

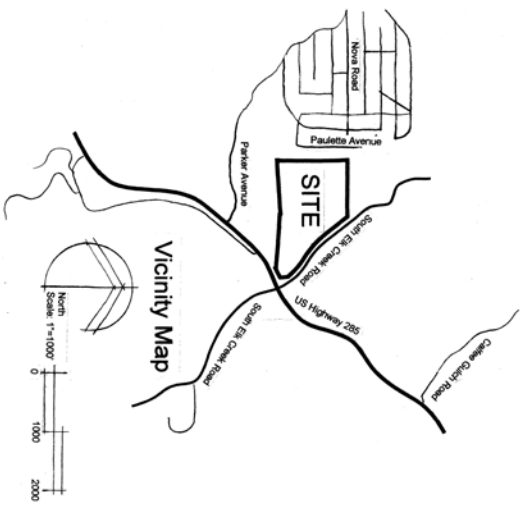
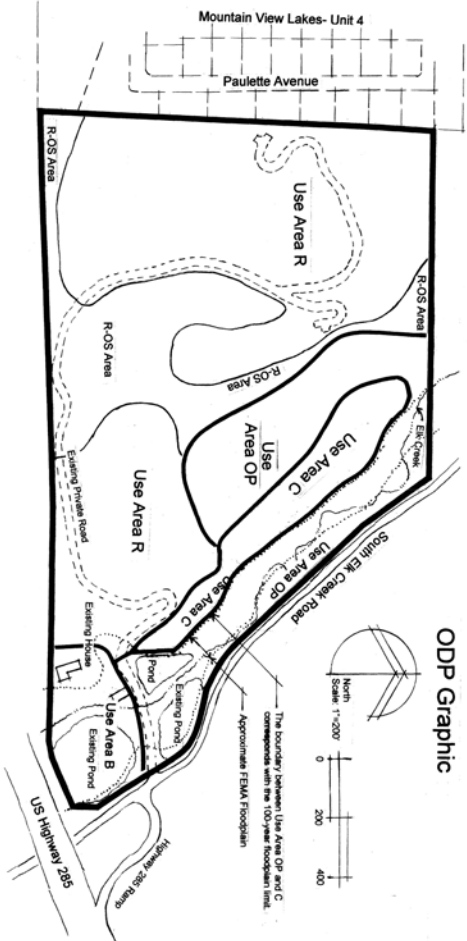
Shaffers Crossing West

Official Development Plan
Sheet 1 of 2

Case Number: 10-117532RZ
Map Number: 255 and 256

Use Area Summary Chart

Use Area	Use	Land Area
R	Residential	40.00 acres
C	Camping	4.00 acres
B	Business	3.50 acres
OP	Open Space	9.00 acres



Legal Description

Use 1, 2, 3 and 4 of the Map Amended from at Sec. 31 and 32, T8S, R71W, Q4-11724AA. All said lots are located in Township 8 South, Range 71 West of the 6th Principal Meridian, in the County of Jefferson, Recorded March 14, 2005 at Recession Number F2134983. Said lots containing 57,142 Acres, more or less.

Certificates

COUNTY COMMISSIONER'S CERTIFICATE:

Approved by the Board of County Commissioners on this 31st day of May, 2011.



CLERK AND RECORDER'S CERTIFICATE:

Recorded for filing in the office of the County Clerk and Recorder of Jefferson County, Colorado on this 31st day of May, 2011 at 10:29:00 AM.

By: *Robin R. Hatcher*
Deputy Clerk

STANDARD FLEXIBILITY STATEMENT:

This Official Development Plan and the Official Development Plan are intended to depict general locations and illustrate concepts of the visual provisions of this Official Development Plan. During the panning process the Planning Director may allow minor deviations from the plan. Final road alignments, final utility alignments, final configuration of lot and tract sizes and shapes, final access and parking locations, and landscaping adjustments.

APPLICABILITY STATEMENT:

Except as expressly provided otherwise in this Official Development Plan, development of this property shall conform to the Jefferson County Zoning Resolution in effect at the time of panning and building permit application.

OWNER'S CERTIFICATE:

I, the undersigned, do hereby certify that, as owners of the land affected by this Planned Development, accept and approve all conditions set forth herein.

Owner: *Carol Lewis* Date: 5-11-11
Recorded P. Lewis

OWNER'S CERTIFICATE:

I, the undersigned, do hereby certify that, as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein.

Owner: *Gayle J. Kocik* Date: Oct 31, 2012
Kocik, Kaye

OWNER'S CERTIFICATE:

Eik Creek Properties LLC, as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein.

Owner: *Alexander Slavov* Date: 5/18/11
Alexander Slavov, as Manager

OWNER'S CERTIFICATE:

I, the undersigned, do hereby certify that, as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein.

