

CROWSNEST PLANNED DEVELOPMENT

CASTLE PINES, COLORADO

LOCATED IN SECTION 7,8,9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO
794.506 ACRES ~ 3,965 RES LOTS / MIN. 550,000 SF COMMERCIAL

GENERAL PROVISIONS

1. AUTHORITY
THIS DEVELOPMENT PLAN IS AUTHORIZED BY SECTION 15 – PLANNED DEVELOPMENT DISTRICT OF THE CITY OF CASTLE PINES ZONING ORDINANCE ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

2. APPLICABILITY
THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OR CITY COUNCIL.

3. ADOPTION
THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES THAT THIS DEVELOPMENT PLAN FOR CROWSNEST PLANNED DEVELOPMENT IS IN GENERAL CONFORMITY WITH THE CITY COMPREHENSIVE PLAN; IS AUTHORIZED BY THE PROVISION OF SECTION 15 OF THE CITY ZONING ORDINANCE; AND THAT SUCH SECTION 15 AND THIS DEVELOPMENT PLAN COMPLY WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

4. RELATIONSHIP TO CITY REGULATIONS
THE PROVISIONS OF THIS DEVELOPMENT PLAN AND THE ANNEXATION AGREEMENT APPROVED CONCURRENTLY WITH THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THE CROWSNEST PLANNED DEVELOPMENT, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN OR THE ANNEXATION AGREEMENT DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE CITY ZONING ORDINANCE, OR ANY OTHER APPLICABLE ORDINANCES OR REGULATIONS OF CASTLE PINES, SHALL BE APPLICABLE.

5. ENFORCEMENT
TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PLANNED DEVELOPMENT AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THE DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF THE CITY OF CASTLE PINES AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE CITY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

6. CONFLICT
WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN UNLESS DETERMINED OTHERWISE BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

7. MAXIMUM LEVEL OF DEVELOPMENT
THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL MIXED USE AND COMMERCIAL INTENSITY APPROVED FOR DEVELOPMENT WITHIN THE PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS APPROVED DENSITY TRANSFERS, IF ANY). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT FOR MIXED USE AND COMMERCIAL PROPERTIES MAY BE LESS DUE TO SUBDIVISION OR SITE IMPROVEMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE CITY COUNCIL.

8. PROJECT TRACKING
AT THE TIME OF THE SITE IMPROVEMENT PLAN OR SUBDIVISION FINAL PLAT, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT PLAN, TO DATE, ALONG WITH THE FINAL PLAT SUBMITTAL TO THE COMMUNITY DEVELOPMENT DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED. THE SUMMARY MUST BE INCLUDED ON THE APPLICABLE SITE IMPROVEMENT PLAN OR FINAL PLAT EXHIBIT.

9. VESTING
THE PLANNED DEVELOPMENT CONSTITUTES A SITE-SPECIFIC DEVELOPMENT PLAN AND THAT VESTED RIGHTS FOR A PERIOD OF 20 YEARS HAVE BEEN GRANTED.

CITY CERTIFICATION

THIS REZONING REQUEST TO PLANNED DEVELOPMENT HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE (ORDINANCE OR MOTION NUMBER AND DATE) APPROVING THE PLANNED DEVELOPMENT AND ALL APPLICABLE CITY REGULATIONS.

CITY OF CASTLE PINES, MAYOR _____ DATE _____

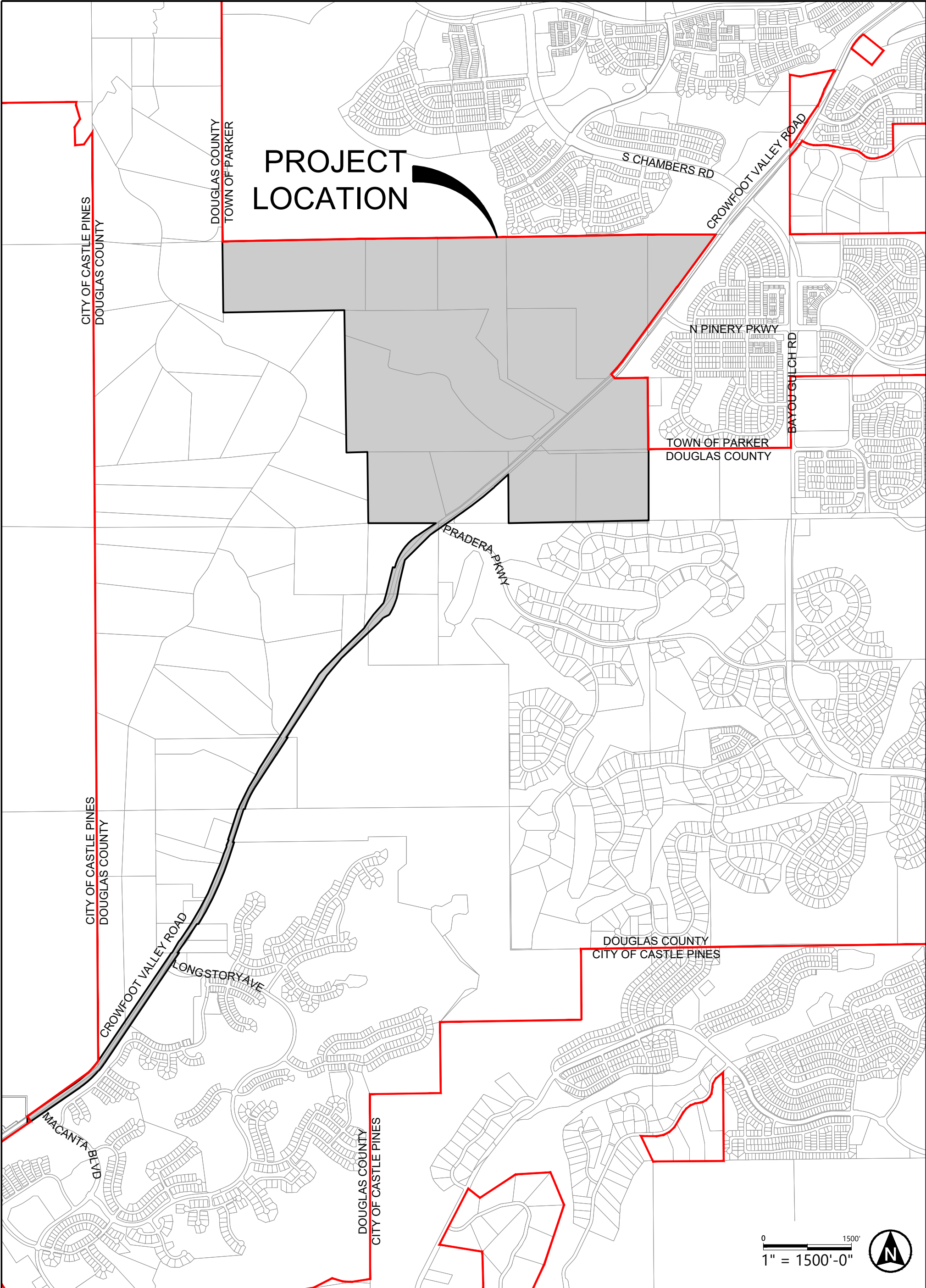
DIRECTOR, COMMUNITY DEVELOPMENT _____ DATE _____

CLERK AND RECORDER CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON
THIS _____ OF _____, 20____, A.D. AT ____ O'CLOCK A.M./P.M.,
AND WAS RECORDED PER RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

VICINITY MAP



PURPOSE STATEMENT

THE PURPOSE OF THIS PLANNED DEVELOPMENT (PD) IS TO ENCOURAGE INNOVATIVE AND CREATIVE DESIGN, TO FACILITATE A MIX OF USES, AND TO ESTABLISH A COHESIVE DEVELOPMENT PATTERN THAT IS COMPATIBLE WITH THE COMMUNITY CHARACTER OF THE CITY OF CASTLE PINES, INCLUDING RESIDENTIAL, COMMERCIAL, MIXED USE, AND OPEN SPACE USES. GROWTH SHALL OCCUR IN A PHASED AND CONTIGUOUS MANNER TO AVOID THE COSTLY, PREMATURE EXTENSION OF BASIC INFRASTRUCTURE.

- DEVELOPMENT WITHIN THIS PD SHALL BE DESIGNED TO:
- ENSURE THAT PROVISIONS ARE MADE FOR OPEN SPACE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THIS PD AND ANY APPLICABLE ANNEXATION AGREEMENT;
 - PROVIDE A PROCESS TO IDENTIFY AND ADDRESS ENVIRONMENTALLY AND VISUALLY SENSITIVE AREAS, IF PRESENT, THROUGH THE SIP AND PLAT PROCESSES AND IN COMPLIANCE WITH APPLICABLE REGULATORY REQUIREMENTS
 - PROMOTE LAYOUT, DESIGN AND CONSTRUCTION OF DEVELOPMENT THAT IS SENSITIVE TO THE NATURAL LANDFORM AND ENVIRONMENTAL CONDITIONS OF THE PROJECT AREA AND SURROUNDING AREA, AS DETERMINED THROUGH SUBSEQUENT REVIEW AND APPROVALS;
 - PROVIDE NEIGHBORHOOD / COMMUNITY EMPLOYMENT IN COMMERCIAL AND MIXED USE CENTERS, AS APPROVED THROUGH THIS PD AND SUBSEQUENT ENTITLEMENTS;
 - ENSURE THE ADEQUACY OF PUBLIC FACILITIES TO ACCOMMODATE DEVELOPMENT GROWTH THROUGH COORDINATED, PHASED INFRASTRUCTURE PLANNING;
 - PROMOTE A COMPATIBLE MIX OF HOUSING TYPES CONSISTENT WITH THIS PD;
 - ENCOURAGE THE PROVISION OF DWELLINGS WITH A RANGE OF ATTAINABLE OPTIONS, WHERE FEASIBLE AND AS MAY BE IMPLEMENTED THROUGH SUBSEQUENT APPROVALS; AND
 - OTHERWISE IMPLEMENT THE STATED PURPOSE AND INTENT OF SECTION 15 OF THE CITY OF CASTLE PINES ZONING ORDINANCE AND THE CITY COMPREHENSIVE PLAN.

THIS PD IS CHARACTERIZED BY A COHESIVE NEIGHBORHOOD IN TERMS OF SCALE AND IDENTITY AND IS INTENDED TO BE IN CHARACTER WITH THE CITY OF CASTLE PINES.

