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BOOK 478 PAGE 832

RETA A. CRAIN
RECORDER

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ORDINANCE NO. 83-9

AN ORDINANCE AMENDING THE PRIOR ORDINANCE
(NO. 3.73) OF THE TOWN OF CASTLE ROCK, COLORADO,
RELATING TO STONEWOOD VILLAGE P.U.D.

JUL 25 1983

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 certain amendments to the Stonewood Village
P.U.D. Preliminary Site Plan, which Preliminary Site
Plan was approved by the Board of Trustees in its
Ordinance No. 3.73; and

B. Said Petition has been forwarded to the said
Board of Trustees; and

C. Public hearings, following notice duly made
published pursuant to applicable Colorado State
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. The amendments sought to said Stonewood
Village P.U.D. Preliminary Site Plan are reasonable and
in the public interest and comply with the purposes and
requirements of the applicable Ordinances of the Town
of Castle Rock.

NOW THEREFORE, BE IT ORDAINED, BY THE BOARD OF TRUSTEES
OF THE TOWN OF CASTLE ROCK, as follows:

The real property to which this Amendment Ordinance applies consists of 4.917 acres, described on Exhibit A, attached hereto and incorporated herein. The remaining portion of Stonewood Village P.U.D. shall not be affected by this Amendment Ordinance.

The zoning classification shall remain P.U.D. (Planned Unit Development District) for all of Stonewood Village P.U.D.

UNLESS OTHERWISE STATED BELOW, THE FOLLOWING ITEMS SHALL APPLY TO THE 4.917 ACRES COMPRISING A PORTION OF STONEWOOD VILLAGE P.U.D., AND THE PRELIMINARY SITE PLAN THEREFORE, ONLY:

I. PERMITTED USES

- A. 75 Multi-Family dwelling units for a rental housing project, together with one attached recreation facility, a manager's office and a leasing office.
- B. Dedicated areas for bike paths.
- C. Private open space areas for:
 - (1) Landscaping.
 - (2) Passive and/or active recreation.
 - (3) Flower gardens.
 - (4) View protection and enhancement.
 - (5) Private recreational facilities.
- D. Indoor storage facilities for tenants' belongings, maintenance tools, and equipment.
- E. Accessory uses permitted in all types of use areas:
 - (1) Underground utility distribution lines.
 - (2) Roadway, bike, pedestrian trails, and parking areas.

II. PERMITTED RESIDENTIAL DENSITY

Density on the tract described in Exhibit A shall not exceed 15.3 units per net acre. Net acreage consists of the project area described on the P.U.D. Preliminary Site Plan.

III. MAXIMUM BUILDING HEIGHTS

The maximum building height shall be 30 feet.

IV. MINIMUM OFF-STREET PARKING

For the property described on Exhibit A hereof there shall be provided a minimum of off-street parking facilities for 2.18 vehicles per unit constructed, for as long as the facilities are used for rental housing.

V. MINIMUM BUILDING SET BACKS

Minimum set backs for all buildings from property lines on the property shall be 20 feet to the North boundary, 50 feet to the West boundary, 50 feet to the South boundary, and 30 feet to the East boundary. There shall be a minimum of 30 feet between buildings.

VI. ADDITIONAL REQUIREMENTS

A. All units constructed on the portion of Stonewood Village P.U.D. shown on Exhibit A shall be constructed upon and in accordance with the Final Site Plan attached hereto as Exhibit C, which was presented to, and approved by, the Board of Trustees of the Town of Castle Rock on April 5, 1983, and duly recorded with the Clerk and Recorder of Douglas County. The prior Preliminary Site Plan Approved by the Board of Trustees on August 18, 1981, is therefore

hereby canceled, as it relates to the portion of Stonewood Village P.U.D. described on Exhibit A, only.

The Town must approve the Final Site Plan prior to any building permits being issued for construction of units.

