

CARRIAGE CLUB PLANNED DEVELOPMENT THIRD AMENDMENT

An administrative amendment to decrease side yard building setbacks

GENERAL PROVISIONS

A. Authority

This Development Plan is authorized by Section 15 - Planned Development District of the Douglas County Zoning Resolution adopted pursuant to the Colorado Planned Unit Development Act of 1972.

B. Applicability

The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning Director or Board of County Commissioners.

C. Adoption

The adoption of this Development Plan shall evidence the findings and decision of the Douglas County Board of Commissioners that this Development Plan for Carriage Club PD Third Amendment is in general conformity with the Douglas County Master Plan; is authorized by the provision of Section 15 of the Douglas County Zoning Resolution; and that such Section 15 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

D. Relationship to County Regulations

The provisions of this Development Plan shall prevail and govern the development of Carriage Club PD Third Amendment, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Douglas County Zoning Resolution, as amended, or any other applicable resolutions or regulations of Douglas County, shall be applicable.

E. Enforcement

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of land and the location of common open space shall run in favor of Douglas County and shall be enforceable at law or in equity by the County without limitation on any power of regulation otherwise granted by law.

F. Conflict

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director of Planning and Community Development.

G. Maximum Level of Development

The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the Planning Areas is the maximum development requested for plotting or construction (plus approved density transfers, if any). The actual number of dwellings or level of development for commercial, business, or industrial properties may be less due to subdivision or site improvement plan requirements or other requirements of the Board of County Commissioners.

H. Project Tracking

At the time of subdivision final plat, the applicant shall provide a summary of the development, to date, along with the final plat submittal to the Planning Division, in order to assure maximum development limits are not exceeded.

SPECIFIC PROVISIONS

A. Development Phasing

Any Planning Area within this project may be constructed in phases, provided that there is compliance with the development standards and requirements applicable to each phase.

B. Uses by Special Review

These uses and their related Site Plans shall be reviewed and approved by the Design Review Committee prior to building permit issuance.

C. Modifications

Modifications, removals and releases of the provisions of this Development Plan may be made in accordance with the Zoning Resolution, when it is determined by the appropriate governmental entity that the modification, removal or release is consistent with the purpose, objectives and intent of this Development Plan.

D. Compliance with Douglas County Regulations

Douglas County Regulations which address Parking Standards, Sign Standards, Seasonal Uses and Structures, Temporary Structures, Home Occupations, Animals, Airport Overlay District, Use by Special Review, Nonconforming Uses and Buildings, General Regulations/Exceptions, Administrative Provisions, Variance Standards/Procedures, Site Plan Regulations, Clearing, Grading and Land Disturbance, Definitions, and Subdivisions Regulations as well as any other regulations, resolutions or ordinances not addressed herein shall apply to Carriage Club.

STATEMENT OF COMMITMENTS

The following commitments and dedication are required to be completed by the current owners of the Carriage Club Planned Development Third Amendment and shall be binding upon successors, heirs, and assigns with respect to the land within Carriage Club:

A. Open Space

1. The developer shall set aside approximately 29.98 acres of open space. The developer shall improve the open space and trail system to the extent of his maximum local and regional park fees in lieu of, subject to credit being given to the developer for said improvements from any cash in lieu of requirements for local and regional parks. All said improvements shall be subject to County standards and applicable agency approvals. Should the final design construction costs of the park prepared by the developer exceed the required cash in lieu amounts, the developer will bear any additional costs.

2. We will use our best efforts to join a park and recreation district which would maintain these open spaces and trails. Any open spaces and trails not maintained by a Park and Recreation district will be maintained by the Carriage Club Homeowners Association.

DEVELOPMENT STANDARDS

I. INTENT

This development plan sets forth land uses and development for Carriage Club, a planned residential community in the County of Douglas, State of Colorado.

This proposal is based on an overall density of 2.31 dwelling units/acre with a maximum number of 249 units. A minimum of 29.98 acres of open space will be provided in the form of linear parks and buffer areas. The linear system, through interconnections, will link Highlands Ranch, Lone Tree Estates, and the State Land to the south.

II. DEFINITIONS

All terms not defined in these Guidelines shall have the meanings ascribed to them in the Douglas County Zoning Resolution. To the extent that a term is defined in both these Guidelines and the Douglas County Zoning Resolution, the definitions contained in these Guidelines shall control.

A. Open Space:

Public or private land and aquatic areas which are acquired, regulated or managed to protect the natural environment and significant cultural resources; provide recreational opportunities; shape the pattern of development, or any continuation thereof, including open space easements, common elements, and any building authorized for construction on open space.

