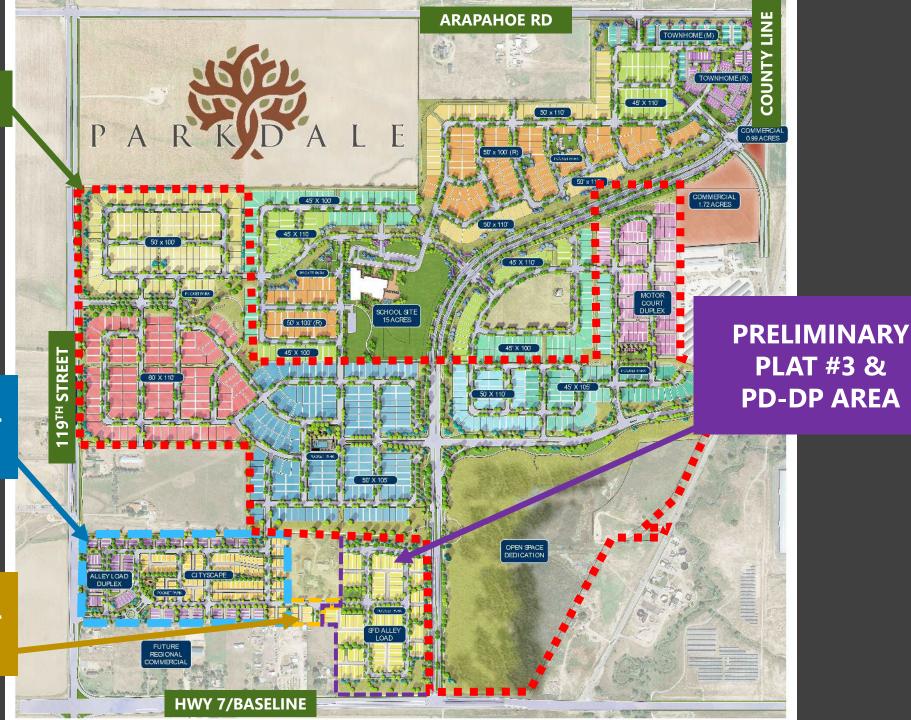


PARKDALE

PUD AMENDMENT #2

PUD AMENDMENT #3



TOWNSHIP I NORTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN.

COUNTY OF BOULDER, STATE OF COLORADO

15.7314 ACRES

IZ-001141-2020

ANY SALTINY WAY STEAMS -

DESCRIPTION OF

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A AMBRITA A GENERAL ESTA ESTA ESTA A CARRA ESTA ESTA ESTA A CARRA ESTA

ARLENE C. PERSON IZITI BAZELONE NO LAFA PETTE, EU RREN

46001498600

Albande Color de Signi en Galerina (Cale Gerra Senta Desta de Cale Lobar (G. 1966) de diche e de Signi de Gale

407/90X/400650S

ARSE S. AL TONY ONLY STE A 100

ZORNOW LOWING MICH PRINTER AND ADD

THE PARTIEST CONTINUES IN SOCIAL STATES

PLANNING AREA 1

15.73 AC

LEGAL DESCRIPTION:

A PARCLE OF JAND JOCA LD IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1. NORTH, RANGE 89 WEST OF THE SIGHT PRINCIPAL MERDIAN, COUNTY OF BOULDUR, STATE OF COTO VADO MORE MINICULARLY DESCRIBED AS FOLLOWS

SASS OF BEAKINGS: SHAKINGS ARE SASED ON THE SOUTH TIME OF THE SOUTHWEST TRAIN OF SECTION 36, FENGIS 89/36/441 WIAND MONUMENTED AS FOLLOWS.

SOUTHWEST CORNER OF SECTION 36, BEING A FOUND 2.251 ALUMINUM CAPIN RANGE BOX, P.S.28656 PER MON RECIDATED: 2/2/93.

SOUTH 174 CORNER OF SECTION 36, BEING A FOUND 3 251 AJUMINUM CAR AS A 751 W.C. RLS / 845 FER MON RECIDATED 9-10-05.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION \$6;

THENCE NIGO201011 WIALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION. 36 A DISTANCE OF 75.00 FLETTO A FOINT ON THE NOR TIERLY RIGHT-OF-WAY EINE OF COLORADO SIATE. IIG. IMAYINO, 7 (955 LINE ROAD) SAID POIN. ALSO BLING IT L SOULHWES CORNER OF REE GALEWAY SOUTH ANNEXATION NO. 1, ORDINOL JSP2016. RECEPTION NO. 03573283 AND THE POINT OF BEGENNING.

