

2004089129 3 PGS

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$21.00
3 PGS

2004089129
08/26/2004 10:29 AM

PLAT IDENTIFICATION SHEET

Castle Star Investment Co., LLC

GRANTOR(owner)

Heckendorf Ranch Preliminary P.U.D. Amendment 2

GRANTEE(name of plat)

Heckendorf Ranch

Subdivision/Condo Name

Filing

Phase

Lot

Building

Block

Unit

23, 22

8

67

OLD LEGAL(Section)

(Township)

(Range)

HECKENDORF RANCH

THE SOUTHWEST 1/4 OF SECTION 23 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PRELIMINARY P.U.D. PLAN, AMENDMENT NO. 2
SHEET 1 OF 2

LEGAL DESCRIPTION:

A parcel of land located in the Southwest quarter of Section 23 and the Southeast quarter of Section 22, 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 Northwest corner of the Southwest quarter of said Section 23;
thence N89°04'31"W along the North line of the Southeast quarter of said Section 22, 334.78 feet to a point on a curve on the East right-of-way of the line of the Denver and Rio Grande Western Railroad;
thence along said East right-of-way line the following four (4) courses:

1. thence along said curve to the left having a radius of 2814.93 feet, a central angle of 00°51'45" (the chord of which bears S13°06'07"W, 42.37 feet), 42.37 feet to a point of tangent;
2. thence S12°40'14"W along said tangent, 509.33 feet;
3. thence S77°17'11"E, 89.96 feet;
4. thence S12°42'55"W, 212.82 feet to the Northeast corner of Lot 11, Block 4 of the Town of Douglas as recorded in Book 1 at page 4 of the Douglas County Records;

thence S00°04'53"W along the East line of Lots 11 and 12 of said Block 4, 97.84 feet to the Southeast corner of said Lot 12;
thence N89°05'22"W along the South line of said Lot 12, 21.71 feet to the East right-of-way line of said Denver and Rio Grande Western Railroad;
thence S12°41'00"W along said East right-of-way line, 473.35 feet to the South line of the Northeast quarter of the Southeast quarter of said Section 22;
thence S89°05'38"E along said South line, 527.33 feet to the West line of the Southwest quarter of said Section 23;
thence S00°09'34"W along said West line, 1329.89 feet the Southwest corner of said Section 23;
thence S89°49'50"E along the South line of the West half of the Southwest quarter of said Section 23, 1313.77 feet to the Southeast corner of the West half of the Southwest quarter of said Section 23;
thence S89°50'26"E along the South line of the East half of the Southwest quarter of said Section 23, 1313.65 feet to the Southeast corner of the Southwest quarter of said Section 23;
thence N00°07'13"E along the East line of the Southwest quarter of said Section 23, 2655.68 feet to the Northeast corner of the Southwest quarter of said Section 23;
thence N89°44'35"W along the North line of the Southwest quarter of said Section 23, 2625.40 feet to the Point of Beginning containing 173.127 acres, more or less.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS HECKENDORF RANCH IN THE TOWN OF CASTLE ROCK.

CASTLE STAR INVESTMENT COMPANY, LLC

BY Star
MANAGER

SIGNED THIS 12th DAY OF August, 2004

STATE OF COLORADO }
COUNTY OF Douglas } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF August, A.D. 2004, BY Thomas H. Hall AS MANAGER OF CASTLE STAR INVESTMENT COMPANY, LLC.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: March 2, 2005
ADDRESS: 13712 Riley Park Rd, Comp., CO 80133

TOWN OF CASTLE ROCK

BY Ray W. Watson
MAYOR

ATTEST: Sally A. Murr
TOWN CLERK

SIGNED THIS 24th DAY OF August, 2004.

