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GENESEE

PLANNED DEVELOPMENT DISTRICT

DEVELOPMENT RESTRICTIONS

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I. PURPOSE AND INTENT:

It is the purpose and objective of this project to create a carefully planned and constructed development respecting the existing natural environment of the site, providing an attractive living environment, and assuring the permanent maintenance and protection of the resulting community.

The purpose and intent of applying the planned development approach in this case is to allow a development which will largely and permanently retain the natural conditions of the site. Whereas special design treatments are necessary to assure a sensitive implementation, the following set of development restrictions is proposed in lieu of portions of standard zoning and subdivision regulations.

The Planned Development District herein created shall be governed by the Jefferson County Zoning and Subdivision Regulations, effective as of the date of adoption of the Official Development Plan, excepting the following uses, restrictions, performance standards and criteria:

II. PERMITTED USES:

1. Dwelling Units in detached, attached or semi-attached structure, which shall include clustered or multi-stored structures, or any combination thereof.
 - a. A dwelling unit shall be defined as a space occupied by one family, which may allow for resident domestic help.
 - b. A detached dwelling unit shall be defined as a free standing structure, occupied by one family
 - c. A semi-attached dwelling unit shall be defined as one dwelling unit connected to another dwelling unit by means of an architectural element such as a free standing wall, fence, garage structure, gate, portico, courtyard, passageway, or similar element
 - d. An attached dwelling unit shall be defined as any dwelling unit sharing a common wall, or a portion thereof, with another dwelling unit. This definition shall apply to single family houses (e.g.. duplexes) as well as multi-stored, multiple-family dwelling structures.

2. Public, private, and semi-public education, religious, cultural, recreational and service facilities. These shall include such things as a public or parochial school, public library, house of worship, public and private non-private museum, private club operated for the benefit of members only and not for gain, as well as other facilities administered in common for the convenience of the residents of the Development; 3.g., horse stable or riding academy, dog kennels and veterinary clinic, nursery, arts and crafts studio, snack bar, sale or rental of items incident to the use of a recreational facility.
3. Commercial uses intended to serve the regular shopping and service needs of the residents within the Planned Development as well as the residents of the nearby community.
 - a. Within a high density neighborhood(s) commercial activities, which are accessory to the main use of the buildings, may be conducted in either the main building or in separate buildings. Restaurants or snack bars, offices, studios, and personal services such as beauty parlor, barber shop, or laundry pick-up station, the sale of necessitous food items, drugs and sundries shall be permitted. The sum total of all neighborhood commercial uses shall not exceed 15,000 square feet of floor space. Space devoted to these uses shall not be included in the floor space totals of Paragraph II, Number 3, Letter Small b.

Guest accommodations which are designed and intended as a complimentary community facility and to serve the convenience of the residents, and not appeal commercially to traffic on the Interstate Highway, shall be permitted.

- b. Within the main community shopping area being the westerly 15 acres of area, any use allowed in a R-C District, as described in the Jefferson County Zoning Resolution on the date of adoption of the Official Development Plan, shall be permitted, except that the following additional uses shall be permitted:
 - (1) Restaurant
 - (2) Theatre
 - (3) Buildings for meetings and/or assembly
 - (4) Bowling Alley
 - (5) Skating Rink

The size of the main community shopping site shall not exceed an area of fifteen acres. No buildings, signs or appurtenances shall be designed to attract traffic from Interstate-70 or the surrounding areas. The building area of these commercial uses shall not exceed 60,000 square feet leasable space.

