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BOOK 384 PAGE 836

Reception No.

251339

CARROLL HIER

Recorder



AN ORDINANCE RELATIVE TO AMENDMENT  
OF THE ZONING DISTRICT MAP OF THE  
TOWN OF CASTLE ROCK, COLORADO

ORDINANCE NO. 361

WHEREAS, on the 31<sup>st</sup> day of January, 1980, 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 has held a public hearing, following notice duly made and published into the matters contained in said Petition.

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 hereinafter described is hereby changed from zoning classification I-1 (Light Industrial District) to zoning classification PUD (Planned Unit Development District):

That part of Lot 4, Village ~~North~~, Town of Castle Rock, Douglas County, more particularly described as follows: Commencing at the Southeast corner of said Lot 4; Thence S 63°40'51"W along the South line of said Lot, a distance of 132.81 feet to the true point of beginning; Thence continuing S 63°40'51"W along the South line of said Lot a distance of 161.18 feet; Thence N 19°04'14"W a distance of 149.66 feet; Thence N 60°00'21"E a distance of 119.15 feet; Thence S 34°50'29"E a distance of 157.84 feet, to the true point of beginning; Said parcel, containing 21334.4 square feet more or less.

Permitted Uses

General motor vehicle repair and service, including but not limited to, mechanical, electrical, body, and glass repair, painting of motor vehicles, new and used motor vehicle parts sales and motor vehicle towing and storage; however, excluding salvage or a junk yard as a principal business.

Completion Schedule

Twenty-four months after the effective date of this ordinance,

except for future building, and 10 additional parking spaces, to be constructed within 15 years of approval.

Future Building, Building Envelope

Future building shall be located within building envelope as shown on approval final site plan, said building not to exceed 5000 square feet, ground coverage, 10 additional parking spaces to be provided within building envelope at such time as future building is erected.

Introduced as an Ordinance at a regular meeting of the Board of Trustees of the Town of Castle Rock, Colorado, on the 6<sup>th</sup> day of March, 1980, and passed by a vote of 6 for and 0 against, and ordered published.



Freddie Smith  
Mayor

Janette Hill  
Town Clerk

AN ORDINANCE RELATIVE TO AMENDMENT  
OF THE ZONING DISTRICT MAP OF THE  
TOWN OF CASTLE ROCK, COLORADO

ORDINANCE NO. 360

WHEREAS, on the 27th day of January, 1978, 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 has held a public hearing, following notice duly made and published, into the matters contained in said Petition.

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 hereinafter described is hereby changed from zoning classification I-1 (Light Industrial District) to zoning classification PUD (Planned Unit Development District):

All that part of Lot 4, "Village North," Town of Castle Rock, Douglas County, Colorado, described as follows:  
Beginning at the Southeast corner of said Lot 4;  
Thence Northerly along the East line of said Lot 4, along the arc of a curve to the left a distance of 157.00 feet, said curve has a radius of 575.00 feet, a central angle of 150°38'39", and a chord that bears N 22°10'20"W a distance of 156.51 feet;  
Thence S 63°40'51"W a distance of 167.52 feet;  
Thence S 34°50'29"E a distance of 157.84 feet to the South line of said Lot 4;  
Thence N 63°40'51"E along said South line a distance of 132.81 feet to the point of beginning;  
Containing 24,000 square feet.

Permitted Uses

General motor vehicle repair and service, including but not limited to, mechanical, electrical, body, and glass repair, painting of motor vehicles, new and used motor vehicle parts sales and motor vehicle towing and storage; however, excluding salvage or a junk yard as a principal business.

Completion Schedule

Twenty-four months after the effective date of this ordinance,

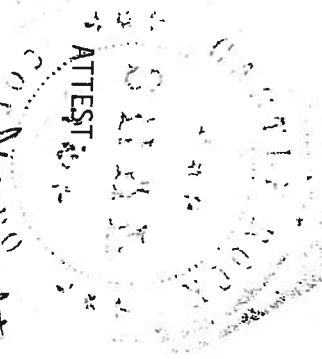
except for future building, and 10 additional parking spaces, to be constructed within 15 years of approval.

Future Building, Building Envelope

Future building shall be located within building envelope as shown on approval final site plan, said building not to exceed 5,000 square feet, ground coverage, 10 additional parking spaces to be provided within building envelope at such time as future building is erected.

Introduced as an Ordinance at a regular meeting of the Board of Trustees of the Town of Castle Rock, Colorado, on the 6<sup>th</sup> day of March, 1980, and passed by a vote of' 6 for and 0 against, and ordered published.

Franklin Smith  
Mayor



Maricetta Reed  
Town Clerk