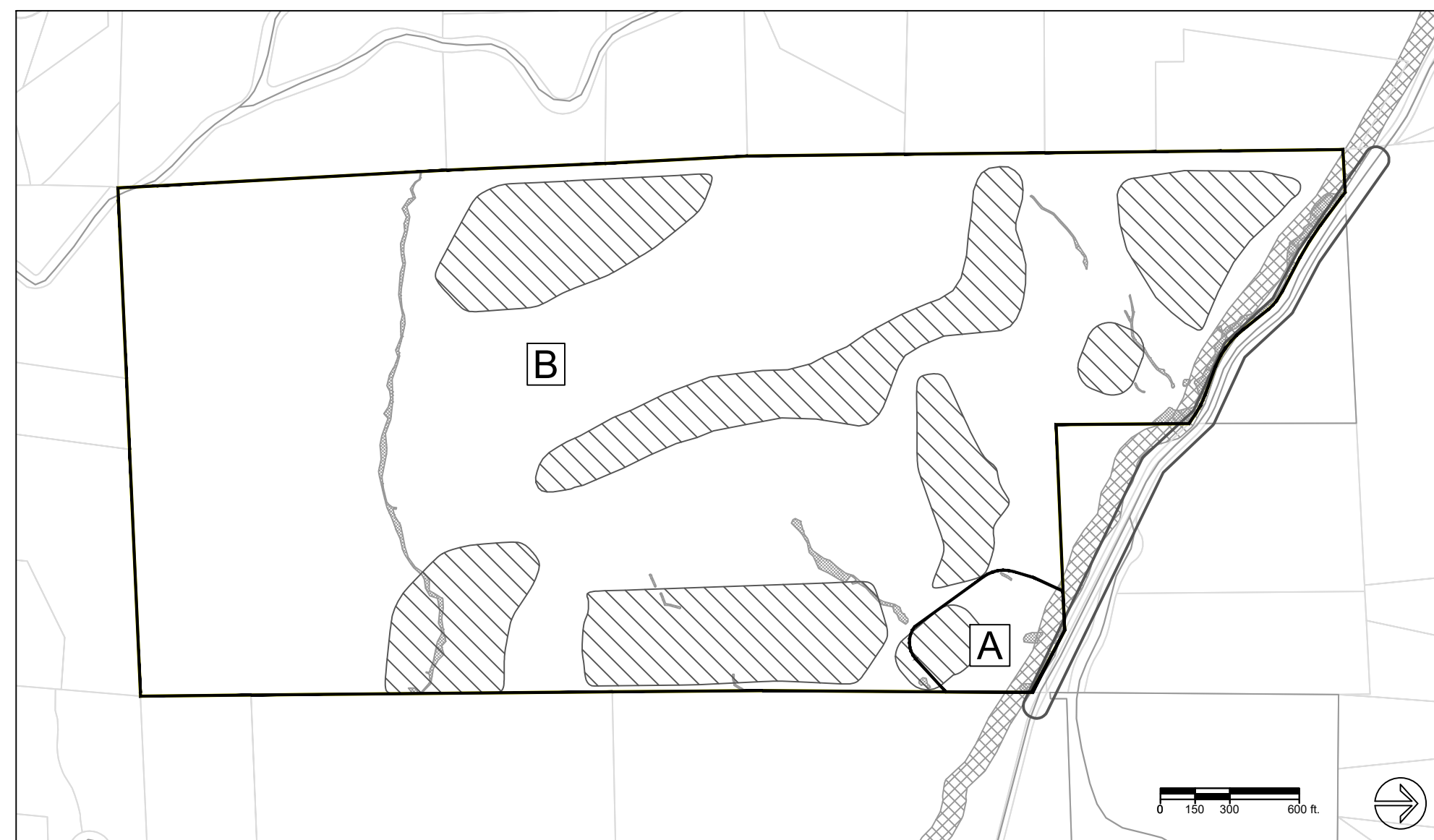


Shadow Mountain Bike Park OFFICIAL DEVELOPMENT PLAN

CASE NUMBER: 23-102980 RZ

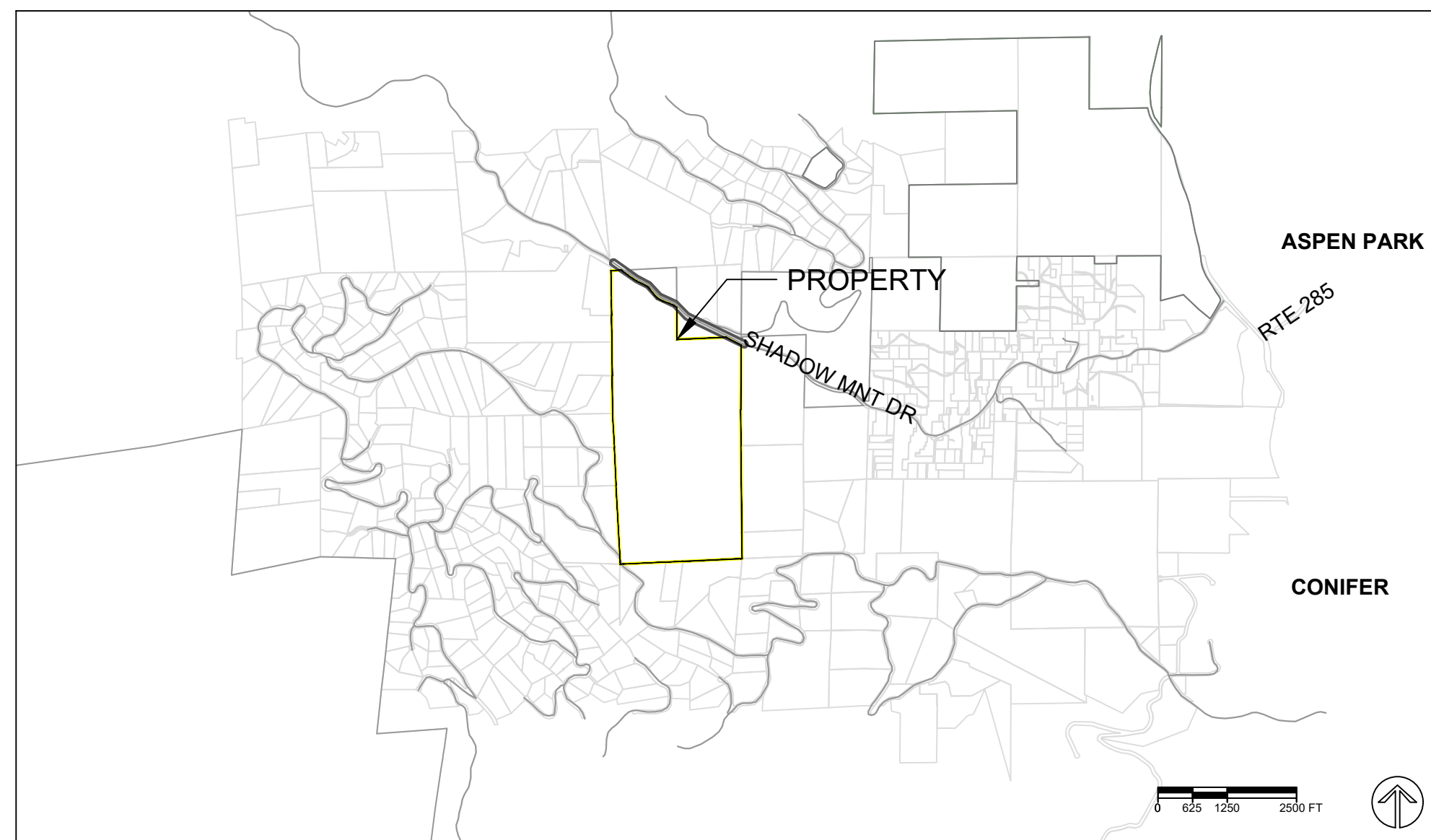
S2NW, SW, AND A FRACTIONAL PART OF THE NWNW (S OF SHADOW MOUNTAIN DRIVE)
IN SECTION 16, TOWNSHIP 6 SOUTH, RANGE 71 WEST, OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF JEFFERSON, STATE OF COLORADO

PAGE 1 OF 2



USE AREAS
SCALE 1"=600'

- WILDFIRE HAZARD MITIGATION PLAN TREATMENT AREAS
- WETLANDS
- JEFFERSON COUNTY FLOOD PRONE AREA



VICINITY MAP
SCALE 1"=2500'

LEGAL DESCRIPTION

Parcel ID 61-163-00-001 is more particularly described by the metes and bounds of the said 306 acres, it is owned by the Colorado State Land Board. The corner quarter coordinates S 43° 07'29" E and N 00°19'28" W and is a locally preserved 70 acre quarter corner of the used 235 acre parcel #61-00-001. This 70 acre parcel corner sits S of Shadow Mtn Drive Road with road frontage facing the southeast quarter of Shadow Mountain Drive Road containing a R.O.W. of 60'. This quarter corner commences at the S2NW, SE and quarter corner of the NWNW said section 16, Township 6 South Range 71 West of 6th principal Meridian.

