

# PLAT IDENTIFICATION SHEET

**RECEPTION # :**

DC9615290

**DATE:** 3-26-96

**TIME:** 13:22

**FEE: \$** 10 **( 1 Pages)**

UNOFFICIAL COPY

**GRANTOR:**  
(OWNER/SIGNER)

U. S. Home

**GRANTEE:**

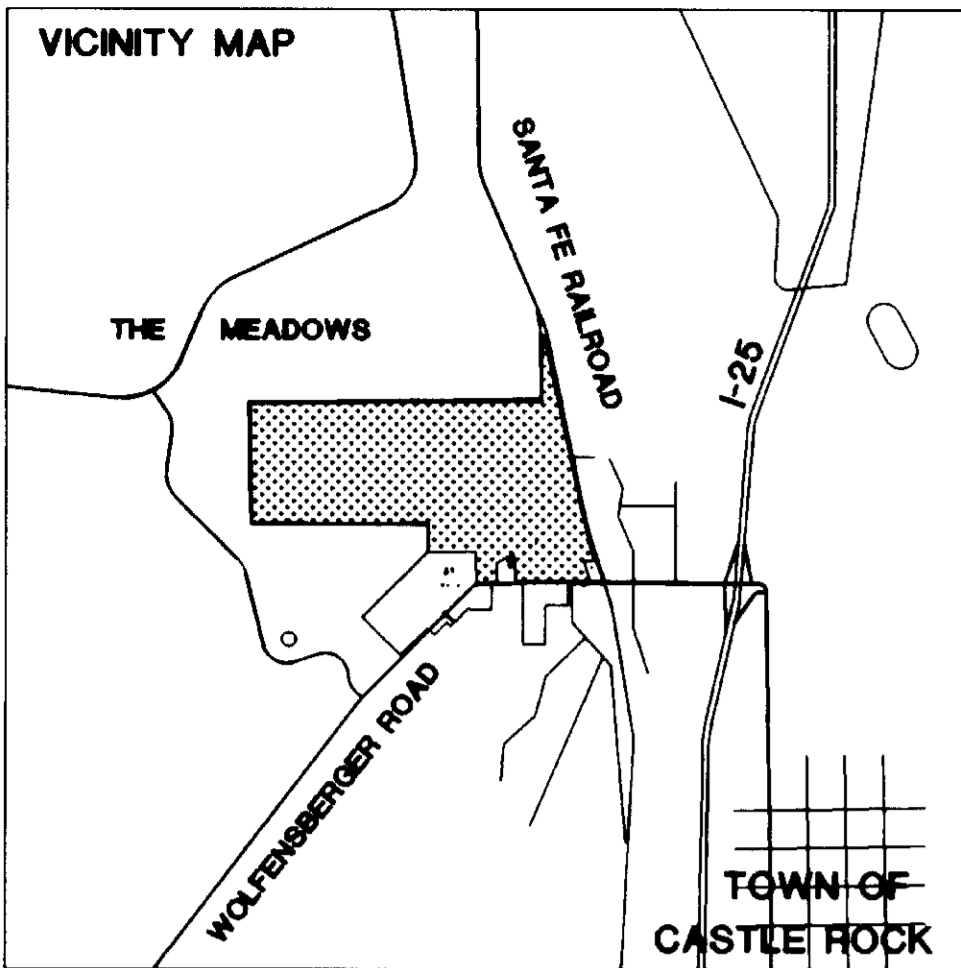
Red Hawk. P.S.  
Site Plan

(SUBDIVISION NAME OR NAME OF PLAT)

**LEGAL:**

34-7-67

(SECTION-TOWNSHIP-RANGE)



# RED HAWK PRELIMINARY PD SITE PLAN

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO, DESCRIBED AS FOLLOWS:

