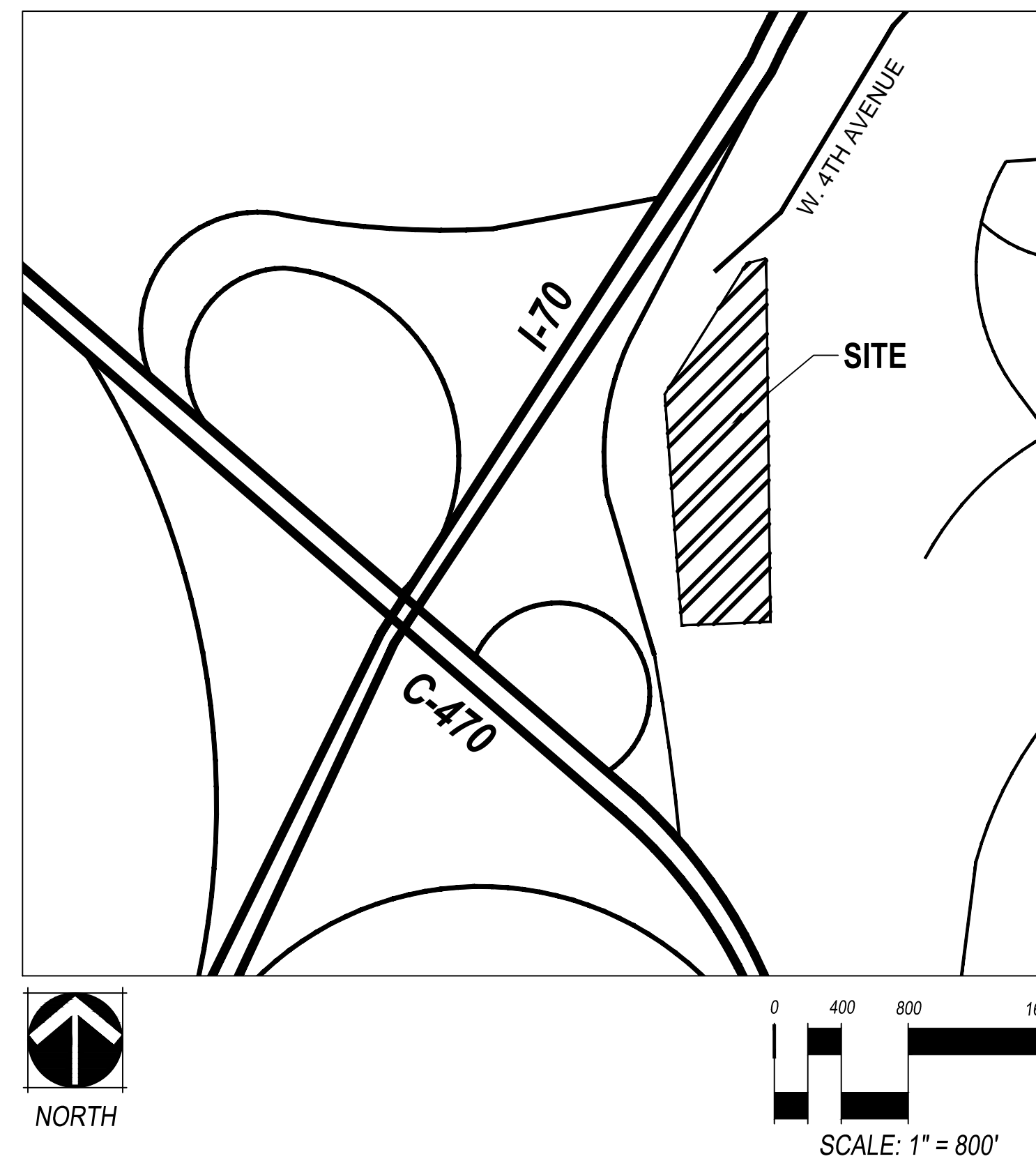


GOLDEN OVERLOOK P.U.D. AMENDMENT NO.1

A REPLAT OF PORTIONS OF LOT 2, BLOCK 1 AND LOT 2, BLOCK 2 AND ADJACENT 4TH AVENUE OF OVERLOOK BUSINESS PARK (SUBDIVISION)
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO.
OFFICIAL DEVELOPMENT PLAN

O.D.P. BOOK _____ PAGE _____
 RECEPTION NO. _____
 DATE OF RECORDING _____

VICINITY MAP



GENERAL PURPOSE

THESE REGULATIONS ARE MADE FOR THE PURPOSE OF CREATING DEVELOPMENT CONTROLS FOR THE HEREIN CONTAINED PROPERTY CURRENTLY PLATTED AS THE GOLDEN OVERLOOK FILING NO. 1 FINAL PLAT. THESE REGULATIONS ARE IN ADDITION TO THE PROVISIONS OF THE ZONING ORDINANCE (TITLE 18) AND THE SUBDIVISION ORDINANCE (TITLE 17) OF THE CITY OF GOLDEN'S MUNICIPAL CODE. WHERE CONFLICTS OCCUR, THESE PROVISIONS TAKE PRECEDENCE.

