

PLAT IDENTIFICATION SHEET

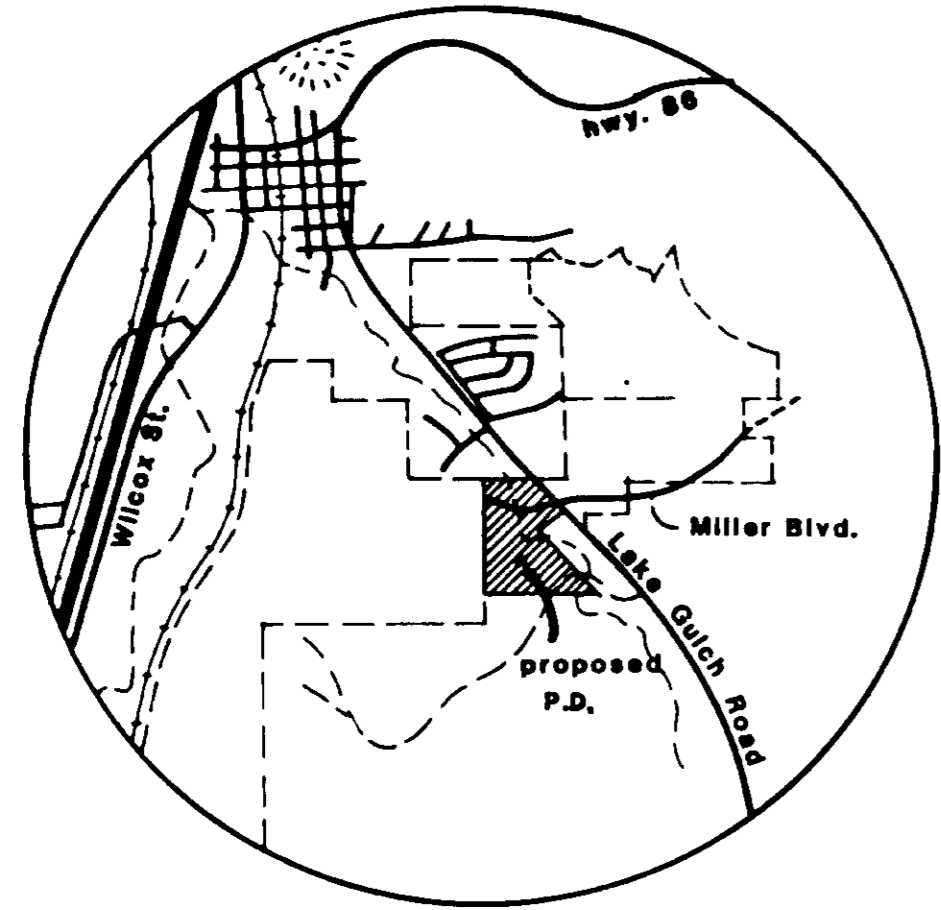
Reception #: 8734932

Number of pages: 1

Date: 12/09/87

Name: STANBRO LTD

MISCELLANEOUS COMMENTS:

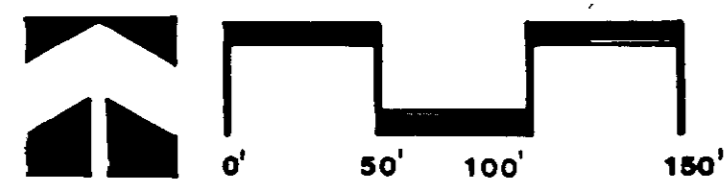


Vicinity Map
No Scale
Rev 7-31-07

Preliminary Site Plan

STANBRO P.D.

