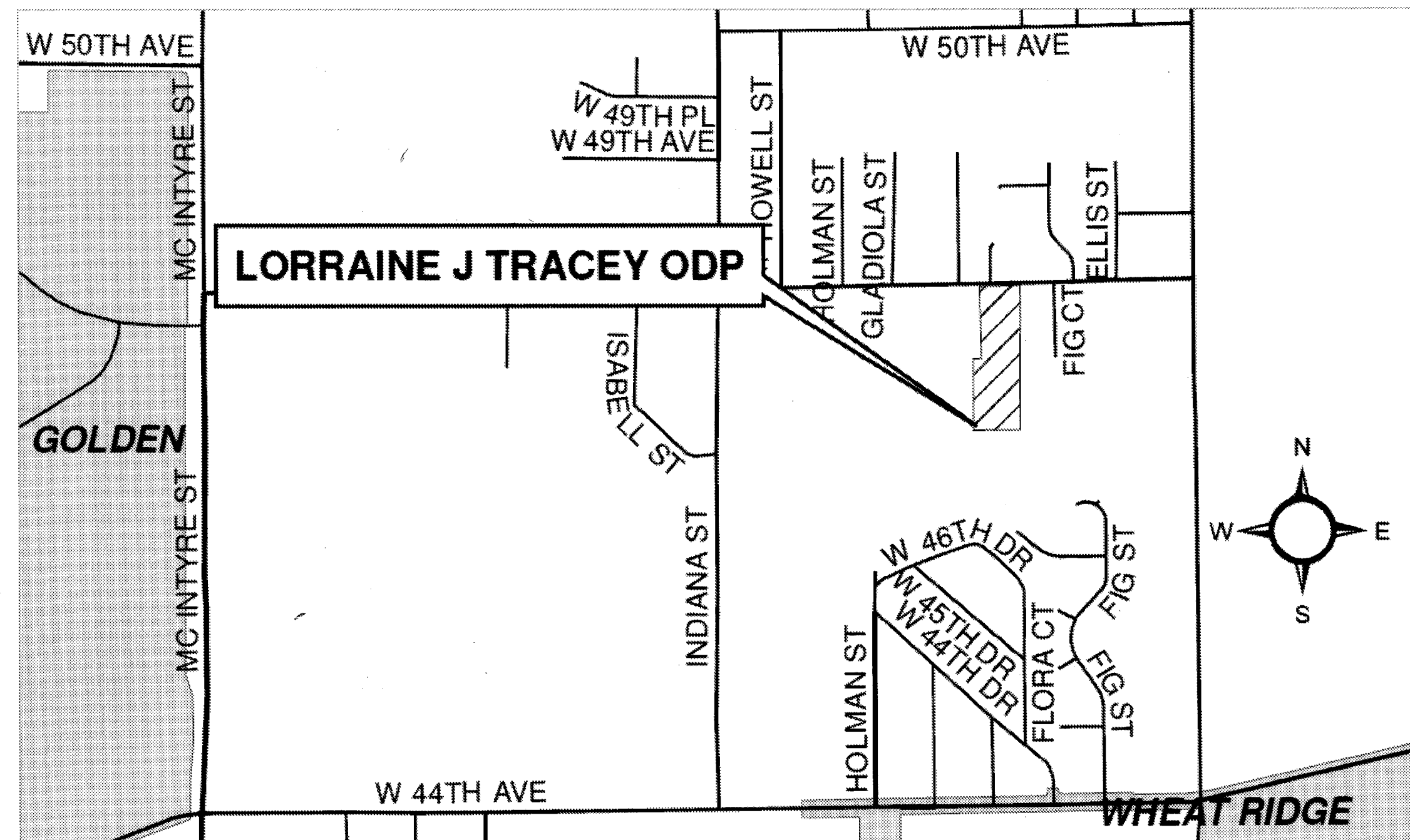


Lorraine J Tracey Official Development Plan SHEET 1 OF 1

CASE NUMBER: 11-135732 RZ

MAP NUMBER: 50

VICINITY MAP



Statement of Intent

The intent of this rezoning is to allow the property to be subdivided into a maximum of 7 lots. Two lots would be to allow the existing homes to be on their own individual lots and remaining 5 additional single family residential lots would be for future home construction.

Written Restrictions

A. Uses

1. All permitted, accessory, and special uses listed in the Residential-One (R-1) Zone District, provided that the Special Use Process be completed prior to the operation of any special use.
2. Wood sheds are allowed to remain as shown. Replacement or relocation of sheds will not be allowed unless in conformance with the Residential-One (R-1) Zone District Standards.
3. Horses and other similar large animals (except bulls and stallions) allowed by the Residential-One (R-1) Zone District are allowed on lots with a minimum lot size of 21,780 square feet.