A tract of land situated in Section 34, Township 7 South, Range 67 West and in Sections 3 and 4, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows: Beginning at the Northwest corner of said Section 3; Thence N 89°02'38"E a distance of 2626.34 feet to the North 1/4 corner of said Section 3; Thence N 89°02'38"E a distance of 1313.17 feet to the Southwest corner of the East 1/2 of the Southeast 1/4 of said Section 34; Thence N 64°46'10"W along the West line of said East 1/2 of the Southeast 1/4 a distance of 1495.35 feet to the West Right of Way line of the Atchison, Topoka and Santa Fe Railroad; Thence Southerly along said West Right of Way line for the next six (6) courses:

1. Thence Southerly along the arc of a curve to the right a distance of 132.78 feet, said curve has a radius of 1357.70 feet and a central angle of 56°36'12" to a point of tangency;
2. Thence S 11°42'22"E along said tangent a distance of 2078.75 feet;
3. Thence N 73°17'38"E a distance of 25.00 feet;
4. Thence S 11°42'22"E a distance of 1939.24 feet to a point of curve;
5. Thence Southerly along the arc of a curve to the left a distance of 632.35 feet, said curve has a radius of 5780.00 feet and a central angle of 56°36'12" to a point of tangency;
6. Thence S 17°58'28"E along said tangent a distance of 429.05 feet to the Northeast corner of the intermountain Rural Electric Association Sub-Station Site;

Thence N 89°35'45"W a distance of 250.00 feet to the Northwest corner of said Sub-Station Site; Thence S 17°58'28"E a distance of 450.00 feet to the Southwest corner of said Sub-Station Site and to the North Right of Way fence of Wolfensberger Road; Thence N 89°30'27"W along said North Right of Way fence a distance of 271.57 feet; Thence S 85°06'21"W along said North Right of Way fence a distance of 127.52 feet; Thence S 89°08'27"W along said North Right of Way fence a distance of 1250.52 feet to the Southeast corner of Anderson Subdivision; Thence N 54°31'41"W a distance of 611.90 feet to the Northeast corner of Anderson Subdivision; Thence S 62°01'36"W a distance of 427.90 feet to the Northwest corner of Anderson Subdivision; Thence S 04°15'52"E a distance of 431.34 feet to the Southwest corner of Anderson Subdivision and to the North Right of Way fence of Wolfensberger Road; Thence S 04°15'52"E a distance of 87.54 feet to the Southeast corner of Anderson Subdivision; Thence S 87°02'30"W along said North Right of Way fence a distance of 181.92 feet; Thence S 88°14'02"W along said North Right of Way fence a distance of 50.00 feet; Thence N 04°10'47"W a distance of 697.33 feet; Thence S 89°12'52"W a distance of 1088.77 feet to the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 3; Thence N 04°10'47"W a distance of 652.83 feet to the Northwest corner of said Northeast 1/4 of the Southeast 1/4; Thence S 89°26'34"W a distance of 1296.77 feet to the West 1/4 corner of said Section 3; Thence N 89°25'54"W a distance of 2631.39 feet to the center 1/4 corner of said Section 4; Thence N 16°07'29"W a distance of 2657.68 feet to the North 1/4 corner of said Section 4; Thence N 89°25'31"E a distance of 2627.54 feet to the point of beginning; Containing 532.67 acres, more or less.

## SURVEYOR'S CERTIFICATE

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

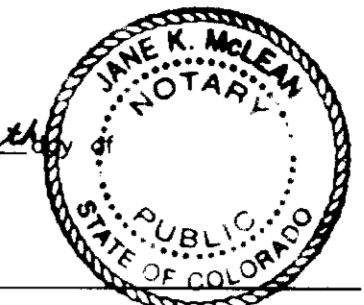
REGISTERED LAND SURVEYOR



## OWNERSHIP CERTIFICATION

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

LANDOWNER: U.S. Home Corporation  
 State of Arizona ss  
 County of Maricopa  
 Subscribed and sworn before me this 10th day of January, 1996  
Gene K. McLean  
 Notary Public  
 My Commission expires 9-24-99 My Commission Expires 09/24/99