CASTLE ROCK COLORADO



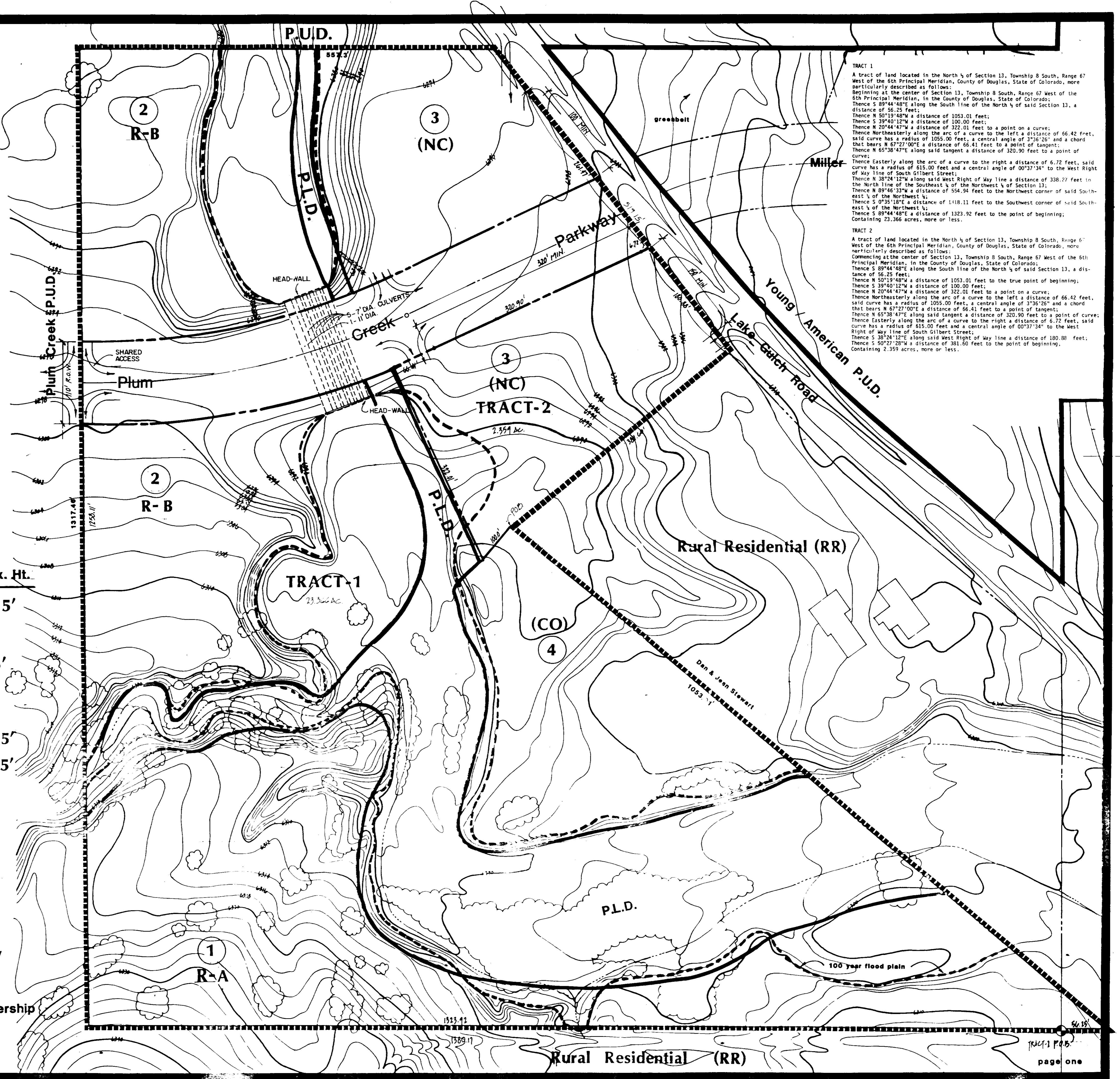
Area	Description	Acres	Du.	Max. Ht.
①	Residential-A	2.5-6	Du./Ac.	5.37 32.2 35'
②	Residential-B	6-14	Du./Ac.	6.57 91.9 35'
③	Neighborhood Center	3.82 ac.		35'
④	Commercial Office	2.59 ac.		35'
	Public Land Dedication	5.44 ac.		
	Miller Blvd. R.O.W.	1.93 ac.		
	Total Acreage	25.72 ac.		
	Total Du.	124.10		
	Overall Density	4.81 Du./Ac.		

RECEPTION # 8734932
December 9, 1997
15:46 PM
Rita A. Adams
CLERK & RECORDER
(includes tract-2)

Approved this 10th day of Sept, 1997
By the Board of Trustees, Town of Castle Rock.
Attest:
Approved this 15th day of Sept, 1997
By Planning and Zoning Commission, Town of Castle Rock.