STATE OF COLORADO }
COUNTY OF Douglas } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF August, A.D. 2004, BY Ray W. Watson AS MAYOR AND Sally A. Murr AS TOWN CLERK OF THE TOWN OF CASTLE ROCK, COLORADO.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 9-21-07
ADDRESS: 595 Branding Iron Ln, Castle Rock, CO 80104

J. L. KING
NOTARY PUBLIC
STATE OF COLORADO

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS HECKENDORF RANCH IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON APRIL 6, 2001 UNDER RECEPTION NO. 01028927, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

CASTLE SPRINGS LAND COMPANY
BY R.V. Bailey
R.V. BAILEY, MANAGER

SUSAN I. RASMUSSEN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Sept. 1, 2007

STATE OF COLORADO }
COUNTY OF } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF August, A.D. 2004, BY R.V. BAILEY AS MANAGER OF CASTLE SPRINGS LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL. Susan I. Rasmussen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-1-07
ADDRESS: 512 Wilcox St, Castle Rock CO 80104

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON JUNE 24, 2002 UNDER RECEPTION NO. 02060931, IN BOOK 2355 AT PAGE 1867, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

CRYSTAL VALLEY RANCH DEVELOPMENT COMPANY, LLC
BY Allan J. Bloch
Vice President / Gen. Mgr.

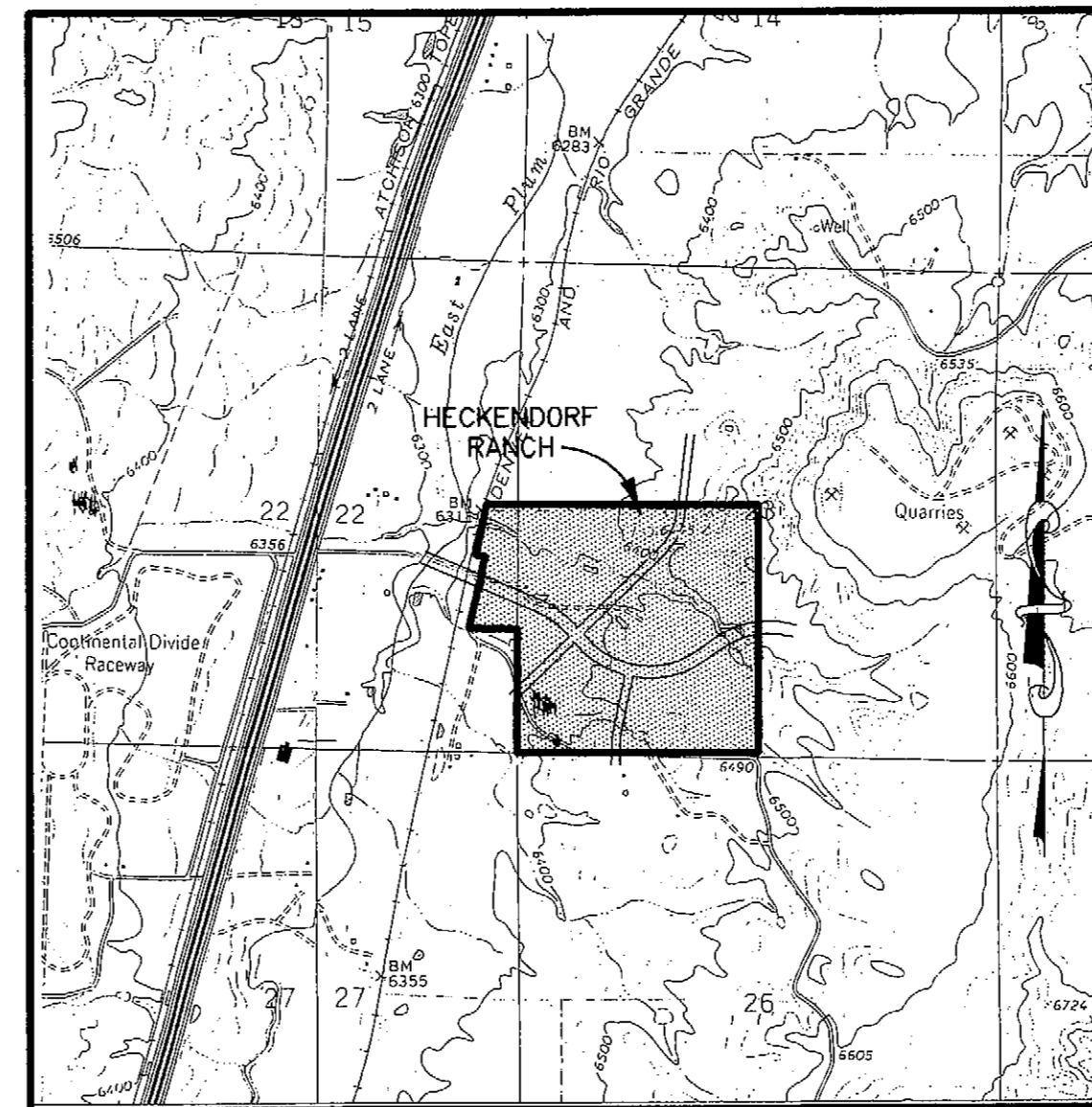
SUSAN I. RASMUSSEN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Sept. 1, 2007