B. Planning Area:

An area of land indicated on the Development Plan, the boundaries of which are arterial streets, nonurban areas and other lines set forth on the Development Plan. The specific uses in, and the corresponding development standards and requirements applicable to any area of land are determined by the Planning Area, within which such area is placed and the provisions on this Development Plan.

C. Special Community Events:

Concerts, plays, cookouts and other community events customary for the area and which do not unreasonably disrupt the activities of others.

III. LAND USE STANDARDS

A. S.F.- Single Family Residential (Planning Area A and B)

1. Principal Uses - Permitted by Right

- Single family dwelling detached
- Accessory uses and buildings
- Hiking, riding and biking trails
- Temporary contractor storage areas
- Temporary residential sales, construction offices and a model home complex
- Open space and recreation facilities, including: bike trails, hiking trails, and riding trails; artificial waterways and ponds; community events; outdoor athletic fields; recreation areas and facilities; and children's playground
- Home occupations as allowed by Douglas County regulations, as amended.

2. Uses Permitted by Special Review

- Churches and church schools
- Hospitals and nursing homes
- Private schools
- Group Homes
- Nursery schools and day care centers

3. Accessory Uses / Structures

- The following shall be allowed only when a principal use as been established on the lot:
- Accessory uses and buildings
 - Animals - Household pets; no more than 4 of more than four months of age at any residential unit. Kennels, boarding facilities and commercial activities are not allowed.
 - Day Care (small)
 - Home Occupation - Class 1 (refer to Section 23 of the Douglas County Zoning Resolution, as amended)
 - Personal-care boarding
 - Satellite receiving dish

4. Development Standards

- Maximum dwelling units per gross acre: 2.5 du/ac
- Minimum lot size: 6,000 square feet
- Minimum Setbacks:
 - 20' from all front lot lines.
 - 12.75' side setback adjacent to R.O.W. for corner lots.
 - 6.4' side setback for interior lots.
 - 20' setback from all rear lot lines.
- Projections
 - Chimneys, bay windows, roof eaves, and similar architectural features may extend a maximum of 2 feet into setback areas.
 - Covers or roofs over a patio or deck may extend a maximum of 10' into the rear yard setback.
 - Patios, decks, and similar landscape architectural surfaces may extend to property lines.
- Building height
 - Principal building 35'
 - Accessory building 20'

B. General Requirements

- Fences: In addition to all fencing requirements of the Douglas County Zoning Resolution, as amended, the following restriction shall also apply: all fencing abutting open space shall be of an open rail type.
- Signs: Signs shall be in accordance with the requirements outlined in Section 29, of the "Zoning Resolution", as amended, with the exception that two entry signs will be permitted, both of which shall comply with the requirements in this section.
- Water and Sanitation Requirement: Use must be served by a central water and sanitation facility approved by Tri-County Health District.
- Utilities: All proposed power and communication lines will be installed underground. Necessary above-ground appurtenances such as meters, pedestals, transformers, etc. will be located for maximum aesthetic consideration, or Public Service of Colorado requirements.
- Roads: All roads shall be designed and constructed to County Specifications
- Lighting
 - Street Lighting: Street lighting will be installed according to County Specifications
 - Private Lighting:
 - Lighting on private property shall not be installed in such a manner as to conflict with or distract from any traffic signal or device or to cause confusion to any drivers on publicly dedicated roads or highways.
 - Lighting fixtures shall be installed so that glare or light is not directed onto adjacent properties.
 - The maximum height of lighting shall be 20'

OWNERSHIP CERTIFICATION

US Home Corporation, a Delaware Corporation

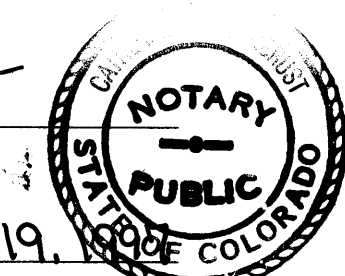
Brian Daly
Brian Daly, President,
Colorado Land Division

State of Colorado)
County of Arapahoe) ss

This instrument was acknowledged before me this 9th day of April, A.D., 1996 by Brian Daly, President, Colorado

Land Division.

By *Catharine J. Kuehn*
Catharine J. Kuehn
Notary Public



My Commission expires October 19, 1997

My Commission Expires Oct. 19, 1997

"Ownership Certification"

We, Land Title Guarantee Company, duly qualified, insured or licensed by the State of Colorado, do hereby certify that we have examined the title of all lands depicted and described hereon and that title to such land is owned in fee simple by US Home Corporation at the time of this application.

