

12:45 - 8:00
204854

19 Aug 77

ORDINANCE NO. 3.50
AN ORDINANCE RELATIVE TO THE
AMENDMENT OF THE ZONING DISTRICT
MAP OF THE TOWN OF CASTLE ROCK,
COLORADO.

WHEREAS, on the 16th day of February, 1977, 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 a 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 Site Plans for the property requested to be rezoned; and

WHEREAS, the property to be rezoned is more than one acre, is under single development control and will be developed in a compatible use in harmony with the surrounding neighborhood;

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

That the zoning classification of the lands more particularly described as follows:

A parcel of land in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 8 South, Range 67 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, more particularly described as follows:

Beginning at the center of Section 2, Township 8 South, Range 67 West, thence S 88° 57' 57" E, 56.02 feet to a point on the easterly right of way line of the I-25 Frontage Road to the POINT OF BEGINNING.

- thence N 7° 55' 30" W, 156.00 feet;
- thence S 87° 41' 13" E, 426.91 feet;
- thence S 0° 46' 20" W, 37.97 feet;
- thence S 57° 00' 49" E, 580.53 feet;
- thence S 31° 42' 47" W, 141.32 feet;
- thence N 52° 49' 16" W, 77.95 feet;
- thence S 38° 11' 27" W, 173.00 feet;
- thence N 51° 48' 33" W, 268.00 feet to a point of tangency of an arc of a curve with a radius of 270.00 feet and a central angle of 49° 23' 23";
- thence along said arc of a curve to the left 232.74 feet to a point of tangency;
- thence S 78° 48' 04" W, 179.04 feet;
- thence N 11° 11' 56" W, 151.81 feet;
- thence N 7° 55' 30" W, 94.24 feet;

MADE BY
SHERMAN
STREETS

to the POINT OF BEGINNING, containing 6.273 acres, more or less, subject to all rights of way and easements of record

is hereby changed from zoning classification RE-1 to zoning classification P.U.D. (Planned Unit Development District) subject to the following terms and conditions:

Permitted uses

Development of 40 units of Cluster Town Homes with walkways - green areas - private roadways (with easement to town for water and sewer).

Completion Schedule

On or before August 1, 1979

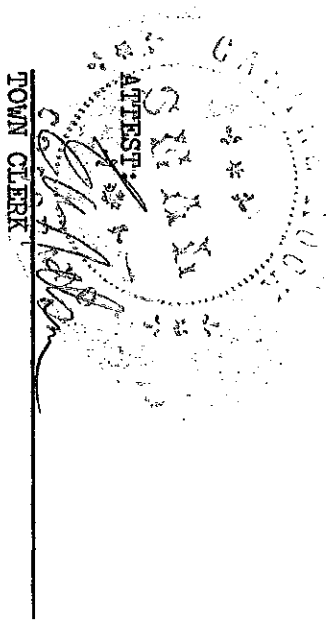
Additional Requirements

1. To be constructed upon and in accordance with the Final Site Plan presented and approved by the Board of Trustees of the Town of Castle Rock on July 21, 1977 and duly recorded with the Clerk and Recorder, Douglas County.
2. Property to remain under single development control through completion.
3. Developer will provide a letter of credit guaranteeing the completion of all public facilities.
4. Minimum open space for development will be 58 %.
5. Covenants to be presented to Board of Trustees for the protection of the property, and upon approval, to be duly recorded with the Clerk and Recorder, Douglas County.

Introduced upon initial reading as an ordinance at a regular meeting of the Board of Trustees of the Town of Castle Rock, Colorado, on the 4th day of August, 1977, and passed by a vote of 5 for and 0 against, and ordered published.

Introduced for a second reading as an ordinance at a regular meeting of the Board of Trustees of the Town of Castle Rock, Colorado, on the 18th day of August, 1977, and passed by a vote of 4 for and 0 against, and ordered published.

Mayor P. R. Hardin
MAYOR



TOWN CLERK