

# CROWSNEST PLANNED DEVELOPMENT CASTLE PINES, COLORADO

LOCATED IN SECTION 7, 8, 9, 17, 18 & 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
794.506 ACRES ~ 3,646 DWELLING UNITS / 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.

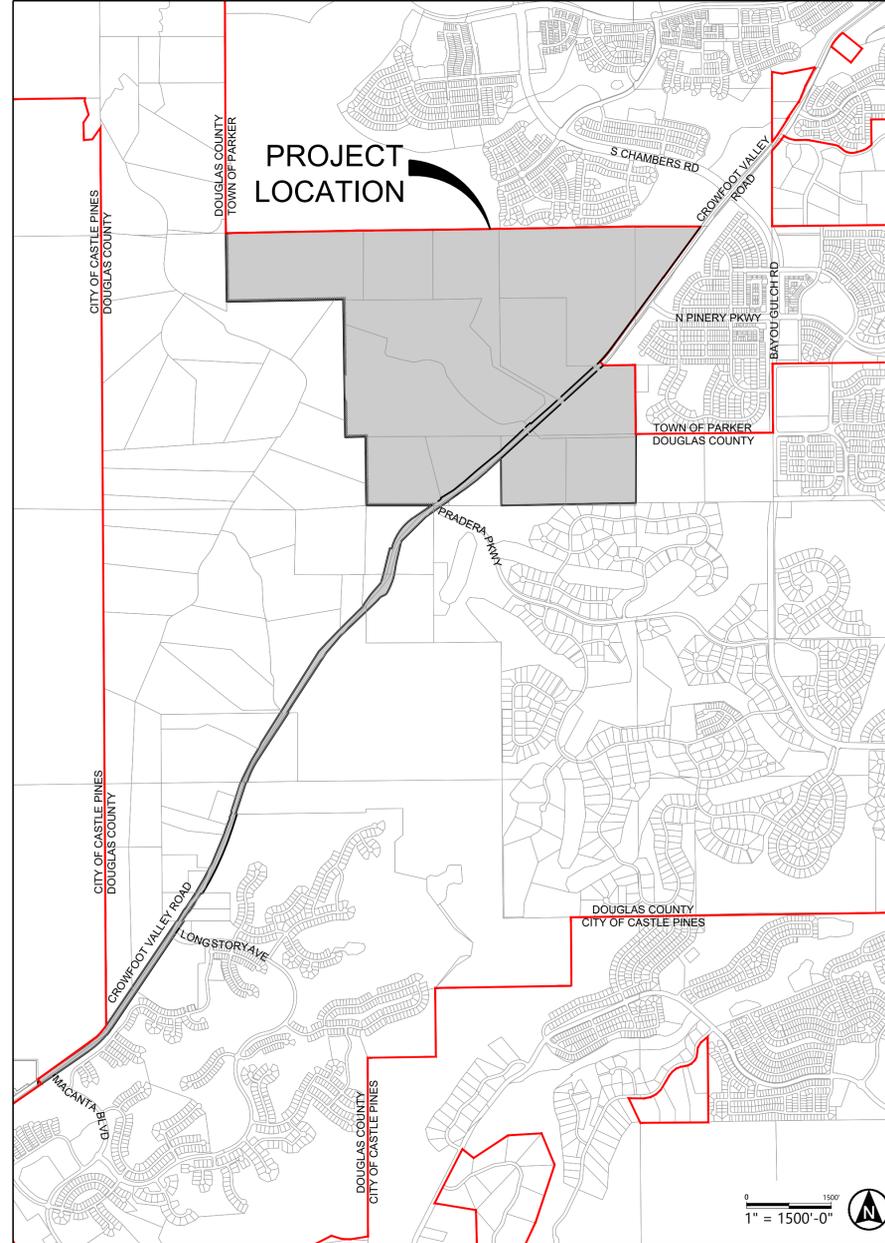
**6. CONFLICT**  
WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN UNLESS DETERMINED OTHERWISE BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

**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 (SIP) OR SUBDIVISION FINAL PLAT, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT PLAN, TO DATE, ALONG WITH THE SIP OR 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**  
THIS DEVELOPMENT PLAN CONSTITUTES A SITE-SPECIFIC DEVELOPMENT PLAN AND THAT VESTED RIGHTS FOR A PERIOD OF 20 YEARS HAVE BEEN GRANTED.

## VICINITY MAP



## PURPOSE STATEMENT

THE PURPOSE OF THIS DEVELOPMENT PLAN IS TO ESTABLISH A COHESIVE, MASTER PLANNED FRAMEWORK CONSISTENT WITH THE COMMUNITY CHARACTER OF THE CITY OF CASTLE PINES, ALLOWING A COORDINATED MIX OF RESIDENTIAL, COMMERCIAL AND OPEN SPACE USES. GROWTH IS INTENDED TO OCCUR IN A PHASED AND CONTIGUOUS MANNER TO SUPPORT EFFICIENT INFRASTRUCTURE PLANNING AND AVOID PREMATURE EXTENSIONS OF BASIC SERVICES.

THE INTENT OF THIS DEVELOPMENT PLAN IS TO:

1. ENSURE THAT PROVISIONS ARE MADE FOR OPEN SPACE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THIS DEVELOPMENT PLAN AND ANY APPLICABLE ANNEXATION AGREEMENT.
2. ESTABLISH LEMON GULCH AS THE OPEN SPACE SPINE OF THE COMMUNITY AND LEVERAGE IT TO SUPPORT AN INTERCONNECTED TRAIL SYSTEM, MEANINGFUL VIEW SHEDS, AND FUTURE CONNECTIONS TO ADJACENT AND REGIONAL TRAIL NETWORKS.
3. PROVIDE A CLEAR, WORKABLE FRAMEWORK FOR SUBSEQUENT SITE IMPROVEMENT PLAN (SIP) AND SUBDIVISION FINAL PLAT (FINAL PLAT) APPROVALS TO IDENTIFY, PROTECT, AND ADDRESS ENVIRONMENTALLY AND VISUALLY SENSITIVE AREAS, IF PRESENT, IN COMPLIANCE WITH APPLICABLE REGULATORY REQUIREMENTS.
4. PROMOTE LAYOUT, DESIGN, AND CONSTRUCTION OF DEVELOPMENT THAT RESPONDS TO NATURAL LANDFORM AND ENVIRONMENTAL CONDITIONS OF THE PROJECT AREA AND SURROUNDING AREA, WITH SITE-SPECIFIC TRANSITIONAL TREATMENTS AND DESIGN REFINEMENTS, SUCH AS STEPPED BUILDING FOUNDATIONS, TERRACED SITE PLANNING, STONE WALLS, CURVILINEAR STREETS, NATIVE BUFFER ZONES, XERISCAPE, LANDSCAPE BERMS, REVEGETATION AND EARTH TONE COLOR PALETTES EVALUATED AND ADDRESSED THROUGH THE SIP PROCESS, AS APPROPRIATE.
5. PROVIDE NEIGHBORHOOD / COMMUNITY EMPLOYMENT AND SERVICES IN COMMERCIAL AND MIXED USE CENTERS.
6. ENSURE THE ADEQUACY OF PUBLIC FACILITIES TO ACCOMMODATE DEVELOPMENT GROWTH THROUGH COORDINATED, PHASED INFRASTRUCTURE PLANNING TIED TO DEVELOPMENT APPROVALS.
7. PROMOTE A COMPATIBLE MIX OF HOUSING TYPES CONSISTENT WITH THIS DEVELOPMENT PLAN AND THE CITY COMPREHENSIVE PLAN.
8. OTHERWISE IMPLEMENT THE STATED PURPOSE AND INTENT OF SECTION 15 OF THE CITY OF CASTLE PINES ZONING ORDINANCE AND THE CITY COMPREHENSIVE PLAN.

## DEVELOPMENT NOTES

1. PLANNING AREAS, ROADS, ACCESS POINTS, STORMWATER FACILITIES, PARKS, OPEN SPACE, AND TRAILS ARE CONCEPTUAL AND MAY BE REFINED THROUGH THE SIP AND FINAL PLAT PROCESSES, CONSISTENT WITH THIS DEVELOPMENT PLAN.
2. PLANNING AREA BOUNDARIES ARE CONCEPTUAL AND MAY BE ADJUSTED THROUGH SUBSEQUENT APPROVALS, PROVIDED ADJUSTMENTS DO NOT INCREASE APPROVED MAXIMUM DENSITIES/INTENSITY OR REDUCE REQUIRED OPEN SPACE OR OTHER DEVELOPMENT REQUIREMENTS SET FORTH IN THIS PLAN.
3. REQUIRED PARKS, OPEN SPACE, AND TRAIL DEDICATIONS AND IMPROVEMENTS WILL BE DEFINED AT THE TIME OF FIRST SIP AND/OR FIRST FINAL PLAT FOR THE APPLICABLE PLANNING AREA(S), BASED ON THE ANNEXATION AGREEMENT, AS AMENDED, AND THE FINAL APPROVED USE(S).
4. FINAL ROADWAY DESIGN WILL BE ESTABLISHED AT THE TIME OF FINAL PLAT AND/OR SIP APPROVAL AND MAY BE ADJUSTED FOR TOPOGRAPHY, DRAINAGE, SAFETY, AND ENGINEERING, WHILE MAINTAINING THE PLANNED CONNECTIVITY FRAMEWORK.
5. A BURROWING OWL SURVEY WILL BE CONDUCTED IF WORK IS TO OCCUR WITHIN THE NESTING AND BREEDING SEASON, FROM MARCH 15 THROUGH OCTOBER 31.
6. A RAPTOR NEST SURVEY WILL BE CONDUCTED ONE WEEK PRIOR TO CONSTRUCTION TO DETERMINE THE PRESENCE OF ANY NESTS.

