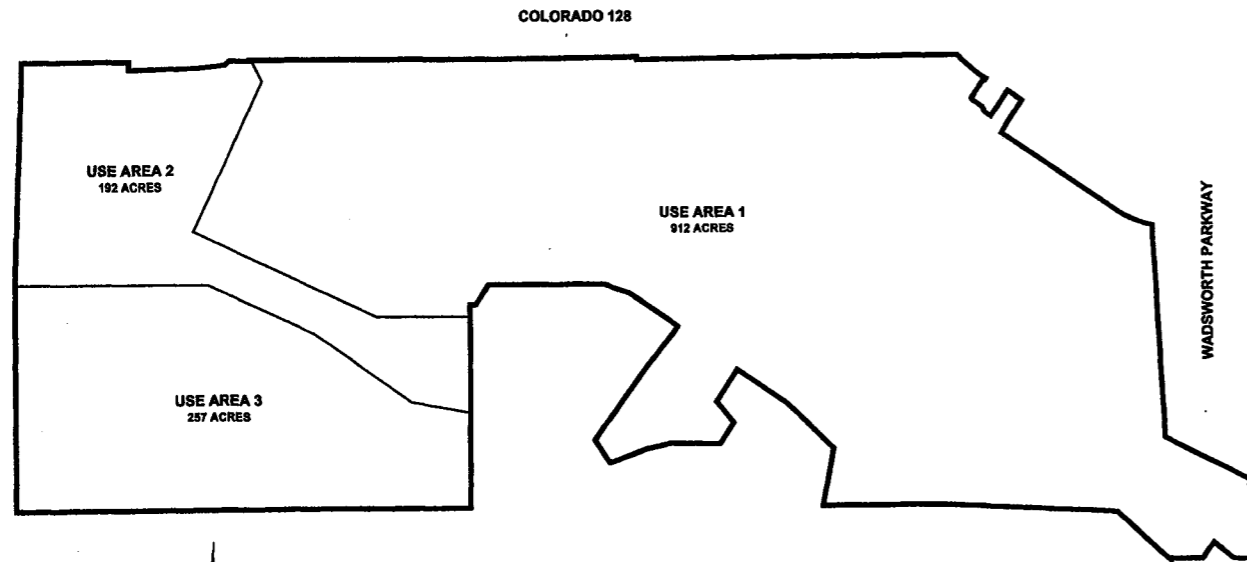
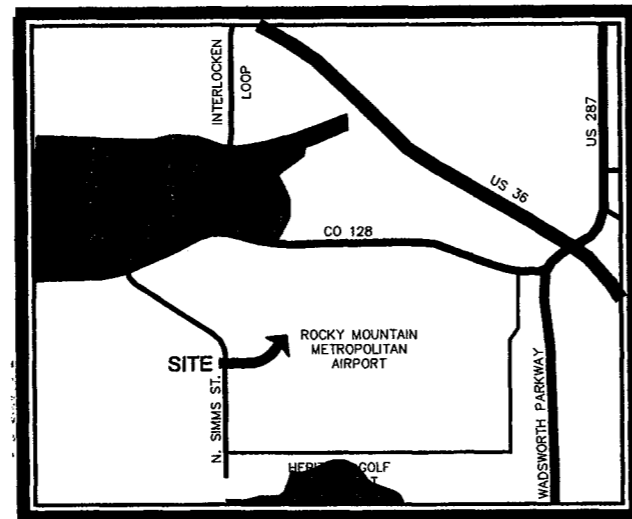
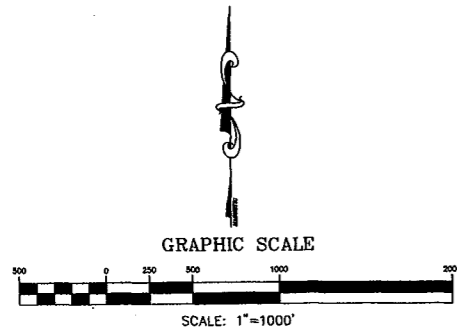


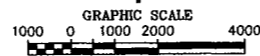
ROCKY MOUNTAIN METROPOLITAN AIRPORT OFFICIAL DEVELOPMENT PLAN SHEET 1 OF 2



ODP GRAPHIC



VICINITY MAP
1"=2000'



AIRPORT REZONING BOUNDARY -LEGAL DESCRIPTION:

PARCEL 1.
SECTION 5, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, EXCEPT THOSE PORTIONS ANNEXED TO THE CITY OF BROOMFIELD BY ORDINANCE NO. 545, RECORDED AT RECEPTION NO. 85065361 AND ORDINANCE NO. 601, RECORDED AT RECEPTION NO. 85008516 AND EXCEPT THAT PORTION AS DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 86008659.

PARCEL 2.
SECTION 4, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, EXCEPT THOSE PORTIONS ANNEXED TO THE CITY OF BROOMFIELD BY ORDINANCE NO. 545 RECORDED AT RECEPTION NO. 85065361 AND ORDINANCE NO. 1265 RECORDED AT RECEPTION NO. F0532841 AND EXCEPT PARCEL A OF THE LEASE AGREEMENT RECORDED AT RECEPTION NO'S. F0859970 AND F2019052.

