

SOLTERRA WEST OFFICIAL DEVELOPMENT PLAN

LOCATED IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO.
OFFICIAL DEVELOPMENT PLAN
SHEET 1 OF 7

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEARINGS FOR THIS LEGAL DESCRIPTION ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEING ASSUMED TO BEAR NORTH 89°12'44" EAST AND IS MONUMENTED BY A 2" ALUMINUM CAP STAMPED P.L.S. 25369 FOR THE NORTHWEST CORNER OF SECTION 25 AND BY A STONE CHISELED "4" FOR THE NORTH QUARTER OF SECTION 25, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25;

THENCE SOUTH 00°21'14" EAST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 659.55 FEET, TO A PLATTED CORNER OF LOT 29, BLOCK 1, SOLTERRA SUBDIVISION FILING NO. 7, THE PLAT OF WHICH IS RECORDED AT RECEPTION NO. 2010098681 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG SAID LOT 29 THE FOLLOWING TWENTY-FOUR (24) COURSES:

1. THENCE SOUTH 00°21'14" EAST A DISTANCE OF 659.55 FEET;
2. THENCE NORTH 89°12'15" EAST A DISTANCE OF 799.00 FEET;
3. THENCE SOUTH 00°47'45" EAST A DISTANCE OF 203.49 FEET TO A POINT OF CURVATURE;
4. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°24'45", A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 128.34 FEET, AND A CHORD THAT BEARS SOUTH 13°54'38" WEST A DISTANCE OF 126.93 FEET, TO A POINT OF REVERSE CURVATURE;
5. THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23°34'14", A RADIUS OF 249.09 FEET, AN ARC LENGTH OF 102.47 FEET, AND A CHORD THAT BEARS SOUTH 18°49'59" WEST A DISTANCE OF 101.75 FEET;
6. THENCE SOUTH 05°02'48" WEST A DISTANCE OF 180.15 FEET TO A POINT OF CURVATURE;
7. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27°50'40", A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 194.39 FEET, AND A CHORD THAT BEARS SOUTH 18°59'06" WEST A DISTANCE OF 192.48 FEET, TO A POINT OF REVERSE CURVATURE;
8. THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°24'57", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 50.32 FEET, AND A CHORD THAT BEARS SOUTH 25°40'57" WEST A DISTANCE OF 50.19 FEET;
9. THENCE SOUTH 18°28'29" WEST A DISTANCE OF 96.83 FEET;
10. THENCE SOUTH 00°15'39" EAST A DISTANCE OF 199.06 FEET;
11. THENCE SOUTH 21°54'19" WEST A DISTANCE OF 129.22 FEET;
12. THENCE SOUTH 46°56'00" WEST A DISTANCE OF 43.02 FEET;
13. THENCE NORTH 44°09'28" WEST A DISTANCE OF 50.81 FEET;
14. THENCE SOUTH 45°50'34" WEST A DISTANCE OF 91.97 FEET;
15. THENCE SOUTH 44°09'28" EAST A DISTANCE OF 50.81 FEET;
16. THENCE SOUTH 48°56'00" WEST A DISTANCE OF 146.00 FEET;
17. THENCE SOUTH 38°51'54" WEST A DISTANCE OF 84.35 FEET;
18. THENCE SOUTH 27°14'33" WEST A DISTANCE OF 171.69 FEET;
19. THENCE SOUTH 80°12'40" WEST A DISTANCE OF 90.67 FEET;
20. THENCE SOUTH 42°44'38" WEST A DISTANCE OF 89.85 FEET;
21. THENCE SOUTH 33°45'59" WEST A DISTANCE OF 86.80 FEET;
22. THENCE SOUTH 32°17'48" WEST A DISTANCE OF 170.28 FEET;
23. THENCE SOUTH 25°16'48" WEST A DISTANCE OF 120.00 FEET;
24. THENCE SOUTH 09°09'04" WEST A DISTANCE OF 57.87 FEET TO A POINT ON A CURVE, SAID CURVE BEING ON THE NORTH RIGHT-OF-WAY LINE OF WEST WESLEY AVENUE AS SHOWN AND PLATTED ON SAID SOLTERRA SUBDIVISION FILING NO. 7;

THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

1. THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°30'47", A RADIUS OF 880.00 FEET, AN ARC LENGTH OF 176.83 FEET, AND A CHORD THAT BEARS SOUTH 75°02'51" EAST A DISTANCE OF 176.83 FEET;
2. THENCE SOUTH 89°20'09" WEST A DISTANCE OF 418.01 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°58'28", A RADIUS OF 380.00 FEET, AN ARC LENGTH OF 72.56 FEET, AND A CHORD THAT BEARS SOUTH 83°51'59" EAST A DISTANCE OF 72.45 FEET;
4. THENCE SOUTH 58°23'41" EAST A DISTANCE OF 444.06 FEET TO A POINT OF CURVATURE;
5. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 74°17'30", A RADIUS OF 490.00 FEET, AN ARC LENGTH OF 635.35 FEET, AND A CHORD THAT BEARS NORTH 84°27'34" EAST A DISTANCE OF 591.77 FEET;
6. THENCE NORTH 47°18'49" EAST A DISTANCE OF 250.48 FEET;

THENCE SOUTH 42°41'11" EAST A DISTANCE OF 80.00 FEET TO A POINT ON A CURVE ON THE WEST RIGHT-OF-WAY OF SOUTH INDIANA STREET AS SHOWN AND PLATTED ON SOLTERRA SUBDIVISION FILING NO. 3, THE PLAT OF WHICH IS RECORDED AT RECEPTION NO. 2008087834, OF SAID RECORDS;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH INDIANA STREET THE FOLLOWING TEN (10) COURSES:

1. THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°48'58", A RADIUS OF 85.00 FEET, AN ARC LENGTH OF 67.87 FEET, AND A CHORD THAT BEARS NORTH 70°13'17" EAST A DISTANCE OF 66.17 FEET, TO A POINT OF REVERSE CURVATURE;
2. THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31°37'52", A RADIUS OF 80.00 FEET, AN ARC LENGTH OF 44.17 FEET, AND A CHORD THAT BEARS NORTH 77°18'49" EAST A DISTANCE OF 43.81 FEET, TO A POINT OF REVERSE CURVATURE;
3. THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°48'58", A RADIUS OF 85.00 FEET, AN ARC LENGTH OF 67.87 FEET, AND A CHORD THAT BEARS NORTH 84°24'21" EAST A DISTANCE OF 66.17 FEET;
4. THENCE SOUTH 72°41'11" EAST A DISTANCE OF 84.99 FEET TO A POINT OF CURVATURE;
5. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 48°02'40", A RADIUS OF 289.00 FEET, AN ARC LENGTH OF 242.34 FEET, AND A CHORD THAT BEARS SOUTH 48°39'50" EAST A DISTANCE OF 235.30 FEET;
6. THENCE SOUTH 24°38'30" EAST A DISTANCE OF 235.28 FEET TO A POINT OF CURVATURE;
7. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21°42'08", A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 124.99 FEET, AND A CHORD THAT BEARS SOUTH 35°29'33" EAST A DISTANCE OF 124.25 FEET;
8. THENCE SOUTH 48°20'37" EAST A DISTANCE OF 101.84 FEET TO A POINT OF CURVATURE;
9. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°29'29", A RADIUS OF 350.00 FEET, AN ARC LENGTH OF 277.89 FEET, AND A CHORD THAT BEARS SOUTH 23°35'52" EAST A DISTANCE OF 270.85 FEET;
10. THENCE SOUTH 00°51'08" EAST A DISTANCE OF 12.88;

THENCE NORTH 88°08'52" EAST A DISTANCE OF 80.00 FEET TO A PLATTED CORNER OF TRACT E AS SHOWN AND PLATTED ON SAID SOLTERRA SUBDIVISION FILING NO. 3;

THENCE NORTH 88°08'00" EAST A DISTANCE OF 165.00 FEET ALONG THE NORTH LINE OF SAID TRACT E TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE SOUTH 00°08'08" EAST A DISTANCE OF 742.19 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 25;

THENCE SOUTH 89°09'07" WEST A DISTANCE OF 1349.08 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25 TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE SOUTH 89°09'21" WEST A DISTANCE OF 1348.78 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25 TO THE SOUTH QUARTER CORNER OF SAID SECTION 25;

THENCE SOUTH 89°09'07" WEST A DISTANCE OF 38.78 FEET TO A POINT ON THE WEST BOUNDARY OF SPRINGFIELD GREEN, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 68, PAGES 40-45 AT RECEPTION NO. 86040993 OF SAID RECORDS;

THENCE ALONG SAID BOUNDARY OF SPRINGFIELD GREEN THE FOLLOWING FOUR (4) COURSES:

1. THENCE SOUTH 89°09'07" WEST A DISTANCE OF 581.53 FEET;
2. THENCE NORTH 38°59'50" EAST A DISTANCE OF 81.82 FEET;
3. THENCE NORTH 89°09'07" EAST A DISTANCE OF 148.70 FEET TO A POINT OF CURVATURE;
4. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 38°28'39", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 31.83 FEET, AND A CHORD THAT BEARS NORTH 70°54'49" EAST A DISTANCE OF 31.30 FEET;

THENCE NORTH 38°59'42" WEST A DISTANCE OF 1345.91 FEET TO A POINT ON THE WEST BOUNDARY OF SOLTERRA SUBDIVISION FILING NO. 5, THE PLAT OF WHICH IS RECORDED AT RECEPTION NO. 2009128896 OF SAID RECORDS;

THENCE CONTINUING ALONG SAID BOUNDARY OF SOLTERRA SUBDIVISION FILING NO. 5 THE FOLLOWING SIX (6) COURSES:

1. NORTH 38°59'42" WEST A DISTANCE OF 1092.30 FEET ALONG SAID SOLTERRA SUBDIVISION FILING NO. 5;
2. THENCE ALONG THE WEST BOUNDARY LINE OF SOLTERRA SUBDIVISION FILING NO. 5 AND THE EXTENSION THEREOF, NORTH 12°44'19" WEST A DISTANCE OF 2088.45 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°54'39", A RADIUS OF 1216.85 FEET, AN ARC LENGTH OF 40.58 FEET, AND A CHORD THAT BEARS NORTH 07°28'19" WEST A DISTANCE OF 40.58 FEET TO A POINT OF COMPOUND CURVATURE;
4. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25°24'59", A RADIUS OF 1210.83 FEET, AN ARC LENGTH OF 537.09 FEET, AND A CHORD THAT BEARS NORTH 08°13'27" EAST A DISTANCE OF 532.70 FEET;
5. THENCE NORTH 89°11'47" EAST A DISTANCE OF 246.83 FEET;
6. THENCE SOUTH 28°48'04" EAST A DISTANCE OF 349.48 FEET;

