.

Ray Waterman
MAYOR, TOWN OF CASTLE ROCK 11-17-04
DATE

ATTEST:
Sally M. M.
TOWN CLERK, TOWN OF CASTLE ROCK 11-17-04
DATE

TITLE CERTIFICATION:

I, *Laryce L. Nitsch*, AN AUTHORIZED REPRESENTATIVE OF *Land Title Guaranty*, 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 10th DAY OF September, 2004.

Laryce L. Nitsch, Title Officer
AUTHORIZED REPRESENTATIVE

Land Title Guaranty Company
TITLE INSURANCE COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF September, 2004
BY *Laryce L. Nitsch* AS Title Officer

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: April 26, 2007

Jackie L. Zion
NOTARY PUBLIC
My Commission Expires Apr. 26, 2007

DEVELOPER
18 WILCOX LLC
316 WILCOX STREET
CASTLE ROCK, CO 80104
(303) 688-3045

ARCHITECT
FENNEL GROUP
26 EAST MONUMENT STREET
COLORADO SPRINGS, CO. 80903
(719) 471-0700

CIVIL ENGINEER
HUITT-ZOLLARS INC.
4582 S. ULSTER STREET
DENVER, CO 80237
(303) 740-7325

SURVEYOR
DAVID E. ARCHER & ASSOCIATES
105 WILCOX STREET
CASTLE ROCK, CO 80104
(303) 688-4642

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE 18 WILCOX PRELIMINARY PD SITE PLAN IN THE TOWN OF CASTLE ROCK.

Timothy L. White
TIMOTHY L. WHITE
SIGNED THIS 9th DAY OF September, 2004

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF September, 2004
BY *Timothy L. White* AS OWNER
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 07-16-2005

Trina A. Baum
NOTARY PUBLIC

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE 18 WILCOX PRELIMINARY PD SITE PLAN IN THE TOWN OF CASTLE ROCK. BY

Ray Waterman
MAYOR, TOWN OF CASTLE ROCK

SIGNED THIS 29 DAY OF Oct., 2004

ATTEST:
Sally M. M.
TOWN CLERK, TOWN OF CASTLE ROCK.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF Oct., 2004, BY *Ray Waterman* AS MAYOR, AND *Sally Misane* AS TOWN CLERK.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 9-21-07

J. L. King
NOTARY PUBLIC
STATE OF COLORADO

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE 10th DAY OF DEC., 2004 AT 11:00 O'CLOCK P. M. AND WAS RECORDED UNDER RECEPTION NUMBER 2004120412

Marion Johnson
DOUGLAS COUNTY CLERK AND RECORDER

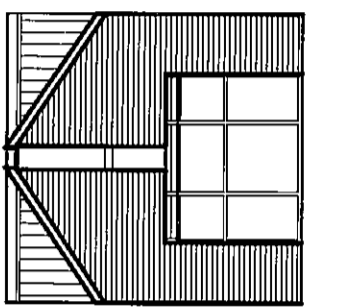
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| DATE | 09-08-04 |
| DESIGN | AK |
| DRAWN | AK |
| CHECK | CH |
| SHEET | 1 OF 3 |

SHEET INDEX
SHEET 1 OF 3
SHEET 2 OF 3
SHEET 3 OF 3

TITLE SHEET
ZONING PLAN
SITE PLAN

18 WILCOX
PRELIMINARY PD SITE PLAN
SEPTEMBER 2004

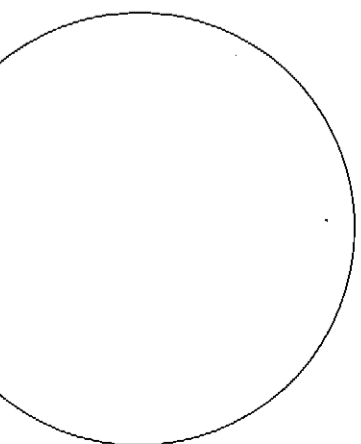
18 WILCOX, LLC
FOLKESTAD & FAZEKAS, P.C.
316 WILCOX STREET CASTLE ROCK, COLORADO 80104
TEL: 303 688-3045 FAX: 303 688-3189



