

**OFFICIAL DEVELOPMENT PLAN
PUBLIC SERVICE COMPANY OF COLORADO
LOOKOUT CENTER
CITY OF GOLDEN, JEFFERSON COUNTY, COLORADO
SHEET 1 OF 2**

LEGAL DESCRIPTION:

THE SW1/4 NW1/4 OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH P.M.

EXCEPTING THAT PROPERTY RECORDED IN BOOK 1195, PAGE 368 AND PROPERTY RECORDED IN BOOK 1278, PAGE 122 OF THE RECORDS OF JEFFERSON COUNTY;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF GOLDEN IN QUIT CLAIM DEED RECORDED DECEMBER 27, 1991 AT RECEPTION NO. 91120575, AND IN SPECIAL WARRANTY DEED RECORDED JUNE 15, 1992 AT RECEPTION NO. 92071151,

AND EXCEPT THAT PORTION CONVEYED TO THE UNITED STATES POSTAL SERVICE IN SPECIAL WARRANTY DEED RECORDED OCTOBER 15, 1993 AT RECEPTION NO. 93165864,

AND EXCEPT THAT PORTION CONVEYED TO SON GLORY BUILDERS, LLC, A COLORADO LIMITED LIABILITY COMPANY IN SPECIAL WARRANTY DEED RECORDED DECEMBER 23, 1999 AT RECEPTION NO. F0995654,

AND EXCEPT THAT PORTION DEDICATED AS JOHNSON ROAD ON THE PLAT OF GOLDEN DEVELOPMENT SITE SUBDIVISION RECORDED SEPTEMBER 23, 1988 AT RECEPTION NO. 88093385.

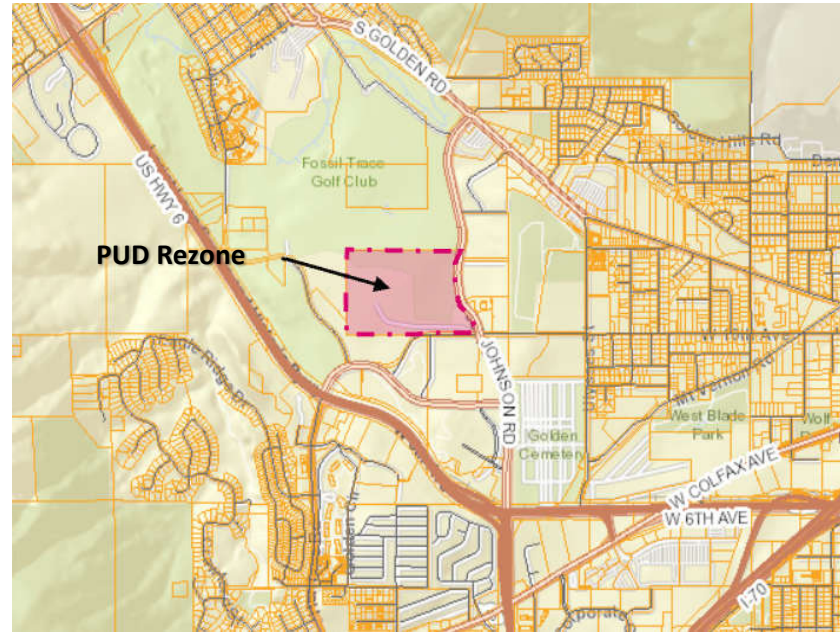
TOGETHER WITH

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF GOLDEN IN QUIT CLAIM DEED RECORDED DECEMBER 27, 1991 AT RECEPTION NO. 91120575,

COUNTY OF JEFFERSON, STATE OF COLORADO.

SAID PARCEL CONTAINS A GROSS LAND AREA OF 2,386,038 SQ.FT.± OR 54.776 ACRES±.



