

**Use by Special Review - Site Development Plan**  
**The Meadows Filing 18, Block 27, Lot 31 Sweetwood**  
**Located in the Southeast One-Quarter of Section 33, Township 7, Range 67**  
**Town of Castle Rock, County of Douglas, State of Colorado**  
**USR20-0003**

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**Owner**  
 Taylor and Amy Lewison  
 2883 Deerfoot Way  
 Castle Rock, CO 80109

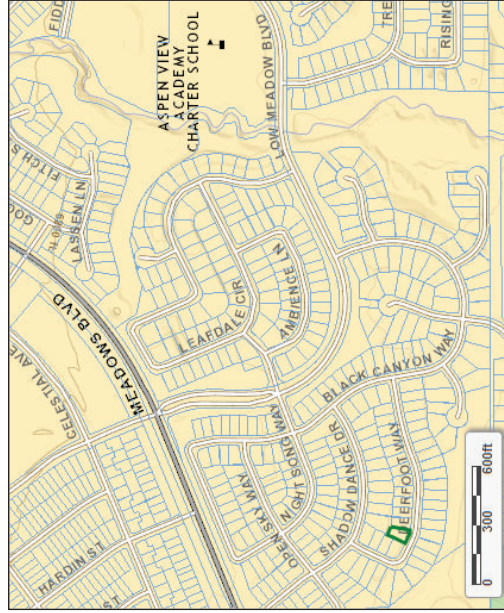
**PURPOSE STATEMENT**  
 OUR INTENTIONS ARE TO GO THROUGH THE USE BY SPECIAL REVIEW TO GAIN APPROVAL TO EXPAND THE CURRENT LICENSED SMALL IN-HOME CHILDCARE TO A LARGE IN-HOME DAYCARE.

**LEGAL DESCRIPTION**  
 THE MEADOWS FILING 18, BLOCK 27, LOT 31.

**GENERAL NOTES**

- 1) Approval of this Use by Special Review/Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to appropriate procedures for approval.
- 2) This site is zoned Planned Development under the Meadows PD, 4th Amendment.
- 3) The number of parking spaces has been set based on the provisions of the USRSDP and Chapter 17.54 of the Castle Rock Municipal Code. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal code will require an amendment to this USR/SDP.

	Existing	Proposed
Zoning	PD	PD
Use	Small In Home Child Care	Large In Home Child Care
Number of Children per Day	6	12
Lot Size	.136 Acres or 5,924 S.F.	.136 Acres or 5,924 S.F.
Building Height	35'	35'
Building Setbacks:		
Minimum Front Living Space	15'	15'
Minimum Front Loaded	18'	18'
Garage Minimum Side	3'	3'
Building Setbacks - Rear	18'	18'
Minimum Parking	4	4



**Operational Notes**

- 1) The child care currently operates 7:30am to 6:00pm, the drop off window is 7:30am to 9:30am, and pick up is from 4pm to 6pm.
- 2) The property is 5924 SF. The outdoor space consists of a backyard and ground level patio, for a roughly 1,000 SF of space with a playset, tables and toys for the children.
- 3) No changes are necessary to comply with the State of Colorado licensing requirements for a Large In-Home Daycare.

