3550 South Pierce Street
Official Development Plan
11-7-12

Title and Name:
Hansen Family Trust
3550 S. Pierce Street
Lakewood, CO 80235

Land Use Standards:

1. Primary Uses for the Single Family portion of the Pierce Property ODP:
    a. Single family residential
        i. Private stable and/or barn for keeping horses. The minimum square footage of open area, not including the dwelling, shall be 9,000 square feet for the first animal and 6,000 square feet for each additional animal. Total number of such animals that may be kept shall not exceed 4 per 1 acre; except that offspring of animals on the property may be kept until weaned.
        ii. Home Occupations provided the requirements and conditions of the Board of Adjustment or the Home Occupation Section of the Jefferson County Zoning Resolution.
    b. Multi-Family residential not to exceed 4 dwelling units per acre
    c. Clubhouse or recreation facility in conjunction with multi-family
    d. Church and church related uses, parish house and/or parsonage
    e. Medical and dental offices, clinics, and small veterinary clinics with no outside facilities
    f. Business and professional offices
    g. Photography Studio
    h. Assisted Living Facility
    i. Construction trailers shall be permitted during construction and shall be removed within 6 months of Certificate of Occupancy
    j. Other uses substantially similar in nature, compatible with and having substantially similar impacts to those listed above

Minimum Lot Size:
The minimum lot size is one (1) acre. Multiple buildings per lot are permitted in this project.

Setbacks:
Setbacks from the exterior property line shall be no less than 20 feet. Architectural features are allowed to protrude 24 inches into the building setbacks. Setbacks at the front of all buildings shall be no less than 5 feet from parking areas, walkways, turnarounds, or private roads. Any stable or barn must be setback 50 feet from all property lines.

Minimum Distance between structures:
Minimum 15 feet distance between buildings.
The minimum distance between structures may be zero if the structures share a common wall.

Maximum building height
The maximum building height in all areas shall not exceed 35 feet.

Parking Standards
2 spaces per single family
2.25 spaces per unit
3 spaces per 1,000 square feet of GLA of day-care center or preschool or nursery
.25 per fixed seat in Religious Assembly
4 spaces per 1,000 square feet of GLA of office, medical or veterinarian space
1 space per unit and 1 space per staff per shift for Assisted Living

Signs:
Project Identification (for all uses other than residential):

a. One monument sign with one or two faces shall be allowed at the vehicular entrance to the property.
b. Maximum height shall be 6 feet, including the height of any earth berm constructed below the sign.
c. Maximum sign area shall be 40 square feet per face.
d. Minimum setback 10 feet from property boundary.

Individual Building Identification:

a. Maximum one single face per building.
b. Maximum height shall be 6 feet, including the height of any earth berm constructed below the sign.
c. Maximum sign area shall be 15 square feet per face.
d. Minimum setback 5 feet from property boundary.

General Sign Information:

a. Lighting of signs shall be either from within the sign itself or down cast lighting.
b. Directional signs and informational signs for parking, unloading and related uses or functions will be permitted where necessary.
c. No sign shall rotate or have any moving pieces.
d. No flashing lights are allowed.
e. A permit from Jefferson County is required prior to the installation of any sign on the property.

Fences:

a. Fences of wood, brick, concrete, stone, metal or block shall be permitted with a maximum height of 6 feet.
b. A permit from Jefferson County is required prior to the installation of any fence on the property over 42” in height.

Lighting:
Shall meet the Jefferson County Zoning Resolution Lighting Standards found in Section 11.

Landscaping Requirements:
Shall meet the Jefferson County Zoning Resolution Landscape Standards found in Section 14.

Architectural Requirements:
Shall meet the Jefferson County Zoning Resolution Architectural Standards found in Section 12.

Outdoor Storage:

1. All trash containers must be screened from view with a solid fence or wall and landscaping. The point of access will be screened by an opaque gate, but no landscaping will be required along this side.
2. Trash containers should be situated away from multi-family units with easy access for pick up.
3. Manure shall not be allowed to accumulate so as to cause a hazard to the health, safety or welfare of humans and /or animals.

3550 South Pierce Street

Official Development Plan

Sheet 1 of ____

Case Number: 12-123814RZ

Map Number: _____

LEGAL DESCRIPTION
Lot 1 Academy Pointe Subdivision

WRITTEN RESTRICTIONS
(see attached 8.5"x11")

SIGNATURE BLOCK:

COUNTY COMMISSIONER'S CERTIFICATE
This Official Development Plan, titled 3550 South Pierce St., 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

STANDARD FLEXIBILITY STATEMENT:
The graphic drawings contained within the Official Development Plan are intended to depict general locations and illustrate concepts of the textual provisions of this Official Development Plan. During the platting process the Planning Director may allow minor variations for the purpose of establishing:

a. Final roads 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 CERTIFICATION:

I, Lowell Hansen, as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein.

Owner:_____ Date:_____
Lowell Hansen

NOTARY PUBLIC

County of _____)
) SS
State of _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 201___
By Lowell Hansen.

Witness my hand and official seal.

Notary Public My Commission expires: _____

/Users/kimberlyholland/Documents/Projects/S. Pierce st property/siteplanandvicinitymap/vicinity map 2001-2.jpg

VICINITY MAP
NTS
NORTH

Submittal Date: November 13, 2012

PREPARED BY:
SH Entitlements
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