Golden Gate Community Commercial Center

Official Development Plan

SHEET 1 OF 1

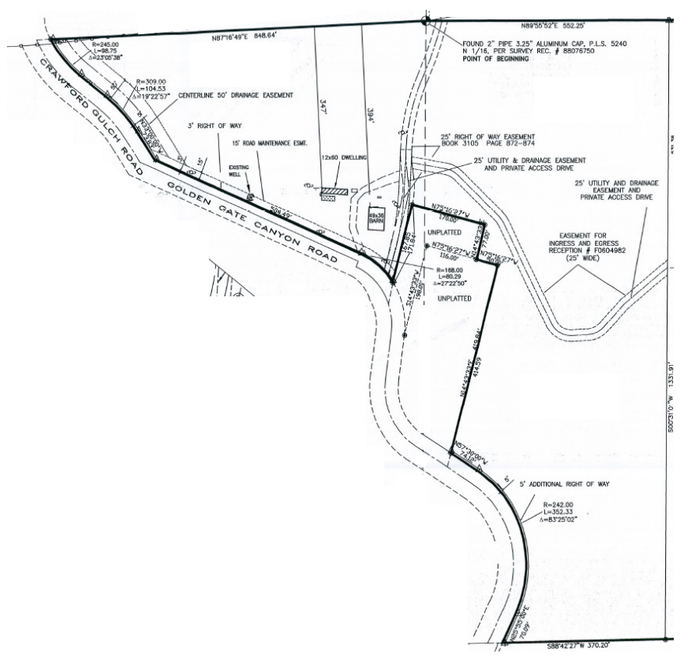
CASE NUMBER: 12-117556 RZ

MAP NUMBER: 136

VICINITY MAP

To be provided by Jeffco cartography department

OFFICIAL DEVELOPMENT PLAN GRAPHIC



WRITTEN RESTRICTIONS

Statement of Intent

The intent of this rezoning is to allow the existing trailer onsite to be used as a permanent residential structure, to allow the continuation of Agricultural-Two (A-2) uses and to allow limited commercial uses to serve the surrounding community.

Written Restrictions

A. Uses

1. Existing temporary trailer shown on the ODP graphic as 12x60 dwelling, may remain as the permanent single family dwelling on the property. This structure shall be removed prior to the issuance of a certificate of occupancy for a new single family dwelling.
2. All primary, accessory listed in the Agricultural-Two (A-2) Zone District.
3. All uses listed in the Convenience Level of Commercial-One (C-1) Zone District.
4. Church and church related uses.
5. A group living facility, other than homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than 1 registered sex offender.
6. State licensed day-care center or pre-school or nursery.
7. Arborist or tree service.
8. Public Kennel or Cattery
9. Public riding academy or stable.
10. Camps, campgrounds, picnic grounds, lodges, short term vacation rental, bed and breakfasts or other similar facilities.
11. Event Center. Live music is allowed.
12. Bed and Breakfast.
13. Brewpub or Vintner.
14. Community Garden/Fruit Vegetable Stand
15. Daycare
16. Fitness Center/Fitness Studios
17. Motorcycle shop and repair
18. Petting Zoo
19. Motorcycle rental
20. All uses allowed in the Agricultural-Two Zone District.
21. Bed and Breakfast
22. A group living facility, other than homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than 1 registered sex offender.
23. State licensed day-care center or pre-school or nursery.
24. Arborist or tree service.
25. Public Kennel or Cattery
26. Public riding academy or stable.
27. Camps, campgrounds, picnic grounds, lodges, short term vacation rental, bed and breakfasts or other similar facilities.

B. Lot and Building Standards

1. Minimum Lot Size:
   a) 1 acre
2. One single family residence allowed per lot.
3. Setbacks:
   a. Residential Land Uses
      i. 30' from all property lines (Follow Suburban Residential-One (SR-1) Zone District Setbacks
   b. Agricultural Land Uses:
      i. Agritultural Twp (A-2) Zone District Setbacks
   c. Commercial Uses
      i. 50' from Public Right of Way
      ii. 30' from ODP boundary
      iii. 10' from internal lot lines

C. General Requirements

1. Other requirements not addressed herein shall follow the applicable sections of the Jefferson County Zoning Resolution related to parking, lighting, landscaping, architecture, etc. and the Agricultural-Two (A-2) Zone District for agricultural uses, Suburban Residential-One (SR-1) for residential uses, and Commercial-One (C-1) for commercial uses.

LEGAL DESCRIPTION:

Lot 1, Nare Green Subdivision , located in the SE ¼ of the NW ¼ and the SW ¼ of the NE ¼ of Section 24, Township 3 South, Range 71 West, 6th P.M., recorded June 18, 1999 at Reception No. F0892131, County of Jefferson, State of Colorado. Containing 20.0 acres more or less.

COUNTY COMMISSIONER'S CERTFICATE:

This Official Development Plan, titled Green Community Center Official Development Plan, 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

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 _____day of _____, 201__at_____o'clock___.m.

By:_____ _____
Jefferson County Clerk and Recorder Deputy Clerk

OWNER'S CERTIFICATES:

I, Steven R Green, as owner of the land affected by this Rezoning, accept and approved all conditions set forth herein.

_____
Steven R. Green, Owner

STATE OF _____ }
} SS
COUNTY OF _____}

The foregoing instrument was acknowledged before me this _____ day of _____, 201__ by Josh A. Burbach, Owner.

Witness my hand and official seal.

_____
Notary Public

My Commission Expires:_____.