

# PLAT IDENTIFICATION SHEET

RECEPTION#: 359809

DATE: 8-13-85

TIME:

FEE: \$

GRANTOR:  
(owner/signer)

GRANTEE:  
(subdivision name or name of plat)

Plum Creek West

LEGAL:  
(section-township-range)

NEW SUBDIVISION ABBREV: \_\_\_\_\_

# SITE PLAN

## LEGEND

### DEVELOPMENT PROGRAM

- Proposed Land Use : Office/ Retail
- Developable Acres : 7.30 (8.64 less 1.34 floodplain)
- Floor Area Ratio : 0.35
- Maximum Building Coverage: 35%
- Maximum Building Height : 35'
- Open Space : 25%
- Parking : As per current applicable Castle Rock regulations
- Building Setbacks : From R.O.W. - 25'
- From Rear Property Line - 20'
- From Side Property Line - 15'

### OWNER

Environmental Developers, Inc.  
2675 S. Abilene St.  
Aurora, CO 80014  
(303) 755-3377

### DESIGN TEAM

LAND PLANNING  
Denton Harper Marshall, Inc.  
1756 Blake St.  
Denver, CO 80202  
(303) 892-5566

### ENGINEERING

KKBNA  
4251 Kipling  
Wheat Ridge, CO 80033  
(303) 431-6100

### TRAFFIC

Leigh Scott Cleary  
1889 York St.  
Denver, CO 80206  
(303) 333-1105

### SURVEYED BY

McClanahan Surveying  
4755 Paris St., Suite 140  
Denver, CO 80239  
(303) 373-0846

### NOTES

1. Except as expressly provided elsewhere, development of this property shall conform to Castle Rock Zoning and Subdivision Regulations in effect at the time of Final Plat and Building Permit applications.
2. Topographic information provided by Reids Aerial Mapping, 1984.

### LEGAL DESCRIPTION

A tract of land situated in the Southeast 1/4 of Section 15, Township 8 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado, described as follows:

BEGINNING at the East 1/4 corner of said Section 15; thence S 0° 10' 41" E, along the East line of said Southeast 1/4 of Section 15, 880.54 feet; thence N 83° 36' 26" W, 353.07 feet; thence N 12° 09' 04" E, 202.23 feet; thence N 83° 36' 26" W, 296.00 feet, to a point on the Easterly Right-of-Way line of Interstate 25; thence N 22° 42' 33" E, along said Easterly line 665.73 feet; thence S 89° 24' 20" E, 342.73 feet to the POINT OF BEGINNING.

Contains 8.6389 Acres, more or less.