APPROVED FOR RECORDING:

This Special Use Document, titled Shadow Mountain Bike Park, was approved the _____ day of _____ 2024, by the Board of County Commissioners, of the County of Jefferson, State of Colorado and is approved for recording.

The owner of the property, at the time of approval was: State of Colorado

By: Jefferson County Planning and Zoning Director

Signature: _____

Date: _____

CLERK AND RECORDER'S CERTIFICATE

Accepted for filing in the Office of the County Clerk and Recorder of Jefferson County at Golden, Colorado, this _____ day of _____, 20 _____.

County Clerk and Recorder

Deputy Clerk

STANDARD FLEXIBILITY STATEMENT

The graphic drawing contained within this Official Development Plan is intended to depict general locations and illustrate concepts of the textual provisions of this Official Development Plan. During the plotting or Site Development Plan process the Planning and Zoning director 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

APPLICABILITY STATEMENT

Except as expressly provided otherwise in this Official Development Plan, development of this property shall conform to the Jefferson County Zoning Resolution in effect at the time of platting, Site Development Plan, and building permit application.

OWNER'S CERTIFICATE

We, Colorado State Land Board, as owners of the land affected by this Planned Development, accept and approve all conditions set forth.

Abraham Medina
Recreation Program Manager
State Land Board

Accepted for filing in the Office of the County Clerk and Recorder of Jefferson County at Golden, Colorado, this _____ day of _____, 20 _____.
County Clerk and Recorder _____
Deputy Clerk _____

DATE	ISSUED FOR	REVISION #

PREPARED BY:

SE GROUP, INC.
PO BOX 2729
FRISCO, CO 80443
www.segroup.com

Shadow Mountain Bike Park OFFICIAL DEVELOPMENT PLAN

CASE NUMBER: 23-102980 RZ

S2NW, SW, AND A FRACTIONAL PART OF THE NWNW (S OF SHADOW MOUNTAIN DRIVE)
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PAGE 2 OF 2

WRITTEN RESTRICTIONS

- A. **Intent.** The purpose of this Special Use is to permit a Class III Commercial Recreation Facility use for lift-assisted mountain biking and associated uses.
- B. **Written Restrictions.** All standards of the Agricultural Two Zone District (A-2) and other applicable sections of the Zoning Resolution shall apply to the Property, with the modifications contained herein. Capitalized terms not defined herein shall have the meanings ascribed to them in the Jefferson County Zoning Resolution.
 - 1. **Permitted Uses.**
 - a. **Primary Uses.**
 - i. Class III Commercial Recreation Facility, excepting therefrom any activity that involves the use of non-domestic animals and/or firearms
 - b. **Accessory Uses.**
 - i. Food and beverage vendors
 - ii. Maintenance Facilities
 - 2. **Development Standards**
 - a. **Use Area A.** (6 acres)
 - i. Building Standards
 - 1. Max Building Square Footage: 15,000 feet
 - 2. Setbacks: 50 feet from all Property lines
 - ii. Access Road(s) Setback: 50 feet from all Property lines
 - iii. Parking Setback: 50 feet from all Property lines
 - b. **Use Area B.** (229.3 acres)
 - i. Only permitted for accessory maintenance facilities
 - ii. Building Standards
 - 1. Max Building Square Footage: 5,000 square feet
 - 2. Setbacks: 50 feet from all Property lines
 - iii. Trail Standards
 - 1. Setbacks: 50 feet from all Property lines
 - 2. Trail clearing width: 30 feet maximum
 - iv. Chairlift Standards
 - 1. Max Chairlift Height: All Chairlift infrastructure (including terminals and towers) and accessory structures will not exceed 35 feet in height
 - 2. Setbacks: 150 feet from all Property lines
 - 3. Chairlift corridor clearing width: 40 to 60 feet in accordance with safety or chairlift commission regulations
 - 4. Chairlift terminals clearing: 200 feet maximum surrounding terminals
 - v. Access Road(s) Setback: 50 feet from all Property lines
 - 3. **Overlay Areas.**
 - a. **Wildfire Hazard Mitigation Overlay.** Mitigation strategies as outlined in the Wildfire Hazard Mitigation Plan will be implemented as part of Defensible Space Permit requirements

