

STATEMENT OF INTENT

IS AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT RECEPTION NO. 8203938.

THE SHELTON STUDIO RANCH PLANNED UNIT DEVELOPMENT AMENDMENT NO. 1 IS AN AMENDMENT TO THE LAND USE REGULATIONS OF THE SHELTON STUDIO RANCH OFFICIAL PLANNED UNIT DEVELOPMENT RECORDED AT RECEPTION NO. 8203938. THE INTENT OF THIS AMENDMENT IS TO AMEND THE HEIGHT STANDARDS IN THE SHELTON STUDIO RANCH OFFICIAL PLANNED UNIT DEVELOPMENT TO ALLOW FOR A 35 FT MAXIMUM PRINCIPAL BUILDING HEIGHT AND A 25 FT MAXIMUM ACCESSORY BUILDING HEIGHT. NO CHANGES ARE PROPOSED TO ZONING, LOT, BULK, SETBACK, LANDSCAPING, ARCHITECTURAL OR ANY OTHER STANDARDS OF THE SHELTON STUDIO RANCH PLANNED UNIT DEVELOPMENT.

LEGAL DESCRIPTION OF AREA INCLUDED IN AMENDMENT

A PARCEL OF LAND DESCRIBED IN B.1918 P.181 AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 NE1/4 SE1/4) OF SECTION FOUR (4), TOWNSHIP FOUR (4) SOUTH, RANGE SEVENTY (70) WEST; THENCE SOUTH ALONG THE EAST LINE OF SAID SE1/4 NE1/4 SE1/4 528.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SE1/4 NE1/4 SE1/4 666.00 FEET TO THE WEST LINE THEREOF; THENCE NORTH ALONG THE SAID WEST LINE 528.00 FEET TO THE NORTHWEST CORNER OF SAID SE1/4 NE1/4 SE1/4; THENCE EAST ALONG THE NORTH LINE OF SAID SE1/4 NE1/4 SE1/4 TO THE POINT OF BEGINNING

AND

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 70 WEST, TOGETHER WITH THAT CERTAIN EASEMENT FOR RIGHT OF WAY DATED AUGUST 27, 1941 AND RECORDED OCTOBER 24, 1941, IN BOOK 447 AT PAGE 393, RECORDS OF THE CLERK AND RECORDER OF SAID JEFFERSON COUNTY.

AMENDED OFFICIAL DEVELOPMENT PLAN RESTRICTIONS

SECTION LAND USE REGULATIONS IS HEREBY AMENDED BY THE ADDITION OF THE FOLLOWING:

THE MAXIMUM PRINCIPAL BUILDING HEIGHT IS 35 FT AND THE MAXIMUM ACCESSORY BUILDING HEIGHT IS 25 FT. BUILDING HEIGHT SHALL BE MEASURED PER THE ZONING ORDINANCE.

AFFIDAVIT OF PUD AMENDMENT

THE ABOVE MODIFIED PROVISION FOR MAXIMUM BUILDING HEIGHT MODIFIES THE PROVISIONS OF THE PLANNED UNIT DEVELOPMENT RECEPTION NO. 8203938. ALL OTHER PROVISIONS OF THE PLANNED UNIT DEVELOPMENT NO. 8203938 REMAIN IN EFFECT.

THIS AFFIDAVIT IS MADE BY NATHAN HERMAN, A _____, THIS 26th DAY OF November 2018, AS FOLLOWS:

- THE PLANNED UNIT DEVELOPMENT RECEPTION NO. 8203938 WAS APPROVED BY THE CITY OF GOLDEN CITY COUNCIL ON MAY 13TH, 1982. THE DEVELOPMENT RECEPTION NO. 8203938 CONTAINS GENERAL DEVELOPMENT PROVISIONS AND RESTRICTIONS, AS WELL AS SPECIFIC RESTRICTIONS FOR VARIOUS LAND USE AREAS.
- BY ORDINANCE 2091 ON October 25, 2018 AND IN ACCORDANCE WITH THE PROVISION OF CHAPTER 18.48 OF THE CODE, CITY COUNCIL APPROVED THE AMENDED DEVELOPMENT DEPICTED HEREON.
- BY SUCH APPROVAL AND RECORDING OF THIS DOCUMENT IN THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, THE AMENDED DEVELOPMENT RESTRICTION DEPICTED HEREON, DOES MODIFY THE OTHERWISE APPLICABLE PROVISION CONTAINED IN THE ORIGINAL PLANNED UNIT DEVELOPMENT.
- ALL OTHER PROVISIONS OF THE ORIGINAL PLANNED UNIT DEVELOPMENT REMAIN IN FULL FORCE AND EFFECT AS ORIGINALLY APPROVED AND CONTAINED IN THE OFFICIAL DEVELOPMENT PLAN AS RECORDED AT RECEPTION NO. 8203938.

SHELTON STUDIO RANCH PLANNED UNIT DEVELOPMENT AMENDMENT NO. 1 OFFICIAL DEVELOPMENT PLAN

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 4, T4S, R70W OF THE 6TH P.M.
CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

VICINITY MAP

SIGNED THS 26th DAY OF November 2018

BY: OWNERS OF PROPERTY

BY: Nathan Herman Amy Beth Herman
NATHAN HERMAN AMY BETH HERMAN

STATE OF COLORADO }
COUNTY OF JEFFERSON } SS

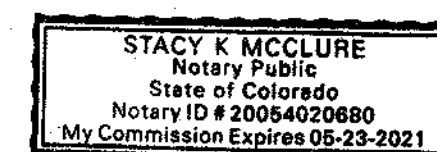
THE ABOVE AND FOREGOING PLAN AMENDMENT WAS ACKNOWLEDGED BY

ME THIS 26th DAY OF November 2018

BY NATHAN HERMAN AND AMY BETH HERMAN, OWNERS OF PROPERTY

MY COMMISSION EXPIRES May 23 20 21

Stacy K McClure



CASE No. PC18-20

ORDINANCE No. 2091

CITY COUNCIL

ADDED AND APPROVED AS AND AMENDMENT TO THE PLANNED UNIT DEVELOPMENT AND PASSED BY CITY COUNCIL, CITY OF GOLDEN, COLORADO THIS 25th DAY OF October 20 18.

Mayor Stan
MAYOR

Andrea L. DeLuca Deputy
CITY CLERK ATTEST

COUNTY CLERK RECORDERS CERTIFICATE

2019004166
RECEPTION NUMBER

ACCEPTED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO ON THIS 16th DAY OF January 2019 AT 03:04:30 O'CLOCK, P.M.

George P. Stern
JEFFERSON COUNTY CLERK AND RECORDER

Shelley J. Haid
BY: DEPUTY CLERK