DEVELOPMENT NOTES

1. PLANNING AREAS, ROADS, ACCESS POINTS, STORMWATER DETENTION, PARKS, OPEN SPACE AND TRAILS ARE CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATION AND REFINEMENT THROUGH THE SIP AND PLAT PROCESSES, CONSISTENT WITH THIS PD.
2. THE BOUNDARIES OF EACH PLANNING AREA ARE CONCEPTUAL AND ARE SUBJECT TO MINOR ADJUSTMENTS, PROVIDED SUCH ADJUSTMENTS DO NOT ALTER MAXIMUM DENSITIES, MINIMUM OPEN SPACE OR OTHER DEVELOPMENT REQUIREMENTS SET FORTH IN THIS PLAN.
3. AT THE TIME OF SITE IMPROVEMENT PLAN AND FINAL PLAT, REQUIRED PARKS AND OPEN SPACE DELINEATION AND DEDICATION WILL BE DEFINED BASED ON THE REQUIREMENTS IN THE ANNEXATION AGREEMENT AND THE FINAL USE AND RESIDENTIAL CALCULATION.
4. LANDSCAPE BUFFERS, SETBACKS, AND TRANSITIONAL TREATMENTS WILL BE EVALUATED AND ESTABLISHED DURING THE SITE IMPROVEMENT PLAN (SIP) REVIEW PROCESS.
5. FINAL ROADWAY DESIGN TO BE ESTABLISHED AT TIME OF FINAL PLAT APPROVAL.
6. A BURROWING OWL SURVEY WILL BE CONDUCTED IF WORK IS TO OCCUR WITHIN THE NESTING AND BREEDING SEASON, FROM MARCH 15 THROUGH OCTOBER 31.
7. A RAPTOR NEST SURVEY WILL BE CONDUCTED ONE WEEK PRIOR TO CONSTRUCTION TO DETERMINE THE PRESENCE OF ANY NESTS.

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PROJECT TEAM

APPLICANT
VT CROWFOOT VALLEY LANDCO LLC
8678 CONCORD CENTER DR, STE 200
ENGLEWOOD, COLORADO 80112
PHONE: 303.346.7006

PLANNER / LANDSCAPE ARCHITECT
LJA
1765 WEST 121st AVENUE, SUITE 300
WESTMINSTER, COLORADO 80234
PHONE: 303.421.4224

CIVIL ENGINEER
LJA
1765 WEST 121st AVENUE, SUITE 300
WESTMINSTER, COLORADO 80234
PHONE: 303.421.4224

SURVEYOR
LJA
1765 WEST 121st AVENUE, SUITE 300
WESTMINSTER, COLORADO 80234
PHONE: 303.421.4224

LJA

**Planning &
Landscape Architecture**

Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture
1765 West 121st Ave, Suite 300
Westminster, CO 80234
P 303.421.4224

No.	Rev. Date:
1	10/31/2025
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Crowsnest PD
Castle Pine, Colorado

COVER SHEET
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CROWSNEST PLANNED DEVELOPMENT

CASTLE PINES, COLORADO

LOCATED IN SECTION 7,8,9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO
794.506 ACRES ~ 3,965 RES LOTS / MIN. 550,000 SF COMMERCIAL

RPD-2025-001

OWNERSHIP CERTIFICATION #1

ARLA LAND HOLDINGS, LLC

BY: REPRESENTATIVE OF ARLA LAND HOLDINGS, LLC

STATE OF COLORADO)
COUNTY OF)SS

THE **CROWSNEST PLANNED DEVELOPMENT** WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20 ____.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNERSHIP CERTIFICATION #2

CROWFOOT ACRES, LLC

BY: REPRESENTATIVE OF CROWFOOT ACRES, LLC

STATE OF COLORADO)
COUNTY OF)SS

THE **CROWSNEST PLANNED DEVELOPMENT** WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20 ____.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNERSHIP CERTIFICATION #3

CROWFOOT CASTLE LLC

BY: REPRESENTATIVE OF CROWFOOT CASTLE LLC

STATE OF COLORADO)
COUNTY OF)SS

THE **CROWSNEST PLANNED DEVELOPMENT** WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20 ____.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNERSHIP CERTIFICATION #4

CROWFOOT HILLS LLC

BY: REPRESENTATIVE OF CROWFOOT HILLS LLC

STATE OF COLORADO)
COUNTY OF)SS

THE **CROWSNEST PLANNED DEVELOPMENT** WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20 ____.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNERSHIP CERTIFICATION #5

DOUGLAS S. AUSTIN

BY: REPRESENTATIVE OF DOUGLAS S. AUSTIN

STATE OF COLORADO)
COUNTY OF)SS

THE **CROWSNEST PLANNED DEVELOPMENT** WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20 ____.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNERSHIP CERTIFICATION #6

NDIRA, INC FBO DOUGLAS S. AUSTIN ROTH IRA

BY: REPRESENTATIVE OF NDIRA, INC FBO DOUGLAS S. AUSTIN ROTH IRA

STATE OF COLORADO)
COUNTY OF)SS

THE **CROWSNEST PLANNED DEVELOPMENT** WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20 ____.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNERSHIP CERTIFICATION #7

PINAKA HOLDINGS LLC

BY: REPRESENTATIVE OF PINAKA HOLDINGS LLC

STATE OF COLORADO)
COUNTY OF)SS

THE **CROWSNEST PLANNED DEVELOPMENT** WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20 ____.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNERSHIP CERTIFICATION #8

SNAPARCH LLC

BY: REPRESENTATIVE OF SNAPARCH LLC

STATE OF COLORADO)
COUNTY OF)SS

THE **CROWSNEST PLANNED DEVELOPMENT** WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20 ____.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNERSHIP CERTIFICATION #9

6224 N CROWFOOT VALLEY RD LLC

BY: REPRESENTATIVE OF 6224 N CROWFOOT VALLEY RD LLC

STATE OF COLORADO)
COUNTY OF)SS

THE **CROWSNEST PLANNED DEVELOPMENT** WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20 ____.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

TITLE VERIFICATION

I/WE _____, **(ONE OF THE FOLLOWING: QUALIFIED TITLE INSURANCE COMPANY, TITLE COMPANY, TITLE ATTORNEY, OR ATTORNEY AT LAW)**, DULY QUALIFIED, INSURED OR LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNED IN FEE SIMPLE BY _____ AT THE TIME OF THIS APPLICATION.

NAME OF AUTHORIZED OFFICIAL _____ DATE _____
NAME OF COMPANY _____

STATE OF COLORADO)
COUNTY OF)SS

THE CROWSNEST PLANNED DEVELOPMENT WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20 ____.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNERSHIP GROUP

LAND OWNERS #1

ARLA LAND HOLDINGS, LLC
16781 E. LAKE AVENUE
AURORA, CO 80016
PARCEL: 234909000010, 234908000031

LAND OWNERS #2

CROWFOOT ACRES, LLC
251 LITTLE FALLS DRIVE
WILMINGTON, DE 19808
PARCEL: 234908000003, 234907000023
234908200003

LAND OWNERS #3

CROWFOOT CASTLE LLC
4900 BLUEGATE DRIVE
HIGHLANDS RANCH, CO 80130
PARCEL: 234908000037, 234908000038
234908000041, 234908000042

LAND OWNERS #4

CROWFOOT HILLS LLC
4900 BLUEGATE DRIVE
HIGHLANDS RANCH, CO 80130
PARCEL: 234908000003

LAND OWNERS #5

DOUGLAS S. AUSTIN
6117 CROWFOOT VALLEY ROAD
PARKER, CO 80134
PARCEL: 234908001002

LAND OWNERS #6

NDIRA, INC FBO DOUGLAS S. AUSTIN ROTH IRA
1070 W. CENTURY DRIVE
LOUISVILLE, CO 80027
PARCEL: 234908000015

LAND OWNERS #7

PINAKA HOLDINGS LLC
7208 S. UKRAINE STREET
AURORA, CO 80016
PARCEL: 234908200001

LAND OWNERS #8

SNAPARCH LLC
7206 S. YANTLEY WAY
AURORA, CO 80116
PARCEL: 234908000019

LAND OWNERS #9

6224 N CROWFOOT VALLEY RD LLC
110 FRONT ST STE 400
JUPITER, FL 33477
PARCEL: 234908400001, 234908000034,
234908000037

LJA

Planning &
Landscape Architecture

Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture
1765 West 121st Ave, Suite 300
Westminster, CO 80234
P 303.421.4224

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Crowsnest PD
Castle Pine, Colorado

OWNER SIGNATURES /
CERTIFICATIONS
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CROWSNEST PLANNED DEVELOPMENT

CASTLE PINES, COLORADO

LOCATED IN SECTION 7,8,9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO
794.506 ACRES ~ 3,965 RES LOTS / MIN. 550,000 SF COMMERCIAL

LEGAL DESCRIPTION

A PARCEL OF LANDING BEING A PORTION OF SECTIONS 7, 8, 9, 17, 18, 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND SECTIONS 24 AND 25, BOTH IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE EAST END BY A RECOVERED 1.25" AXEL AND AT THE WEST END BY A 3-1/4" ALUMINUM CAP ON 1" STEEL PIN STAMPED 'AZTEC CONSULTANTS 1/4 S24/S19 T7S R67W R66W 1999 LS 17666" PER THE MONUMENT RECORD RECORDED AT INDEX 3L, AUGUST 6, 1999, BEING ASSUMED TO BEAR SOUTH 89° 46' 46" WEST.

BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 19;

THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, SOUTH 89° 46' 46" WEST A DISTANCE OF 1,032.82 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD AND THE TRUE POINT OF BEGINNING;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE OF SAID CROWFOOT VALLEY ROAD, THE FOLLOWING TWO (2) COURSES:

- NORTH 30° 37' 11" EAST, A DISTANCE OF 245.69 FEET;
- NORTH 38° 51' 41" EAST, A DISTANCE OF 67.53 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID CROWFOOT VALLEY ROAD, AS DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 9739574 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON SAID WESTERLY LINE, THE FOLLOWING TWO (2) COURSES:

- NORTH 34° 07' 19" EAST, A DISTANCE OF 155.13 FEET TO A POINT OF CURVATURE;
- NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 01° 54' 12", A RADIUS OF 5680.00 FEET, AN ARC DISTANCE OF 188.69 FEET, A CHORD BEARING NORTH 33° 10' 13" EAST, AND A CHORD DISTANCE OF 188.68 FEET TO A POINT OF NON-TANGENT CURVE, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD DESCRIBED IN THE GENERAL WARRANTY DEEDS RECORDED UNDER RECEPTION NOS. 9739570, 9739560, 9739561 AND 9739567 AND A POINT OF NON-TANGENT CURVE;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIFTEEN (15) COURSES:

- NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 06° 30' 45", A RADIUS OF 5680.00 FEET, AN ARC DISTANCE OF 645.62 FEET, A CHORD BEARING NORTH 28° 57' 14" EAST, AND A CHORD DISTANCE OF 645.27 FEET TO A POINT OF NON-TANGENCY;
- NORTH 22° 05' 41" EAST, A DISTANCE OF 595.99 FEET;
- NORTH 22° 05' 41" EAST, A DISTANCE OF 330.80 FEET, TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19;
- NORTH 00° 24' 33" WEST ON SAID WEST LINE, A DISTANCE OF 32.59 FEET;
- NORTH 22° 48' 59" EAST, A DISTANCE OF 103.21 FEET;
- NORTH 71° 59' 14" WEST, A DISTANCE OF 13.41 FEET;
- NORTH 18° 00' 46" EAST, A DISTANCE OF 601.95 FEET;
- NORTH 89° 18' 46" EAST, A DISTANCE OF 7.40 FEET;
- NORTH 18° 46' 54" EAST, A DISTANCE OF 61.69 FEET;
- NORTH 26° 03' 26" EAST, A DISTANCE OF 400.55 FEET;
- NORTH 30° 34' 16" EAST, A DISTANCE OF 708.60 FEET;
- NORTH 33° 50' 30" EAST, A DISTANCE OF 365.97 FEET;
- NORTH 31° 59' 38" EAST, A DISTANCE OF 1,443.10 FEET;
- NORTH 44° 48' 44" EAST, A DISTANCE OF 550.06 FEET;
- NORTH 44° 58' 38" EAST, A DISTANCE OF 612.35 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD DESCRIBED IN THE GENERAL WARRANTY DEEDS RECORDED UNDER RECEPTION NOS. 9763106 AND 9749082 AND IN RESOLUTION NO. R-99-038 RECORDED UNDER RECEPTION NO. 9710230;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING NINE (9) COURSES:

- NORTH 34° 02' 38" EAST, A DISTANCE OF 131.43 FEET;
- NORTH 35° 31' 25" EAST, A DISTANCE OF 168.05 FEET;
- NORTH 40° 51' 05" EAST, A DISTANCE OF 301.43 FEET;
- NORTH 13° 36' 40" EAST, A DISTANCE OF 155.21 FEET;
- NORTH 13° 53' 15" EAST, A DISTANCE OF 521.81 FEET;
- SOUTH 76° 06' 45" EAST, A DISTANCE OF 38.06 FEET;
- NORTH 18° 31' 48" EAST, A DISTANCE OF 53.93 FEET TO A POINT ON A NON-TANGENT CURVE;
- NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 39° 16' 51", A RADIUS OF 1014.00 FEET, AN ARC DISTANCE OF 695.18 FEET, A CHORD BEARING NORTH 36° 33' 58" EAST, AND A CHORD DISTANCE OF 681.64 FEET TO A POINT OF TANGENCY;
- NORTH 56° 12' 12" EAST, A DISTANCE OF 412.83 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8;

THENCE ON SAID SOUTH LINE, SOUTH 89° 59' 26" WEST, A DISTANCE OF 1,258.35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8, BEING A 2-1/2" ALUMINUM CAP STAMPED "ARCHER & ASSOC. LS 6935 1991";

THENCE ON THE WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8, NORTH 00° 47' 44" WEST, A DISTANCE OF 1,327.71 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8, BEING A 2-1/2" ALUMINUM CAP STAMPED "ARCHER & ASSOC. LS 6935 1991", AND A POINT ON THE EASTERLY LINE OF CASTLE PARK RANCH, PHASE 2 RECORDED UNDER RECEPTION NO. 9409522;

THENCE ON SAID EASTERLY LINE OF CASTLE PARK RANCH, PHASE 2, THE FOLLOWING FOUR (4) COURSES:

- SOUTH 88° 52' 01" WEST, A DISTANCE OF 387.18 FEET;
- NORTH 00° 48' 58" WEST, A DISTANCE OF 2,654.53 FEET;
- SOUTH 88° 53' 19" WEST, A DISTANCE OF 2,263.17 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7, BEING A 3-1/4" ALUMINUM CAP STAMPED "AZTEC LS 38367";
- NORTH 00° 34' 18" WEST, ON THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 1,322.91 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 7, BEING A 3-1/4" ALUMINUM CAP STAMPED "AZTEC LS 38367" AND A POINT ON THE AFORESAID SOUTHERLY LINE OF THE CITY OF PARKER AS SHOWN ON THE HESS RANCH ANNEXATION PLAT AT RECEPTION NO. 2003146584 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY LINE OF SAID HESS RANCH ANNEXATION, THE FOLLOWING TWELVE (12) COURSES:

- NORTH 88° 47' 27" EAST, ON THE NORTH LINE OF THE NORTH EAST QUARTER OF SAID SECTION 7, A DISTANCE OF 2,645.04 FEET TO THE NORTHWEST CORNER OF SECTION 8 BEING A 2" ALUMINUM CAP STAMPED "WESTERN STATES SURVEYING INC. LS 33202";
- NORTH 89° 25' 25" EAST, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 2,643.09 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 8, BEING A 2-1/2" ALUMINUM CAP STAMPED "PLS 36057";
- NORTH 88° 56' 49" EAST, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 2,639.06 FEET TO THE NORTHEAST CORNER OF SAID SECTION 8, BEING A 3-1/4" ALUMINUM CAP STAMPED " ARCHER AND ASSOC. LS 6935 1986";
- ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, NORTH 89° 57' 40" EAST, A DISTANCE OF 1,276.70 FEET;
- SOUTH 36° 22' 13" WEST, A DISTANCE OF 1,217.00 FEET;
- NORTH 53° 37' 47" WEST, A DISTANCE OF 3.00 FEET;
- SOUTH 36° 22' 13" WEST, A DISTANCE OF 925.49 FEET;
- SOUTH 36° 21' 41" WEST, A DISTANCE OF 809.38 FEET TO A POINT OF CURVATURE;
- SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 11° 08' 12", A RADIUS OF 1584.00 FEET, AN ARC DISTANCE OF 307.88 FEET, A CHORD BEARING SOUTH 41° 55' 47" WEST, AND A CHORD DISTANCE OF 307.40 FEET TO A POINT OF NON-TANGENCY;
- SOUTH 42° 34' 14" EAST, A DISTANCE OF 105.55 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8;
- ON SAID NORTH LINE, NORTH 89° 24' 06" EAST, A DISTANCE OF 615.99 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 8, BEING A 3-1/4" ALUMINUM CAP STAMPED "ARCHER & ASSOC. LS 6935 1986";
- ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, SOUTH 00° 21' 55" EAST, A DISTANCE OF 1,388.03 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2024043215 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER

THENCE ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, SOUTH 00° 21' 55" EAST, A DISTANCE OF 1,320.92 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8 AS CALCULATED FROM FOUND REFERENCE MONUMENTS PER THE MONUMENT RECORD RECORDED AT INDEX REFERENCE NO. 9-R, FEBRUARY 13, 1990 ;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, SOUTH 89° 59' 26" WEST, A DISTANCE OF 2,613.81 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8, BEING A 2.5" ALUMINUM DISK STAMPED "PLS 6935" FLUSH WITH SURFACE;

THENCE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, NORTH 00° 31' 06" WEST, A DISTANCE OF 910.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD DESCRIBED IN RESOLUTION NO. R-99-038 RECORDED UNDER RECEPTION NO. 9710230, THE GENERAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 9763106;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THIRTY (30) COURSES:

- SOUTH 47° 53' 27" WEST, A DISTANCE OF 233.30 FEET TO A POINT OF CURVATURE;
- SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 00° 54' 18", A RADIUS OF 7689.00 FEET, AN ARC DISTANCE OF 121.45 FEET, A CHORD BEARING SOUTH 48° 20' 34" WEST, AND A CHORD DISTANCE OF 121.45 FEET TO A POINT OF NON-TANGENCY;
- SOUTH 41° 12' 15" EAST, A DISTANCE OF 3.00 FEET TO A POINT ON A NON-TANGENT CURVE;
- SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 04° 03' 01", A RADIUS OF 7692.09 FEET, AN ARC DISTANCE OF 543.76 FEET, A CHORD BEARING SOUTH 50° 49' 16" WEST, AND A CHORD DISTANCE OF 543.65 FEET TO A POINT OF NON-TANGENCY;
- SOUTH 50° 28' 20" WEST, A DISTANCE OF 201.83 FEET;
- SOUTH 57° 48' 17" WEST, A DISTANCE OF 248.84 FEET;
- SOUTH 55° 19' 31" WEST, A DISTANCE OF 116.48 FEET;
- SOUTH 55° 15' 51" WEST, A DISTANCE OF 375.45 FEET;
- SOUTH 45° 09' 44" WEST, A DISTANCE OF 489.95 FEET TO A POINT ON A NON-TANGENT CURVE;
- SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 13° 33' 16", A RADIUS OF 741.18 FEET, AN ARC DISTANCE OF 175.34 FEET, A CHORD BEARING SOUTH 42° 33' 55" WEST, AND A CHORD DISTANCE OF 174.93 FEET TO A POINT OF NON-TANGENCY;
- SOUTH 13° 53' 15" WEST, A DISTANCE OF 431.67 FEET;
- SOUTH 09° 56' 39" WEST, A DISTANCE OF 218.12 FEET;
- SOUTH 13° 53' 15" WEST, A DISTANCE OF 65.29 FEET TO A POINT OF CURVATURE;
- SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 19° 04' 39", A RADIUS OF 1065.00 FEET, AN ARC DISTANCE OF 354.61 FEET, A CHORD BEARING SOUTH 23° 25' 34" WEST, AND A CHORD DISTANCE OF 352.97 FEET TO A POINT OF NON-TANGENCY;
- SOUTH 64° 14' 04" WEST, A DISTANCE OF 123.15 FEET TO A POINT ON A NON-TANGENT CURVE;
- SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 07° 25' 31", A RADIUS OF 1006.51 FEET, AN ARC DISTANCE OF 130.44 FEET, A CHORD BEARING SOUTH 42° 37' 36" WEST, AND A CHORD DISTANCE OF 130.35 FEET TO A POINT OF TANGENCY;
- SOUTH 46° 20' 22" WEST, A DISTANCE OF 267.33 FEET;
- SOUTH 46° 20' 03" WEST, A DISTANCE OF 310.46 FEET;
- NORTH 43° 40' 00" WEST, A DISTANCE OF 1.50 FEET;
- SOUTH 46° 20' 04" WEST, A DISTANCE OF 370.86 FEET;
- SOUTH 40° 26' 30" WEST, A DISTANCE OF 426.29 FEET;
- SOUTH 33° 06' 31" WEST, A DISTANCE OF 1238.11 FEET;
- SOUTH 56° 53' 29" EAST, A DISTANCE OF 1.50 FEET;

