

## **NOTICE OF ADOPTED ORDINANCE**

Pursuant to Section 7-3 of the Town of Castle Rock Home Rule Charter, notice is hereby given that the Town Council did adopt the following named and described Ordinance during a Regular Meeting on September 18, 2018 which commenced at 6:00 P.M. at the Castle Rock Town Council Chambers, 100 N. Wilcox St. Castle Rock, CO 80104

Title of Adopted Ordinance: Ordinance No. 2018-033

An Ordinance Approving the Crystal Valley Ranch Planned Development Plan Amendment No. 5

Subject Matter Summary:

The proposed Ordinance reduces the maximum number of dwelling units allowed on the property identified as PA-4 on the Crystal Valley Ranch Planned Development Plan from 290 to 238.

The entire text of the proposed ordinance is contained herein, and copies of all documents are available for public inspection at the office of the Town Clerk, 100 North Wilcox, Castle Rock, Colorado 80104 during normal working hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays.

Publication Date: September 21, 2018

**ORDINANCE NO. 2018-033**

**AN ORDINANCE APPROVING THE CRYSTAL VALLEY RANCH PLANNED DEVELOPMENT PLAN AMENDMENT NO. 5**

**WHEREAS**, proper application has been made by Richmond American Homes of Colorado, Inc. for a major amendment to the Crystal Valley Ranch Planned Development Plan ("PD Plan") for the property described in *Exhibit 1* ("Property"). The Property comprises of use area PA-4 on the PD Plan;

**WHEREAS**, the proposed amendment reduces the maximum number of dwelling units allowed on the Property from 290 to 238;

**WHEREAS**, the proposed amendment complies with Title 17 of the Castle Rock Municipal Code, the Town's Vision 2030 and the Comprehensive Master Plan; and

**WHEREAS**, public hearings on the 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.

**NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:**

**Section 1. Planned Development Plan Approval.** The Crystal Valley Ranch Planned Development Plan Amendment No. 5 in the form attached as *Exhibit 2* is hereby approved.

**Section 2. Effective Date.** With the effective date of this Ordinance, the Property is subject to the Castle Rock Municipal Code and all ordinances, resolutions, rules and regulations of the Town.

**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.

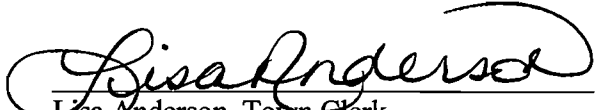
**Section 4. Safety Clause.** The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational to the legislative object sought to be obtained.

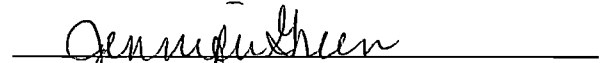
**APPROVED ON FIRST READING** this 4th day of September, 2018 by a vote of 6 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

**PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING** this 18th day of 2018, by the Town Council of the Town of Castle Rock by a vote of 7 for and 0 against.

**ATTEST:**

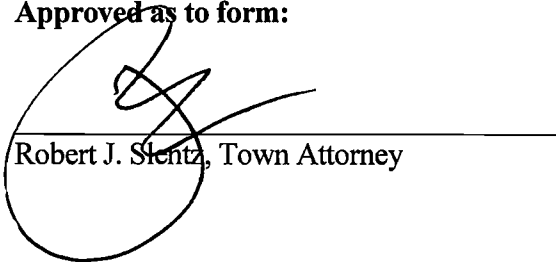
**TOWN OF CASTLE ROCK**

  
\_\_\_\_\_  
Lisa Anderson, Town Clerk

  
\_\_\_\_\_  
Jennifer Green, Mayor

**Approved as to form:**

**Approved as to content:**

  
\_\_\_\_\_  
Robert J. Slentz, Town Attorney

  
\_\_\_\_\_  
Bill Detweiler, Director, Development Services



Exhibit 1

**LEGAL DESCRIPTION**

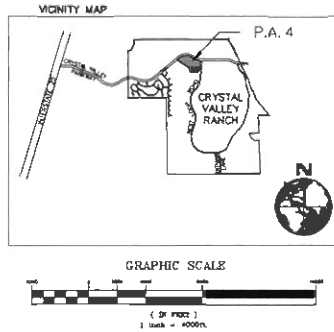
LOTS 1 THROUGH 140 AND TRACTS A THROUGH G, CRYSTAL VALLEY  
RANCH FILING NO. 11 RECORDED APRIL 9, 2018 UNDER RECEPTION NO.  
2018020571, COUNTY OF DOUGLAS, STATE OF COLORADO