### APPROVALS

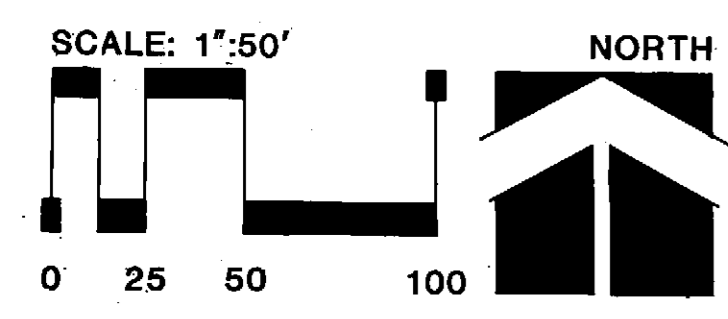
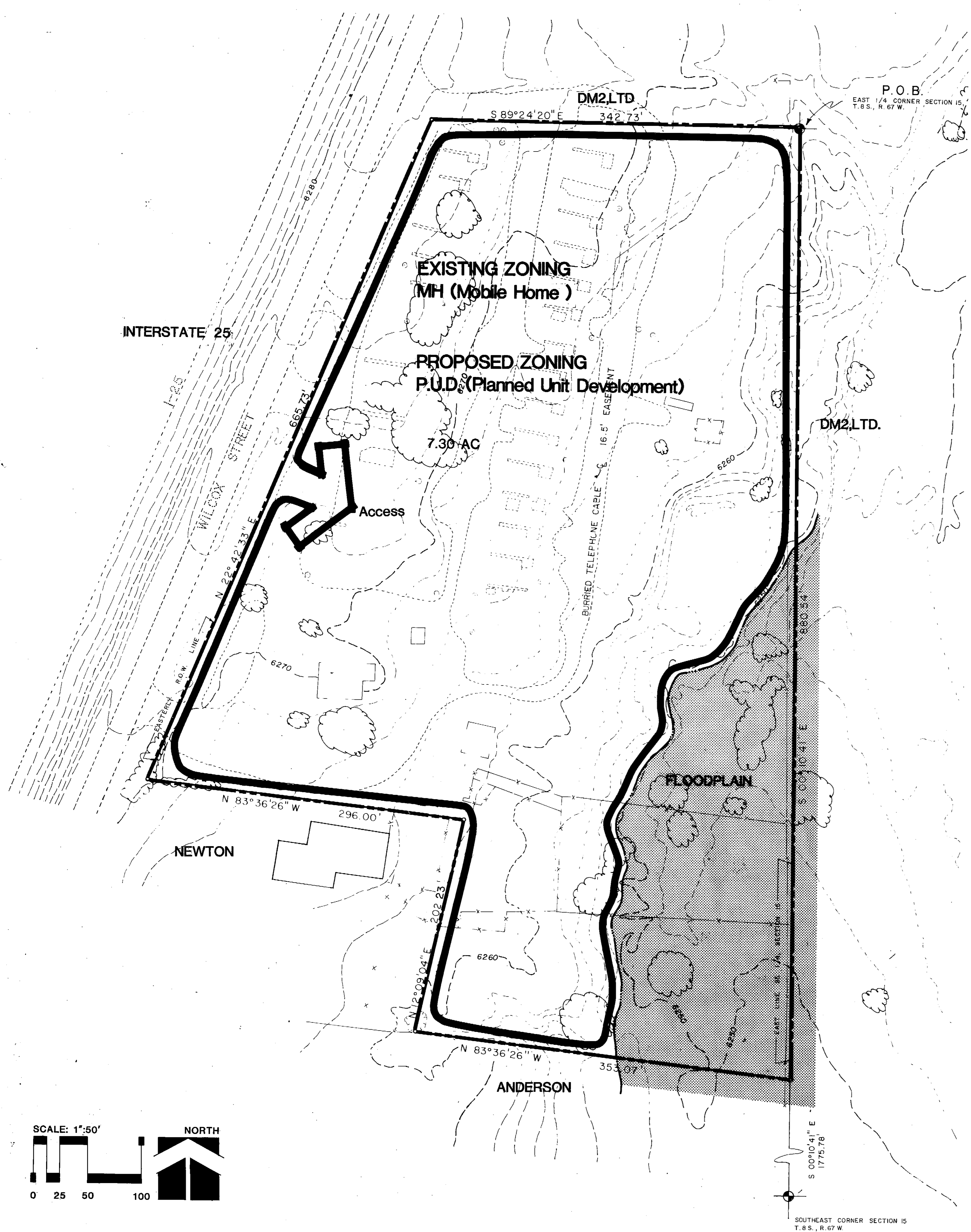
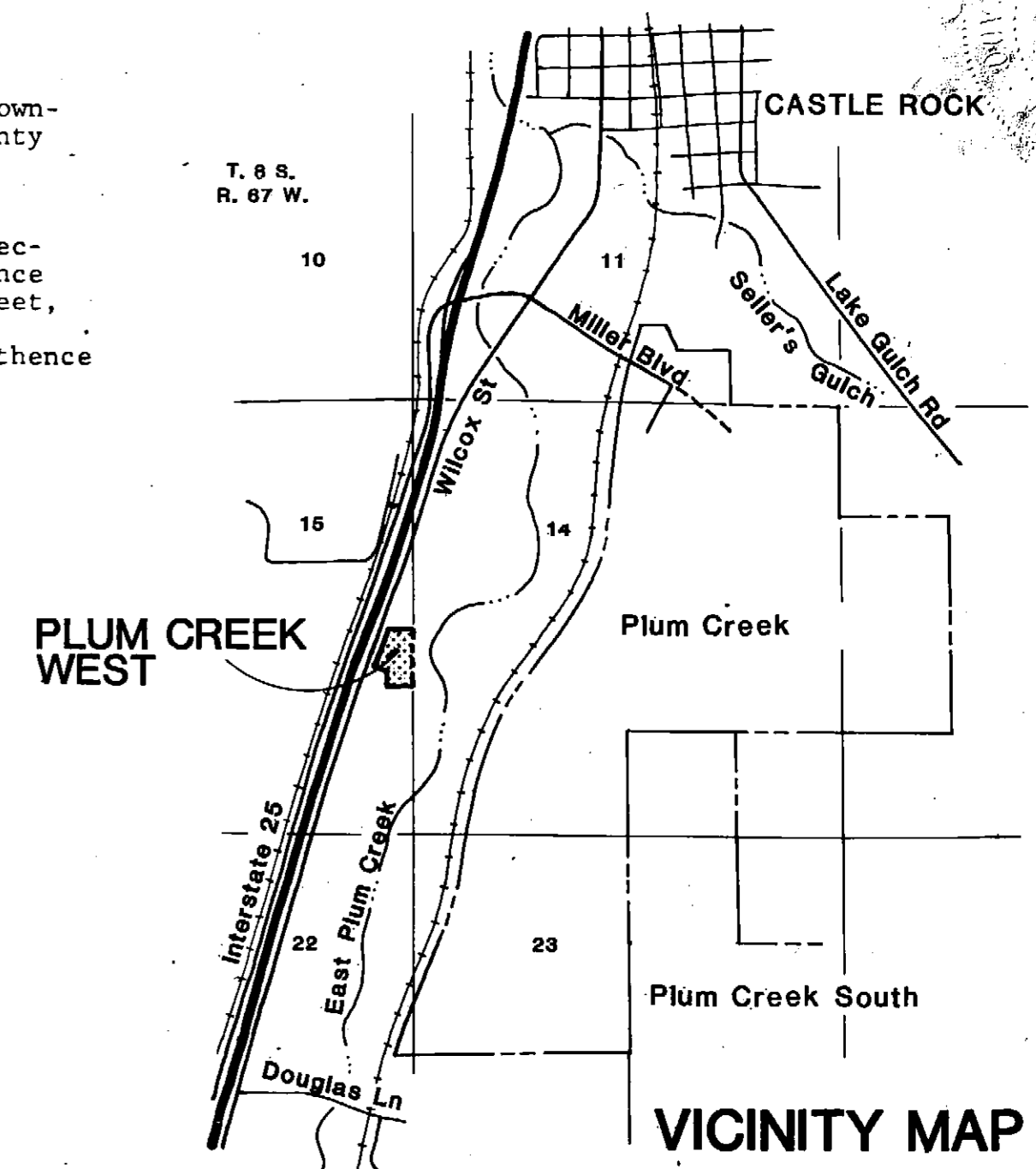
Approved this 21st day of May, 1985  
by the Planning and Zoning Commission, Town of Castle Rock, Colorado.