- SOUTH 33° 06' 31" WEST, A DISTANCE OF 143.44 FEET;
- NORTH 89° 15' 27" EAST, A DISTANCE OF 25.03 FEET;
- SOUTH 33° 10' 58" WEST, A DISTANCE OF 384.10 FEET;
- NORTH 76° 13' 43" WEST, A DISTANCE OF 1.58 FEET;
- SOUTH 33° 06' 24" WEST, A DISTANCE OF 737.55 FEET TO A POINT OF CURVATURE;
- SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 15° 06' 27", A RADIUS OF 1566.95 FEET, AN ARC DISTANCE OF 413.17 FEET, A CHORD BEARING SOUTH 25° 33' 11" WEST, AND A CHORD DISTANCE OF 411.97 FEET TO A POINT OF NON-TANGENCY;

- SOUTH 18° 28' 10" WEST, A DISTANCE OF 24.18 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID NORTH LINE, SOUTH 89° 18' 46" WEST, A DISTANCE OF 21.43 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD DESCRIBED IN THE POSSESSION AND USE AGREEMENT RECORDED UNDER RECEPTION NO. 9807283, THE WARRANTY DEED RECORDED UNDER RECEPTION NO. 9760261 AND RECEPTION NO. 9760262;

THENCE ON SAID EASTERLY LINE, THE FOLLOWING ELEVEN (11) COURSES:

- SOUTH 18° 00' 06" WEST, A DISTANCE OF 651.71 FEET;
- NORTH 89° 18' 46" EAST, A DISTANCE OF 21.11 FEET;
- SOUTH 18° 00' 06" WEST, A DISTANCE OF 287.64 FEET TO A POINT OF CURVATURE;
- SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 13° 37' 03", A RADIUS OF 5800.00 FEET, AN ARC DISTANCE OF 1378.50 FEET, A CHORD BEARING SOUTH 24° 48' 38" WEST, AND A CHORD DISTANCE OF 1375.25 FEET TO A POINT OF NON-TANGENCY;
- SOUTH 89° 46' 46" WEST, A DISTANCE OF 26.22 FEET;
- SOUTH 39° 08' 20" WEST, A DISTANCE OF 23.09 FEET;
- SOUTH 39° 18' 17" WEST, A DISTANCE OF 1.00 FEET TO A POINT ON A NON-TANGENT CURVE;
- SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 02° 07' 51", A RADIUS OF 5775.00 FEET, AN ARC DISTANCE OF 214.77 FEET, A CHORD BEARING SOUTH 33° 03' 24" WEST, AND A CHORD DISTANCE OF 214.76 FEET TO A POINT OF TANGENCY;
- SOUTH 34° 07' 19" WEST, A DISTANCE OF 126.89;
- SOUTH 34° 07' 19" WEST, A DISTANCE OF 282.26 FEET;

- NORTH 89° 46' 46" EAST, A DISTANCE OF 30.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD, AS SHOWN ON THE PLAT OF CANYONS SOUTH FILING NO. 5 RECORDED UNDER RECEPTION NO. 2024053329 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, AS SHOWN ON SAID PLAT OF CANYONS SOUTH FILING NO 5, THE PLAT OF CANYONS SOUTH FILING NO. 4 RECORDED UNDER RECEPTION NO. 2024038530, AND THE PLAT OF CANYONS SOUTH FILING NO. 1A RECORDED UNDER RECEPTION NO. 2008047805, THE FOLLOWING SEVEN (7) COURSES:

- SOUTH 34° 07' 23" WEST, A DISTANCE OF 2,486.16 FEET TO A POINT OF CURVATURE;
- SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 03° 53' 05", A RADIUS OF 1707.00 FEET, AN ARC DISTANCE OF 115.73 FEET, A CHORD BEARING SOUTH 36° 03' 56" WEST, AND A CHORD DISTANCE OF 115.71 FEET TO A POINT OF NON-TANGENCY;
- SOUTH 34° 14' 13" WEST, A DISTANCE OF 49.08 FEET;
- SOUTH 54° 04' 53" WEST, A DISTANCE OF 16.04 FEET TO A POINT ON A NON-TANGENT CURVE;
- SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 00° 23' 46", A RADIUS OF 1707.00 FEET, AN ARC DISTANCE OF 11.80 FEET, A CHORD BEARING SOUTH 40° 22' 03" WEST, AND A CHORD DISTANCE OF 11.80 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A POINT OF NON-TANGENT CURVE;
- SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 14° 47' 52", A RADIUS OF 1707.00 FEET, AN ARC DISTANCE OF 440.87 FEET, A CHORD BEARING SOUTH 47° 57' 51" WEST, AND A CHORD DISTANCE OF 439.64 FEET TO A POINT OF TANGENCY;
- SOUTH 55° 21' 47" WEST, A DISTANCE OF 1,204.47 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00° 20' 38" WEST, A DISTANCE OF 145.19 FEET THE SOUTHERLY BOUNDARY LINE OF THE CITY OF CASTLE PINES, AS SHOWN ON CITY OF CASTLE PINES NORTH ANNEXATION NO 3, RECORDED UNDER RECEPTION NO. 2009100329, ALSO BEING THE SOUTHERLY LINE OF CANYONS SUPERBLOCK PLAT NO. 1, RECORDED UNDER REC. NO. 2015090038;


THENCE ON SAID SOUTHERLY BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES:

- NORTH 55° 21' 44" EAST, A DISTANCE OF 1,122.70 FEET TO A POINT OF CURVATURE;
- NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 21° 14' 14", A RADIUS OF 1587.23 FEET, AN ARC DISTANCE OF 588.32 FEET, A CHORD BEARING NORTH 44° 44' 35" EAST, AND A CHORD DISTANCE OF 584.96 FEET TO A POINT OF TANGENCY;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE, ON THE NORTHERLY RIGHT-OF-WAY OF SAID CROWFOOT VALLEY ROAD DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 9739224 AND THE RULE AND ORDER RECORDED UNDER RECEPTION NO. 99060969, NORTH 34° 07' 23" EAST, A DISTANCE OF 2,404.17 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE ON SAID NORTH LINE, NORTH 89° 46' 46" EAST, A DISTANCE OF 11.36 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 34,608,695 SQUARE FEET OR 794.506 ACRES, MORE OR LESS.



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No.	Rev. Date:
1	10/31/2025
2	01/14/2026
3	02/09/2026
4	
5	
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Crowsnest PD
Castle Pine, Colorado