THESE REGULATIONS ARE INTENDED TO FURTHER THE PURPOSE OF THE ZONING ORDINANCE AND THE SUBDIVISION ORDINANCE.

THIS OFFICIAL DEVELOPMENT PLAN ESTABLISHES AN ADDITIONAL COMMERCIAL ZONING OPTION FOR THIS SITE. HOWEVER, THE EXISTING RESIDENTIAL ENTITLEMENTS ESTABLISHED BY THE GOLDEN OVER P.U.D. OFFICIAL DEVELOPMENT PLAN (RECEPTION NO. 2006015782) SHALL REMAIN IN PLACE AS A DEVELOPMENT OPTION, ALONG WITH THE ASSOCIATED GOLDEN OVERLOOK FILING NO. 1 FINAL PLAT. THE PROPERTY SHALL BE DEVELOPED AS EITHER THE SINGLE-FAMILY RESIDENTIAL USES PER THE GOLDEN OVERLOOK P.U.D. OFFICIAL DEVELOPMENT PLAN OR WITH THE USES ESTABLISHED BY THIS GOLDEN OVERLOOK P.U.D. OFFICIAL DEVELOPMENT PLAN AMENDMENT NO. 1. A MIX OF THE ORIGINAL P.U.D. AND THE P.U.D. AMENDMENT'S ENTITLEMENTS SHALL NOT BE PERMITTED.

SHOULD DEVELOPMENT OCCUR BASED ON THE ENTITLEMENTS PROVIDED FOR WITHIN THIS AMENDMENT NO. 1, THE ENTIRETY OF THE PROPERTY SHALL BE REPLATTED AND SUCH REPLAT SHALL SUPERSEDE THE EXISTING GOLDEN OVERLOOK FILING NO. 1 FINAL PLAT.

SHOULD THE SITE BE DEVELOPED PER ANY OF THE USES ALLOWED BY THIS OFFICIAL DEVELOPMENT PLAN AMENDMENT THE TRAFFIC GENERATED BY SUCH DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE ASSOCIATED TRAFFIC STUDY.

FINAL DEVELOPMENT REGULATIONS

GOLDEN OVERLOOK PUD DEVELOPMENT REGULATIONS ARE ESTABLISHED TO GUIDE AND CONTROL THE DEVELOPMENT OF THIS PROPERTY AND TO ENSURE THAT DEVELOPMENT OCCURS IN A CONSISTENT MANNER WITH THE APPROVALS GRANTED FOR THIS OFFICIAL DEVELOPMENT PLAN.

THE FOLLOWING LIMITATIONS AND RESTRICTIONS ARE ESTABLISHED UPON ALL REAL PROPERTY CONTAINED WITHIN THE AFFECTED AREA AS A PLANNED UNIT DEVELOPMENT PLAN (PUD PLAN). REGULATIONS WILL RUN WITH THE LAND AND BE BINDING UPON ALL FUTURE OWNERS OF A PART OF THE LAND WITHIN THE SUBDIVISION SO LONG AS THESE REGULATIONS AND THIS PUD OFFICIAL DEVELOPMENT PLAN SHALL REMAIN IN EFFECT-UNLESS AMENDED IN ACCORDANCE WITH THE ORDINANCES AND PROCEDURES OF THE CITY OF GOLDEN.

