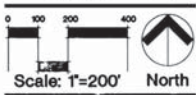
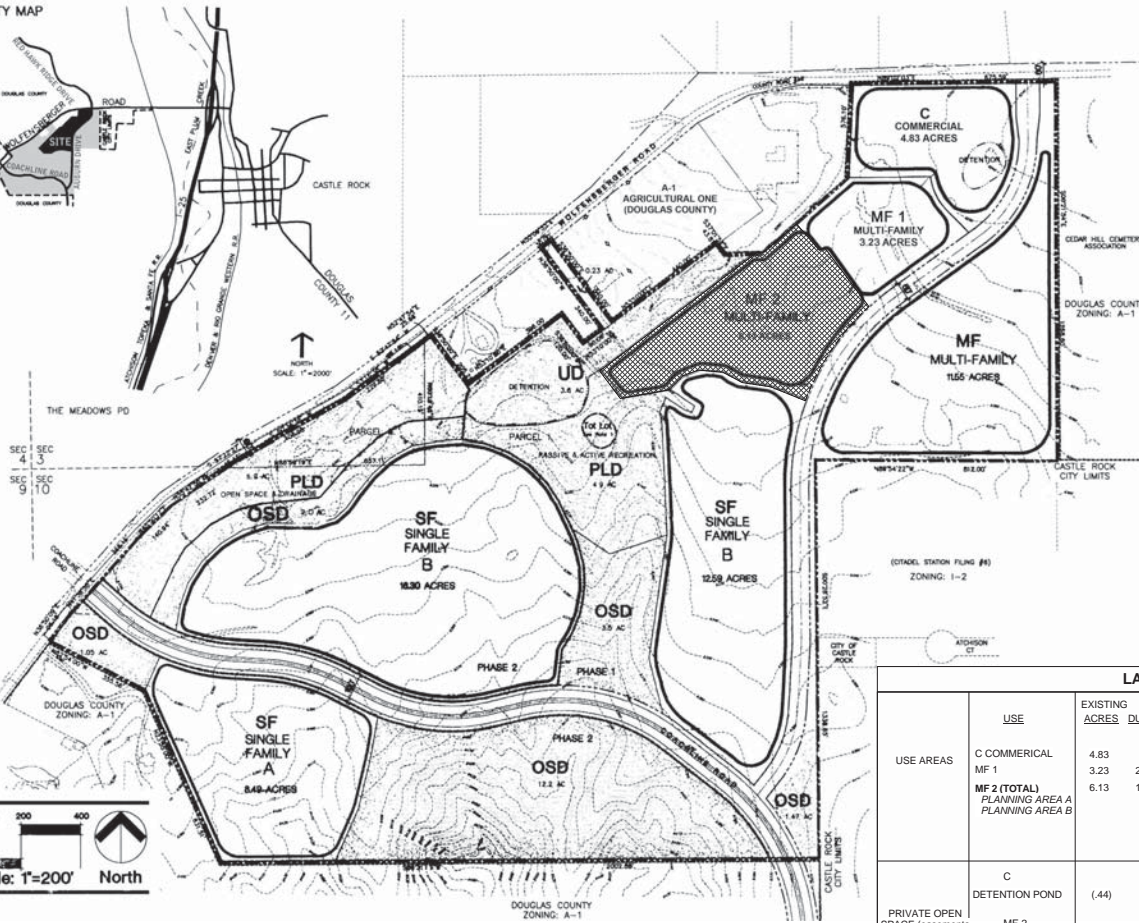


Auburn Ridge Planned Development Plan No. 1, Amendment 1

LOCATED IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

VICINITY MAP



TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, 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 LIENHOLDERS OF THE PROPERTY (LOT 2, BLOCK 7, CASTLE HIGHLANDS FILING NO. 2, 4TH AMENDMENT) ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE SIGNED _____

THIS _____ DAY OF _____, 20____

LAND TITLE GUARANTEE COMPANY _____

AUTHORIZED REPRESENTATIVE _____

NOTARY BLOCK SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____

BY: _____
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE PROPERTY DESCRIBED HEREIN IN THE TOWN OF CASTLE ROCK.