VICINITY MAP
NOT TO SCALE

OWNER'S AGREEMENT STATEMENT

PUBLIC SERVICE COMPANY OF COLORADO, THE OWNER AND DEVELOPER OF THE PROPERTY HEREIN DESCRIBED, DO ACKNOWLEDGE AND AGREE THAT SUCH PROPERTY SHALL BE DEVELOPED IN COMPLIANCE WITH THE PUD OFFICIAL DEVELOPMENT PLAN, THE ORIGINAL OF WHICH IS ON FILE WITH THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO, AND A COPY OF WHICH IS ON FILE WITH THE CITY CLERK OF THE CITY OF GOLDEN, COLORADO. NO VARIATION FROM ANY PROVISION OF SAID OFFICIAL DEVELOPMENT PLAN SHALL BE PERMITTED UNLESS THE PLAN IS AMENDED IN ACCORDANCE WITH PROCEDURES ESTABLISHED BY ORDINANCE OF THE CITY OF GOLDEN. ANY VARIATION FROM PROVISIONS OF SAID OFFICIAL DEVELOPMENT PLAN WITHOUT PRIOR AMENDMENT OR ADDENDUM OF THE PLAN SHALL BE GROUNDS FOR REVOCATION OF THE REZONING ORDINANCE ESTABLISHING THIS PLANNED UNIT DEVELOPMENT OR OTHER APPROPRIATE SANCTIONS. I FURTHER AGREE THAT THE OFFICIAL DEVELOPMENT PLAN REGULATIONS AND COVENANTS FOR THIS PUD ZONE DISTRICT WILL BE EXECUTED TO THOSE STANDARDS, DENSITIES, LAND USES AND CRITERIA SPECIFIED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO.

WITNESS MY HAND AND SEAL THIS DAY ____ OF _____, 20 ____

BY: JOHN D. LUPO
TITLE: SENIOR MANAGER, SITING AND LAND RIGHTS

STATE OF COLORADO))
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20 ____
BY _____

WITNESS MY HAND AND NOTARIAL SEAL

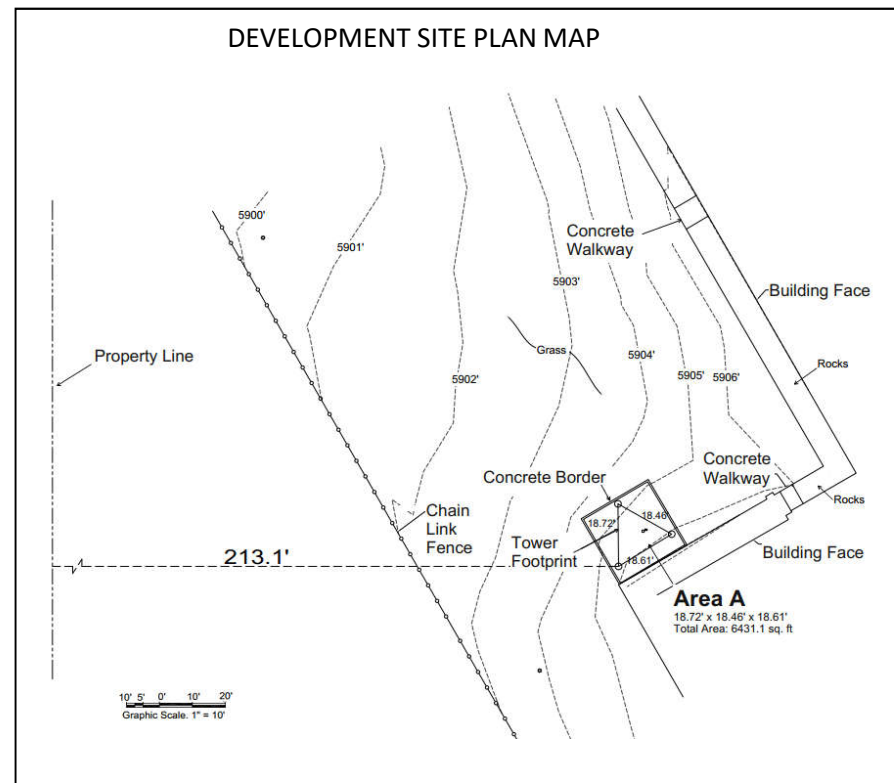
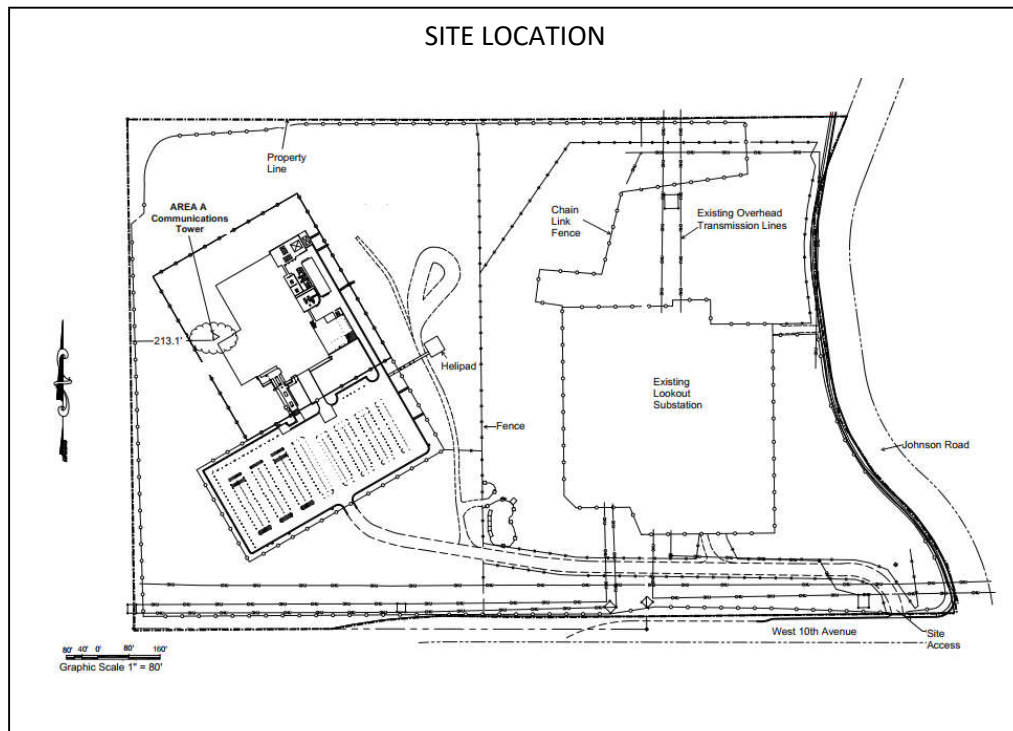
NOTARY PUBLIC

