GOLDEN RIDGE OFFICIAL DEVELOPMENT PLAN - FILING NO. 6 (P.U.D.)

GOLDEN, COLORADO

CONTINUUM

550 1st Street
Golden, CO 80401

LEGAL DESCRIPTION

Lot 5, Block 1, Golden Ridge Subdivision, City of Golden, County of Jefferson, State of Colorado

OCCUPANCY SCHEDULE

The Development Schedule for Golden Ridge, Plan No. 5, is designed to accommodate and match market demand for the existing development of the city. This schedule allows for a phased approach to the construction of the project, with each phase designed to meet the specific needs of the market at that time. The development schedule is as follows:

1. Phase 1: Planning and Design, September 2023 - January 2024
2. Phase 2: Construction, February 2024 - June 2024
3. Phase 3: Sales and Marketing, July 2024 - December 2024
4. Phase 4: Completion, January 2025 - June 2025

FINANCE DEVELOPMENT REGULATIONS

Golden Ridge, Plan No. 5, development regulations are established to guide and coordinate the development of this property, and ensure the development is consistent with the approved plan for the Golden Ridge Subdivision. These regulations are designed to ensure that the development is compatible with the surrounding area and meets the needs of the community. The regulations include:

1. Site Planning and Design
2. Landscape Design
3. Building Design
4. Signage and Lighting

REPORT STATEMENT

The purpose of this report is to provide a comprehensive overview of the Golden Ridge, Plan No. 5, development regulations. This report is intended to assist the Golden Ridge Development Committee in making informed decisions regarding the development of the project. The regulations are designed to ensure that the development is consistent with the approved plan and meets the needs of the community.

GENERAL FUNDING

Funds are necessary for the purchase of the development land from the Golden Ridge Development Committee. These funds are in addition to the requirements of the City Development Ordinance, the Subdivision Ordinance, and the City Development Plan. These funds must be secured and used to fund the development of the project. The regulations require that the developer secure these funds in a timely manner and use them to fund the development.

GENERAL DEVELOPMENT REGULATIONS

General Development Regulations apply to the property.

1. Site Development Plan Approval
2. Water and Sewer
3. Stormwater
4. Landscape Design
5. Signage and Lighting
6. Parking and Access
7. Housing
8. Infrastructure

REGULATIONS FOR DEVELOPMENT PARCELS

1. Use Permit
2. Building and Site Plans
3. Construction Documents
4. Site Plan
5. Stormwater Permit
6. Water and Sewer Easements
7. Access Easements
8. Signage and Lighting
9. Landscape Design
10. Parking and Access

The Golden Ridge Development Plan is subject to revision and approval by the City of Golden, the Golden Ridge Development Committee, and any other regulatory agencies as necessary.