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RETA A. DEAN
DOUGLAS COUNTY

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ORDINANCE NO. 83-19

AN ORDINANCE RELATIVE TO THE AMENDMENT
OF THE ZONING DISTRICT MAP OF THE
TOWN OF CASTLE ROCK, COLORADO
GANNON MEDICAL/DENTAL CENTER

WHEREAS, on the 11th day of June, 1974, 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

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

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

WHEREAS, it has been determined by the 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:

Section I

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 land more particularly described in Exhibit A attached hereto, is hereby changed from Residential a (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

- a. Medical and dental offices, laboratories and facilities (excluding professional in-house pharmacy)
- b. Professional offices

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 one spaces per 200 sq. feet of gross floor area.

5. SETBACKS

a. Public Roads No building shall be located closer than 25 feet to a public road.

b. Side Yard No building shall be located closer than 10 feet to the side lot line.

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

6. SIGNS

a. P.U.D. Identification Sign One detached identification sign is permitted. Such sign may be located within the front yard and shall not exceed six (6) feet in height and shall not exceed 32 square feet per side. Such sign may be located within the street right-of-way, provided motorists vision would not be obstructed by such sign.

b. Illumination No signs shall be illuminated by a florescent light source.

c. Individual Office Sign One sign per individual business is permitted. Such signs may be located on the exterior wall of the building and shall not exceed two square feet.

7. 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.

8. SITE PLAN

Construction may only be accomplished in accordance with lawfully presented and approved site plans, building exterior material

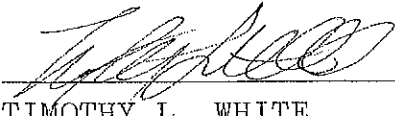
design and color or specifications, exterior lighting plans, landscaping plans and such other detailed plans and specifications as may be required by the Board of Trustees of the Town of Castle Rock. Any such plans, upon approval of the Board of Trustees, become a part of the final site plan and no development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

SECTION II

EMERGENCY CLAUSE

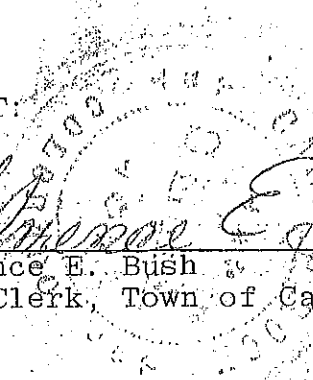
It is hereby determined by the Board of Trustees of the Town of Castle Rock that an emergency exists for the following reasons: that the Town of Castle Rock has no record of recordation of this ordinance which was originally petitioned to the Town on the 11th day of June, 1974 and that as a consequence, the Town of Castle Rock has no regulatory means of controlling the uses or expansion of the existing facilities located upon the site governed by this ordinance and therefore the orderly and efficient administration of zoning matters pertaining to the site requires that this ordinance be approved and recorded. Therefore, this ordinance is hereby declared necessary for the immediate preservation of the public peace, health, safety and welfare and shall be in full force and effect immediately upon its adoption by the Board of Trustees and the approval and signature of the Mayor.

Introduced as an Ordinance at a regular meeting of the Board of Trustees of the Town of Castle Rock, Colorado, on the 19th day of July, 1983, and passed by a vote of 5 for and 0 against.



 TIMOTHY L. WHITE,
 Mayor of the Town of Castle Rock

ATTEST:



Florence E. Bush

Florence E. Bush
Town Clerk, Town of Castle Rock

Approved as to Form and Legality:

Bruce Lassman

Bruce Lassman
Town Attorney, Town of Castle Rock

Approved for Board Action:

Joe Knopinski

Joe Knopinski
Town Administrator, Town of Castle Rock