Developed by: J. GROUP, LTD. a Colorado limited partnership
2552 E. Alameda Ave. #21 Denver, Co. 80209

john h. thiessen • architects • land planners
9000 east chenango ave. englewood, colorado 80111 (303)779-1772
770 north cotner blvd. lincoln, nebraska 68505 (402)484-8358



TRACT 1
A tract of land located in the North 1/4 of Section 13, Township 8 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado, more particularly described as follows:
Beginning at the center of Section 13, Township 8 South, Range 67 West of the 6th Principal Meridian, in the County of Douglas, State of Colorado;
Thence S 89°44'48"E along the South line of the North 1/4 of said Section 13, a distance of 56.25 feet;
Thence N 50°19'48"W a distance of 1053.01 feet;
Thence N 20°44'47"W a distance of 322.01 feet to a point on a curve;
Thence Northeastly along the arc of a curve to the left a distance of 66.42 feet, said curve has a radius of 1055.00 feet, a central angle of 3°36'26" and a chord that bears N 67°22'00"E a distance of 66.41 feet to a point of tangent;
Thence N 65°38'47"E along said tangent a distance of 320.90 feet to a point of curve;
Thence Easterly along the arc of a curve to the right a distance of 6.72 feet, said curve has a radius of 615.00 feet and a central angle of 00°37'34" to the West Right of May line of South Gilbert Street;
Thence N 38°24'12"W along said West Right of May line a distance of 338.77 feet to the North line of the Southeast 1/4 of the Northwest 1/4 of Section 13;
Thence N 89°46'33"W a distance of 554.94 feet to the Northwest corner of said Southeast 1/4 of the Northwest 1/4;
Thence S 0°35'18"E a distance of 1418.11 feet to the Southwest corner of said Southeast 1/4 of the Northwest 1/4;
Thence S 89°44'48"E a distance of 1323.92 feet to the point of beginning;
Containing 23.366 acres, more or less.

TRACT 2
A tract of land located in the North 1/4 of Section 13, Township 8 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado, more particularly described as follows:
Commencing at the center of Section 13, Township 8 South, Range 67 West of the 6th Principal Meridian, in the County of Douglas, State of Colorado;
Thence S 89°44'48"E along the South line of the North 1/4 of said Section 13, a distance of 56.25 feet;
Thence N 50°19'48"W a distance of 1053.01 feet to the true point of beginning;
Thence N 20°44'47"W a distance of 322.01 feet to a point on a curve;
Thence Northeastly along the arc of a curve to the left a distance of 66.42 feet, said curve has a radius of 1055.00 feet, a central angle of 3°36'26" and a chord that bears N 67°22'00"E a distance of 66.41 feet to a point of tangent;
Thence N 65°38'47"E along said tangent a distance of 320.90 feet to a point of curve;
Thence Easterly along the arc of a curve to the right a distance of 6.72 feet, said curve has a radius of 615.00 feet and a central angle of 00°37'34" to the West Right of May line of South Gilbert Street;
Thence N 38°24'12"E along said West Right of May line a distance of 180.88 feet;
Thence S 50°27'28"W a distance of 381.60 feet to the point of beginning;
Containing 2.359 acres, more or less.

14p.
\$ 42.00

ORDINANCE NO. 87-46

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

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

- (a) Petitions have 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 petitions 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 Development Ordinance 17.60 as set forth in subsection 17.60.010 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 25.73 acres, described in Exhibit "A", attached hereto and made a part hereof, is changed from Zoning Classification R-R (Rural Residential District) to Zoning Classification PD (Planned Development District).

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SECTION I.

DEFINITIONS

1.1 Apartment Units. Dwelling units which are not individually owned, but rented or leased to the occupants thereof.

1.2 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 from the average surrounding grade), roadways, bike paths or pedestrian ways or such other uses not meeting the above definition.

1.3 Building Height. The vertical distance from the average grade surrounding a structure to the uppermost point of the roof structure. Chimneys, 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.

1.4 Condominium Units. Dwelling units in which individual ownership is limited to finite space (air space) within a structure. Condominium unit owners will not individually own land underneath such units. All common elements or facilities including the land are owned in undivided interest, in common, by individual unit owners.

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1.5 Off-street Parking. Parking located in areas other than on public streets, or private streets which are utilized by more than one dwelling unit. Such off-street parking may be either enclosed or unenclosed.

1.6 Parking Space. One parking space as defined by the zoning ordinances of the Town of Castle Rock.

1.7 Single Family Units. Dwelling units not sharing common walls. Single family unit owners will own the land beneath such units and the land surrounding such units. Common undivided ownership of elements or facilities which are located in areas other than the lots surrounding such units is permitted.

1.8 Townhome Units. Dwelling units which share common walls or abutting walls. Townhome unit owners will own the land beneath such units and may own land surrounding such units, provided, however, that common, undivided ownership of certain common elements or facilities is also permitted.

SECTION II.

GENERAL USE AREAS

2.1 The land shall be divided into general use areas as the same are generally located on "Stanbro P.D. Preliminary Site Plan", dated July 31, 1987, which is incorporated by reference into this Ordinance. Said general use areas shall be of five (5) types, as designated below. The aggregate number of acres within each type of use area shall be as indicated opposite each type designation.