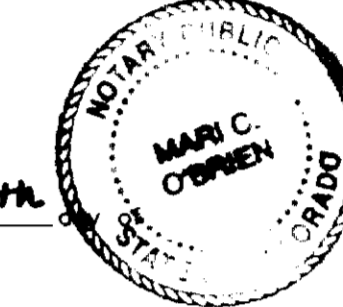


## TITLE CERTIFICATION

Teri Fisher, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee 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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

Teri Fisher  
 AUTHORIZED REPRESENTATIVE  
Land Title Guarantee  
 TITLE INSURANCE COMPANY

State of Colorado ss  
 County of Mesa  
 Subscribed and sworn before me this 17th day of January, 1996  
Mari C. O'Brien  
 Notary Public  
 My Commission expires Nov 5, 1998



## LIENHOLDER SUBORDINATION CERTIFICATE:

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

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 12/1/93 IN 1166 BOOK AT PAGE 2459 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Donald J. Cudde  
 MORTGAGEE/LIENHOLDER

State of Colorado ss  
 County of Mesa

Subscribed and sworn before me this 16th day of January, 1996  
 My Commission Expires November 14, 1996

Notary Public

My Commission expires \_\_\_\_\_

Markus L. Anderson  
 MORTGAGEE/LIENHOLDER

State of Colorado ss  
 County of Mesa

Subscribed and sworn before me this 16th day of January, 1996

Notary Public  
 My Commission Expires \_\_\_\_\_

## TOWN CERTIFICATION

PLANNING COMMISSION RECOMMENDATION:  
 THE PRELIMINARY PD SITE PLAN AND ZONING REGULATIONS FOR THE REDHAWK PD WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 25th DAY OF OCTOBER, 1995

Tom Clark  
 CHAIRMAN  
 DATE 3/25/96  
Sally Mearns  
 PLANNING DIRECTOR/Town Clerk  
 DATE 3/25/96

## TOWN COUNCIL APPROVAL:

THE PRELIMINARY PD SITE PLAN AND ZONING REGULATIONS FOR THE REDHAWK PD WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 30th DAY OF NOVEMBER, 1995

Donald J. Cudde  
 MAYOR  
 DATE 3/25/96  
Sally Mearns  
 TOWN CLERK  
 DATE 3/25/96

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO ) ss  
 COUNTY OF DOUGLAS )