FENNEL GROUP
e-mail: jim@fennelgroup.com
www.fennelgroup.com

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26 East Monument Street Colorado Springs, Colorado 80903
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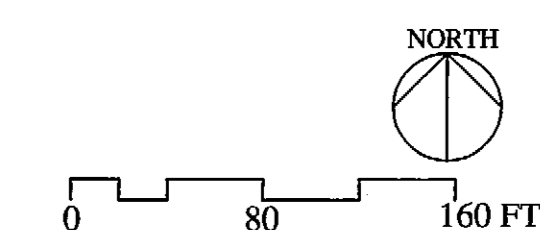
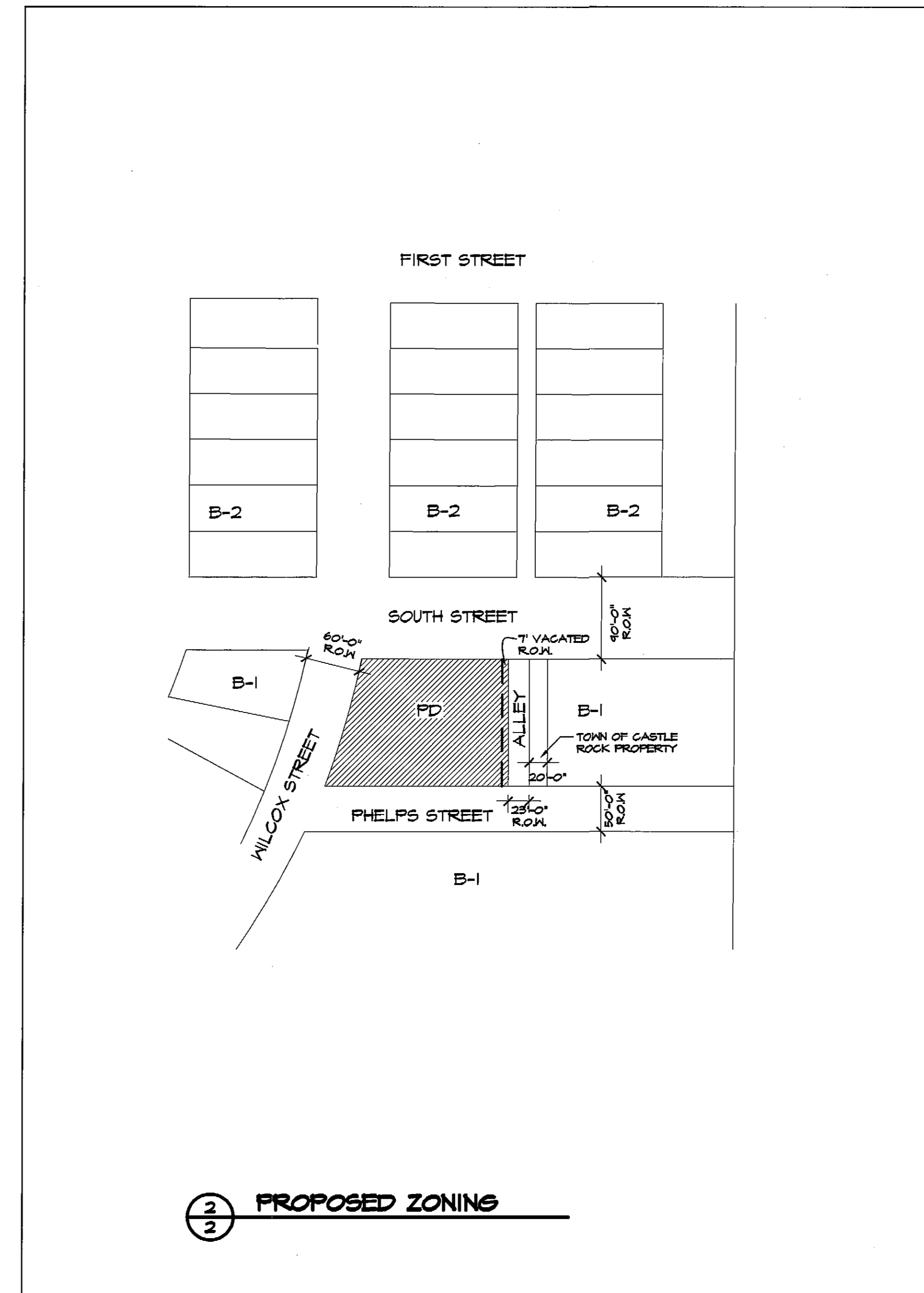
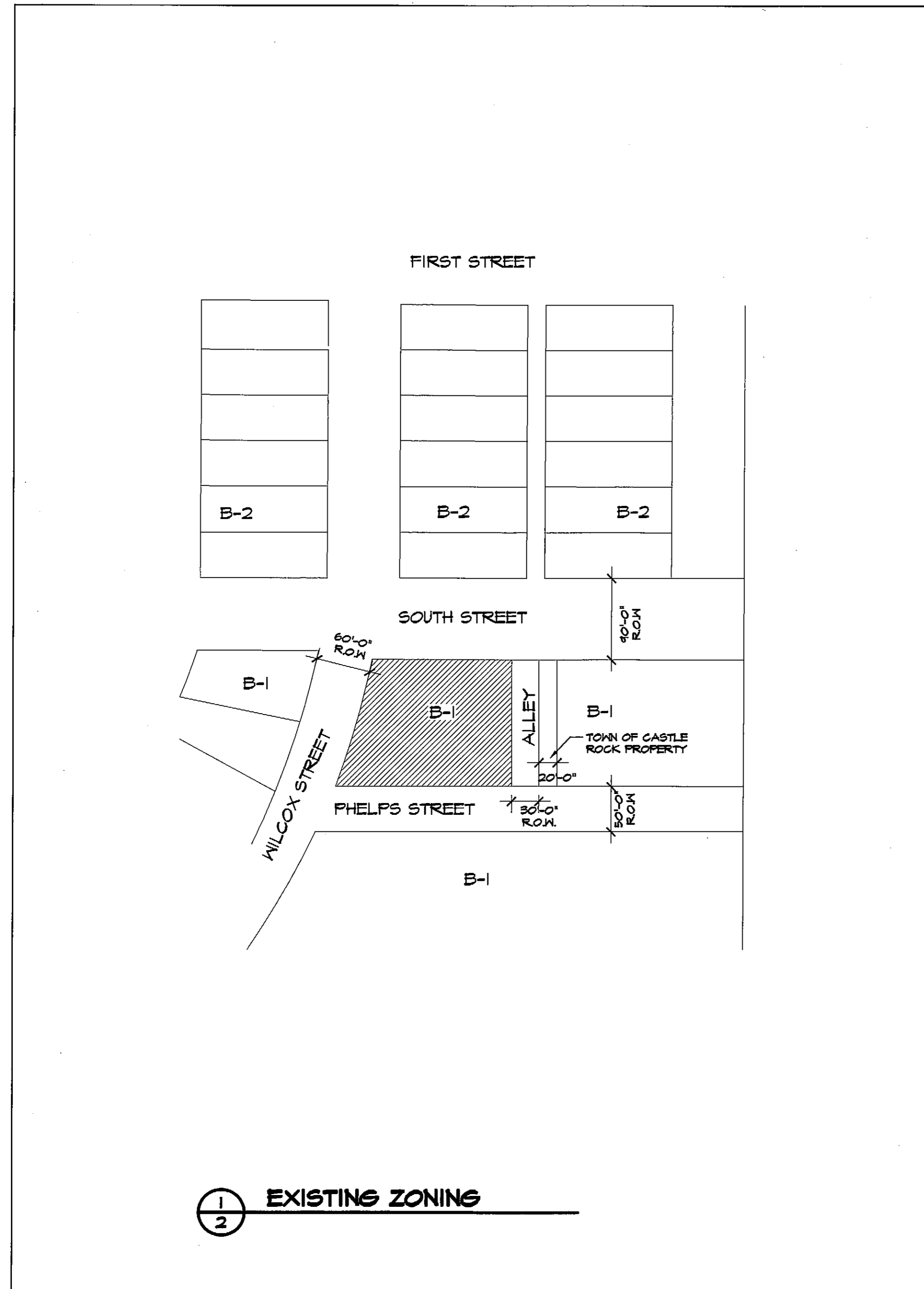
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| CHECK | CH |
| SHEET | 1 OF 3 |