STATE OF COLORADO }
COUNTY OF } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF August, A.D. 2004, BY Allan J. Bloch AS VP/Gen Mgr. CRYSTAL VALLEY RANCH DEVELOPMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL. Susan I. Rasmussen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-1-07
ADDRESS: 512 Wilcox St, Castle Rock CO 80104



VICINITY MAP
Scale: 1" = 2000'

INDEX

- 1 OF 2 COVER SHEET
- 2 OF 2 PUD PLAN SHEET

TITLE CERTIFICATION:

I, Laruce L. Nitsch, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE.
SIGNED THIS 13th DAY OF August, 2004

BY Laruce L. Nitsch
AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE COMPANY

SUSAN I. RASMUSSEN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Sept. 1, 2007

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF August, A.D. 2004, BY Laruce L. Nitsch OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND SEAL. Susan I. Rasmussen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-1-07
ADDRESS: 512 Wilcox St, Castle Rock CO 80104

SURVEYOR'S CERTIFICATE:

I, JON S. McDANIEL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE HECKENDORF RANCH PRELIMINARY PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

JON S. McDANIEL, P.L.S. 12405
REGISTERED LAND SURVEYOR

8-5-04
DATE

DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THE MINOR AMENDMENT TO THE HECKENDORF PRELIMINARY PD SITE PLAN, 2ND AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON THE 13th DAY OF August, 2004.

BY John C. Conroy
DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE:

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE 26th DAY OF August, 2004 AT 10:15 O'CLOCK A. M. AND WAS RECORDED NUMBER 02054089129