Carell M. Mueller Vice President
Carell M. Mueller, Vice President

Name of Authorized Official
Land Title Guarantee Company

State of Colorado)

County of Denver) ss

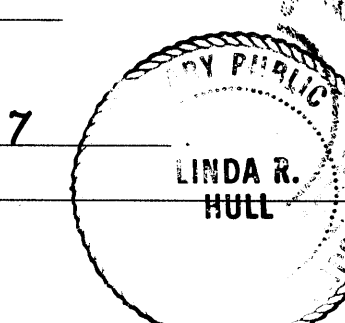
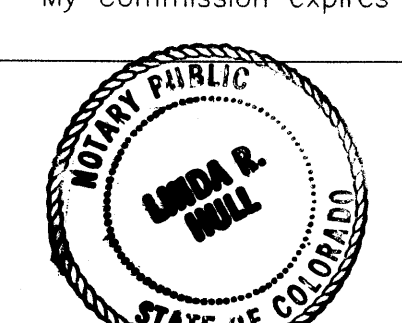
Subscribed and sworn before me this 10th day of

April, 1996

Linda R. Hull
Linda R. Hull
Notary Public

My Commission expires 2-6-97

My Commission Expires 2-6-97



COUNTY CERTIFICATION

This Administrative Amendment of the Carriage Club Development Plan amending the setbacks as depicted hereon has been approved by the Planning Director as provided for in section 1518 of the Douglas County Zoning Resolution.

Director, Planning/Community Development 4/15/96
Date

CLERK AND RECORDER CERTIFICATION

State of Colorado)
County of Douglas) ss

I hereby certify that this Plan was filed in my office on the 4/15 day of 1996

at 9:15 o'clock a.m./p.m. and was recorded per

Reception No. 9619769

Clerk and Recorder

INDEX

SHEET 1-General Provisions/Requirements/Development Standards

SHEET 2-Development Plan

OWNER/APPLICANT

US HOME CORPORATION
5970 Greenwood Plaza Blvd., Ste. 310
Englewood, Colorado 80111

Carriage Club Planned Development

REPRESENTATIVE / PLANNER

PLAN WEST, INC., BILL HOWARD
8000 E. Prentice Ave., Bldg C-1
Englewood, Colorado 80111

Douglas County
Colorado
job no. 23/93
date 2-19-96
revisions

ENGINEER

LUND PARTNERSHIP
12265 W. Bayaud Ave., Suite 130
Lakewood, Colorado 80228

sheet 1 of 2
GENERAL
PROVISIONS
REQUIREMENTS



CARRIAGE CLUB PLANNED DEVELOPMENT THIRD AMENDMENT

An administrative amendment to decrease side yard building setbacks
A part of the NW 1/4 and the S1/2 of Section 16, Township 6S, Range 67W, 6th P.M., Douglas County, CO
107.63 Acres, 249 Residential Lots

ZONING	LAND USE	DENSITY	UNITS	AC	%
PD	A - Single Family Res.	3.26	191	58.60	54%
	B - Single Family Res.	3.04	58	19.05	18%
	Open Space			29.98	28%
		2.31 du/ac	249	107.63	100%

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING ALL OF THE SOUTH HALF OF NORTHWEST ONE-QUARTER (S1/2 NW1/4) AND ALL OF THE NORTHEAST QUARTER OF THE NORTHWEST ONE-QUARTER (NE1/4 NW1/4) OF SECTION 16 EXCEPT THAT PART PLATTED AS "CARRIAGE CLUB FILING NO. 1", A PLAT RECORDED AT RECEPTION NO. 9427827, DOUGLAS COUNTY RECORDS.

