

[Add #th AMENDED, if applicable] PRELIMINARY DEVELOPMENT PLAN

NAME OF SUBDIVISION

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF #

LEGAL DESCRIPTION

[metes and bounds if not platted; lot and block if platted. Current Legal description available from the City]

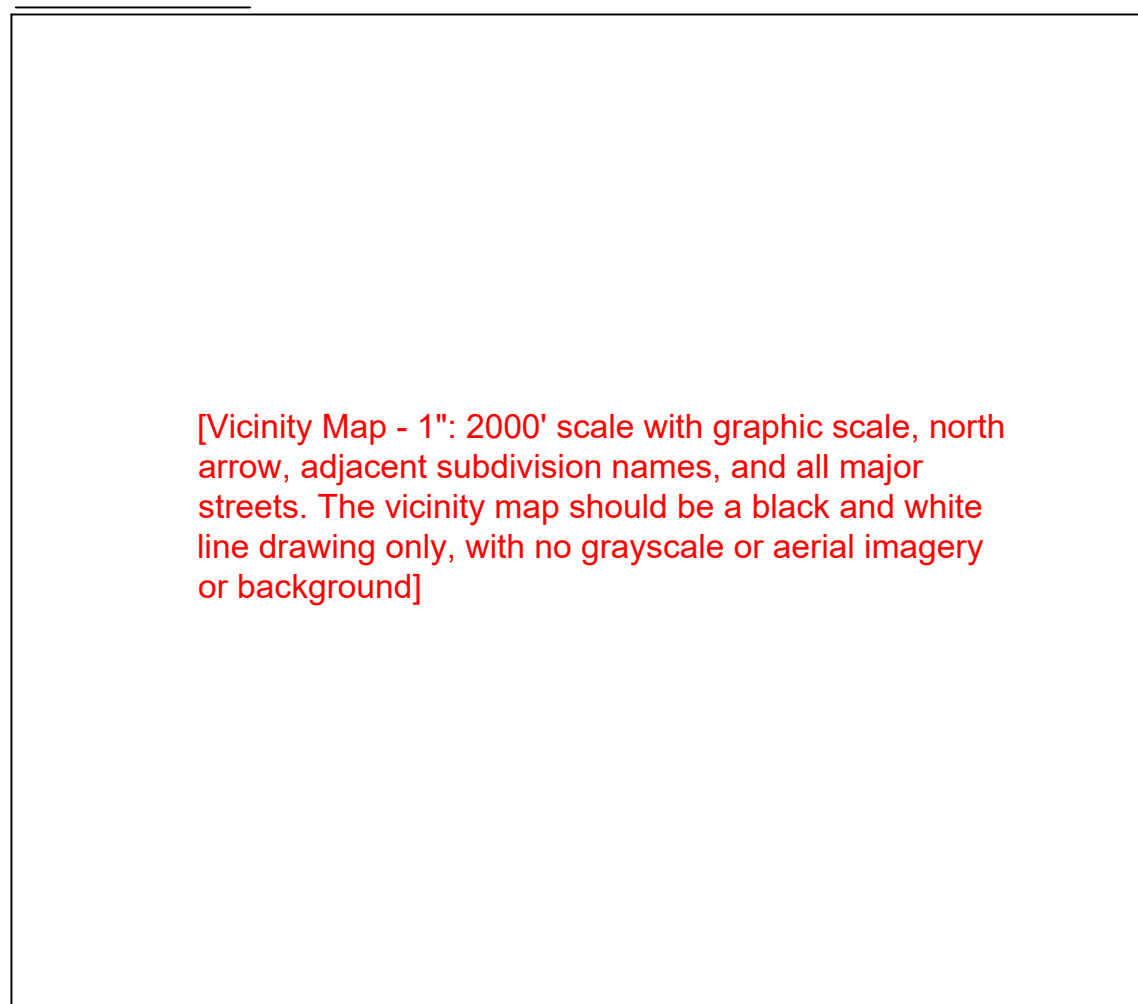
PERMITTED USES

[include existing uses to remain]

PROHIBITED USES

ANY USES NOT SPECIFICALLY LISTED AS PERMITTED SHALL BE DEEMED PROHIBITED. THE PLANNING MANAGER SHALL DETERMINE IF AN UNLISTED USE OR SET OF USES FALLS INTO THE DEFINITION OF A LISTED PERMITTED USE.