BY Botha J. J. DeJury
DOUGLAS COUNTY CLERK AND RECORDER

OWNER/ DEVELOPER:
CASTLE STAR INVESTMENT COMPANY, LLC
8310 SOUTH VALLEY HIGHWAY
SUITE 100
ENGLEWOOD, COLORADO 80112

PLANNER:
CRH DEVELOPMENT SPECIALISTS
3000 YOUNGFIELD STREET
SUITE 285
LAKEWOOD, COLORADO 80215

LANDSCAPE ARCHITECT:
MICHAEL L. STAHL, INC.
9581 SILVER HILL CIRCLE
LITTLETON, COLORADO 80124

LIEN HOLDER
CASTLE SPRINGS LAND COMPANY, LLC
P.O. BOX 1420
CASTLE ROCK, COLORADO 80104

OWNER
TOWN OF CASTLE ROCK
100 NORTH WILCOX STREET
CASTLE ROCK, COLORADO 80104



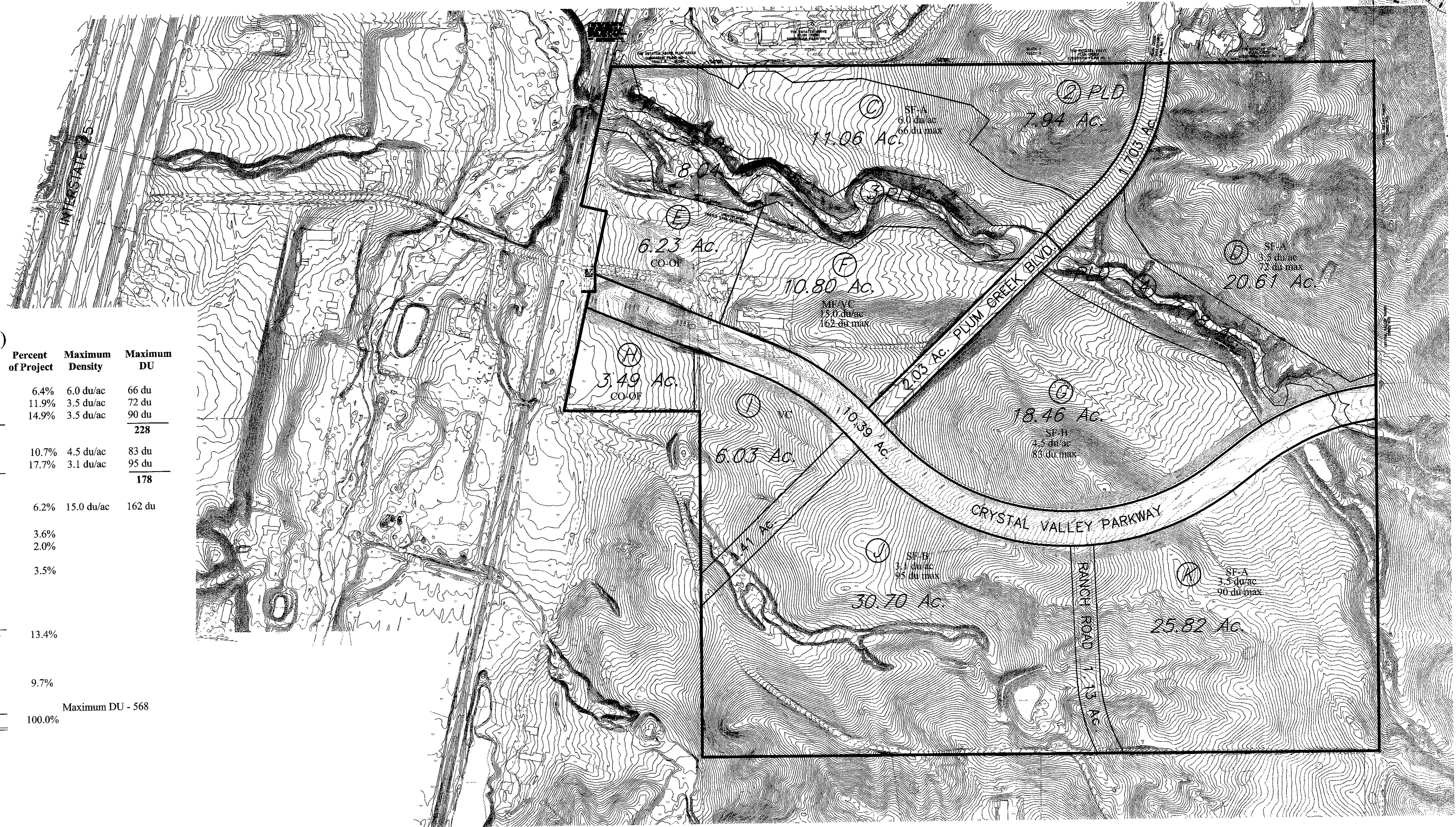
JULY, 2003
EMK CONSULTANTS, INC.
ENGINEERS - SURVEYORS
7006 SOUTH ALTON WAY, BUILDING F
ENGLEWOOD, COLORADO 80112-2004
(303) 694-1520

LIEN HOLDER
CRYSTAL VALLEY RANCH DEVELOPEMENT CO, LLC
823 S. PERRY ST., SUITE 210
CASTLE ROCK, COLORADO 80104

HECKENDORF RANCH
PRELIMINARY P.U.D. PLAN,
AMENDMENT NO. 2
SHEET 1 OF 2

HECKENDORF RANCH

THE SOUTHWEST 1/4 OF SECTION 23 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
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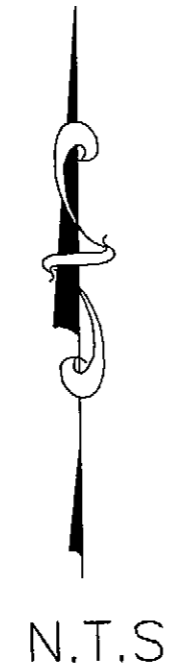


Heckendorf Ranch PUD (2002)