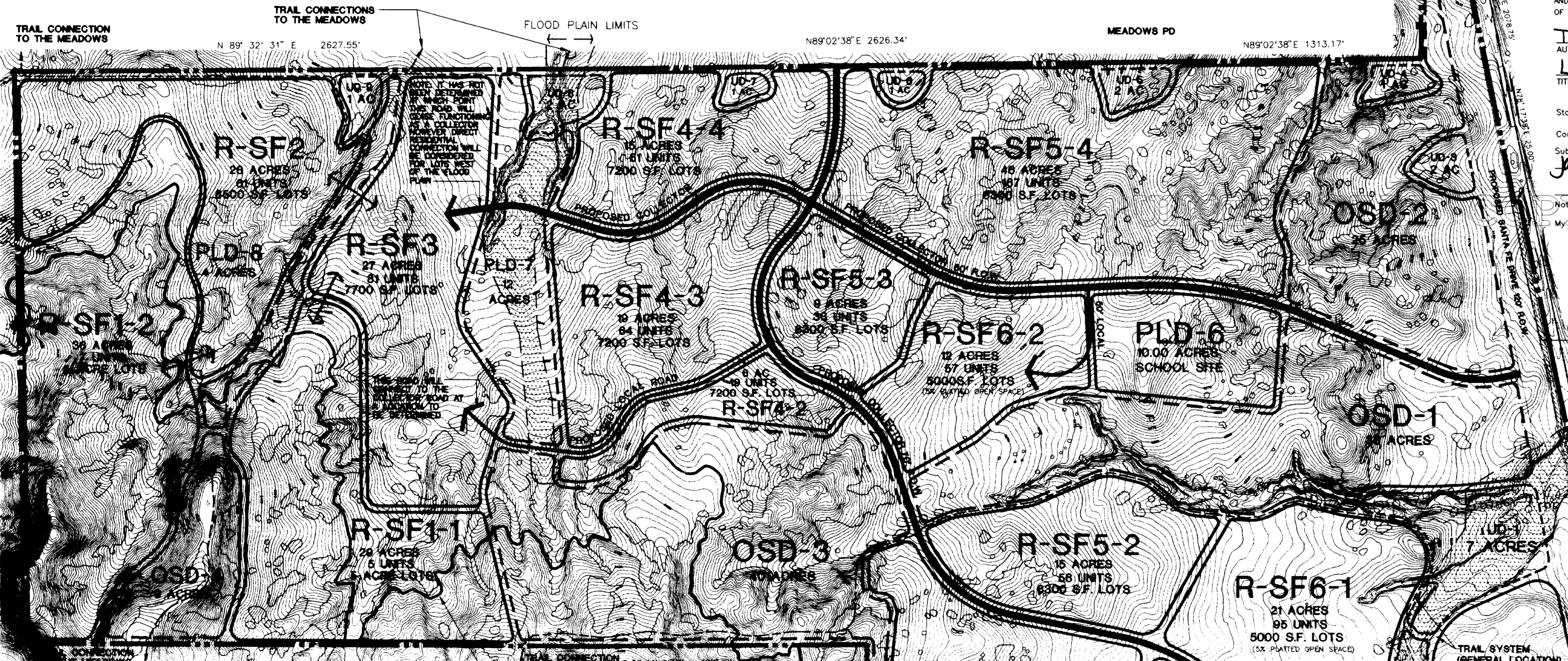
This PD site plan was filed for record in the office of the County Clerk and Recorder of Douglas County at 1:22 P.M. on the 26th day of March, 1996 Reception No. 9615290  
49615290  
 COUNTY CLERK AND RECORDER  
Sally Mearns  
 By Sally Mearns  
 Town Clerk

OWNER  
U.S. HOME CORPORATION  
 875 & BIRCHWOOD PLAZA BLDG.  
 SUITE 90  
 BIRCHWOOD, CO 80101  
 (303) 741-1411  
 FAX: (303) 741-1482

ENGINEER  
ROCKY MOUNTAIN CONSULTANTS INC.  
 SUITE 201  
 BIRCHWOOD, CO 80101

PRELIMINARY PD SITE PLAN  
 scale=300'  
 job no. 8/4/94  
 date 8/4/94  
 revisions  

10/10/94	10/4/95	12/22/95
10/20/94	10/18/95	12/27/95
12/18/94	10/18/96	1/2/96
7/18/95	11/7/95	1/10/96
7/28/95	12/8/95	
8/16/95	12/13/95	