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<u>Type Use Area</u>	<u>Acreage</u>
Residential - A (RA)	5.37
Residential - B (RB)	6.57
Neighborhood Center (NC)	3.82
Commercial Office (CO)	2.59
Public Land Dedication Areas (PLD)	5.44
Road Right of Way	1.94
TOTAL ACREAGE	25.73

2.2 Residential Areas, (RA, RB) shall contain a minimum amount of private open space equal to 20% of the total acreage contained in such areas, none of which shall be credited to the public land dedication requirement. All such private open space which is to be held as common open space shall be perpetually protected by appropriate protective covenants and title to such common open space shall be held by non-profit corporate entities which shall bear the responsibility of maintaining and controlling such private common open space.

SECTION III.

PERMITTED RESIDENTIAL DENSITIES

It is the intent of this Ordinance to permit the development of a maximum 124 residential dwelling units within the residential use areas subject to the following:

- (a) The total number of permitted residential dwelling units in Use Area R-A shall be 32.

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- (b) Maximum permitted dwelling units within R-B Use Area shall be 92, provided reclamation is made in accordance with the approved reclamation plan. Prior to such reclamation of the flood plain and any density transfers allowed under (c), below, maximum permitted dwelling units within the R-B use area shall be 66; and
- (c) Maximum permitted dwelling units in the R-B Use Area shall be increased by the same number as the dwelling units actually platted in the R-A Use Area is less than the maximum permitted density of 32 units. For example if 14 units are platted in the R-A Use Area, 18 additional dwelling units may be developed in the R-B Use Area. Such density transfer shall be permitted irrespective of the reclamation of flood plain within the R-B Use Area.
- (d) In no event shall the total number of residential dwelling units in all residential use areas exceed 124.

SECTION IV.

RESIDENTIAL - A USE AREAS (RA AREAS)

4.1 Permitted Uses.

- (a) Single Family units, garages and accessory structures.

4.2 Uses by Special Review.

- (a) Sales information and construction offices.

4.3 Permitted Densities. Average density of from 2.5 to 6 dwelling units per acre within each individual use area.

4.4 Maximum Building Heights. 35 feet

4.5 Minimum Off Street Parking. Two parking spaces per dwelling unit.

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4.6 Minimum Setbacks, Maximum Buildable Slopes. See Section XI. hereunder.

SECTION V.

RESIDENTIAL - B USE AREAS (RB AREAS)

5.1 Permitted Uses.

- (a) Any use permitted in Residential A use areas.
- (b) Townhome units.
- (c) Condominium units.
- (d) Apartment units.

5.2 Uses by Special Review.

- (a) Sales and information offices.
- (b) Child care centers.

5.3 Permitted Densities. Average density of from 6 to 14 dwelling units per acre within each individual use area, prior to reclamation of floodplain or density transfer as provided in Section III, above.

5.4 Maximum Building Heights. 35 feet.

5.5 Minimum Off Street Parking. One and one-half parking spaces per single bedroom unit, two parking spaces per unit containing two bedrooms or more.

5.6 Minimum Setbacks, Maximum Buildable Slopes. See Section XI. hereunder.

SECTION VI.

NEIGHBORHOOD COMMERCIAL USE AREA (NC AREA)

6.1 Permitted Uses.

- (a) Personal service establishments.
- (b) Retail stores and shops, including liquor stores.

- (c) Offices.
- (d) Financial institutions.
- (e) Restaurants, lounges and drive-in restaurants.
- (f) Automobile service, including retail gasoline sales.
- (g) Child care centers.

6.2 Maximum Building Heights. 35 feet; provided however the Board of Trustees may permit maximum building heights not to exceed 50 feet for 5,000 square feet of building (as measured by building ground coverage) at the time of final site plan review after consideration of the following criteria: (i) the topography of the site; (ii) the size of the site; (iii) height of adjacent structures; (iv) compatibility with adjacent structures; (v) affect upon light to adjacent streets and properties; and (vi) traffic impact. Such structures shall meet all applicable provisions of the Uniform Fire Code and Uniform Building Code as are in effect at the time of their construction.

6.3 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.

6.4 Minimum Setbacks, Maximum Buildable Slopes. See Section XI. hereunder.

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SECTION VII.

COMMERCIAL OFFICE USE AREA (CO AREA)

7.1 Permitted Uses.

- (a) Offices.
- (b) Research facilities and laboratories.
- (c) Warehousing and office/warehouse units.
- (d) Childcare facilities and centers.

