

PLAT IDENTIFICATION SHEET

9611764

7.2.86

GRANTOR:
(owner/signer)

Town of Castle Rock

GRANTEE:
(subdivision name or name of plat)

Ridge View Prem
Site Plan

LEGAL:
(section-township-range)

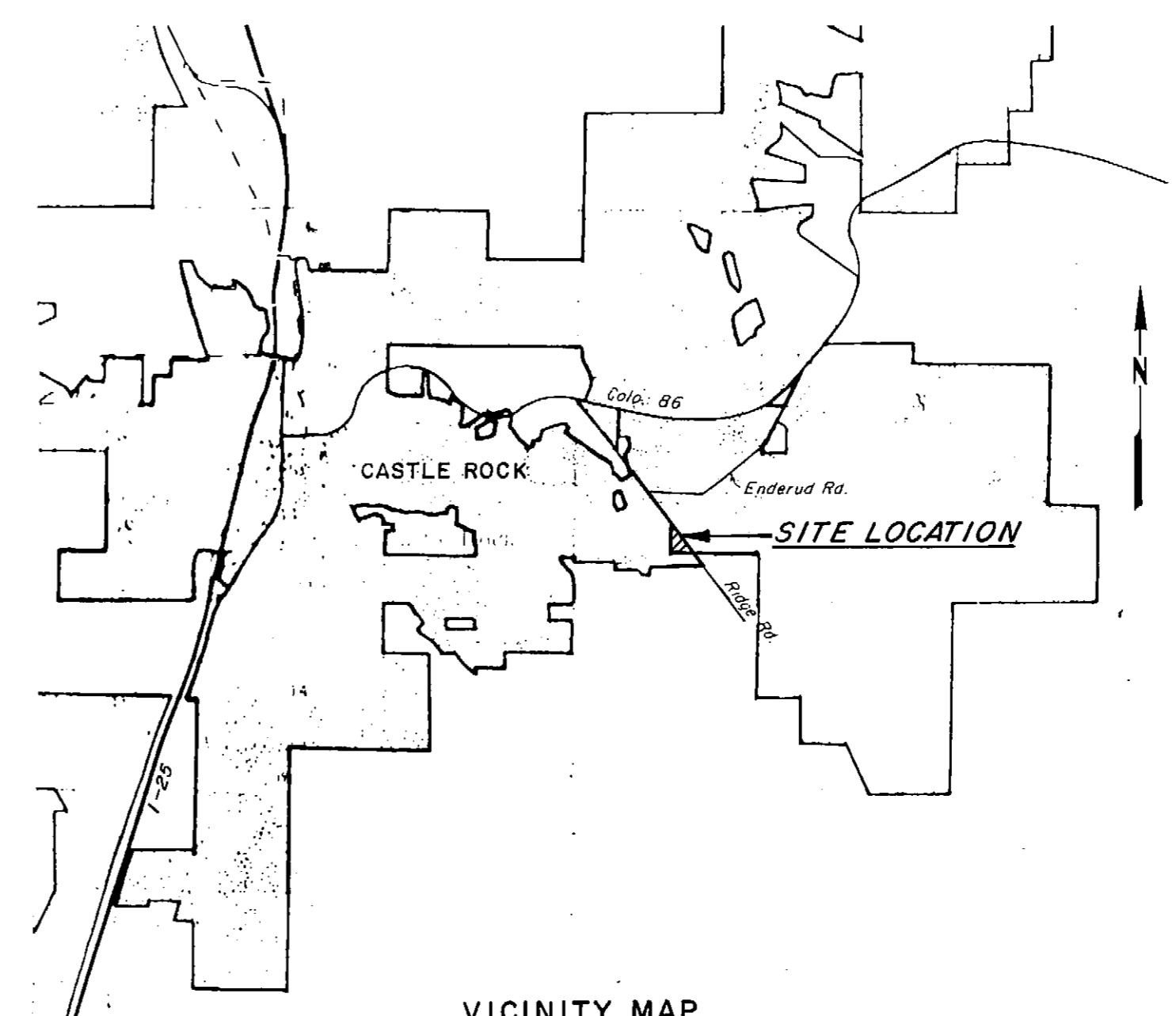
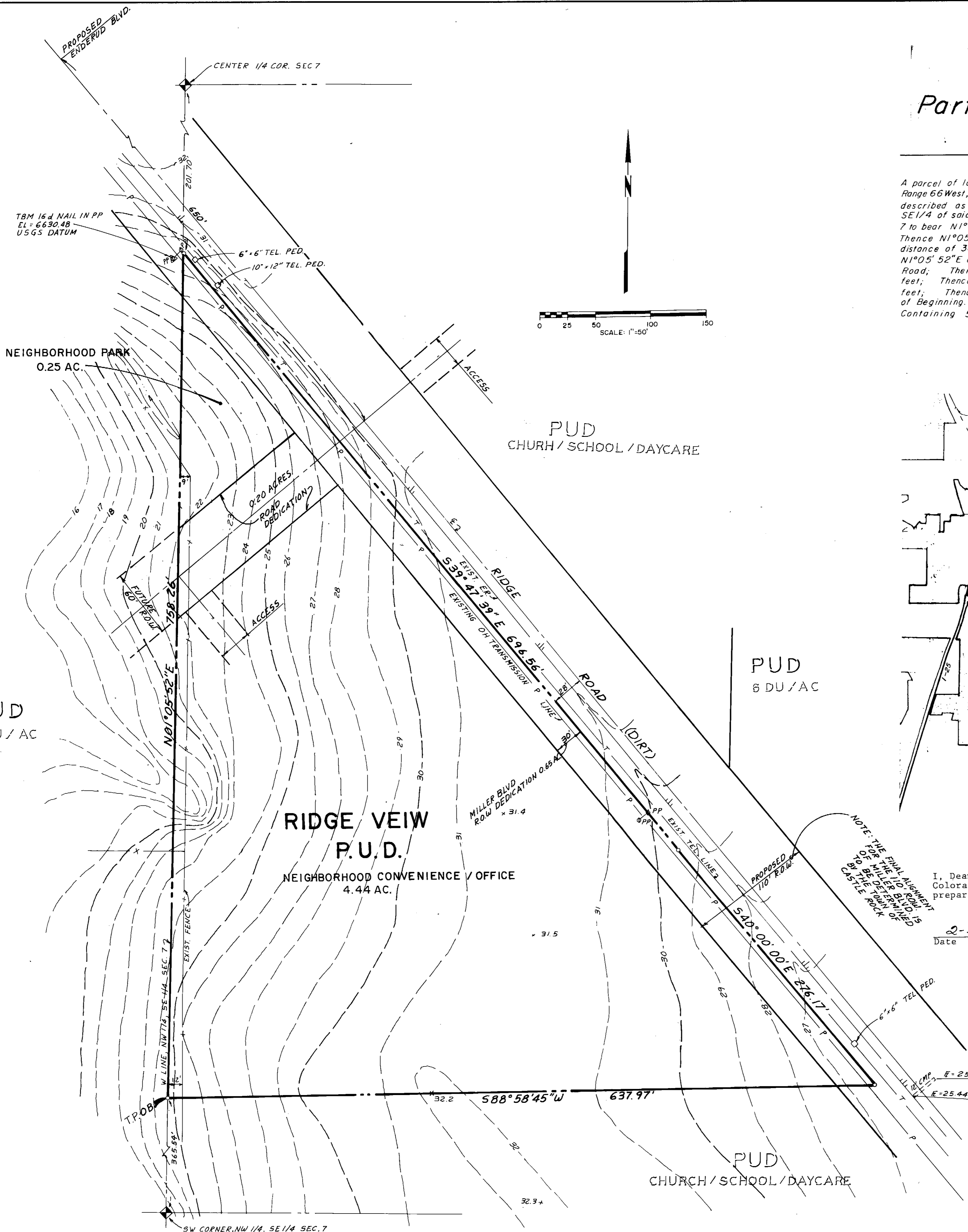
PRELIMINARY SITE PLAN