## PROJECT TEAM

<b>APPLICANT</b> VT CROWFOOT VALLEY LANDCO LLC 8678 CONCORD CENTER DR, STE 200 ENGLEWOOD, COLORADO 80112 PHONE: 303.346.7006	<b>CIVIL ENGINEER</b> LJA 1765 WEST 121st AVENUE, SUITE 300 WESTMINSTER, COLORADO 80234 PHONE: 303.421.4224
<b>PLANNER / LANDSCAPE ARCHITECT</b> LJA 1765 WEST 121st AVENUE, SUITE 300 WESTMINSTER, COLORADO 80234 PHONE: 303.421.4224	<b>SURVEYOR</b> LJA 1765 WEST 121st AVENUE, SUITE 300 WESTMINSTER, COLORADO 80234 PHONE: 303.421.4224

## SHEET INDEX

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### 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 \_\_\_\_\_

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### 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 \_\_\_\_\_



**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	01/14/2026
2	02/09/2026
3	02/17/2026
4	02/24/2026
5	03/10/2026
6	

Crowsnest PD  
Castle Pine, Colorado

COVER SHEET/  
CERTIFICATIONS  
Sheet: 1 of 9



# CROWSNEST PLANNED DEVELOPMENT

## CASTLE PINES, COLORADO

LOCATED IN SECTION 7, 8, 9, 17, 18 & 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
794.506 ACRES ~ 3,646 DWELLING UNITS / 550,000 SF COMMERCIAL

### LEGAL DESCRIPTION

A PARCEL OF LAND 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, 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 1,322.71 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. 97939224 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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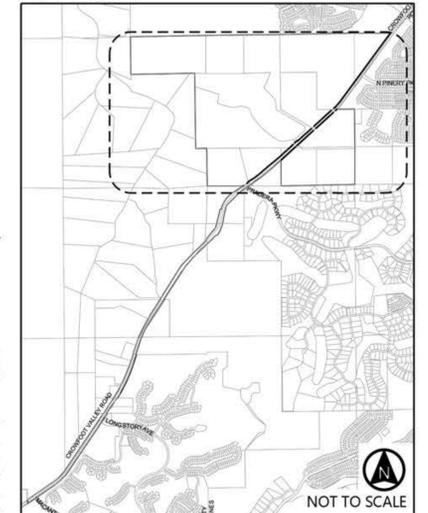
Crowsnest PD  
Castle Pine, Colorado

LEGAL DESCRIPTIONS  
Sheet: 3 of 9

# CROWNEST PLANNED DEVELOPMENT CASTLE PINES, COLORADO

LOCATED IN SECTION 7, 8, 9, 17, 18 & 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
794.506 ACRES ~ 3,646 DWELLING UNITS / 550,000 SF COMMERCIAL

