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ORDINANCE NO. 83-14

**AN ORDINANCE RELATIVE TO THE AMENDMENT
OF THE ZONING DISTRICT MAP OF THE
TOWN OF CASTLE ROCK, COLORADO
(CASTLEVIEW PUD)**

WHEREAS, on the 3rd day of May, 1983, a Petition was filed with the Town Clerk praying for an amendment to the Zoning District Map of the Town of Castle Rock, Colorado, as hereinafter described; and

WHEREAS, the said Petition was forwarded by the Town Clerk to the Board of Trustees and the Town Planning Commission; and

WHEREAS, the Board of Trustees and Town Planning Commission have held public hearings following notice duly made and published, into the matters contained in said Petition; and

WHEREAS, at said public hearings, the Petitioner presented and received approval for preliminary and final plans for the property requested to be rezoned; and

WHEREAS, it has been determined by the Town Planning Commission and Town Board of Trustees that the approved plans for development of the property are compatible and harmonious with the Ordinances of the Town of Castle Rock, The Town Master Plan and the surrounding neighborhood and that the rezoning requested will result in one of the highest and best uses of the land;

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

1. **ZONING DISTRICT**

That in order to promote beneficial and economical use of land in the physical and economic development of the Town the zoning classification of the

lands more particularly described in Exhibit A attached hereto, is hereby changed from Residential 1 (R-1) to P.U.D. (Planned Unit Development District) subject to the following terms and conditions, in accordance with the regulations contained herein.

2. **PERMITTED USES**

Permitted uses on the property shall be residential apartments or condominiums, private recreation areas, green areas and open space, parking areas, driveways and walkways, and public bike paths.

3. **BUILDING HEIGHT**

The maximum building height for any building shall be 28 feet.

4. **PARKING**

The property shall contain paved parking spaces at a ratio of two spaces per residential unit. (2 parking spaces: 1 residential unit).

5. **SETBACKS**

a. **Public Roads** No building shall be located closer than 20 feet to a public road.

b. **Side Yard** No building shall be located closer than 5 feet to the side lot line.

c. **Building** No building shall be constructed or located closer than 10 feet from any other building.

6. **DENSITY**

The project may have a maximum density of 10.5 residential units per acre and no more than seventy-two (72) units.

7. SITE PLAN

Construction may only be accomplished in accordance with lawfully presented and approved site plans, building exterior material design and color or specifications, exterior lighting plans, landscaping plans and such other detailed plans and specifications as may be required by the Board of Trustees of the Town of Castle Rock. Any such plans, upon approval of the Board of Trustees, become a part of the final site plan and no development or construction on the property shall be accomplished except in accordance thereto.

8. DEVELOPMENT STANDARDS

If the property is developed as, or converted to condominium units it shall be protected through the use of condominium articles and restrictive covenants, not in conflict with ordinances of the Town of Castle Rock.

9. MISCELLANEOUS

- (i) At any one time one (1) condominium unit may be utilized at the Developer's option, as a model and/or sales and information office; further providing any such use shall be discontinued when all dwelling units within the development have been sold. Such unit shall be thereafter used only for an approved use within the use area within which it is located.
- (ii) One (1) mobile sales and information unit upon the project may, at the Developer's option be utilized, provided no such mobile sales and information unit shall be maintained in any location upon the property after the expiration of 30 days from the completion of the first condominium unit. The location and exterior appearance of any such mobile sales and information unit shall be approved by the Board of Trustees prior to its installation.

Introduced as an Ordinance at a regular meeting of the Board of Trustees of the Town of Castle Rock, Colorado, on the 3rd day of May, 1983, and passed by a vote of 4 for and 0 against.



ATTEST:

Florence E. Bush
Florence E. Bush
Town Clerk, Town of Castle Rock

Robert Foster Mayor Pro Tem
TIMOTHY L. WHITE,
Mayor of the Town of Castle Rock

Introduced and recommended for approval by the Planning Commission of the Town of Castle Rock at a regular meeting thereof at the Town Hall, Castle Rock, Colorado, on the 21st day of April, 1983 by a vote of 4 for and 1 against.

Gerald Kightman
Planning Commission Chairman