

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC99029101

DATE: 4-2-99

TIME: 13:35

FEE: \$ 20⁰⁰ (2 Pages)

UNOFFICIAL COPY

GRANTOR:
(OWNER/SIGNER)

U.S. Home
Town of Castle Rock

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Red Hawk
Preliminary PD Site Plan
Amend #1

LEGAL:

(SECTION-TOWNSHIP-RANGE)

NOTES

- STREET LIGHTING WILL BE ADDRESSED AT PRELIMINARY PLAT.
- 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.
- STRUCTURAL DEVELOPMENT IS NOT ALLOWED ABOVE ELEVATION 6410'.
- THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 15.24 OF THE CASTLE ROCK MUNICIPAL CODE AND 24-68-101, et seq., C.R.S., AND ESTABLISHED VESTED PROPERTY RIGHTS, FOR TEN (10) YEARS FROM ITS EFFECTIVE DATE, TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE THE PROPERTY IN ACCORDANCE WITH THIS PLAN.
- LOTS 1,7,12,14,16,17,19,20, AND 22 OF BLOCK 3; LOTS 1,3,4, AND 5 OF BLOCK 4; LOT 5 OF BLOCK 6; LOTS 1 AND 3 OF BLOCK 7 ALL IN RED HAWK FILING NO. 1 ARE NOT A PART OF THIS RED HAWK PRELIMINARY PD SITE PLAN AMENDMENT 1. THE PRELIMINARY PD SITE PLAN FOR RED HAWK FILING NO. 1 WAS FILED FOR THE PUBLIC RECORD ON MARCH 26, 1996 UNDER RECEPTION #9615290, DOUGLAS COUNTY RECORDS. THE FINAL PLAT FOR FILING NO. 1 WAS FILED ON SEPTEMBER 11, 1997, UNDER RECEPTION #9750684, DOUGLAS COUNTY RECORDS. THE FINAL PD SITE PLAN FOR RED HAWK FILING NO. 1 WAS FILED FOR THE PUBLIC RECORD ON FEBRUARY 3, 1998, UNDER RECEPTION #9806548, DOUGLAS COUNTY RECORDS.

RED HAWK

PRELIMINARY PD SITE PLAN, AMEND. NO. 1

A Major Amendment to a Portion of Red Hawk Preliminary PD Site Plan

OWNERS: TOWN OF CASTLE ROCK

ATTEST:

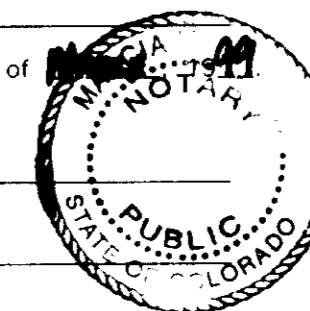
BY: *[Signature]*

Subscribed and sworn before me this 26th day of March, 1999

Witness my hand and official seal

Notary Public

My Commission expires 5/8/99



TITLE CERTIFICATION

Brenda Kidd AN AUTHORIZED REPRESENTATIVE OF *Stewart Title*, 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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 26th DAY OF March, 1999

Brenda Kidd AUTHORIZED REPRESENTATIVE

Stewart Title of Denver, Inc. TITLE INSURANCE COMPANY

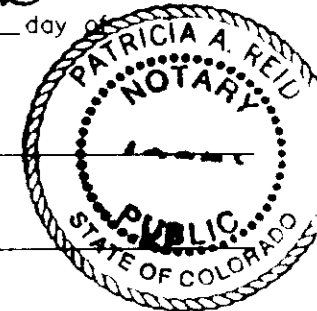
State of Colorado) ss

County of Denver)

Subscribed and sworn before me this 26th day of March, 1999

Patricia A. Reid Notary Public

My Commission expires 5-8-99



U.S. HOME CORPORATION
A DELAWARE CORPORATION

ATTEST:

BY: *[Signature]*

Subscribed and sworn before me this 26th day of March, 1999

Witness my hand and official seal

Notary Public

My Commission expires 10-2-02

JUDY HOSTETLER
NOTARY PUBLIC
STATE OF COLORADO

SURVEYOR'S CERTIFICATE

I, *[Signature]*, 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.