- c. Within the balance of Area 1, being 98 acres, very low density office development with controls as follows:
- Uses shall be limited to general offices, professional offices including medical and dental clinics, data processing facilities, research and laboratory facilities provided that there shall be no release from the building of any noxious or offensive materials and provided that all activities are completely enclosed within a building.
 - All buildings and all appurtenances thereto such as vents shall be less than 35 feet in height with prevailing heights lower than 35 feet.
 - All buildings shall be under strict architectural control to assure that their scale and appearance are appropriate for the wooded, rolling sites, and that they are of superior design and construction as to not be offensive to surrounding areas and to traffic along Interstate 70
 - No advertising or signs shall be permitted except one name or trademark, if an integral and non-attached part of the building design, and small informational and directional signs intended to guide vehicular drivers and pedestrians arriving at the buildings. No signs shall be allowed to attract traffic from the Interstate 70 or surrounding areas.
 - Parking shall be provided in the ratio of 1 auto space for each 350 square feet of buildings. Parking shall be provided in carefully landscaped terraces or structures, arranged so as to screen the parked autos and parking surfaces from view as much as possible.
 - All sites shall be retained in their natural state as much as possible, and all remedial landscape work will be in keeping with the natural appearance of the area.
 - A minimum of 75% of the area shall be left in natural state free of buildings or parking areas.
- d. No outside storage of any commodity shall be permitted in the commercial or the office areas.

- e. The design and placement of commercial facilities and offices with Area I shall respect the buffering and screening afforded by the current topography and vegetation of the site.
4. Those uses incident or auxiliary to any of the uses or facilities described in paragraphs 1 to 3 above, including but not limited to:
- a. Detached garage
 - b. Conservatory for plants and flowers
 - c. Shed, office or other structures for the storage of tools, materials, and equipment used in the maintenance, repair and protection of community buildings, roads, drives, common areas, recreation facilities, etc.
 - d. Buildings, fences, or other structures required to house equipment incident to the operation, maintenance and protection of a water and sanitation system, telephone, electric, heat, gas or other utility serving the Development.
 - e. Fire station and ambulance station.
 - f. The total of the proposed low density office development shall not exceed 300,000 square feet of total floor space.

The installation of any structure shall be subject to the approval of the Plan Review Board, as provided in Section II.

5. Home occupations which shall be limited by right to persons engaged in the professions of medicine, law, design and fine arts, dentistry and tailoring, and other self employed types of occupations including but not limited to accounting, reality, dressmaking, and collecting of objects d'art, etc. These shall be subject to approval by the Plan Review Board.
- a. Use must be located or operated within the dwelling unit used by such person for his or her home and shall show no external evidence thereof.
 - b. Total are employed shall not exceed twenty-five (25%) percent of the gross floor area of the dwelling unit; but shall be limited, in any event, to four hundred (400) square feet. Garages or porches, attached or otherwise, shall not be included in the floor area.

- c. One assistant, in addition to the residents of the premises, may be employed.
- d. Such home occupation shall be approved only for the use of n applicant, and may not be transferred between ownerships or from property to property.
- e. Other similar home occupations not more detrimental may be permitted with approval of the Jefferson County Planning Commission and the Plan Review Board.

III. PLANNING, ARCHITECTURAL DESIGN, AND CONSTRUCTION CONTROL:

As an aid to ensure development of a quality and character commensurate with the purposes and intent of this Plan, the developer shall establish a Plan Review Board. The Plan Review Board approval shall be required of all plans pertaining to matters of planning, design, construction, reconstruction, demolition or alteration of buildings, including but not limited to: the location of structures and the preservation of natural features and views; the erection of signs, fences, walls, recreation equipment and outdoor furniture in the common areas and for the commercial areas, the selection of materials and colors, landscaping, and techniques of construction such as treatment of trash and fires, excavation, restoration, etc.

Initially the Board shall consist of the developer and his planning and design staff and any other members as he may appoint. Continuity of this review, control, and enforcement in succeeding years shall be assured by the developer through covenants on the land at the time of platting.

IV. DENSITY STANDARDS:

The average residential density in the Planned Development District shall not exceed 0.80 dwelling units per acre. A greater concentration of density for any section of the Development shall be offset by a smaller concentration in any completed section, or there shall be an appropriate reservation of common open space on the remaining land by a grant of easement or covenant in favor of the residents present or future, of the Development. The total residential area is approximately 1,927 acres, which at an average density of 0.8 units per acre equals a maximum number of 1,542 dwelling units.