Owner: *Gayle J. Kocik* Date: MAY 2011
Gayle J. Kocik

Witness my hand and official seal:
My Commission expires: Oct 31, 2012

prepared by
EIK CREEK PROPERTIES, LLC
584 S. W. 10th Street
Denver, Colorado 80209
303-282-9822

Date Prepared:
April 30, 2010
Revised: February 4, 2010
Revised: February 7, 2011
Revised: March 30, 2011

Shaffers Crossing West

Official Development Plan

Sheet 2 of 2

A. TITLE AND NAMES:

1. The Shaffers Crossing West
2. The ODP was prepared by:
EPA Link Consulting, Inc.
594 South Raeb Street
Denver, Colorado 80209
303-292-9922

B. STATEMENT OF INTENT:

1. The intent of the ODP is to allow a mix of uses on specific portions of the proposed site.
2. The proposed uses are consistent with the Jefferson County Zoning Ordinance, and a Future Commercial/Business area.

C. PERMITTED USES:

1. Use A: (maximum of 40 acres)
 - a. Primary Use:
 - 1) Single family detached residential, maximum of 23 lots of 15 contiguous acres of open space (shown as R-OS on the GMap) must be provided if lots are smaller than 0.33 acres.
 - b. Accessory Uses:
 - 1) Water treatment, storage and distribution system, including water pump, building, tanks, etc.
 - 2) Water treatment, storage and distribution system, including water pump, building, tanks, etc.
 - 3) Other uses, such as gazebos, shelters, etc.
2. Use Area B (maximum of 4 acres):
 - a. Primary Use:
 - 1) Building and component facilities, limited to a maximum of 40 recreational vehicle and/or camper trailer spaces and 20 tent spaces.
 - b. Accessory Uses:
 - 1) Recreational activities including fishing, hiking, picnicking, and other outdoor activities incidental to a campground facility. The use of on-site composting programs may include outdoor/recreational room, restroom, laundry facilities, pavilion, picnic area, picnic shelter, etc.
 - 2) Other uses, such as gazebos, shelters, etc.
3. Use Area C (maximum of 3.5 acres):
 - a. Primary Use:
 - 1) Open space and natural area, hiking trails, passive recreation.
 - b. Accessory Uses:
 - 1) Water treatment, storage and distribution system, including water pump, building, tanks, etc.
 - 2) Other uses, such as gazebos, shelters, etc.
4. Use Area D (maximum of 9 acres):
 - a. Primary Use:
 - 1) Open space and natural area, hiking trails, passive recreation.
 - b. Accessory Uses:
 - 1) Water treatment, storage and distribution system, including water pump, building, tanks, etc.
 - 2) Other uses, such as gazebos, shelters, etc.

D. LOT AND BUILDING STANDARDS:

1. Lot:
 - a. Minimum Lot Size: 1 acre
 - b. Use Area R: Lot must be served by a central water supply system (if not, the lot must be served by a well).
 - c. Use Area C: Limited to 1 lot only
 - d. Use Area D: 9 lots
2. Building Standards:
 - a. Maximum Building Height: 35 feet
 - i. Use Area R: 30 feet
 - ii. Use Area C: 30 feet
 - iii. Use Area D: 30 feet
 - iv. Use Area E: 30 feet
 - b. Minimum Structure Setback:
 - i. Use Area R: 10 feet
 - ii. Use Area C: 10 feet
 - iii. Use Area D: 10 feet
 - iv. Use Area E: 10 feet
 - c. Minimum Structure Setback:
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 - g. Minimum Structure Setback:
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 - iii. Use Area D: 10 feet
 - iv. Use Area E: 10 feet
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 - y. Minimum Structure Setback:
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 - iii. Use Area D: 10 feet
 - iv. Use Area E: 10 feet
 - z. Minimum Structure Setback:
 - i. Use Area R: 10 feet
 - ii. Use Area C: 10 feet
 - iii. Use Area D: 10 feet
 - iv. Use Area E: 10 feet

E. PARKING REQUIREMENTS:

1. The minimum number of on-site parking spaces that must be provided shall be:
 - a. Single Family: 2 spaces per dwelling unit
 - b. Camping: 1 space per camp site
 - c. Restaurant: 10 spaces per 1,000 sq. ft. of GFA
 - d. Office: 3 spaces per 1,000 sq. ft. of GFA
 - e. Office: 3 spaces per 1,000 sq. ft. of GFA
 - f. Office: 3 spaces per 1,000 sq. ft. of GFA
 - g. Office: 3 spaces per 1,000 sq. ft. of GFA
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 - y. Office: 3 spaces per 1,000 sq. ft. of GFA
 - z. Office: 3 spaces per 1,000 sq. ft. of GFA

F. FENCES AND RETAINING WALLS:

1. The minimum fence height shall be:
 - a. Use Area R: 42 inches. Fences over 42" high but not to enclose areas, shall be approved by the Planning and Zoning Commission. Fences are not allowed, except for split rail fences only.
 - b. Use Area C: 6 feet. Fences are allowed for screening lawn areas only.
 - c. Use Area D: 6 feet. Fences are allowed for screening lawn areas only.
 - d. Use Area E: 6 feet. Fences are allowed for screening lawn areas only.
2. Barbed wire fences are not allowed within the PD.