Land Use	Parcel	Gross Acreage	Percent of Project	Maximum Density	Maximum DU
SF-A Single Family - Type A - Filing 1	C	11.06	6.4%	6.0 du/ac	66 du
	D	20.61	11.9%	3.5 du/ac	72 du
	K	25.82	14.9%	3.5 du/ac	90 du
	Total Single Family - Type A	57.49			228
SF-B Single Family - Type B	G	18.46	10.7%	4.5 du/ac	83 du
	J	30.70	17.7%	3.1 du/ac	95 du
	Total Single Family - Type B	49.16			178
MF/VC Multi-Family or Village Center	F	10.80	6.2%	15.0 du/ac	162 du
CO-OF Commercial / Light Office	E	6.23	3.6%		
	H	3.49	2.0%		
VC Village Center	I	6.03	3.5%		
PLD Public Land Dedication	2	7.94			
	3	8.04			
	4	7.18			
		23.16	13.4%		
Roadways Internal ROW		16.77	9.7%		
TOTAL		173.13	100.0%		Maximum DU - 568

HECKENDORF RANCH - 2000 PLAN

- LAND USE AREAS
- PUBLIC LAND DEDICATION (PLD)
- PRIVATE OPEN SPACE (HOA)



OWNER/ DEVELOPER:
CASTLE STAR INVESTMENT COMPANY, LLC
8310 SOUTH VALLEY HIGHWAY
SUITE 100
ENGLEWOOD, COLORADO 80112

PLANNER:
CRH DEVELOPMENT SPECIALISTS
3000 YOUNGFIELD STREET
SUITE 285
LAKEWOOD, COLORADO 80215

LANDSCAPE ARCHITECT:
MICHAEL L. STAHL, INC.
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OWNER
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100 NORTH WILCOX STREET
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823 S. PERRY ST., SUITE 210
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HECKENDORF RANCH
PRELIMINARY P.U.D. PLAN,
AMENDMENT NO. 2
SHEET 2 OF 2

356323

BOOK 581 PAGE 828

JUN 27 10 35 AM '85

3600

ORDINANCE NO. 84 -28
AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF
THE TOWN OF CASTLE ROCK, COLORADO
(HECKENDORF RANCH PUD)

WHEREAS, the Board of Trustees of the Town of Castle Rock find that:

- (a) A petition has been filed with the Town Clerk praying for annexation of certain properties described in Exhibits "A" and "B" attached hereto to Town of Castle Rock, and;
- (b) That said petition has been forwarded to the said Board of Trustees, and;
- (c) That upon annexation the annexed property must be placed into zone district categories by amendment of the Zoning District Map of the Town of Castle Rock, Colorado in accordance with the ordinances of the Town of Castle Rock, and;
- (d) That public meetings and hearings, following notice duly made and published pursuant to applicable Colorado Statutes and the Town of Castle Rock Ordinances, have been held before the Planning and Zoning Commission of the Town of Castle Rock, and the Board of Trustees of the Town of Castle Rock, and;
- (e) That the amendment sought to the said Zoning District map complies with the stated purposes of the Planned Unit Development Ordinance 17.48 as set forth in subsection 17.48.010 thereof.

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

That the lands, consisting of 190.98 acres, described in Exhibit "A," attached hereto and made a part hereof, (hereinafter Exhibit "A" lands) is placed into Zoning Classification PUD (Planned Unit Development District).

SECTION I
DEFINITIONS

1.1 Building Setback - The horizontal distance between a platted lot line and a building or structure. This distance does not necessarily include the projections of eaves, fireplaces, fire escapes, mechanical units or similar appurtenances. Unenclosed patios, decks or patiodecks may encroach up to four (4) feet into the building setback.

1.2 Density - The ratio of dwelling units to the gross acreage of a development area as shown on Exhibit "B" (the Heckendorf Ranch Preliminary PUD Plan). These areas do not include the areas designated for Douglas Lane, Plum Creek Boulevard, Ranch Road, Public Land Dedications, and the Usable Open Space areas.

1.4 Public Land Dedication - That property designated to be deeded to the Town of Castle Rock for public usage, to satisfy the land dedication requirements of the

1.5 Usable Open Space - Space suitable for landscaping, passive and/or active recreation, gardens, and/or view protection and enhancement.

