

## **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. 2018-032

An Ordinance Approving the Crystal Valley Ranch Planned Development Plan Amendment No. 6

Subject Matter Summary:

The proposed Ordinance reduces the area zoned for commercial use from 10.7 acres to 4 acres and increases the area zoned for residential use from 10.7 to 17.4 acres within the property identified as PA-7 on the Crystal Valley Ranch Planned Development Plan

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. 2018-032**

**AN ORDINANCE APPROVING THE CRYSTAL VALLEY RANCH PLANNED DEVELOPMENT PLAN AMENDMENT NO. 6**

**WHEREAS**, proper application has been made by Crystal Valley Ranch Development Company, LLC (“Applicant”) for a major amendment to the Crystal Valley Ranch Planned Development Plan (“PD Plan”) for the property further described in *Exhibit 1* (“Property”). The Property comprises of use area designated as PA-7 on the PD Plan;

**WHEREAS**, the proposed amendment reduces the acreage for commercial uses on the Property from 10.7 acres to 4 acres, and increases the acreage for residential uses from 10.7 acres to 17.4 acres;

**WHEREAS**, the proposed amendment complies with Title 17 of the Castle Rock Municipal Code, the Town’s Vision 2020 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. 6, 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.

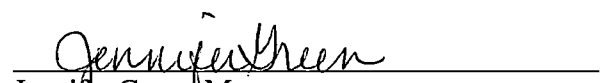
**APPROVED ON FIRST READING** this 4<sup>th</sup> day of September, 2018 by a vote of 6 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

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

**ATTEST:**

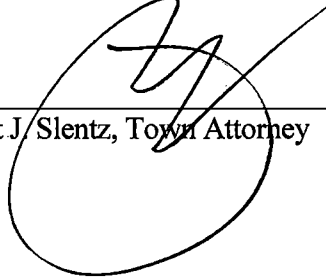
**TOWN OF CASTLE ROCK**

  
\_\_\_\_\_  
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



**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF LOT 138, CRYSTAL VALLEY RANCH FILING NO. 2, AS RECORDED AT RECEPTION NO. 2003151873, DOUGLAS COUNTY RECORDS.

THENCE N75°58'58"W, A DISTANCE OF 135.51 FEET;  
THENCE N49°47'57"W, A DISTANCE OF 195.39 FEET;  
THENCE N76°40'22"W A DISTANCE OF 176.88 FEET;  
THENCE N36°24'32"W, A DISTANCE OF 287.39 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LOOP ROAD, RECEPTION NO. 2002097027, DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. N07°13'36"E, A DISTANCE OF 344.95 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,055.00 FEET AND A CENTRAL ANGLE OF 07°30'51", 138.36 FEET;
3. N00°17'14"W, A DISTANCE OF 130.90 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CRYSTAL VALLEY PARKWAY, RECEPTION NO. 2002037509, DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. S86°02'44"E, A DISTANCE OF 5.02 FEET;
2. N44°49'00"E, A DISTANCE OF 42.34 FEET;
3. N89°22'14"E, A DISTANCE OF 924.19 FEET;
4. S45°34'04"E, A DISTANCE OF 55.21 FEET TO THE WESTERLY LINE OF SAID CRYSTAL VALLEY RANCH FILING NO. 2;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING SEVEN (7) COURSES:

1. S00°37'43"E, A DISTANCE OF 380.19 FEET;
2. S44°17'43"W, A DISTANCE OF 42.48 FEET;
3. S00°00'13"W, A DISTANCE OF 64.51 FEET;
4. S58°26'04"E, A DISTANCE OF 46.36 FEET,
5. N90°00'00"E, A DISTANCE OF 51.47 FEET;
6. S00°37'43"E, A DISTANCE OF 103.91 FEET;
7. S48°13'52"W, A DISTANCE OF 660.63 FEET TO THE POINT OF BEGINNING.



