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

Sheet Index

- 1 Cover Sheet
- 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 20BY	
WITNESS MY HAND AND OFFICIAL SEAL.	
NOTARY PUBLIC	

PLANNING COMMISSION APPROVAL

DIRECTOR OF DEVELOPMENT SERVICES

MY COMMISSION EXPIRES:

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

DATE

THE DAY OF	, 20
CHAIR	DATE
ATTEST:	

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

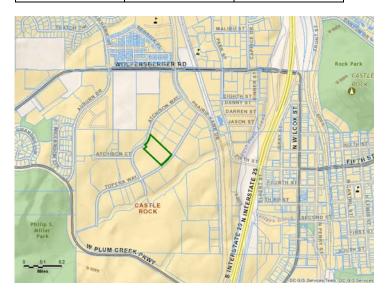
<u>Owner</u>

Kislev Realty Investments LLC

Operator

Spotlight Theater

Zoning Comparison Table		
	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



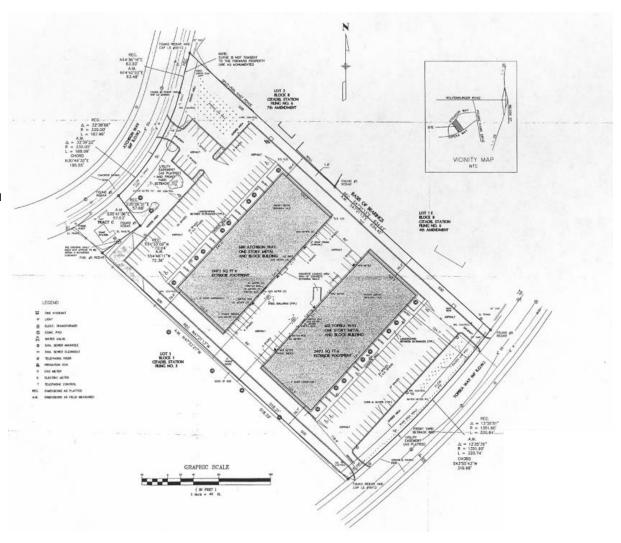
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General Notes

- Approval of this Use by Special Review Tenant Finish 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 General Industrial I-2.
- 3) The number of parking spaces has been set based on the proposed uses on this USR - Tenant Finish 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 - Tenant Finish

Operational Notes

- 1) No site changes proposed
- Suite #400 occupies 5,000 square feet within 680 Atchison Way
- 3) Hours of operation vary



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