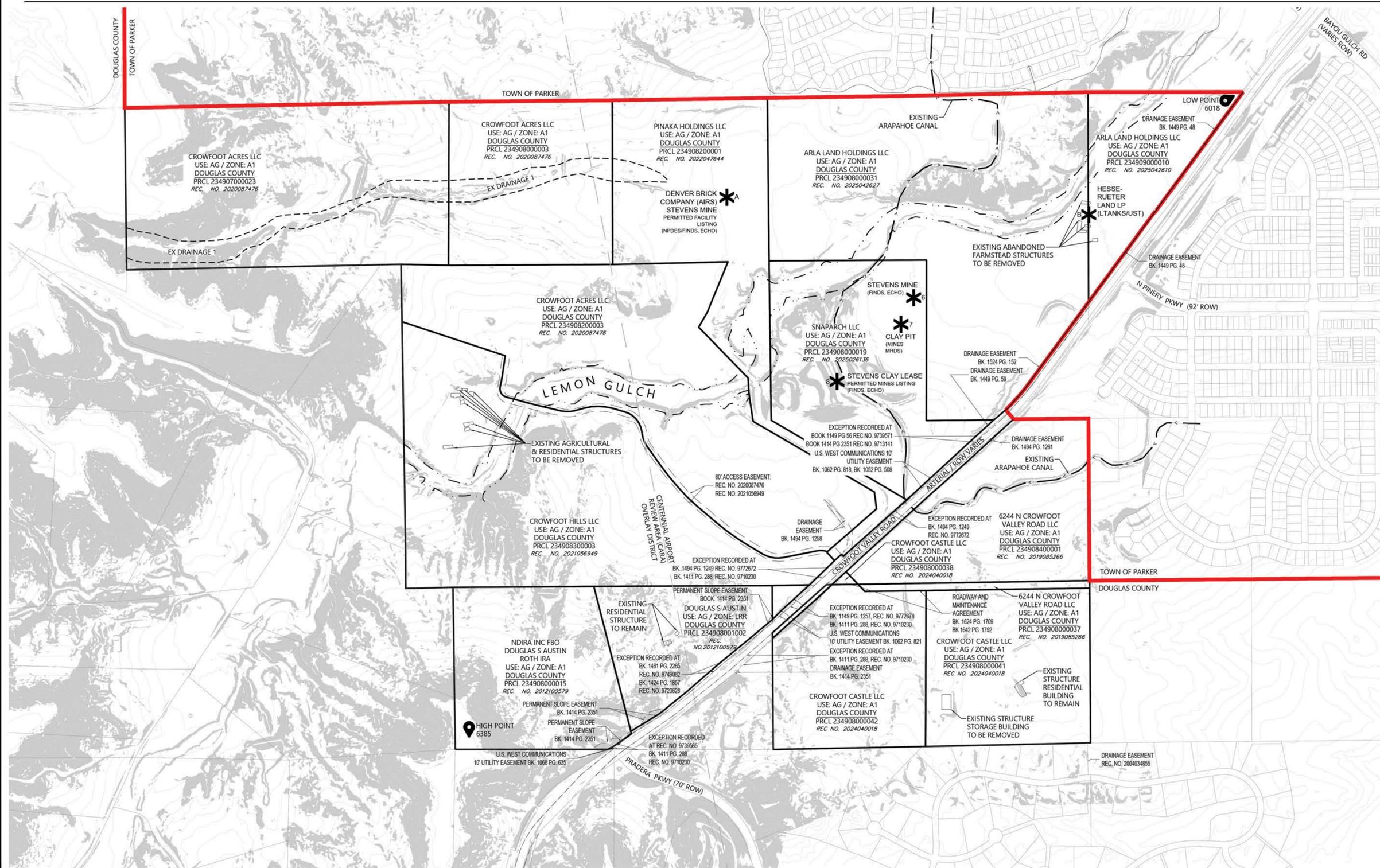
### KEY MAP



### LEGEND

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

### EXISTING CONDITIONS



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



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### EXISTING CONDITIONS

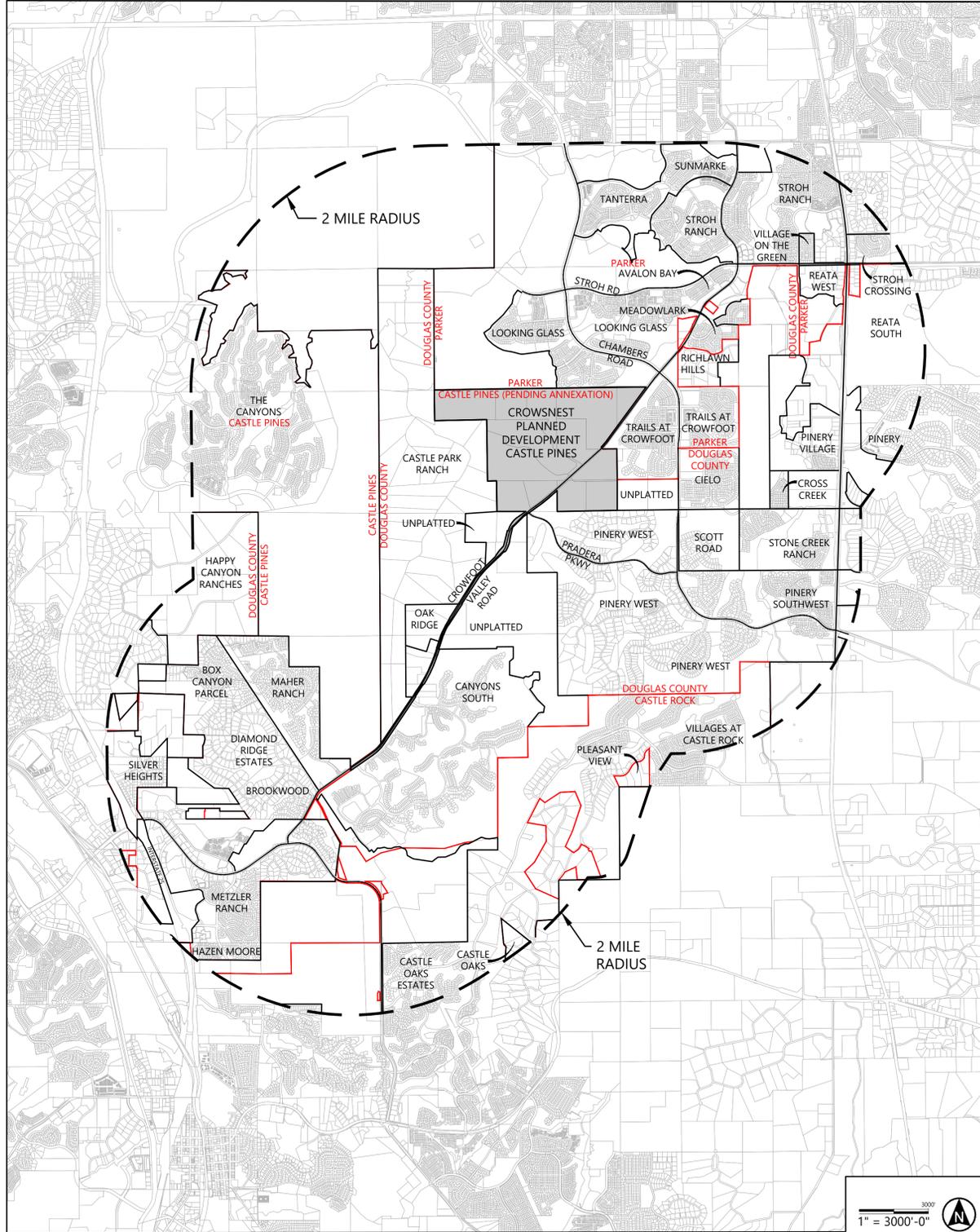
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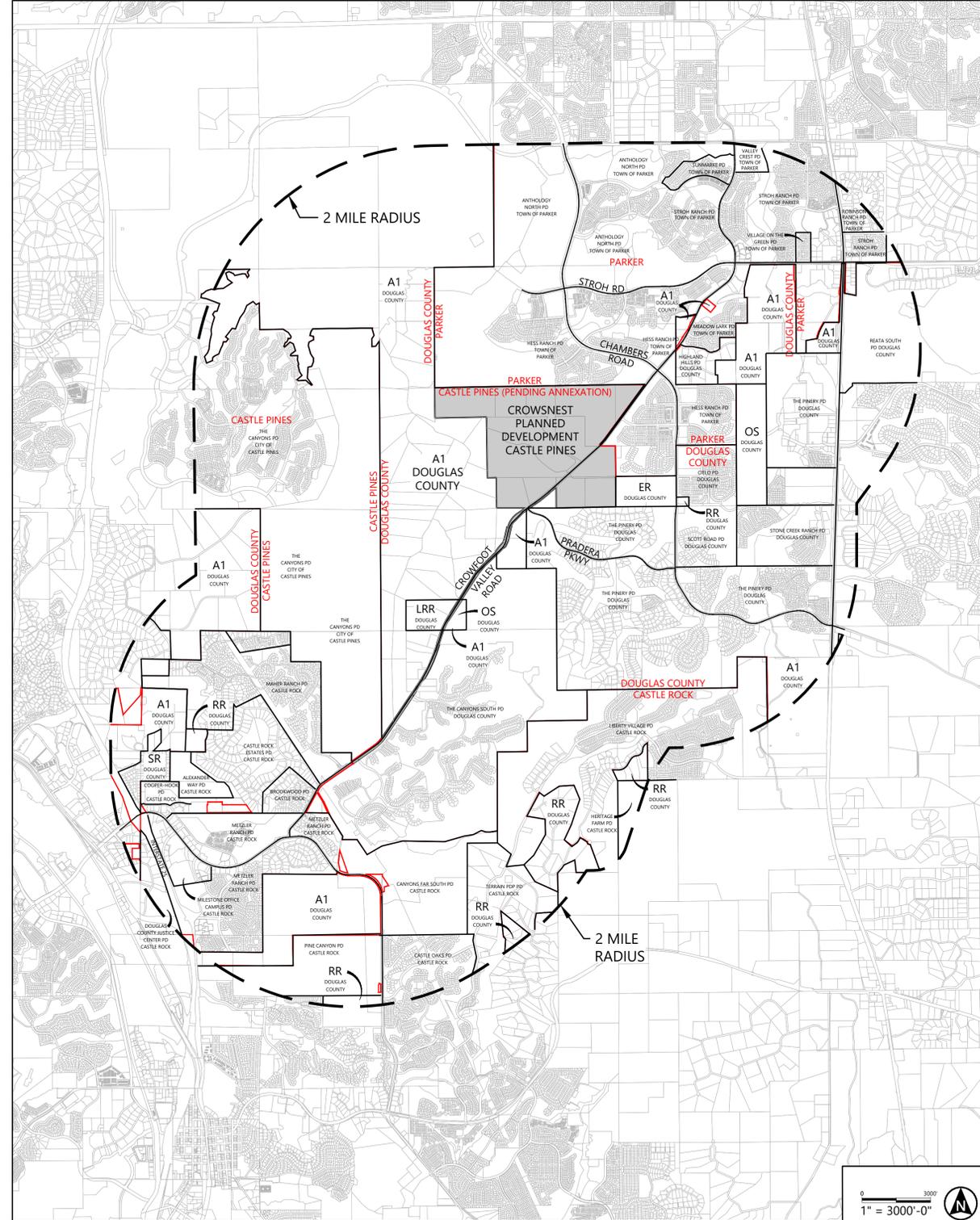
# CROWSNEST PLANNED DEVELOPMENT CASTLE PINES, COLORADO

LOCATED IN SECTION 7, 8, 9, 17, 18 & 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
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### VICINITY SUBDIVISION MAP



### VICINITY ZONING MAP



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Castle Pine, Colorado

VICINITY MAPS  
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# CROWSNEST PLANNED DEVELOPMENT

## CASTLE PINES, COLORADO

LOCATED IN SECTION 7, 8, 9, 17, 18 & 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
794.506 ACRES ~ 3,646 DWELLING UNITS / 550,000 SF COMMERCIAL

### RESIDENTIAL PLANNING AREAS (PA 1-7)

THE RESIDENTIAL PLANNING AREAS ARE INTENDED TO PRIMARILY BE RESIDENTIAL IN CHARACTER, PROVIDING SINGLE FAMILY - DETACHED, SINGLE FAMILY - ATTACHED AND MULTI-FAMILY 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 (DU = DWELLING UNIT)**
  - 1) SINGLE FAMILY: DETACHED DU FRONT AND / OR ALLEY LOAD (EXCLUDING MOBILE HOME)
  - 2) SINGLE FAMILY: DETACHED DU FRONT AND / OR ALLEY LOAD (PATIO, CLUSTER / MOTOR COURT ~ NO MORE THAN 6 UNITS PER SHARED DRIVE)
  - 3) SINGLE FAMILY: ATTACHED DU FRONT AND / OR ALLEY LOADED (DUPLICATE/PAIRED HOME)
  - 4) MULTI-FAMILY: ATTACHED DU FRONT AND / OR ALLEY LOAD (TOWN HOMES: ATTACHED DU OF 1 OR MORE SIMILAR DU BY COMMON WALL OR PARTY WALL ~ NO MORE THAN 8 ATTACHED DU)
- B. **COMMUNITY USES**
  - 1) CHURCH
  - 2) COMMUNITY FACILITY
  - 3) DRAINAGE FACILITIES
  - 4) FIRE STATION
  - 5) LIBRARY
  - 6) OPEN SPACE
  - 7) PARK/PLAYGROUND
  - 8) RECREATION FACILITY - COMMUNITY / NEIGHBORHOOD
  - 9) SCHOOLS
  - 10) TRAILS / TRAILHEAD
  - 11) UTILITY SERVICE FACILITIES

**ACCESSORY USES / STRUCTURES**

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

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

**TEMPORARY USES / STRUCTURE**

TEMPORARY USES AND TEMPORARY STRUCTURES SHALL MEAN ANY USE, ACTIVITY, BUILDING, OR STRUCTURE THAT IS NOT INTENDED TO BE PERMANENT IN NATURE AND IS ESTABLISHED, ERECTED, PLACED OR CONDUCTED FOR A LIMITED OR SPECIAL PURPOSE WITH THE INTENT THAT IT BE DISCONTINUED AND REMOVED UPON COMPLETION OF SUCH PURPOSE. FOR PURPOSES OF THIS DEVELOPMENT PLAN "TEMPORARY" SHALL MEAN A DURATION NOT TO EXCEED SIX (6) CONSECUTIVE MONTHS FROM THE DATE OF COMMENCEMENT, INSTALLATION, OR PLACEMENT UNLESS OTHERWISE EXPRESSLY AUTHORIZED PURSUANT TO AN APPROVED PERMIT OR OTHER ADMINISTRATIVE APPROVAL.

