

DESCRIPTION

The westerly two-thirds of Section 7, Township 4 South, Range 69 West, 6th R.M., excepting the following four parcels:
1. A parcel of land containing 5.59 acres, more or less, in the Northwest quarter of said Section 7, more particularly described as follows: Beginning at a point on the West line of Section 7, from which the NW corner of Section 7, T4S, R69W, bears N0°12'E, a distance of 568.0 feet; thence S 89°48'E, a distance of 50.0 feet; thence N44°51'30"E, a distance of 165.9 feet; thence S89°48'E, parallel with the north line of Section 7, a distance of 1,125.0 feet; thence N62°07'45"W, a distance of 340.0 feet; thence N89°48'W, parallel with the north line of Section 7, a distance of 1,591.6 feet to the west line of Section 7; thence S0°12'W, along the west line of Section 7, a distance of 278.0 feet, more or less, to the point of beginning, and
2. A parcel of land containing 25 acres, more or less, in the East one-half of said Section 7, more particularly described as follows: Beginning at the NE corner of said Section 7, thence west 1,697.83 feet to a point, being the NW corner of Tract No. 1 of said Section 7, as described in deed to the STATE BOARD FOR COMMUNITY COLLEGES AND OCCUPATIONAL EDUCATION,

recorded in Book 2081, at page 747, of the Official Records of Jefferson County, Colorado, thence south 290 feet to the south line of the roadway easement over the north 290 feet of the entire Section, to the true point of beginning; thence west along said south line of the roadway easement 223.66 feet to a point; thence southerly parallel to the west line of the east one-third of Section 7 a distance of 4,868.67 feet to a point 100 feet north of the south line of said Section 7; thence easterly parallel to the south line of said Section 7, a distance of 223.66 feet to the west line of the east one-third of Section 7; thence northerly along the west line of the east one-third of Section 7, a distance of 4,868.67 feet to the true point of beginning; thence east 223.66 feet to the southwest corner of said Tract No. 2; thence north along the west line of said Tracts 4,868.67 feet to the true point of beginning.
3. The south 100 feet of the west two-thirds of said Section 7.
4. The north 290 feet of the west two-thirds of said Section 7.

COUNTY OF JEFFERSON STATE OF COLORADO FILED IN MY OFFICE ON Mar 24 11 39 AM '91 RECORDS & CLERK COUNTY CLERK & RECORDER

OFFICIAL DEVELOPMENT PLAN SIXTH AVENUE WEST JEFFERSON COUNTY, COLORADO

APPROVAL The official Development Plan for Sixth Avenue West is approved this 22nd day of March 1971.