THENCE ALONG THE BOUNDARY OF TRACT B OF SAID SOLTERRA SUBDIVISION FILING NO. 5 THE FOLLOWING THREE (3) COURSES:

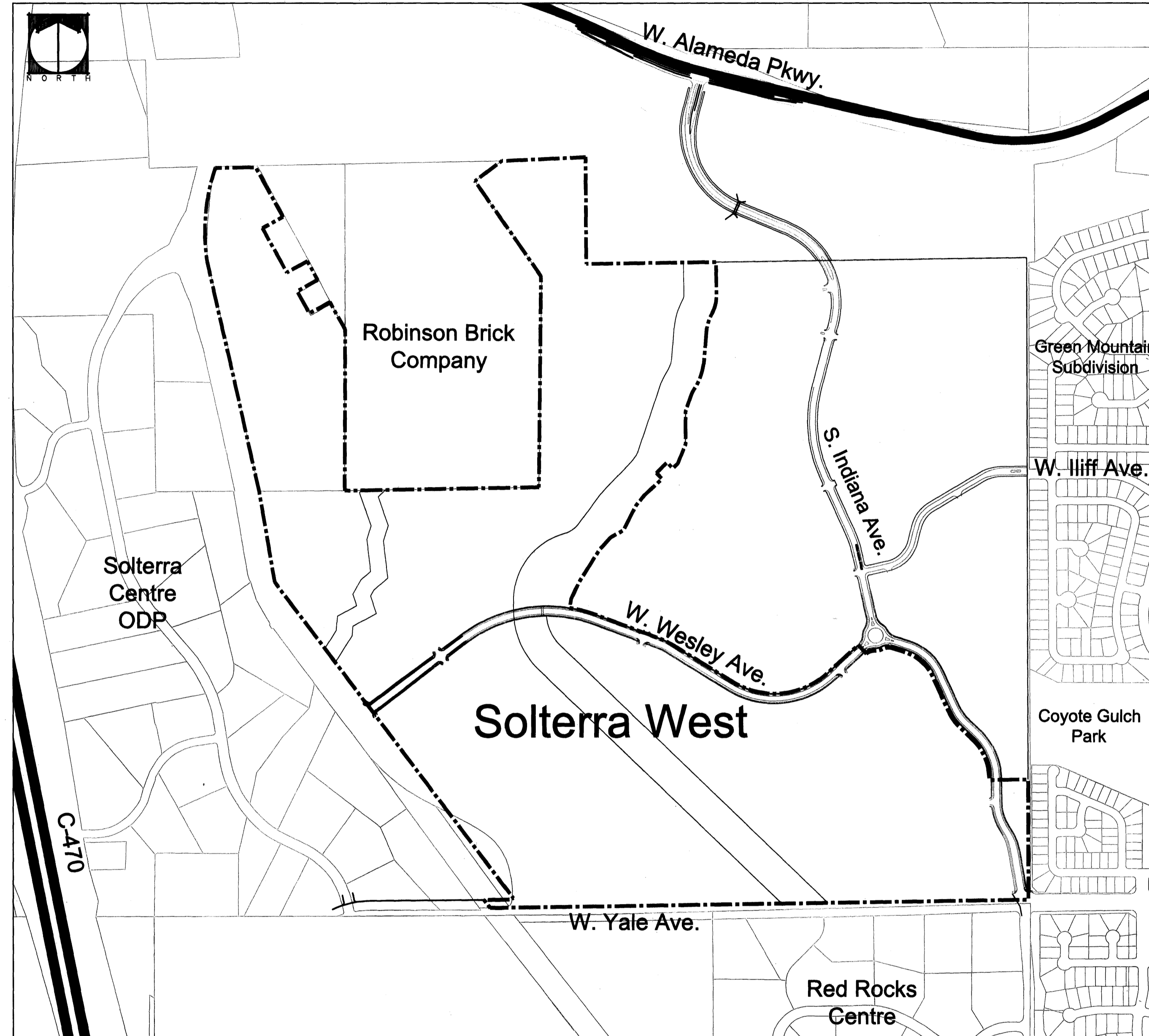
1. SOUTH 61°13'56" WEST A DISTANCE OF 144.00 FEET;
2. THENCE SOUTH 28°48'04" EAST A DISTANCE OF 312.00 FEET;
3. THENCE NORTH 61°13'56" EAST A DISTANCE OF 144.00 FEET TO A POINT ON THE BOUNDARY OF SAID SOLTERRA SUBDIVISION FILING NO. 5;

THENCE ALONG SAID BOUNDARY OF SOLTERRA SUBDIVISION FILING NO. 5 THE FOLLOWING ELEVEN (11) COURSES:

1. THENCE SOUTH 28°48'04" EAST A DISTANCE OF 131.77 FEET;
2. THENCE SOUTH 61°13'56" WEST A DISTANCE OF 144.00 FEET;
3. THENCE SOUTH 28°48'04" EAST A DISTANCE OF 158.00 FEET;
4. THENCE NORTH 61°13'56" EAST A DISTANCE OF 144.00 FEET;
5. THENCE SOUTH 28°48'04" EAST A DISTANCE OF 182.58 FEET;
6. THENCE SOUTH 00°34'04" EAST A DISTANCE OF 979.87 FEET;
7. THENCE NORTH 89°08'00" EAST A DISTANCE OF 1210.85 FEET;
8. THENCE NORTH 00°33'29" WEST A DISTANCE OF 1278.15 FEET;
9. THENCE NORTH 38°10'18" WEST A DISTANCE OF 713.77 FEET;
10. THENCE NORTH 53°48'28" EAST A DISTANCE OF 203.78 FEET;
11. THENCE NORTH 89°11'47" EAST A DISTANCE OF 576.19 FEET TO THE POINT OF BEGINNING;

CONTAINING 236.73 ACRES, MORE OR LESS

VICINITY MAP: SCALE 1" = 500'



SHEET INDEX:

- 1 COVER SHEET/LEGAL/NOTES/SIGNATURES
- 2 MASTER PLAN DEVELOPMENT STANDARDS SECTION I
- 3 MASTER PLAN DEVELOPMENT STANDARDS SECTION II
- 4 MASTER PLAN MAP/PLANNING AREAS
- 5-7 MASTER PLAN DEVELOPMENT STANDARDS SECTION III

PROJECT TEAM:

APPLICANT/DEVELOPER
BROOKFIELD RESIDENTIAL
188 INVERNESS DRIVE WEST, SUITE 150
ENGLEWOOD, COLORADO 80112
(303) 790-6594
(303) 706-9453 (FAX)
CONTACT: CHRIS BREMNER

FLEXIBILITY STATEMENT

THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS MASTER PLAN ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE CONCEPTS OF THE TEXTURAL PROVISIONS OF THIS MASTER PLAN. IN GRANTING PLAT APPROVAL, THE CITY STAFF MAY ALLOW MINOR VARIATIONS FOR THE PURPOSE OF ESTABLISHING:

- A. FINAL ROAD ALIGNMENTS
- B. FINAL CONFIGURATION OF LOT AND TRACT SIZES AND SHAPES
- C. FINAL BUILDING ENVELOPES
- D. FINAL ACCESS AND PARKING LOCATIONS
- E. LANDSCAPING ADJUSTMENTS
- F. STORMWATER FACILITIES

PLANNER/LANDSCAPE ARCHITECT
DESIGN STUDIOS WEST, INC.
616 E. SPEER BOULEVARD, SUITE 300
DENVER, COLORADO 80203
(303) 623-3485
(303) 623-3758 (FAX)
CONTACT: MARK NEMGER, AICP

CIVIL ENGINEER/SURVEYOR
JANSEN STRAWN
1165 S. PENNSYLVANIA STREET, SUITE 120
DENVER, COLORADO 80210
(303) 561-3333
(303) 561-3339 (FAX)
CONTACT: THOMAS C. JANSEN, P.E.

APPROVALS:

PLANNING COMMISSION:
RECOMMENDED FOR CITY COUNCIL APPROVAL BY THE CITY OF LAKEWOOD PLANNING COMMISSION THIS 4TH DAY OF May, 2011.

CHAIR: Carrie Meach
Jay Saldie
SECRETARY: Jay Goldie

CITY COUNCIL:
APPROVED BY THE LAKEWOOD CITY COUNCIL THIS 27TH DAY OF JUNE, 2011.

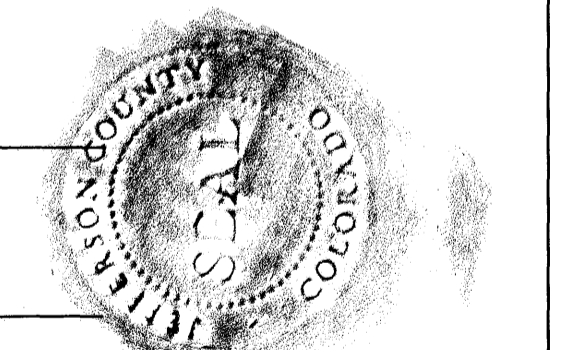
MAYOR: Bob Murphy
Sharon Buehler, for
CITY CLERK: Margy Greer



RECORDERS CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE JEFFERSON COUNTY CLERK AND RECORDER, AT GOLDEN, COLORADO, ON THIS 18TH DAY OF November, 2011 AT 3:40 O'CLOCK P. M.

Pam Anderson
JEFFERSON COUNTY CLERK AND RECORDER:
BY: Melanie Jacino
DEPUTY CLERK



OWNER'S CERTIFICATE:

SIGNED THIS 20TH DAY OF October, 2011.

SOLTERRA, LLC., A COLORADO LIMITED LIABILITY COMPANY
188 INVERNESS DRIVE, SUITE 150
ENGLEWOOD, CO 80112
BY: TOM MORTON
TOM MORTON, SR. VICE PRESIDENT

NOTARY CERTIFICATE

COUNTY OF JEFFERSON
STATE OF COLORADO

THE ABOVE SIGNATURE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BEFORE ME THIS 20TH DAY OF October, 2011, BY TOM MORTON AS SR. VICE PRESIDENT FOR SOLTERRA, LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER.