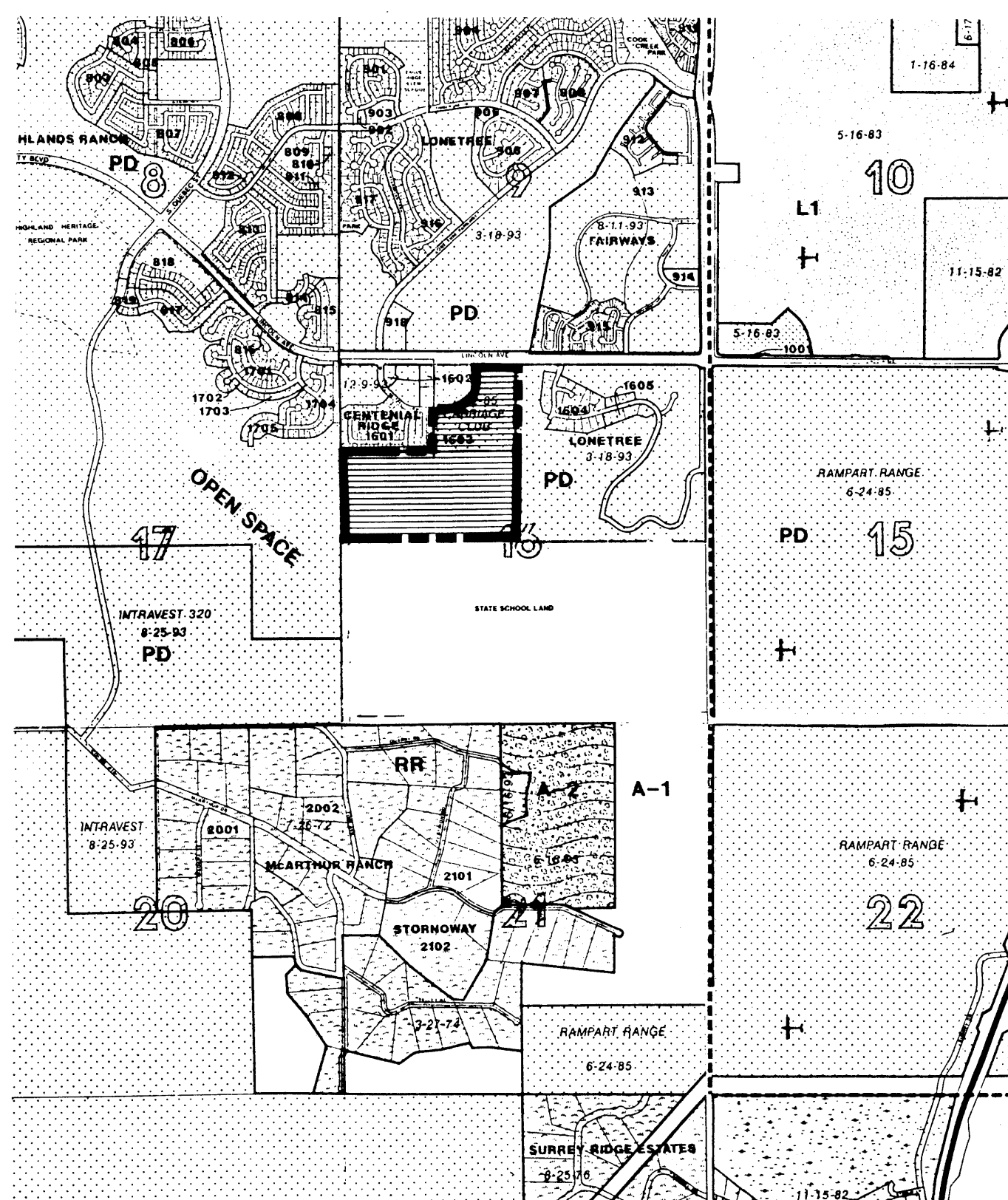
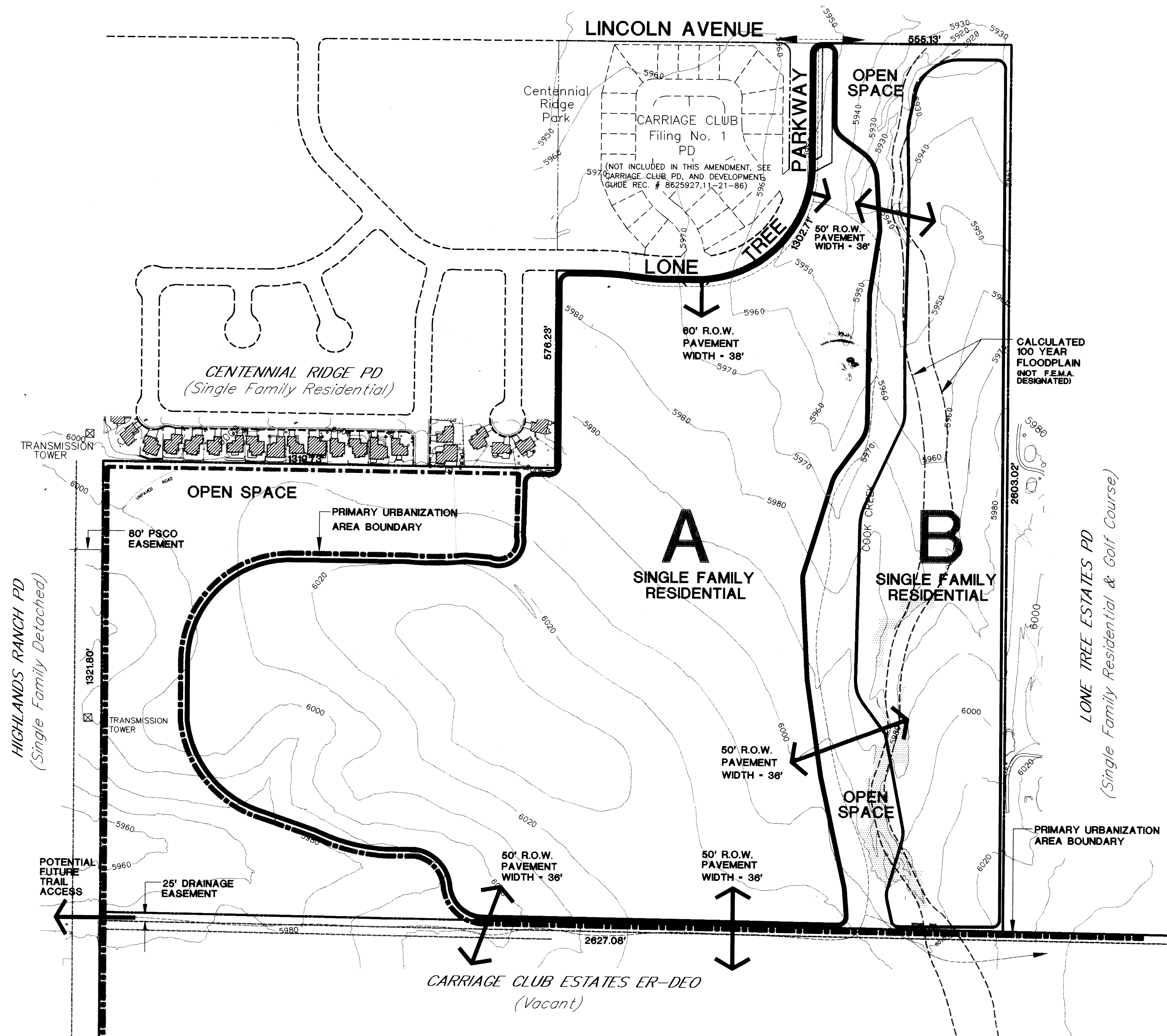
CONTAINING 107.63 ACRES, MORE OR LESS.