HENCE'S 89 387441 VEA ONG SAID NOR HERBY RIGHT OF WAY I NE A DISTANCE OF 575.05 FEET TO THE SOUTHEAST CORNER OF HIR GATEWAY SOUTH ANNEXAL ON NO. 7. ORD, NO. 05/2018, RECEPTION NO. 364/9284:

THENCE ALONG THE EASTERLY AND SQUITHERLY BOUNDARY OF SAID ERIE CATEMAY. SOUTH ANNEXATIONING, 7 THE FOLLOWING TWO (2) COURSES;

1. N 00/11/08/ W A DISTANCE OF 1209.41 FEET:

2. \$ 67/03/19110 A DISTANCE OF 573.85 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID ERIC GATEWAY SOUTH ANNEXATION NO. 1, ORD, NO. 33-2016, RECEPTION NO.

HENCE'S 00 POYOF HIARD NO SMED WEST-RIP ROUNDARY A DISTANCE OF 1. 76.06. HE O FEEDO NEOF BEGINNING

HE ABOVE DESCRIBED PARCE, CONTAINS AN AREA OF 685,280 SQUARE FEE, OR 15,7814 ACRES MOREORIESS.

PD NOTE:

- 1. THIS PD ZONING MAR CREATES STANDARDS THAT SUPERSHDE STANDARDS FOUND IN MUNICIPAL CODE TITLE TO, IN THE EVENT THAT THERE IS A DISCREPANCY SETWEEN THE MUNICIPAL CODE. AND THIS PD, THE PD SHALL CONTROL. ANY PROVISIONS THAT ARE NOT SPECIFICALLY ADDRESSED IN THIS POLZONING MAP SHALL COMPLY WITH THE MUNICIPAL CODE, MAY DEVELOPMENT STANDARDS NOT ADDRESSED IN THIS POLWILL COMPLY WITH THE MRIZONE DISTRICT.
- PLUGGED AND ABANDONED WELLS SITES. NO ROW IS PERMITTED WITH IN 1501 OF AN ACTIVE

USE TABLE					
VILLAGE	PERMITTED PRINCIPAL USES				
PLANNING AREA 1	SINGLE FAMILY ALLEY LOAD, PARKS, OPEN SPACE, UTILITIES				
PLANNING AREA 1 TEMPORARY USES	OPEN SPACE, UTILITIES, PRINCIPAL AND ACCESSORY USES AS DEFINED IN THE AG HOLDING DISTRICT IN THE MUNICIPAL CODE				

LEGEND:

ZONING BOUNDARY

PROPERTY BOUNDARY SECTION LINE

ABANDONED RATROAD R.O.W. ACQUIRED BY OEO, LLC



SECTION CORNER



BOLD AND THOUSE OF COME

SALTY TERRY FEMARICAS AT V PROSET PRESIDENAS

LAFATETTE CO. BUSH VAR.20068608

2724ms02

PHOP LANDE USP COMMUNITY

AGRICULTURE (A)

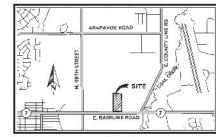
509°36'74 W 2543,22" (HASIS OF BEARINGS) COLORADO STATE HWY NO. 7 (BASELINE ROAD)

\$89° 36' 44"W 576.06'

SOUTH LINE OF THE SOUTHWEST BUARTER OF SECTION 38, TIN, RESW. 6TH P.M. MON. REC CATED 5 10 CE

SM COR NW 14 SETA SEC 86 CONDEST ADMINUM CAP RES

BAR GRITMON HER DATE VESSES



VICINITY MAP

SURVEYOR'S CERTIFICATE C CHRISTOPHER HI MEBISAIN, A DUBY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLONADO, DO LITERBY CERTIFY THAT THIS REPONUTING AWAP TRUBY AND CORRECT Y REPRESENSINE APONE DESCRIBED LEGAL DESCRIPTIONS FOR EACH PO OVERLAY ZONE DISPRICE.

CHRISTOPHER H. MESUVAIN

FOR AND OTHERALFICE KITCHICINEERING, L.C.

TARRETT ARCV OF LIB. DVCOL

BOARD OF TRUSTIES APPROVAL CERTIFICATE
THE REPORT ON NO WAS TO THE SHAPE OF THE TRUST SATEWAYS SOUTH ALMOMATIC NOT OF THE SHAPE AND A TRUST SATEWAYS ARE TO BE SHAPE AND A TRUST SATEWAYS ARE TO THE SHAPE AND A TRUST SATEWAYS ARE TO THE SATEWAY ARE TO THE SATEWAYS ARE TO THE SATEWAYS ARE TO THE SATEWAY. ADDITED AT THE REQUIAR ISSECIAL, MESTING OF THE BOARD OF TRUSTEES OF TRIE COLORADO, LET DICH.

MAYOR ALTES

CLERK & RECORDER CERTIFICATE

COUNTY OF

HEREBY CERTIFY THAT THIS POLICION NO WAR WAS FILED IN MY OFFICE ON THIS DWY OF I. A. C. A. C. WAS RECORDED AT RECIPE OF TOWER.