# CRYSTAL VALLEY RANCH

## Planned Development Plan Amendment No. 5

A PARCEL OF LAND LYING IN THE WEST HALF OF SECTION 24 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



### PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDMENT IS TO REDUCE THE MAXIMUM PERMITTED UNITS IN P. A. 4 BY 32 UNITS WITH NO CHANGES TO THE LAND USE AREA.

### LEGAL DESCRIPTION

LOTS 1 THROUGH 140 AND TRACTS A THROUGH G, CRYSTAL VALLEY RANCH FILING NO. 11 RECORDED APRIL 9, 2018 UNDER RECEPTION NO. 2018020571, COUNTY OF DOUGLAS, STATE OF COLORADO

### FPP Standard Notes

- The mineral rights associated with the development have been severed. Notification of divestiture was made before Planning Commission and Town Council under process. A copy of mineral release will be filed separately with and approved by the FPP. Any mineral proceeds will be distributed to the mineral interest owner.
- The site does not lie within a Special Flood Hazard Zone per the FEMA Flood Map.
- This site is within the Town of Castle Rock 200-year flood zone.
- Any applicant (applicant or engineer) will be responsible for obtaining all necessary permits from the appropriate agencies. The applicant will be responsible for obtaining all necessary permits from the appropriate agencies.
- Regulatory fees, impact and signage for emergency vehicles is granted over access and through any all private roads and drives.
- This development plan is subject to the Town of Castle Rock Design Standards, Planning Department, Department for a review must adhere to Chapter 17.46 of the Town of Castle Rock Code regarding regulations regarding this.

### PROJECT BENCHMARKS (NAVD 88)

- BM "A" (TBM #50): CHISELED "A" ON TOP OF INLET EAST SIDE OF LOOP ROAD @ G.S. STATION 27+75 (APPROX.)  
C.L. = 5569.94 FEET
- BM "B" (TBM #51): CHISELED "B" ON TOP OF CURB; EAST SIDE OF LOOP ROAD @ G.S. STATION 28+12 (APPROX.)  
C.L. = 5533.10 FEET

### BASES OF BEARINGS

THE BASES OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 32S, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN - ASSUMED TO BEAR S00°54'16"E.

### OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF THE PROPERTY DESCRIBED HEREON IN THE TOWN OF CASTLE ROCK, RICHMOND AMERICAN HOMES OF COLORADO, INC. A DELAWARE CORPORATION.

BY \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018  
BY \_\_\_\_\_ AS \_\_\_\_\_ OF RICHMOND AMERICAN HOMES OF COLORADO, INC.  
WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

### TITLE CERTIFICATION

I, \_\_\_\_\_ AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

FIRST AMERICAN TITLE INSURANCE COMPANY \_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY \_\_\_\_\_ AS AUTHORIZED REPRESENTATIVE OF HERITAGE TITLE COMPANY.

WITNESS MY HAND AND SEAL.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ ADDRESS \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, STEPHEN H. HARDING, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLANNED DEVELOPMENT PLAN AMENDMENT WERE MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

STEPHEN H. HARDING \_\_\_\_\_ DATE \_\_\_\_\_  
COLORADO P.L.S. NO. 29040  
FOR AND ON BEHALF OF DAC CONSULTANTS, INC.

### PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES DATE \_\_\_\_\_

### TOWN COUNCIL APPROVAL

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

### DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDERS OF DOUGLAS COUNTY AT \_\_\_\_\_ ON THE DAY OF 2018 AT RECEPTION NO. \_\_\_\_\_

DOUGLAS COUNTY CLERK AND RECORDOR  
DEPUTY \_\_\_\_\_

Sheet Index  
Sheet 1 of 2: Title Sheet  
Sheet 2 of 2: PD  
Sheet 1 of 2



Crystal Valley Ranch  
Planned Development Plan  
Amendment No. 5  
Project No. PDPLB-0052