VICINITY MAP



***CHOOSE ONE OF THE FOLLOWING SIGNATURE BLOCKS**

OWNER APPROVAL

[for individuals as property owners]

I, _____ [NAME] _____ PROPERTY OWNER, DO SO APPROVE THIS ODP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20__.

SIGNATURE

[for corporate or other legal entities as owners]

I, _____ [NAME] _____, AS _____ [TITLE] _____ OF _____ [NAME OF LEGAL ENTITY] _____, A _____ [STATE AND TYPE OF LEGAL ENTITY] _____, PROPERTY OWNER, DO SO APPROVE THIS ODP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20__.

SIGNATURE

TITLE

***CHOOSE ONE OF THE FOLLOWING SIGNATURE BLOCKS**

CITY APPROVAL

[for administrative approvals]

ACCEPTED AND APPROVED BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20__.

CITY MANAGER

ATTEST: CITY CLERK

[for planning commission approval]

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20__.

CHAIRMAN

ATTEST: CITY CLERK

[for city council approval, include both planning commission and city council approval blocks]

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20__.

MAYOR

ATTEST: CITY CLERK

CLERK AND RECORDER'S CERTIFICATE

RECEPTION NO. _____

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT BRIGHTON, COLORADO ON THIS _____ DAY OF _____, 20__, AT ____:____ O'CLOCK __.M.

ADAMS COUNTY CLERK AND RECORDER

SHEET INDEX

BY: DEPUTY CLERK SHEET 1 OF # - COVER
SHEET 2 OF # - PROJECT NOTES
SHEET 3 OF # - SITE PLAN
SHEET # OF # - OTHER PLANS AND DETAILS

SURVEYOR'S CERTIFICATE

I, _____, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION HAS BEEN PREPARED OR REVIEWED BY ME TO BE AN ACCURATE DESCRIPTION OF THE PDP PROPERTY BOUNDARY.

DATE

REGISTERED LAND SURVEYOR & NO.

***CHOOSE ONE OF THE FOLLOWING:**

PROJECT SCOPE

[for new PDPs]

PURPOSE OF AMENDMENT

[for PDP amendments]

SUMMARY OF AMENDMENTS

[for amended PDPs - history of amendments and what they accomplished]

FULL FORCE & EFFECT [if an amended PDP]

ALL PROVISIONS OF THE ORIGINAL PDP, RECORDED AT RECEPTION NO. [#] , AND SUBSEQUENT PDP AMENDMENTS SHALL REMAIN IN FULL FORCE AND EFFECT, EXCEPT AS OTHERWISE NOTED HEREIN.

ZONING & LAND USE

CURRENT ZONING & LAND USE:
PROPOSED ZONING & LAND USE:
COMPREHENSIVE PLAN DESIGNATION:

[within 300-feet of ODP boundary]

	ZONING	LAND USE	COMP. PLAN DESIGNATION
NORTH:			
SOUTH:			
EAST:			
WEST:			

LAND USE TABLE

SUB AREA	LAND USE	ACRES	% OF PROPERTY	FAR OR DU/AC

DEVELOPMENT TIMING & PHASING

IN THE EVENT THE DATE OF APPROVAL OF A PROPERTY'S PDP OR LATEST PDP AMENDMENT IS MORE THAN FIVE (5) YEARS OLD AND NO BUILDING PERMIT HAS BEEN ISSUED, THE PDP OR AMENDED PDP SHALL BE REQUIRED TO BE SUBMITTED FOR REVIEW AND RECONSIDERATION IN ACCORDANCE WITH CITY CODE.

THE PROPOSED DEVELOPMENT TIMING AND PHASING FOR THIS PROJECT IS AS FOLLOWS:

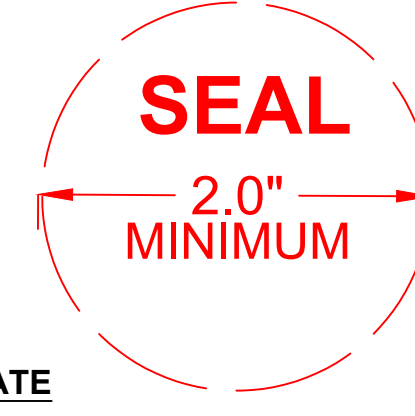
PLACEHOLDER FOR TRAKIT CASE #

DATE: [date plan prepared]

TITLE BLOCK

[date plan prepared and revision dates]

1 OF # COVER



*MARGINS CANNOT BE ALTERED

2.0"

.5"