AUBURN VENTURES II, LP, A COLORADO LIMITED PARTNERSHIP
SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____

BY: _____ AS _____ OF AUBURN

VENTURES II, LP
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

TOWN CERTIFICATION

A. PLANNING COMMISSION RECOMMENDATION:
THIS PLANNED DEVELOPMENT AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____

CHAIR _____ DATE _____

ATTEST: _____

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL:
THIS PLANNED DEVELOPMENT AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____

MAYOR _____ DATE _____

ATTEST: _____

TOWN CLERK _____ DATE _____

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLANNED DEVELOPMENT AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 20____ AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER _____

BY: _____
DEPUTY _____

USE AREAS	USE	EXISTING				AMENDED				MAX. BLDG. HEIGHT
		ACRES	DU/AC	DU	COVERAGE	ACRES	DU/AC	DU	COVERAGE	
C COMMERCIAL		4.83				4.83				
	MF 1	3.23	28.00	90	40%	3.23	28.00	90	40%	45'
	MF 2 (TOTAL)	6.13	17.00	100	40%	6.13*	16.3*	100*	40%	45*
	PLANNING AREA A PLANNING AREA B					3.73	20.4	76		45'
		2.4	10	24					35'	
PRIVATE OPEN SPACE (equipment within site)	DETENTION POND	(.44)				(.44)				
	DETENTION POND	(.25)				(.25)				
TOTAL SITE		14.19		190		14.19	13.4 UNITS	190		PER ACRE

* BROKEN DOWN INTO TWO SEPERATE PLANNING AREAS

- GENERAL NOTES**
- The parking standard for Independent Living for Seniors in Planning Area MF1 and MF2 shall be 1 parking space per dwelling unit plus 1 parking space per 5 units devoted to guest parking and management personnel. If MF2 develops as non-age restricted multi-family, the Town's standard parking requirements shall apply.
 - A 20' landscaped buffer setback in Planning Area MF2 adjacent to Lots 22-27, Block 5, of Castle Highlands Filing No. 2 shall be required with the site plan approval of MF2.
 - The Auburn Ridge PD may be developed in phases. MF1 is proposed to be developed in Phase 1, however infrastructure is in place to allow the development of either MF1 or MF2 as Phase 1.
 - The transportation Master Plan categorizes the future ROW of Wolfenberger Road as a major arterial with a 110' ROW. Additional ROW may need to be dedicated to the Town by Plat or separate instrument.

LEGAL DESCRIPTION

LOT 2, AUBURN RIDGE, ACCORDING TO THE RECORDED PLATS THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED DECEMBER 27, 2013 AT RECEPTION NO. 2013088660, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

NATIONAL MORTGAGE INVESTORS, LLC,
A CONNECTICUT LIMITED LIABILITY COMPANY
SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____ OF NATIONAL MORTGAGE INVESTORS, LLC.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SHEET
1 of 2