MY COMMISSION EXPIRES: 4-30-2014
WITNESS MY HAND AND OFFICIAL SEAL.
Carole Dodson
NOTARY PUBLIC
My Commission Expires 4-30-2014

SIGNED THIS 12TH DAY OF October, 2011.

CDN RED ROCKS L.P., A COLORADO LIMITED PARTNERSHIP
1199 W. HASTINGS STREET #200
VANCOUVER, BRITISH COLUMBIA, CANADA V6E 3T5
BY: David Mindehl
DAVID MINDEHL

NOTARY CERTIFICATE

COUNTY OF Canada
Province of British Columbia
STATE OF COLORADO

THE ABOVE SIGNATURE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BEFORE ME THIS 12TH DAY OF October, 2011, BY DAVID MINDEHL, CDN RED ROCKS L.P., A COLORADO LIMITED LIABILITY COMPANY, OWNER.

MY COMMISSION EXPIRES: does not
WITNESS MY HAND AND OFFICIAL SEAL.
PAMELA E. JOE
NOTARY PUBLIC

PAMELA E. JOE
1177 W. HASTINGS ST.
VANCOUVER, B.C.
V6E 2L3
A Notary Public In and for the Province of British Columbia

SOLTERRA WEST ODP

Applicant / Developer:	Brookfield Residential	RZ-10-002	QS - ID 40 - 251
Planner / Landscape Architect:	Design Studios West, Inc.		QS - ID 40 - 252
Engineer/ Surveyor:	Jansen Strawn Consulting Engineers		QS - ID 40 - 253
			QS - ID 40 - 254
Date of Submittal:	July 7, 2010	SOLTERRA WEST ODP	
Date of Revision:	September 21, 2011		
Solterra West Official Development Plan (ODP)			SHEET 1 OF 7

SECTION I: GENERAL PROVISIONS

SOLTERRA WEST OFFICIAL DEVELOPMENT PLAN

LOCATED IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN

CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO.

OFFICIAL DEVELOPMENT PLAN

SHEET 2 OF 7

A. INTENT

- To consolidate four Official Development Plans (ODP), associated Planning Areas, and allowed uses and densities into one ODP for future development within the Solterra community.
- To reference the Joint Rooney Valley Development Standards for all residential and commercial development.
- To decrease lot frontage for single-family detached (SFD) lots per Section III-C.
- To increase commercial acreage from 9.86 acres to 13.60 acres.

B. PROVISIONS

This ODP contains the following provisions:

- Section I: General Provisions
- Section II: Administration, Review, Approval, Amendment and Appeal Process
- Section III: Development Regulations

C. APPLICABILITY

This ODP shall apply to all real property described by the legal description contained herein.

D. RELATIONSHIP TO OTHER REGULATIONS

The provisions of this Solterra West ODP shall prevail and govern the development of the property described herein. In addition to complying with this ODP, all development of the Property shall be subject to other applicable City regulations to the extent that they do not conflict with this ODP or any standard, plan as established here under or other related agreements between the City and the Developer. If there is a conflict, this ODP, and related agreements shall govern.

E. DEFINITIONS

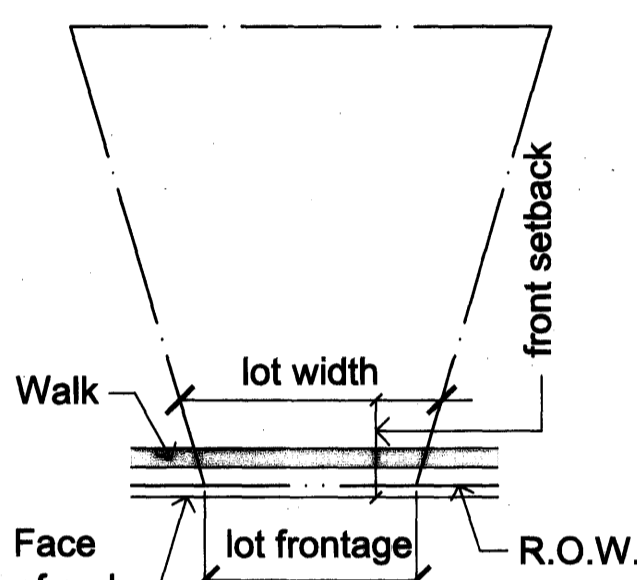
- Alley** - A privately owned and maintained tract for utilities and vehicular access to commercial uses and residential garages and entrances.
- Alley-Load Garage** - A home design having the garage accessed by an alley.
- Alternate-Load Garage** - A home design having garage doors facing in a direction other than toward the street on which the home fronts (this includes alley-load garages).
- Building Height** - The height of a building shall be the vertical distance measured from the lowest finished floor elevation of the building to the highest point of the coping of a flat roof, the deck line of a mansard roof, the highest point of the highest gable of a pitched or hipped roof, or the highest point of any other roof. The height of a building shall not include mechanical equipment, screening for mechanical equipment, spires, chimneys and architectural features.

The final building height will be determined based on the average of the finished adjacent ground level at the corners and center of all walls of a building.
- City** - Refers to the City of Lakewood.
- Commercial** - Land uses permitted in Planning Area 7 as described in Section III.A.3.
- Cul-De-Sac** - A dead-end street which provides at the closed end a special enlarged turning and maneuvering space for vehicular traffic.
- Developer** - Refers to the signatory entities (collectively) who are owners of portions of the Property, or any entity or person designated as Developer by the signatory entities.
- Director** - Refers to the Director of the Department of Planning, City of Lakewood, or his/her designee.
- HOA** - The Home Owners Association (HOA) will be responsible for enforcing covenants in the community. It functions by collecting assessments from homeowners and maintains an annual budget that includes managerial costs, insurance, social events, and trash service.
- Intergovernmental Agreement (IGA)** - Agreement between the Town of Morrison and City of Lakewood executed on May 5, 2000.
- Joint Project Review Committee** - Committee formed through the IGA.
- Joint Project Review Committee (JPRC) Coordinators/Project Management Team** - Individual appointed by the Town and/or the individual appointed by the City pursuant to Section 2.03 of the IGA to represent the Town and the City, respectively, on the Project Management Team.
- Local Neighborhood Recreational Amenity** - Areas that may include a park, play fields, natural areas, or water features.
- Lot** - A unit or area of land within this ODP area to be developed or built upon. The classification of lots for this development are as follows:
 - corner** - a lot, of which at least two adjacent sides abut for their full length upon a public right-of-way or private street other than an alley, and one side, abutting either another property or another public right-of-way, is considered a rear lot line. Both the primary and the non-primary front yard must meet the front setback requirements for a principal structure.
 - cul-de-sac** - a lot which fronts onto a cul-de-sac, as defined above.
 - flag** - a lot having access to a street by means of a parcel of land, included as a part of the lot, having a depth greater than its frontage and a width less than the minimum required lot width.

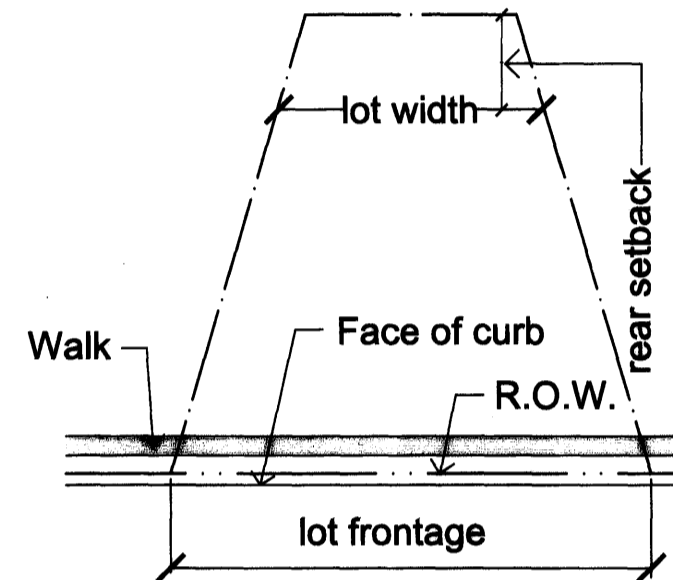
- pie** - a lot which is wider at the rear lot line than at the front lot line.
- reverse pie** - a lot which is wider at the front lot line than at the rear lot line.

16. **Lot - Width/Frontage** - Lot width for the purposes of this ODP will be used to determine the setback criteria for lots. The lot width for each lot will be determined at the time of final plat and will be depicted on the accompanying preliminary plat or site plan. Once the lot width dimension is determined, refer to the "Building Setback, Lot Size, and Frontage Standards" in Section III.C. The lot width will be measured from the side lot line to opposite side lot line at the setback line. On a corner lot, the lot width is measured from the easement line parallel to the non-primary frontage to the opposite side lot line at the primary front property line. Lot frontage is the dimension between lot lines at the R.O.W. line. The lot width is measured on the following types of lots in this ODP in the following manner:

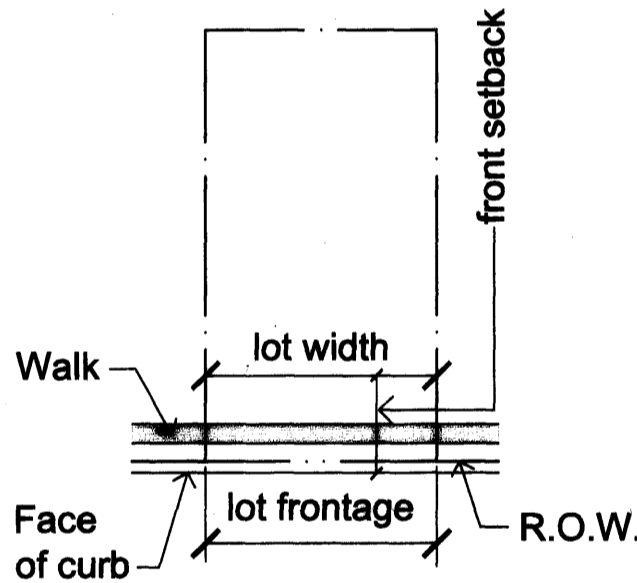
- typical lot**
 - pie - measured at front setback
 - reverse pie - measured at rear setback
 - other - measured at front setback