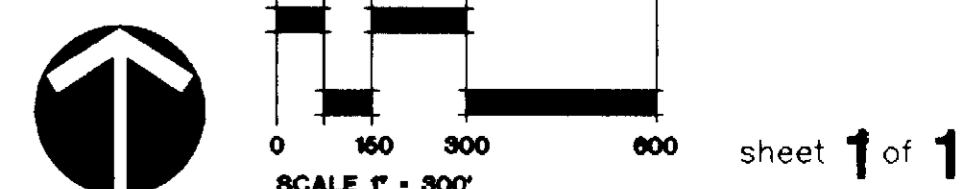
### LAND USE SUMMARY

LAND USE	ACRES	D.U.	%	DENSITY
R-SF1 5 ACRE Lots	65	12	12.2	.2 du/ac
R-SF2 85'x100' Lots	28	61	5.3	2.2 du/ac
R-SF3 77'x100' Lots	27	81	5.1	3.0 du/ac
R-SF4 72'x100' Lots	61	206	11.4	3.4 du/ac
R-SF5 63'x100' Lots	79	288	14.8	3.6 du/ac
R-SF6 50'x100' Lots	33	152	6.2	4.6 du/ac
<b>RESIDENTIAL (SUBTOTAL)</b>	<b>293</b>	<b>800</b>	<b>56.0</b>	<b>2.7 du/ac</b>
<b>COMMERCIAL</b>	<b>21</b>		<b>3.9</b>	
<b>PUBLIC LAND DEDICATION</b>				
SCHOOL	10		1.9	
CAMPUS	13		2.5	
R.O.W. (RAILROAD)	8		.9	
PARKS AND OPEN SPACE	27		5.1	
AREA PARCEL	2		.4	
PLD (Subtotal)	57		10.8	
UD (Utility Dedication)	19		3.6	
OSD (Open Space Public)	107		20.0	
<b>DEDICATION TOTAL</b>	<b>163</b>		<b>34.4</b>	
<b>R.O.W.</b>	<b>36</b>		<b>6.7</b>	
<b>TOTAL</b>	<b>533</b>	<b>800</b>	<b>100.0</b>	<b>GROSS 1.5 du/ac</b> <b>NET 2.7 du/ac</b>

STRUCTURAL DEVELOPMENT IS NOT ALLOWED ABOVE ELEVATION 6410'.

### NOTES

1. STREET LIGHTING WILL BE ADDRESSED AT FINAL PLAT.
2. LAND USE PARCEL CONFIGURATION SHOWN ARE APPROXIMATE ONLY. THE SPACES BETWEEN LAND USE PARCELS ARE SHOWN TO HELP SEPARATE AND DELINEATE THE LAND USE PARCELS, AND ARE NOT NECESSARILY INTENDED TO BE "OPEN" OR "BUFFER" AREAS.
3. STRUCTURAL DEVELOPMENT IS NOT ALLOWED ABOVE ELEVATION 6410'.
4. 5% OF PLATTED AREA IN ALL R-SF6 AREAS WILL REMAIN IN OPEN SPACE.



ORDINANCE NO. 95-45

DC9615289

AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY ZONING THE ANDERSON -RED HAWK PROPERTY AS PD PLANNED DEVELOPMENT AND APPROVING THE RED HAWK PD ZONING REGULATIONS AND PRELIMINARY PD SITE PLAN

WHEREAS, U.S. Home Corporation ("Owner")has requested PD planned development zoning of the parcel described in *Exhibit 1* in conjunction with annexation; and

WHEREAS, Owner has requested approval of the Red Hawk zoning regulations as described on *Exhibit 2* attached hereto; and

WHEREAS, Owner has requested approval of the Red Hawk Preliminary PD Site Plan; and

WHEREAS, public hearings on the zoning, zoning regulations and preliminary pd plan have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK AS FOLLOWS:

SECTION 1. Amendment. Chapter 17 of the Castle Rock Municipal Code is hereby amended by the addition of the property described in *Exhibit 1* which is hereby zoned PD Planned Development.

SECTION 2. Approval. The zoning regulations a described in *Exhibit 2* and the preliminary pd site plan are approved.

SECTION 3. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

SECTION 4. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

SUBMITTED this 16th day of November, 1995 and approved for publication and further reading by a vote of the Town Council of the Town of Castle Rock of 5 for and 2 against.

(ORD.95-45, CONT'D)

**PASSED, APPROVED AND ADOPTED** this 30th day of November, 1995, by the Town Council of the Town of Castle Rock by a vote of 5 for and 2 against.