1.6 Accessory Uses Permitted in All Use Areas -

1.6.1 Utility and communications distribution lines.

1.6.2 Roadways, bike paths, pedestrian and equestrian trails.

1.6.3 Parking areas.

1.6.4 Open spaces and lakes, to include storm water drainage detention areas.

1.6.5 Fences.

1.6.6 Single family, townhouse and condominium units to be utilized models and/or sales and information offices; provided the unit so utilized is a permitted use in the use area where it is located. And further provided any such use shall be discontinued when all dwelling units within such use area have been sold.

1.6.7 Mobile sales and information units in any residential or commercial use area provided no such mobile sales and infor-

mation unit shall be erected until plans and specifications for such unit have been first submitted to the Board of Trustees for review and approval and further provided that no such unit shall be maintained in any area described in a final site plan more than 30 days after a certificate of occupancy has been issued for the first residential or commercial structure within such area without the express approval of the Board of Trustees.

1.7 Uses Permitted by Special Review in All Use Areas.

1.7.1 Electric substations and gas regulator stations.

1.8 Building Ground Coverage - That portion of the ground or any building site which is covered by structures having a floor, walls and fully enclosed roof.

Building ground coverage shall not include unenclosed patios, decks or patio decks; tennis courts; surface, underground, or partially underground parking areas (provided such partially underground parking areas shall not protrude more than six (6) feet from the average grade); roadways, bike paths or pedestrian ways; or such other uses not meeting the above definition.

1.9 Landscape Buffers - Generally, a lineal area landscaped to create a visual separation between uses and/or properties. Improvements to create the separation shall include one or more of the following: berming, fencing, trees, shrubs, lawns and a variety of ground cover materials. In the case of buffers adjacent to parking areas, the intent is to create a visually dense screen of three to four feet in height, through combinations of berms, fences and shrubs. In other areas, the buffer is intended to provide a transition between uses.

1.10 Building Height - The vertical distance from the average finished grade (not including berming or grading for the purpose of permitting a higher building) surrounding a structure to the uppermost point of the roof structure. Chimneys, elevators, ventilators, skylights, solar collectors, air conditioning and heating units, antennas, and necessary mechanical appurtenances usually constructed above roof level are not to be considered in determining building height.

1.11 Minimum Off Street Parking - Such parking shall be provided as would be required for similar uses, pursuant to the Zoning Ordinance of the Town of Castle Rock, as amended.

1.12 Parking Space - One parking space as defined by the Zoning Ordinance of the Town of Castle Rock.

1.13 Signage - Permitted use will adhere to Town of Castle Rock's Municipal Code, as amended.

SECTION II
GENERAL USE AREAS

2.1 The lands defined in Exhibit "A" shall be divided into general use areas as the same are generally located on "Heckendorf Ranch PUD Preliminary Site Plan," dated June 1984, which is incorporated by reference into this Ordinance and attached as Exhibit "B." The general use areas are designated below with the approximate aggregate number of acres within each use area, percent of total property and maximum density (du/ac) or building coverage. Figures in (parens) are optional usage for the area. Maximum densities indicated for all use areas are uses by right.

	<u>Land Use</u>	<u>Parcel</u>	<u>Gross Acreage</u>	<u>Percent of Project</u>	<u>Maximum Density</u>
SF-A	Single Family - Type A	"C"	10.00	5.2	6.0 du/ac
		"D"	22.12	11.6	3.5 du/ac
		"K"	27.97	14.7	5.0 du/ac
SF-B	Single Family - Type B	"G"	17.68	9.3	7.0 du/ac
		"J"	27.56	14.4	7.0 du/ac
MF	Multi-Family	"F"	11.66	6.1	15.0 du/ac
Co	Commercial	"A"	5.18	2.7	
Co-LI	Commercial/Light Industrial	"B"	6.11	3.2	
CO-Of	Commercial/Light Office	"E"	5.63	2.9	
		"H"	4.98	2.6	
VC	Village Center	"I"	9.94	5.2	
		("F")	(11.66)	(6.1)	
PLD	Public Land Dedication	"1 - 4"	23.89	12.5	
		Roadways			
		I-25 ROW	1.47	0.8	
	Internal ROW	16.79	8.8		
TOTAL LAND AREA			190.98 ac	100.0%	

2.2 Area "A"

Land Uses: Commercial (highway oriented) (Co)

Use: Retail sales and service, auto related services, restaurants, motels, hotels with convention facilities, convenience goods, business offices, entertainment and general retail