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

**USE BY SPECIAL REVIEW**

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

### COMMERCIAL PLANNING AREA (PA-8)

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.

**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) NURSERY OR GARDEN SUPPLY STORE
  - 8) NURSING / CONVALESCENT HOME AND OTHER EXTENDED-CARE FACILITIES
  - 9) OFFICE: GENERAL, MEDICAL / URGENT CARE, DENTAL, PROFESSIONAL, GOVERNMENTAL
  - 10) RECREATION FACILITY - INDOOR
  - 11) RESTAURANT / FAST-FOOD ESTABLISHMENT (INCL. DRIVE-THROUGH FACILITY)
  - 12) RETAIL/SERVICE BUSINESSES
  - 13) RETIREMENT HOME
  - 14) SMALL EQUIPMENT SALES/RENTAL/REPAIR - INDOOR
  - 15) TRANSIT TERMINAL OR STATION
  - 16) VAPE SHOP
  - 17) VETERINARY CLINIC/HOSPITAL AND MEDICAL BOARDING
  - 18) VEHICLE SERVICE - MINOR
- B. **COMMUNITY USES**
  - 1) CHURCH
  - 2) COMMUNITY FACILITY
  - 3) DRAINAGE FACILITIES
  - 4) FIRE STATION
  - 5) LIBRARY
  - 6) OPEN SPACE / PLAZA
  - 7) PARK / PLAYGROUND
  - 8) RECREATION FACILITY - COMMUNITY / NEIGHBORHOOD, INDOOR / OUTDOOR
  - 9) SCHOOLS
  - 10) SHERIFF SUBSTATION
  - 11) TRAILS / TRAILHEAD
  - 12) UTILITY SERVICE FACILITIES

**ACCESSORY USES / STRUCTURES**

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

- 1) FIRE PIT / BBQ PIT
- 2) ELECTRIC VEHICLE CHARGING STATION
- 3) PARKING LOT PUBLIC OR PRIVATE
- 4) PARKING GARAGE
- 5) SATELLITE DISH
- 6) SHELTERS - PARK / OPEN SPACE
- 7) SWIMMING POOLS, SAUNA / HOT TUB

**TEMPORARY USES / STRUCTURES**

TEMPORARY USES AND TEMPORARY STRUCTURES SHALL MEAN ANY USE, ACTIVITY, BUILDING, OR STRUCTURE THAT IS NOT INTENDED TO BE PERMANENT IN NATURE AND IS ESTABLISHED, ERECTED, PLACED OR CONDUCTED FOR A LIMITED OR SPECIAL PURPOSE WITH THE INTENT THAT IT BE DISCONTINUED AND REMOVED UPON COMPLETION OF SUCH PURPOSE. FOR PURPOSES OF THIS DEVELOPMENT PLAN "TEMPORARY" SHALL MEAN A DURATION NOT TO EXCEED SIX (6) CONSECUTIVE MONTHS FROM THE DATE OF COMMENCEMENT, INSTALLATION, OR PLACEMENT UNLESS OTHERWISE EXPRESSLY AUTHORIZED PURSUANT TO AN APPROVED PERMIT OR OTHER ADMINISTRATIVE APPROVAL.

- 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

**USE BY SPECIAL REVIEW**

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

### OPEN SPACE (OS 1-5)

PUBLIC 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 THE 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**

TEMPORARY USES AND TEMPORARY STRUCTURES SHALL MEAN ANY USE, ACTIVITY, BUILDING, OR STRUCTURE THAT IS NOT INTENDED TO BE PERMANENT IN NATURE AND IS ESTABLISHED, ERECTED, PLACED OR CONDUCTED FOR A LIMITED OR SPECIAL PURPOSE WITH THE INTENT THAT IT BE DISCONTINUED AND REMOVED UPON COMPLETION OF SUCH PURPOSE. FOR PURPOSES OF THIS DEVELOPMENT PLAN "TEMPORARY" SHALL MEAN A DURATION NOT TO EXCEED SIX (6) CONSECUTIVE MONTHS FROM THE DATE OF COMMENCEMENT, INSTALLATION, OR PLACEMENT UNLESS OTHERWISE EXPRESSLY AUTHORIZED PURSUANT TO AN APPROVED PERMIT OR OTHER ADMINISTRATIVE APPROVAL.

- 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

### HEIGHT LIMITATIONS

PLANNING AREA	LAND USE	PRODUCT	HEIGHTS (FT)
PA-1 PA-2 PA-3 PA-4 PA-5 PA-6 PA-7	RESIDENTIAL	SINGLE FAMILY DETACHED	35'
		SINGLE FAMILY ATTACHED DUPLEX / PAIRED HOME	35'
		MULTI-FAMILY (TOWNHOMES)	45'
	COMMUNITY	ALL	45'
PA-8	COMMERCIAL	ALL	60'
	COMMUNITY	ALL	45'
OS 1, 2, 3, 4, 5	OPEN SPACE	ALL	35'

### LAND USE TABLE

PLANNING AREA	LAND USE	AVERAGE DENSITY / F.A.R.	UNITS (DU)	ACRES	% OF PD SITE	% OF DEVELOPABLE SITE
			SF			
PA-1 PA-2 PA-3 PA-4 PA-5 PA-6 PA-7	RESIDENTIAL	6.6 DU/AC	3646 DU	549.8	69	74%
PA-8	COMMERCIAL	MAX	550,000 SF	57.4	7	8%
OS 1, 2, 3, 4, 5	OPEN SPACE	-	-	132.5	17	18%
ROW	CROWFOOT VALLEY ROAD	-	-	54.8	7	NA
<b>TOTAL</b>			<b>3646 DU (4.9 DU/AC)</b>	<b>794.5</b>	<b>100%</b>	<b>100%</b>
			<b>550,000 SF</b>			



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Castle Pine, Colorado

PD USES,  
LAND USE TABLE,  
HEIGHT LIMITATIONS  
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# CROWSNEST PLANNED DEVELOPMENT

## CASTLE PINES, COLORADO

LOCATED IN SECTION 7, 8, 9, 17, 18 & 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
 CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
 794.506 ACRES ~ 3,646 DWELLING UNITS / 550,000 SF COMMERCIAL

### STATEMENT OF COMMITMENTS

THE SPECIFIC COMMITMENTS SET FORTH IN THIS DEVELOPMENT PLAN, TOGETHER WITH THOSE ESTABLISHED IN THE ANNEXATION AGREEMENT FOR THE CROWSNEST ANNEXATION ("ANNEXATION AGREEMENT"), APPROVED CONCURRENTLY WITH THIS DEVELOPMENT PLAN, COLLECTIVELY DEFINE THE EXTENT OF OWNER'S OBLIGATIONS WITH RESPECT TO DEVELOPMENT OF THE PROPERTY. ALL REFERENCES TO "OWNER" AS USED HEREIN SHALL MEAN THE OWNER OR OWNERS OF THE PROPERTY, OR ANY PORTION THEREOF, FROM TIME TO TIME, AND THEIR RESPECTIVE SUCCESSORS, HEIRS, AND PERMITTED ASSIGNEES AS DEFINED IN THE ANNEXATION AGREEMENT. COMMITMENTS SET FORTH HEREIN ARE THE RESPONSIBILITY OF THE OWNER; HOWEVER, OTHER APPROPRIATE ENTITIES, INCLUDING ONE OR MORE SPECIAL DISTRICTS, MAY ASSUME THE RESPONSIBILITY FOR COMMITMENTS AS AUTHORIZED BY THE ANNEXATION AGREEMENT.

WHERE SPECIFIC AMOUNTS, FORMULAS, OR PROCEDURAL REQUIREMENTS ARE IDENTIFIED IN THE ANNEXATION AGREEMENT, AS AMENDED, THOSE TERMS GOVERN AND CONTROL. IN THE EVENT OF A CONFLICT BETWEEN THIS DEVELOPMENT PLAN AND THE ANNEXATION AGREEMENT, THE ANNEXATION AGREEMENT SHALL GOVERN, UNLESS THE DEVELOPMENT PLAN IMPOSES A HIGHER OR MORE RESTRICTIVE STANDARD, IN WHICH CASE THE MORE RESTRICTIVE STANDARD GOVERNS.

ALL PUBLIC LAND DEDICATIONS TO THE CITY SHALL BE MADE BY THE RESPECTIVE FINAL PLAT CONTAINING SUCH LAND.

#### 1. DEDICATIONS

##### 1.1. PARKS AND OPEN SPACE

FOR EACH SUBDIVISION OR SITE IMPROVEMENT PLAN APPROVED FOR ANY PORTION OF THE PROPERTY, THE OWNER SHALL DEDICATE LOCAL PARK AND OPEN SPACE LAND TO THE CITY IN ACCORDANCE WITH THE ANNEXATION AGREEMENT, AS AMENDED.

REGIONAL PARK DEDICATION SHALL BE PROVIDED IN THE FORM OF CASH-IN-LIEU IN ACCORDANCE WITH THE ANNEXATION AGREEMENT, AS AMENDED.