a(1) - typical pie lot

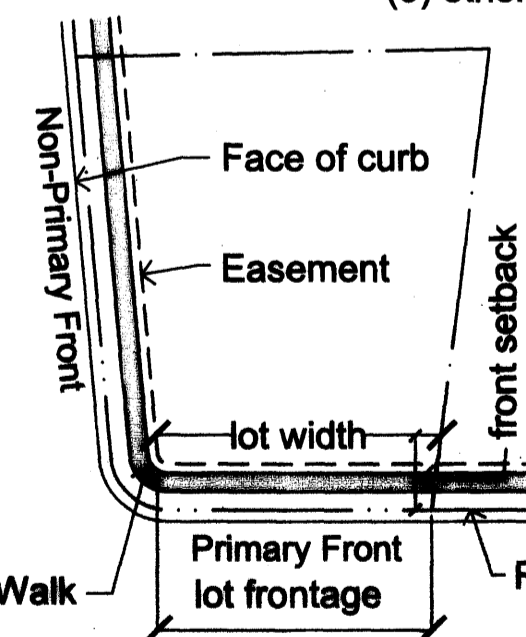


a(2) - typical reverse pie lot

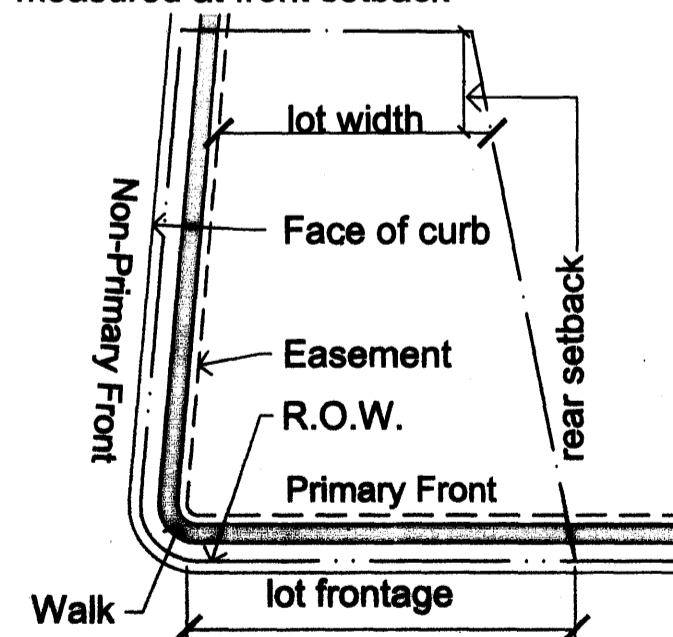


a(3) - typical other lot

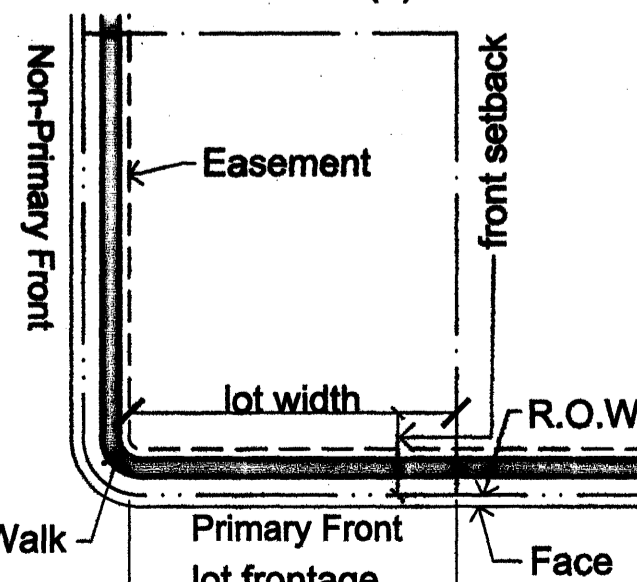
- corner lot**
 - pie - measured at front setback
 - reverse pie - measured at rear setback
 - other - measured at front setback



b(1) - corner pie lot

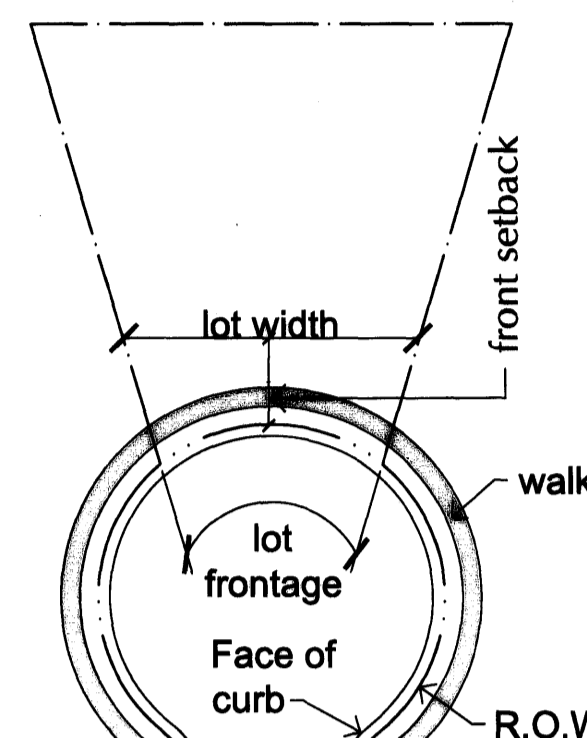


b(2) - corner reverse pie lot

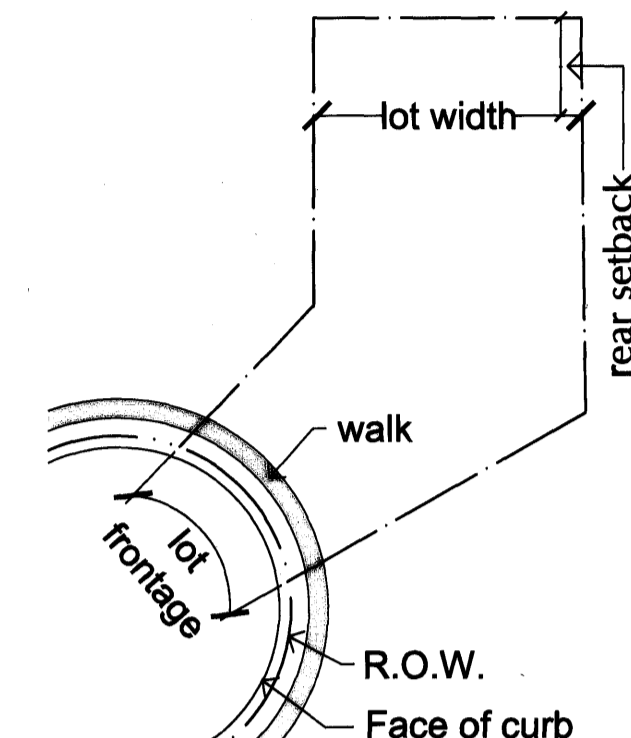


b(3) - corner other lot

- knuckle/cul-de-sac lot**
 - pie - measured at front setback
 - flag - measured at rear setback



c(1) - knuckle/cul-de-sac pie lot



c(2) - knuckle/cul-de-sac flag lot

- Metropolitan District** - is created to help construct major infrastructure like public utilities (such as water and sewer) and roads, and to develop the common areas within the community. It also is responsible for maintenance of all common area landscaping, monuments and recreational facilities. The District is governed by a Board of Directors, and has the authority to impose property taxes and other fees. The Fossil Ridge Metropolitan District has been formed for this development.
- Mixed Use** - A land use category that allows for more than one type of land use within a designated parcel or within individual buildings. This could result in a combination of residential, commercial, office, institutional, or other land uses.
- Multi-Family** - Refers to a building designed for occupancy by more than ten (10) households living in separate dwelling units, but not including motels or hotels. Uses include condominiums and apartment buildings.
- Open Space Area or Landscaped Area** -
 - Open space areas or landscaped areas include:
 - Walkways, pedestrian paths, open plazas and malls, concourses, passageways, terraces, natural drainage ways, playgrounds, improved rooftops and similar structures designed specifically for active and passive recreational use and which are not designed to be used by motor vehicles except for emergency and service purposes;
 - Areas used for design purposes, such as planted or landscaped areas, flowerbeds and planters;
 - Landscaping over underground buildings or parking.
 - Open space areas or landscaped areas do not include:
 - Unused or leftover portions of a property which are capable of being developed and which are specifically used for storage or reserved for future expansion, or outdoor areas which are developed for use as a storage area;
 - Motor vehicle uses such as parking lots, open-air showrooms, roads, or service areas at, above, or below ground level.
- Open Space - Usable** - Land which, by its size, configuration and improvements, is deemed capable of providing passive and active use.
 - Usable open space includes:
 - A landscaped area with a minimum dimension of twelve (12) feet, to be used for active and passive recreational activities;
 - Common or "public" yards or areas;

- Private yards, patios, decks, or balconies, defined and/or screened by landscaping, fences, and/or building walls, except those areas of balconies and decks above the first level, may not be counted toward the open space requirement.
- Club houses, swimming pools, tennis or other courts
- Recreational areas with a minimum size determined by types of activities and by project density.
- Land areas with a slope steeper than 1 foot (vertical) in 5 feet (horizontal) and terraces between retaining walls shall not be allowed to be counted as usable open space.
- Usable open space may include ponds, drainage ways and water areas, including floodplains and floodways which are developed as amenities and located so that they are either physically or visually accessible from the project. The Director of Planning will decide whether to allow part or all of these areas to count toward the usable open space requirement depending on the quality of the amenity and the amount of usable open space provided in other parts of the development.

- Permeable** - means surfaces through which water infiltrates. Exclude, for example, building footprints, driveways, paved sidewalk, parking lots, patios, and roofs.
- Planning Area** - Refers to a portion of the property designated by this ODP.
- Private Drive** - A privately owned and maintained tract for utilities and vehicular access to commercial and residential uses.
- Private Street** - A privately owned and maintained tract for utilities and vehicular access to commercial and residential uses that has been designed and constructed to meet all jurisdictional standards of a local street section.
- Recessed Garage** - A home design having all of its street facing garage doors recessed at least 5 feet behind the home's front facade.
- Setback** - An open space of fixed width within a parcel along the front, side or rear property line which shall remain free of any primary building structure. For purposes of this development, setbacks are measured from the side and rear lot lines; the front setback line is measured from the back of the curb. The following architectural features may extend into setbacks:
 - Cornices, sills and ornamental features, not to exceed twelve (12) inches;
 - Roof eaves, and chimneys with foundations not to exceed twenty-four (24) inches;
 - Uncovered porches, slabs, patios and decks; walks and steps; all when less than thirty-six (36) inches above the grade;
 - Fire escapes and individual balconies (open on a minimum of two sides) not used as passageways may project eighteen (18) inches into any required side yard, or four (4) feet into any required front or rear yard;
 - Cantilevers, building mounted solar collection devices and equipment, not to exceed eighteen (18) inches.
 - A covered balcony or deck (open on a minimum of two sides) above an alternate load garage may not be located closer than 10 feet from the back of walk.
 - Mail kiosks may be located between the back of walk and curb, but shall be a minimum of 2 feet from back of walk and a minimum of 1.5 feet from the back of the curb. Mail kiosks may be located within the front, non-primary front, and side yard setbacks.
- Single-Family Attached** - Refers to duplex and townhome buildings that have two (2) to ten (10) attached units. Attachment may occur with common walls or architectural wall features.
- Single-Family Detached** - Refers to one building designed for occupancy by not more than one (1) single-family household.
- Turf** - means a surface layer of earth containing mowed grass with its roots.