V. OPEN SPACE:

1. The sponsor of the Planned Development shall provide for the continued ownership, maintenance, and control of all common open space and other common facilities which shall be by means of either Residents and Owners Association, quasi-municipal Recreation District, or Community Trust. Membership in such organization shall be automatic and mandatory in nature.
2. "Open Space" shall mean certain natural features such as tree cover, meadows, steep vegetated hillsides, rock outcroppings, and stream bottom lands, as well as intensive recreational use areas such as playgrounds associated with schools, tennis courts, hiking, and equestrian trails, bicycle and pedestrian paths, serving the residents of the Planned Development.
3. In the open space network the developer shall provide a hiking and equestrian trail system to serve the residents of the Planned Development. This system may consist or be constructed of natural dirt, stabilized gravel, or other material suitable to its intended use, and may vary in width according to local ecological conditions. Minimum standards for these trails shall be specified at the time of final platting.
4. In the attached dwelling residential areas these pathways shall be arranged so as to meet the normal pedestrian needs of the residents.
5. The developer shall dedicate such reasonable ground space and construct such trails as appropriate through the property in Bear Creek Canyon if and when a county trail plan for the foothills area is implemented.
6. Use of motorized vehicles shall not be permitted on this trail system except for normal maintenance and control purposes or fire protection.
7. Overall, land equal to at least fifty (50%) percent of the total Planned Development are shall be designated as open space, although deviations above and below this average may occur in some section or sections. Ultimate open space may be substantially greater when all common areas are taken into account.

VI. COMMUNITY FACILITIES:

One goal of this Planned Development shall be the provision of a full range of community facilities. To accomplish this goal the developers shall cooperate with private and public entities in the establishment and location of these facilities. His cooperation may, under appropriate conditions, take the form of the reservation of a building site, or technical assistance in the design, or construction, or financing of a specific facility or combination thereof.

These community facilities such as churches, schools, public buildings, meeting halls, community services, recreational facilities, etc. shall be carefully planned prior to platting and shall be located within the Development so as to enhance efficiency of service and convenience of access and communication, create no unnecessary distraction or nuisance and remain free from same, and also to reinforce the social sense and function of the community as a viable entity. To this end, some facilities may tend to be centralized; others, in respect of the natural character of the land and the distribution of the population upon it may tend to be disbursed in smaller groups or individual buildings.

Temporary sales offices may be maintained within the Planned Development until initial sales of units are completed.

VII. OFFICIAL DEVELOPMENT PLAN:

The Official Development Plan of Genesee consists of:

Sheet 1	Vicinity Map
2	Schematic Development Plan
3	Schematic Development Plan
4	Illustrative Site Plan and Preliminary Plat-Typical Detached and Semi-Attached Area
4	Illustrative Site Plan and Preliminary Platt-Attached Dwellings
5	Illustrative Site Plan and Preliminary Platt-Attached Dwellings
6	Illustrative Site Plans and Preliminary Platt-Attached Dwellings
7	Illustrative Site Plan – Office Commercial Area
8	Development Restrictions
9	Development Restrictions
10	Development Restrictions, Boundary Description

The Schematic Development Plan is composed of two sheets at the scale of 1" = 400

A Statistical summary of the two plans is as follows:

Area 1

- Area: 113 acres –
- Land Uses: Recreational, community facilities, community shopping, and offices as specified in Section II, and open space.
- Maximum Residential Density: None

Area 2

- Area: 306 acres +
- Land Uses: Residential, recreational, community facilities, limited commercial per Section II and open space.
- Maximum Residential Density: 450 dwelling units of which no more than 400 may be attached units.

Area 3

- Area: 310 acres + or –
- Land Uses: Residential, recreational, community facilities, limited commercial per Section II, and open space.
- Maximum Residential Density: 550 dwelling units of which no more than 450 may be attached units.

Area 4

- Area: 1311 acres + or –
- Land Uses: Residential, recreational, community facilities and open space.
- Maximum Residential Density: 700 detached and semi-attached dwelling unites.