RIDGE VIEW

Part of the NW 1/4 of the SE 1/4 of Sec. 7, T8S, R66W,
of the 6th P.M., Douglas County, Colorado

PROPERTY DESCRIPTION

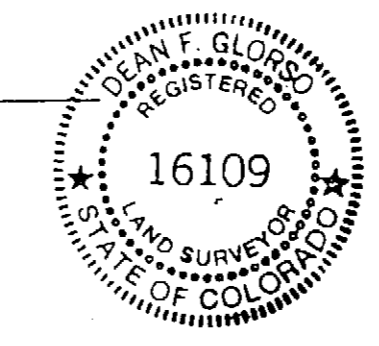
A parcel of land located in the NW 1/4 of the SE 1/4 of Section 7, Township 8 South, Range 66 West, 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows: Commencing at the SW corner of the NW 1/4 of the SE 1/4 of said Section 7 and considering the West line of the SE 1/4 of said Section 7 to bear N1°05'52"E with all bearings contained herein relative thereto; Thence N1°05'52"E along said West line of the SE 1/4 of said Section 7 a distance of 365.54 feet to the true Point of Beginning; Thence continuing N1°05'52"E a distance of 758.26 feet to the Westerly R.O.W. line of Ridge Road; Thence S39°47'39"E along said R.O.W. line a distance of 696.56 feet; Thence S40°00'00"E along said R.O.W. line a distance of 276.17 feet; Thence S88°58'45"W a distance of 637.97 feet to the True Point of Beginning. Containing 5.54 acres, more or less.