MY COMMISSION EXPIRES:

ADOPTED AND APPROVED AS A PLANNED UNIT DEVELOPMENT AND PASSED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO, THIS _____ DAY OF _____, 20 ____

MAYOR
ATTEST:

CITY CLERK



**OFFICIAL DEVELOPMENT PLAN
PUBLIC SERVICE COMPANY OF COLORADO
LOOKOUT CENTER
CITY OF GOLDEN, JEFFERSON COUNTY, COLORADO
SHEET 2 OF 2**

INTENT

PUBLIC SERVICE COMPANY OF COLORADO (PSCO), A COLORADO CORPORATION, IS PROPOSING TO REZONE THE PSCO LOOKOUT CENTER PROPERTY LOCATED AT 18201 W. 10TH AVE IN THE CITY OF GOLDEN. PSCO PROPOSES TO REZONE THE CURRENT PROPERTY FROM C-2 (GENERAL COMMERCIAL) AND RE (RESIDENTIAL ESTATE) TO PUD (PLANNED UNIT DEVELOPMENT). THE PURPOSE OF REZONING THIS PROPERTY IS TO ALLOW FOR A NEW TELECOMMUNICATIONS SITE ASSOCIATED WITH THE FIELD AREA NETWORK PROJECT (PROJECT). THE REZONING IS INTENDED TO CREATE A USE AREA THAT ALLOWS FOR A "COMMERCIAL TELECOMMUNICATIONS SITE" AS A PERMITTED USE, IN ADDITION TO THE C-2 AND RE USES.

CURRENT CONDITIONS:

- I. OWNERSHIP: PUBLIC SERVICE COMPANY OF COLORADO, 1800 LARIMER STREET, DENVER, COLORADO 80202 HOLDS FEE TITLE TO THE AREA SUBJECT TO REZONING WITHIN THE REQUEST.
- II. LEGAL DESCRIPTION: TOWNSHIP 4 SOUTH, RANGE 70 WEST, SECTION 3 NE AND TOWNSHIP 4 SOUTH, RANGE 70 WEST, SECTION 2 NW BOTH BEING WEST OF THE 6TH P.M.
- III. EXISTING AND PROPOSED ZONING: THE EXISTING ZONING OF THE PROPERTY IS C-2 (GENERAL COMMERCIAL) AND RE (RESIDENTIAL ESTATE). THE PROPOSED ZONING IS CITY OF GOLDEN PLANNED UNIT DEVELOPMENT ("PUD"). "AREA A", AS SHOWN ON THE SITE PLAN, IDENTIFIES THE LOCATION OF THE TELECOMMUNICATIONS SITE. THE REMAINDER OF THE PUD SHALL MEET THE REQUIREMENTS IN THE C-2 ZONE DISTRICT. AN OFFICE BUILDING, HELIPAD, SUBSTATION AND OVERHEAD TRANSMISSION LINES EXIST ON THE PROPERTY.