SOLTERRA WEST ODP

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Solterra West Official Development Plan (ODP)			
			SHEET 2 OF 7

SOLTERRA WEST OFFICIAL DEVELOPMENT PLAN

LOCATED IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO.

OFFICIAL DEVELOPMENT PLAN

SHEET 3 OF 7

SECTION II: ADMINISTRATION, REVIEW, APPROVAL, AMENDMENT AND APPEAL PROCESS

A. FINAL PLAT

A Final Plat will be required to be completed prior to the issuance of any building permit. Subsidence as referenced in the approved Geological Hazards Assessment Report under the May 26, 2006 JA Cesare findings indicates a Hazard Boundary for Habitable Dwelling. No foundations of habitable structures shall be constructed within the Hazard Boundary. This boundary will be shown directly on any plat of the area.

B. DEVELOPMENT AGREEMENT

A Development Agreement has been signed with the Springfield Green ODP Modification No. 1, along with amendments.

C. SCHOOL LAND FEES

School Land fees will be assessed and collected at the time of building permit.

D. PARK LAND FEES

Park Land fees will be assessed with each plat and/or development.

E. DESIGN REVIEW COMMITTEE

A Design Review Committee (DRC) shall be established to review and approve all proposed new development within the boundaries of this ODP, as well as any proposed changes to an existing residential or commercial use by an owner. Design guidelines shall be established prior to time of final plat of the Solterra West ODP land area. The DRC shall consist of three (3) persons (at least one licensed architect, one person with experience in land planning, and a representative of the developer). Until such time that the Developer may elect in writing to relinquish such rights, the Developer shall appoint all members of the DRC, and may remove and replace any such members as it seems appropriate. After expiration or termination of the Developer's appointment rights, the DRC shall be comprised completely of property owners without regard to special qualifications, and the members of the DRC shall then be appointed by the HOA. The term of office of the members of the DRC shall be for one year and shall run from the first day of January each year, through the last day of December. In the event of resignation, death, incapacitation or temporary absence of a member, the Developer or the HOA may appoint a successor member, or temporary successor.

F. JOINT ROONEY VALLEY DEVELOPMENT STANDARDS

The purpose of the Joint Rooney Valley Development Standards is to implement the goals of the Joint Rooney Valley Master Plan. The Joint Rooney Valley Development Standards and this section set forth standards which recognize and protect the environmental, geographic, historic, and visual qualities of the Rooney Valley. The standards are intended to promote the general health, safety and welfare of the area by encouraging environmentally-sensitive development within the Rooney Valley. Development within this ODP shall adhere to the standards of the Joint Rooney Valley Development Standards, as may be amended.

Additional development standards include:

1. On-Site Circulation System and Parking:
 - a. Ensure that the circulation system, including parking lots, contributes to the order and aesthetic quality of the site;
 - b. Ensure that provisions have been made to limit the effects of vehicular noise and exhaust;
 - c. Minimize the negative impacts of parking areas by considering the following elements when designing parking lots: excessive heat absorption, aesthetics, compatibility with the overall site design, convenience, and safety for users and pedestrians.
 - d. Locate parking for Multi-Family and Commercial uses to the side, rear, or interior of buildings. Parking for Single-Family Attached may occur in private drives.
2. Building Scale and Design:
 - a. Implement scale that is appropriate to the site and function of the project;
 - b. Promote harmonious transitions in scale and character in areas between different land uses;
 - c. Assure quality and overall design are compatible with the site location and proposed use as demonstrated by building elevations;
 - d. Integrate diverse architectural treatments within a project to avoid a cluttered appearance.
3. Open Space Consideration:
 - a. Preserve site features and major drainage areas;

- b. Encourage landscape design that will promote water conservation. Landscaped areas should be irrigated in a manner that conserves water;
- c. Enhance the overall landscape treatment of exterior spaces that will create usable open space;
- d. Design landscapes that consider the function and use of outdoor spaces in terms of the users of the project;
- e. Implement lighting and signage that is of a scale, style, and material appropriate to the development, while minimizing negative impacts.

4. Vicinity Considerations:
 - a. Develop logical on-site/off-site pedestrian, auto and bike linkages;
 - b. Design landscaping on or near the border of the site as an amenity to the adjacent use as well as the project.

G. REQUIRED ARCHITECTURAL SUBMITTALS TO THE DRC

The following materials and information shall be submitted to the DRC in connection with the required approval for each building(s):

1. Architectural drawings (preliminary) for the proposed building or buildings, which shall include: specifications designating materials, a description of the proposed mechanical, electrical and other utilities as required, a description of the structural systems, and samples of exterior materials and colors.
2. Any other information as may be required by the DRC in order to insure compliance with requirements contained in this ODP.
3. Application form and review fee.
4. Letter of authorization when the owner is represented by an agent.
5. Legal description.
6. Property ownership information.
7. Existing and proposed structures, maximum gross floor area (if applicable), common areas and all other improvements.
8. Lot width calculations shown on specific final site plan.
9. Phasing plan, as applicable.
10. All necessary engineering plans and studies.

H. REVIEW WITH OWNER OR BUILDER

Upon receipt of a complete set of the materials and information described above, the DRC shall meet with the owner or builder to discuss such materials and information and any necessary changes that the DRC requires for approval prior to submitting documents to the City for review and approval.

I. DECISIONS/RECORDS OF DETERMINATION

The DRC shall exercise its best judgment to see that all improvements for each planning area conform and harmonize with requirements contained in this document and with existing structures and site development as to external design, quality, type of construction, materials, color, citing, height, grade and finished ground elevation.

After review with the owner or builder, receipt of referral comments and review of all materials and information, the DRC shall give its approval, conditional approval or rejection of the proposed application in writing, based upon this ODP, the general development standards set forth herein and the design guidelines.

All such decisions of the DRC shall be conclusive and binding on all interested parties except the City. If approved, the DRC shall prepare a statement of compliance with regulations and plans.

J. REPLY COMMITMENT

The DRC shall reply to all submittals, made in accordance herewith, in writing to the applicant within thirty (30) days of receipt thereof.

K. CITY REVIEW OF SITE PLANS

1. Submittal of Final Site Plan

The applicant shall submit, in writing, its relevant records of determination for each site plan to the City. Such submittals shall include letters of acceptance by all appropriate utility agencies and referral agencies. The site plan will be processed in accordance with the procedure outlined in Article 15 of the Lakewood Zoning Ordinance, as may be amended.

2. Presumption of Compliance

The City may deny approval upon substantial evidence of material noncompliance with the standards set forth in this ODP, the design guidelines, substantial evidence of a material error or omission, or noncompliance with any other applicable City regulations.

3. Review and Action

The City shall take administrative action to review and approve or reject a final site plan. Upon approval of final site plan, the City shall place the approved final site plan on file at the City. In the event of denial, the owner may appeal the denial in accordance with "4. Appeal" below.

4. Appeal

Upon denial of a site plan, the applicant may request in writing, delivered to the Director within thirty (30) working days after denial, that the Director reconsider his/her decision. The request shall state the grounds for reconsideration. A decision upon the request for reconsideration will be given by the Director. No appeal to the Planning Commission shall be permitted unless a request for reconsideration was timely filed with and denied by the Director. See Section 17-15-4 of the City of Lakewood Zoning Ordinance for further appeal procedure.

5. Amendments to Final Site Plan

If an applicant or property owner desires to amend an approved site plan, Section 17-15-6 of the City of Lakewood Zoning Ordinance shall be used to evaluate such a request. However, if such a request is submitted or requested during the construction of a site in any way but not limited to changing the landscape materials, landscape design, architectural character, landscape quantities or other similar requests as determined by the Director, a fee may be required. In addition, such amended plans must be in compliance with the standards in the Zoning Ordinance.

The Director in his/her sole discretion shall not approve amendments to site plans related to specific commitments made in a rezoning case unless he/she finds exceptional circumstances to warrant such a request. Such a consideration may be forwarded to the Planning Commission at the Director's discretion.

L. JOINT PROJECT REVIEW COMMITTEE (JPRC) REVIEW OF SITE PLANS

Any development that crosses 50 feet or more into the Intergovernmental Agreement (IGA) boundary area indicated on Sheet 4 will be subject to the JPRC review procedures and all other provisions of the May 5, 2000 IGA between the Town of Morrison and City of Lakewood.

The Project Management Team shall review all proposed projects to determine if they are subject to JPRC review. If the Project Management Team agrees that the proposed project is or is not 50 feet within the IGA boundary area then they will notify the applicant and the members of the JPRC of such determination. If the Project Management Team reviews the proposed project and cannot agree if the proposed project is or is not 50 feet within the IGA boundary area then a special meeting of the JPRC will be convened within fifteen (15) days to determine if the proposed project is within the IGA area.

M. MODIFICATIONS TO THE ODP

1. Provisions of the ODP, authorized to be enforced by the City of Lakewood, may be modified, removed or released subject to the following provisions:

- a. If such modification, removal or release involves an increase in the residential density by an amount of ten percent (10%) or more of the overall, original residential density as set forth on this ODP, or if it involves a specific change in use within the Planned Development Zone District that would not be allowed within a comparable standard zone district, the Applicant shall be required to submit a new application for rezoning the parcel as provided for within Article 17 of the City of Lakewood Zoning Ordinance.