18 WILCOX PRELIMINARY PD SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11
TOWNSHIP 8 SOUTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

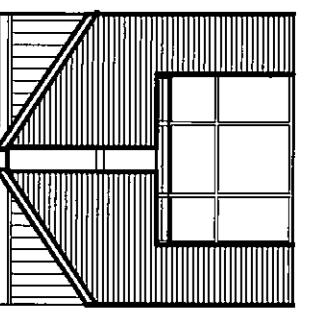
SHEET 2 OF 3



18 WILCOX
PRELIMINARY PD SITE PLAN
SEPTEMBER 2004

18 WILCOX, LLC

FOLKESTAD & FAZEKAS, P.C.
316 WILCOX STREET CASTLE ROCK, COLORADO 80104
TEL: 303 688-3045 FAX: 303 688-3189

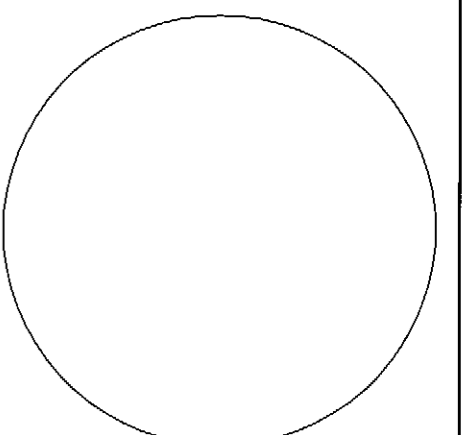


