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

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

A. GENERAL DEVELOPMENT STANDARDS


2. DEVELOPMENT PROCESS: PLANNED UNIT DEVELOPMENT PLANS SUBMITTED TO THE CITY OF GOLDEN OVERLOOK PUD PLANNING COMMITTEE FOR REVIEW AND RECOMMENDATION. THE CITY OF GOLDEN OVERLOOK PUD PLANNING COMMITTEE WILL PREPARE A PRELIMINARY PLAN FOR THE PROPOSED USE. THE PROPOSED USE WILL BE REVIEWED BY THE CITY OF GOLDEN OVERLOOK PUD CORRESPONDING DEPARTMENTS, INCLUDING BUT NOT LIMITED TO WATER SYSTEMS, PUBLIC WORKS, AND ENVIRONMENTAL AUDIT. THE PROPOSED USE WILL BE CONSIDERED BY THE CITY OF GOLDEN OVERLOOK PUD PLANNING COMMITTEE AND CITY COUNCIL TO DETERMINE IF THE PROPOSED USE MEETS THE REQUIREMENTS OF THE GOLDEN OVERLOOK PUD OFFICIAL DEVELOPMENT PLAN.

B. PERMITTED USES

USE AREA A: OFFICE AND SHOWROOM USES

USE AREA B: RESTAURANTS / CAFETERIAS / Labs/Research facilities / Medical Facilities

USE AREA C: COMMERCIAL USES

C. LOT AND BUILDING STANDARDS

1. HEIGHT LIMITATIONS: LOT STANDARDS AND BUILDING SETBACKS ARE SUBMITTED TO GOLDEN OVERLOOK PUD PLANNING COMMITTEE FOR REVIEW AND RECOMMENDATION. THE CITY OF GOLDEN OVERLOOK PUD PLANNING COMMITTEE WILL PREPARE A PRELIMINARY PLAN FOR THE PROPOSED USE. THE PROPOSED USE WILL BE REVIEWED BY THE CITY OF GOLDEN OVERLOOK PUD CORRESPONDING DEPARTMENTS, INCLUDING BUT NOT LIMITED TO WATER SYSTEMS, PUBLIC WORKS, AND ENVIRONMENTAL AUDIT. THE PROPOSED USE WILL BE CONSIDERED BY THE CITY OF GOLDEN OVERLOOK PUD PLANNING COMMITTEE AND CITY COUNCIL TO DETERMINE IF THE PROPOSED USE MEETS THE REQUIREMENTS OF THE GOLDEN OVERLOOK PUD OFFICIAL DEVELOPMENT PLAN.

2. SETBACK REQUIREMENTS: 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. ADJACENT TO OFF-SITE RESIDENTIAL USES: NOT APPLICABLE

D. FLOOR AREA RATIO

MAXIMUM FLOOR AREA RATIO (FAR): USE AREA A: 1.0

USE AREA B: 0.5

USE AREA C: 0.4

E. TRAFFIC BASED LIMITATIONS

1. TRAFFIC BASED LIMITATIONS: 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. ADJACENT TO OFF-SITE RESIDENTIAL USES: NOT APPLICABLE

F. LANDSCAPING REQUIREMENTS

1. LANDSCAPING REQUIREMENTS: LANDSCAPING IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY OF GOLDEN OVERLOOK PUD PLANNING COMMITTEE FOR REVIEW AND RECOMMENDATION. THE CITY OF GOLDEN OVERLOOK PUD PLANNING COMMITTEE WILL PREPARE A PRELIMINARY PLAN FOR THE PROPOSED USE. THE PROPOSED USE WILL BE REVIEWED BY THE CITY OF GOLDEN OVERLOOK PUD CORRESPONDING DEPARTMENTS, INCLUDING BUT NOT LIMITED TO WATER SYSTEMS, PUBLIC WORKS, AND ENVIRONMENTAL AUDIT. THE PROPOSED USE WILL BE CONSIDERED BY THE CITY OF GOLDEN OVERLOOK PUD PLANNING COMMITTEE AND CITY COUNCIL TO DETERMINE IF THE PROPOSED USE MEETS THE REQUIREMENTS OF THE GOLDEN OVERLOOK PUD OFFICIAL DEVELOPMENT PLAN.

G. MAINTENANCE REQUIREMENTS

1. MAINTENANCE REQUIREMENTS: MAINTENANCE STANDARDS AND BUILDING SETBACKS ARE SUBMITTED TO GOLDEN OVERLOOK PUD PLANNING COMMITTEE FOR REVIEW AND RECOMMENDATION. THE CITY OF GOLDEN OVERLOOK PUD PLANNING COMMITTEE WILL PREPARE A PRELIMINARY PLAN FOR THE PROPOSED USE. THE PROPOSED USE WILL BE REVIEWED BY THE CITY OF GOLDEN OVERLOOK PUD CORRESPONDING DEPARTMENTS, INCLUDING BUT NOT LIMITED TO WATER SYSTEMS, PUBLIC WORKS, AND ENVIRONMENTAL AUDIT. THE PROPOSED USE WILL BE CONSIDERED BY THE CITY OF GOLDEN OVERLOOK PUD PLANNING COMMITTEE AND CITY COUNCIL TO DETERMINE IF THE PROPOSED USE MEETS THE REQUIREMENTS OF THE GOLDEN OVERLOOK PUD OFFICIAL DEVELOPMENT PLAN.