GENERAL DEVELOPMENT STANDARDS:

- I. DEVELOPMENT PROCEDURE: THIS REZONING SETS OUT PERMITTED LAND USES AND STANDARDS FOR THE USE AND DEVELOPMENT OF THE PROPERTY WITH IN THE PUD.

SUCH REZONING APPROVAL FOR THE COMMERCIAL TELECOMMUNICATIONS SITE IS CONDITIONED UPON THE FOLLOWING STIPULATIONS:
 - A. GRADING: "AREA A" OF THE PUD SHALL NOT BE REGRADED AND ANY FUTURE GRADING OF THE PROPERTY WILL ADHERE TO THE CITY'S GRADING REQUIREMENTS.
 - B. COLORS: THE ANTENNAS AND TOWER TO WHICH THEY ARE ATTACHED WILL HAVE A GALVANIZED TREATMENT. THE EQUIPMENT CABINET IS INSIDE THE LOOKOUT SERVICE CENTER BUILDING.
 - C. EXISTING VEGETATION AND LANDSCAPING: ANY VEGETATION DISTURBED BY THE PLACEMENT OF THE TELECOMMUNICATIONS SITE WITHIN THE PUD AREA SHALL BE REVEGETATED WITH NATIVE MATERIALS.

- D. SIGNS: NO NEW SIGNS ARE NEEDED AS A RESULT OF THE PROJECT. SIGNS IN THE PUD AREA WILL BE INSTALLED IN ACCORDANCE WITH THE GOLDEN MUNICIPAL CODE.
- E. NOISE: THE DEVELOPMENT AND USE OF THE PROPERTY SHALL CONFORM TO THE STANDARDS OF THE GOLDEN MUNICIPAL CODE THE DEVELOPMENT
- F. LIGHTING: THERE WILL BE NO LIGHTS ON THE TELECOMMUNICATIONS SITE.

- II. PARKING: PARKING REQUIREMENTS FOR ALL LAND USES WITHIN THE PUD SHALL CONFORM TO THE REQUIREMENTS OF THE GOLDEN MUNICIPAL CODE, EXCEPT THAT THE REQUIREMENTS SHALL NOT APPLY TO FACILITIES THAT ARE UNMANNED AND VISITED ONLY OCCASIONALLY FOR MAINTENANCE.
- III. BUILDING HEIGHT AND SETBACK: EXCEPT AS PROVIDED HEREIN, REQUIREMENTS FOR BUILDING HEIGHT AND SETBACK SHALL BE AS CONTAINED IN THE GOLDEN MUNICIPAL CODE (CURRENTLY CHAPTERS 18.04 (DEFINITIONS) AND 18.28). BUILDING HEIGHT AND SETBACK SHALL BE REGULATED BASED UPON THE C-2 ZONE DISTRICTS IN THE GOLDEN MUNICIPAL CODE, EXCEPT FOR THE TELECOMMUNICATION SITE USES SHOWN AS "AREA A" ON THE SITE PLAN, WHICH SHALL CONFORM TO THE FOLLOWING:
 - A. MAXIMUM HEIGHT OF TELECOMMUNICATION SITE IS 195 FEET (TOWER 190'/LIGHTING ROD 5')
 - B. MAXIMUM NUMBER OF TELECOMMUNICATION TOWERS, 1
 - C. MAXIMUM NUMBER OF USERS, 1
- IV. VEHICULAR ACCESS AND PUBLIC IMPROVEMENTS: ACCESS TO THE PROPERTY IS FROM WEST 10TH AVENUE. NO PUBLIC IMPROVEMENTS, INCLUDING SEWER OR WATER SERVICES, ARE PROPOSED OR REQUIRED IN CONJUNCTION WITH THE COMMERCIAL TELECOMMUNICATIONS SITE. ELECTRIC POWER SERVICE IS AVAILABLE AT THE PROPERTY.
- V. PERMITTED LAND USES WITHIN THE PUD SHALL BE AS FOLLOWS:
 - A. ANY USE PERMITTED BY RIGHT IN THE C-2 (GENERAL COMMERCIAL) ZONE DISTRICTS IN EFFECT AT THE TIME OF THIS REZONING APPROVAL.
 - B. COMMERCIAL TELECOMMUNICATIONS SITE USES. AS DEFINED IN THE GOLDEN MUNICIPAL CODE SUBJECT TO THE DEVELOPMENT STANDARDS SET FORTH IN THIS PUD.
 - C. ANY USE IN THE C-2 ZONE DISTRICT SUBJECT TO APPROVAL OF A SPECIAL USE PERMIT AT THE TIME OF THIS REZONING APPROVAL.