[Signature] REGISTERED LAND SURVEYOR

TOWN CERTIFICATION

A. 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 11TH DAY OF JANUARY, 1999

[Signature] CHAIRMAN 3/31/99 DATE

[Signature] PLANNING DIRECTOR 3/29/99 DATE

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 25TH DAY OF FEBRUARY, 1999

[Signature] 3-31-99 DATE

[Signature] 3-29-99 DATE

CLERK AND RECORDER'S CERTIFICATE

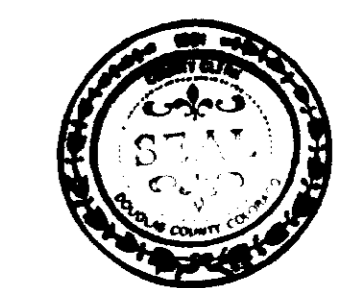
STATE OF COLORADO) ss

COUNTY OF DOUGLAS)

This PD site plan was filed for record in the office of the County Clerk and Recorder of Douglas County on the 2nd day of April, 1999 Reception No. 99029101

COUNTY CLERK AND RECORDER

[Signature] Deputy



OWNER: U.S. HOME CORPORATION, 8000 E. PRENTICE AVE., SUITE 800, ENGLEWOOD, CO 80150

ENGINEER/SURVEYOR: PLAN WEST INC., 8000 E. PRENTICE AVE., SUITE 800, ENGLEWOOD, CO 80150

PRELIMINARY PD SITE PLAN, AMENDMENT NO. 1

scale 1"=300'

job no 08/86

date 8/4/94

revisions:

10/10/94 10/18/95 3/17/97

10/20/94 11/7/95 10/2/97

12/15/94 12/8/95 10/13/97

7/18/95 12/13/95 11/24/97

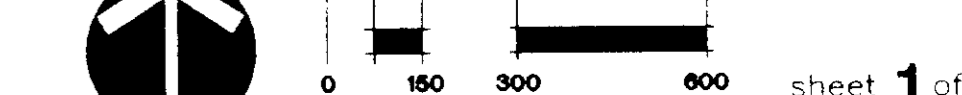
7/28/95 12/22/95 2/24/98

8/18/95 12/27/95 10/30/98

10/4/95 1/2/96 2/11/99

10/8/95 1/10/96 2/18/99

3/22/99

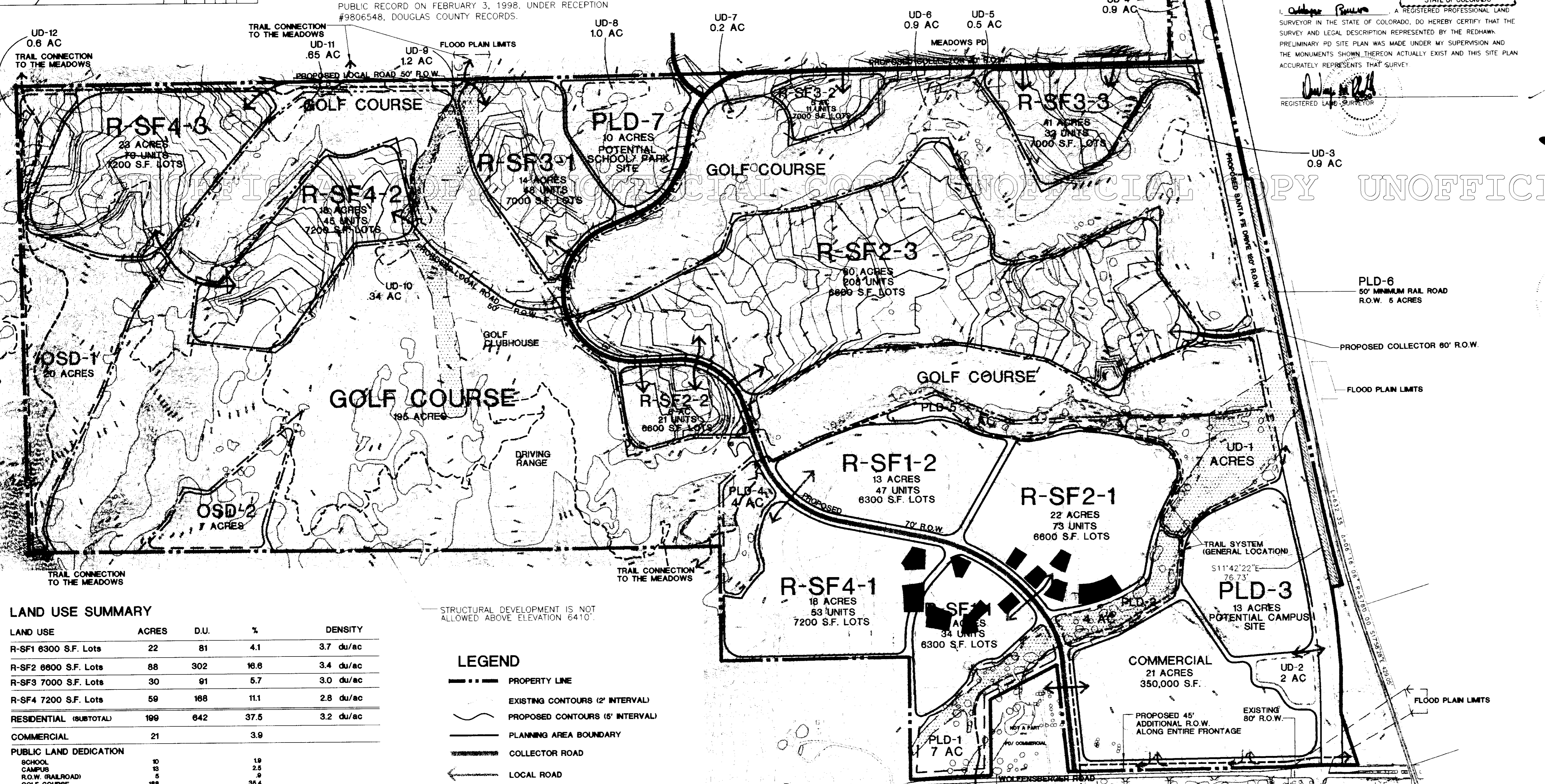
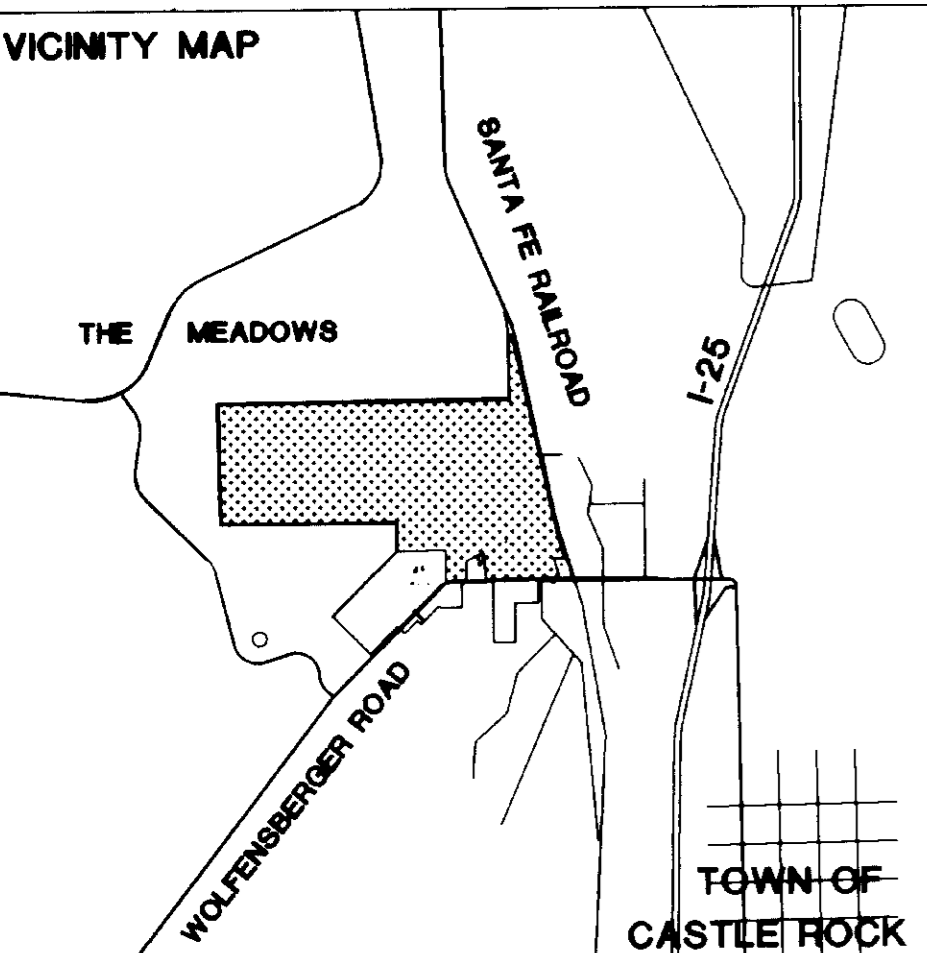


