

Use by Special Review - Tenant Finish  
 Citadel Station Filing #4, Lot 1, Block 1  
 Town of Castle Rock, County of Douglas, State of Colorado  
 680 Atchison Way Suite #400  
 Project No. USR21-0004

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- 2 Site Plan & notes

**OWNERSHIP CERTIFICATION**

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

\_\_\_\_\_  
 KISLEV REALTY INVESTMENTS, LLC

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_ BY \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL.

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

MY COMMISSION EXPIRES: \_\_\_\_\_.

**PLANNING COMMISSION APPROVAL**

THIS USE BY SPECIAL REVIEW—TENANT FINISH WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

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

ATTEST:

\_\_\_\_\_  
 DIRECTOR OF DEVELOPMENT SERVICES DATE

Lot 1, Block 1  
 Citadel Station Filing #4  
 Project #: USR21-0004

**Purpose Statement**

Receive a Use by Special Review approval to operate a youth theater required per the General Industrial I-2 zoning district.

**Legal Description**

Citadel Station Filing #4, Lot 1, Block 1

**Owner**

Kislev Realty Investments LLC

**Operator**

Spotlight Theater

<b>Zoning Comparison Table</b>		
	Proposed	Required/Allowed
Zoning	I-2	I-2
Use	Theater	Allowed - UBSR
Parking	34	34
	100 Fixed Seats	1 space for each 3 fixed seats