GENERAL DEVELOPMENT REGULATIONS

GENERAL DEVELOPMENT REGULATIONS SHALL APPLY TO THE GOLDEN OVERLOOK OFFICIAL DEVELOPMENT PLAN AND AMENDMENT NO. 1

- EXCEPT WHERE DEVELOPMENT STANDARDS ARE EXPRESSLY STATED WITHIN THIS P.U.D. AMENDMENT, THE CITY OF GOLDEN'S C-2 ZONE DISTRICT STANDARDS SHALL APPLY.
- SITE DEVELOPMENT PLAN APPROVAL**
 PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY LOT WITHIN THE PROPERTY, THE DEVELOPER SHALL SUBMIT A FINAL SITE DEVELOPMENT PLAN, TO THE CITY OF GOLDEN PLANNING COMMISSION FOR REVIEW AND ACTION. PLANNING COMMISSION SHALL RELY ON THE REQUIREMENTS OF THIS OFFICIAL DEVELOPMENT PLAN AND THE CITY'S CURRENT SITE DEVELOPMENT STANDARDS (CURRENTLY CHAPTER 18.40 OF THE GOLDEN MUNICIPAL CODE).
- EASEMENTS**
 AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL OR FUTURE PLATTING, WHICHEVER OCCURS FIRST, DEVELOPERS OR BUILDERS SHALL GRANT TO THE CITY OF GOLDEN APPROPRIATE EASEMENTS FOR EXISTING OR PROPOSED UTILITIES AND/OR NATURAL DRAINAGE CORRIDORS AFFECTING DEVELOPMENT PARCELS GENERALLY AS SHOWN ON THE APPROVED OFFICIAL DEVELOPMENT PLAN AS NECESSARY.

SHEET INDEX:

- SHEET 1 COVER SHEET
- SHEET 2 DEVELOPMENT STANDARDS
- SHEET 3 LAND USE MAP

OWNERSHIP

I, _____, AS _____ HEREIN DESCRIBED DO ACKNOWLEDGE AND AGREE SUCH PROPERTY SHALL BE DEVELOPED IN COMPLIANCE WITH THIS AMENDED PUD OFFICIAL FINAL DEVELOPMENT PLAN, THE ORIGINAL OF WHICH IS ON FILE WITH THE COUNTY AND CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO, AND A COPY OF WHICH IS ON FILE WITH THE CITY CLERK OF THE CITY OF GOLDEN, COLORADO. NO VARIATION FROM ANY PROVISION OF SAID FINAL DEVELOPMENT PLAN SHALL BE PERMITTED UNLESS THE PLAN IS AMENDED IN ACCORDANCE WITH PROCEDURES ESTABLISHED BY ORDINANCE OF THE CITY OF GOLDEN. ANY VARIATION FROM PROVISIONS OF SAID FINAL DEVELOPMENT PLAN WITHOUT PRIOR AMENDMENT OR ADDENDUM OF THE PLAN SHALL BE GROUNDS FOR REVOCATION OF THE REZONING ORDINANCE ESTABLISHING THIS PLANNED UNIT DEVELOPMENT OR OTHER APPROPRIATE SANCTIONS I FURTHER AGREE THAT THE OFFICIAL DEVELOPMENT PLAN REGULATIONS AND COVENANTS FOR THIS PUD ZONE DISTRICT WILL BE EXECUTED TO THE STANDARDS, DENSITIES, LAND USES AND CRITERIA SPECIFIED B THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO.

WITNESS MY HAND AND SEAL THE ____ DAY OF _____, 20____, BY _____

SIGNATURE

STATE OF COLORADO)
) SS
 COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY _____

WITNESS MY HAND AND NOTARIAL SEAL _____

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF GOLDEN, COLORADO THIS ____ DAY OF _____, 20____

CHAIRMAN _____

CITY COUNCIL CERTIFICATE

ADOPTED AND APPROVED AS AN OFFICIAL DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT AND PASSED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO THIS ____ DAY OF _____, 20____

MAYOR _____

CLERK AND RECORDER CERTIFICATE

CITY CLERK ATTEST _____

ACCEPTED FOR RECORDING IN THE OFFICE OF COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO THIS ____ DAY OF _____, 20____

JEFFERSON COUNTY CLERK AND RECORDER _____

DEPUTY CLERK _____

LEGAL DESCRIPTION

LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 1;
 LOTS 1 THROUGH 43, INCLUSIVE, BLOCK 2;
 LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 3;
 LOTS 1 THROUGH 21, INCLUSIVE, BLOCK 4; AND
 TRACTS A THROUGH E, INCLUSIVE,
 GOLDEN OVERLOOK FILING NO. 1
 COUNTY OF JEFFERSON,
 STATE OF COLORADO.

CONTAINING 27.8034 ACRES MORE OR LESS.

PROJECT TEAM

OWNER
 SKITZO 17101 LLC
 4651 TABOR STREET
 WHEAT RIDGE, CO 80033

PLANNER
 NORRIS DESIGN
 1101 BANNOCK STREET
 DENVER, CO 80204

CIVIL ENGINEER
 MARTIN/MARTIN
 12499 W. COLFAX AVE.
 LAKEWOOD, CO 80215

TRAFFIC
 LSC TRANSPORTATION CONSULTANTS, INC.
 1889 YORK STREET
 DENVER, CO 80206

GOLDEN OVERLOOK
 P.U.D. AMENDMENT NO. 1
 GOLDEN, CO

OWNER:

SKITZO 17101 LLC

4651 TABOR STREET
 WHEAT RIDGE, CO 80033

NOT FOR CONSTRUCTION

DATE:

MARCH 27, 2018

SHEET TITLE:

COVER SHEET

GOLDEN OVERLOOK P.U.D. AMEND. NO. 1
 CASE NO. _____
 ORDINANCE NO. _____

GOLDEN OVERLOOK P.U.D. AMENDMENT NO.1

A REPLAT OF PORTIONS OF LOT 2, BLOCK 1 AND LOT 2, BLOCK 2 AND ADJACENT 4TH AVENUE OF OVERLOOK BUSINESS PARK (SUBDIVISION)
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO.
OFFICIAL DEVELOPMENT PLAN

O.D.P. BOOK _____ PAGE _____
RECEPTION NO. _____
DATE OF RECORDING _____



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

A. GENERAL DEVELOPMENT STANDARDS

- IF THE OWNER/DEVELOPER ELECTS TO PROCEED WITH A RESIDENTIAL DEVELOPMENT CONSISTENT WITH THE GOLDEN OVERLOOK PUD OFFICIAL DEVELOPMENT PLAN APPROVED BY THE CITY OF GOLDEN ON DECEMBER 1, 2005 AND FILED WITH THE JEFFERSON COUNTY CLERK AND RECORDER AT GOLDEN, COLORADO ON FEBRUARY 5, 2006, AS FURTHER DESCRIBED IN THE GOLDEN OVERLOOK FILING NO. 1 FINAL PLAT, APPROVED BY THE CITY OF GOLDEN ON MAY 8, 2008 AND FILED WITH THE JEFFERSON COUNTY CLERK AND RECORDER AT GOLDEN, COLORADO ON SEPTEMBER 17, 2008, ALL DEVELOPMENT STANDARDS AND REQUIREMENTS FOR THE PROPERTY SHALL BE AS CONTAINED THEREIN. THE FOLLOWING SECTIONS SHALL APPLY FOR ANY OTHER DEVELOPMENT PLAN PROPOSED FOR THE PROPERTY.
- DEVELOPMENT PROCEDURE: PLANNED UNIT DEVELOPMENT PLAN SETS OUT PERMITTED LAND USE AND STANDARDS FOR THE USE AND DEVELOPMENT OF PROPERTY WITHIN THE PUD ZONE. PRIOR TO ANY CONSTRUCTION OR REDEVELOPMENT OF THE PROPERTY THE FOLLOWING STEPS MUST BE ACCOMPLISHED:
 - APPROVAL OF A NEW SKETCH PLAN, PRELIMINARY PLAT AND FINAL SUBDIVISION PLAT BY THE CITY OF GOLDEN PLANNING COMMISSION AND CITY COUNCIL IN CONFORMANCE WITH THE STANDARDS OF THIS PLANNED UNIT DEVELOPMENT (PUD) AND GOLDEN SUBDIVISION ORDINANCE IN EFFECT AT THE TIME OF PLAT APPROVAL, INCLUDING RIGHT OF WAY AND EASEMENT DEDICATIONS AS NECESSARY TO SERVE THE BLOCKS OR LOTS DESCRIBED ON THE PLAT. IN CONFORMANCE WITH THE REZONING OF THE PROPERTY THIS PLAT WILL IDENTIFY ALL MAJOR INFRASTRUCTURE IMPROVEMENTS AND BLOCKS OR LOTS.
 - EXECUTION OF A SUBDIVISION DEVELOPMENT AGREEMENT IDENTIFYING THE OBLIGATIONS OF THE SUBDIVIDER FOR CONSTRUCTION AND PROVISION OF PUBLIC IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STREET, SIDEWALKS, GRADING, EROSION CONTROL, DRAINAGE IMPROVEMENTS, AND UTILITY EXTENSIONS NECESSARY TO SERVE THE SUBDIVISION.
 - APPROVAL OF ENGINEERING STUDIES AS REQUIRED BY THE SUBDIVISION ORDINANCE IN EFFECT AT THE TIME OF PLAT APPROVAL INCLUDING TRAFFIC, WATER SYSTEM, SOILS, GEOLOGIC, DRAINAGE AND GRADING, PUBLIC IMPROVEMENT CONSTRUCTION PLANS, AND PHASE ENVIRONMENTAL AUDIT.