PARCEL 3.
NORTHWEST ONE QUARTER (1/4) OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, EXCEPT THOSE PORTIONS ANNEXED TO THE CITY OF BROOMFIELD BY ORDINANCE NO. 350 RECORDED AT RECEPTION NO. 79094663, ORDINANCE NO. 359 RECORDED AT RECEPTION NO. 80008739, ORDINANCE NO. 480 RECORDED AT RECEPTION NO. 82033072, ORDINANCE NO. 545, RECORDED AT RECEPTION NO. 85065361, ORDINANCE NO. 1332 RECORDED AT RECEPTION NO. F0665418, AND ORDINANCE NO. 1508 RECORDED AT RECEPTION NO. F1159910.

PARCEL 4.
SOUTHWEST ONE-QUARTER (1/4) OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, EXCEPT THOSE PORTIONS ANNEXED TO THE CITY OF BROOMFIELD BY ORDINANCE NO. 480 RECORDED AT RECEPTION NO. 82033072 AND ORDINANCE NO. 545, RECORDED AT RECEPTION NO. 85065361.

PARCEL 5.
THAT PART OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, WEST OF WADSWORTH BOULEVARD BEING RECORDED IN BOOK 2005 AT PAGE 256, EXCEPT THOSE PORTIONS ANNEXED TO THE CITY OF BROOMFIELD BY ORDINANCE NO. 480 RECORDED AT RECEPTION NO. 82033072 AND ORDINANCE NO. 545, RECORDED AT RECEPTION NO. 85065361.

PARCEL 6.
THAT PART OF THE NORTHWEST ONE QUARTER (1/4) OF THE NORTHEAST ONE QUARTER (1/4) OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, RECORDED IN BOOK 2446 AT PAGES 125 -126, EXCEPT THOSE PORTIONS ANNEXED TO THE CITY OF WESTMINSTER BY ORDINANCE NO. 800 RECORDED IN BOOK 2568 AT PAGES 583 -584.

PARCEL 7.
THAT PART OF THE NORTHEAST ONE QUARTER (1/4) OF THE NORTHWEST ONE QUARTER (1/4) OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, RECORDED IN BOOK 2446 AT PAGES 129 -130.

ALL DEEDS REFERENCED ARE RECORDED IN THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER.

PREPARED FOR AND ON BEHALF OF JEFFERSON COUNTY, COLORADO BY MICHAEL M. GREER, PLS 29751. THIS LEGAL DESCRIPTION DOES NOT REPRESENT A LAND SURVEY BY MICHAEL M. GREER OF THE DESCRIBED TRACTS. THIS LEGAL DESCRIPTION IS INTENDED TO BE USED FOR REZONING PURPOSES ONLY.

THIS AREA CONTAINS 1361 ACRES, MORE OR LESS.

SIGNATURE BLOCK:

COUNTY COMMISSIONER'S CERTIFICATE:

THIS OFFICIAL DEVELOPMENT PLAN, TITLED ROCKY MOUNTAIN METROPOLITAN AIRPORT, WAS APPROVED THE 11TH DAY OF DECEMBER, 2007, AND IS ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS THIS 18TH DAY OF December, 2007.



Jim Congrove
JIM CONGROVE, CHAIRMAN
June Woodley
JUNE WOODLEY, CLERK

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO ON THIS 18TH DAY OF December, 2007 AT 9:43:17 O'CLOCK A.M.

Ram Anderson
JEFFERSON COUNTY CLERK AND RECORDER

By: *Kathy A. DeAngelis*
DEPUTY CLERK

STANDARD FLEXIBILITY STATEMENT:

THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS OFFICIAL DEVELOPMENT PLAN ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE CONCEPTS OF THE TEXTUAL PROVISIONS OF THIS OFFICIAL DEVELOPMENT PLAN. IN GRANTING PLAT APPROVAL, THE BOARD OF COUNTY COMMISSIONERS MAY ALLOW MINOR VARIATIONS FOR THE PURPOSE OF ESTABLISHING:

- A. FINAL ROAD ALIGNMENTS
- B. FINAL CONFIGURATION OF LOT AND TRACT SIZES AND SHAPES
- C. FINAL BUILDING ENVELOPES
- D. FINAL ACCESS AND PARKING LOCATIONS
- E. 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 PLATTING AND BUILDING PERMIT APPLICATION.

OWNER'S CERTIFICATE:

JEFFERSON COUNTY COLORADO, AS OWNER OF THE LAND AFFECTED BY THIS PLANNED DEVELOPMENT, ACCEPT AND APPROVE ALL CONDITIONS SET FORTH HEREIN.

BOARD OF COUNTY COMMISSIONERS:

Jim Congrove
JIM CONGROVE, CHAIRMAN
June Woodley
JUNE WOODLEY, CLERK

DATE: 12-18-07

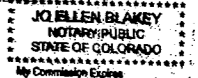


NOTARY PUBLIC:

COUNTY OF _____)
STATE OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18TH DAY OF December 2007, BY Jim Congrove

WITNESS MY HAND AND OFFICIAL SEAL



MY COMMISSION EXPIRES: 12-07-11
Jo Ellen Blakey
NOTARY PUBLIC

PREPARED BY:

JEFFERSON COUNTY PLANNING AND ZONING
100 JEFFERSON COUNTY PARKWAY
GOLDEN, CO 80419
303-271-8751
SEPTEMBER 7, 2007

ROCKY MOUNTAIN METROPOLITAN AIRPORT

OFFICIAL DEVELOPMENT PLAN

SHEET 2 OF 2

WRITTEN RESTRICTIONS

1. TITLE AND NAMES:

A. NAME AND ADDRESS OF OWNER:
JEFFERSON COUNTY
100 JEFFERSON COUNTY PARKWAY
GOLDEN, COLORADO 80419

RMMA OPERATIONS
11755 AIRPORT WAY
BROOMFIELD, COLORADO 80021

B. NAME OF OFFICIAL DEVELOPMENT PLAN:
ROCKY MOUNTAIN METROPOLITAN AIRPORT OFFICIAL DEVELOPMENT PLAN

2. STATEMENT OF INTENT:

A. THESE WRITTEN RESTRICTIONS AND ANY AMENDMENTS THERETO, ARE SET FORTH TO PROMOTE CONSISTENT, ATTRACTIVE AND COMPATIBLE HIGH QUALITY DEVELOPMENT AT THE ROCKY MOUNTAIN METROPOLITAN AIRPORT. SET FORTH HEREIN ARE THE DESIGN AND DEVELOPMENT STANDARDS AND CRITERIA FOR DEVELOPMENT OF LAND WITHIN THE BOUNDARIES OF THIS ODP.

B. THESE WRITTEN RESTRICTIONS ARE ESTABLISHED TO MINIMIZE THE THREATS TO HEALTH, SAFETY, SECURITY, AND WELFARE OF PEOPLE AND PROPERTY, BOTH PUBLIC AND PRIVATE, FROM NOISE, OVER-FLIGHT, AND CRASH HAZARDS ASSOCIATED WITH AIRPORT OPERATIONS.

3. PERMITTED USES:

- A. USE AREA 1: AVIATION - MAIN AIRPORT
- I. AIRCRAFT OPERATIONS, PER FEDERAL AVIATION REGULATIONS
 - II. AIRPORT CONTROL TOWERS, MAINTENANCE, OPERATIONS, AND SUPPORT FACILITIES
 - III. AIRCRAFT MANAGEMENT
 - IV. AIRCRAFT PART(S) SALES
 - V. FLIGHT INSTRUCTION AND FLIGHT SIMULATOR TRAINING
 - VI. AIR CHARTER/AIR AMBULANCE
 - VII. AIRCRAFT DETAILING, CLEANING, AND INTERIOR DESIGN
 - VIII. AIR CARGO AND SUPPORT OPERATIONS
 - IX. AIRCRAFT MAINTENANCE, REPAIR, AND MANUFACTURE
 - X. AVIONIC SALES, INSTALLATION, REPAIR, AND MANUFACTURE
 - XI. AIRCRAFT SALES AND RENTALS
 - XII. FOOD SERVICES, PREPARATION, AND DISTRIBUTION
 - XIII. RETAIL GIFT AND PILOT SUPPLY STORES
 - XIV. FIXED BASE OPERATORS
 - XV. AUTOMOBILE RENTAL & LEASING
 - XVI. AIRPORT RELATED STRUCTURES AND IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, AIRCRAFT HANGARS WITH SUPPORT AND OFFICE SPACE, AIRCRAFT RELATED SERVICE AND MAINTENANCE, AVIATION RELATED MANUFACTURING CENTERS WITH SUPPORT AND OFFICE SPACE, GENERAL AVIATION SUPPORT FACILITIES, AIRCRAFT RELATED FUELING FACILITIES
 - XVII. FUELING STORAGE AND DISTRIBUTION FACILITIES
 - XVIII. AIRPORT SECURITY BUILDING, SUPPORT FACILITIES, AND OPERATIONS
 - XIX. GENERAL OFFICE AND RETAIL SERVICE ESTABLISHMENTS
 - XX. HOTELS, INCLUDING SHORT-TERM LIVING QUARTERS FOR AVIATION USES
 - XXI. RESTAURANTS, TAVERNS AND LOUNGES
 - XXII. OTHER SIMILAR AVIATION USES WHICH ARE NOT MORE DETRIMENTAL TO THE HIGHEST AND BEST USE OF THE LAND IN THIS USE AREA
- B. USE AREA 2: MIXED AVIATION/NON-AVIATION
- I. ALL USES INDICATED IN USE AREA 1 AND USE AREA 3
- C. USE AREA 3: NON-AVIATION
- I. RESEARCH AND DEVELOPMENT FACILITIES
 - II. BUSINESS AND PROFESSIONAL OFFICES
 - III. MEDICAL AND DENTAL OFFICES, URGENT CARE FACILITIES, AND EMERGENCY CARE FACILITIES
 - IV. HOSPITALS, INCLUDING A HELP/OUT IN CONJUNCTION WITH HOSPITAL OPERATIONS
 - V. LABORATORIES, EXCEPT THOSE INVOLVED IN ANY PROCESS PRODUCING OR EMITTING NOXIOUS FUMES, SMOKE, DUST, ODOR, NOISE, OR OTHER DETRIMENTAL BY-PRODUCT
 - VI. BANKS AND SIMILAR FINANCIAL INSTITUTIONS
 - VII. HOTELS
 - VIII. RESTAURANTS, INCLUDING DRIVE THROUGH, TAVERNS, AND LOUNGES
 - IX. STATE LICENSED DAYCARE CENTER OR PRESCHOOL OR NURSERY
 - X. RECREATIONAL FACILITIES, INCLUDING BUT NOT LIMITED TO SWIMMING, TENNIS, HEALTH AND SPORT COURT FACILITIES
 - XI. PUBLIC AND PRIVATE COLLEGES AND SCHOOLS INCLUDING: TRADE, VOCATIONAL, AND PROFESSIONAL SCHOOLS
 - XII. OTHER SIMILAR USES WHICH ARE NOT MORE DETRIMENTAL TO THE HIGHEST AND BEST USE OF THE LAND IN THIS USE AREA
- D. PROHIBITIONS
- I. THE OUTDOOR STORAGE OF BOATS, TRAILERS, VEHICLES, RECREATION VEHICLES OR OTHER SIMILAR RECREATION EQUIPMENT IS PROHIBITED.