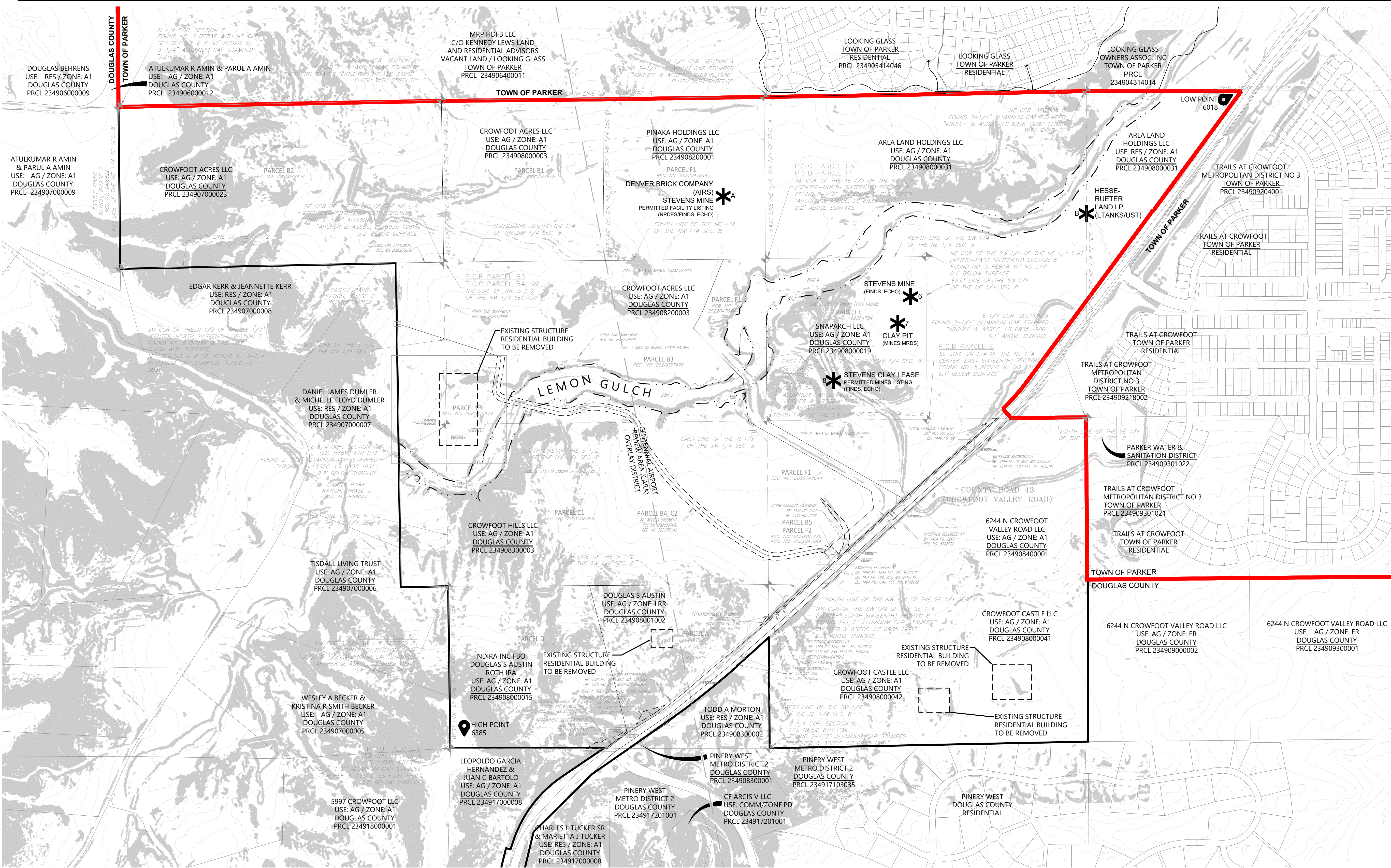
LEGAL DESCRIPTIONS
Sheet: 3 of 7

CROWSNEST PLANNED DEVELOPMENT

CASTLE PINES, COLORADO

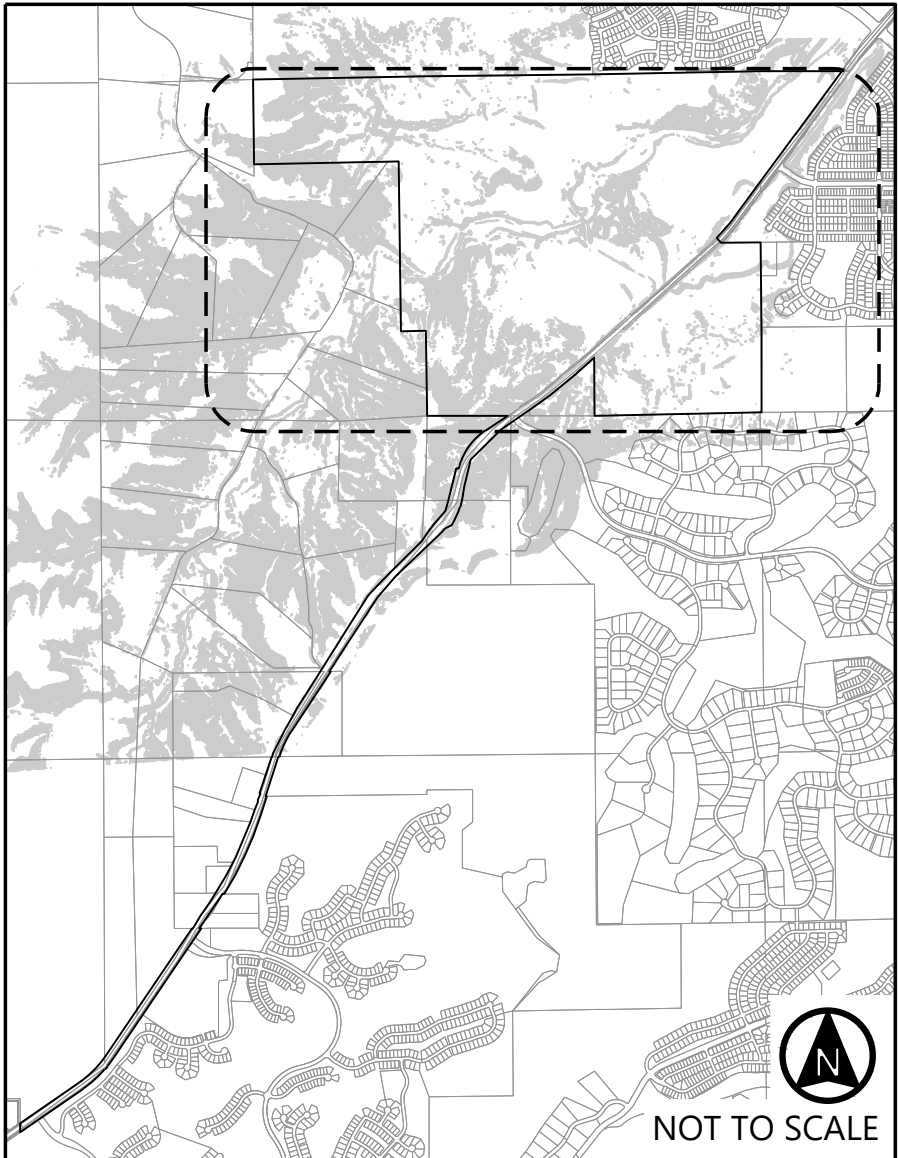
LOCATED IN SECTION 7,8,9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO
794.506 ACRES ~ 3,965 RES LOTS / MIN. 550,000 SF COMMERCIAL

EXISTING CONDITIONS



NOTE: ALTA PERFORMED BY OTHERS ON OR ABOUT 06/14/2023

KEY MAP



LEGEND

- PROPERTY LINE
- CENTENNIAL AIRPORT REVIEW AREA (CARA) OVERLAY DISTRICT
- MUNICIPAL BOUNDARY
- FLOODPLAIN ZONE 'A'
- 20%+ SLOPES
- POINTS (HIGH / LOW)
- POINTS OF INTEREST
RE: PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

LJA

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Crowsnest PD
Castle Pine, Colorado