- b. If such modification, removal or release involves a change to the development, including but not limited to building setback, height or architectural design, landscaping, fencing or a specific change in use permitted within Section 17-5-22(5)(a) of the City of Lakewood Zoning Ordinance, the Director of Planning shall review the application with respect to the criteria included in Section 17-5-22(5)(d) of the Zoning Ordinance. Written notice of the application shall be provided at the Applicant's expense to the owners of all property adjacent to the site, disregarding public right-of-way. If a written objection to the application is filed with the director within ten (10) days of notification, the application shall be referred to the Planning Commission in accordance with Section 17-5-22(5)(e) of the Zoning Ordinance. If no objection is filed, the Director may approve the application.

- c. If such modification, removal or release involves only a change in the site plan, the Applicant shall be required to submit a new site plan indicating such changes in conformance with Article 15 of the Zoning Ordinance for review and action by the Director of the Department of Planning.

- d. Modifications not covered in subsections a. or b. above may be granted by the Director if it is determined that the modification meets the following criteria:
 - 1) It is consistent with the efficient development and preservation of the entire Planned Development;
 - 2) It does not affect the enjoyment of land abutting or across the street from the Planned Development in a substantially adverse manner;
 - 3) It does not affect the public interest in a substantially adverse manner;
 - 4) It is not granted solely to confer special benefit upon any person;
 - 5) The application for such administrative review is accompanied by a fee in an amount that is established by City Council Resolution.

N. DENSITY TRANSFER

1. Residential density may be transferred between Planning Areas, so long as the overall density does not exceed the total 1,616 units per this ODP, not including any modifications approved under the Modifications to the ODP section. A density transfer would result in the increase of such transferred density in the 'receiving' Planning Area, and a decrease of such transferred density in the 'sending' Planning Area.

2. An Official Development Plan Modification application shall be required for a density transfer request. Prior to acceptance of an Official Development Plan Modification application the applicant must participate in a pre-application review and conduct a neighborhood meeting per Section 17-17-2 of the Zoning Ordinance, as may be amended. Written consent of the property owners for the 'receiving' and 'sending' Planning Areas is required. Written notice of the application shall be provided at the applicant's expense to all owners of property adjacent to both the 'sending' and 'receiving' Planning Areas, disregarding public right-of-way. If the Director receives written objections within ten (10) days after the postmark date of the notification from 25% or more of those notified, the application shall be forwarded to the Planning Commission for review and decision, based on the criteria a-e, below. The Planning Commission decision shall be final. If no objection is filed then the Director may approve the application if the following criteria are met:

The application:

- a. Is consistent with the efficient development and preservation of the entire Planned Development;
- b. Does not affect in a substantially adverse manner the enjoyment of land abutting or across the street from the Planned Development;
- c. Does not affect in a substantially adverse manner the public interest;
- d. Is not granted solely to confer special benefit upon any person;
- e. Is accompanied by a review fee in an amount established by City Council Resolution.

SOLTERRA WEST ODP			
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Solterra West Official Development Plan (ODP)		SHEET 3 OF 7	

SOLTERRA WEST OFFICIAL DEVELOPMENT PLAN

LOCATED IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO.

OFFICIAL DEVELOPMENT PLAN

SHEET 5 OF 7

SECTION III: DEVELOPMENT REGULATIONS

A. LAND USES AND LOT WIDTHS PERMITTED WITHIN THIS ODP

1. Planning Area 5
 - a. This Planning Area shall be composed of single-family detached and single-family attached dwelling units, and associated residential accessory structures such as: detached garages, sheds, workshops, play structures, and swimming pools.
 - b. Single-Family Detached Minimum Lot Width: 45'
 - c. Single-Family Attached Minimum Lot Width: 18'
2. Planning Area 6
 - a. This Planning Area shall allow single-family detached dwelling units, and associated residential accessory structures such as: detached garages, sheds, workshops, play structures, and swimming pools.
 - b. Single-Family Detached Minimum Lot Width: 45'
3. Planning Area 7
 - a. This planning area shall allow single-family detached, single-family attached and multi-family units, and associated residential accessory structures such as: detached garages, sheds, workshops, play structures, and swimming pools.
 - b. Single-Family Detached Minimum Lot Width: 40'
 - c. Single-Family Attached Minimum Lot Width: 18'
 - d. This Planning Area shall allow the following commercial uses or a mix of commercial, office, and residential uses within one building:
 - 1) Amusement centers
 - 2) Animal Day Care, indoor
 - 3) Art gallery, art studio
 - 4) Banks, savings and loans, and other financial institutions
 - 5) Bar and tavern
 - 6) Bowling centers
 - 7) Car wash, drive through
 - 8) Child and adult day care facilities
 - 9) Churches
 - 10) Cold storage lockers, but not including slaughtering on the premises
 - 11) Colleges, Universities, Vocational, Trade or Professional School
 - 12) Community Buildings
 - 13) Dance halls and studios
 - 14) Display, service and sales of motorcycles, snowmobiles, mopeds and bicycles
 - 15) Emergency health care facilities
 - 16) Emergency noncommercial helipad
 - 17) Entertainment Center (minimum of 10,000 square feet)
 - 18) Farmers' market, with outdoor display
 - 19) Home service and appliance repair outlets
 - 20) Hospitals
 - 21) Ice or roller skating rinks
 - 22) Liquor stores
 - 23) Market, includes convenience and supermarkets
 - 24) Massage parlors*
 - 25) Medical clinics and laboratories, including dental and optical
 - 26) Mortuaries, including cremation facilities
 - 27) Motels
 - 28) Motor fuel filling and service stations
 - 29) Museum, public or private
 - 30) Newspaper offices
 - 31) Offices, both public and private
 - 32) Off-street parking areas
 - 33) Outdoor civil defense public warning siren system
 - 34) Pawnbrokers*
 - 35) Pharmacies
 - 36) Pool or billiard centers
 - 37) Postal sub-stations
 - 38) Printing establishment

- 39) Private athletic clubs, including outdoor accessory facilities, tennis courts, swimming pools, gymnasiums, and health spas
- 40) Professional health facilities
- 41) Public fire and police stations
- 42) Public health clinics
- 43) Public library
- 44) Public parks
- 45) Public recreational facilities
- 46) Public transportation structures and facilities
- 47) Rental services, but not including rental of equipment with motors of more than twenty (20) horsepower, not including outdoor display or storage.
- 48) Residential health care facility
- 49) Restaurant, specialty food service, and other outlets for sale of prepared foods, including those with drive-through facilities
- 50) Retail, general
- 51) Schools, public, parochial, and private
- 52) Studios for custom work or for making articles to be sold at retail on the premises, provided all work areas and storage facilities are enclosed as part of the main building
- 53) Studios for music, radio, and television
- 54) Theaters
- 55) Transit rights-of-way, including passenger stations
- 56) Utility facilities
- 57) Vehicle repair, minor
- 58) Veterinary hospitals

* These uses are subject to the spacing and licensing requirements established in the Lakewood Municipal Code

e. Accessory Uses:

- 1) Amusement center in public or non-profit recreational facilities
- 2) Building housing personnel employed on the grounds for a hospital
- 3) Carnivals and fairs, but only if located further than five hundred (500) feet from any residential district, and only if operated for a period of time not to exceed fourteen (14) days in each year
- 4) Church parish house
- 5) Dwelling unit for one household in an office or retail commercial building for occupancy by the owner or operator of the office or commercial use.
- 6) Emergency shelters
- 7) Keeping of household pets. See Article 5 Lakewood Zoning Ordinance, as may be amended.
- 8) Private, noncommercial greenhouses
- 9) Private, noncommercial swimming pools
- 10) Residence for caretaker of Public Park or public recreation area
- 11) Satellite dish antennas. See Article 12 Lakewood Zoning Ordinance, as may be amended.
- 12) Accessory buildings for storage that are architecturally compatible with the principal buildings.

f. Special Uses: The following uses shall be allowed subject to approval of a Special Use Permit per Article 6 of the Lakewood Zoning Ordinance, as may be amended.

- 1) Animal Day Care, outdoor
- 2) Automobile rental/leasing
- 3) Correctional institutions
- 4) Group Living Quarters for the Elderly, Handicapped, Care of Dependent/ Neglected Children
- 5) Temporary Shelter of Homeless Persons, and Adult or Juvenile Offenders
- 6) Trade and technical services.

4. Planning Areas 8 and 9

- a. These planning areas shall allow single-family detached, single-family attached, multi-family dwelling units, and associated residential accessory structures such as: detached garages, sheds, workshops, play structures, and swimming pools.
- b. Single-Family Detached Minimum Lot Width: 40'
- c. Single-Family Attached Minimum Lot Width: 18'

5. The following uses shall be allowed in all planning areas.

- a. Recreational Uses which may include a clubhouse, trails, pools, open space, picnic areas, playgrounds and other indoor/outdoor recreational uses of a similar nature.
- b. Temporary Sales and Construction Centers shall be permitted.

6. Uses Not Listed: Use Determinations

Uses that are typically allowed in residentially zoned districts, such as home occupations, shall be allowed as long as they are in conformance with the City of Lakewood's Zoning Code. Furthermore, any use in question or not specifically mentioned in the ODP or the City's Zoning Code, may be allowed if determined by the Director to be similar in character and operation, and having the same or less impact as uses that are listed as allowed, based on the procedure as set forth in this subsection. The use determination procedure will not be used as a substitute for a zoning amendment.

a. Submittal of Request

A request for a use determination shall be submitted in writing to the Director by the Property Owner or authorized agent, accompanied by the following information:

- 1) A written description of the use, including the character, size and operation and an explanation of why the proposed use should be allowed.
- 2) The proposed location of the use and a vicinity map
- 3) Other information as deemed relevant by the Director

b. Action on Request

Within fifteen (15) calendar days from the date of the request, the Director shall make a determination in writing as to whether or not the use is permitted, based on the criteria set forth above. A denial of the use shall be appealable to the Planning Commission with a final appeal to the City Council, using the same procedure as for appeals of decisions on final site plans as set forth in Section II.K.4.

B. PERMITTED HEIGHT STANDARDS AND OPEN SPACE STANDARDS

1. Maximum building height for single-family attached and detached dwellings: 35' (please see Section I.E.5 for definition of building height).
2. Maximum building height for multi-family dwelling structures: 50'
3. Maximum building height for commercial structures: 50'.
4. Maximum building height for a non-habitable, architectural feature, such as a tower or spire, shall be 60'.
5. For single-family detached lots with a lot width of 50' or greater, maximum lot coverage of 45% for all structures.
6. Minimum open space required for any new development with single-family detached with a lot width of 49' or less, multi-family, and/or single-family attached is 55% (35% to be useable open space), location to be determined at site plan approval.
7. Minimum open space required for any new development with commercial is 20%. Location to be determined at site plan approval.
8. The Developer shall set aside two (2) acres of land to be used for local neighborhood recreational amenities, at one or more locations in Planning Areas 5, 6, 7, and 9. Prior to designing or constructing any local neighborhood recreational amenities, the owner shall host a minimum of one neighborhood meeting to receive input to be considered in the design and placement of the facilities provided at each site or sites. The developer shall provide reasonable notice of the neighborhood meeting(s) to the homeowners' association and shall post a sign on the property inviting neighbors to the meeting.

