

The Homestead Snow Park  
OFFICIAL DEVELOPMENT PLAN  
Written Restrictions

Date prepared: August 5, 2014

**A. TITLE AND NAMES:**

1. This Official Development Plan (ODP) was prepared by:  
Fine Line Consulting, Inc.  
584 South Race Street  
Denver, Colorado 80209  
303-282-9622
2. The name of this ODP is: The Homestead Snow Park.

**B. STATEMENT OF INTENT:**

1. The intent of this ODP is to allow a portion of the property to be developed for residential use, with the majority of the property preserved for open space and recreational use.

**C. PERMITTED USES:**

1. Use Area R
  - a. Single Family Detached Residential
2. Use Area OS/Rec
  - a. Open Space
  - b. Recreational activities, including:
    - 1) Hiking, biking and equestrian trails
    - 2) Ski, snowboard, snowshoe and snow sports facilities and events, including lifts, runs and lodge
    - 3) Facilities and events for winter sports such as ice skating and sledding
    - 4) Equestrian facilities
    - 5) Public park, Class I public recreation facilities
    - 6) Water supply reservoir, wells, and irrigation canal

**D. ACCESSORY USES:**

1. Use Area R
  - a. Accessory uses and structures as permitted in the SR-2 zone district
2. Use Area OS/Rec
  - a. Concessions, rental shops, parking, storage buildings, barns
  - b. Accessory uses and structures as permitted in the A-2 zone district

**E. SPECIAL USES:**

1. Use Area R
  - a. Special uses as permitted in the SR-2 zone district
2. Use Area OS/Rec
  - a. Special uses as permitted in the A-2 zone district

**F. LOT STANDARDS:**

1. Use Area R
  - a. Minimum lot size: 21,780 square feet (one half acre)
  - b. Maximum number of lots allowed: 22
2. Use Area OS/Rec
  - a. Minimum lot size: 1 acre

**G. BUILDING STANDARDS:**

1. Use Area R
  - a. Maximum building height: 35 feet
  - b. Building setbacks:
    - 1) front: 20 feet
    - 2) side: 20 feet
    - 3) rear: 20 feet
2. Use Area OS/Rec
  - a. Maximum building height: 35 feet
  - b. Building setbacks: All buildings shall conform to the building setback requirements of the A-2 Zone District.
  - c. Maximum building area:
    - 1) No building shall exceed 5,000 square feet on one floor
    - 2) The total floor area of all buildings in this use area shall not exceed 20,000 square feet

(page 2)

**H. FENCES AND RETAINING WALLS:**

1. Use Area R  
a. All fences and retaining walls shall conform with the requirements of the SR-2 zone district.

2. Use Area OS/Rec  
a. All fences and retaining walls shall conform with the requirements of the A-2 zone district.

**I. LIGHTING:**

1. Use Area R  
a. All lighting shall conform with the requirements of the SR-2 zone district.

2. Use Area OS/Rec  
a. All lighting shall conform with the requirements of the A-2 zone district.

**J. SIGNS:**

1. Use Area R  
a. All signs shall conform with the requirements of the SR-2 zone district.

2. Use Area OS/Rec  
a. All signs shall conform with the requirements of the A-2 zone district and the Sign section of the Jefferson County Zoning Resolution.

**K. GENERAL REQUIREMENTS:**

1. Other requirements and standards not specifically included within this ODP will apply in accordance with the Jefferson County Zoning Resolution.