EXISTING CONDITIONS

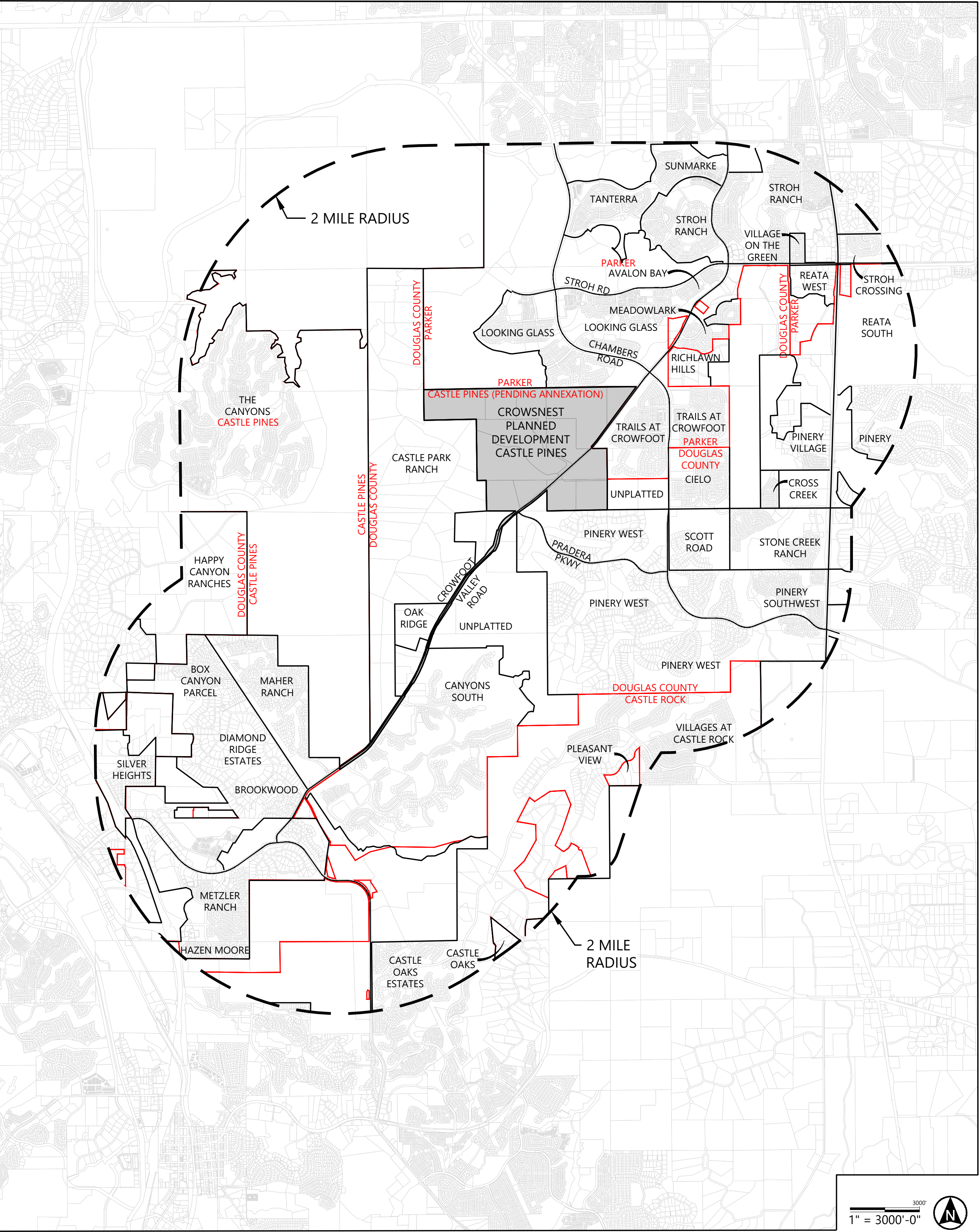
Sheet: 4 of 7

CROWSNEST PLANNED DEVELOPMENT

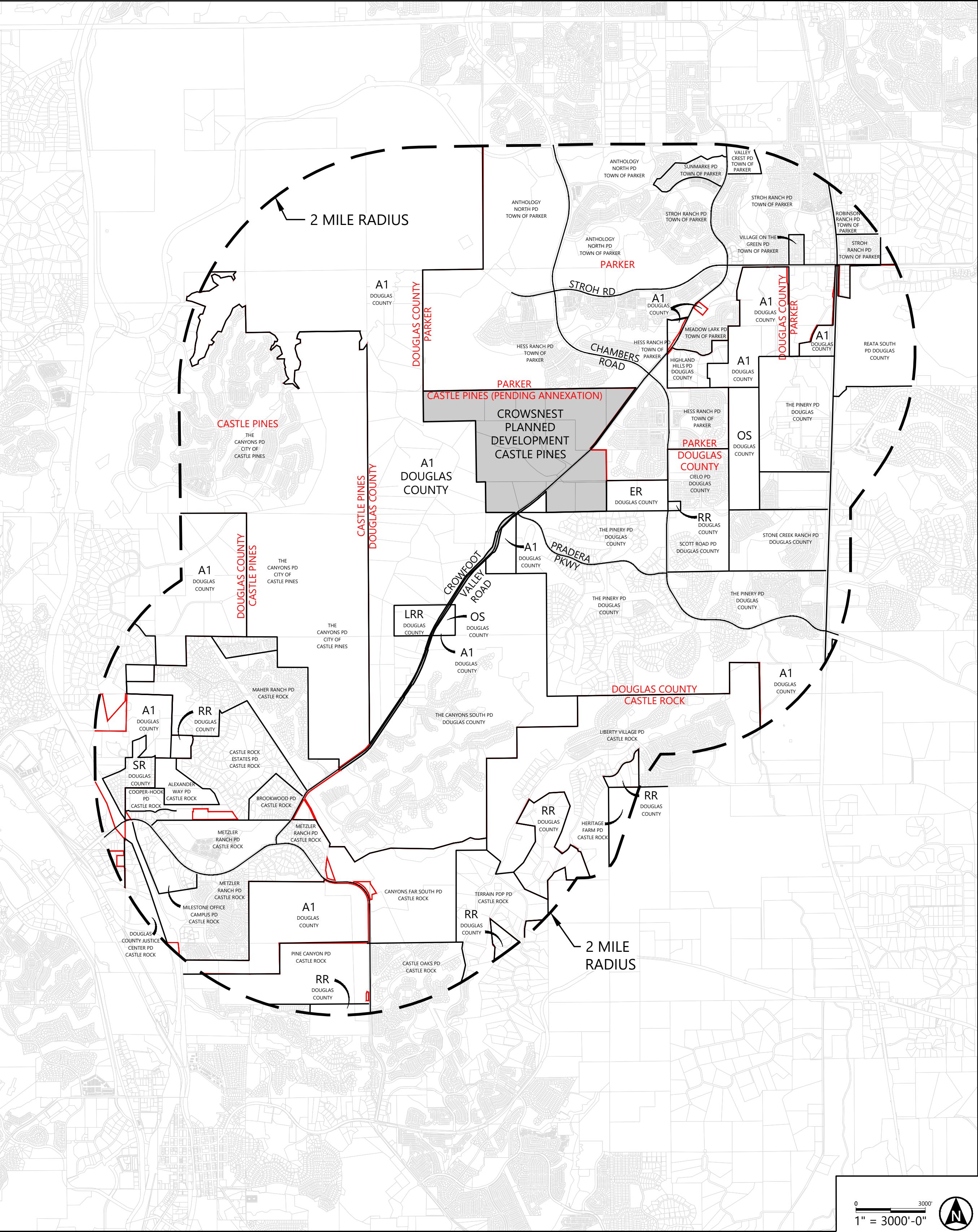
CASTLE PINES, COLORADO

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VICINITY SUBDIVISION MAP



VICINITY ZONING MAP



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Castle Pine, Colorado

VICINITY MAPS
Sheet: 5 of 7

CROWSNEST PLANNED DEVELOPMENT

CASTLE PINES, COLORADO

LOCATED IN SECTION 7,8,9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO
794.506 ACRES ~ 3,965 RES LOTS / MIN. 550,000 SF COMMERCIAL

RESIDENTIAL

PLANNING AREAS (PA 1-6)

THE RESIDENTIAL PLANNING AREAS ARE INTENDED TO PRIMARILY BE RESIDENTIAL IN CHARACTER, PROVIDING SINGLE FAMILY - DETACHED, SINGLE FAMILY - ATTACHED AND MULTIFAMILY AS WELL AS RELATED COMMUNITY USES. THE FOLLOWING CLASSIFICATIONS ARE INTENDED TO SET FORTH PROVISIONS AND DEVELOPMENT TYPES FOR EACH RESIDENTIAL LAND USE PLANNING AREA.

PRINCIPAL USES

- A. RESIDENTIAL
- 1) SINGLE FAMILY - DETACHED DWELLING UNIT FRONT AND/OR ALLEY LOADED (EXCLUDING MOBILE HOME)
 - 2) SINGLE FAMILY - DETACHED DWELLING UNIT FRONT AND/OR ALLEY LOADED (PATIO, CLUSTER/MOTOR COURT)
 - 3) SINGLE FAMILY - ATTACHED DWELLING UNIT FRONT AND/OR ALLEY LOADED (DUPLEX/PAIRED HOME)
 - 4) SINGLE FAMILY - ATTACHED DWELLING UNIT FRONT AND/OR ALLEY LOADED (TOWNHOMES - MAX. 10 DU / BLDG)

B. COMMUNITY USES

- 1) CHURCH
- 2) COMMUNITY FACILITY
- 3) DRAINAGE FACILITIES
- 4) FIRE STATION
- 5) LIBRARY
- 6) OPEN SPACE/TRAILS
- 7) PARK/PLAYGROUND
- 8) RECREATION FACILITY - COMMUNITY / NEIGHBORHOOD
- 9) SCHOOLS
- 10) TRAILS / TRAILHEAD
- 11) UTILITY - MAJOR FACILITY
- 12) UTILITY SERVICE FACILITIES
- 13) WATER STORAGE / TREATMENT

ACCESSORY USES/STRUCTURES

THE FOLLOWING SHALL BE ALLOWED WHEN A PRINCIPAL USE HAS BEEN ESTABLISHED ON THE LOT:

- 1) BARBECUE PITs
- 2) DAY-CARE HOME - SMALL
- 3) DETACHED GARAGE OR SHED - PRIVATE
- 4) GUARDHOUSE AND GATES
- 5) GUEST HOUSE
- 6) IN-HOME ELDER CARE
- 7) SATELLITE DISH
- 8) SHELTERS - PARK/OPEN SPACE
- 9) SWIMMING POOLS, SAUNA/HOT TUB (BOTH PRIVATE AND/OR HOA)

TEMPORARY USES / STRUCTURE

A STRUCTURE THAT IS NOT A PERMANENT STRUCTURE, OR ONE THAT IS CONSTRUCTED FOR A SPECIAL PURPOSE IN CONTEMPLATION OF REMOVAL UPON ACCOMPLISHMENT OF SUCH. TEMPORARY SHALL MEAN A PERIOD OF 6 MONTHS.

- 1) CONSTRUCTION OFFICES
- 2) SALES OFFICE
- 3) SEASONAL USES: FRUIT OR VEGETABLE STAND, CHRISTMAS TREE SALES LOT

USE SPECIAL REVIEW

- 1) ALTERNATIVE ENERGY SYSTEMS (WIND AND SOLAR WHICH ARE NOT A PART OF A PRIMARY STRUCTURE)

COMMERCIAL

PLANNING AREAS (PA-7)

THE COMMERCIAL PLANNING AREA IS INTENDED TO PROVIDE ESSENTIAL GOODS AND SERVICES TO LOCAL RESIDENTS, ENHANCING COMMUNITY CONVENIENCE .

THE FOLLOWING CLASSIFICATIONS ARE INTENDED TO SET FORTH PROVISIONS AND DEVELOPMENT TYPES FOR THE COMMERCIAL LAND USE PLANNING AREA.

CON'T. COMMERCIAL

PLANNING AREAS (PA-7)

PRINCIPAL USES

- A. COMMERCIAL
- 1) ANIMAL KENNEL (INDOOR BOARDING/GROOMING)
 - 2) AUTOMOTIVE FUEL SALES
 - 3) BANK/FINANCIAL INSTITUTION (INCL. DRIVE-THROUGH FACILITY)
 - 4) BAR/LOUNGE/MICRO BREWERY
 - 5) CAR WASH, SELF-SERVE / DRIVE-THROUGH
 - 6) DAY-CARE CENTER/PRESCHOOL (WITH OUTDOOR PLAY AREA)
 - 7) FUNERAL HOME
 - 8) HOSPITAL / MEDICAL/DENTAL (INCL. URGENT CARE)
 - 9) HOTEL
 - 10) NURSERY OR GARDEN SUPPLY STORE
 - 11) NURSING / CONVALESCENT HOME AND OTHER EXTENDED-CARE FACILITIES
 - 12) OFFICE: GENERAL, MEDICAL, DENTAL, PROFESSIONAL, GOVERNMENTAL
 - 13) RECREATION (RV, BOAT, ATV) SERVICE / REPAIR - INDOOR
 - 14) RECREATION FACILITY - INDOOR
 - 15) RESTAURANT / FAST-FOOD ESTABLISHMENT (INCL. DRIVE-THROUGH FACILITY)
 - 16) RETAIL/SERVICE BUSINESSES
 - 17) RETIREMENT HOME
 - 7) SMALL ENGINE SALES/RENTAL/REPAIR - INDOOR
 - 8) THEATER
 - 9) TRANSIT TERMINAL OR STATION
 - 10) VAPE SHOP
 - 11) VETERINARY CLINIC/HOSPITAL AND MEDICAL BOARDING
 - 12) VEHICLE SERVICE - MINOR

B. COMMUNITY USES

- 1) CHURCH
- 2) COMMUNITY FACILITY
- 3) DRAINAGE FACILITIES
- 4) FIRE STATION
- 5) LIBRARY
- 6) OPEN SPACE/TRAILS
- 7) PARK/PLAYGROUND
- 8) RECREATION FACILITY - COMMUNITY / NEIGHBORHOOD, INDOOR / OUTDOOR
- 9) SCHOOLS
- 10) SHERIFF SUBSTATION
- 11) TRAILS / TRAILHEAD
- 12) UTILITY - MAJOR FACILITY
- 13) UTILITY SERVICE FACILITIES
- 14) WATER STORAGE / TREATMENT

ACCESSORY USES / STRUCTURES

THE FOLLOWING SHALL BE ALLOWED WHEN A PRINCIPAL USE HAS BEEN ESTABLISHED ON THE LOT:

- 1) ALTERNATIVE ENERGY SYSTEMS (WIND AND SOLAR WHICH ARE NOT A PART OF A PRIMARY STRUCTURE)
- 2) BARBECUE PITs
- 3) ELECTRIC VEHICLE CHARGING STATION
- 4) GUARDHOUSE AND GATES
- 5) PARKING LOT PUBLIC OR PRIVATE
- 6) PARKING GARAGE
- 7) SATELLITE DISH
- 8) SHELTERS - PARK/OPEN SPACE
- 9) SWIMMING POOLS, SAUNA/HOT TUB (BOTH PRIVATE AND/OR HOA)

TEMPORARY USES / STRUCTURES

A STRUCTURE THAT IS NOT A PERMANENT STRUCTURE, OR ONE THAT IS CONSTRUCTED FOR A SPECIAL PURPOSE IN CONTEMPLATION OF REMOVAL UPON ACCOMPLISHMENT OF SUCH. TEMPORARY SHALL MEAN A PERIOD OF 6 MONTHS.