B. PERMITTED USES

USE AREA A:

- OPEN SPACE INCLUDING NATURAL AREAS, OPEN AREAS OF LANDSCAPE BUFFER AREAS, UTILITY, EMERGENCY ACCESS, DRAINAGE FACILITIES, AND TRAILS

USE AREA B:

- SELF STORAGE FACILITY (TO INCLUDE ACCESSORY OFFICE USE)
- SENIOR ADULT LIVING - ATTACHED TO INCLUDE INDEPENDENT, ASSISTED AND/OR MEMORY CARE UNITS (MAXIMUM 400 UNITS, INCLUDING ACCESSORY OFFICE USE AND CARETAKER RESIDENCE USE)

USE AREA C:

- ACCESSORY PARKING FOR A USE PERMITTED IN A SPECIFIC ZONE DISTRICT
- ANY KIND OF SCIENTIFIC RESEARCH OR MANUFACTURE, COMPOUNDING, ASSEMBLING, PROCESSING OR TREATMENT OF PRODUCTS, AND OFFICE AND OFFICE/WAREHOUSE USE
- BAKERIES
- CABINET MAKING AND CARPENTER SHOPS OR SIMILAR
- COMMUNICATION TOWER (EXISTING)
- ELECTRIC, CABLE TV, NATURAL GAS, TELEPHONE TRANSMISSION LINES, BOTH OVERHEAD UNDERGROUND
- LABORATORIES
- MANUFACTURE OF HANDICRAFT PRODUCTS OR SIMILAR
- MEMBERSHIP CLUBS
- MINOR AUTOMOBILE REPAIR AND CAR WASH
- MOTOR VEHICLE REPAIR AND CAR WASH
- NEIGHBORHOOD FARMERS' MARKETS
- OFFICES AND SHOWROOMS
- PERSONAL MOTORSPORTS SALES AND SERVICE (INCLUDING OHV, MOTORCYCLES, PERSONAL WATERCRAFT AND SIMILAR) (PERMITS OUTDOOR DISPLAY AND STORAGE)
- PRINTING AND PUBLISHING ESTABLISHMENTS
- PUBLIC AND PRIVATE OPEN SPACE AND OPEN SPACE EASEMENTS
- PUBLIC PARKS
- RECREATION FACILITIES PROVIDED THAT SUCH USE IS CARRIED OUT TOTALLY WITHIN A BUILDING
- RECREATIONAL VEHICLES (RV) AND TRAILERS SALES AND SERVICE (PERMITS UTDOOR DISPLAY AND STORAGE)
- SELF STORAGE FACILITY (TO INCLUDE ACCESSORY OFFICE USE)
- SENIOR ADULT LIVING - ATTACHED TO INCLUDE INDEPENDENT, ASSISTED AND/OR EMORY CARE UNITS (MAXIMUM 400 UNITS, INCLUDING ACCESSORY OFFICE USE ND CARETAKER RESIDENCE USE)
- SOLAR GARDENS
- STUDIOS - ART, PHOTOGRAPHIC, DANCE, MUSIC
- URBAN FARMS EXCEEDING ONE-HALF ACRE AND UP TO TWO ACRES
- WHOLESALE GREENHOUSES AND NURSERIES, INCLUDING LANDSCAPING ATERIALS

C. LOT AND BUILDING STANDARDS

HEIGHT LIMITATIONS, LOT STANDARDS AND BUILDING SETBACKS ARE SUMMARIZED AS FOLLOWS:

HEIGHT LIMITATION:

- USE AREA A: NOT APPLICABLE
- USE AREA B: NO BUILDING OR STRUCTURE SHALL EXCEED THIRTY (30) FEET IN HEIGHT
- USE AREA C: NO BUILDING OR STRUCTURE SHALL EXCEED FORTY (40) FEET IN HEIGHT FOR COMMERCIAL USES AND FORTY-FIVE (45) FEET IN HEIGHT FOR SENIOR ADULT LIVING USES.

MINIMUM BUILDING SETBACKS (USE AREAS B AND C):

ADJACENT TO OFF-SITE RESIDENTIAL USES: 100 FEET*

ADJACENT TO OPEN SPACE (OFF-SITE): 30 FEET

ADJACENT TO INTERSTATE 70: 40 FEET

* USE AREA A MAY BE UTILIZED FOR THE REQUIRED 100' SETBACK FROM THE ADJACENT RESIDENTIAL NEIGHBORHOOD TO THE NORTH.