SCALE 1" = 300'

sheet 1 of 2

RED HAWK

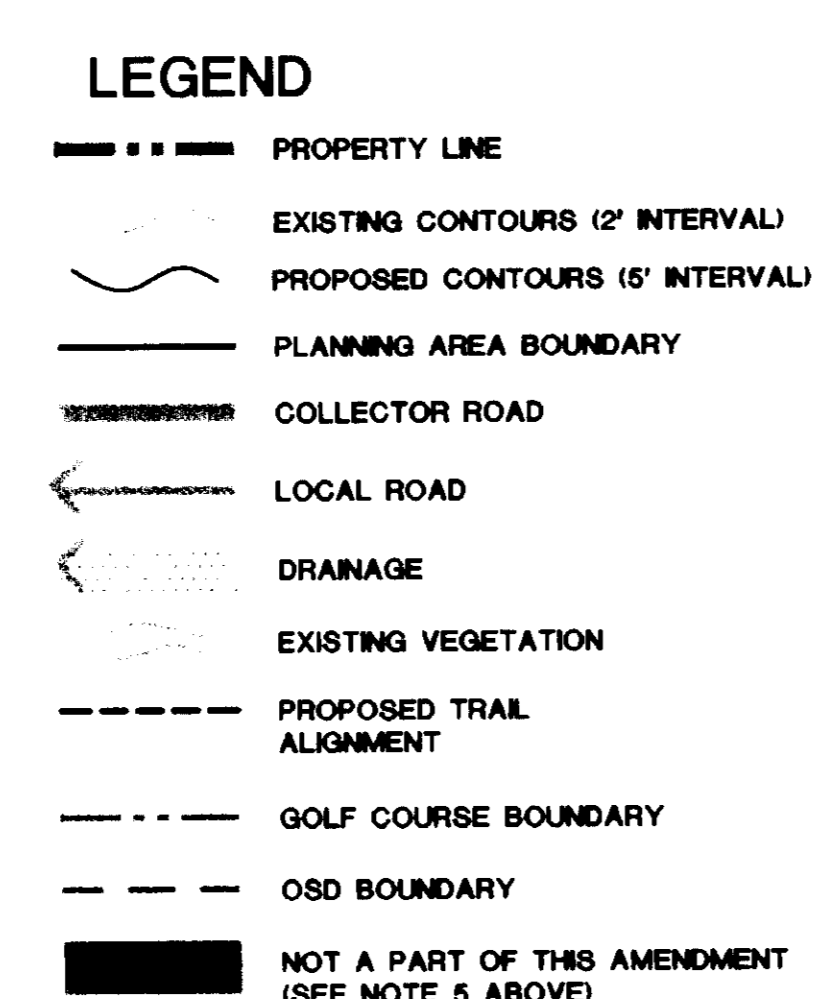
PRELIMINARY PD SITE PLAN, AMEND. NO. 1



LAND USE SUMMARY

| LAND USE | ACRES | D.U. | % | DENSITY |
|-------------------------|-------|------|-------|-----------------|
| R-SF1 6300 S.F. Lots | 22 | 81 | 4.1 | 3.7 du/ac |
| R-SF2 6600 S.F. Lots | 88 | 302 | 16.6 | 3.4 du/ac |
| R-SF3 7000 S.F. Lots | 30 | 91 | 5.7 | 3.0 du/ac |
| R-SF4 7200 S.F. Lots | 59 | 168 | 11.1 | 2.8 du/ac |
| RESIDENTIAL (SUBTOTAL) | 199 | 642 | 37.5 | 3.2 du/ac |
| COMMERCIAL | 21 | | 3.9 | |
| PUBLIC LAND DEDICATION | | | | |
| SCHOOL | 10 | | 1.9 | |
| CAMPUS | 13 | | 2.5 | |
| R.O.W. (RAILROAD) | 6 | | .9 | |
| GOLF COURSE | 188 | | 36.4 | |
| PARKS AND OPEN SPACE | 19 | | 3.6 | |
| PLD (Subtotal) | 235 | | 44.3 | |
| UD (Utility Dedication) | 16.3 | | 3.0 | |
| OSD (Open Space Public) | 27 | | 5.1 | |
| DEDICATION TOTAL | 278 | | 52.4 | |
| R.O.W. | 33 | | 6.2 | |
| TOTAL | 531 | 642 | 100.0 | GROSS 1.2 du/ac |

STRUCTURAL DEVELOPMENT IS NOT ALLOWED ABOVE ELEVATION 6410'



DRAWING NAME: D:\JES\REDHAWK\PPS-REV1.DWG

2
1/P

ORDINANCE NO. 99-08

DC99029102

AN ORDINANCE AMENDING THE RED HAWK PRELIMINARY PD SITE PLAN; REPEALING THE ZONING REGULATIONS ADOPTED BY ORDINANCE NO. 95-45; ADOPTING NEW PD ZONING REGULATIONS; APPROVING THE SECOND AMENDMENT TO THE RED HAWK ANNEXATION AND DEVELOPMENT AGREEMENT, INCLUDING THE VESTING OF A SITE SPECIFIC DEVELOPMENT PLAN

WHEREAS, U.S. HOME CORPORATION and THE TOWN OF CASTLE ROCK have requested approval of an amendment to the Preliminary Site Plan and Zoning Regulations for Red Hawk PD as adopted by Ordinance Number 95-45; and

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

WHEREAS, U.S. Home Corporation and Town have agreed to the terms of an amendment to the Annexation and Development Agreement which vests certain property rights.

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

SECTION 1. Repeal. The Red Hawk PD Zoning Regulations, as adopted by Ordinance 95-45 are hereby repealed.

SECTION 2. Adoption. The zoning regulations as described in *Exhibit 1* are hereby adopted for the property described in the attached *Exhibit 2*.

SECTION 3. Amendment. The preliminary pd site plan titled, Red Hawk Preliminary Site Plan Amendment No. 1, amending the Red Hawk Preliminary PD Site Plan of 1996 is hereby approved.

SECTION 4. Development Agreement Amendment. The Second Amendment to the Red Hawk Annexation and Development Agreement recorded 4-2-, 1999 at Reception No. 99029103 of the Douglas County records is hereby approved which vests the PD Site Plan as a site specific development plan until December 31, 2009.

SECTION 5. 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 6. 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.

EXHIBIT 1

99029102 - 04/02/99 13:37 - CAROLE R. MURRAY DOUGLAS CO. COLO. CLERK & RECORDER
B1689 - P0075 - \$55.00 - 3/ 11

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-SF4

PROPOSED LAND USES

A. DESCRIPTION

This District is established for the purpose of providing detached single-family residential dwelling.

B. PRINCIPAL PERMITTED USES BY RIGHT:

- 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.

