

ORDINANCE NO. 2018-033

**AN ORDINANCE APPROVING THE CRYSTAL VALLEY RANCH PLANNED
DEVELOPMENT PLAN AMENDMENT NO. 5**

WHEREAS, proper application has been made by Richmond American Homes of Colorado, Inc. for a major amendment to the Crystal Valley Ranch Planned Development Plan ("PD Plan") for the property described in *Exhibit 1* ("Property"). The Property comprises of use area PA-4 on the PD Plan;

WHEREAS, the proposed amendment reduces the maximum number of dwelling units allowed on the Property from 290 to 238;

WHEREAS, the proposed amendment complies with Title 17 of the Castle Rock Municipal Code, the Town's Vision 2030 and the Comprehensive Master Plan; and

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

**NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN
OF CASTLE ROCK, COLORADO:**

Section 1. Planned Development Plan Approval. The Crystal Valley Ranch Planned Development Plan Amendment No. 5 in the form attached as *Exhibit 2* is hereby approved.

Section 2. Effective Date. With the effective date of this Ordinance, the Property is subject to the Castle Rock Municipal Code and all ordinances, resolutions, rules and regulations of the Town.

Section 3. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

Section 4. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 4th day of September, 2018 by a vote of 6 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this 18th day of 2018, by the Town Council of the Town of Castle Rock by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jennifer Green, Mayor

Approved as to form:

Approved as to content:

Robert J. Slentz, Town Attorney

Bill Detweiler, Director, Development Services