MINIMUM PARKING SETBACKS (USE AREAS B AND C):

ADJACENT TO OFF-SITE RESIDENTIAL USES: 100 FEET

ADJACENT TO OPEN SPACE (OFF-SITE): 20 FEET

ADJACENT TO INTERSTATE 70: 20 FEET

OVERALL PROPERTY MINIMUM OPEN SPACE REQUIREMENT: 35%

MINIMUM OPEN SPACE REQUIREMENT WITHIN USE AREAS B AND C: 20%

D. FLOOR AREA RATIO

MAXIMUM FLOOR AREA RATIO (FAR):

USE AREA A: N/A

USE AREA B: 0.5:1

USE AREA C: 0.4:1

E. TRAFFIC BASED LIMITATIONS

ANY PROPOSED USE AS ESTABLISHED BY THIS AMENDED OFFICIAL DEVELOPMENT PLAN SHALL BE SUCH THAT THEY WILL NOT, IN AGGREGATE, GENERATE TRAFFIC IMPACTS CONSIDERED TO BE GREATER THAN 92 SINGLE-FAMILY RESIDENTIAL LOTS. A COMPREHENSIVE VIEW OF THE GENERATED TRAFFIC, INCLUDING AN ANALYSIS OF THE OVERALL AND PEAK TRIP GENERATION POTENTIAL, SHALL BE CONSIDERED WHEN REVIEWING THE PROPOSED USES AGAINST THE PREVIOUSLY APPROVED USE. AT THE TIME OF THE FIRST SITE DEVELOPMENT PLAN APPLICATION, THE OWNER/ DEVELOPER SHALL SUBMIT AN UPDATED TRIP GENERATION ANALYSIS, SPECIFIC LIST OF INTENDED LAND USES, AND SQUARE FOOTAGE LIMITATIONS (BOTH FOR BUILDING AREA AND STORAGE/DISPLAY USES IF AUTHORIZED).

F. LANDSCAPING REQUIREMENTS

- STREETSCAPE DESIGN AND SITE LANDSCAPING IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE SITE DEVELOPMENT STANDARDS OF THE CITY OF GOLDEN.
- ANY AND ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH EITHER DOMESTIC OR NATIVE GRASSES AND PLANT MATERIALS AS WOULD BE APPROPRIATE FOR SAID AREA.
- A MINIMUM OF 100' LANDSCAPE BUFFER IS REQUIRED ON THE NORTH BOUNDARY OF THE PROPERTY.
 - LANDSCAPING SHALL BE PROVIDED AT THE FOLLOWING RATES: 1 TREE PER 30 LINEAR FT. AND 5 SHRUBS PER 1,000 SF. TREES SHALL BE COMPRISED OF A MINIMUM OF 75% EVERGREEN MATERIAL. ONE TREE MAY BE SUBSTITUTED PER 12 REQUIRED SHRUBS.

G. MAINTENANCE REQUIREMENTS

- ALL MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY.

H. RIGHT OF WAY REQUIREMENTS

- ALL PUBLIC ROADS AND SIDEWALKS WILL MEET THE CITY OF GOLDEN STANDARD AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS UNLESS OTHERWISE APPROVED.
- AN EMERGENCY VEHICLE ACCESS IS LOCATED ON THE EAST SIDE OF THE PROPERTY INTO EXISTING SIXTH AVENUE WEST ESTATES.
- ALL SIDEWALKS LOCATED WITHIN THE PUBLIC RIGHTS OF WAY OR CITY EASEMENT SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF GOLDEN.
- 4TH AVENUE WILL BE IMPROVED FROM THE CONNECTION TO THE OVERLOOK DEVELOPMENT TO THE WEST EDGE OF THE PARK (APPROX. 1,300 FT.) IMPROVEMENTS WILL INCLUDE CURB AND GUTTER, A DETACHED SIDEWALK ALONG THE SOUTHEAST SIDE, LANDSCAPING AND TRAFFIC CALMING APPURTENANCES TO CITY STANDARDS.

I. FENCES AND RETAINING WALLS

- MAXIMUM FENCE HEIGHT IN ANY USE AREA SHALL BE SIX (6) FEET.

J. PARKING

PARKING REQUIREMENTS FOR ALL LAND USES SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF GOLDEN MUNICIPAL CODE (CURRENT CHAPTER 18.36) IN EFFECT AT THE TIME OF FINAL SITE PLAN APPROVAL EXCEPT AS OTHERWISE LISTED BELOW:

- SELF STORAGE FACILITY (TO INCLUDE ACCESSORY OFFICE USE):
0.1 SPACE / 1,000 SF GFA
- SENIOR ADULT LIVING - ATTACHED TO INCLUDE INDEPENDENT, ASSISTED AND/OR MEMORY CARE UNITS (MAXIMUM XXX UNITS, INCLUDING ACCESSORY OFFICE USE AND CARETAKER RESIDENCE USE)
1.5 SPACES / 6 OCCUPANTS
- OFFICES AND SHOWROOMS
1 SPACE / 300 SF GFA

K. SIGNS

- THE PROPERTY SHALL CONFORM TO THE REQUIREMENTS OF THE GOLDEN MUNICIPAL CODE (CURRENTLY CHAPTER 18.32) IN EFFECT AT THE TIME OF SIGN INSTALLATION, MODIFICATION, OR REPLACEMENT.