4. ACCESSORY USES:

- A. USE AREA 1: AVIATION
- I. THOSE USES CUSTOMARILY INCIDENTAL TO AIRPORT OPERATIONS
- B. USE AREA 2: MIXED AVIATION/NON-AVIATION
- I. ALL ACCESSORY USES INDICATED FOR USE AREA 1 AND USE AREA 3
- C. USE AREA 3: NON-AVIATION
- I. COMMERCIAL SERVICE ACTIVITIES THAT ARE ACCESSORY TO THE MAIN USE OF THE BUILDING, PROVIDED SAID USE IS CONTAINED AND SECONDARY TO THE PERMITTED USES LISTED ABOVE. INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING OR SIMILAR USES:
 1. CAFETERIAS
 2. RESTAURANTS WITHOUT DRIVE-THRU SERVICES
 3. STATE LICENSED DAY CARE OR ADULT DAY CARE
 4. CONVENIENCE SERVICE ESTABLISHMENTS INCLUDING, BUT NOT LIMITED TO: BARBER AND BEAUTY SHOPS, CLEANERS, SHOE REPAIR SHOPS, LAUNDRIES, AND OTHER SIMILAR USES
- D. ALL USES AREAS (1, 2, & 3): AVIATION AND NON-AVIATION
- I. THE SUM TOTAL OF AN ACCESSORY USE SHALL NOT EXCEED TEN (10) PERCENT OF THE GROSS FLOOR AREA OF ANY SINGLE BUILDING. THE ENTRANCE TO ANY ACCESSORY USE SHALL BE FROM INSIDE THE PRIMARY STRUCTURE. NO ADVERTISING OR SIGNAGE FOR AN ACCESSORY USE SHALL BE VISIBLE FROM OUTSIDE THE BUILDING.

II. AN ACCESSORY USE IS ONE WHICH MEETS ALL OF THE FOLLOWING CRITERIA:

- A. IS SECONDARY TO AND SERVES THE PERMITTED USES LISTED ABOVE.
- B. IS SUBORDINATE IN AREA AND DOES NOT EXCEED TEN (10) PERCENT OF THE GROSS FLOOR AREA OF ANY SINGLE BUILDING. CONTRIBUTES TO THE COMFORT, CONVENIENCE OR NECESSITY OF OCCUPANTS OF THE PERMITTED USES LISTED ABOVE.
- C. IS LOCATED IN THE SAME BUILDING AND SERVES ONE OF THE PERMITTED USES LISTED ABOVE.