THE OWNER SHALL BE RESPONSIBLE FOR 100% OF THE DESIGN AND CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS ASSOCIATED WITH LOCAL PARKS AND OPEN SPACE, INCLUDING, BUT NOT LIMITED TO, TRAILS, PLAYGROUND EQUIPMENT, PARKING AREAS, SIDEWALKS, AND SIMILAR PARK AMENITIES, IN ACCORDANCE WITH THIS DEVELOPMENT PLAN AND WITH INPUT FROM THE CITY'S PARKS AND RECREATION ADVISORY BOARD. THE CITY SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY PARK OR OPEN SPACE PUBLIC IMPROVEMENTS, BUT SHALL MAINTAIN LOCAL PARK AND OPEN SPACE PUBLIC IMPROVEMENTS UPON FINAL ACCEPTANCE.

##### 1.2. OPEN SPACE

THE OWNER SHALL DEDICATE APPROXIMATELY 132.5 ACRES OF OPEN SPACE (OS), COMPRISING THE LEMON GULCH CORRIDOR, TO THE CITY OR OTHER APPROPRIATE PUBLIC ENTITY DESIGNATED BY THE CITY, IN GENERAL CONFORMANCE WITH THE LOCATIONS SHOWN ON THE PD PLAN. FINAL LOCATIONS AND ACREAGES SHALL BE DETERMINED AND PHASED THROUGH THE SUBDIVISION PROCESS. THE OWNER SHALL BE RESPONSIBLE FOR ALL REQUIRED LEMON GULCH STREAM CORRIDOR IMPROVEMENTS. THE CITY SHALL OWN AND MAINTAIN THE OPEN SPACE UPON FINAL ACCEPTANCE OF ALL REQUIRED IMPROVEMENTS.

##### 1.3. SCHOOLS

FOR EACH SUBDIVISION OR SITE IMPROVEMENT PLAN APPROVED FOR ANY PORTION OF THE PROPERTY, THE OWNER SHALL PROVIDE FEES-IN-LIEU OF SCHOOL LAND DEDICATION IN ACCORDANCE WITH SECTIONS 1004.05-.07 OF THE SUBDIVISION REGULATIONS AND IN ACCORDANCE WITH THE ANNEXATION AGREEMENT, AS AMENDED.

##### 1.4. CIVIL / COMMUNITY LAND

THE OWNER SHALL DEDICATE A MINIMUM OF THREE (3) ACRES AND A MAXIMUM OF FIVE (5) ACRES OF LAND TO THE CITY FOR MUNICIPAL AND CIVIC USES AT A LOCATION WITHIN PLANNING AREA 8 (COMMERCIAL) AT A LOCATION MUTUALLY AGREED UPON BY THE PARTIES. THE SPECIFIC TRACT OR TRACTS TO BE DEDICATED AND THE TIMING OF SUCH DEDICATION SHALL BE IDENTIFIED IN THE APPLICABLE SUBDIVISION OR SITE IMPROVEMENT PLAN. FINAL LOCATION SHALL BE DETERMINED AND PHASED THROUGH THE SUBDIVISION PROCESS, AND SUCH DEDICATION SHALL BE MADE AT THE TIME OF THE FINAL PLAT CONTAINING THE APPLICABLE LAND. THE CITY SHALL OWN AND MAINTAIN THE LAND.

##### 1.5. STREETS AND UTILITY EASEMENTS

THE OWNER SHALL DEDICATE RIGHTS-OF-WAY FOR ALL PUBLIC STREETS AND UTILITY EASEMENTS TO THE CITY AT FINAL PLAT. ALL UTILITY EASEMENTS DEDICATED TO THE CITY SHALL BE FOR THE USE AND BENEFIT OF THE VARIOUS ENTITIES FURNISHING UTILITY SERVICES, INCLUDING ELECTRIC, TELEPHONE, GAS, CABLE TV, WATER, SEWER, AND STORM SEWER. UTILITY EASEMENTS MAY BE WITHIN THE STREET RIGHT-OF-WAY AND MAY BE IDENTICAL OR OVERLAPPING. ALL UTILITIES SHALL BE PLACED UNDERGROUND EXCEPT AS OTHERWISE AUTHORIZED BY THE CITY MANAGER IN ACCORDANCE WITH THE CITY CODE.

##### 1.6. OWNER RESERVED RIGHTS

IN MAKING THE DEDICATIONS AS PROVIDED ABOVE, THE OWNER SHALL HAVE THE RIGHT TO RESERVE, TO THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, AT THE TIME OF FINAL PLAT, SPECIFIED EASEMENTS TO USE PORTIONS OF DEDICATED LANDS FOR WATER FACILITIES, WASTEWATER FACILITIES, UTILITY SERVICES FACILITIES, AND DRAINAGE FACILITIES, AND ANY OTHER EASEMENTS REQUIRED FOR DEVELOPMENT, IN ACCORDANCE WITH THIS DEVELOPMENT PLAN AND THE ANNEXATION AGREEMENT.

#### 2. ON- OR OFF-SITE IMPROVEMENTS

##### 2.1. ROADWAYS

TRAFFIC IMPACT STUDY: THE OWNER SHALL COMPLETE A MASTER TRAFFIC STUDY FOR THE PROPERTY IN CONJUNCTION WITH SUBMITTAL OF THIS DEVELOPMENT PLAN, IN ADDITION TO ALL CITY-REQUIRED INDIVIDUAL APPLICATION STUDIES. THE MASTER TRAFFIC STUDY MUST BE IN FORM AND SUBSTANCE APPROVED BY THE CITY. THE OWNER SHALL BE RESPONSIBLE FOR ALL ONSITE AND OFFSITE TRAFFIC-RELATED IMPROVEMENTS NECESSARY TO SERVE THE FULL DEVELOPMENT OF THE PROPERTY, AS DETERMINED THROUGH THE MASTER TRAFFIC STUDY OR SUBSEQUENT SITE-SPECIFIC TRAFFIC STUDIES.

CROWFOOT VALLEY ROAD IMPROVEMENTS: THE OWNER SHALL BE RESPONSIBLE FOR THE FULL COST TO DESIGN AND CONSTRUCT IMPROVEMENTS TO CROWFOOT VALLEY ROAD AS FURTHER DESCRIBED IN THE ANNEXATION AGREEMENT, AS AMENDED.

CANYONSIDE BOULEVARD: THE OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A MINIMUM OF TWO (2) LANES OF CANYONSIDE BOULEVARD EXTENDING FROM CANYONS FILING 3, 1ST AMENDMENT TO CROWFOOT VALLEY ROAD AS FURTHER DESCRIBED IN THE ANNEXATION AGREEMENT, AS AMENDED.

ALL PUBLIC AND PRIVATE STREETS SHALL BE CONSTRUCTED TO THE CITY'S STANDARDS. UNLESS OTHERWISE AGREED BY THE PARTIES, ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHALL BE DEDICATED TO THE CITY.

##### 2.2. TRAILS

CONCEPTUAL LOCATIONS OF MULTI-USE TRAILS (DIRT AND IMPROVED) ARE SHOWN ON THE DEVELOPMENT PLAN. FINAL ALIGNMENTS SHALL BE DETERMINED AT THE TIME OF FINAL PLAT APPROVAL FOR THE LAND CONTAINING ANY PORTION OF THE TRAIL SYSTEM. EACH TRAIL SEGMENT SHALL BE CONSTRUCTED CONCURRENTLY WITH THE ASSOCIATED SUBDIVISION INFRASTRUCTURE. TRAILS, INCLUDING THE RELATED TRACTS AND/OR EASEMENTS, SHALL BE DEDICATED BY FINAL PLAT TO THE CITY, A SPECIAL DISTRICT, OR A HOMEOWNERS' ASSOCIATION AT THE OWNER'S DISCRETION. TRAIL USES INCLUDE, BUT ARE NOT LIMITED TO: EQUESTRIAN, PEDESTRIAN, BICYCLE, AND ALTERNATIVE VEHICLES.

##### 2.3. WATER AND SANITATION

THE PARKER WATER AND SANITATION DISTRICT (PWSD) SHALL SERVE AS THE CENTRAL PROVIDER OF WATER AND SEWER FACILITIES FOR THE PROPERTY. SUBJECT TO PWSD'S STANDARD REVIEW, APPROVAL, AND INCLUSION PROCESSES. LOCATIONS FOR ANY TREATMENT FACILITIES TO BE CONSTRUCTED WITHIN THE PROPERTY, AND ODOR CONTROL PLANS RELATING THERETO, SHALL BE DETERMINED AS PART OF THE APPLICABLE STATE SITE APPROVAL AND DRCOG UTILITY PLAN APPROVAL PROCEEDINGS. THE OWNER WILL DESIGNATE THESE LOCATIONS THROUGH THE SUBDIVISION PROCESS. ALL PWSD INFRASTRUCTURE AND FEES REQUIRED TO SERVE THE DEVELOPMENT, INCLUDING TAPS, SYSTEM CHARGES, AND REQUIRED EXTENSIONS OR UPSIZING, SHALL BE BORNE BY THE DEVELOPMENT.