L. NOISE

- THE PROPERTY SHALL CONFORM TO THE REQUIREMENTS OF THE GOLDEN MUNICIPAL CODE (CURRENTLY CHAPTER 17.40), INCLUDING REQUIREMENTS RELATED TO HIGHWAY NOISE.

M. LIGHTING

- ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE PROVISIONS CONTAINED WITHIN CHAPTER 18.34 OF GOLDEN MUNICIPAL CODE.

N. OPEN SPACE AND SCHOOL LAND DEDICATION

- SCHOOL AND LAND DEDICATION OR FEES IN LIEU OF DEDICATION SHALL BE REQUIRED, BUT HAVE ALREADY BEEN SATISFIED FOR UP TO 92 DWELLING UNITS ASSOCIATED WITH THE CURRENTLY APPROVED FINAL PLAT.

O. PEDESTRIAN CIRCULATION

- PEDESTRIAN CIRCULATION WILL BE PROVIDED BY DETACHED SIDEWALKS ALONG THE PUBLIC STREETS WITHIN ALL USE AREAS.
- A MINIMUM 10' TRAIL SHALL BE PROVIDED TO CONNECT THE EXISTING TRAIL ON THE EASTERN BOUNDARY OF THE PROPERTY TO W. 4TH AVENUE IF A NEW FINAL PLAT IS REQUIRED. FINAL ALIGNMENT TO BE DETERMINED AT THE TIME OF SITE DEVELOPMENT PLAN.

P. GRADING / DRAINAGE

- ON-SITE GRADING SHALL GENERALLY FOLLOW THE EXISTING TOPOGRAPHY. INDIVIDUAL LOT SITE GRADING WILL BE REVIEWED IN CONJUNCTION WITH THE CONCEPTUAL AND FINAL SITE PLAN SUBMITTAL. STORM WATER DRAINAGE DETENTION WILL BE REQUIRED AS DEFINED IN THE PRELIMINARY PLAT. DRAINAGE AND OVER LOT GRADING PLANS WILL BE REVIEWED WITH THE PRELIMINARY PLAT.

Q. ARCHITECTURE

- THE PROPERTY SHALL CONFORM TO THE REQUIREMENTS OF THE GOLDEN MUNICIPAL CODE (CURRENTLY CHAPTER 18.40).
- ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED.

R. IMPACT STATEMENTS

- THE PROTECTION OF STORM WATER QUALITY, AND REGULATION OF STORM DRAINAGE IMPACTS ON ADJACENT AND NEARBY PROPERTIES WILL BE ASSURED VIA THE REPORTS AND STUDIES AND CONSTRUCTION PLANS BE SUBMITTED IN CONJUNCTION WITH THE PRELIMINARY PLAN AND FINAL PLATS AND FINAL SITE DEVELOPMENT PLANS.

S. UTILITY SERVICE

- WATER SERVICE: BECAUSE OF ITS ELEVATED LOCATION THE SITE IS NOT PRACTICAL FOR THE SERVICE BY THE CITY'S WATER SYSTEM. THE SITE WILL RECEIVE WATER SERVICE BY CREATING AN EXTENSION OF CONSOLIDATED MUTUAL WATER COMPANY'S MAINS FROM ADJACENT 6TH AVENUE ESTATES.
- SANITARY SERVICE: SANITARY SERVICE WILL BE PROVIDED TO THE SITE BY AN EXTENSION OF THE CITY SYSTEM THAT IS CONTRACTED TO PLEASANT VIEW WATER AND SANITATION DISTRICT'S SANITARY SEWER SYSTEM LOCATED TO THE NORTH.

GOLDEN OVERLOOK
P.U.D. AMENDMENT NO. 1
GOLDEN, CO

OWNER:

SKITZO 17101 LLC
4651 TABOR STREET
WHEAT RIDGE, CO 80033

NOT FOR
CONSTRUCTION

DATE:

MARCH 27, 2018

SHEET TITLE:

DEVELOPMENT
STANDARDS

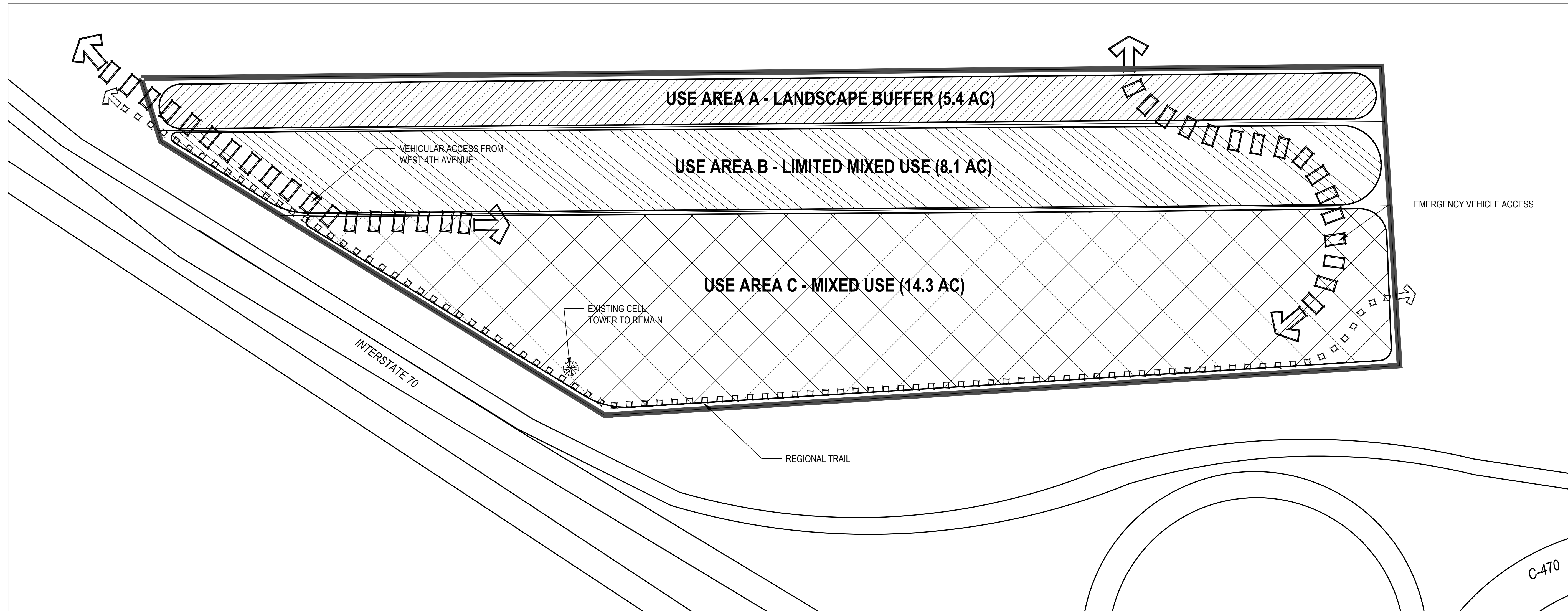
GOLDEN OVERLOOK P.U.D. AMEND. NO. 1
CASE NO. _____
ORDINANCE NO. _____

GOLDEN OVERLOOK P.U.D. AMENDMENT NO.1

A REPLAT OF PORTIONS OF LOT 2, BLOCK 1 AND LOT 2, BLOCK 2 AND ADJACENT 4TH AVENUE OF OVERLOOK BUSINESS PARK (SUBDIVISION)
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO.
OFFICIAL DEVELOPMENT PLAN

O.D.P. BOOK _____ PAGE _____
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LAND USE MAP

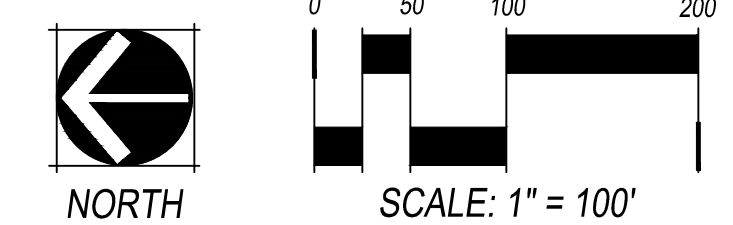


LEGEND

	USE AREA A		VEHICULAR ACCESS
	USE AREA B		PEDESTRIAN CIRCULATION
	USE AREA C		EXISTING CELL TOWER (TO REMAIN)

GENERAL NOTES

1. VEHICULAR ACCESS, REGIONAL TRAIL, AND EMERGENCY VEHICLE ACCESS ALIGNMENT ARE CONCEPTUAL AND SUBJECT TO FINAL ENGINEERING AT THE TIME OF SITE DEVELOPMENT PLAN.
2. EMERGENCY VEHICLE ACCESS SHALL MEET THE REQUIREMENTS OF THE GOLDEN FIRE DEPARTMENT.
3. USE AREA BOUNDARIES SHALL BE FORMALLY ESTABLISHED WITH THE FIRST FINAL PLAT.



GOLDEN OVERLOOK
 P.U.D. AMENDMENT NO. 1
 GOLDEN, CO

OWNER:
 SKITZO 17101 LLC
 4651 TABOR STREET
 WHEAT RIDGE, CO 80033

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