By: P. Melody  
Chairman

Approved this 27th day of June, 1985  
by the Board of Trustees, Town of Castle Rock, Colorado.

By: Nancy Mennelly  
Attested By: Richard K. Wilson  
TOWN CLERK

STATE OF Colorado )  
COUNTY OF Douglas ) SS,  
I HEREBY CERTIFY THAT THIS PLAT  
WAS FILED IN MY OFFICE ON THIS  
13th DAY OF August, 1985 AD  
AT 2:32 O'CLOCK P.M. AND WAS  
RECORDED PER RECEIPTION No. 359809  
Reta A. Crain  
Douglas County Recorder



Sheet Title: **ANNEXATION, REZONING, AND PRELIMINARY PLAN/P.U.D.**  
 Date: **MARCH 15, 1985**  
 Drawn By:  
 Revisions: **April 19, 1985**  
**July 3, 1985**  
 Sheet No.

DentonHarperMarshall  
 Plum Creek West  
 CASTLE ROCK, COLORADO

1756 Blake Street  
 Denver, CO 80202  
 (303) 892-5566

359806

BOOK 589 PAGE 791

3910

AUG 13 2.22 PM '85

ORDINANCE NO. 85-30

AN ORDINANCE AMENDING THE  
ZONING DISTRICT MAP OF  
THE TOWN OF CASTLE ROCK, COLORADO  
(PLUM CREEK WEST P.U.D.)

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## ORDINANCE NO. 85-30

AN ORDINANCE AMENDING THE  
ZONING DISTRICT MAP OF  
THE TOWN OF CASTLE ROCK, COLORADO  
(PLUM CREEK WEST P.U.D.)

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 an amendment to the Zoning District Map of the Town of Castle Rock, and;
- (b) That said petition has been forwarded to the said Board of Trustees, and;
- (c) That public meetings and hearings, following notice duly made and published pursuant to applicable Colorado Statutes and 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;
- (d) 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 Zoning Classification of the lands, consisting of 8.64 acres, described in Exhibit "A", attached hereto and made a part hereof, (hereinafter the "Land") is changed from Zoning Classification MH (Mobile Home District), to Zoning Classification PUD (Planned Unit Development District).