Maximum Building Height: 50 feet, 75 feet allowed by special review and subject to the Town's Use by Special Review Procedures, as amended

Maximum Building Coverage: 35%

Minimum Setback from:	Minimum Building Setback	Minimum Landscape Buffers
Frontage Road	40 feet	20 feet
Douglas Lane	60 feet	20 feet
Entrance Ramp I-25	40 feet	40 feet
North property line	20 feet	15 feet

2.3 Area "B"

Land Uses: Commercial/Light Industrial (Co/LI)

Use: Retail sales and service, retail showrooms, repair services, restaurants, light industrial, office warehouse, light assembly, research, offices, restaurants, motels, hotels, convention facilities, and entertainment; limiting, however, outdoor storage to a fenced area of 200 square feet for any one use. Light industrial uses shall be subject to the limitations contained in the (L-I) Light Industrial District of the Town Zoning Ordinance for similar uses, as amended

Maximum Building Height: 50 feet

Maximum Building Coverage: 35%

Minimum Setback from:	Minimum Building Setback	Minimum Landscape Buffers
Frontage Road	40 feet	20 feet
North property line	20 feet	15 feet
South property line	20 feet	15 feet
East property line	40 feet	30 feet

2.4 Areas "E" and "H"

Land Uses: Commercial/Light Office (Co/L-Of)

Use: Retail sales and service, restaurants, copy services, business supplies, shops, personal services, and offices

Maximum Building Height: 50 feet

Maximum Building Coverage: 35%

Minimum Setback from:	Minimum Building Setback	Minimum Landscape Buffers
Douglas Lane	30 feet	20 feet
East property line	20 feet	15 feet
West property line	80 feet	80 feet
Public land dedication	30 feet	20 feet
Project perimeter	30 feet	20 feet

2.5 Areas "I" and ("F")

Land Uses: Village Center (VC)

Use: Retail sales and service, grocery, drugstore, convenience goods, personal services, shops, restaurants, banks, offices, medical/dental, insurance, and related services

Maximum Building Height: 35 feet, 50 feet for office buildings by special review and subject to the Town's Use by Special Review Procedure, as amended

Maximum Building Coverage: 35%

Minimum Setback from:	Minimum Building Setback	Minimum Landscape Buffers
Douglas Lane	30 feet	20 feet
Plum Creek Boulevard	30 feet	20 feet
Areas "E" and "H"	20 feet	10 feet
Residential properties	30 feet	20 feet
Public land dedication	20 feet	15 feet
Project perimeter	30 feet	20 feet

2.6 Area "F"

Land Uses: Multi-Family (M.F.)

Use: Medium density residential (including townhouses, condominiums and apartment complexes)

Maximum Building Height: 35 feet

Maximum Allowable Density: 15 du/ac

Minimum Setback from:	Minimum Building Setback	Minimum Landscape Buffers
Douglas Lane	30 feet	20 feet
Plum Creek Boulevard	30 feet	20 feet
Public land dedication	20 feet	15 feet
Area "E"	20 feet	15 feet
Commercial properties	20 feet	15 feet

2.7 Areas "C", "D" and "K"

Land Uses: Single Family Residential - Type A (S.F.-A)

Use: Low density residential (single family detached and customary accessory uses, including garages, public facilities and recreational facilities); home occupations may be permitted as a use by Special Review, subject to the Town's Use by Special Review Procedure, as amended

Maximum Building Height: 35 feet

Maximum Allowable Densities:

Area C	6.0 du/ac
Area D	3.5 du/ac
Area K	5.0 du/ac

Minimum Setback from:	Minimum Building Setback	Minimum Landscape Buffers
Douglas Lane	35 feet	15 feet
Plum Creek Boulevard	35 feet	15 feet
Ranch Road	30 feet	10 feet
Mount Royal Boulevard	40 feet	20 feet
Public land dedication	30 feet	NA
Project perimeter	30 feet	NA

2.8 Areas "G" and "J"

Land Uses: Single Family Residential - Type B (S.F.-B)

Use: Low density residential (single family detached, cluster, patio, zero lot line, duplex and customary accessory uses, including garages, public facilities and recreational facilities); home occupations may be permitted as a use by Special Review, and subject to the Town's Use by Special Review Procedure as amended