7.2 Maximum Building Heights. 35 feet.

7.3 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.

7.4 Minimum Setbacks, Maximum Buildable Slopes. See Section XI. hereunder.

7.5 Uses by Special Review.

- (a) Personal service establishments.
- (b) Retail stores and shops.
- (c) Mini-storage units.
- (d) Financial institutions.
- (e) Restaurants, lounges and drive-in restaurants.
- (f) Automobile service.

SECTION VIII.

PUBLIC DEDICATION USE AREAS

8.1 Permitted Uses.

- (a) Parks, playgrounds and picnic areas.
- (b) Community recreational facilities.

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

(d) Storm water detention and drainage areas.

8.2 Minimum Off Street Parking. To be determined/as per final site plan.

8.3 Minimum Setbacks, Maximum Buildable Slopes. See Section XI. hereunder.

SECTION IX.

USES PERMITTED IN PRIVATE OPEN SPACE AREAS

9.1 Uses Permitted in Private Open Space Areas:

- (a) Landscaping.
- (b) Passive and/or active recreation and facilities.
- (c) Gardens.
- (d) Community centers.
- (e) Water storage reservoirs and tanks.
- (f) Storm water detention and drainage areas.
- (g) Signage.

SECTION X.

ACCESSORY USES PERMITTED IN ALL USE AREAS

10.1 Uses Permitted in All Use Areas.

- (a) Utility and communications distribution 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) Except in the Commercial Use Areas, single family, townhouse and condominium units to be utilized 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. And further provided any such use shall be discontinued when all dwelling units within such use area have been sold.
 - (g) Except in Public Land Dedication and Private Open Space, temporary construction trailers and office areas are permitted, provided that such trailers or offices must be removed within forty-five (45) days of the date the construction to which they relate has been completed.
 - (h) Signage.
- 10.2 Uses Permitted by Special Review in All Use Areas.
- (a) Electric substations and gas regulator stations;
 - (B) Microwave satellite receivers.

SECTION XI.

MINIMUM BUILDING SETBACKS AND MAXIMUM BUILDABLE SLOPES

11.1 To provide maximum flexibility for innovative design, the development of criteria for minimum building setbacks and maximum buildable slopes will be reserved until the presentation of final site plans, provided that no such final site plan will be presented for consideration or approved that does not contain specific criteria for the establishment of minimum setbacks and maximum buildable slopes.

SECTION XII.

SUBMISSION OF FINAL PLANNED UNIT
DEVELOPMENT PLANS AND/OR PLATS

12.1 That following the approval of this Ordinance, the owners of tracts within the above-described tract shall present final site plans for all or any portion or portions of the general use areas as are then ready for development.

12.2 Except as provided to contrary by ordinance, final site plans in residential areas which do not provide for common open space shall not address individual unit design or landscape requirements.

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

12.4 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. 83-22, 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.)"

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SECTION XIII.

USE AREA LOCATION AMENDMENTS

13.1 The Board of Trustees, at the time of final site plan review, may permit relocation of all or part of any Residential Use Area to any other location designated on the preliminary site plan for Residential Use, provided; (i) the overall permitted number of dwelling units for the PUD will not thereby be increased; or (ii) that the height limitations set forth in this Ordinance will not thereby be violated.

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

SECTION XIV.

TRANSITIONAL USE

14.1 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.

14.2 Any general ordinance of the Town of Castle Rock prohibiting any activity permitted by this Section shall have no application 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 such agricultural

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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.

14.3 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 master developer and/or Town.

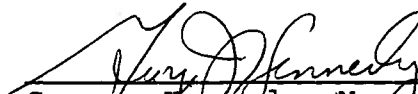
SECTION XV.

SEVERABILITY OF PROVISIONS

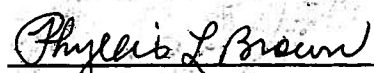
15.1 In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

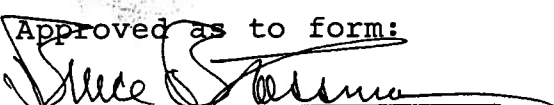
Passed and adopted on first reading this 10th day of September, 1987, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, 3 for and 1 against.

Passed and adopted on second reading this 17th day of September, 1987, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, 4 for and 2 against.


George Kennedy, Mayor
Town of Castle Rock

ATTEST:


Phyllis L. Brown, Town Clerk

Approved as to form:

Bruce B. Lassman, Town Attorney -13-

Publication Date: October 1, 1987

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