##### 2.4. DRAINAGE, WATER QUALITY AND DETENTION

THE OWNER WILL COMPLY WITH ALL APPLICABLE CITY AND REGIONAL REQUIREMENTS TO MAINTAIN WATER QUALITY WITHIN THE PROPERTY. DRAINAGE, WATER QUALITY, AND DETENTION FACILITIES SHALL BE DESIGNED AND CONSTRUCTED CONSISTENT WITH CURRENT APPLICABLE CITY REQUIREMENTS, MILE HIGH FLOOD DISTRICT (MHFD) CRITERIA, AND CHERRY CREEK BASIN WATER QUALITY AUTHORITY BEST MANAGEMENT PRACTICES. SUCH FACILITIES SHALL BE DESIGNED BASED UPON THE PRINCIPLES OF LOW IMPACT DEVELOPMENT (LID) AND MINIMIZING DIRECTLY CONNECTED IMPERVIOUS AREAS (MDCIA). ANY REQUIRED FLOODPLAIN MODIFICATIONS TO THE LEMON GULCH CORRIDOR SHALL CONFORM TO FEMA, MHFD, AND CITY CRITERIA, AND THE OWNER SHALL FOLLOW THE CLOMR/LOMR PROCESS AS REQUIRED.

##### 2.5. OVERLOT GRADING

ALL GRADING AND BUILDING PERMIT APPLICATIONS MADE TO THE CITY SHALL BE CONSISTENT WITH THE CASTLE PINES GRADING, EROSION AND SEDIMENT CONTROL (GESC) MANUAL, AS AMENDED, OR APPLICABLE STANDARDS ADOPTED BY THE CITY AT THE TIME OF SUCH APPLICATION.

##### 2.6. WILDLIFE AND WETLANDS PRESERVATION PLAN

THE OWNER SHALL COOPERATE WITH THE CITY AND COLORADO PARKS AND WILDLIFE IN THE DEVELOPMENT OF WILDLIFE AND WETLAND MANAGEMENT PROGRAMS FOR THE PROPERTY CONSISTENT WITH THE NATURAL RESOURCES ASSESSMENT PREPARED BY ERO RESOURCES CORPORATION (DECEMBER 2025) AND IN CONNECTION WITH THE APPLICABLE FINAL PLAT. THE OWNER SHALL CONDUCT A BURROWING OWL SURVEY IF WORK IS PROPOSED DURING THE NESTING AND BREEDING SEASON (MARCH 15 THROUGH OCTOBER 31), AND SHALL CONDUCT A RAPTOR NEST SURVEY NO LESS THAN ONE (1) WEEK PRIOR TO ANY CONSTRUCTION DURING NESTING SEASON. ANY PRAIRIE DOG REMOVAL REQUIRED SHALL BE CONDUCTED HUMANELY AND CONSISTENT WITH APPLICABLE CITY AND STATE GUIDANCE, PRIOR TO EARTHWORK.

##### 2.7. PHASING RESTRICTIONS

THE OWNER AGREES TO MINIMIZE THE EFFECT ON CITY SERVICES AND COOPERATE WITH THE CITY TO IDENTIFY AND REFINE PROJECT PHASING DURING THE SUBDIVISION PROCESS. DEVELOPMENT SHALL OCCUR IN A PHASED AND CONTIGUOUS MANNER TO SUPPORT EFFICIENT INFRASTRUCTURE PLANNING AND AVOID PREMATURE EXTENSION OF BASIC SERVICES. THE ANTICIPATED PHASING FRAMEWORK IS DESCRIBED IN THE ZONING NARRATIVE SUBMITTED CONCURRENTLY WITH THIS DEVELOPMENT PLAN AND SHALL BE FURTHER CONFIRMED THROUGH THE MASTER TRAFFIC STUDY AND APPLICABLE SUBDIVISION AND SITE IMPROVEMENT PLAN APPROVALS CONSISTENT WITH THE ANNEXATION AGREEMENT.

##### 2.8. FIRE PROTECTION

THE PROPERTY IS LOCATED WITHIN THE SERVICE BOUNDARIES OF THE SOUTH METRO FIRE RESCUE AUTHORITY. FIRE ACCESS, HYDRANT SPACING, WATER SUPPLY FEATURES, AND ANY FACILITY OR DEDICATION REQUIREMENTS TRIGGERED BY THE PROJECT WILL BE ADDRESSED THROUGH SOUTH METRO FIRE RESCUE'S STANDARD REFERRAL AND REVIEW PROCESSES IN CONNECTION WITH APPLICABLE DEVELOPMENT APPROVALS. ALL PROJECT-SPECIFIC IMPROVEMENTS REQUIRED AS CONDITIONS OF APPROVAL SHALL BE FUNDED BY THE DEVELOPMENT.

##### 2.9. PAYMENT OF TAXES ON LAND TO BE DEDICATED FOR PUBLIC USE

ALL TAXES ON LAND TO BE DEDICATED FOR PUBLIC USE SHALL BE PAID IN FULL PRIOR TO DEDICATION, UNLESS AT THE TIME OF DEDICATION SUCH TAXES ARE SUBJECT TO A PROTEST. IN SUCH EVENT, THE OWNER SHALL REMAIN LIABLE FOLLOWING DEDICATION TO PAY ANY PROPERTY TAXES DUE ON THE DEDICATED PROPERTY UP TO THE DATE OF CONVEYANCE TO THE CITY.

##### 3.0. WATER CONSERVATION

DEVELOPMENT OF THE PROPERTY SHALL COMPLY WITH APPLICABLE WATER CONSERVATION REQUIREMENTS OF THE CITY CODE AND APPLICABLE STATE AND LOCAL WATER-USE REGULATIONS IN EFFECT AT THE TIME OF EACH DEVELOPMENT APPLICATION. TO THE EXTENT PRACTICABLE, THE OWNER INTENDS TO ENCOURAGE THE USE OF WATER-EFFICIENT FIXTURES, DROUGHT-TOLERANT AND NATIVE PLANT MATERIALS, AND EFFICIENT IRRIGATION SYSTEMS WITHIN THE PROPERTY.

##### 3.1. LEMON GULCH STREAM CORRIDOR IMPROVEMENTS

THE OWNER SHALL BE RESPONSIBLE FOR ALL REQUIRED STREAM CORRIDOR AND RESTORATION IMPROVEMENTS TO LEMON GULCH WITHIN THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, BANK STABILIZATION, HYDROLOGIC IMPROVEMENTS, ENERGY DISSIPATION, ROADWAY AND TRAIL CROSSINGS, AND VEGETATION PRESERVATION AND ENHANCEMENT, AS DETERMINED BY A STREAM CONDITION ASSESSMENT AND GEOMORPHOLOGICAL STUDY PREPARED BY THE OWNER AND APPROVED BY THE CITY AND MILE HIGH FLOOD DISTRICT. THE CITY WILL NOT ACCEPT OWNERSHIP OR MAINTENANCE RESPONSIBILITY OF THE LEMON GULCH OPEN SPACE (OS-1) UNTIL ALL SUCH IMPROVEMENTS ARE COMPLETED TO THE CITY'S SATISFACTION AND FORMALLY ACCEPTED BY THE CITY IN ACCORDANCE WITH APPLICABLE CITY ACCEPTANCE PROCEDURES.

##### 3.2. SUPPLEMENTAL DEVELOPMENT STANDARDS

IN ADDITION TO THE STANDARDS CONTAINED IN THIS DEVELOPMENT PLAN, THE OWNER SHALL PREPARE SUPPLEMENTAL DEVELOPMENT STANDARDS FOR THE PROPERTY PRIOR TO OR CONCURRENT WITH THE APPROVAL OF THE FIRST PRELIMINARY PLAT CONTAINING ANY PORTION OF THE PROPERTY (THE "DEVELOPMENT STANDARDS"). THE DEVELOPMENT STANDARDS SHALL BE SUBJECT TO CITY REVIEW AND APPROVAL.