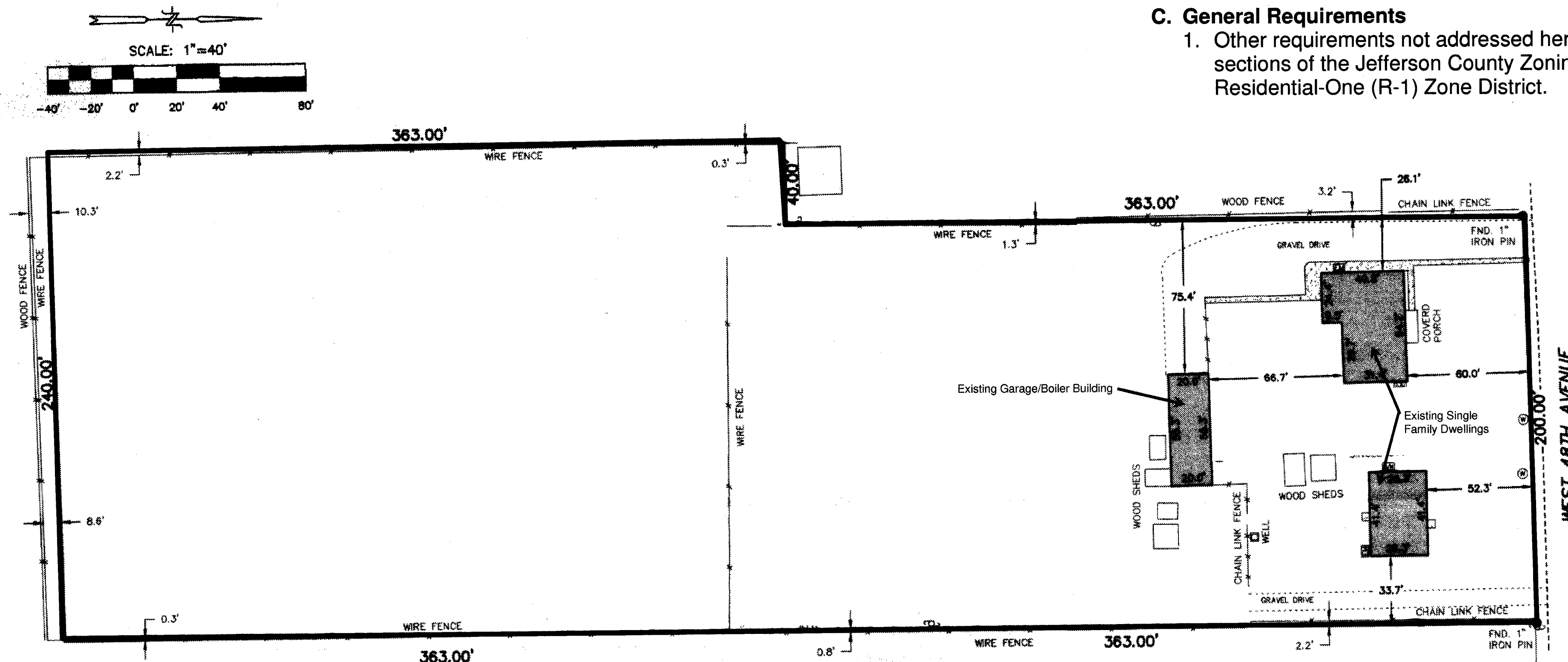
B. Lot and Building Standards

1. Maximum number of lots: Seven (7)
2. Minimum Lot Size: 12,500 square feet minimum for two (2) of the seven allowed lots. The remaining five (5) lots must have a minimum lot size of 21,780 square feet (1/2 acre).
3. One single family residence allowed per lot.
4. All lot and building standards shall follow the Residential-One (R-1) Zone District standards with the following exceptions:
 - a. The existing garage may have a 0' setback to any existing or proposed property line to the north of the garage, provided the structure can meet building and fire code requirements at the property line.

C. General Requirements

1. Other requirements not addressed herein shall follow the applicable sections of the Jefferson County Zoning Resolution and the Residential-One (R-1) Zone District.

ODP Graphic



LEGAL DESCRIPTION:

Parcel 1:
The north 363 feet of the east 200 feet of the west 1530 feet of the northwest one-quarter of Section 19, Township 3 South, Range 69 West, County of Jefferson, State of Colorado.

Parcel 2:
Part of Section 19, Township 3 South, Range 69 West described as follows: Commencing at the northwest corner of said section 19: Then South along the West line of said section 363 feet. Thence East and parallel with the north line of said section 1290 feet to true point of beginning; thence east continuing on said line above, 240 feet thence south and parallel with the west line of said section 363 feet, thence west 240 feet: Thence north 363 feet to the true point of beginning. County of Jefferson, State of Colorado.

COUNTY COMMISSIONER'S CERTIFICATE:

This Rezoning, titled Lorraine J Tracey Official Development plan, was approved the 13th day of March 2012, and is accepted by the Board of County Commissioners this 25th day of April, 2012.

BOARD OF COUNTY COMMISSIONERS:

[Signature]
Chairman

[Signature]
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 25th day of April, 2012 at 12:14:48 o'clock p.m.

By: *[Signature]*
Jefferson County Clerk and Recorder

[Signature]
Deputy Clerk

OWNER'S CERTIFICATES:

The Lorraine Johnson Tracey Living Trust dated October 15, 2004, as to the land affected by this Rezoning, accept and approved all conditions set forth herein.

[Signature]
Marty Marie Rozecki, Co-Trustee

STATE OF Colorado } SS

COUNTY OF Jefferson
The foregoing instrument was acknowledged before me this 11th day of April, 2012, by Marty Marie Rozecki, Co-Trustee of the Lorraine Johnson Tracey Living Trust dated October 15, 2004. Witness my hand and official seal.

Witness my hand and official seal.

[Signature]
Notary Public

My Commission Expires: April 28 2015

And

[Signature]
J. Brent Garfield, Co-Trustee

STATE OF Colorado } SS

COUNTY OF Jefferson
The foregoing instrument was acknowledged before me this 11th day of April, 2012, by J. Brent Garfield, Co-Trustee of Lorraine Johnson Tracey Living Trust dated October 15, 2004. Witness my hand and official seal.

Witness my hand and official seal.

[Signature]
Notary Public

My Commission Expires: April 28 2015