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e-mail: jim@fennelgroup.com
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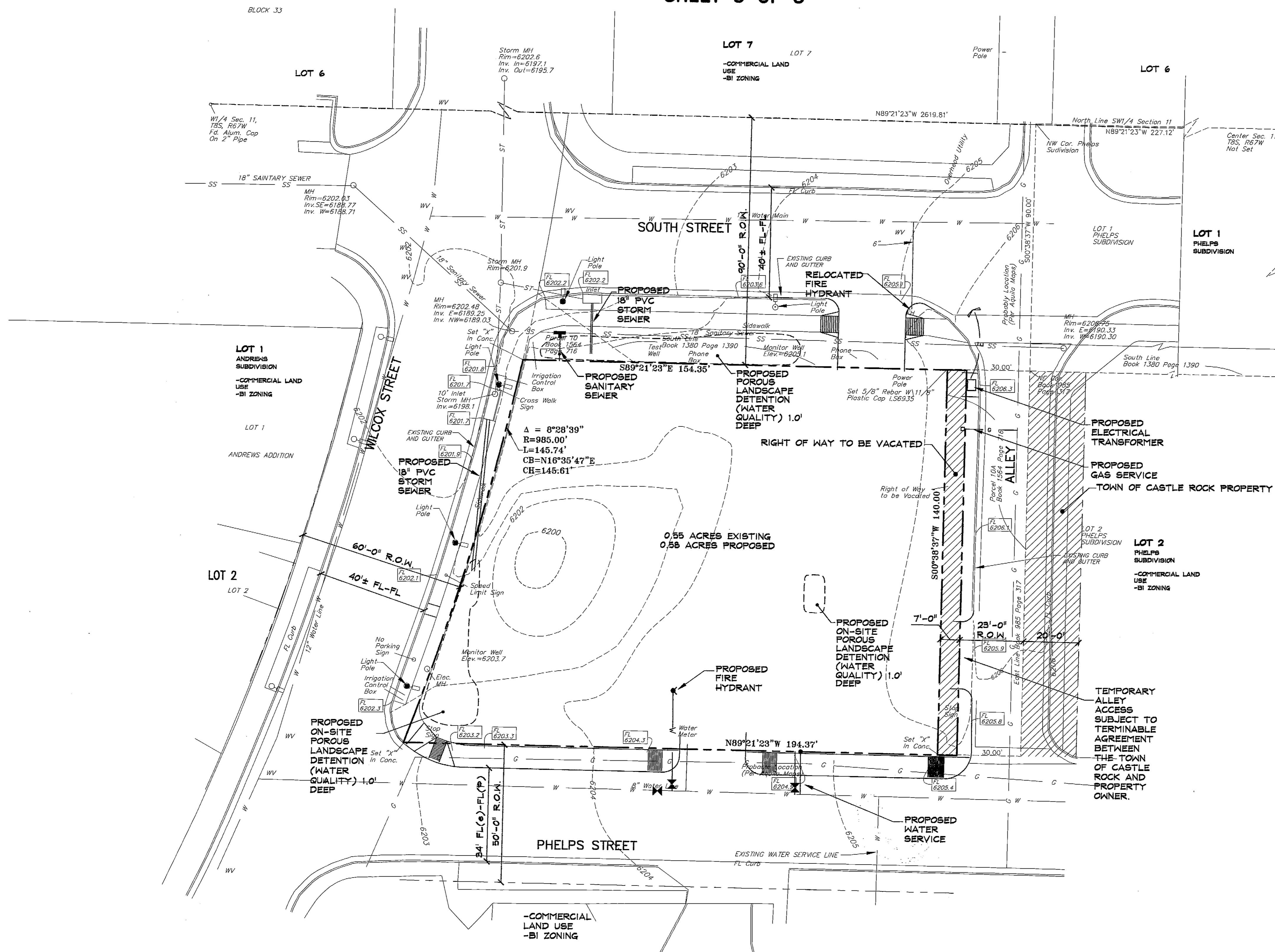
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| DRAWN | AK |
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| SHEET | 2 OF 3 |



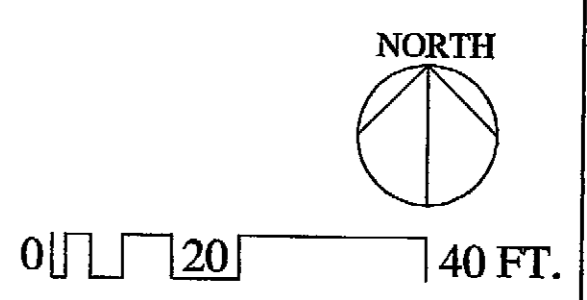
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 3 OF 3