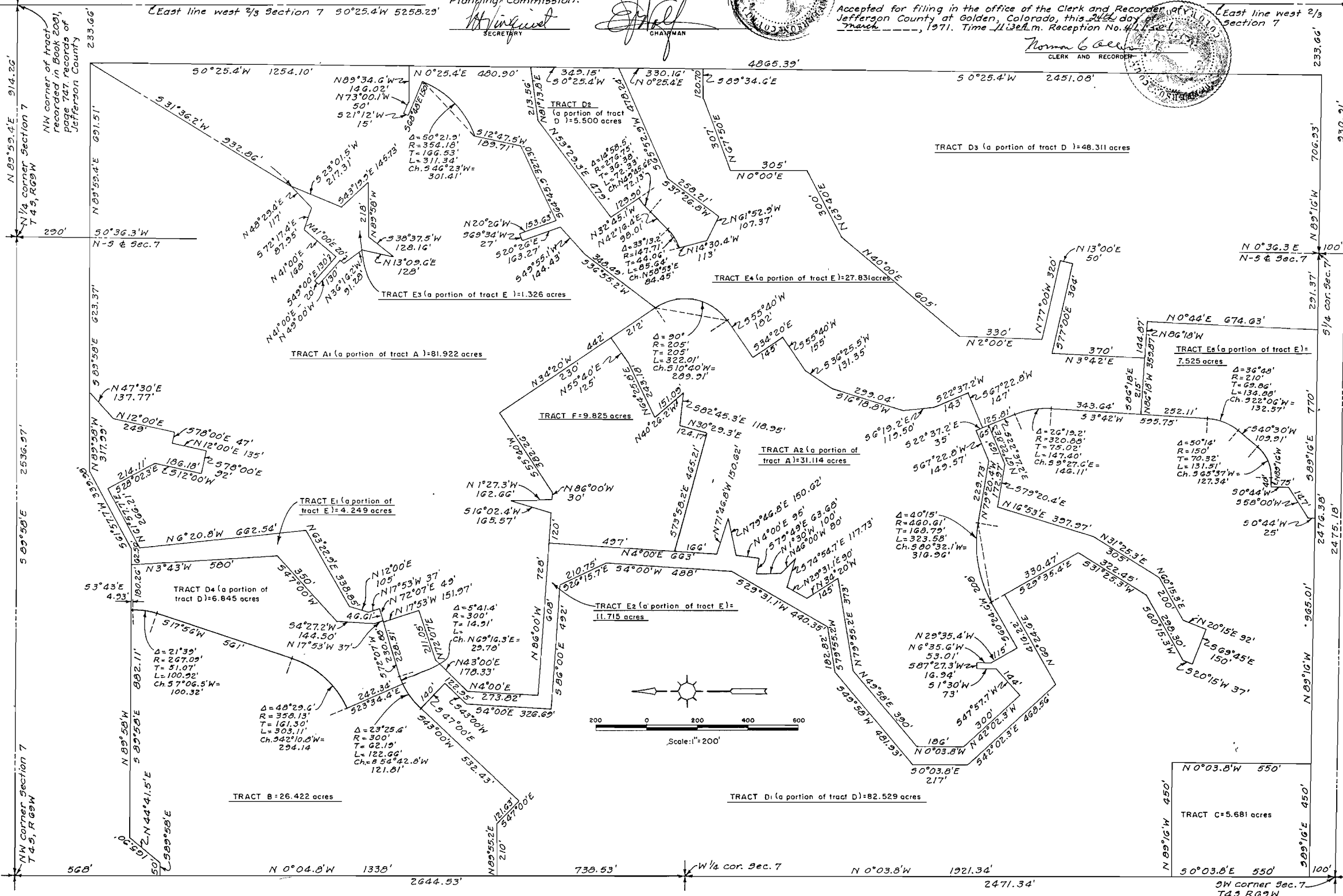
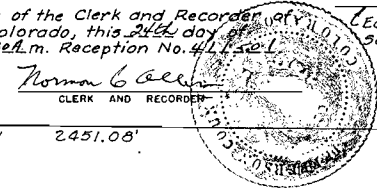
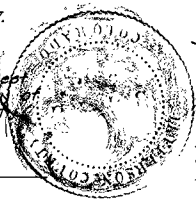
BOARD OF COUNTY COMMISSIONERS Norman Allen CLERK Jack L. Frazier CHAIRMAN

CLERK AND RECORDER'S CERTIFICATE Accepted for filing in the office of the Clerk and Recorder of Jefferson County of Golden, Colorado, this 24th day of March 1971. Time 11:39 A.M. Reception No. 441501

RECOMMENDATION FOR APPROVAL

The official Development Plan for Sixth Avenue West is recommended for approval on this 18th day of March 1971, by the Jefferson County Planning Commission.

Secretary: [Signature] Chairman: [Signature]



PLANNED DEVELOPMENT RESTRICTIONS

REFERENCE: The use of the term "DISTRICT" within these Restrictions shall refer to the various ZONED DISTRICTS AS PROVIDED IN THE ZONING RESOLUTIONS OFFICIALLY ADOPTED BY THE COUNTY COMMISSIONERS FOR THE COUNTY OF JEFFERSON, STATE OF COLORADO, DATED SEPTEMBER 8, 1969.

DEVELOPMENT AREA: THE AREA OF THIS DEVELOPMENT IS 350,795 GROSS ACRES, MORE OR LESS.

CONCEPT: THIS DEVELOPMENT SHALL CONTAIN SINGLE FAMILY DWELLING UNITS, MULTI-FAMILY DWELLING UNITS, COMMERCIAL AREA AND PARK AND RECREATION AREA, FOR THE USE AND ENJOYMENT OF THE RESIDENTS.

LAND USE: RESIDENTIAL DENSITY SHALL NOT EXCEED EIGHT (8) DWELLING UNITS PER GROSS ACRE (GROSS AREA BEING DEFINED AS THE AREA OF THE TOTAL DEVELOPMENT LESS THE COMMERCIAL TRACTS). THIS AMOUNTS TO A MAXIMUM OF 400 DWELLING UNITS. VARIABLE DENSITIES WITHIN THE PROJECT DEVELOPMENT AREA SHALL BE PERMITTED. THE USE OF THE TERM "DISTRICT" WITHIN THESE RESTRICTIONS SHALL REFER TO THE VARIOUS ZONED DISTRICTS AS PROVIDED IN THE ZONING RESOLUTIONS OFFICIALLY ADOPTED BY THE COUNTY COMMISSIONERS FOR THE COUNTY OF JEFFERSON, STATE OF COLORADO.