**ATTEST:**

**TOWN OF CASTLE ROCK**



Sally Misner  
Sally Misner, Town Clerk

Mark C. Williams  
Mark C. Williams, Mayor

**APPROVED AS TO FORM:**

Robert J. Stentz  
Robert J. Stentz, Town Attorney

(TCORDZO2.RHK)

EXHIBIT 1

PROPERTY DESCRIPTION:

A tract of land situated in Section 34, Township 7 South, Range 67 West and in Sections 3 and 4, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the Northwest corner of said Section 3;  
Thence N 89°02'38"E a distance of 2626.34 feet to the North  $\frac{1}{4}$  corner of said Section 3;  
Thence N 89°02'38"E a distance of 1313.17 feet to the Southwest corner of the East  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 34;  
Thence N 0°46'10"W along the West line of said East  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  a distance of 1495.35 feet to the West Right of Way line of the Atchison, Topeka and Santa Fe Railroad;  
Thence Southerly along said West Right of Way line for the next six (6) courses:

1. Thence Southerly along the arc of a curve to the right a distance of 132.78 feet, said curve has a radius of 1357.70 feet and a central angle of 5°36'12" to a point of tangent;
2. Thence S 11°42'22"E along said tangent a distance of 2078.75 feet;
3. Thence N 78°17'38"E a distance of 25.00 feet;
4. Thence S 11°42'22"E a distance of 1939.24 feet to a point of curve;
5. Thence Southerly along the arc of a curve to the left a distance of 632.35 feet, said curve has a radius of 5780.00 feet and a central angle of 6°16'06" to a point of tangent;
6. Thence S 17°58'28"E along said tangent a distance of 429.05 feet to the Northeast corner of the Intermountain Rural Electric Association Sub-Station Site;

Thence N 89°35'48"W a distance of 250.00 feet to the Northwest corner of said Sub-Station Site;

Thence S 17°58'28"E a distance of 450.00 feet to the Southwest corner of said Sub-Station Site and to the North Right of Way fence of Wolfensberger Road;

Thence N 89°30'27"W along said North Right of Way fence a distance of 271.57 feet;

Thence S 85°06'21"W along said North Right of Way fence a distance of 127.52 feet;

Thence S 89°08'27"W along said North Right of Way fence a distance of 1250.52 feet to the Southeast corner of Anderson Subdivision;

Thence N 5°43'41"W a distance of 611.90 feet to the Northeast corner of Anderson Subdivision;

Thence S 62°51'36"W a distance of 427.90 feet to the Northwest corner of Anderson Subdivision;

Thence S 0°15'52"E a distance of 431.34 feet to the Southwest corner of Anderson Subdivision and to the North Right of Way fence of Wolfensberger Road;

Thence S 87°54'50"W along said North Right of Way fence a distance of 228.92 feet;

Thence S 87°02'30"W along said North Right of Way fence a distance of 181.92 feet;

Thence S 88°14'02"W along said North Right of Way fence a distance of 50.00 feet;

Thence N 0°10'47"W a distance of 697.33 feet;

Thence S 89°12'52"W a distance of 1068.77 feet to the West line of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 3;

Thence N 0°10'47"W a distance of 652.83 feet to the Northwest corner of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ;

Thence S 89°26'34"W a distance of 1296.77 feet to the West  $\frac{1}{4}$  corner of said Section 3;

Thence N 89°52'54"W a distance of 2631.39 feet to the center  $\frac{1}{4}$  corner of said Section 4;

Thence N 1°07'29"W a distance of 2657.66 feet to the North  $\frac{1}{4}$  corner of said Section 4;

Thence N 89°32'31"E a distance of 2627.54 feet to the point of beginning;

Containing 532.67 acres, more or less.

## RED HAWK PD ZONING REGULATION

### SECTION I: GENERAL USE AREAS

- 1.1 The land shall be divided into Use Areas as generally located on the RED HAWK Preliminary PD Site Plan, approved contemporaneously herewith, which is incorporated by reference into this Ordinance. The aggregate number of acres within each Use Area shall be as indicated under each type designation on the Plan.
- 1.2 The phasing order indicated upon the accompanying Phasing Plan is advisory in nature and is not to be construed as obligatory upon the Developer.