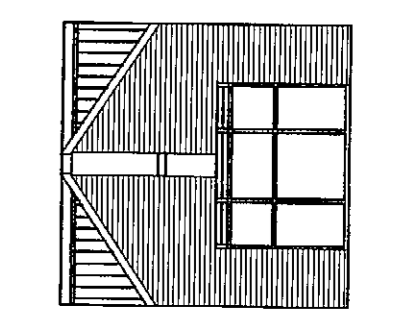


③ SITE PLAN



18 WILCOX
PRELIMINARY PD SITE PLAN
SEPTEMBER 2004

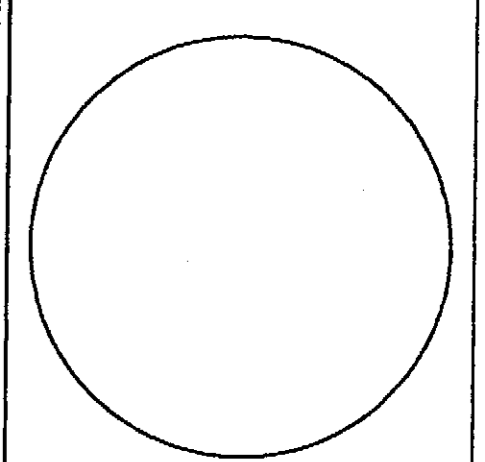
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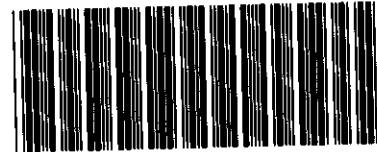


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| | |
|--------|---------------|
| DATE | 09-08-04 |
| DESIGN | AK |
| DRAWN | AK |
| CHECK | CH |
| SHEET | 3 OF 3 |





2004126941
12/15/2004 11:56 AM

ORDINANCE NO. 2004-15

2004126941 7 PGS

AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING THE 18 WILCOX PRELIMINARY P.D. SITE PLAN AND THE 18 WILCOX PD ZONING REGULATIONS.

7P
36
WHEREAS, 18 Wilcox LLC ("Owner") has requested PD Planned Development zoning of the parcel described in *Exhibit 1* (the "Property"); and

WHEREAS, Owner has requested approval of the 18 Wilcox PD Zoning Regulations as described in the attached *Exhibit 2* as the same affect the Property (the "Zoning Regulations"); and

WHEREAS, Owner has requested approval of "18 Wilcox Preliminary P.D. Site Plan" (the "Site Plan"); and

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

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

Section 1. Approval. The Zoning Regulations and Site Plan are approved for the Property.

Section 2. Conditions. The Zoning Regulations and Site Plan are approved only after the following conditions are met:

- 1) All engineering, planning, public works, and utility comments, including identifying existing landscaping within the site distance lines, must be addressed prior to the recordation of the Preliminary PD Site Plan.
- 2) All remaining plan formatting issues must be resolved prior to recordation of the Preliminary PD Site Plan.
- 3) That the request to vacate seven feet of the alley right-of-way on the east side of the property be approved by Town Council prior to recordation of the Preliminary PD Site Plan.
- 4) The completion of a Revocable Access Agreement between the Town and the Property Owner to remove the alley access in the future prior to recordation of the Preliminary PD Site Plan.

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

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

PASSED, APPROVED AND ADOPTED this 27th day of April, 2004, by a vote of the Town Council of the Town of Castle Rock, Colorado of 7 for and 0 against.

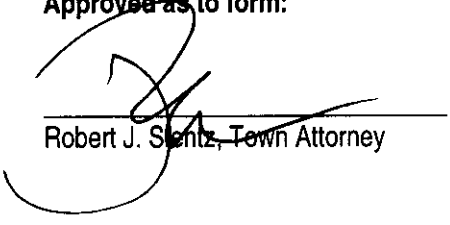
ATTEST:

Sally A. Misaje, Town Clerk

TOWN OF CASTLE ROCK

Ray Waterman, Mayor

Approved as to form:



Robert J. Slentz, Town Attorney



Development Services Director

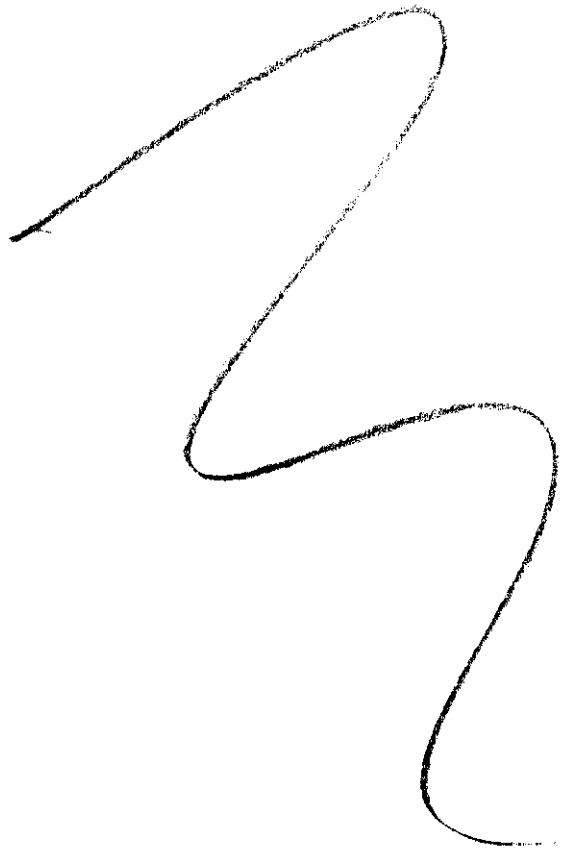


Exhibit 1

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN DOUGLAS COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 AND CONSIDERING THE NORTH LINE OF SAID SOUTHWEST 1/4 TO BEAR N 89°21'23" W WITH ALL BEARINGS CONTAINED HERIN RELATIVE THERTO;

THENCE N 89°21'23" W ALONG SAID NORTH LINE A DISTANCE OF 227.12 TO THE NORTHWEST CORNER OF PHELPS SUBDIVISION;

THENCE S 00°38'37" W ALONG THE WEST LINE OF PHELPS SUBDIVISION A DISTANCE OF 90.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTH STREET AS DESCRIBED IN BOOK 1380 AT PAGE 1390 OF THE DOUGLAS COUNTY RECORDS;

THENCE N 89°21'23" W ALONG SAID SOUTH LINE A DISTANCE OF 23.00 FEET TO A LINE THAT IS 7.00 FEET EAST OF THE WEST LINE OF PARCEL 10A AS DESCRIBED IN SAID BOOK 1380 AT PAGE 1390 AND TO THE TRUE POINT OF BEGINNING;

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THENCE S 89°21'23" E ALONG SAID SOUTH RIGHT OF WAY LINE DISTANCE OF 161.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.58 ACRES MORE OR LESS.

THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF DAVID E. ARCHER (P.L.S. 6935), 105 WILCOX STREET, CASTLE ROCK, CO 80104.

Exhibit 2

PD ZONING REGULATIONS FOR
18 WILCOX

September 2004

PRELIMINARY PD SUBMITTAL

PREPARED BY:

FENNELL GROUP

26 East Monument Street
Colorado Springs, Colorado 80903
TEL: 719.471.0700
FAX: 719.471.7770

www.fennellgroup.com

FENNELL
GROUP

Section 1: General Provisions

- 1.1 Adoption / Authorization. The Castle Rock Town Council has adopted the 18 Wilcox Preliminary PD site plan and zoning regulations pursuant to Chapter 17.60 of the Castle Rock Municipal Code after appropriate public notice and hearing.
- 1.2 Applicability. The 18 Wilcox PD site plan and zoning regulations shall run with and bind all landowners of record, their successors, heirs or assigns of the land as approved by the Town Council.
- 1.3 Maximum Level of Development. The total number of dwelling units or other nonresidential floor area approved for development within the established use areas is the maximum allowed for platting and development. The maximum number of dwelling units for this PD is eight (8).
- 1.4 Relationship to Town Regulations. The provisions of the Preliminary PD site plan and zoning regulations shall prevail and govern the development of the 18 Wilcox PD; provided, however, that where the provisions of this Final PD site plan and zoning regulations do not address a particular subject, the relevant provisions of the Town zoning ordinance, as amended, or any other applicable provisions of the Castle Rock Municipal Code shall be applicable.
- 1.5 Severability of provisions. In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Section 2: Access Agreement

- 2.1 In addition to these regulations, certain provisions of the development of this PD property are controlled by an agreement between the Town and the PD property owners.

