

RESOLUTION NO. 2016-004

A RESOLUTION APPROVING THE SITE DEVELOPMENT PLAN FOR THE PROPOSED TERRAIN FILING NO. 1

WHEREAS, SLV Castle Oaks, LLC (“Owner/Master Developer”) has requested a Site Development Plan for the proposed Terrain Filing No. 1, which is pending subdivision plat approval and recordation (“Site Development Plan”); and

WHEREAS, the Site Development Plan supports the goals and objectives of the Vision 2020 and the 2020 Comprehensive Master Plan; and

WHEREAS, the Site Development Plan complies with the Terrain Planned Development Plan (PDP) and the Terrain Planned Development Zoning Regulations; and

WHEREAS, the Site Development Plan complies with the review and approval criteria found in 17.38.040 of the Town of Castle Rock Municipal Code; and

WHEREAS, public hearings on the Site Development Plan have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Site Development Plan Approval. The Site Development Plan for the proposed Terrain Filing No. 1, attached as *Exhibit 1* is hereby approved with the following conditions: (i) removal of the sidewalk and streetlights on the north-western side of Rocky View Road, as depicted on the SDP, and (ii) Applicant shall be relieved of the requirement to construct the sidewalk and streetlights along the south-eastern side of Rocky View Road as depicted on the SDP, but shall be required to pay cash-in-lieu of construction of such improvements as a condition to recordation of the first plat and SIA on the property subject to the SDP.

PASSED, APPROVED AND ADOPTED on first and final reading this 5th day of January, 2016, by the Town Council of the Town of Castle Rock by a vote of 7 for and 0 against.

ATTEST:

TOWN OF CASTLE ROCK

Sally A. Misare, Town Clerk

Paul Donahue, Mayor

Approved as to form:

Approved as to content:

Robert J. Slentz, Town Attorney

Bill Detweiler, Development Services Director