THE SUPPLEMENTAL DEVELOPMENT STANDARDS SHALL INCLUDE, AT A MINIMUM:

- SITE PLANNING AND DESIGN CRITERIA
- LANDSCAPE DESIGN AND STANDARDS
- PARKING STANDARDS
- FENCE STANDARDS
- SIGNAGE STANDARDS
- LIGHTING STANDARDS
- ARCHITECTURAL DESIGN



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2	02/09/2026
3	02/17/2026
4	02/24/2026
5	03/10/2026
6	

Crowsnest PD  
 Castle Pine, Colorado

PD STATEMENT OF COMMITMENTS

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# CROWNEST PLANNED DEVELOPMENT CASTLE PINES, COLORADO

LOCATED IN SECTION 7, 8, 9, 17, 18 & 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
794.506 ACRES ~ 3,646 DWELLING UNITS / 550,000 SF COMMERCIAL

## 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:

STANDARDS	SINGLE FAMILY DETACHED (FRONT LOAD)	SINGLE FAMILY DETACHED (ALLEY LOAD)	SINGLE FAMILY DETACHED PATIO / CLUSTER / MOTOR COURT (SHARED DRIVE)	SINGLE FAMILY ATTACHED DUPLEX / PAIRED HOME (FRONT LOAD)	SINGLE FAMILY ATTACHED DUPLEX / PAIRED HOME (ALLEY LOAD)	MULTI-FAMILY (MF) ATTACHED TOWNHOME (FRONT LOAD)	MULTI-FAMILY (MF) ATTACHED TOWNHOME (ALLEY LOAD)	COMMERCIAL	COMMUNITY FACILITIES	OPEN SPACE PARKS
PLANNING AREA	PA 1-7	PA 1-7	PA 1-7	PA 1-7	PA 1-7	PA 1-7	PA 1-7	PA-8	ALL PAs	ALL PAs
MIN. LOT SIZE (SF)	3,500 SF	2,000 SF	1,400 SF	2,000 SF	1,750 SF	1,350 SF	1,170 SF	-	NA	NA
MIN. LOT WIDTH (FT) MEASURED 20' FROM FRONT PROPERTY LINE	35'	30'	35'	25'	25'	18'	18'	NA	NA	NA
MIN. YARD SETBACK (FT)										
PRINCIPAL STRUCTURE										
ANY RESIDENTIAL LOT IN PA-2, PA-5 AND/OR PA-6 THAT ABUTS THE PROJECT PERIMETER ADJACENT TO RURAL RESIDENTIAL, ESTATE RESIDENTIAL, LARGE LOT RESIDENTIAL OR OPEN SPACE = 25' MIN. SETBACK										
FRONT PRINCIPAL	15'	15'	10'	15'	15'	15'	15'	0'	20'	20'
GARAGE: FRONT ENTRY	20'	NA	5'	20'	NA	20'	NA	NA	NA	NA
GARAGE: SIDE ENTRY	15'	NA	5'	NA	NA	NA	NA	NA	NA	NA
REAR PRINCIPAL	15'	5'	5'	15'	5'	10'	5'	10'	20'	20'
SIDE / ATTACHED OR ADJ.	5'	5'	5'	5'	5' / 0'	5' / 0'	5' / 0'	0'/25' ADJ RES	0'/25' ADJ RES	20'
STREET SIDE	10'	10'	10'	10'	10'	10'	10'	10'	20'	20'
ACCESSORY STRUCTURE										
FRONT ACCESSORY	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	0'	0'	0'
REAR ACCESSORY	5'	5'	5'	5'	5'	5'	5'	0'	0'	0'
SIDE ACCESSORY	5'	5'	5'	5'	5'	5'	5'	0'	0'	0'

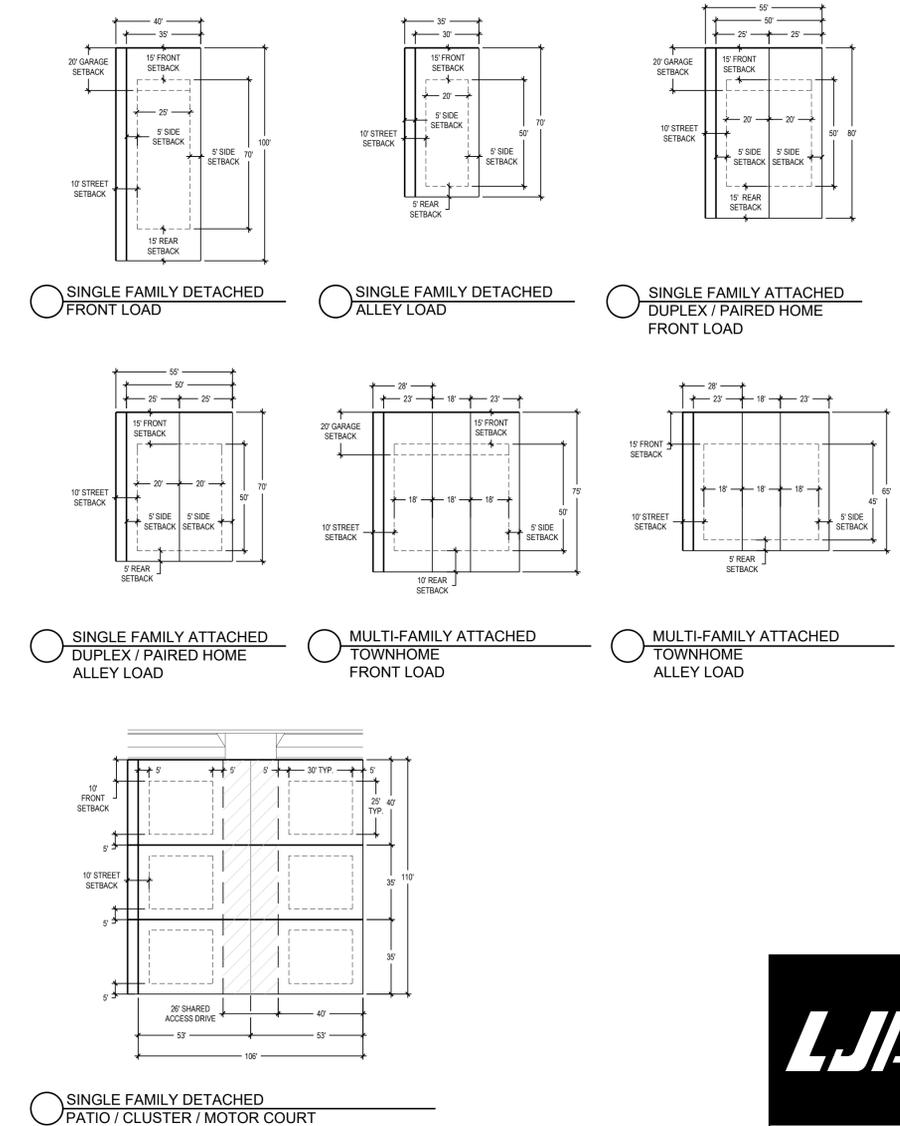
NOTE: BUILDING SEPARATION MUST COMPLY WITH BUILDING AND FIRE CODE

## PARKS / TRAILS / OPEN SPACE COMMITMENTS MATRIX

COMMITMENT TYPE	PLANNING AREA	ANNEXATION AGREEMENT SECTION REFERENCE	TOTAL DEDICATION	PLAN PREPARATION AND APPROVAL	CONSTRUCTION RESPONSIBILITY	MAINTENANCE RESPONSIBILITY	OWNERSHIP	ADDITIONAL DEDICATION
PARK LAND ~ LOCAL PARKS (GENERAL LOCATION AS SHOWN ON DEVELOPMENT PLAN)	PA 1-7 RESIDENTIAL	SECTION V.A.I SUBDIVISION REGS §1003.01 AND 1003.02	54.96 ACRES BASED ON DWELLING UNITS (SEE NOTE 2)	SITE IMPROVEMENT PLAN / FINAL PLAT	OWNER, SUCCESSORS, OR ASSIGNS / DISTRICT	CITY	CITY	NO
REGIONAL PARK ~ FEE IN LIEU (CITY ELECTION)	NA	SEC. V.A.I; SUBDIVISION REGS §1003.06	CASH-IN-LIEU IF CITY ELECTS; PER FORMULA / SUBDIVISION (SEE NOTE 3)	NA	NA (CASH PAYMENT)	NA (CASH PAYMENT)	NA (CASH PAYMENT)	NO
TRAILS (GENERAL LOCATION AS SHOWN ON DEVELOPMENT PLAN)	PA 1-7, PA-8 OS-1	DEVELOPMENT PLAN	INTERNAL TRAIL SYSTEM + CONNECTIONS TO ADJACENT TRAILS	SITE IMPROVEMENT PLAN / FINAL PLAT	OWNER, SUCCESSORS, OR ASSIGNS / DISTRICT	CITY	CITY	NO
OPEN SPACE ~ LEMON GULCH (GENERAL LOCATION AS SHOWN ON DEVELOPMENT PLAN)	OS-1	DEVELOPMENT PLAN / OS-1	132.5 ACRES (UPON ACCEPTANCE OF IMPROVEMENTS)	SITE IMPROVEMENT PLAN / FINAL PLAT	OWNER, SUCCESSORS, OR ASSIGNS / DISTRICT	CITY	CITY	NO
SCHOOL LAND (FEE-IN-LIEU)	PA 1-7, PA-8	SEC. V.A.IV; SUBDIVISION REGS §1004.05-07	FEE IN LIEU PER UNIT AT BUILDING PERMIT	SITE IMPROVEMENT PLAN / FINAL PLAT	N/A (PER-UNIT FEE AT BLDG PERMIT)	N/A (PER-UNIT FEE AT BLDG PERMIT)	N/A (PER-UNIT FEE AT BLDG PERMIT)	NO
CIVIL / COMMUNITY LAND	PA-8	SEC. V.A.III	3-5 ACRES	SITE IMPROVEMENT PLAN / FINAL PLAT	CITY	CITY	CITY	NO
STREETS & UTILITY EASEMENTS	ALL	SEC. V.A.II	SITE IMPROVEMENT PLAN / FINAL PLAT	SITE IMPROVEMENT PLAN / FINAL PLAT	OWNER, SUCCESSORS, OR ASSIGNS / DISTRICT	CITY	CITY	NO