VICINITY MAP
NO SCALE

I, Dean F. Glorso, a Registered Land Surveyor in the State of Colorado hereby certify that this map and legal description were prepared under my direct supervision.

Date 2-5-86
 Dean F. Glorso
 Colorado Registered Land Surveyor
 No. 16109



APPLICANT/OWNER: Paul J. & Lynn T. Mannino
 PO Box 835
 Palmer Lake, CO 80133

Paul J. Mannino
 Paul J. Mannino
Lynn T. Mannino
 Lynn T. Mannino

	Acres	% of Site
Neighborhood Convenience/Office	4.44	80.0%
Miller Boulevard Dedication	0.65	12.0%
Neighborhood Park Dedication	0.25	4.5%
Road Dedication	0.20	3.5%
	5.54	100.0%
Total Public Dedication	1.10	20.0%

Reviewed this 20th day of May, 1986, by the Planning Commission of the Town of Castle Rock.

Douglas B. Reagan
 Douglas Reagan, Chairman

Approved this 12th day of June, 1986, by the Board of Trustees of the Town of Castle Rock.

ATTEST:
George J. Kennedy
 George J. Kennedy, Mayor
James B. King
 James B. King

CLERK AND RECORDER'S CERTIFICATE
 I hereby certify that this Preliminary Planned Unit Development Site Plan was filed in my office on this 2nd day of July, 1986, A.D. at 11:50 o'clock A.M., and was recorded per Reception Number 801764.
Wanda W. Dwyer, deputy

Note:
 The Neighborhood Park will be developed by the Town as the Town deems appropriate and may not necessarily be developed as a childrens park with playground equipment.

Futura Engineering Inc. Engineering Consultants, Planners, Land Surveyors		DATE <u>2/1/86</u> DRAWN <u>D.G.</u> CHECKED: _____ FIELD NO. _____ REVISIONS _____ DATE _____ add note <u>6/1/86</u>
10691 E. Bethany Drive - Suite 400 Aurora, Colorado 80014 - (303) 751-4040		SHEET # <u>1</u> OF <u>1</u>
RIDGE VEIW A PARCEL OF LAND LOCATED IN THE NW 1/4, SE 1/4, SEC. 7, T. 8 S., R. 66 W., 6th P.M. DOUGLAS COUNTY CO.		
Prepared for: PAUL J. & LYNN T. MANNINO		

12P

ORDINANCE NO. 86-06

AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF
THE TOWN OF CASTLE ROCK, COLORADO
(RIDGE VIEW P.U.D.)

8611761 - 07/02/86 11:48 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 1/ 12
B0650 - P0383 - \$36.00

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8611761 - 07/02/86 11:48 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
B0650 - P0384 - \$36.00 - 2/ 12

ORDINANCE NO. 86-06

AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF
THE TOWN OF CASTLE ROCK, COLORADO
(RIDGE VIEW 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 5.54 acres, described in Exhibit "A", attached hereto and made a part hereof, (hereinafter the "Land") is changed from Zoning Classification A-1 (Agricultural One District) to Zoning Classification PUD (Planned Unit Development District).

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B0650 - P0385 - \$36.00

SECTION I.

GENERAL PROVISIONS

1.1 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 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 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, steeples, cupolas, 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,

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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 Developer. Paul J. Mannino and Lynn T. Mannino or its successors or assigns as Developer.

2.5 Private Open Space. Space, suitable for landscaping, passive and/or active recreation, gardens, view protection and enhancement, and/or other appropriate uses, which is to remain in private ownership.

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: Construction offices and material storage shall be permitted in all use areas during and for a period of 30 days after

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cessation of actual construction in those areas being served by such construction office or material storage area.

3.3 Setback, Maximum Buildable Slopes and Lot Area. To provide flexibility for innovative design, the development of criteria for minimum building setbacks, maximum buildable slopes and minimum lot area 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. Such criteria shall be reasonably related to similar criteria utilized in the general zoning districts established pursuant to zoning ordinances of the Town and reasonably related to the general health, safety and welfare of the occupants of such structures.