### Section II: Land Use

#### 2.1 Single Family Use Area - R-SF1 through R-SF6

##### PROPOSED LAND USES

##### A. PRINCIPAL PERMITTED USES:

1. Residence-principal - single family detached dwelling, including garage
2. Open Space/trails
3. Park / playground
4. Golf course
5. Recreation facility, site plan required
6. School - public or private, site plan required
7. Transportation R.O.W.

##### B. USES BY SPECIAL REVIEW:

1. Churches and other religious institutions
2. Day Care Centers
3. Public and quasi-public facilities
4. Public utilities and related facilities
5. Boarding House

6. Group/Commercial Home
7. Club/Private recreational use (Country Club)
8. Cultural Facility
9. Higher Education Facility
10. Hospital
11. Fire Station

**C. ACCESSORY USES PERMITTED IN ALL USE AREAS**

1. Underground utility and communications distribution lines.

**D. TEMPORARY USES:**

1. Home / Builder sales and information offices/facilities provided that:
  - (a) Such temporary structure is located within a final platted subdivision;
  - (b) Sales are limited to those units within the Red Hawk PD Area.
  - © Adequate access, parking, sanitary facilities, and landscaping are provided;
2. Construction office and/or trailer
3. Dwelling units to be used as models and/or sales and information offices; provided the unit so utilized is a permitted use in the use area where it is located. Further provided any such use shall be discontinued when all similar dwelling units within the Red Hawk PD have been sold.

**2.2 Commercial Use Area**

**A. DESCRIPTION**

- This district is established for the purpose of providing for the retailing of consumer goods and the provision of services to consumers.

b:95-pdord

**B. PERMITTED USES**

- Uses permitted in the Commercial use area shall be as follows:
  1. Automobile parking lots.
  2. Automotive sales, rental, repair and service facilities, provided that wrecked, junked, or abandoned motor vehicles shall not be stored on the property.
  3. Public or private recreational facilities; community centers and services; membership clubs; and public or private golf course.
  4. Clinics, hospitals, nursing and convalescent homes, and other extended care facilities.
  5. Public buildings and religious facilities.
  6. Public or private day care centers, and public or private schools, both academic and technical.
  7. Offices and financial institutions, including drive-thru facilities.
  8. Personal and business service establishments.
  9. Restaurants, cafes and fast food establishments, including drive through facilities.
  10. Retail stores.
  11. Public lodging facilities.
  12. Studios, including television and radio broadcasting stations, but excluding antenna towers and large microwave dishes.
  13. Public utilities
  14. Accessory uses that are naturally and normally incidental to, subordinate to and devoted exclusively to the main use of the premises.

**D. USES BY SPECIAL REVIEW**

- Uses permitted by special review in the Commercial use area shall be as follows:
  1. Ambulance service;
  2. Caretaker's residence;
  3. Small animal clinics;
  4. Mortuary;

5. Radio and television antenna towers; and large microwave dishes;
6. Single-family and multifamily dwellings

### C. DEVELOPMENT STANDARDS

- Development standards for the Commercial use area shall be as follows:
  1. Maximum floor area for non-residential uses is 350,000 square feet;
  2. Minimum front yard: fifteen feet (15') from the front property line unless at least thirty percent (30%) of the lots in the affected block are built upon, in which case the average front yard of the existing buildings shall apply;
  3. Maximum height of buildings: fifty feet (50');
  4. Off-street parking: Off-street parking is required for any new business use and will meet the requirements of the Town of Castle Rock Ordinance.
  5. Buffering in the form of a twenty foot (20') wide landscaped area will be provided where commercial areas directly abut residential areas.

### 2.3 Open Space Use Areas, OSD and PLD

#### A. Definitions:

- OSD: Land proposed to meet the PD open space requirements and to be dedicated to the Town.
- PLD: Public Land Dedication. Land proposed to be dedicated to meet the requirements of the Town's Subdivision Regulations.