- 1) OUTDOOR MARKETS
- 2) CARNIVAL/FESTIVAL
- 3) CONSTRUCTION OFFICES
- 4) EMERGENCY SHELTER
- 5) ENTERTAINMENT / SPORT EVENT
- 6) SALES OFFICES
- 7) SEASONAL USES: FRUIT OR VEGETABLE STAND, CHRISTMAS TREE SALES LOT

MIXED USE

PLANNING AREAS (PA-8)

THE MIXED USE PLANNING AREA IS ARE INTENDED TO ALLOW FOR A VARIETY OF USES, INCLUDING RESIDENTIAL DENSITY AND HOUSING TYPES AS WELL AS NON-RESIDENTIAL USES.

THE FOLLOWING CLASSIFICATIONS ARE INTENDED TO SET FORTH PROVISIONS AND DEVELOPMENT TYPES FOR THE MIXED USE PLANNING AREA.

PRINCIPAL USES

- A. RESIDENTIAL
- 1) SEE RESIDENTIAL USES
 - 2) MULTIFAMILY (APARTMENTS / CONDOMINIUMS)
- B. COMMERCIAL
- 1) SEE PRINCIPAL USES COMMERCIAL/ COMMUNITY USES

ACCESSORY USES / STRUCTURES

THE FOLLOWING SHALL BE ALLOWED ONLY WHEN A PRINCIPAL USE BEEN ESTABLISHED ON THE LOT

- A. RESIDENTIAL: NOT PERMITTED

- B. COMMERCIAL: SEE ACCESSORY USES

TEMPORARY USES / STRUCTURES

THE FOLLOWING SHALL BE ALLOWED ONLY WHEN A PRINCIPAL USE HAS BEEN ESTABLISHED ON THE LOT

- A. RESIDENTIAL: NOT PERMITTED

- B. COMMERCIAL: SEE TEMPORARY USES

LAND USE TABLE

PLANNING AREA	LAND USE	AVERAGE DENSITY / F.A.R.	UNITS SF	ACRES	% OF SITE
PA-1 TO 6	RESIDENTIAL	5.4 DU/AC	2965	548.0	69
OS-1	OPEN SPACE	-	-	70.4	9
SUBTOTAL			2965	618.4	78
PA-7	COMMERCIAL	MIN MAX 1:1: FAR	550,000 SF 2,761,704 SF	63.4	8
PA-8	MIXED USE RESIDENTIAL	17 DU/AC	1000	57.9	7
PA-8	MIXED USE NON- RESIDENTIAL	MIN MAX 1:1 FAR	550,000 SF 2,522,124 SF		
ROW	CROWFOOT VALLEY ROAD	-	-	54.8	7
SUBTOTAL			1000	176.1	22
TOTAL	5.3 DU/AC		3965	794.5	100%
	MAX 1:1 FAR		5,283,828 SF		

STATEMENT OF COMMITMENTS

THE CERTAIN SPECIFIC COMMITMENTS SET FORTH IN THIS DEVELOPMENT PLAN AND IN THE ANNEXATION AGREEMENT APPROVED CONCURRENTLY WITH THIS DEVELOPMENT COLLECTIVELY DEFINE THE EXTENT OF THE LANDOWNERS OBLIGATIONS WITH RESPECT TO THE DEVELOPMENT OF THE LAND IN THIS DEVELOPMENT PLAN. ALL REFERENCES TO LANDOWNERS AS SPECIFIED HEREIN SHALL MEAN THE ENTITY WHICH, AT ANY GIVEN TIME, IS THE PARTY TO THE ANNEXATION AGREEMENT, OR A SUCCESSOR OR ASSIGN OF ANY RIGHTS AND OBLIGATIONS THEREUNDER.

PARKS / TRAILS / OPEN SPACE COMMITMENTS MATRIX

COMMITMENT TYPE	PLANNING AREA	APPROXIMATE DEDICATION SUBJECT TO CHANGE	PLAN PREPARATION AND APPROVAL	CONSTRUCTION RESPONSIBILITY	MAINTENANCE RESPONSIBILITY	OWNERSHIP
PARKS (GENERAL LOCATION AS SHOWN ON PD PLAN)	PA 1-6 RES	DWELLING UNIT X 0.015AC/UNIT 3,965 X 0.015 = 59.475 ACRES	SITE IMPROVEMENT PLAN	OWNER, SUCCESSORS, OR ASSIGNS	CITY	CITY
	PA 7, 8 COMM / MIXED USE	MIN. 3% OF THE DEVELOPABLE LAND X 121.3 AC = 3.64 ACRES	SITE IMPROVEMENT PLAN	OWNER, SUCCESSORS, OR ASSIGNS	CITY	CITY
TRAILS (GENERAL LOCATION AS SHOWN ON PD PLAN)	PA 1-6, 7, 8	INTERNAL TRAIL SYSTEM + CONNECTIONS TO ADJACENT TRAILS	SITE IMPROVEMENT PLAN	OWNER, SUCCESSORS, OR ASSIGNS	CITY	CITY
OPEN SPACE (GENERAL LOCATION AS SHOWN ON PD PLAN)	OS-1	10% OF DEVELOPABLE LAND X 739.7AC = 73.97 ACRES	SITE IMPROVEMENT PLAN	OWNER, SUCCESSORS, OR ASSIGNS	CITY	CITY

1. REFER TO ANNEXATION AGREEMENT FOR SPECIFICS
2. FOR THE PURPOSE OF CALCULATING THE REQUIRED DEDICATION, ACREAGE CAN BE REMOVED FROM ONE COMMITMENT TYPE IF CALCULATED TOWARDS ANOTHER COMMITMENT TYPE.

OPEN SPACE (OS-1)

PUBLIC OR PRIVATE LAND AND WETLAND AREAS THAT ARE REGULATED OR MANAGED TO PROTECT THE NATURAL ENVIRONMENT AND SIGNIFICANT CULTURAL RESOURCES; PROVIDE RECREATION INCLUDING A LIMITED NUMBER OF BUILDINGS AND ACCESSORY USES COMPATIBLE WITH INTENDED USE.

PRINCIPAL USES

- 1) CONSERVATION / NATURE CENTER
- 2) DRAINAGE FACILITIES
- 3) ENVIRONMENTAL EDUCATION AREA
- 4) PARK/PLAYGROUND
- 5) MAINTENANCE BUILDINGS
- 6) PICNIC AREA
- 7) RECREATION FACILITY - COMMUNITY / NEIGHBORHOOD, INDOOR / OUTDOOR
- 8) RESTROOMS
- 9) SHELTERS
- 10) TRAILS / TRAILHEAD
- 11) UTILITY SERVICE FACILITIES

TEMPORARY USES / STRUCTURES

A STRUCTURE THAT IS NOT A PERMANENT STRUCTURE, OR ONE THAT IS CONSTRUCTED FOR A SPECIAL PURPOSE IN CONTEMPLATION OF REMOVAL UPON ACCOMPLISHMENT OF SUCH. TEMPORARY SHALL MEAN A PERIOD OF 6 MONTHS.

- 1) OUTDOOR MARKETS
- 2) CARNIVAL/FESTIVAL
- 3) CONSTRUCTION OFFICES
- 4) EMERGENCY SHELTER
- 5) ENTERTAINMENT/SPORT EVENT
- 6) SEASONAL USES: FRUIT OR VEGETABLE STAND, CHRISTMAS TREE SALES LOT

DIMENSIONAL STANDARDS

AS SPECIFIED IN EACH OF THE LAND USE TYPES SET FORTH BELOW, THE FOLLOWING MINIMUM SETBACKS SHALL (SUBJECT TO ANY EXCEPTIONS SPECIFIED IN THE LAND USE TYPES BELOW) APPLY TO STRUCTURES WITHIN THE PD:

LAND USE TYPE	MIN. LOT AREA	SETBACKS PRINCIPAL STRUCTURE				SETBACKS ACCESSORY STRUCTURE			
		FRONT	SIDE	SIDE ADJ. STREET	REAR	FRONT	SIDE	SIDE ADJ. STREET	REAR
PLANNING AREAS 1-6, 8									
RESIDENTIAL SF DETACHED	4,000 SF	6'	5'	10'	15'	6'	5'	10'	5'
	5,000 SF	20'	5'	10'	15'	20'	5'	10'	5'
	HEIGHT 35' MAX.								
RESIDENTIAL SF ATTACHED	NA	6'	0/5'	10'	0'	6'	0/5'	10'	5'
	HEIGHT 35' MAX.								
RESIDENTIAL TOWNHOMES	1,000 SF	6'	0/5'	10'	0'	6'	0/5'	10'	5'
	HEIGHT 45' MAX.								
PLANNING AREA 7									
COMMERCIAL	NA	0'	0'	0'	10'	0'	0'	0'	5'
	HEIGHT 60' MAX.								
PLANNING AREA 8									
MIXED USE MULTI FAMILY (APTS/CONDOS)	NA	20'	15'	20'	15'	20'	15'	20'	5'
	HEIGHT 60' MAX.								
MIXED USE NON RESIDENTIAL	NA	0'	0'	0'	10'	0'	0'	0'	5'
	HEIGHT 60' MAX.								
PLANNING AREAS 1 - 8 / OS-1									
PARKS	NA	20'	0'	20'	0'	20'	0'	20'	0'
OPEN SPACE	NA	20'	0'	20'	0'	20'	0'	20'	0'

NOTES

1. ENCROACHMENTS
 - 1.1. ARCHITECTURAL FEATURES MAY EXTEND THREE (3) FEET INTO A REQUIRED SETBACK.
 - 1.2. AN OPEN, UNENCLOSED, UNCOVERED DECK/PORCH LESS THAN FOUR (4) FEET IN HEIGHT MAY EXTEND SIX (6) FEET INTO A REQUIRED SETBACK, EXCEPT FOR A FRONT OR SIDE SETBACK.
 - 1.3. AN OPEN UNENCLOSED, UNCOVERED DECK / PORCH GREATER THAN FOUR (4) FEET IN HEIGHT, ABOVE GROUND LEVEL, MAY EXTEND THREE (3) FEET INTO REQUIRED SETBACK, EXCEPT FOR A SIDE SETBACK.
2. UTILITY DISTRIBUTION LINES AND RELATED EQUIPMENT COMMONLY LOCATED ALONG PROPERTY LINES MAY BE LOCATED WITHIN A REQUIRED SETBACK.
3. RESIDENTIAL DEVELOPMENT ADJACENT TO RURAL RESIDENTIAL WILL PROVIDE A TRANSITION THROUGH THE USE OF LANDSCAPE BUFFERS AND SETBACKS.
4. MIXED USE: IT IS THE INTENT TO HAVE BUILDINGS PLACED CLOSE THE PEDESTRIAN-ORIENTED STREET TO HELP DEFINE THE SPACE AND CONNECTION ON THE PEDESTRIAN LEVEL.