Totals

- Area: 113 acres non-residential
1927 acres residential
2040 acres total

- Overall Density: 0.8 units per residential acres, 1542 residential dwelling units. The sum totals of each area above exceed 1542 because the maximums for each area are listed. At time of development the maximums will not be achieved. For each area that exceeds the average density of 0.8 units per acre an equal amount will remain below the average

The Official Development Plan sets forth the type of land use, circulation and open space. The Schematic Development Plan is for illustrative purposes only and shall not restrict the substitution of types of units or the placement of units within each of the Areas noted above; provided, however that: (1) The open space and circulation as depicted on the Schematic Development Plan shall be substantially observed; (2) Semi-attached or detached units may be substituted for attached units on the Schematic Development Plan, but attached units may not be substituted for semi-attached or detached units; (3) Any such substituted units shall otherwise be in full compliance with the written restrictions of the Official Development Plan.

Building envelopes and all improvements placed upon the land will be subject to dimensional and locational changes as deemed necessary because of final planning, engineering and/or architectural considerations.

The changes and revisions contemplated herein will respect, however, the spirit and intent of planning concepts of the Official Development Plan.

VIII. LOT STANDARDS AND BUILDING LOCATION REQUIREMENTS:

1. Virtually all building lots shall be served by a public water and sanitation system. No more than 2% of the total number of dwelling units may be on lots which are not served by public facilities. Any lot not served by public facilities shall be a minimum of five (5) acres in size or shall have an equivalent reservation of land around it, and shall be properly serviced by an individual well and/or septic tank system, approved by the Jefferson County Health Department and the Colorado Water Pollution Control Commission.
2. Careful attention shall be given to locating, arranging, spacing and screening of structures so as not to be detrimental to existing or prospective surrounding dwellings or to the existing or prospective development of the neighborhood. Open spaces between structures shall be protected where necessary by covenants running with the land, conveyances or dedications.
3. Every single-family or attached dwelling building shall have access to a public street. Such access may be by means of a private drive or parking court. The maximum distance from a dwelling building to a deeded public way shall be as specified in the Table of Road Standards below (Ref.: Section X)
4. In order that the designation of an individual building site and thence its lot line may evolve from a careful analysis of the immediate local conditions respective of topography, geology, vegetation, drainage, exposure, scenic views, access and so forth, there shall be no generally

applied requirements as to frontage on a public street, minimum lot size or width, or maximum percentage of lot coverage, and no requirements that there be one main building per lot. Lot lines, within which a permissible building envelope with access thereto is designated, shall be delineated on each plat filed for final approval. This section shall also apply to buildings in the commercial and office areas.

IX. ROAD AND IMPROVEMENTS:

There shall be three categories of dedicated mountain roads within the Planned Development District: Primary Mountain Road, Secondary Mountain Road, and Tertiary Mountain Road. Further, there shall be two categories to Private Mountain Drives: Those serving access to detached and semi-attached dwelling units, and those serving access to attached dwelling units. Each shall be constructed to conform with the standards enumerated in the Table below.

1. Usable road surface shall be defined as the total of the area of the driving surface, (whether paved or unpaved) plus stabilized shoulders.
2. Vehicular parking shall not be allowed on the usable road surface of public roads. Emergency parking shall be provided according to the Table below.
3. Private Mountain Drives shall not in any event be dedicated to the County. Dedication shall be prohibited by covenant. Maintenance and snow removal on all Private Mountain Drives shall be performed by a private Residents' Association, Community Trust, or similar private entity comprised of homeowners and tenants.
4. In order to take advantage of topographical conditions and natural features, such as trees or rock outcroppings, the usable road surface may be divided, increased by additional shoulders, and aligned into two independent lanes for a reasonable distance.
5. The developer shall pave or cause to have paved to Jefferson County standards all mountain roads filed and dedicated by the developers of the Planned Development District.
6. No curbs, gutters, or sidewalks shall be required. Pedestrian ways shall be provided through the Development as part of the trail system for pedestrians, bicycles, and horse, etc., and minimum standards shall be specified at the time of final platting. (Ref.: Sec. V., 1)
7. All roads, drives, off-street parking and loading areas shall be graded, paved and drained. Culverts and ditches shall be installed so as to dispose of all surface water without detriment to surrounding uses. Further,

surface drainage shall be controlled by the use of such techniques as swales, detention ponds, roof top ponding, parking lot detention, etc.