IMPACT STATEMENTS

THE LAND USES AND DEVELOPMENT ANTICIPATED IN THE OFFICIAL DEVELOPMENT PLAN ARE NOT ANTICIPATED TO GENERATE SIGNIFICANT IMPACTS TO WILDLIFE, GROUNDWATER SUPPLY OR QUALITY, SOILS OR GEOLOGY. THE PROPOSED COMMERCIAL TELECOMMUNICATIONS SITE'S COMPLIANCE WITH THE CITY OF GOLDEN'S MUNICIPAL CODE (SECTIONS 18.28.305, 18.28.330, 18.40.070, 18.48.030, 18.47.060) CAN BE SUMMARIZED AS FOLLOWS:

- A. THE PROPOSED REZONING WILL NOT AFFECT AIR QUALITY, WATER QUALITY, WETLANDS, SOILS AND GEOLOGY, GRADING, FLOODPLAINS, BIOTIC RESOURCES AND CULTURAL (HISTORIC) ARCHAEOLOGICAL RESOURCES. THE PROJECT WOULD EXTEND THE EXISTING COMMUNICATION TOWER ONSITE.
- B. AS A RESULT OF THE REZONING, THERE WILL BE NO CHANGE TO THE EXISTING DRAINAGE OR TRAFFIC IMPACTS. THE PROJECT WILL NOT REQUIRE PARKING. THE PROJECT WILL BE CONSTRUCTED USING THE EXISTING DRIVEWAY AND ALL WORK WILL OCCUR AT THE EXISTING COMMUNICATION TOWER LOCATION.
- C. COMPREHENSIVE PLAN: THE TELECOMMUNICATIONS SITE WILL CONFORM TO THE COMPREHENSIVE PLAN, IN THAT THE PROJECT PROVIDES FASTER, MORE EFFICIENT SERVICE TO SUPPORT THE EXISTING AND FUTURE ELECTRICAL NEEDS OF THE COMMUNITY AND THE ECONOMY WHILE CONSIDERING VISUAL AND ENVIRONMENTAL IMPACTS.
- D. PUD DISTRICT: SECTION 18.28.305 STATES THAT A COMMERCIAL TELECOMMUNICATIONS SITE CAN ONLY BE PERMITTED IN THE PUD DISTRICT. THE REZONING TO ALLOW THE TELECOMMUNICATIONS SITE IS CONSISTENT WITH THAT CODE SECTION.
- E. ZONING: THE SITE SUBJECT TO REZONING IS SURROUNDED BY PUD TO THE WEST, SOUTH AND EAST. THE PROPERTY TO THE NORTH IS R-1 (RESIDENTIAL STANDARD LOT).
- F. CHARACTER/COMPATIBILITY: THE TELECOMMUNICATIONS SITE WILL BE COMPATIBLE WITH THE CHARACTER OF THE EXISTING AND ADJACENT AREAS.
- G. ENVIRONMENTAL IMPACTS: THE TELECOMMUNICATIONS SITE WILL NOT CREATE DUST, FUMES, ODORS, SMOKE, VAPOR, DIRECT LIGHT OR VIBRATION AND THERE WILL BE NO OUTDOOR STORAGE OR REFUSE AREAS ASSOCIATED WITH THE TELECOMMUNICATIONS SITE.