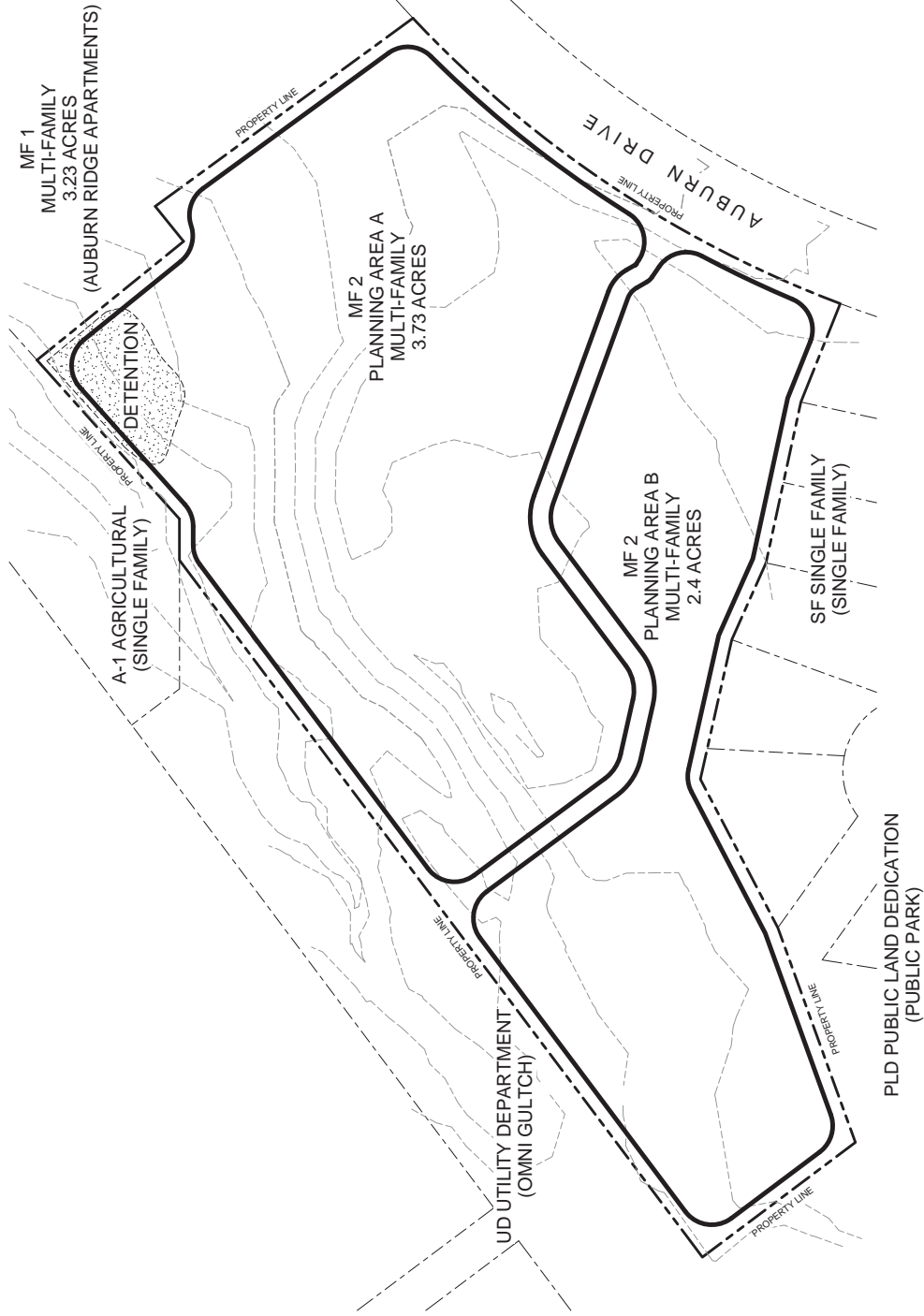
AUBURN RIDGE PLANNED DEVELOPMENT PLAN NO. 1, AMENDMENT 1
PROJECT NO. COZ14-0001

APPLICANT:
AUBURN VENTURES II, LP
15957 N 81ST STREET, SUITE 101
SCOTTSDALE, AZ 85260
JULY 28, 2015

PWN Architects and Planners, Inc.
959 F. Collins Avenue, Suite 620
Chenewood Village, CO 80112
voice: 303.648.9890 fax: 303.648.9870
pwnarchitects.com

Auburn Ridge Planned Development Plan No. 1, Amendment 1

LOCATED IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Rezone Planning Areas
1" = 40'-0"



AUBURN RIDGE PLANNED DEVELOPMENT
PLAN NO. 1, AMENDMENT 1

PROJECT NO. CO214-001

APPLICANT:
AUBURN VENTURES II, LP
1567 N. GARDEN STREET, SUITE 100
SCOTTSDALE, AZ 85208

JULY 28, 2015

SHEET
2 of 2



Design Works Management, Inc.
2235 Colorado Street, Suite 202
Westminster, Colorado 80039
303.426.5900
dwm@dwmi.com