5. LOT AND BUILDING STANDARDS:

- A. USE AREA 1: AVIATION
- I. AIRPORT CONTROL TOWER AND OPERATIONS STRUCTURES, INCLUDING CONTROL TOWER SUPPORT FACILITIES, SHALL BE EXEMPT FROM THE LOT AREA, BUILDING HEIGHT, AND SETBACK REQUIREMENTS LISTED HEREIN, AND SHALL BE COMPLIANT WITH APPROPRIATE AND APPLICABLE FAA REQUIREMENTS.
 - II. MINIMUM LEASE AND/OR LOT AREA
 - A. NO MINIMUM
 - B. MAXIMUM BUILDING HEIGHT
 1. EIGHTY (80) FEET - OR AS REGULATED BY FAR, PART 77 (OBJECTS AFFECTING NAVIGABLE AIRSPACE)
 - III. MINIMUM SETBACKS - ALL SETBACKS SHALL BE MEASURED FROM THE PROPERTY AND/OR LEASE LINE.
 1. FRONT:
 - A. FIFTY (50) FEET FOR ANY BUILDING OR STRUCTURE ADJACENT TO A STREET OR SHARED ACCESS DRIVE
 - B. FIFTEEN (15) FEET FOR ANY BUILDING OR STRUCTURE NOT ADJACENT TO A STREET OR SHARED ACCESS DRIVE
 - C. CORNER LOT SETBACKS MAY BE GREATER IF NECESSARY TO ACCOMMODATE VISION CLEARANCE TRIANGLE REQUIREMENTS AS SPECIFIED IN THE JEFFERSON COUNTY ZONING RESOLUTION
 2. SIDE:
 - A. THIRTY (30) FEET FOR ANY BUILDING OR STRUCTURE WHEN ADJACENT TO A STREET OR SHARED ACCESS DRIVE
 - B. ZERO (0) FEET FOR ANY BUILDING OR STRUCTURE NOT ADJACENT TO A STREET OR SHARED ACCESS DRIVE
 - C. CORNER LOT SETBACKS MAY BE GREATER IF NECESSARY TO ACCOMMODATE VISION CLEARANCE TRIANGLE REQUIREMENTS AS SPECIFIED IN THE JEFFERSON COUNTY ZONING RESOLUTION
 3. REAR:
 - A. FIFTEEN (15) FEET FOR ANY BUILDING OR STRUCTURE WHEN ADJACENT TO A STREET OR SHARED ACCESS DRIVE
 - B. ZERO (0) FEET FOR ANY BUILDING OR STRUCTURE NOT ADJACENT TO A STREET OR SHARED ACCESS DRIVE
 - IV. MINIMUM DISTANCE BETWEEN BUILDINGS OR STRUCTURES
 1. TWENTY-FIVE (25) FEET
 2. FORTY (40) FEET
 - V. MINIMUM DISTANCE FROM HANGER DOORS TO TAXI WAY
- B. USE AREA 2: MIXED AVIATION/NON-AVIATION
- I. MINIMUM LEASE AND/OR LOT AREA
 1. NO MINIMUM
 2. MAXIMUM BUILDING HEIGHT
 1. EIGHTY (80) FEET - OR AS REGULATED BY FAR PART 77 (OBJECTS AFFECTING NAVIGABLE AIRSPACE)
 - II. MINIMUM SETBACKS
 1. FRONT:
 - A. FIFTY (50) FEET FOR ANY BUILDING OR STRUCTURE ADJACENT TO A STREET OR SHARED ACCESS DRIVE
 - B. FIFTEEN (15) FEET FOR ANY BUILDING OR STRUCTURE NOT ADJACENT TO A STREET OR SHARED ACCESS DRIVE
 - C. CORNER LOT SETBACKS MAY BE GREATER IF NECESSARY TO ACCOMMODATE VISION CLEARANCE TRIANGLE REQUIREMENTS AS SPECIFIED IN THE JEFFERSON COUNTY ZONING RESOLUTION
 2. SIDE:
 - A. THIRTY (30) FEET FOR ANY BUILDING OR STRUCTURE WHEN ADJACENT TO A STREET OR SHARED ACCESS DRIVE
 - B. ZERO (0) FEET FOR ANY BUILDING OR STRUCTURE NOT ADJACENT TO A STREET OR SHARED ACCESS DRIVE
 - C. CORNER LOT SETBACKS MAY BE GREATER IF NECESSARY TO ACCOMMODATE VISION CLEARANCE TRIANGLE REQUIREMENTS AS SPECIFIED IN THE JEFFERSON COUNTY ZONING RESOLUTION
 3. REAR:
 - A. FIFTEEN (15) FEET FOR ANY BUILDING OR STRUCTURE WHEN ADJACENT TO A STREET OR SHARED ACCESS DRIVE
 - B. ZERO (0) FEET FOR ANY BUILDING OR STRUCTURE NOT ADJACENT TO A STREET OR SHARED ACCESS DRIVE
 - III. MINIMUM DISTANCE BETWEEN BUILDINGS OR STRUCTURES
 1. TWENTY-FIVE (25) FEET
 2. FORTY (40) FEET
 - IV. MINIMUM DISTANCE FROM HANGER DOORS TO TAXI WAY
- C. USE AREA 3: NON-AVIATION
- I. MAXIMUM BUILDING HEIGHT
 1. EIGHTY (80) FEET
 - II. MINIMUM SETBACKS:

MINIMUM SETBACKS	FROM ANOTHER BUILDING	FROM PUBLIC RIGHT-OF-WAY	FROM COMMON WALL/INTERIOR LOT LEASE OR LOT LINE
ALL STRUCTURES WITH FLAT ROOFS	50% OF BLDG. HEIGHT	50% OF BLDG. HEIGHT	0 FEET
ALL STRUCTURES WITH PITCHED OR HIPPED ROOFS	50% OF BLDG. HEIGHT MINUS THE DISTANCE FROM THE RIDGE LINE TO THE ROOF'S MIDPOINT	50% OF BLDG. HEIGHT MINUS THE DISTANCE FROM THE RIDGE LINE TO THE ROOF'S MIDPOINT	0 FEET

6. OFF-STREET PARKING STANDARDS:

- A. ALL USE AREAS
- OFF-STREET PARKING SHALL BE DESIGNED AND PROVIDED TO MEET THE REQUIREMENTS OF THE JEFFERSON COUNTY ZONING RESOLUTION EXCEPT THAT TWO SPACES PER NON-COMMERCIAL HANGAR SPACE SHALL BE CALCULATED TOWARD THE REQUIRED PARKING RATIO.

7. FENCING:

- A. USE AREA 1: AVIATION AND USE AREA 2: MIXED AVIATION/NON-AVIATION
- I. ALL FENCING AND GATES SHALL BE CONSISTENT WITH THE EXISTING WILDLIFE CONTROL, SECURITY AND ACCESS REQUIREMENTS AS APPROVED BY THE AIRPORT AND FAA.
- B. USE AREA 3: NON-AVIATION
- I. MAXIMUM FENCE HEIGHT: EIGHT (8) FEET.
 - II. ALL FENCING SHALL BE SIMILAR AND COMPATIBLE WITH THE BUILDING ARCHITECTURE, COLORS, AND MATERIALS.
 - III. ARTICULATION OF FENCES IS REQUIRED WHEN FENCE LENGTHS ARE GREATER THAN ONE HUNDRED (100) FEET. THE MINIMUM ARTICULATION SHALL BE A TWO (2) FOOT OFFSET.
 - IV. ALL FENCING SHALL HAVE COLUMNS TO MATCH BUILDING MATERIALS EVERY FIFTY (50) FEET.