8. Circular turnarounds terminating a cul-de-sac (closed end road) shall have a minimum usable roadway outside diameter of seventy (70') feet. A T-shaped or Y-shaped terminus may be used where a circular turnaround is not practicable. The usable road surface of the wings of such a "T" or "Y" shall be at least twenty (20') feet deep and twelve (12') feet wide.
9. Prior to the design and platting of the two major access roads serving the development from Interstate 70 to be dedicated to the County, the developer shall undertake a traffic study to determine the projected number of trips generated by future residents of the Development, the widths and capacities of these roads needed to accommodate protected traffic volumes under alternative designs, and the right of way widths which should be reserved for future dedication to the County.
10. Road name signs shall be provided by the developer. In the event these are not the standard Jefferson County signs, the design of such signs shall be compatible with the overall graphics and signage program (ref. Section XVIII), and maintenance of these signs shall then be the responsibility of the Residents' Association or other similar private entity.
11. At the time of filing of the first plat for preliminary review, a preliminary drainage study of the entire development shall be submitted by the developer to the Jefferson County Planning Department, as a basis for review by the County Engineer of individual proposed drainage improvements.
12. Public water and sanitation facilities shall be provided to the building sites as described in Section XII.

CLASSIFICATION	MINIMUM R.O.W. WIDTH*	USEABLE ROAD SURFACES	CUL-DE-SAC LENGTH	NOTES
Primary Mountain Road (Dedicated)	50'	28'	N.A.	Usable road surfaces to be widened to all intersections to allow for left turn lanes and landscaped islands. No dwellings shall have individual driveway access onto this road. Intervals between intersections shall be subject to approval of the County Planning Department at the time of platting.
Secondary Mountain Road (Dedicated)	50'	28'	N.A.	N.A.

Tertiary Mountain Road (Dedicated)	40'	24'	1000' normally but 2000' where no more than 20 dwelling units are served access.	On cul-de-sacs over 1250' in length, intermediate turnarounds shall be constructed at intervals not to exceed 750' from the intersection with the thru road. Emergency egress trails suitable for motor vehicles shall be provided on cul-de-sacs over 1000' in length at a location not over 750' from the end of the cul-de-sac. Emergency parking off the usable road surface shall be provided for not less than one car per family and two cars where possible. Such parking need not be immediate to the driveway entrance, but may be a reasonable distance there from.
Private Mountain Drives – Serving Detached And Semi-Attached Dwelling Units**	Adequate easement to include usable road surface & drainage facilities.	12'	750' normally serving no more than 6 dwellings but 1500' if no more than 3 dwellings are served.	Usable road surface shall be widened at intervals not to exceed 250' in order to accommodate the passing of on-coming vehicles and/or the emergency stopping of vehicles.
Private Mountain Drives and Auto Courts – Serving Attached Dwelling Units**	Same as above	20'	1000' normally but 2000' if no more than 20 dwelling units are served access.	Emergency egress trails suitable for motor vehicles shall be provided on cul-de-sacs over 1000' in length at a location not over 750' from the end of the cul-de-sac

* At the time of final platting the rights-of-way shall be widened to a required width where considerations of County maintenance and control will so warrant. By mutual agreement there may be portions of a right-of-way maintained privately by a Residents' Association or similar entity (e.g., landscaping along the edge, cut or fill bank, or ditch) which shall be taken into account in determining a variable right-of-way width.

** On all private drives and auto courts easements shall be provided for emergency vehicles subject to approval of the Jefferson County Planning Commission at the time of final platting.