Maximum Building Height: 35 feet

Maximum Allowable Density: 7.0 du/ac

Minimum Setback from:	Minimum Building Setback	Minimum Landscape Buffers
Douglas Lane	35 feet	15 feet
Plum Creek Boulevard	35 feet	15 feet
Ranch Road	30 feet	10 feet
Public land dedication	30 feet	NA
Project perimeter	30 feet	NA

2.9 Public Land Dedication Areas "1 - 6"

Land Uses: Open Space

Use: Parks, playgrounds, picnic areas, public school grounds, drainage facilities, hiking/biking trails and public structures and facilities

Maximum Building Height: 35 feet

Minimum Setback for Improvements: 20 feet from all property lines

2.10 Circulation

Classifications:	<u>ROW</u>	<u>Lanes</u>
Douglas Lane	100 - 120 feet	4
Plum Creek Boulevard	80 - 100 feet	4
Ranch Road	70 feet	2

SECTION III
PROCESSING AND ENFORCEMENT

3.1 Phasing - The phasing order shall be indicated at the time of filing of any Final Site Plan for Heckendorf Ranch PUD.

3.2 Final PUD and/or Plats - That following the approval of this Ordinance, the owners of tracts within the above described lands shall present final site plans for all or any portion or portions of the general use areas as are then ready for development.

No structural building permit will issue until a final site plan and final plat for such an area has been presented to and approved by the Board of Trustees.

In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a final plat by the Board of Trustees prior to sale or transfer of lands within the Planned Unit Development, no such final plat shall be approved by the Board of Trustees for any area for which a final site plan has not been approved for the lands so sold or transferred, unless such plat contains a note, on the face thereof, which shall state as follows:

"Pursuant to Town of Castle Rock Ordinance No. 8428, no building permit will issue for the erection of any structural improvement in any area described hereon for which a final site plan has not been approved by the Board of Trustees of the Town of Castle Rock."

3.3 Amendments - The Board of Trustees, at the time of final site plan review may permit relocation of all or part of any Residential Use Area (up to 30 percent of the project) to any other location designated on the preliminary site plan for Residential Use, provided the overall 750 maximum permitted number of dwelling units for Heckendorf Ranch PUD will not thereby be increased. In addition, the Board may permit, at the developer's option, Area "F" to develop as a mixed-use pursuant to the allowances for Area "F."

Such amendments, if permitted by the Board of Trustees, shall constitute amendments to the preliminary planned unit development site plan for Heckendorf Ranch PUD.

Other amendments to the preliminary Heckendorf PUD may be allowed pursuant to the requirements as contained in Planned Unit Development Ordinance 17.48.

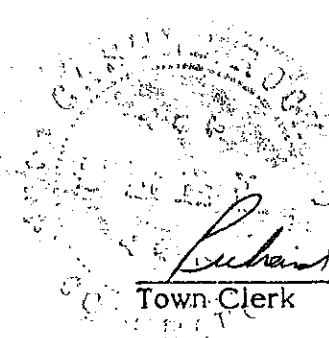
3.4 Transitional Use - After approval of the Preliminary Site Plan incorporated herein by reference, any portion or portions of the property described above, which has not been subjected to a final site plan, may be used for agricultural purposes until approval of a final site plan for the area or areas in question. Agricultural uses, for the purposes of this section, shall mean farming, ranching, gardening, buildings and out buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms, or kennels.

Any general ordinance of the Town of Castle Rock prohibiting any activity permitted by this subsection 3.4 shall have no application within the area described above until a Final Site Plan for such area or areas has been approved.

3.5 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 IV
APPROVAL SIGNATURES

Passed and adopted this 29th day of November, 1984, by
vote of the Board of Trustees of the Town of Castle Rock, Colorado, 4 for
and 0 against.



George J. Kennedy
George J. Kennedy, Mayor
Town of Castle Rock

Richard R. Wilson
Town Clerk

Approved as to legality and form:

Bruce B. Lassman
Bruce B. Lassman
Town Attorney

Approved for the Board action:

P. Joseph Knopinski
P. Joseph Knopinski
Town Administrator

Publication Date: July 1, 1985