FOOTNOTES DIMENSIONAL STANDARDS

*10 FEET MINIMUM FRONT SETBACK FOR RESIDENCES WITH SIDE ENTRY GARAGES

*5 FEET MINIMUM FROM ALLEY OR MOTOR COURT

**5 FEET MINIMUM FOR GARAGE LOCATED NEAR REAR PROPERTY LINE / ALLEY LOADED PRODUCTS

***20 FEET MINIMUM WHEN ADJACENT TO RIGHT OF WAY (ROW) OR RESIDENTIAL PROPERTY



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4	
5	
6	

Crowsnest PD
Castle Pine, Colorado

PD STANDARDS

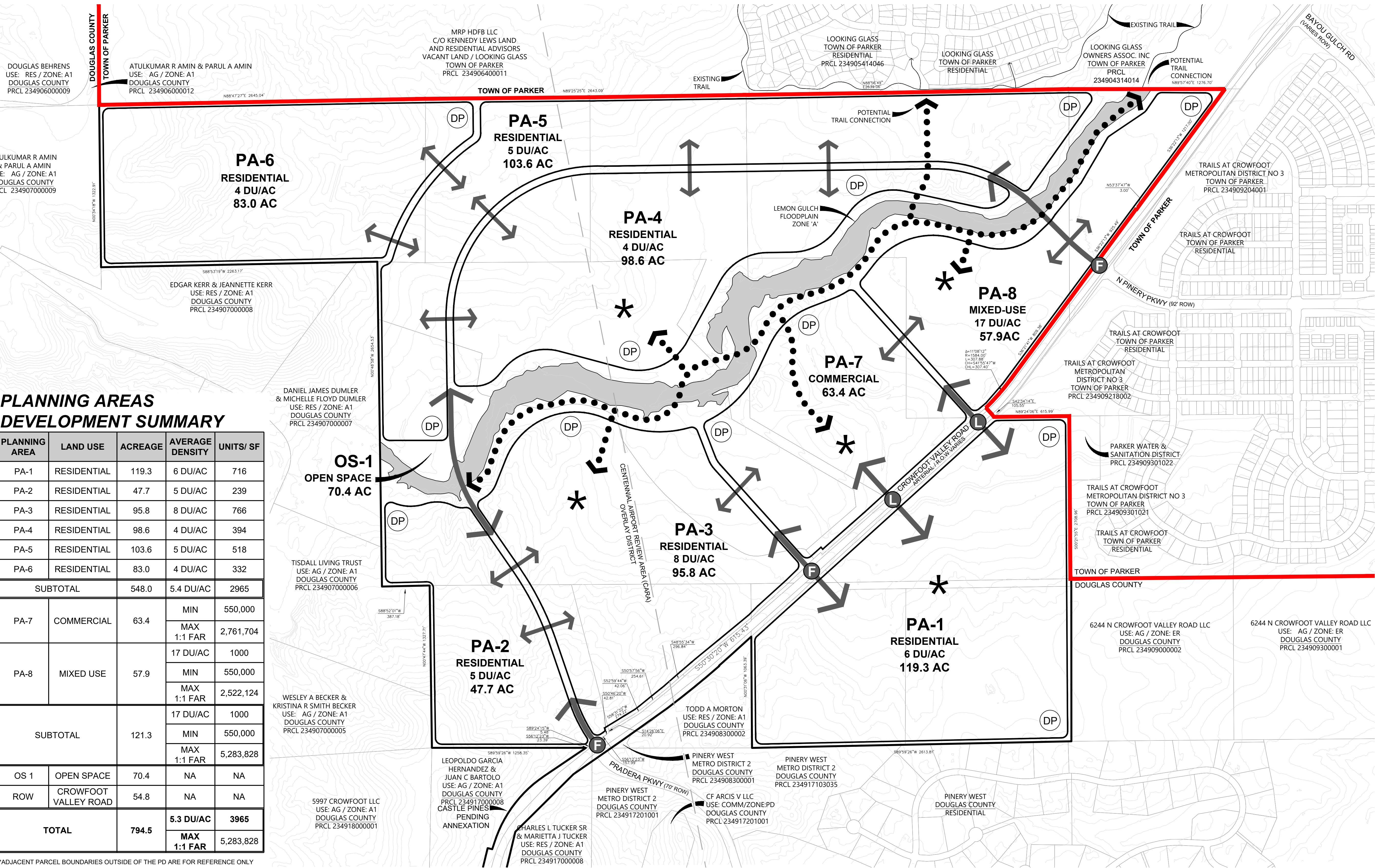
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CROWSNEST PLANNED DEVELOPMENT

CASTLE PINES, COLORADO

LOCATED IN SECTION 7,8,9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO
794.506 ACRES ~ 3,965 RES LOTS / MIN. 550,000 SF COMMERCIAL

PLANNED DEVELOPMENT (PD) PLAN

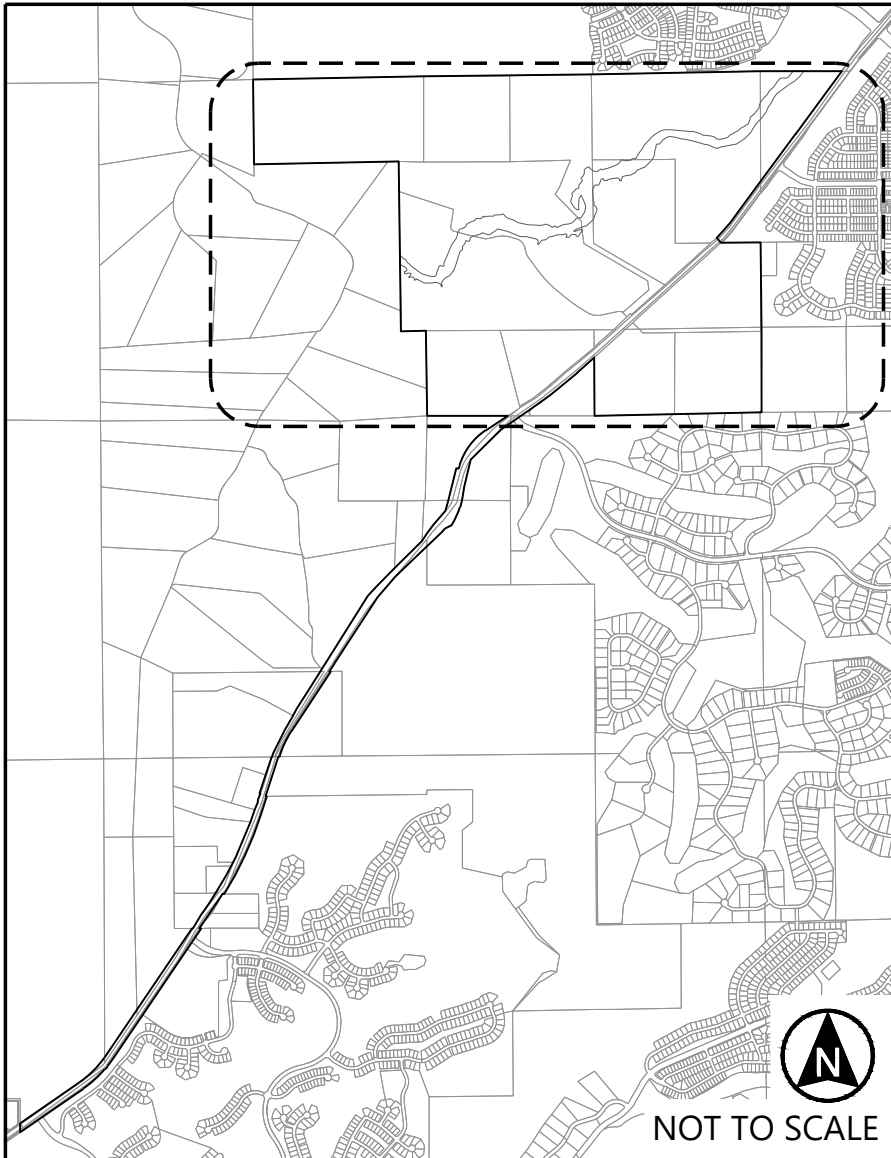


PLANNING AREAS DEVELOPMENT SUMMARY

PLANNING AREA	LAND USE	ACREAGE	AVERAGE DENSITY	UNITS/ SF
PA-1	RESIDENTIAL	119.3	6 DU/AC	716
PA-2	RESIDENTIAL	47.7	5 DU/AC	239
PA-3	RESIDENTIAL	95.8	8 DU/AC	766
PA-4	RESIDENTIAL	98.6	4 DU/AC	394
PA-5	RESIDENTIAL	103.6	5 DU/AC	518
PA-6	RESIDENTIAL	83.0	4 DU/AC	332
SUBTOTAL		548.0	5.4 DU/AC	2965
PA-7	COMMERCIAL	63.4	MIN	550,000
			MAX 1:1 FAR	2,761,704
PA-8	MIXED USE	57.9	17 DU/AC	1000
			MIN	550,000
			MAX 1:1 FAR	2,522,124
SUBTOTAL		121.3	17 DU/AC	1000
			MIN	550,000
			MAX 1:1 FAR	5,283,828
OS 1	OPEN SPACE	70.4	NA	NA
ROW	CROWFOOT VALLEY ROAD	54.8	NA	NA
TOTAL		794.5	5.3 DU/AC	3965
			MAX 1:1 FAR	5,283,828

*ADJACENT PARCEL BOUNDARIES OUTSIDE OF THE PD ARE FOR REFERENCE ONLY

KEY MAP



LEGEND

- PROPERTY LINE
- PLANNING AREA BOUNDARY
- CENTENNIAL AIRPORT REVIEW AREA (CARA) OVERLAY DISTRICT
- MUNICIPAL BOUNDARY
- CONCEPTUAL ROADWAY
- CONCEPTUAL CROSS ACCESS
- CONCEPTUAL FULL ACCESS
- CONCEPTUAL LIMITED ACCESS
- CONCEPTUAL TRAIL
- PARK / PUBLIC OUTDOOR SPACE
- STORMWATER DETENTION
- FLOODPLAIN ZONE 'A'
- PA PLANNING AREA
- OS OPEN SPACE



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Castle Pine, Colorado

PD PLAN/
PLANNING AREA
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