PRELIMINARY DEVELOPMENT PLAN NAME OF SUBDIVISION

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SHEET 2 OF #

PROJECT NOTES

PARK DEVELOPMENT FEE: [for residential developments when cash-in-lieu is accepted.
If not cash-in-lieu, show location, size and percent of total property]

THE CITY CODE (§11-6-8(C)) REQUIRES A PARK DEVELOPMENT FEE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST UNIT IN ANY BUILDING. A FEE OF \$[insert dollar amount] ([insert year]) PER DWELLING UNIT IS DUE TO THE CITY. FOR [insert total # of units] DWELLINGS THE TOTAL FEE IS \$[insert dollar amount]. THIS FEE AMOUNT MAY CHANGE PRIOR TO COMPLETION OF THIS PROJECT AS THE PARK FEE IS ADJUSTED ANNUALLY IN ACCORDANCE WITH THE CONSUMER PRICE INDEX (CPI) AS ESTABLISHED FOR THE DENVER METROPOLITAN AREA.

PUBLIC LAND DEDICATION: [for residential developments]

PUBLIC LAND DEDICATION IS REQUIRED FOR RESIDENTIAL DEVELOPMENTS IN THE CITY. FOR THIS SITE, THE CITY HAS DETERMINED THAT A LAND DEDICATION WOULD NOT SERVE THE PUBLIC INTEREST. THEREFORE, A FEE IN LIEU OF THE LAND DEDICATION IS REQUIRED. THE FEE IS BASED ON THE FAIR MARKET VALUE OF THE LAND WHICH MIGHT HAVE BEEN DEDICATED TO THE CITY. PUBLIC LAND DEDICATION IS PROPOSED TO BE PAID CASH-IN-LIEU. THE CITY CODE (11-6-8(B)) REQUIRES 12 ACRES PER 1,000 RESIDENTS.

PROJECTED POPULATION FOR THIS DEVELOPMENT IS [insert #] PERSONS PER UNIT. FOR [insert # of units] UNITS THE POPULATION IS [insert # of persons] PERSONS. FOR [insert # of persons] PERSONS THE PUBLIC LAND DEDICATION REQUIRED IS [insert # acres] ACRES. BASED ON A LAND PURCHASE PRICE (OR FAIR MARKET VALUE AS DETERMINED BY A CURRENT APPRAISAL) OF \$ [insert dollar amount] PER ACRE MULTIPLIED BY [insert # acres] ACRES, THE CASH-IN-LIEU TOTALS \$[insert dollar amount]. THE CASH-IN-LIEU PAYMENT IS DUE PRIOR TO THE RECORDATION OF THE FINAL PLAT OR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF A PLAT IS NOT REQUIRED.

SCHOOL LAND DEDICATION: [for residential developments]

THE CITY CODE (§11-6-8(F)) REQUIRES A DEDICATION OF SCHOOL LAND OR CASH IN LIEU OF LAND. FOR THIS SITE, THE CITY HAS DETERMINED THAT A LAND DEDICATION WOULD NOT SERVE THE PUBLIC INTEREST. THEREFORE, A FEE IN LIEU OF THE LAND DEDICATION IS REQUIRED. THE CASH-IN-LIEU FEE IS A FIXED AMOUNT BASED ON THE TYPE OF UNIT AND IS DUE AT THE TIME OF FINAL PLAT OR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF A PLAT IS NOT REQUIRED. FOR [insert type of unit] A FEE OF \$ [insert dollar amount] ([insert year]) PER DWELLING UNIT IS DUE TO THE CITY. FOR [insert total number of units] DWELLINGS THE TOTAL FEE IS \$ [insert dollar amount]. THIS FEE AMOUNT MAY CHANGE PRIOR TO COMPLETION OF THIS PROJECT AS THE SCHOOL FEE IS ADJUSTED ANNUALLY TO KEEP PACE WITH THE REAL ESTATE MARKET AND LAND VALUES

PUBLIC ART: [if public art is not provided on site]

CASH-IN-LIEU FOR BOTH THE ART PIECE AND AN IMPROVED SITE SHALL BE PAYABLE BY THE PROPERTY OWNER TO THE CITY IN THE AMOUNT OF \$2,000 PER GROSS ACRE OF THE SUBJECT PROPERTY AT THE TIME OF FINAL PLAT. IF NO PLAT IS NEEDED THEN CASH-IN-LIEU SHALL BE PROVIDED AT THE TIME OF OFFICIAL DEVELOPMENT PLAN RECORDING. FOR [number of acres] ACRES A FEE OF [dollar amount] IS DUE TO THE CITY.