G. LIGHTING:

1. Lighting shall not cast glare on adjacent or neighboring property or roads.
2. Flood lights shall not exceed 12 feet in height, and shall use downward cast-off.
3. Building mounted signs must be oriented downward or toward the building and shall not be mounted higher than 12 feet.

H. SIGNS:

1. Use Area R:
 - a. One entry monument sign allowed, with a maximum area of 24 square feet.
 - b. No other signs larger than 6 square feet allowed.
2. Use Area C:
 - a. One monument or wall sign larger than 6 square feet is allowed, with a maximum face area of 24 sq. ft., and a maximum height of 6 feet if monument type.
3. Use Area D:
 - a. All signs shall conform to the sign requirements for commercial zones and buildings as established in the Jefferson County Zoning Ordinance.
4. Use Area E:
 - a. One entry monument sign identifying the entry to the residential area is allowed, with a maximum face area of 24 sq. ft., and a maximum height of 6 feet if monument type.
 - b. Internally illuminated signs where the entire face panel is back lit are not allowed within this PD.

I. SITE DESIGN:

1. Trees will be provided within the open space areas for the use of shade, windbreak, privacy and aesthetics.
2. Trees shall be preserved and maintained that are larger than 30% diameter at breast height.
3. Trees shall be preserved around the building site to provide screening, except where trees must be removed to provide wildfire mitigation or firewood.
4. A buffer area of at least 100 feet wide, left in its natural condition, shall be maintained in Use Area OP along the northern edge of the PD separating Use Area C from Use Area R and Use Area D.
5. Clearing shall be limited to the minimum amount necessary to provide utility access, parking, and other site improvements. Clearing shall be limited to a maximum of 1000 linear feet. This buffer shall consist of an average of one evergreen tree per 200 linear feet. The buffer shall be maintained in its natural condition for the life of the project. The buffer shall be located within the northern portion of the site. The buffer shall be maintained in its natural condition for the life of the project. The buffer shall be maintained in its natural condition for the life of the project. The buffer shall be maintained in its natural condition for the life of the project.

J. ARCHITECTURAL REQUIREMENTS:

1. All nonresidential buildings within Use Areas C and B shall conform to the Architectural Standards within the Jefferson County Zoning Ordinance, and the following:
 - a. Exterior building materials allowed shall include stone, wood and metal. Metal shall be limited to a maximum of 25% of any building facade.
 - b. Exterior lighting shall be approved by the Planning and Zoning Commission.
 - c. Flood mounted equipment is not allowed.
 - d. All buildings shall have pitched roofs.
 - e. All buildings shall have pitched roofs.
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K. LANDSCAPE REQUIREMENTS:

1. Landscaping shall be installed in conformance with the requirements of the Landscaping section of the Jefferson County Zoning Ordinance.
2. All residential buildings that are visible from Highway 285 or Elk Creek Road shall have a minimum of 10 trees, including 5 native trees, 5 evergreen trees, and 5 deciduous trees.
3. All buildings shall have pitched roofs.
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L. GENERAL REQUIREMENTS:

1. Other requirements and standards not specifically provided within this ODP shall apply in accordance with the Jefferson County Zoning Ordinance and the following:
 - a. Any new mobile change to improve or retrofitted mobile units, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations are not permitted within the 100-foot buffer area surrounding the mobile units. The buffer area shall be maintained in its natural condition for the life of the project. The buffer area shall be maintained in its natural condition for the life of the project. The buffer area shall be maintained in its natural condition for the life of the project. The buffer area shall be maintained in its natural condition for the life of the project.
 - b. Any new mobile change to improve or retrofitted mobile units, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations are not permitted within the 100-foot buffer area surrounding the mobile units. The buffer area shall be maintained in its natural condition for the life of the project. The buffer area shall be maintained in its natural condition for the life of the project. The buffer area shall be maintained in its natural condition for the life of the project. The buffer area shall be maintained in its natural condition for the life of the project.
 - c. Any new mobile change to improve or retrofitted mobile units, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations are not permitted within the 100-foot buffer area surrounding the mobile units. The buffer area shall be maintained in its natural condition for the life of the project. The buffer area shall be maintained in its natural condition for the life of the project. The buffer area shall be maintained in its natural condition for the life of the project. The buffer area shall be maintained in its natural condition for the life of the project.
 - d. Any new mobile change to improve or retrofitted mobile units, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations are not permitted within the 100-foot buffer area surrounding the mobile units. The buffer area shall be maintained in its natural condition for the life of the project. The buffer area shall be maintained in its natural condition for the life of the project. The buffer area shall be maintained in its natural condition for the life of the project. The buffer area shall be maintained in its natural condition for the life of the project.
2. Any new mobile change to improve or retrofitted mobile units, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations are not permitted within the 100-foot buffer area surrounding the mobile units. The buffer area shall be maintained in its natural condition for the life of the project. The buffer area shall be maintained in its natural condition for the life of the project. The buffer area shall be maintained in its natural condition for the life of the project. The buffer area shall be maintained in its natural condition for the life of the project.