Colrad - Official Development Plan - Amendment 1
Rezoning Case #12-115954RZ

A. Intent – The purpose of this Rezoning is to amend an existing Planned Development (PD) zone district to allow for studio and lesson based businesses.

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 Colrad Official Development Plan (ODP), recorded at Reception #90070401 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 in Parcel B and Parcel C:
    a. Small scale studio/lesson based business such as but not limited to: gymnastics, dance, yoga, pilates, weight/crossfit training, pottery, arts and crafts, painting and glassblowing.
2. Parking requirements for studio/lesson based business: 3 spaces per 1,000 square feet of GLA.

We, Wendell Huggins and Andrea A. Huggins, Evergreen Industrial Park, LLC, as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein this ____ day of _____,201__.

_____	_____
Wendell Huggins	Andrea A. Huggins
Evergreen Industrial Park, LLC	Evergreen Industrial Park, LLC

County of)
)SS
State of)

The foregoing instrument was acknowledged before me this ___ day of _____ 201__, by Wendell Huggins and Andrea A. Huggins of Evergreen Industrial Park, LLC.

WITNESS my hand and official seal

_____
Notary Public
My commission expires: _____

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

This Official Development Plan, titled Colrad 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