1. The present zoning is PUD, as filed under the following number: Planned Unit Development Shelton Studio Ranch Reception No. 82039938.

2. Residences and ancillary structures shall be located within designated building envelopes as designated on the final plat.

3. As part of this subdivision plat, lots 1, 2, 5, 7 and 9 have received a lot width waiver from the requirements set forth in the City of Golden Municipal Code under Section 17.40.050(1)(a) and lots 1-13 have received a waiver of the lot frontage requirement set forth in the Planned Unit Development Shelton Studio Ranch Reception No. 82039938.

4. Parking on Shelton Road shall be prohibited to north and east sides (inbound).

5. Lot 5 is required to submit final grading and driveway plans for engineering and fire department approval prior to building permit issuance. Max slope of 10% with 2% cross-slope.

6. Access to maintain the detention pond within an easement shall be in accordance to UDFCD recommendations of 20% max for skid loader or backhoe access.

7. Tracts A and B are for storm drainage, detention and maintenance access purposes and shall be owned and maintained by a single legal entity.

8. Tract C is dedicated for access and emergency vehicle access purposes to the adjacent property and shall be owned and maintained by a single legal entity.

9. Privacy fences are prohibited within the development.

10. The proposed extension of Shelton Road shall be in one phase.