SOLTERRA WEST ODP

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CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO.

OFFICIAL DEVELOPMENT PLAN

SHEET 6 OF 7

C. BUILDING SETBACK, LOT SIZE, AND FRONTAGE STANDARDS

Residential:

See Section I.E., definition of "Lot Width" and the approved final plat and associated site plan to determine the lot width to be used to determine the setback criteria as shown in the chart below.

Lot Width:	SF Detached (40' ≤ Lot Width < 45')	SF Detached (45' ≤ Lot Width < 50')	SF Detached (50' ≤ Lot Width < 75')	SF Detached (Lot Width ≥ 75')
Minimum Lot Size:	3,200 SF	3,200 SF	4,500 SF	4,500 SF
Minimum Lot Frontage at ROW:				
Outside of Curve	25'	35'	45'	70'
Knuckle/Cul-de-Sac	25'	25'	30'	30'
Flag Lot	25'	25'	25'	25'
Minimum Setback of Structures:				
Front Yard (as measured from back of curb)				
Local (Public) Street	16'	21'	25'	25'
Private Street	16'	21'	25'	25'
Private Drive	5'	5'	n/a	n/a
Non-Primary Front	16'	16'	20'	20'
Side/Rear Yard (as measured from property line)				
Side Yard	5'	5'	6'	7'
Rear Yard	15'	15'	20'	20'
Minimum Setback of Garages:				
Front Load (as measured from back of walk)				
Local (Public) Street	18'	18'	18'	18'
Private Street	18'	18'	18'	18'
Alternate Load (as measured from back of walk)				
Local (Public) Street	n/a	10'	10'	10'
Private Street	n/a	10'	10'	10'
Private Drive/Alley (as measured from the overhang/eaves to the property line)				
Front Load	0'	0'	n/a	n/a
Alternate Load	5'	5'	n/a	n/a

	SF Attached	Multi-Family	Commercial
Lot Width	≥ 18'	n/a	n/a
Minimum Lot Size	n/a	n/a	n/a
Minimum Lot Frontage at ROW	n/a	n/a	n/a
Minimum Setback of Structures:			
Front Yard (as measured from back of curb)			
Local (Public) Street	16'	20'	10' min. 40' max.
Collector Street	30'	30'	15' min. 40' max.
Arterial Street	30'	30'	20' min. 40' max.
Private Street	16'	20'	10' min. 40' max.
Private Drive	5'	8'	n/a
Non-Primary Front	Same as front yard per street classification	Same as front yard per street classification	Same as front yard per street classification
Side/Rear Yard (as measured from property line)			
Side Yard	5' for dwelling unit and detached accessory structures. 0' at common walls. Ref. Note #1 below.		Ref. Note #2, below.
Rear Yard	15' for dwelling unit and 5' for detached accessory structures. Ref. Note #1 below.		Ref. Note #2, below.
Minimum Setback of Garages:			
Front Load (as measured from back of walk)			
Local (Public) Street	18'	n/a	n/a
Private Street	18'	n/a	n/a
Alternate Load (as measured from back of walk)			
Local (Public) Street	5'	n/a	n/a
Private Street	5'	n/a	n/a
Private Drive/Alley (as measured from the overhang/eaves to the property line)			
Front Load	0'	0'	n/a
Alternate Load	5'	n/a	n/a

Notes:

- Side and rear Setbacks will be measured from the property line. When common area exists setbacks shall be measured from dwelling unit to common area perimeter property line.
- 0', if building code rated firewall. 20' required buffer for all structures adjacent to residential use (not including mixed use buildings with residential), unless adjacent to SFD.
- No detached accessory structures shall be allowed in any front setback.

D. DESIGN STANDARDS

1. Applicability:

These standards shall apply to all development within the boundary of this ODP. More detailed and specific design standards for this development shall be provided by the DRC as a separate document.

2. Architectural Intent

The hillside context of this development speaks to the architecture and vernacular of a European hillside town and shall mimic the spirit and feeling of one. Varied roof forms shall add to the built-over-time feel and materials shall be selected to reinforce this. The dominant building material shall be stone, with the use of siding, stucco, brick, and other materials to complement the stone. Colors shall primarily consist of earth tones that are innate to the existing site, with brighter colors being used as accents. Door and windows shall be designed to be in vertical proportion and in proper massing to the structure. Fenestration and other architectural details shall be used to convey a European hillside structure. Towers and other vertical elements shall punctuate the horizontal and provide an interesting site line. In keeping with the Joint Rooney Valley Development Standards, building structures shall have low peaked roofs to harmonize with the topography of the valley.

3. Buildings

a. All Planning Areas and all residential building types:

- Exterior finish colors of walls and roofs shall be predominantly natural earth tones, including brown, tan, muted red, beige, gray and green. High intensity colors, bright primary colors, metallic colors, fluorescent colors and black are not permitted.
- Exterior finish materials shall be predominantly brick, stone, split faced block, tile, stucco and wood or cultured materials that simulate the appearance of these materials, emphasizing low reflectance and varied textures.
- Exterior finishes and building materials shall be consistent and complimentary on all sides of a building.
- See Section II.F. for Joint Rooney Valley Development Standards.

b. Single-Family Detached:

- Primary building entries shall be clearly defined.
- Buildings that are located along a straight section (rather than along a curve) of a street shall be varied so that the front building setback of adjacent buildings is varied by at least two (2) feet.
- The maximum percent of façade containing a garage door shall be 40% if located on a public or private street, unless the garage is recessed at least ten (10') feet behind the front of the home. If a garage cannot meet these standards then it must front onto an alley or private drive.
- Buildings that have the same or reversed facades are not allowed to be located on lots that share a common side lot line.
- Garage orientation shall be varied so that a minimum of 40% of the lots along a single street, as established by a Subdivision Plat, shall have recessed garages or alternate-load garages (refer to section I for the definition of alternate load and recessed garage). This does not apply to blocks that have four (4) or fewer lots.

- Roof eaves shall extend from the supporting wall by a maximum of twenty-four (24) inches.
- Roofs shall be natural earth tone and neutral colors, using thick textured shingles or tiles. No shake or wood shingles shall be allowed. Any proposed metal roofing material shall be reviewed and approved by the Director. Roof pitches shall be a minimum of 4:12 and a maximum of 8:12 for a majority of the roof. Small features or portions of the roof may have a different pitch if approved by the DRC and Director.

c. Single-Family Attached and Multi-Family:

- Roof eaves shall extend from the supporting wall by a maximum of twenty-four (24) inches.
- Primary building entries shall be clearly defined and highly visible.
- Roofs shall be natural earth tone and neutral colors, using thick textured shingles, tiles or standing seam metal. No shake or wood shingles shall be allowed. Any proposed metal roofing material shall be reviewed and approved by the Director. Roof pitches shall be a minimum of 4:12 and a maximum of 8:12 for a majority of the roof. Small features or portions of the roof may have a different pitch if approved by the DRC and Director.

d. Commercial: Refer to Joint Rooney Valley Development Standards, Section II.F.

4. Site Development and Grading

- Those areas of this ODP that are affected by the hillside development standards within the Joint Rooney Valley Development Standards shall adhere to them at the time of final plat and site plan.
- All graded slopes shall be graded with finished slopes that are rounded and blend into the surrounding landscape, with curving surfaces and varying slope ratios. The intent is to create finished slopes that appear to be natural, rather than angular and artificial.
- All graded slopes shall be protected from erosion, and shall be revegetated per approved final grading plans.

SOLTERRA WEST ODP			
Applicant / Developer:	Brookfield Residential	RZ-10-002	QS - ID 40 - 251
Planner / Landscape Architect:	Design Studios West, Inc.		QS - ID 40 - 252
Engineer/ Surveyor:	Jansen Strawn Consulting Engineers		QS - ID 40 - 253
			QS - ID 40 - 254
Date of Submittal: July 7, 2010		SOLTERRA WEST O.D.P.	
Date of Revision: October 31, 2011			
Solterra West Official Development Plan (ODP)		SHEET 6 OF 7	

SOLTERRA WEST OFFICIAL DEVELOPMENT PLAN

LOCATED IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN

CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO.

OFFICIAL DEVELOPMENT PLAN

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5. Landscaping

The Joint Rooney Valley Development Standards require that developments in the Rooney Valley (a) comply with a comprehensive landscaping plan, (b) be irrigated in a manner that conserves water, and (c) use landscape materials approved by the City. The following criteria implement these provisions. The Director shall resolve any situations in which the following criteria are incompatible with Article 15 of the City of Lakewood Zoning Ordinance, Joint Rooney Valley Development Standards, or other provisions of this Solterra West Official Development Plan, as may be amended. Commercial landscape requirements will be per the Joint Rooney Valley Development Standards and Article 15 of the City of Lakewood Zoning Ordinance, as may be amended.

a. Soil preparation

- 1) Topsoil shall be stripped and stockpiled prior to site grading.
- 2) A minimum of six inches of topsoil shall be provided in all planting areas. Topsoil shall be imported as necessary to supplement stockpiled topsoil.
- 3) A minimum of four cubic yards of organic material shall be added to topsoil per 1000 square feet of planting area. Organic material shall be aged compost; wood humus from soft, non-toxic trees; sphagnum peat moss (excluding that of Colorado origin); or aged manure.
- 4) Organic material shall be tilled to a minimum depth of eight inches.
- 5) In areas that will receive sod, superphosphate shall be added at the rate of 15 pounds per 1000 square feet, evenly spread, after organic matter is tilled in and prior to sod placement. Superphosphate shall be ranked into the top one inch of topsoil.

b. Irrigation

- 1) Planted areas shall have automatic irrigation. Automatic irrigation systems may be temporary for Tracts C, D, E, F. Such temporary systems shall be operated until the vegetation has adequately established as determined by the City.
- 2) Special attention shall be given to avoid runoff from slopes, and to avoid overspray onto impermeable areas.
- 3) Each irrigation zone shall:
 - i. Have matched precipitation rate heads. Bubblers, drip and /or spray heads shall not be combined within any zone.
 - ii. Have plant materials with similar water needs
 - iii. Irrigate turf or non-turf areas, but not both.
- 4) All irrigation systems shall include moisture sensors that automatically interrupt irrigation cycles when irrigation is unnecessary.
- 5) Planting areas with irrigation systems that spray above-ground shall be of adequate width to ensure no over spray onto impermeable areas. Irrigation heads shall minimize evaporation loss, wind-blown water loss and overspray onto impermeable surfaces. (A recommended example would include using gear driven rotor heads for planting areas greater than 25 feet wide and using pop-up spray heads with a minimum rise of four inches and appropriately sized nozzles for areas less than 25 feet wide.)
- 6) Irrigation shall not occur between 10:00am and 6:00 p.m. nor, during periods of sustained winds in excess of 20 mph.
- 7) Property owners, with established landscaping, shall comply with irrigation budgets for the following:
 - i. Multi-family properties,
 - ii. Properties owned or maintained by a Homeowners' Association,
 - iii. Properties owned or maintained by a Metropolitan District.

