

Castle Pines Village Amendment Summary

Amendment	Approval Date	Recorded Date	Project #	Reception # Guide	Reception # Map	Change to Guide	Change to Plan	Admin or BCC Approval	Changes	Pages Changed	PA Changed	Documents	Notes
Original	9/23/1985	10/7/1985		1985364235 1985364236	1985364228	x	x	BCC				Original map, BCC minutes 9-23-1985	100 acres in southeast corner originally present on the map, this map is what created the legal description that is currently included in the Guide. There are two development guides recorded on the same day with sequential reception numbers, these guides are dated that they were approved on September 20 when they were in fact approved on the 23rd of September
1st	1/13/1986	1/13/1986		1986372695		x			Changed pages of table of contents, alternative development standards criteria and Energy conservation solar access and the cover page and added three pages outlining and illustrating alternative development types	Cover page, table of contents, 4-4, and added 4-5A, 4-5B, and 4-5C		1st amendment	This is a text change only. The original map was still being used at this time. It is not clear if this was administrative in nature or if it went through the BCC for approval. Either way, the pages are officially recorded version whichever way they came to be official.
1988	11/1/1988	11/16/1988		198826647		x		Admin	replaced page IV and V	IV and V		1988 pages and admin approval	Not a numbered amendment. Both pages this amendment altered were replaced with new versions by later amendments.
2nd	7/23/1991	12/13/1991		199136845	199136844	x	x	BCC	a)change language on page V relating to berm size b) change to language page 4-5 lot size in PA R-63 (minimum lot size of 25,000 square feet, 8 DU/acre) c) 41 DU in R-2, and several planning area densities were changed as well as R-65 was added on the plan	Page 4-5	Golf Course, R-2, 3, 19, 50, 57, 60, 63, 64 changed and R-65 was created (R-25 and R-26 removed due to annexation to Castle Rock, but this change not noted anywhere on plan)	BCC Meeting Minutes 7-23-1991, map 2	100 acres in the southeast corner was annexed to castle rock in 1987, and is therefore no longer included in the map, but the acreage table was not revised to reflect this adjustment. Therefore the acreage table reads actually 100 acres more than it should.
3rd	12/9/1992	1/14/1993 (plan) 1/19/1993 (guide)		199302551	19930188	x	x	BCC	relocates intersection of Happy Canyon Road to Hwy 85, splits COM-1 and creates COS 17 and 18, and added a page to the guide to specify that COS 17 and 18 were created	1-5.1	R-22, 60, COS-16, COM-1 changed, and COS-17, 18 created	Map 3, BCC Minutes 12-9-1992	COS 17 and 18 are 0.5 acres apiece
4th	8/31/1993	10/1/1993	ZR1993-024		199346436		x	BCC	land trade between R-56 and the golf course resulting in net increase residential land of 0.93 acres		Golf Course, R-56 changed (R-25 and R-26 incorrectly show up at this point)	Map 4, BCC minutes 8-31-1993, Staff Report Plat Filing 1A	Was mentioned in the staff report for platting of filing 1A 11th amendment where it said it was a minor amendment, only on the map it has commissioner approval, motion # for amendment same as motion # for plat (993-297). This was the amendment that the 100 acres in the southeast portion showed up on the map that had been annexed to the Town of Castle Rock in 1987. No changes or notes were included on the map to explain this sudden change and the acreage table was not updated to reflect the added acreage.

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5th	12/15/1993	6/2/1994	ZR1993-038		199429974		x	BCC	Decreases area of golf course by 4.4 acres and gives it to R-57 and R-63		Golf Course, R-57 and R-63 changed	Map 5, BCC Minutes 12-15-1993, Staff Report Plat Filing 8E	The motion # noted on the plat is in accordance with Filing #8E Final Plat Easement Vacation in the BCC minutes from 12-15-1993. As part of the motion (993-383), the applicant had to submit to Douglas County a major amendment to the Castle Pines Village Development Guide to correct problems with setbacks within 6 months of the approval of the plat of 8E (platted units in R3). It is possible the 5th amendment fixed the setback problem by adding the acreage to R63 and R57 to improve setbacks from Daniels Park Road, which both PA abut.
6th			ZR1994-035 ZR1995-016						didn't pass			Map 6 (not notarized), BCC Minutes 12-6-1995, Notification of Continuance to 12-6-1995	The changes shown on the map never were implemented in the following maps and no certified version of the map can be located. It was continued from the agenda for the BCC on 11/8/1995 to the 12/6/1995 meeting, but never showed up in the meeting minutes from 12/6 so it was probably dropped before then.
7th	7/26/1996	7/29/1996	ZR1995-025		199640544		x	Admin	Shift boundaries of R-42 and Country Club, swap 0.91 acres of one for 0.91 acres of other		Golf Course, R-42 changed (R-25 and R-26 now correctly shown as part of Castle Rock)	Map 7, Administrative Amendment	Both areas of land owned by Fidelity Castle Pines, therefore public notice was not given of the amendment. Was done to provide better home placement along the golf course. This is the first amendment that passed where the 100 acres in the southeast portion of the plan are shown in the Town of Castle Rock and not as part of the PD.
8th	Withdrawn 3/28/1996		ZR1995-030						withdrawn			Notification of Withdraw 8, Narrative Explanation of Request 8	Would have reconfigured open space and residential units but was withdrawn.
9th	1/8/1997	2/26/1997	ZR1996-024		199710412		x	BCC	Zoned 8.3 acre parcel of land back into CPV after being disconnected from town of Castle Rock		R-24, R-35 and R-53 changed	BCC Meeting Minutes, Map 9, ordinance to disconnect, 1987 annexation, Disconnection plat, Application by Fidelity Castle Pines	Land incorporated in matches the zoning of planning areas it borders in PA R-53 and R-24. The disconnection was a result of an error in the legal description when the land was annexed in 1987 that gave too much land to the Town of Castle Rock. A similar situation occurred with about 2 acres in R-35, but the Town held onto it for the time being and instead only disconnected the 8.3 acres at this time. The piece land that was annexed in 1987 has periodically appeared as part of the PD and has since been removed. It is a mistake that it was ever included in the PD past the 1st version of the map from 1985. The piece of land that is rezoned as part of this amendment was disconnected on 6-13-1996. There is no increase in dwelling units in these PAs as a result of the added acreage.
10th	11/5/1996	1996	ZR1996-027				x	Admin	19% increase of lots within PA in R-2			Administrative Approval	Allowed to be administrative since it was less than 20% for that given PA. The administrative approval certificate is signed, but was never officially recorded therefore there is no reception # associated with this amendment.