- b. **Wetlands Overlay.**
 - i. No permanent building, parking area, nor Chairlift is permitted in the Wetlands Overlay
 - ii. In the event that Access Road(s) cross the Wetlands Overlay, impacts will be minimized to the greatest extent possible
 - iii. In the event that Trail(s) cross the Wetlands Overlay, impacts would be avoided by bridging, raised platforms, or similar design
- c. **Jefferson County Flood Prone Area Overlay**
 - i. No permanent building, parking area, nor Chairlift is permitted in the Flood Prone Area Overlay
- 4. **Lighting.**
 - a. No exterior lighting is permitted in the Wetlands Overlay or Use Area B, except for lighting required in connection with the Chairlift
 - b. Lighting in Use Area A is permitted to be illuminated from one hour before to one hour after Guest Hours of Operation, except for security lighting, the use of which is not limited to certain hours
 - c. Lighting will be directed away from the Wetlands and Flood Prone Overlays
 - d. Building wall-mounted floodlights and rotating spotlights are prohibited
 - e. Light fixtures attached to any buildings shall not project above the fascia or roofline of such building, and shall not exceed 20 feet above the top of the building foundation
- 5. **Signage.**
 - a. No more than one permanent sign is permitted per building
 - b. Signs will be no closer than 50 feet from all Property lines, except for Entry Feature Sign(s) which are permitted on the Property
 - c. Signs will not be illuminated in any way
- 6. **Sound.**
 - a. Sound levels shall adhere to maximum permissible noise levels for residential uses
 - b. Outdoor amplification is prohibited except for announcements and Special Event Permit occurrences
- 7. **Fencing.**
 - a. Only wildlife friendly fencing is permitted on the Property as defined by CPW-recommended standards in the "Fencing With Wildlife in Mind" document
 - b. In Use Area A, standalone or small stands of aspen trees will be fenced to prevent browsing from animals
- 8. **Fires.**
 - a. Outdoor fires using wood or charcoal for fuel are prohibited
 - b. All outdoor fires of any type are prohibited in Use Area B
- 9. **Trash Management.**
 - a. Only wildlife-proof trash, recycling and composting containers are permitted to be used on the Property
 - b. Outside composting is prohibited
- 10. **Landscaping.**
 - a. Landscaping plans will integrate Wildfire Hazard Mitigation Plan and Vegetation Preservation Plan recommendations
 - b. The County landscaping regulations shall not apply except those standards for Parking Lot Areas as defined in Section 15 of the Jefferson County Zoning Resolution

- 11. **Parking.**
 - a. The maximum number of parking spaces will not exceed 320 spaces
 - b. The minimum number of parking spaces shall adhere to a ratio of 1.0 space per 6 occupancy rating
- 12. **Wildlife**
 - a. Bird feeders are prohibited on the property between April 1st and the Thanksgiving holiday
 - b. Only round door knobs are permitted on all exterior doors on the property
 - c. All crawl spaces and areas under ground level decks shall be fully enclosed to prevent wildlife access
- 13. **Operations.**
 - a. **Guest Hours of Operation.** The Shadow Mountain Bike Park will be open to guests no earlier than sunrise and no later than sunset
 - b. **Seasonal Closure.** The Shadow Mountain Bike Park will be closed to guests from January 1 through April 1 (the "Seasonal Closure")
 - c. **Motorized Use.**
 - i. Motorized use is prohibited on trails
 - ii. E-bikes are permitted on trails
 - d. **Guest Count.** The maximum number of guests visiting Shadow Mountain Bike Park in one day will not exceed 1,200 guests
- 14. **Definitions**
 - a. **Chairlift:** All infrastructure required for the operation, maintenance, and support of the lift structure, including but not limited to terminals, towers, lines, poles, chairs, electrical equipment, and other related components.
 - b. **Maintenance Facilities:** Operational, maintenance, and administrative services and facilities associated with the Class III Commercial Recreation Facility use.
 - c. **Trails:** Trails constructed for use by cyclists and, in some cases, individuals on foot or other non-motorized means of transportation.
 - d. **Food and Beverage Vendors:** Temporary food trucks outside of the Day Lodge or grab and go vendors within the Day Lodge, limited to vendors that do not require full kitchen space.
 - e. **Training Area:** An outdoor area for the purpose of training bike skills, which may include: structures, jumps, ramps, and obstacles, paths made of dirt, gravel, or other natural materials, and other mechanisms for the purpose of learning or practicing bike skills.
 - f. **Seasonal Closure:** An annual closure of Shadow Mountain Bike Park between January 1 and April 1 that does not permit guest access but does allow staff access and maintenance activities such as: construction of trails and infrastructure on an annual basis during development, trail maintenance, drainage maintenance, vehicle maintenance, facilities maintenance, or safety improvements.

DATE	ISSUED FOR	REVISION #

PREPARED BY:

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