8. ARCHITECTURE:

- A. USE AREA 1: AND USE AREA 2 AVIATION:
- I. ARCHITECTURE SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE JEFFERSON COUNTY ZONING RESOLUTION, IN ADDITION THE FOLLOWING MORE RESTRICTIVE REQUIREMENTS SHALL ALSO APPLY:
 1. BUILDING COLORS AND MATERIALS SHALL BE EARTHTONES WITH LOW-REFLECTANCE.
 2. A MINIMUM OF TWO (2) TYPES OF BUILDING MATERIALS SHALL BE UTILIZED ON THE EXTERIOR FACADES OF ALL BUILDINGS.
 3. ALL STRUCTURES SHALL BE FULLY ENCLOSED. NO OPEN SIDED STRUCTURES SHALL BE PERMITTED WITH THE EXCEPTION OF SHADE HANGARS.
 4. ALL ROOF TOP EQUIPMENT SHALL BE SCREENED AND PAINTED TO MATCH THE ROOF.
 5. PARAPETS ARE NOT REQUIRED ON HANGARS.
 6. ALL TRASH ENCLOSURES SHALL BE A MINIMUM HEIGHT OF SIX (6) FEET AND BE SIMILAR IN COLOR AND MATERIALS OF THE BUILDING.
- B. USE AREA 2 NON-AVIATION AND USE AREA 3:
- I. ARCHITECTURE SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE JEFFERSON COUNTY ZONING RESOLUTION, IN ADDITION TO THE FOLLOWING MORE RESTRICTIVE REQUIREMENTS.
 1. BUILDING COLORS AND MATERIALS SHALL BE EARTHTONES WITH LOW-REFLECTANCE.
 2. A MINIMUM OF TWO TYPES OF BUILDING MATERIALS SHALL BE UTILIZED ON THE EXTERIOR FACADES OF ALL BUILDINGS.
 3. ALL ROOF TOP EQUIPMENT SHALL BE SCREENED AND PAINTED TO MATCH THE ROOF.
 4. ALL TRASH ENCLOSURES SHALL BE A MINIMUM HEIGHT OF SIX (6) FEET AND BE SIMILAR IN COLOR AND MATERIALS TO THE BUILDING.

9. LIGHTING:

- A. ALL USE AREAS
- I. ALL LIGHTING REQUIREMENTS FOR THE DEVELOPMENT SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE JEFFERSON COUNTY ZONING RESOLUTION.
 - II. AT NO TIME SHALL LIGHTING INTERFERE WITH AIRPORT OPERATIONS, COMMUNICATIONS, OR SECURITY.

10. SIGNS AND ADVERTISING DEVICES:

- A. ALL USE AREAS
- I. ALL SIGNS AND OUTDOOR ADVERTISING DEVICES SHALL BE DESIGNED IN ACCORDANCE WITH THE JEFFERSON COUNTY ZONING RESOLUTION.

11. LANDSCAPING:

- A. ALL USE AREAS:
- I. ALL LANDSCAPING SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE JEFFERSON COUNTY ZONING RESOLUTION, EXCEPT WHERE SUCH LANDSCAPING WILL INTERFERE WITH OR DISRUPT AIRPORT OPERATIONS, IN ADDITION TO THE FOLLOWING MORE RESTRICTIVE REQUIREMENTS:
 1. A LANDSCAPED STRIP ALONG/ADJACENT TO ALL INTERIOR STREETS/DRIVES SHALL BE A MINIMUM TEN (10) FEET WIDE.
 2. A LANDSCAPED STRIP ALONG/ADJACENT TO ALL ARTERIAL STREETS/ROADS SHALL BE A MINIMUM TWENTY (20) FEET WIDE.
 3. A LANDSCAPED STRIP ALONG/ADJACENT TO ALL FREEWAYS/HIGHWAYS SHALL BE A MINIMUM THIRTY (30) FEET WIDE.

12. GRADING AND EROSION CONTROL:

- A. GRADING AND EROSION CONTROL SHALL MEET THE REQUIREMENTS OF THE JEFFERSON COUNTY ZONING RESOLUTION.

