

## LANDING ON THE COWLITZ CONSISTENCY NOTICE

The purpose of this Consistency Notice is to notify City of Castle Rock staff of all lot line moves or exempt land divisions occurring within the Landing on the Cowlitz Master Plan area.

CT6 LLC, as the master developer of the Landing on the Cowlitz (LOTIC), has established this process for documentation of consistency of any proposed lot line move/creation to the following standards, as established in Ordinance 2021-10 (the LOTIC Master Plan Approval and Conditions of Approval):

*Condition 2: All subsequent project specific development activities shall comply with the applicable provisions of the Castle Rock Municipal Code except as modified by these Conditions of Approval or the Development Agreement.*

As allowed within the LOTIC Development Agreement, property within the LOTIC may undergo lot line moves or lot creation via an expedited Boundary Line Adjustment process or expedited Short Subdivision process as codified in the City of Castle Rock Municipal Code. Such actions are required to provide this Consistency Notice prior to their completion, allowing 30 days for City review and signature of the Notice.

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This consistency notification is for the following proposed line move(s)/lot creation:

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The consistency review process to move or create the lot boundary will be:

- Expedited Boundary Line Adjustment (for a lot within the LOTIC master plan)
- Expedited Short Subdivision (for property within an approved City of Castle Rock Master Plan)

Standard Boundary Line Adjustments and Land Divisions/Subdivisions must be reviewed and approved through the land use application process established by the City of Castle Rock.

The new lot configuration meets the following criteria for a conforming lot within the Landing on the Cowlitz:

Lot size: LOTIC has no lot size standard; however, the resulting lot(s) allows adequate room for the requirements of the proposed use including building size and setbacks, parking, utilities, stormwater, and access.

Lot size: If the resulting lot(s) is created through an Exempt Land Division process, the resulting lot(s) meets minimum size requirement of \_\_\_\_ acres established by \_\_\_\_ (City code)\_\_\_\_\_

Lot frontage: LOTIC has no lot width standard; however, the resulting lot(s) has adequate frontage on a public or private street to allow for access and egress for proposed use and emergency vehicles.

Easements for Access, Cross-Circulation and Utilities: LOTIC has cross-circulation and utility easement requirements; the resulting lot(s) meets the requirements for cross-circulation according to the most recent

approved LOTC Master Plan and provides room for any required utility easements for conceptual utility extensions and maintenance access, according to the most recent LOTC utility and stormwater plans. Easement locations will be established through the land use application process for future use.

- Building: The resulting lot(s) will have adequate space to accommodate the building size and configuration required for future use, along with adequate room for required building setbacks.
- Parking: The resulting lot(s) will have adequate space and configuration to accommodate the number of required parking spaces for future use.
- An exhibit showing the lot line move/creation is attached.

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This notice, with all signatures, shall be a requirement for Counter Completeness for the subsequent land use application that establishes the proposed use on the property.

SIGNATURES

APPLICANT: \_\_\_\_\_

DATE: \_\_\_\_\_

MASTER DEVELOPER: \_\_\_\_\_

DATE: \_\_\_\_\_

CITY REPRESENTATIVE: \_\_\_\_\_

DATE: \_\_\_\_\_