X. TABLE OF MINIMUM SETBACK REQUIREMENTS FOR BUILDINGS:

	Detached Single Family Dwelling Units	Semi-Attached and Attached Dwelling Units, Commercial Offices and Community Facilities
From Right-of-Way of Primary Mountain Road	20', or as per setback diagram, Section 17 of Jefferson County Zoning Resolution of 9/8/69*	Same
From Right-of-Way of Secondary Mountain Road	Same as Primary Mountain Road	Same
From Right-of-Way of Tertiary Mountain Road	None**	None**
From Easement Line of Private Drive	None	None
From Buildings on Adjoining Properties with similar land uses	15'	N.A.
From Buildings on Adjoining Properties with different lands uses	25'	25'
From Perimeter Property Line of the District	20'	50'

* The minimum depth of front yard for dwellings and other buildings shall be twenty (20') feet, or (whichever is lesser) equal to the length of the horizontal leg of a right triangle, the vertical leg of which is five (5') feet above (cut slope) or below (fill slope) the street or road surface at its centerline, and the hypotenuse of which terminates at the intersection of the horizontal leg with the general slope of the adjacent lot front to rear, and the plane of which is perpendicular to the plane of the front lot line at its midpoint.

** Except that an open driveway of a minimum twenty feet in length shall be provided outside a garage upon which a car may be located before entering the useable road surface.

XI. HEIGHT RESTRICTIONS:

No detached or semi-attached dwelling units or any structure in the office-commercial area shall exceed a height of thirty-five (35') feet. The maximum permissible height of an attached dwelling unit shall be forty-five (45') feet. No other residential building shall exceed a height of twenty-five (25') feet. Measurement shall be taken from the highest point of the natural grade adjacent to the building foundation. The height limits established herein maybe relaxed for chimneys, water towers, radio and television antennas where permissible, monuments, spires or belfries upon approval of the Plan Review Board.

XII. UTILITIES:

1. Public water and sanitation facilities shall be provided to the Planned Development by a quasi-municipal service district to be organized by the sponsors.
2. The Plan of Service proposed by the developer shall be files for review and approval by the appropriate public agency (ies) or department the time the service entity is to be organized. No dwelling unit shall be occupied prior to connection to an approved public water system. Where extension of a public sewer system is not feasible, an approved individual septic tank-leaching field sewage disposal system shall be utilized, subject to approval by the Jefferson County Health Department and the Colorado Water Pollution Control Commission. (Ref.: Section VIII)
3. All utility lines distributing normal domestic service shall be located underground, with the exception of main transmission and feeder lines coming to or passing through the Development.
4. Those facilities and structures which are not underground, e.g., water and sewage treatment plants, shall be properly screened, buffered, landscaped and protected from all surrounding development.

XIII. LIGHTING:

Intersections between dedicated primary, secondary or tertiary mountain roads, as well as parking areas for attached dwellings, commercial use, and community facilities, shall be illuminated.

Generally, outside lighting shall be provided as necessary, and shall be so arranged as not to affect adversely the enjoyment of any adjacent residential buildings, drives, pedestrian walkways, and private outdoor open space associated with dwellings.

XIV. PARKING:

For purposes of serving residential areas, the following off-street parking shall be provided:

1. A minimum of two (2) off-street parking spaces shall be provided for each dwelling unit.

2. Where needed for emergency pull-off or parking, additional off-street spaces shall be provided and privately maintained by the developer off the right-of-way on primary and secondary roads and off the usable road surface for tertiary roads and private drives.
3. Off-street parking spaces for nonresidential uses shall be provided in accordance with the Jefferson County Zoning Resolution in effect on the date of adoption of the Official development Plan.
4. To render parking areas more visually attractive and minimize their environmental impact, it shall be the policy of the developer to practice terracing, berming, planting, screening and other design techniques. Further, provision shall be made for the joint use or sharing of those areas which support activities non-conflicting in time.