13. GENERAL REQUIREMENTS:

- A. NO OBJECT, IMPROVEMENT, OR FUTURE GROWTH SHALL BE ERRECTED, ALTERED, OR ALLOWED TO GROW, OR BE MAINTAINED IN ANY PORTION OF THE AIRPORT INFLUENCE AREA THAT EXCEEDS THE AIRPORT IMAGINARY SURFACES DESCRIBED IN THESE WRITTEN RESTRICTIONS OR AIRPORT MASTER PLAN.
- B. NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE WRITTEN RESTRICTIONS, LAND AND IMPROVEMENTS MAY NOT BE DEVELOPED OR USED IN SUCH MANNER AS TO CREATE ELECTRICAL INTERFERENCE WITH AIRCRAFT RADIOS, MAKE IT DIFFICULT FOR AIRCRAFT CREW MEMBERS TO DISTINGUISH BETWEEN AIRPORT LIGHTS AND LIGHTING SIGNAGE, CREATE GLARE THAT MAKES IT DIFFICULT FOR AIRCRAFT CREW MEMBERS OR PERSONNEL ENGAGED IN AIR TRAFFIC CONTROL OPERATIONS TO SEE (IMPAIRS VISIBILITY), OR OTHERWISE ENDANGERS THE LANDING, TAKING OFF, OR MANEUVERING OF AIRCRAFT.
- C. TRAFFIC STUDIES (USE AREAS 2 AND 3):
- I. A TRAFFIC STUDY SHALL BE REQUIRED AT THE TIME OF PLATTING AND/OR SITE DEVELOPMENT PLAN AND MUST BE PREPARED FOR A TWENTY (20) YEAR FUTURE CONDITION AND MEET LEVEL OF SERVICE "D" AND LEVEL OF SERVICE "E" ALLOWED FOR PEAK HOUR TRAFFIC. IF THE TRAFFIC STUDY IDENTIFIES ANY OFF-SITE IMPROVEMENTS THAT ARE NOT REQUIRED OR IDENTIFIED IN THE LAND DEVELOPMENT REGULATION, THOSE IMPROVEMENTS WILL ALSO BE REQUIRED.
 - II. THE DEVELOPMENT AND TRAFFIC STUDY MUST COMPLY WITH THE COLORADO DEPARTMENT OF TRANSPORTATION ACCESS PERMIT REQUIREMENTS.
 - III. THIS STUDY WILL ADDRESS THE MAJOR ROADWAY SYSTEM IN AND AROUND THE PROPERTY AS WELL AS CONNECTIVITY TO SURROUNDING PROPERTIES.

- D. EVERY NON-AVIATION USE SHALL BE OPERATED SO THAT IT DOES NOT EMIT NOXIOUS OR DANGEROUS DEGREES OF HEAT, GLARE, VIBRATION, RADIATION, DUST, SMOKE OR FUMES BEYOND THE LOT OR LEASE LINE.
- E. PEDESTRIAN TRAILS SHALL BE INCORPORATED INTO THE DESIGN AND LAYOUT OF PROJECTS WITHIN USE AREAS 2, AND 3. SPECIFIC ALIGNMENT AND ORIENTATION OF SUCH TRAILS SHALL OCCUR AT THE TIME OF PLATTING AND/OR SITE DEVELOPMENT PLAN REVIEW.

14. RMMA SITE-SPECIFIC DEVELOPMENT REQUIREMENTS (USE AREA 1):

- A. A SITE-SPECIFIC PLAN SHALL BE SUBMITTED FOR AN ENTIRE PARCEL/LEASE AREA AT THE TIME OF BUILDING PERMIT REVIEW FOR EACH PARCEL/LEASE AREA. SUCH SITE-SPECIFIC PLANS SHALL DELINEATE THE SPECIFIC BUILDING, PARKING, LANDSCAPING, GRADING, DRAINAGE AND ACCESS LOCATIONS AND ANY OTHER DATA NECESSARY TO DEMONSTRATE CONFORMANCE WITH ALL APPLICABLE CRITERIA, AS NOTED IN THE TABLE BELOW. SUCH SITE SPECIFIC PLANS SHALL BE REVIEWED BY THE ZONING ADMINISTRATOR, OR HIS/HER DESIGNATED APPOINTEE WHO SHALL REVIEW ALL DOCUMENTS AND PLANS FOR CONFORMITY WITH THE JEFFERSON COUNTY ZONING RESOLUTION, THE CRITERIA AND STANDARDS OF THE JEFFERSON COUNTY LAND DEVELOPMENT REGULATION, THE PROCEDURES FOR ISSUANCE OF A BUILDING PERMIT AND THE WRITTEN RESTRICTIONS OF THIS OFFICIAL DEVELOPMENT PLAN.

THE ZONING ADMINISTRATOR, OR HIS/HER DESIGNATED APPOINTEE SHALL REVIEW ALL SUBMITTAL REQUIREMENTS WITHIN TWO WEEKS AFTER DOCUMENTS ARE SUBMITTED. IF THE ZONING ADMINISTRATOR OR HIS/HER DESIGNATED APPOINTEE FINDS THAT THE SITE-SPECIFIC PLAN IS NOT IN CONFORMANCE WITH THE APPLICABLE CRITERIA, THE SITE-SPECIFIC PLAN SHALL BE DENIED WITH A LIST OF SPECIFIC REASONS FOR SUCH ACTION. NOTICE OF THE CORRECTIONS NECESSARY TO BRING SUCH PLANS INTO CONFORMANCE WITH THE APPLICABLE CRITERIA WILL BE FURNISHED TO THE APPLICANT AND ROCKY MOUNTAIN METROPOLITAN AIRPORT MANAGEMENT. THEREAFTER, REVISED PLANS WILL BE REVIEWED AND APPROVED AS PROVIDED FOR HEREIN ABOVE.

THE FAILURE OF ZONING ADMINISTRATOR, OR HIS/HER DESIGNATED APPOINTEE TO REVIEW PLANS WITHIN TWO WEEKS SHALL NOT WAIVE THE REQUIREMENT FOR COMPLIANCE WITH ALL APPLICABLE CRITERIA. THE APPLICANT MAY CORRECT AND RESUBMIT THE SITE-SPECIFIC PLAN FOR ADDITIONAL REVIEW. JEFFERSON COUNTY SHALL NOT BE REQUIRED TO ISSUE A BUILDING PERMIT FOR ANY PARCEL/LEASE AREA UNTIL THE COUNTY HAS APPROVED THE SITE-SPECIFIC PLAN.