Irrigation budgets shall be no more than 15 gallons per square foot per year for turf areas and no more than 10 gallons per square foot per year for non-turf planting areas.

c. Plant Material

- 1) Use of indigenous and xeric species is encouraged. Selection of plant species shall comply with Article 15 of the City of Lakewood Zoning Ordinance.
- 2) Plant species shall vary and shall include deciduous and coniferous trees and deciduous and coniferous shrubs.
- 3) Plantings, except in Tracts C, D, E, F, shall comply with the following:

	Land owned or maintained by an association or district	Lot containing a single-family dwelling unit
Maximum Turf (% of permeable surfaces)	40% **	45%*
Minimum Turf Width	8 feet	8 feet*
Living Ground Cover (% of permeable surfaces)	50% Minimum	50% Minimum

* Turf limitations do not apply to the area between the public sidewalk and curb of a public street adjacent to single-family home lots.

** Turf limitation does not apply to any lot intended for community recreation use.

d. Shrubs and Trees - The quantities and sizes of shrubs and trees, except in Tracts C, D, E, F, shall be no less than enumerated in Article 15 of the City of Lakewood Zoning Ordinance and in this Solterra West Official Development Plan.

e. Mulch- Permeable areas, other than turf areas, shall have a minimum of three inches of mulch, except in Tracts C, D, E, F. Mulch shall be rock or organic meeting the following criteria:

Shredded, fibrous material capable of "knitting" together to form a mat that is wind and erosion resistant. Generally the shredded mulch or peelings are 3" in length on average. Examples include shredded cedar mulch, shredded redwood mulch, or pole peelings. Bark and wood chip mulches are not allowed.

Weed barrier is not required. If used, weed barrier shall be permeable, spun fabric equal or exceeding the quality of DuPont Commercial Grade Landscaping Fabric.™ Plastic weed barrier is not permitted.

f. Plantings in Tracts C, D, E, F shall conform to a plan approved by the City. The plan shall include a seed mix of indigenous grasses and wildflowers. Tracts C, D, E, F shall also include indigenous or xeric trees and shrubs.

g. Maintenance shall comply with Article 15 of the City of Lakewood Zoning Ordinance and this Solterra West Official Development Plan.

h. Implementation

- 1) A copy of this document, or more restrictive criteria imposed by any other duly constituted authority such as a Homeowners' Association, shall be provided to each property purchaser prior to a purchase contract being signed. A list of acceptable plant species shall be provided concurrent with this document.
- 2) Irrigation and landscape shall not be installed prior to City approval of detailed plans. City review shall occur subsequent to approval by the Design Review Committee. City review and approval procedures shall be as defined in Article 15 of the City of Lakewood Zoning Ordinance and this Solterra West Official Development Plan.
- 3) Install of landscaping shall occur at the time defined in Article 15 of the City of Lakewood Zoning Ordinance, this Solterra West Official Development Plan, or applicable collateral agreement.

i. Street trees along public streets in this ODP shall be provided by the developer, except on those streets designated as Local streets, where street trees shall be provided by the builder. A specific Landscape Plan will be required with each Site Plan submitted for review and approval by the City. The Landscape Plan shall identify and locate all types and sizes of trees, shrubs and planting material. The following items should be utilized in the Landscape Plan for any development located in this ODP:

- 1) Native and drought tolerant plant materials and landscape design shall be used whenever possible.
- 2) The principles and plant materials described in Lakewood's Watersmart Landscaping program shall be used whenever possible.
- 3) Service areas shall be screened with appropriate plant materials from views from streets and adjacent properties.

- 4) Street trees along arterial and collector streets shall be required at a quantity that is calculated at one (1) tree for every thirty-five (35) lineal feet. The minimum size of street trees for collector, arterial, and local streets shall be 3" caliper.
- 5) The adjacent lot owner shall maintain the right-of-way landscaping to the back of the curb.
- 6) The following variations are allowed to the City's Article 15 Standards for landscaping:
 - i. At a minimum, street trees shall be provided along arterial and collector streets, with an average spacing of thirty-five (35) feet. Shrubs shall be provided along non-arterial public streets, with an average spacing of four (4) shrubs per twenty-five (25) lineal feet of street frontage.
 - ii. Landscaping shall be installed in buffer areas along arterial and collector streets, with the buffers being a minimum of twenty (20) feet wide.
 - iii. One (1) street tree shall be provided by the homebuilder for single-family lots that are less than fifty (50) feet wide (lot width as measured in chart in Section III.C). For lots greater than fifty (50) feet wide or corner lots, a minimum of two trees will be provided by the homebuilder.
 - iv. may not be required in non-perimeter, landscaped open space areas.

6. Lighting

- a. Pole lights shall be a maximum height of twenty (20) feet (as measured from grade level to the top of the light fixture), and shall use downcast, shielded fixtures.

7. Fences

- a. Fences shall conform to the Joint Rooney Valley Master Plan and Joint Rooney Valley Development Standards, as may be amended.
- b. Fences that are adjacent to public areas (parks, open space or street right-of-way) shall be installed by the builder and shall be maintained, but not be altered, by the lot owner.
- c. Fencing shall be allowed along open space, buffers and project perimeters, subject to approval by the DRC and City.
- d. Where fencing is installed by either the developer or builder, the location shall be shown on the landscape plans and construction plans and will include who is responsible for the installation and maintenance.
- e. All maintenance of common area fencing shall be the responsibility of the HOA or District and shall be identified on the landscape plans.
- f. All proposed fences shall be approved by the DRC prior to applying for a fence permit.

8. Retaining Walls

- a. For retaining/accnt walls located in commonly owned tracts:
 - 1) Walls shall be constructed of natural materials or DRC and City approved alternate (no masonry, wood or concrete walls) and shall be a maximum of five (5) feet in height (measured vertically from finished grade at the bottom of the wall to the top of the natural material). See 8.a.6 below.
 - 2) Each retaining wall shall be separated by a minimum horizontal distance that is equal to the height of the tallest wall.
 - 3) Each retaining wall shall be setback a minimum distance from the property line equal to the height of the closest wall.
 - 4) All terraces between walls shall be landscaped.
 - 5) Where these walls are developer installed, they shall be shown on the landscape plans and construction plans.
 - 6) Walls higher than thirty inches (30") (exposed height) are structural walls and shall be designed by a professional engineer and approved by the City Engineer prior to construction. These structures shall be placed outside all sight triangles, lines of sight, easements or rights-of-way, and placed a minimum of two feet (2') past the back of a public walk (unless formal permission is granted by the affected entities or jurisdiction).

b. For retaining/accnt walls inside privately owned lots:

- 1) Landscaping timbers such as sunwood, as a minimum treatment, is an acceptable material everywhere except front yards, non-primary front yards, side yards, and lots that are located adjacent to high visibility corridors. Landscaping timbers may not be used to construct structural walls over thirty (30") inches. In those areas of exceptions, walls shall be constructed of natural materials or DRC and City approved alternate (no masonry or concrete walls) in earth-toned colors.
- 2) These walls shall not exceed thirty inches (30") in height (measured vertically from finish grade at the bottom of the wall to top of natural material). (See 8.b.7 below)
- 3) Each retaining wall shall be separated by a minimum horizontal distance equal to the height of the tallest wall.
- 4) Each retaining wall shall be setback a minimum distance from the property line equal to the height of the closest wall.
- 5) All terraces between walls shall be landscaped.
- 6) Where these walls are homeowner installed, they shall be shown on the resident's landscaping plans, which shall be reviewed by the City and reviewed and approved by the DRC.
- 7) If the terrain necessitates a wall greater than thirty inches (30"), the wall shall be designed by a professional engineer and approved by the City Engineer prior to construction and shall be composed of natural stone. These structures shall be placed outside all sight triangles, lines of sight, easements or rights-of-way, and placed a minimum of two feet (2') past the back of a public walk (unless formal permission is granted by the affected entities or jurisdiction).

9. Signage

- a. A Comprehensive Sign Plan will be submitted and approved in accordance with the Joint Rooney Valley Development Standards or as may be amended. This Comprehensive Sign Plan may be approved administratively by the Director.
- b. Sign materials and colors shall be compatible with the character of the area. Quality materials and components shall be utilized including, but not limited to, natural wood, stone and brick.
- c. No signs shall blink, flash, rotate or revolve.
- d. All signs shall conform to the Comprehensive Sign Plan. Any sign not addressed shall revert to the regulations of the City of Lakewood Sign Code in effect at the time of sign permit application. Permits shall be obtained from the City of Lakewood, prior to the erection of any sign.
- e. All proposed signs shall be approved by the DRC prior to applying for a building permit.
- f. All signs shall be placed on private property or where approved by the City in street rights-of-way. No project signs or neighborhood entry signs shall be allowed on City park and/or City open space properties.

10. Pedestrian and Bike Paths

- a. Pedestrian and Bike Paths shall be installed within this ODP in accordance with the City's Engineering design and construction standards and to conform to the design intent of the paths shown on Sheet 4. Final alignment shall be determined at Final Plat.

11. Mail Kiosks

- a. Mail kiosk materials and colors shall be compatible with the character of the area. Quality material and components shall be utilized including, but not limited to natural wood, stone, stucco, and brick.
- b. Final location of all mail kiosks to be approved during site plan review.
- c. A single mail kiosk unit can be constructed on and/or across the lot line of two adjacent lots.

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