XV. LOCATION OF ACCESSORY USES:

Accessory uses such as horse stables, dog kennels, a veterinary clinic, private clubs, and active recreation facilities shall be carefully planned and located within the Planned Development to avoid creating an undue nuisance to surrounding land uses. The permissible location (s) of such uses shall be designated by the developer at the time of final platting and shall be subject to the approval of the Plan Review Board and hereinbefore defined and of the Jefferson County Planning Commission. Activities within these locations shall be administered by the Residents' Association or similar private entity composed of homeowners and tenants.

XVI. BUFFER AREAS AND NOISE CONTROL:

Within the Planned Development, buffer areas consisting of parks, recreation areas, or screenings, such as trees, fences walls, shrubbery, or existing vegetation shall be maintained between any adjacent incompatible uses. Further, consideration shall be given in the location and design of uses and facilities to the elimination of unnecessary noise because of such things as vehicular traffic, domestic animals, mechanical equipment, and recreational areas.

XVII. FENCES AND WALLS:

1. Within a residential area the use of a fence or a wall on an individual lot shall be limited to the enclosing of those areas intended strictly for private use such as patios, gardens, courts, or play areas for small children or pets. No fence may be continuously erected around the property line of a dwelling unit.
2. Generally, where a fence or a wall is an integral part of an extension of the architectural design of a building, it shall be governed by the same restrictions as to height and setback as the building itself.

3. Fences of any materials, except electric fences, may be permitted subject to approval by the Plan Review Board.
4. Around the perimeter of the commercial area, attached multiple family dwelling areas, or community facilities and where applicable on an individual lot as described in Paragraph 1 of this Section, fences may be erected to a height of 72" on the property line.
5. All fences shall be subject to strict architectural control as provided in Section III.

XVIII. SIGNS:

There shall be a program of carefully controlled signage and graphic design:

1. Careful attention shall be given to assure that the nature, size, shape, lighting, and style of all outdoor signs conforms in appearance to the surrounding environment, both within and outside the Planned Development.
2. No advertising signs shall be permitted in the residential areas. Only signs of an informational or directional nature such as those normally designating roads, drives, entrance ways, parking areas, dwelling buildings, the commercial area, or community facilities shall be permitted; provided, however, that during the period of construction and real estate marketing of an area signs guiding pedestrians through various exhibits shall be permitted, together with signs providing normal sales information and identifying sales areas.
3. No blinking, flashing, revolving, animated, moving, or portable signs shall be permitted anywhere within the Planned Development. No sign shall emit noise or project above the roof of the building upon which it is mounted. Free standing signs shall not exceed a height of twenty (20') feet in height.
4. No billboards shall be permitted within the Planned Development except two project identification signs which shall not exceed two hundred square feet in area and twenty feet in height.
5. In respect of the fact that this Development will be a mountain community and that main commercial area is intended and shall be designated to serve only the immediate and nearby communities, no signs advertising this area shall be permitted which are designed or oriented to attract traffic from the interstate highway. Only normal identification signs and temporary marketing signs demarking pedestrian exhibits during construction sales and leasing periods shall be permitted within this area.

6. All signs not covered above shall comply with the provisions of the Jefferson County Zoning Resolution in effect at the time of adoption of the Official Development Plan, except that there shall be no size limitation on signs directly applied to a wall surface.
7. All signs shall be constructed of materials which are compatible with the architecture of the area, and each shall be subject to strict architectural control by the Plan Review Board herein created.

XIX. EASEMENTS:

As soon as practicable, but in any event no later than the time of filing for final plat approval, the developer shall designate such easements as are necessary to fulfill the intent and objectives of the Plan, including but not limited to natural drainage and 100-year flood ways, utility lines and access thereto, roads, drives, or pedestrian ways, hiking, bicycling or equestrian paths within the area of the plat.

XX. BOAT, CAMPER, AND TRAILER STORAGE:

Storage of boats, campers, trailers, motor bicycles, snowmobiles, or other similar recreation vehicles shall not be permitted in the Planned Development except within an enclosed garage or shed, or at such designated, visually protected locations as specified by the developer at the time of final platting.