- REFER TO ANNEXATION AGREEMENT, AS AMENDED, FOR SPECIFICS
- LOCAL PARKS = DWELLING UNITS X 0.015 ACRES/UNIT
- THE INTENT IS TO PROVIDE CASH IN LIEU FOR A REGIONAL PARK, SUBJECT TO CITY COUNCIL APPROVAL PER SECTION 1003.06, AS AMENDED

## TYPICAL LOT STANDARDS: RESIDENTIAL



## ENCROACHMENTS

- A CORNICE, CANOPY, EAVE, FIREPLACE, WING WALL OR SIMILAR ARCHITECTURAL FEATURE MAY EXTEND 3 FEET INTO A REQUIRED SETBACK.
- AN OPEN, UNENCLOSED, UNCOVERED DECK/PORCH AT GROUND LEVEL UP TO 3'-11" MAY EXTEND 6 FEET INTO A REQUIRED SETBACK, EXCEPT FOR A SIDE SETBACK.
- AN OPEN, UNENCLOSED, UNCOVERED DECK/PORCH GREATER THAN 4'-0" MAY EXTEND 3 FEET INTO A REQUIRED SETBACK, EXCEPT FOR A SIDE SETBACK.
- A BUILDING PERMIT SHALL NOT BE ISSUED FOR ANY STRUCTURE WHICH IS TO BE LOCATED WITHIN AN EASEMENT UNLESS WRITTEN APPROVAL BY THE EASEMENT HOLDER(S) IS PROVIDED.
- UTILITY DISTRIBUTION LINES AND RELATED EQUIPMENT COMMONLY LOCATED ALONG PROPERTY LINES MAY BE LOCATED WITHIN A REQUIRED SETBACK. A NEIGHBORHOOD SUBSTATION OR GAS REGULATOR/METER STATION SHALL MEET THE REQUIRED SETBACKS.



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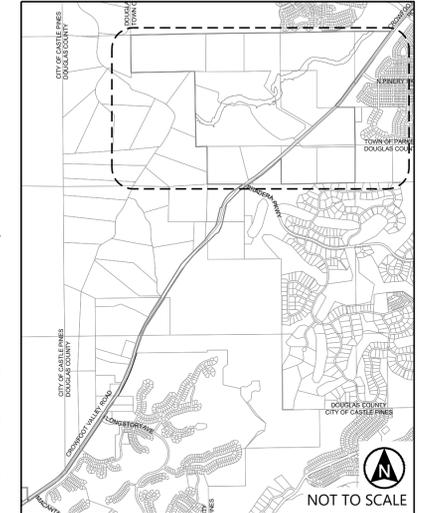
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PD DIMENSIONAL & LOT STANDARDS, COMMITMENTS MATRIX

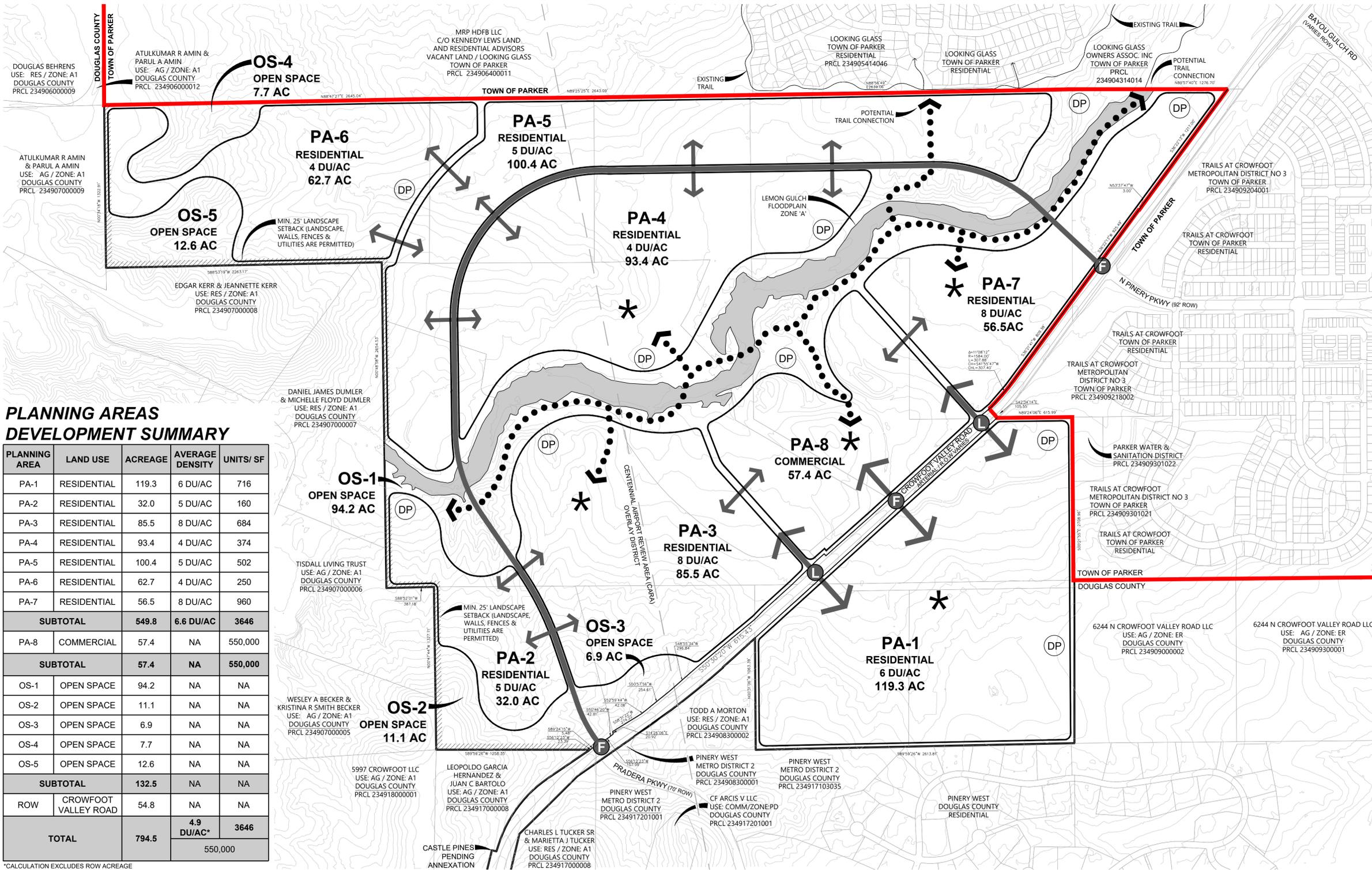
# CROWSNEST PLANNED DEVELOPMENT CASTLE PINES, COLORADO

LOCATED IN SECTION 7, 8, 9, 17, 18 & 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
794.506 ACRES ~ 3,646 DWELLING UNITS / 550,000 SF COMMERCIAL

## KEY MAP



## 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	32.0	5 DU/AC	160
PA-3	RESIDENTIAL	85.5	8 DU/AC	684
PA-4	RESIDENTIAL	93.4	4 DU/AC	374
PA-5	RESIDENTIAL	100.4	5 DU/AC	502
PA-6	RESIDENTIAL	62.7	4 DU/AC	250
PA-7	RESIDENTIAL	56.5	8 DU/AC	960
<b>SUBTOTAL</b>		<b>549.8</b>	<b>6.6 DU/AC</b>	<b>3646</b>
PA-8	COMMERCIAL	57.4	NA	550,000
<b>SUBTOTAL</b>		<b>57.4</b>	<b>NA</b>	<b>550,000</b>
OS-1	OPEN SPACE	94.2	NA	NA
OS-2	OPEN SPACE	11.1	NA	NA
OS-3	OPEN SPACE	6.9	NA	NA
OS-4	OPEN SPACE	7.7	NA	NA
OS-5	OPEN SPACE	12.6	NA	NA
<b>SUBTOTAL</b>		<b>132.5</b>	<b>NA</b>	<b>NA</b>
ROW	CROWFOOT VALLEY ROAD	54.8	NA	NA
<b>TOTAL</b>		<b>794.5</b>	<b>4.9 DU/AC*</b>	<b>3646</b>
				550,000

\*CALCULATION EXCLUDES ROW ACREAGE

## LEGEND

- PROPERTY LINE
- PLANNING AREA BOUNDARY
- CENTENNIAL AIRPORT REVIEW AREA (CARA) OVERLAY DISTRICT
- MUNICIPAL BOUNDARY
- CONCEPTUAL ROADWAY
- CONCEPTUAL ACCESS POINTS
- CONCEPTUAL FULL ACCESS
- CONCEPTUAL LIMITED ACCESS RIGHT-IN/RIGHT-OUT
- CONCEPTUAL TRAIL
- PARK / PUBLIC OUTDOOR SPACE
- STORMWATER DETENTION
- FLOODPLAIN ZONE 'A'
- 25' LANDSCAPE SETBACK
- PA** PLANNING AREA
- OS** OPEN SPACE

NOTE: ADJACENT PARCEL BOUNDARIES OUTSIDE OF THE PD ARE FOR REFERENCE ONLY



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Castle Pine, Colorado

PD PLAN/  
DEVELOPMENT  
SUMMARY  
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