C. ACCESSORY USES PERMITTED BY RIGHT:

- 1. Underground utility and communications distribution lines.
- 2. Individual microwave receiving antenna.

| STANDARD | USE AREAS | | | |
|---------------------------|---------------------|---------------------|---------------------|---------------------|
| | R-SF1 | R-SF2 | R-SF3 | R-SF4 |
| Minimum lot area | 6,300 SF | 6,600 SF | 7,000 SF | 7,200 SF |
| Setbacks: | | | | |
| Front | 20' | 20' | 20' | 20' |
| Front to side load garage | 10' | 10' | 10' | 10' |
| Rear | 20' * | 20' * | 20' * | 20' * |
| Side interior lot | 5/7.5 ^{**} | 5/7.5 ^{**} | 5/7.5 ^{**} | 5/7.5 ^{**} |
| Side to street | 15' | 15' | 15' | 15' |
| Max. building height | 35' | 35' | 35' | 35' |

- * 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'

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. PRINCIPAL PERMITTED USES BY RIGHT:

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.

7. Users within Commercial use area occupying more than 100,000 feet.

E. 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.
 - (c) 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.

F. DEVELOPMENT STANDARDS

- Development standards for the Commercial use area shall be as follows:
 1. Minimum lot area N/A;
 2. Minimum front yard: twenty feet (20') from the front property line;
 3. Front to side load garage N/A;
 4. Rear 10';
 5. Side interior lot 0';
 6. Side to street 20';
 7. Maximum building height 50';
 8. Maximum floor area for non-residential uses is 350,000 square feet provided however; that no single user shall occupy more than 100,000 square feet unless such occupancy is permitted as a use by special review.
 10. 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;
 11. Buffering in the form of a twenty-foot (20') wide landscaped area will be provided where commercial areas directly abut residential areas.

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 IV: 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.

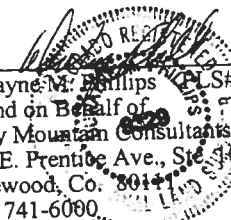
said Section 4; Thence, along the South line of said Northeast Quarter, North 89°53'56" West, a distance of 2631.74 feet to the Southwest corner of said Northeast Quarter of Section 4; Thence, along the West line of said Northeast Quarter of Section 4, North 01°08'08" West, a distance of 2657.83 feet to the Northwest corner of said Northeast Quarter of Section 4; Thence, along the North line of said Northeast Quarter of Section 4, North 89°31'49" East, a distance of 2627.68 feet to the Northwest corner of said Northwest Quarter of Section 3; Thence, along the North line of said Northwest Quarter of Section 3, North 89°01'25" East, a distance of 2625.83 feet to the Northwest corner of the Northeast Quarter of said Section 3; Thence, along the North line of the West Half of said Northeast Quarter of Section 3, North 89°02'16" East, a distance of 1314.68 feet to the POINT OF BEGINNING.

Said parcel of land contains 23,121,633 square feet or 530.800 acres, more or less.

Except Lots 1,7,12,14,16,17,19,20 & 22 of Block 3; Lots 1,3,4 & 5 of Block 4; Lot 5 of Block 6 and Lots 1 & 3 of Block 7 all in RED HAWK FILING NO. 1, a plat recorded at reception number 9750684 of the records of the Clerk and Recorder of said Douglas County, containing 148,251 square feet or 3.403 acres, more or less.

Resulting in a net area of 22,973,382 square feet or 527.397 acres, more or less.

Bearings are based on the South line of the North Half of the Southeast Quarter of said Section 3 being North 89°45'20" East, as shown on the plat of RED HAWK FILING NO. 1.


DuWayne M. Phillips, P.L.S.#9329
For and on Behalf of
Rocky Mountain Consultants, Inc.
8301 E. Prentice Ave., Ste. 101
Englewood, Co. 80112
(303) 741-6000
Date: 3/25/99

REDHAWK
RED HAWK PDP BOUNDARY LEGAL
RMC JOB NO. 0965.010.
DOC. C:\projects\0965010\rhpdnew.wpd
MARCH 24, 1999 JW