[if public art is provided on site]

PUBLIC ART REQUIREMENT HAS BEEN SATISFIED. SEE SHEET # FOR DETAILS.

RECOVERY COSTS: [list public facilities for which recovery costs are to be paid]

ANY SUBSEQUENTLY OCCURRING RECOVERY COSTS SHALL ALSO BE EFFECTIVE AGAINST THE DEVELOPMENT. A RECOVERY COST IS STILL VALID AGAINST A DEVELOPMENT EVEN IF IT IS UNDISCOVERED AND/OR INADVERTENTLY OMITTED FROM THE PRELIMINARY OR OFFICIAL DEVELOPMENT PLAN.

SERVICE COMMITMENTS: [provide calculations]

MAXIMUM DENSITY OR F.A.R. OF A COMPREHENSIVE PLAN DESIGNATION, PDP USE, OR PREVIOUS ODP MAY NOT BE ACHIEVABLE FOR EVERY SITE DUE TO CONSTRAINTS WHICH MAY INCLUDE SERVICE RESOURCES OR INFRASTRUCTURE. THE MAXIMUM FEASIBLE DENSITY OR F.A.R. MUST BE DETERMINED BY REVIEWING COMPLETE PROJECT DATA WHEN SUBMITTED WITH EACH ODP PROPOSAL AGAINST THE CURRENT CONDITION OF KNOWN CONSTRAINTS ON THE SITE. SERVICE COMMITMENTS ARE ISSUED AT THE TIME OF BUILDING PERMIT ISSUANCE PER CITY CODE (§11-3-4(C)). SERVICE COMMITMENTS PREVIOUSLY AND EXPLICITLY PROVIDED IN DOCUMENTATION BUT NOT CONSTRUCTED NOR CONNECTED WITHIN A REASONABLE PERIOD REMAIN SUBJECT TO RESCISSION OR REDUCTION AS NECESSARY IN THE PUBLIC INTEREST.

STANDARD STATEMENTS

- A. APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN CONSTITUTES A CONCEPT APPROVAL OF THE PLAN SUBJECT TO THE ABILITY OF THE CITY OF WESTMINSTER OR THE LAND OWNER TO PROVIDE NECESSARY SERVICES. DUE TO SERIOUS SHORT-RANGE AND LONG-RANGE LIMITATIONS ON THE RAW WATER SUPPLY, WATER TREATMENT CAPACITY AND SEWAGE TREATMENT CAPACITY OF THE CITY, DEVELOPMENT OF LAND IN ACCORDANCE WITH THIS PLAN MAY NOT BE POSSIBLE. APPROVAL OF THIS PLAN IMPLIES NO COMMITMENT OF THE CITY OF WESTMINSTER TO PROVIDE SERVICES. THE CITY OF WESTMINSTER ADVISES AGAINST DEVELOPMENT OF LAND IN ACCORDANCE WITH THIS PLAN WITHOUT A THOROUGH INVESTIGATION BY THE DEVELOPER OF THE AVAILABILITY OF WATER AND SEWER SERVICE AT THE TIME OF SUCH DEVELOPMENT.
- B. THE LAND USES LISTED AS PERMITTED ON THE PRELIMINARY DEVELOPMENT PLAN (PDP) SHALL BE SUBJECT TO FINAL REVIEW AND APPROVAL AT THE TIME OF OFFICIAL DEVELOPMENT PLAN (ODP) APPROVAL, WITH SAID REVIEW TO INCLUDE THE LOCATION AND NUMBER OF SUCH ESTABLISHMENTS AND THE ACCEPTABILITY OF THE SITE PLAN WITH ACCEPTABLE HEIGHTS, BULK, SETBACKS, AND OPEN SPACE STANDARDS; PLUS THE ARCHITECTURAL DESIGN, THE LANDSCAPING PLAN, AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF OFFICIAL DEVELOPMENT PLANS.
- C. THE DENSITIES LISTED AS PERMITTED ON THE PRELIMINARY DEVELOPMENT PLAN (PDP) SHALL BE CONSIDERED AS A MAXIMUM AND SHALL BE SUBJECT TO FINAL REVIEW AND APPROVAL AT THE TIME OF OFFICIAL DEVELOPMENT PLAN (ODP) APPROVAL, WITH SAID REVIEW TO INCLUDE THE ACCEPTABILITY OF THE SITE PLAN WITH ACCEPTABLE HEIGHTS, BULK, SETBACKS, AND OPEN SPACE STANDARDS; PLUS THE ARCHITECTURAL DESIGN, THE LANDSCAPING PLAN, AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF OFFICIAL DEVELOPMENT PLANS.