SECTION IV.

GENERAL USE AREAS

4.1 The Land shall be divided into general use areas as the same are designated as set forth on "Ridge View 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 and maximum number of dwelling units to be constructed in Residential areas shall be as indicated opposite each type designation.

<u>Type Use Area</u>	<u>Acreage</u>
Neighborhood Convenience/Office	4.44
Roads	.85
Neighborhood Park	.25
TOTALS	5.54

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SECTION V.

NEIGHBORHOOD CONVENIENCE/OFFICE USE AREA

5.1 Permitted Uses:

- (a) Automotive service and repair facilities.
- (b) Convenience stores.
- (c) Day-care centers.
- (d) Drug stores.
- (e) Financial institutions.
- (f) Grocery stores.
- (g) Laundries and dry cleaning establishments.
- (h) Liquor stores.
- (i) Offices, professional, business and commercial.
- (j) Parking lots.
- (k) Personal service establishments.
- (l) Places of public assembly, entertainment and recreation.
- (m) Public buildings, including but not limited to libraries, fire and police stations.
- (n) Public or private membership clubs and health clubs.
- (o) Religious facilities and ancillary uses.
- (p) Restaurants, lounges and fast food establishments.
- (q) Retail stores, sales and display rooms and shops.
- (r) Veterinary hospitals.

5.2 Maximum permitted building ground coverage of 35% of acreage of building site.

5.3 Maximum Building Heights. 35 feet.

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SECTION VI.

NEIGHBORHOOD PARK

6.1 Permitted Uses:

- (a) Parks, playgrounds and picnic areas.
- (b) 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 Maximum Building Heights. 35 feet.

SECTION VII.

ACCESSORY USES PERMITTED IN ALL USE AREAS

7.1 Uses Permitted in All Use Areas.

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

7.2 Uses Permitted by Special Review in All Use Areas.

- (a) Electric substations and gas regulator stations.

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B0650 - P0390 - \$36.00

SECTION VIII.

SUBMISSION OF FINAL PLANNED UNIT

DEVELOPMENT PLANS AND/OR PLATS

8.1 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.

8.2 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.

8.3 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 IX.

TRANSITIONAL USE

9.1 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

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B0650 - P0391 - \$36.00

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.

9.2 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.

9.3 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 X.

SEVERABILITY OF PROVISIONS

10.1 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.

8611761 - 07/02/86 11:48 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 10/ 12
B0650 - P0392 - \$36.00

8611761 - 07/02/86 11:48 - RETA A. C. IN DOUGLAS CO. COLO. CLERK & RECORDER - 11/ 12 \$36.00

Passed and adopted on first reading this 29th day of May, 1986, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, 4 for and 1 against.

Passed and adopted on second reading this 12th day of June, 1986, by a vote of the Board of Trustees of the Town of Castle Rock, Colorado 4 for and 1 against.

George Kennedy, Mayor
Town of Castle Rock

ATTEST:

Richard R. Wilson, Town Clerk

Approved as to form:

Bruce B. Lassman
Bruce B. Lassman,
Town Attorney

Pursuant to C.R.S. 31-16-104, as amended, this ordinance is hereby declared valid without the mayor's signature, due to the mayor's failure to return such ordinance to the Board of Trustees at it's next regular meeting with his objections in writing.

Richard R. Wilson, 6-30-86
Richard R. Wilson, Town Clerk

Approved for Board action:

Donald B. Cooper
Donald B. Cooper,
Town Administrator

Publication Date: July 2, 1986

BOOK 11761 PAGE 11
RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER

PROPERTY DESCRIPTION

A parcel of land located in the NW 1/4 of the SE 1/4 of Section 7, Township 8 South, Range 66 West, 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows; Commencing at the SW corner of the NW 1/4 of the SE 1/4 of said Section 7 and considering the West line of the SE 1/4 of said Section 7 to bear N1°05'52"E with all bearings contained herein relative thereto; Thence N1°05'52"E along said West line of the SE 1/4 of said Section 7 a distance of 365.54 feet to the true Point of Beginning; Thence continuing N1°05'52"E a distance of 758.26 feet to the Westerly R.O.W. line of Ridge Road; Thence S39°47'39"E along said R.O.W. line a distance of 696.56 feet; Thence S40°00'00"E along said R.O.W. line a distance of 276.17 feet; Thence S88°58'45"W a distance of 637.97 feet to the True Point of Beginning.
Containing 5.54 acres, more or less.

EXHIBIT "A"

8611761 - 07/02/86 11:48 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER \$36.00
B0650 - P0394 - 12/ 12