H. RIGHTS OF WAY REQUIREMENTS

1. RIGHTS OF WAY REQUIREMENTS: NO BUILDING OR STRUCTURE SHALL MEET THE CITY OF GOLDEN OVERLOOK PUD STANDARDS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS UNLESS OTHERWISE SPECIFIED.

2. EHE HEIGHT LIMITATIONS: NO BUILDING OR STRUCTURE SHALL EXCEED THIRTY (30) FEET IN HEIGHT FOR COMMERCIAL USES AND FORTY-FIVE (45) FEET IN HEIGHT FOR SENIOR ADULT LIVING USES. ADJACENT TO OFF-SITE RESIDENTIAL USES: NOT APPLICABLE

I. PAVING AND RETAINING WALLS

1. RETAINING WALLS: NO BUILDING OR STRUCTURE SHALL BE 60 FEET IN HEIGHT FOR COMMERCIAL USES AND 72 FEET IN HEIGHT FOR SENIOR ADULT LIVING USES. ADJACENT TO OFF-SITE RESIDENTIAL USES: NOT APPLICABLE

J. PARKING

1. PARKING REQUIREMENTS: FOR ALL BUILDING USES CONFORM TO THE REQUIREMENTS OF THE CITY OF GOLDEN OVERLOOK PUD OFFICIAL DEVELOPMENT PLAN.

K. LIGHTING

1. LIGHTING REQUIREMENTS: ALL BUILDING USES SHALL MEET THE REQUIREMENTS OF THE CITY OF GOLDEN OVERLOOK PUD OFFICIAL DEVELOPMENT PLAN.

L. NOISE

1. NOISE REQUIREMENTS: ALL BUILDING USES SHALL MEET THE REQUIREMENTS OF THE CITY OF GOLDEN OVERLOOK PUD OFFICIAL DEVELOPMENT PLAN.

M. WATERCRAFT AND SIMILAR

1. WATERCRAFT AND SIMILAR REQUIREMENTS: ALL BUILDING USES SHALL MEET THE REQUIREMENTS OF THE CITY OF GOLDEN OVERLOOK PUD OFFICIAL DEVELOPMENT PLAN.

N. OBO INDUSTRY

1. OBO INDUSTRY REQUIREMENTS: ALL BUILDING USES SHALL MEET THE REQUIREMENTS OF THE CITY OF GOLDEN OVERLOOK PUD OFFICIAL DEVELOPMENT PLAN.

O. PEDESTRIAN CIRCULATION

1. PEDESTRIAN CIRCULATION REQUIREMENTS: ALL BUILDING USES SHALL MEET THE REQUIREMENTS OF THE CITY OF GOLDEN OVERLOOK PUD OFFICIAL DEVELOPMENT PLAN.

P. GRADED / DRAINAGE

1. GRADED / DRAINAGE REQUIREMENTS: ALL BUILDING USES SHALL MEET THE REQUIREMENTS OF THE CITY OF GOLDEN OVERLOOK PUD OFFICIAL DEVELOPMENT PLAN.

Q. ARCHITECTURE

1. ARCHITECTURE REQUIREMENTS: ALL BUILDING USES SHALL MEET THE REQUIREMENTS OF THE CITY OF GOLDEN OVERLOOK PUD OFFICIAL DEVELOPMENT PLAN.

R. IMPACT STATEMENTS

1. IMPACT STATEMENTS REQUIREMENTS: ALL BUILDING USES SHALL MEET THE REQUIREMENTS OF THE CITY OF GOLDEN OVERLOOK PUD OFFICIAL DEVELOPMENT PLAN.

S. UTILITY SERVICE

1. UTILITY SERVICE REQUIREMENTS: ALL BUILDING USES SHALL MEET THE REQUIREMENTS OF THE CITY OF GOLDEN OVERLOOK PUD OFFICIAL DEVELOPMENT PLAN.
LAND USE MAP

LEGEND

- USE AREA A - LANDSCAPE BUFFER (5.4 AC)
- USE AREA B - LIMITED MIXED USE (8.1 AC)
- USE AREA C - MIXED USE (14.3 AC)
- EMERGENCY VEHICLE ACCESS
- Vehicular Access
- Pedestrian Circulation
- Existing Cell Tower (To Remain)
- Regional Trail

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.