GENERAL DESIGN STANDARDS

As required/applicable subject to direction from staff. Potential standards include:

- Architectural
- Signage
- Fencing
- Signage

SERVING FACILITIES

PUBLIC RECREATION AREAS	
PUBLIC OPEN SPACE	
DRAINAGEWAYS	
MAJOR DETENTION	
PRIMARY SCHOOL	
ELEMENTARY SCHOOL	
MIDDLE SCHOOL	
HIGH SCHOOL	
NEARBY SHOPPING AREAS	
NEARBY FIRE STATIONS	
NEARBY BUS STOPS	

DATE: [date plan prepared]

TITLE BLOCK

[date plan prepared and revision dates]

2 OF #
NOTES

PRELIMINARY DEVELOPMENT PLAN NAME OF SUBDIVISION

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SHEET # OF #

Site Plan

The Site Plan provides the framework for PUD development.

Please include all of the following content:

1. Graphic and written scale (1" = 200' or larger)
2. North arrow
3. Topography Survey: For sites under 2 acres, show 2' intervals; for sites 2 acres (or more), show 5' intervals
 - a. Existing topography
 - b. Proposed topography
 - c. Existing off-site topography (shown in contour intervals consistent with the on-site information) as follows:
 - (1) For projects < 1 acre in size, the off-site topography for a distance of at least 50' in every direction
 - (2) For projects > 1 acre but < 3 acres in size, the off-site topography for a distance of at least 150' in every direction
 - (3) For projects > 3 acres in size, the off-site topography for a distance of at least 300' in every direction
 - d. Approved off-site topography (shown in contour intervals consistent with the on-site information) for all adjacent platted properties which have not been constructed, for a distance as noted in (c)(2) above
4. Property dimensions with total square footage of each lot or parcel
5. Land use and zoning classification and subdivision names of abutting properties
6. Location of proposed land uses; total acreage per each use; residential type and density (# of units); including park and/or recreational facilities (include size); building and landscape coverage calculations
7. First-floor elevations and building footprints of any existing structure within 150' of the property line of the project
8. Cross-sections, as required by the City Manager or his designee, drawn to scale to illustrate the relationship between the proposed facilities and the adjacent existing or approved facilities
 - a. Project on-site and abutting access and vehicle, bicycle and pedestrian circulation (existing and proposed) including:
 - b. Access from surrounding streets or properties
 - c. Street cross-sections, dimensions, rights-of-way, pavement widths, sight triangle distances, curbs, gutters and sidewalks, and bus stops
 - d. Location and size of separated walkways, bikeways or greenbelts
 - e. Future collector and arterial streets should be tentatively named according to the metro grid system
9. Location of existing major utility lines and facilities serving the property (water, sanitary sewer, storm sewer, electric, telephone, gas, cable)
10. Location and dimensions of existing easements and rights-of-way
11. Location of vehicular, pedestrian and bicycle access points
12. Location and size of proposed public land dedication and percent of total residential property, or cash-in-lieu of dedication
13. Location and size of proposed school land dedication or cash-in-lieu of dedication
14. Location and size of:
 - a. Adjacent streets, bridges, railroads
 - b. Public recreation areas
 - c. School sites
 - d. Overhead utilities
 - e. Drainageways and major detention facilities (status and existing conditions)
 - f. Public open space
15. Location of existing structures on property and existing structures within 150' of the property
16. Location of environmentally significant features including:
 - a. Floodplains (FEMA and FHAD)
 - b. Drainageways
 - c. Ponds
 - d. Wetlands
 - e. Existing trees 4" in caliper or larger and any unique or dense vegetation
 - f. Sources of noise and fumes (when present)
 - g. Endangered species
 - h. Irrigation channels
17. View corridors as designated by the Westminster Comprehensive Plan

DATE: [date plan prepared]

TITLE BLOCK

[date plan prepared and revision dates]

OF #
SITE PLAN

PRELIMINARY DEVELOPMENT PLAN
NAME OF SUBDIVISION

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
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SHEET # OF #

Other Plans and Details

TITLE BLOCK

DATE: [date plan prepared]

[date plan prepared
and revision dates]

OF #
OTHER