Hiwan Design Studio - Official Development Plan - Amendment 1
Rezoning Case #12-113406RZ

A. Intent – The purpose of this Rezoning is to amend an existing Planned Development (PD) zone district to allow for a limited, light commercial uses.

B. The Board of County Commissioners' resolution authorizing this rezoning is recorded at reception #_____ in the Jefferson County, Colorado real property records.

C. All of the standards of the Hiwan Design Studio Official Development Plan (ODP), recorded at Reception #86072324 with the Jefferson County Clerk and Recorder, shall apply to the property described in the legal description attached hereto as Exhibit A with the following exceptions:

1. Permitted uses to allow the following:
    a. Small scale retail such as but not limited to: book store, boutique, stationery, gallery and/or studio.
    b. Personal services such as but not limited to: barber, beautician, yoga and/or pilates.
    c. Specialty style restaurant such as but not limited to: bakery, coffee and/or tea house.
2. Maximum Gross Leasable Area (GLA) not to exceed 3,000 square feet.

Richard M. Phelps, as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein this ____ day of _____,201__.

_____
Signature
Richard M. Phelps

County of)
)SS
State of)

The foregoing instrument was acknowledged before me this ___ day of _____ 201__, by _____.

WITNESS my hand and official seal

_____
Notary Public
My commission expires: _____

<u>COUNTY COMMISSIONER'S CERTFICATE:</u>

This Official Development Plan, titled Hiwan Design Studio Official Development Plan Amendment 1, was approved the _____ day of _____201__, and is accepted by the Board of County Commissioners this _____day of_____, 201__.

BOARD OF COUNTY COMMISSIONERS:

_____
Chairman

_____
Clerk