#### B. Permitted Uses:

- Parks, schools, college campus, active and passive recreation activities, golf course, preservation of land for public purposes, railroad rights of way, and public/ private utilities including such structures and other improvements not inconsistent with the Land Dedication and the Planned Development District ordinances.

2.4 Utilities Dedication Use Area - UD

A. Definitions:

- UD – Utilities Dedication. Land proposed to be dedicated for utility purposes, including water, sewer, and stormwater facilities.

B. Permitted Uses:

- (1) All Town owned and operated utilities and drainage areas.
- (2) Other Public and/or Private utilities as authorized on a Final PD Site Plan.
- (3) All uses permitted in the PLD Use Areas.

**SECTION III: DEVELOPMENT STANDARDS**

- Residence-principal - single family detached dwelling, including garage (R-SF1 through R-SF6)
- Commercial (C)

STANDARD	USE AREAS						
	R-SF1	R-SF2	R-SF3	R-SF4	R-SF5	R-SF6	C
Minimum lot area	217,800 SF	8,500 SF	7,700 SF	7,200 SF	6,300 SF	5,000 SF	N/A
Setbacks:							
Front to garage	35'						N/A
Front	30' min.	20'	20'	20'	20'	20'	20'
Rear	30'	20' *	20' *	20' *	20' *	20' *	10'
Side interior lot	15'	7.5'	7.5'	5/7.5***	5/7.5***	5'	0'
Side to street	30'	15'	15'	15'	15'	15'	20'
Max. building height	35'	35'	35'	35'	35'	35'	50'

\* A 15' rear setback will be allowed when a lot backs onto public or private open space. Raised decks will be allowed in all rear set back areas.

\*\* Side setback for houses with 3 car garages = 5'  
Side setback for houses with 2 car garages = 7.5'

## **SECTION IV: CONTROL PROVISIONS**

### **A. Transfer of Density**

Eight Hundred (800) residential dwelling units shall be the maximum number of dwelling units within all residential land use categories as set forth in the PD Plan for Red Hawk, except as provided below. The total number of permitted dwelling units within one or more Planning areas may be increased through a transfer of dwelling units from one or more other Residential Planning Areas, up to a maximum of twenty (20) percent for any one (1) particular Planning Area. The transfer of dwelling units shall be considered a Minor Amendment of the PD Plan as provided for in the Town Code. The resulting PD Plan Amendment shall be monitored at the Planning Department as provided for herein.

### **B. Use Area Boundaries**

There shall be some limited flexibility in determining the exact location of Use Area boundaries due to the scale of the drawing and the somewhat diagrammatic depiction of Use areas (rounded corners, separation from other areas, etc.) However, changes or adjustments to boundaries may only be made through the PD Amendment procedure as provided in the Town Code, which states; "Use Area Boundaries may be administratively adjusted when no more than 10% of the acreage of any one planning area is affected, where density is not increased, where open space is not reduced, and where such does not involve an inclusion or exclusion of land from the overall Preliminary or Final PD."

**C. Road Alignments**

The Preliminary PD Plan is intended to depict general locations of roadways. Recognizing that final road alignments are subject to engineering studies, minor arterial and collector road realignments are expected, and can be accomplished by the developer through the platting process, without any amendment to this ordinance or to the Plan itself. Major road realignments, as determined by the Town Planning Director, shall follow the PD Amendment procedure as provided in the Town Code.

**SECTION V: TRANSITIONAL USE**

After approval of the Preliminary Site Plan incorporated as part of this amendment to the Town of Castle Rock Zoning District Map, any portion of the Red Hawk property which does not have an approved final site plan may be used for agricultural purposes. These uses may continue until a final site plan for such property is approved or until such a time that the Town Council determines that the proximity of these uses to developed areas provides a negative impact to the health, safety, or welfare of residents/owners of such developed areas.

Permitted Agricultural Uses include farming, ranching, gardening, and buildings accessory to these uses. In no event shall commercial feed yards, poultry or hog farms be permitted.

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 maintenance work, and designers of the developer and/or Town.