B. USE AREA 1 SUBMITTAL REQUIREMENTS

	BUILDING PERMIT	SITE-SPECIFIC PLAN MATERIALS
BUILDING PERMIT APPLICATION	X	
PERMIT FEE	X	
VERIFICATION OF ADDRESS	X	
SITE PLAN LAYOUT	X	X
ARCHITECTURAL CONSTRUCTION PLANS (2 SETS)	X	
EXECUTED LEASE AGREEMENT	X	
PROOF OF ACCESS	X	
PROOF OF WATER SERVICE	X	
PROOF OF SEWER SERVICE	X	
FIRE PROTECTION LETTER	X	
LEGAL DESCRIPTION OF LEASE AREA	X	
GRADING & EROSION CONTROL PLAN		R
GEOTECHNICAL REPORT		R
TRAFFIC STUDY		R
LANDSCAPE PLAN		X
PHASE III DRAINAGE REPORT & PLAN		R
CIVIL CONSTRUCTION PLANS		R
LIGHTING PLAN		R
PERFORMANCE GUARANTEES OR IMPROVEMENT AGREEMENTS		R
DEEDS/EASEMENTS		R

X=MANDATORY SUBMITTAL, R=REQUEST MAY OCCUR AT TIME OF SUBMITTAL,

- 1: A LETTER FROM ROCKY MOUNTAIN METROPOLITAN AIRPORT NOTING THAT LANDSCAPING DOES NOT NEED TO OCCUR CAN BE SUBMITTED WHEN DEVELOPMENT EXISTS ALONG A TAXIWAY.
- C. SITE-SPECIFIC PLAN REQUIREMENTS USE AREA 1
1. BUILDING PERMIT APPLICATION - FILLED OUT COMPLETELY AND ACCURATELY BY THE APPLICANT WITH SPECIFIC INFORMATION OF THE PURPOSE LINE.
 2. WATER & SEWER SERVICE - WATER & SEWER AVAILABILITY FORM COMPLETED BY THE APPROPRIATE DISTRICT STATING THAT THE APPLICABLE WATER AND SEWER TAPS ARE AVAILABLE.
 3. EXECUTED LEASE AGREEMENT SHALL INCLUDE THE FOLLOWING:
 - A. LEGAL DESCRIPTION OF THE LEASE/PARCEL AREA
 - B. SURVEY/DRAWING INDICATING THE LOCATION OF THE LEASE/PARCEL AREA WITHIN THE AIRPORT AND WITH ACCURATE MEASUREMENTS REFLECTING THE BOUNDARY OF THE SUBJECT AREA.
 4. SITE PLAN IN ACCORDANCE WITH THE FOLLOWING:
 - A. DRAWN TO A NOMINAL ENGINEER'S SCALE
 - B. THE ENTIRE BOUNDARY AND DIMENSIONS OF THE PARCEL OR LEASE AREA, INCLUDING THE AREA OF THE PARCEL OR LEASE AREA, EXPRESSED IN ACRES OR SQUARE FEET
 - C. THE SCALED OUTLINE OF THE PROPOSED STRUCTURE RELATIVE TO THE PARCEL OR LEASE AREAS BOUNDARIES AND ANY EXISTING STRUCTURES ON THE PARCEL OR LEASE AREA
 - D. SETBACKS OF ALL STRUCTURES, EXISTING OR PROPOSED, TO THE PARCEL OR LEASE AREA BOUNDARIES
 - E. EXISTING EASEMENTS OF RECORD.
 - F. THE LOCATION, WIDTH, AND NAMES OF ALL ADJACENT AND PROPOSED STREET RIGHTS-OF-WAYS AND EXISTING PUBLIC IMPROVEMENTS THEREIN
 - G. THE BUILDING ADDRESS AS ASSIGNED BY THE ADDRESSING SECTION OF THE PLANNING & ZONING DIVISION
 - H. NORTH ARROW AND SCALE USED
 - I. REQUIRED PARKING DEPICTED
 5. APPLICABLE DRAINAGE REPORTS AND DRAINAGE PLANS IN ACCORDANCE WITH THE JEFFERSON COUNTY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA
 6. GRADING AND EROSION CONTROL PLAN IN ACCORDANCE WITH THE LAND DISTURBANCE SECTION OF THE ZONING RESOLUTION
 7. CIVIL CONSTRUCTION PLANS PREPARED IN COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS FOR ALL PROPOSED PUBLIC IMPROVEMENTS
 8. LANDSCAPING PLAN IN ACCORDANCE WITH SECTION 11 ABOVE
 9. LIGHTING PLAN IN ACCORDANCE WITH SECTION 9 ABOVE
 10. GEOTECHNICAL REPORT-- A DESIGN LEVEL REPORT WITH RECOMMENDATIONS FOR FOUNDATION DESIGN, FLOOR SLAB, PAVEMENT DESIGN AND SITE GRADING
 11. TWO COMPLETE SETS OF ARCHITECTURAL CONSTRUCTION PLANS AS REQUIRED BY THE JEFFERSON COUNTY BUILDING SAFETY DIVISION
 12. ADDITIONAL DOCUMENTATION AS REQUIRED BY THE PLANNING & ZONING DIVISION TO ENSURE COMPLIANCE WITH ALL APPLICABLE REGULATIONS