NOTES

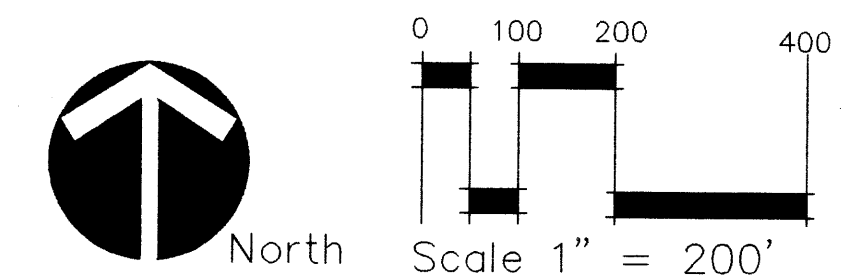
- Roadway alignment and lot areas have been established after careful analysis of existing topography and vegetation. The most significant features have been preserved in open space.
- Existing vegetation consists of native grasses, occasional native deciduous trees in the drainage areas.
- The wildlife habitat value is moderate to low as identified by the Douglas County Master Plan.
- According to the Douglas County Map of Environmental Constraints and Hazards, there are no flood hazards on the site.
- Colorado Historical Society has conducted a file search of this site. No cultural resources have been located on this property.
- The reproduction of any information generated by Architects, Engineers or other consultants on these drawings is for the express purpose of coordination and ease of reference only. Inclusion of said information on these drawings does not constitute a representation by Plan West as to the sufficiency or accuracy of said information.

LEGEND

- Hatching denotes areas of 20% slope or greater.
- Planning Area Boundary
- Primary Urbanization Area Boundary
- Proposed Trail



VICINITY MAP



OWNER/APPLICANT

US HOME CORPORATION
5970 Greenwood Plaza Blvd., Ste. 310
Denver, Colorado 80111

REPRESENTATIVE / PLANNER

PLAN WEST, INC., BILL HOWARD
8000 E. Prentice Ave., Bldg C-1
Englewood, Colorado 80111

ENGINEER

LUND PARTNERSHIP
12265 W. Bayaud Ave., Suite 130
Lakewood, Colorado 80228

**Rezone
Plan Exhibit**
Carriage Club
Planned
Development
Douglas County
Colorado

job no. **23/93**
date **2-19-98**
revisions

sheet **2** of **2**

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