XXI. REFUSE REMOVAL:

Refuse stations shall be designed and located to be convenient for removal of refuse and inoffensive to the occupants of adjacent dwellings. Storing of refuse shall be permitted only in enclosed containers to avoid blowing of trash across property, and shall be screened from public view. Provision for regular removal of refuse shall be made by the developer.

Where possible on a site approved by the Colorado Department of Public Health and/or the Jefferson County Health Department, composting of organic matter only shall be practiced in connection with a program of landscaping and reforestation.

XXII. RESTORATION:

It shall be the policy of the developer to practice restoration of the natural terrain, including the replacement and stabilization of topsoil, revegetation, reforestation, and blending of areas scarred by both previous mining and road construction activity and by his construction activity. Further, excavation of minerals, rocks and other indigenous materials shall be restricted to the construction and development of the project and for no other commercial purpose.

XXIII. SCHOOL SITE:

An elementary school site at a mutually agreed upon location shall be reserved by the developer for future dedication under appropriate conditions to the Jefferson County R-1 School District.

XXIV. DEVELOPMENT SCHEDULE AND PHASING:

In order to allow the flexibility of housing density, design and type envisioned by this Plan for development occurring over a period of years, deviations from the overall density established for the Planned Development shall be permitted within some section or sections, whether it be earlier or later in the development, subject to an equivalent reservation or credit of open space in subsequent sections. (Ref: Section IV). The reservation of open space shall be deferred as to the precise plat location of such common open space until an application for final plat approval of the respective area is filed.

It is projected that the Planned Development shall be substantially completed in ten years from the date of commencement of construction.

XXV. FIRE PREVENTION AND PROTECTION:

The developer shall cooperate with public, quasi-public and private entities in the establishment and maintenance of various fire preventive and protection measures. If desired by the Fire District, a site shall be reserved at the time of final platting for future dedication under appropriate conditions for stationing necessary fire protection vehicles and equipment within the Planned Development.

In final platting, natural open areas and/or other safety areas shall be designated, subject to approval of the Jefferson County Planning Commission, as fire safety zones along with easements thereto from developed areas. Egress trails to these zones shall be provided by the developer in accordance with the specifications of Section IX. Table of Road Standards.

The riding and hiking trail system may incorporate these egress trails where feasible and, additionally, segments of this system may serve as a fuelbreak in area(s), such as a natural fire chimney, designated by the State District Forester as a particular wildfire hazard. Other forest problems, e.g., pertaining to control of insects and disease, shall be coordinated with the Colorado State Forest Service.

To minimize hazard during construction, the developer shall promptly dispose of all trash, brush, fallen timber, and other debris associated with construction activity and otherwise maintain all roadsides in a fire hazard free condition.

XXVI. HELICOPTER SERVICE:

No landing and take-off of helicopters and other similar aircraft shall be allowed on private or common property except at a specified location(s) and facility(ies). If provided such facility shall be designated prior to final platting and shall be subject to the approval of the Plan Review Board and the Jefferson County Planning Commission. Such facility may be restricted to emergency use only.

XXVII. SCENIC PRESERVATION:

It is the intention of the developer to reserve for future transfer the steep land along Bear Creak within the Development, in case at some future time the County implements a plan for the scenic preservation of the Bear Creek Canyon walls.

XXVIII. PLAN AMENDMENT PROCEDURE:

In lieu of normal variance procedure, any uses not covered herein, including temporary uses as are incident to the construction of the Development, any standard herein specified construction of the Development, any standard herein specified the application of which would be unnecessary or create undue hardship, and any other matter normally covered by variance procedures shall be subject to the review and approval of the Jefferson County Planning Commission. Such matters shall be reviewed by the Plan Review Board prior to making application to the Jefferson County Planning Commission for review.

Unless specifically covered herein, the Planned Development shall conform to all Jefferson County Zoning requirements, subdivision regulations, building codes, engineering criteria, and all other appropriate County regulations.

This document, in it's entirety, has been retyped from original County records. Inaccuracies may have occurred during this process. For real estate, business or legal purposes, please refer to the original document, filed at Jefferson County, Clerk and Records office.

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