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11th	8/17/1998	9/18/1998	ZR1997-022	199874511		x		Admin	Clarified text, changes to section 1 I/K/N, changed density tracking tables for development adding exhibits A-D to the general provisions section	1-2, 1-3, 1-4, 1-5, Exhibits A-D in section 1		Administrative Approval	Changed text to clarify: max number of dwelling units for development allowed, density allocation to the remaining unplanned parcels, and methodology by which development tracking by planning division will occur. This was done because if the PA's were allowed to be developed to their full capacity, then the allowable dwelling units for the entire PD would be exceeded. 15 pages were replaced in the PD
12th	Withdrawn 6/1/1998		ZR1997-033 ZR1997-036						withdrawn			Notification of Withdraw 12, Narrative Explanation of Request 12	Wanted to move COM 3 closer over to the outlet mall, reconfigure a planning area because one of the roads was constructed very differently than it appears on the plan and was dividing PA 59 in two
13th	8/25/1999	9/13/1999	ZR1998-037 ZR1999-007		1999078833		x	BCC	Approve 2.06 acres of unzoned land from Town of Castle Rock into PA 35		R-35 Changed	Map 13, 8-25-1999 BCC Minutes, disconnection of 2 acres from Castle Rock, staff report 13, all of the information from 9th amendment	This situation is very similar to the 9th amendment. When the piece of land adjacent to the PD was annexed into the Town of Castle Rock, the piece of land was inadvertently included in the legal description. The Town held onto these 2 acres when they previously disconnected the 8.3 acres that were reincorporated into the CPV PD with the 9th amendment. They have now disconnected it as of 10-8-1998, and this amendment gives it zoning to match what is in R-35. No increase in DU's will result from this increase in land.
14th	8/25/1999	9/13/1999	ZR1999-008	1999078835	1999078834	x	x	BCC	Replaced pages IV regarding right of way agreements with CDOT where CPV borders Hwy 85, 4-2 to place restriction where building footprints in PA RP-1 cannot exceed 4,000 square feet, and what is labeled as 1-3, 1-4, 1-5 and 1-5a but was actually intended to replace exhibit A as set forth by the 11th amendment (updated tracking tables of platted units)	IV, Exhibit A of section 1, 4-2	R-13, R-24, R-35, R-52, R-53, R-60, R-62, COS-14 and COS-15 changed	Map 14, 9-25-1999 BCC Minutes, official 14th	As part of a concern that the units allowed given the density assigned to each planning area exceeded the total amount of units allowed by the PD table the 11th amendment sought to track the available and used units. This was updated by this amendment, but the page numbers of pages 1-3, 1-4, 1-5 and 1-5a were incorrectly numbered and replace exhibit A, not the pages it indicates at the bottom.
15th	5/17/2001	5/17/2001	ZR1998-040		2001044132		x	Admin	Reconfigured boundaries of COS-2 affecting the boundaries of R-38, R-54 and R-67		R-37, R-38, R-54, and COS-2 changed	Administrative Approval, Map 15	Only a map change.
16th	12/6/2000	3/14/2001	ZR2000-023		2001020153		x	BCC	Eliminate Planning areas R-60 and RP-14, establishes Planning area COM-4 and modifies the boundary of Planning Area COS-14		COS-14 changed, part of GC and COM-4 added	Map 16, BCC Minutes 12-16-2000	This is the actual 16th amendment and was a change to the map.

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17th	9/23/2003	11/18/2003	ZR2003-020	2003165392		x		Admin	Modifies and clarifies language found in the development standards for Commercial Planning Areas (Section D, Commercial Planning Area) replaced page 4-7	Page 4-7		16th Administrative Approval, 16th amendment mix up notification	Incorrectly filed as 16th amendment, and is indicated on the top of the page that was replaced as the 16th amendment, which should read that it is the 17th.
18th	7/8/2004	7/8/2004	ZR2004-017	2004070798		x		Admin	Modifies requirements and clarifies language in section VI.D.3.a (Residential off street parking) Page 6-3 replaced	Page 6-3		Administrative Approval	
19th	3/11/2008	3/25/2008	ZR2007-004	2008021126	2008021125	x	x	BCC	Rezoned the Kimball property into the PD thus creating R-66 and adding 12 DU to the total of the PD. Pages were replaced to reflect the increase in dwelling units for the PD.	V, 1-2, 1-3, 4-1	R-66 added	Official copy of 19th, the recorded version of the resolution can be found at reception # 2008017388	Establishes a commitment for a 50' trail corridor connecting the existing trail corridor. The units in this planning area are prohibited from being transferred to any other part of CPV