Section 3: Definitions

- 3.1 Definitions: Standard definitions for this PD can be found in Title 17 of the Castle Rock Municipal Code.

Section 4: Overall Project Standards

- 4.1 The B2 zone district requirements of the Town zoning ordinance including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PD, except as modified by the following:

a. Reduced Off-Street Parking Required (with 23% reduction): 35 spaces.

| Use | Calculation (Based on TCR Regulations) | Total | Handicapped Parking (Included in Total) | Required Parking (Before reduction) | Reduced Required Parking |
|-------------------|----------------------------------------|----------------------------------------------------|-----------------------------------------|-------------------------------------|--------------------------|
| General Office | 4 spaces per 1,000 s.f. GLA | 11,200 s.f. GLA (based on a 70% net / gross ratio) | (2 spaces) | 45 spaces | 35 spaces |
| Site Total | | | (2 spaces) | 45 spaces | 35 spaces |

b. Landscaping Requirements: Street trees and landscaping in the Right-of-way shall count toward the landscaping requirement. Landscaping shall be in conformance with the Town's adopted landscape regulations.

Section 5: Use Area Categories and Density Caps

| Use Area | Gross Acreage | Gross Density | Maximum Dwelling Units | Maximum Square Footage of FAR | Minimum Landscaped / Open Space Area | Maximum Building Coverage | Front Yard Setback (Wilcox Street) | Side Yard Setback (South Street) | Rear Yard Setback (Alley) | Side Yard Setback (Phelps Street) |
|----------|---------------|----------------|------------------------|-------------------------------|--------------------------------------|---------------------------|------------------------------------|----------------------------------|---------------------------|-----------------------------------|
| PD | 0.58 | 8 Units / Acre | 8 | 1:1 FAR (two-stories) | 20% (.12 Acres) | 50% | 7 feet | 0 feet (zero lot line) | 0 feet (zero lot line) | 7 feet |
| Total | 0.58 | 8 Units / Acre | 8 | 1:1 FAR (two-stories) | 20% (.12 Acres) | 50% | 7 feet | 0 feet (zero lot line) | 0 feet (zero lot line) | 7 feet |

Section 6: Use Area Categories Regulations

6.1 18 Wilcox PD:

C-Commercial zoning:

- a. Uses permitted by right:
 - 1) Multifamily dwellings;
 - 2) Any use permitted in the B2 zoning district within the Town of Castle Rock excluding automobile sales;
- b. Uses permitted by special review in the B2 zone district and including auto sales.
- c. Maximum gross density: 8 units / acre
- d. Minimum lot area: Equivalent to gross acreage.
- e. Maximum FAR: 1:1 (two-story)
- f. Minimum setbacks from property lines:
 - 1) Front yard setback (Wilcox Street): 7 feet;
 - 2) Minimum side yard (South Street): a zero lot line condition;

- 3) Minimum side yard (Phelps Street): 7 feet;
- 4) Minimum rear yard (Alley): a zero lot line condition;
- g. Maximum building height: fifty (50) feet;
- h. Maximum building coverage: fifty percent (50%) of lot area.
- i. Other Developmental Standards:
 - 1) Maximum gross floor area: The maximum gross floor area is 16,000 s.f.;
 - 2) Design Standards: All buildings and accessory buildings should complement the character of the downtown and be compliant with the Town's Design Guidelines and Castle Rock Style. Structures should have varied massing, heights, and setbacks similar to existing structures in the downtown.

Section 7: Submission of Final PD Site Plans and Plats and Additional Information.

- 7.1 Following approval of the Preliminary PD Site Plan, the property owners shall submit a Final PD Site Plan for all or any portion or portions of the general use areas as are then ready for development. No building permit will be issued until a final PD site plan and final subdivision plat have been approved for the property by the Town and duly recorded.

Section 8: Alley Access

- 8.1 Access to the alley at the east side of the property is subject to a Termination Agreement that shall be entered into at the time of final plat to potentially restrict access from this site to the alley in the future at the Town's discretion.