TRACT A: TRACT A CONTAINS 113,036 GROSS ACRES. THIS TRACT SHALL CONTAIN A MAXIMUM OF 400 SINGLE FAMILY RESIDENTIAL LOTS. LOTS WITHIN THIS TRACT WILL CONFORM TO THE CONDITIONS FOR R-1B RESIDENTIAL ONE B DISTRICT.

TRACT B: TRACT B CONTAINS 26,422 GROSS ACRES. THIS AREA SHALL BE DEVELOPED IN CONFORMANCE WITH THE CONDITIONS FOR C-1 COMMERCIAL ONE DISTRICT, EXCEPT THAT LUMBER YARDS AND COLD STORAGE LOCKERS SHALL NOT BE PERMITTED. ONE MAJOR SIGN SHALL BE PERMITTED COMPLYING WITH SEC. 22 OF SAID JEFFERSON COUNTY ZONING RESOLUTION. TOTAL SIGN AREA PER EACH SIDE SHALL NOT EXCEED 200 SQUARE FEET. SIGNS SHALL NOT FLASH, HAVE VIVID COLORS, NOR MOVING PARTS. ROOF TOP AND WALL SIGNS SHALL NOT BE PERMITTED. ALL SIGNS WITHIN THIS TRACT SHALL BE IN HARMONY AND COMPLEMENTARY TO ARCHITECTURAL MOTIF OF THE BUILDING AND COMPLY WITH SEC. 22, JEFFERSON COUNTY ZONING RESOLUTION. PARKING SHALL BE IN ACCORDANCE WITH SEC. 21, PARAGRAPH G., JEFFERSON COUNTY ZONING RESOLUTION.

TRACT C: TRACT C CONTAINS 5,681 GROSS ACRES. THIS AREA SHALL BE DEVELOPED IN CONFORMANCE WITH THE CONDITIONS FOR R-C RESTRICTED COMMERCIAL DISTRICT. ONE MAJOR SIGN SHALL BE PERMITTED FOR IDENTIFICATION PURPOSES ONLY, NOT TO EXCEED 25 FEET IN HEIGHT NOR EXCEED 100 SQUARE FEET PER EACH SIDE. SIGNS SHALL NOT FLASH, HAVE VIVID COLORS, NOR MOVING PARTS. ROOF TOP AND WALL SIGNS SHALL NOT BE PERMITTED. ALL SIGNS SHALL BE DESIGNED IN HARMONY AND BE COMPLEMENTARY TO THE ARCHITECTURAL MOTIF OF THE BUILDINGS. ALL OTHER SIGNS NOT SO IDENTIFIED SHALL CONFORM TO SEC. 22, JEFFERSON COUNTY ZONING RESOLUTION. PARKING SHALL BE IN ACCORDANCE WITH SEC. 21, PARAGRAPH G., JEFFERSON COUNTY ZONING RESOLUTION.

TRACT D: THIS TRACT, CONTAINING 143,155 GROSS ACRES, SHALL CONFORM TO THE CONDITIONS FOR R-3 RESIDENTIAL THREE DISTRICT, EXCEPT AS SUCH CONDITIONS ARE AS FOLLOWS: THE TRACT SHALL CONTAIN A MAXIMUM OF 2,449 DWELLING UNITS; BUILDING HEIGHT SHALL VARY, BUT SHALL NOT EXCEED 100 FEET; PARKING RATIO SHALL BE A MINIMUM OF 2 CARS OFF-STREET PARKING PER DWELLING UNIT; THE MAXIMUM DISTANCE OF 200 FEET FROM A DEEDED PUBLIC WAY FOR BUILDINGS DESIGNATED FOR OCCUPANCY, AS DEFINED IN SAID RESOLUTION, MAY BE WAIVED BY PROVIDING APPROPRIATE EMERGENCY ACCESS EASEMENTS AS APPROVED BY THE LOCAL FIRE DISTRICT PRIOR TO SECURING A BUILDING PERMIT; DENSITIES WITHIN THIS TRACT MAY VARY FROM R-3 ZONED DISTRICT. RECREATION USES PERTINENT TO THIS ZONING WILL BE PERMITTED. SECTION 27, PARAGRAPH 2, IS HEREBY WAIVED FOR THE R-3 ZONED DISTRICT AREAS. SPACE BETWEEN BUILDINGS SHALL BE A MINIMUM OF 20 FEET. SETBACK FOR BUILDINGS HAVING FRONTAGE ON EMERGENCY ACCESS EASEMENTS ONLY, SHALL BE MEASURED FROM SAID EASEMENTS.