SECTION I.

GENERAL PROVISIONS

1.0 This ordinance constitutes an amendment to the Town of Castle Rock Zoning Ordinance, and the Zoning District Map of the Town of Castle Rock and establishes permitted densities, uses and development standards for each tract within the Land.

SECTION II.

DEFINITIONS

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

Building ground coverage shall not include 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 above the average surrounding grade), roadways, bike paths or pedestrian ways or such other uses not meeting the above definition.

2.2 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, ventilators, elevator housings, 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.

2.3 Building Setback. The horizontal distance between a platted lot line and a building or structure. This distance does not include the projections of eaves, overhangs, fireplaces, patios,

decks, fire escapes, mechanical units or similar architectural appurtenances except that no such projection shall extend beyond any lot line of the lot on which they are located. In instances where buffer areas are provided, the width or depth of any such buffer area may be subtracted from the required setback to either reduce or eliminate such setback.

2.4 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 Town.

### SECTION III.

#### OVERALL PROJECT STANDARDS

3.1 Parking. Off-street parking is required for all land uses. Except as otherwise specifically provided herein, the number and size of all required parking spaces are to be in conformance with the applicable Town of Castle Rock Zoning Regulations at the time of approval of Final Site Plan and Plat, unless Developer can demonstrate, to the satisfaction of the Board of Trustees, at the time of final platting and site plan review, that provision of a lesser number of spaces or spaces of lesser size will still provide adequate off-street parking for the proposed use.

3.2 Temporary Uses. Temporary uses are permitted as follows:

- (a) Mobile sales and information units provided no such mobile sales and information 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 60 days after a certificate of occupancy has been issued for the first structure within the area being served by such unit without the express approval of the Board of Trustees.

- (b) Construction offices and material storage shall be permitted during and for a period of 30 days after cessation of actual construction in those areas being served by such construction office or material storage area.

3.3 Setback and Lot Area. Except as specifically provided in this paragraph, to provide flexibility for innovative design, except as otherwise provided herein, the development of criteria for minimum lot area and minimum building setbacks and separations within and adjacent to development tracts will be reserved until the presentation of final site plans, provided that no such final site plan will be presented for consideration or approved which does not establish these criteria.

#### SECTION IV.

##### GENERAL USE AREAS

4.1 The Land shall be divided into general use areas as the same are located on "Plum Creek West Preliminary P.U.D. Site Plan", approved on the date hereof, which is incorporated by reference into this Ordinance. Said general use areas shall be of two (2) types, as designated below. The aggregate number of acres within each type of use area shall be as indicated opposite each type designation.

| <u>Type Use Area</u> | <u>Acreage</u> |
|----------------------|----------------|
| Office/Retail (OR)   | 8.64           |
| TOTALS               | 8.64           |

## SECTION V

## OFFICE/RETAIL USE AREA (OR AREA)

5.1 Permitted Uses shall include but shall not be limited to:

- (a) Convenience stores.
  - (b) Dry cleaning establishments.
  - (c) Financial institutions.
  - (d) Liquor stores.
  - (e) Offices, professional, medical and commercial.
  - (f) Parking lots, structures and garages.
  - (g) Personal service establishments.
  - (h) Places of public assembly, entertainment and recreation.
  - (i) Plant nurseries and garden shops.
  - (j) Public and private community services.
  - (k) Public lodging facilities.
  - (l) Public or private membership clubs and health clubs.
  - (m) Restaurants, lounges and fast food establishments.
  - (n) Retail stores.
- 5.2 Uses by Special Review:
- (a) Automotive sales, repair and service facilities.
  - (b) Day care centers.
  - (c) Transit terminals.

5.3 Maximum permitted building ground coverage of 35% of acreage of building site

5.4 Maximum Building Heights. 35 feet.

5.5 Minimum Setbacks: 25 feet from adjacent public road rights of way, 20 feet from rear lot line, 15 feet from side lot line.

5.6 Maximum Building Ground Coverage: 35%

#### SECTION VI.

##### PUBLIC LAND DEDICATION USE AREAS (PLD AREAS)

6.1 Permitted Uses.

(a) Open space.

(b) Parks, playgrounds and picnic areas, excluding camping and overnight parking.