B. Final Site Plan Standards. The Final Site Plan submitted in accordance with paragraph A above shall meet the following standards prior to approval by the Board of Trustees:

(1) The maximum building heights shall be only as allowed elsewhere in this Ordinance, the appropriate number of off-street parking spaces for the units shall be shown and constructed as otherwise specified in this Ordinance, and the minimum set-backs of buildings from property lines and between buildings on the property shall be as otherwise set forth in this Ordinance.

(2) The number and placing of the fire hydrants and the community mailboxes shall be shown on the Final Site Plan.


(3) There shall be submitted a landscaping plan along with the Final Site Plan and the landscaping plan must be approved along with the Final Site Plan and applied to the landscaping of the property described in the Final Site Plan. No Certificate of Occupancy for the last unit within the last building constructed shall be issued until the landscaping plan has been executed, or the developer may elect to provide an irrevocable letter of credit in favor of the Town of Castle Rock, to guarantee completion of said improvements.

(4) Buildings shall be two (2) story, with brick and horizontal lap siding exteriors, cedar fascias, railings and trim, and composition shingle roofing.

C. Compliance with Ordinance No. 3.21.3. All provisions of Ordinance No. 3.21.3 in effect as of the date of this rezoning shall apply as standards and procedures for the conduct of the Board of Trustees for the Town of Castle Rock, the Planning Commission of the Town of Castle Rock and the developer with respect to development of this P.U.D. District except as may have been expressly modified by the terms of this Ordinance.

Passed and adopted this 4th day of April, 1983, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, 3 for and 2 against.

ATTEST:

 Bernice M. Achermann
Deputy Town Clerk

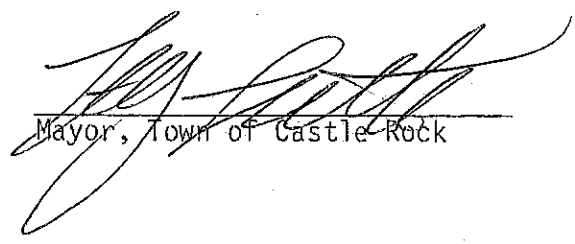

Mayor, Town of Castle Rock

EXHIBIT A

LEGAL DESCRIPTION STONE CREEK APARTMENTS

A parcel of land in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, Township 8 South, Range 67 West of the 6th P.M., more particularly described as follows:

COMMENCING at the Northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 2, thence S2°19'57"E, along the North-South Centerline of said Section 2, a distance of 737.76 feet to the Southerly R.O.W. of Mountain Drive in Castle North Filing No. 1 as filed in the Office of Clerk and Recorder of Douglas County, Colorado, the TRUE POINT OF BEGINNING; thence continuing S2°19'57"E, along the North-South Centerline of said Section 2, a distance of 45.65 feet to a point on the Easterly R.O.W. line of I-25 Frontage Road; thence continuing along said Easterly R.O.W. line, S7°55'30"E, a distance of 417.87 feet to the Northwesterly Corner of MOUNTAIN SHADOWS CONDOMINIUM FILING NO. 1 as filed in the Office of Clerk and Recorder of Douglas County, Colorado; thence leaving said R.O.W. line and continuing along the Northerly boundary of said MOUNTAIN SHADOWS FILING NO. 1, S87°41'13"E, a distance of 426.91 feet to a point on the Westerly boundary of CASTLE NORTH FILING NO. 4 as filed in the Office of Clerk and Recorder of Douglas County, Colorado; thence leaving said MOUNTAIN SHADOWS FILING NO. 1 and continuing along the Westerly boundary of said Filing No. 4, N0°46'20"E, a distance of 165.14 feet to a point on the Westerly boundary of CASTLE NORTH FILING NO. 1 as filed in the Office of Clerk and Recorder of Douglas County, Colorado; thence leaving said CASTLE NORTH FILING NO. 4 and continuing along the Westerly boundary of said CASTLE NORTH FILING NO. 1, N0°46'20"E, a distance of 305.0 feet to a point on the Southerly R.O.W. line of Mountain Drive; thence N89°13'40"W, a distance of 492.42 feet to the POINT OF BEGINNING