TRACT E: THIS TRACT, CONTAINING 349 GROSS ACRES, MORE OR LESS, SHALL COMPLY WITH JEFFERSON COUNTY (C-1) ZONING RESOLUTION. TRACT SHALL BE IMPROVED AND MAINTAINED BY THE DEVELOPER, HIS SUCCESSOR OR ASSIGNS, FOR THE BENEFIT OF THE PROJECT RESIDENTS. TRACT E SHALL BE USED FOR OPEN SPACE, SMALL PLAY LOTS, WALKS AND/OR BIKEWAYS, AND LANDSCAPED IN A COMPATIBLE MANNER TO ADJACENT RESIDENTIAL PROPERTIES. TRACT E MAY CONTAIN RECREATIONAL FACILITIES, GRASSABLE TO A COMMUNITY PARK, SUCH AS A SWIMMING POOL, RECREATION BUILDING, PUTTING GREEN, TENNIS COURTS, PLAY FIELDS, AND ASSOCIATED ACTIVITY AREAS SUCH AS, BUT NOT LIMITED TO, NATURAL AREAS, DRAINAGE EASEMENTS, RETENTION RESERVOIRS AND IRRIGATION DITCH EASEMENTS. PARKING SHALL CONFORM WITH SEC. 21, PARAGRAPH F., JEFFERSON COUNTY ZONING RESOLUTION.

TRACT F: THIS TRACT, CONTAINING 9,825 ACRES, IS RESERVED FOR SCHOOL PURPOSES. STREET RIGHT-OF-WAY: TWO MAJOR STREETS RUNNING GENERALLY IN A NORTH-SOUTH DIRECTION WITHIN THE DEVELOPMENT SHALL HAVE A RIGHT-OF-WAY WITH A 74 FEET GENERAL LOCATION OF THESE STREETS IS SHOWN ON THE PRELIMINARY SUBDIVISION PLAN FOR THIS DEVELOPMENT. ALL OTHER RIGHT-OF-WAY WIDTHS SHALL CONFORM TO JEFFERSON COUNTY STANDARD REQUIREMENTS, AS OF THE DATE OF FILING THE OFFICIAL DEVELOPMENT PLAN. ALL STREETS SHALL BE DEDICATED BY THE DEVELOPER AT DATE OF RECORDING OF THE SUBDIVISION PLATS.

STREETS: ALL STREETS AND STREET IMPROVEMENTS SHALL CONFORM TO THE REQUIREMENTS OF JEFFERSON COUNTY, AS OF THE DATE OF FILING THE OFFICIAL DEVELOPMENT PLAN, EXCEPT THAT THE WIDTH OF COMBINATION CURB, GUTTER AND WALK IS NOT REQUIRED TO BE MORE THAN 5 FT 3 IN.

UTILITIES: ALL TELEPHONE AND ELECTRICAL SERVICE SHALL BE INSTALLED UNDERGROUND, EXCEPT THAT TRANSFORMERS, METERS AND SIMILAR APPURTENANCES APPROPRIATE TO THE UTILITY MAY BE INSTALLED ABOVE GROUND AND PROPERLY ENCLOSED. STREET LIGHTING SHALL BE INSTALLED IN CONFORMANCE WITH THE RECOMMENDATIONS OF JEFFERSON COUNTY.

UTILITY AND DRAINAGE EASEMENTS: UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED. TRASH AND SOLID WASTE MATERIAL: ALL TRASH AND SERVICE COLLECTION AREAS SHALL BE MAINTAINED WITHIN THE BUILDINGS, ATTACHED TO THE STRUCTURE OR SEPARATE ENCLOSURE, CONSTRUCTED OF SAME EXTERIOR MATERIALS.

STORAGE FACILITIES: REQUIREMENTS FOR PRIVATE AND LICENSED TRUCK CAMPERS, CAMPER TRAILERS, BOATS, ETC., SHALL BE DESIGNATED WITHIN THE SUBDIVISION RESTRICTIVE COVENANTS PER THE ZONE AREA.

GENERAL REQUIREMENTS: ANY MATTER NOT SPECIFICALLY INCLUDED HEREIN SHALL BE COVERED BY THE APPLICABLE PORTIONS OF THE JEFFERSON COUNTY ZONING RESOLUTION FOR THE PARTICULAR ZONING DISTRICT IN WHICH THE MATTER IS PERTINENT.

PLAT AND DEVELOPMENT TIME: A PORTION OF THE PLATTING OF THE OFFICIAL DEVELOPMENT PLAN SHALL BE PREPARED IN FINAL FORM WITHIN SIX MONTHS OF THE APPROVAL OF THIS OFFICIAL DEVELOPMENT PLAN BY THE COUNTY COMMISSIONERS. CONSTRUCTION SHALL PROCEED IN NORMAL SEQUENCE AND BE COMPLETED WITHIN 8 YEARS OF DATE OF SAID APPROVAL BY THE COUNTY COMMISSIONERS.

OK E. Martin M69-56