(c) Community recreational facilities.

(d) Such other public uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock.

6.2 Development Standards.

(a) Building Height: Maximum Height: As permitted in most permissive abutting area.

(b) Building Setback: As permitted in most permissive abutting area.

SECTION VII.

ACCESSORY USES PERMITTED IN ALL USE AREAS

7.1 Uses Permitted in All Use Areas.

- (a) Underground utility and communications distribution lines, to specifically include cable television distribution trunks and lines.
- (b) Roadways, bike paths, pedestrian and equestrian trails.
- (c) Parking areas.
- (d) Open spaces, and lakes, to include storm water drainage detention areas.
- (e) Fences.
- (f) Wells and well houses, water treatment facilities, water pumping stations and sewage lift stations.

7.2 Uses Permitted by Special Review in All Use Areas.

- (a) Electric substations and gas regulator stations.

SECTION VIII.

BUFFER AREAS

8.1 In each instance where non-residential use areas within the Land abut residential uses outside of the Land a 30 foot private open space easement shall be provided. Such open space easements must be kept free of buildings or structures, and must be landscaped, screened or protected by natural features, so that the adverse effects on abutting areas are minimized.

SECTION IX.

SUBMISSION OF FINAL PLANNED UNIT  
DEVELOPMENT PLANS AND/OR PLATS

9.1 Following the approval of this Ordinance, the owners of tracts within the Land shall present final site plans for all or any portion or portions of the general use areas as are then ready for development.

9.2 No structural building permit will be issued until a final site plan and final plat for such area has been approved by the Board of Trustees, and filed for the public record.

9.3 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, a sale or transfer of a portion or portions of the Land is permitted without prior approval of a final site plan, provided a final plat has been approved which must contain the following language:

("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.")

SECTION X.

TRANSITIONAL USE

10.1 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 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.

10.2 Any activity permitted by this section shall be considered to be a valid pre-existing non-conforming use within the area described above until a Final Site Plan for such area or areas has been approved; provided however, the Board of Trustees, reserves the right to prohibit or enjoin such agricultural use in areas for which no final site plan has been submitted in the event said Board determines that due to the proximity of such uses to developed areas that a danger exists to the health, safety or welfare of the residents of such developed areas.

10.3 Such transitional use areas shall be closed to vehicular traffic and off road recreational motor biking excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the Developer and/or Town.

SECTION XI.

SEVERABILITY OF PROVISIONS

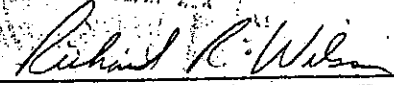
11.1 In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Passed and adopted on first reading this 20<sup>th</sup> day of June, 1985, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, 5 for and 0 against.

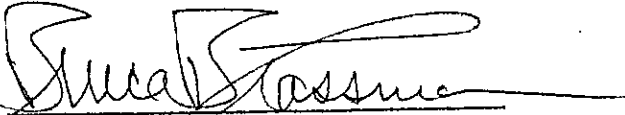
Passed and adopted on second reading this 27<sup>th</sup> day of June, 1985, by a vote of the Board of Trustees of the Town of Castle Rock, Colorado 4 for and 0 against.

  
George John Kennedy, Mayor  
Town of Castle Rock

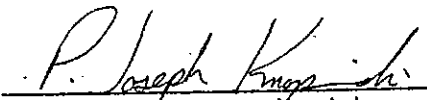
ATTEST:

  
Richard R. Wilson, Town Clerk

Approved as to form:

  
Bruce B. Lassman,  
Town Attorney

Approved for Board action:

  
P. Joseph Knopinski,  
Town Administrator

Publication: 8-17-85

## EXHIBIT "A"

**LEGAL DESCRIPTION**

A tract of land situated in the Southeast 1/4 of Section 15, Township 8 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado, described as follows:

BEGINNING at the East 1/4 corner of said Section 15; thence S 0° 10' 41" E, along the East line of said Southeast 1/4 of Section 15, 880.54 feet; thence N 83° 36' 26" W, 353.07 feet; thence N 12° 09' 04" E, 202.23 feet; thence N 83° 36' 26" W, 296.00 feet, to a point on the Easterly Right-of-Way line of Interstate 25; thence N 22° 42' 33" E, along said Easterly line 665.73 feet; thence S 89° 24' 20" E, 342.73 feet to the POINT OF BEGINNING.

Contains 8.6389 Acres, more or less.