COUNTY CLERK AND RECORDER

GER III. DAVIAN TAFRIAD PAF CO ZUTES AN ETREMONEN SET A 100 моговорого и и и и и поворого и и

ZENNOSC ZUWYELNOYY IKNOLAYDA ATO METH FOR ONLING LINE LANGE HOLE LONG TEACH FIRE SHEATHFU GLISH

LOT TYPE	MINIMUM FOT STANDARDS		MINIMUM LOT SETBACKS (=T.)					
	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO OBUTTING STREET)	SIDE (TO) (TO)	REAR	HEIGHT
SINGLE FAMILY ALLEY LOAD	10	3,275	40 F. 10	4 q 47	ic.	1	PR1 2	69N. 321 63Z. U
	37. 2031 Et 2/8						AGC, +114	
PLANNING AREA 1 TEMPORARY USES	VC.	927,990	7R16.+200	314 - 55	PR1 . + 50*	SA.	P505 6007	49 N. 30 4021 33
	300 000 F) 003		A00 100	ACC - NO.	450 20		ACC -600	
ARCHBORNER BYTURE INCLUDING		103 VEHEV TEL	DIBIOSCIACH UN	CONTENTO	e Rost, spelikio	SEW THIS OUT IS	CEPT SPHEPS THE SE	F3/62/31.7

SHEET INDEX

1......COVER - PD PLANNING AREA 2......PD STANDARDS

PREPARED FOR

ISX MANAGEMENT 7353 SQUIH ALTON WAT



200 KALAMATH STREET DENVER, CO 80223 303.531.4905 www.peagroupeo.ee

ENG NEERING



PRO

MASTE

Ø S. 0 5 0 $\overline{\alpha}$

DRAWN BY: BEM HECKED BY: JP 8-2-2021 8-30-2021 8 8 2021

SHEET NAME

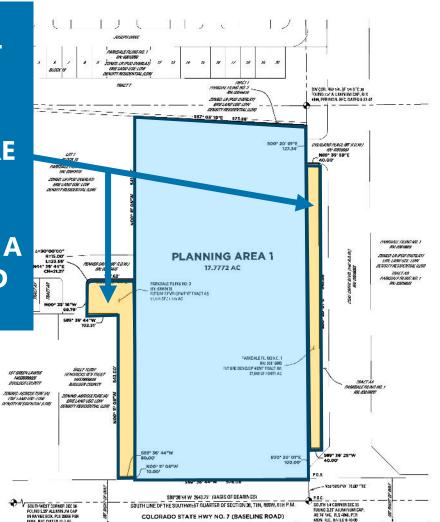
COVER SHEET

SHEET NUMBER 1 OF 2

PARKDALE MASTERS PROPERTY PLANNED DEVELOPMENT - DEVELOPMENT PLAN

LOCATED IN THE SOUTH HALF OF SECTION 36. TOWNSHIP 1 NORTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO AREA = 17.7772 ACRES PD-001390-2022

TWO ADJACENT FUTURE DEVELOPMENT TRACTS THAT ARE **A PART OF PARKDALE ARE PROPOSED TO BE A PART OF THIS PD**





Republication of the control of the	_ ZON
<u> </u>	- PRO
	— SECT
•	SECT
000	DOM:

LEGEND: VING BOUNDARY PERTY BOUNDARY TION LINE

TION CORNER POINT OF COMMENCEMENT P.O.B. POINT OF BEGINNING

01.14.2022 REVISION NO. DATE 06.13.2022 03.27.2023 04.27.2023 PRIPARID FOR OEO 2, LLC /353 SOUT FALTON W/

SHEET 3 OF 3

pcs group inc. 303,770.9FT 9CALE JOS NO BY. 1" = 100" D043-1532 BSS



KT ENGINEERING







TWO
ADJACENT
FUTURE
DEVELOPMENT
TRACTS THAT
ARE A PART OF
PARKDALE ARE
PROPOSED TO
BE A PART OF
THIS PD



ORIGINAL APPROVED PD

PROPOSED PD-DP

STANDARD TOWN ZONING

DIMENSIONAL STANDARDS SUMMARY CHART										
	MINIMUM LO	standards		minimum lot setbacks (ft.)						
LOT TYPE	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT		
SINGLE FAMILY ALLEY	32'	3,200	3,200 PRIN 10' PRIN 5' 10'	DDINI	10	51	PRIN 0'	PRIN 35'		
LOAD	37' CORNER LOTS			5'	ACC NA	ACC. NA				
PLANNING AREA 1	300 ¹	- 625,000 -	PRIN 200'	PRIN NA	PRIN 50'	NA NA	PRIN 500'	PRIN 35'		
TEMPORARY USES 1. AROVE-GRADE FEATURES INCLUDING	300' CORNER LOTS		ACC 100 ⁴	ACC NA	ACC 25'		ACC 500'	ACC, 30'		

^{1.} ABOVE-GRADE FEATURES INCLUDING EAVES, AND OVERLANGS ARE PERMITTED TO ENCROACH UP TO 2 FEET INTO THE FRONT, SIDE, AND REAR SETBACKS, EXCEPT WHERE THE SETBACK IS 0°, THEN NO ENCROAL-CMENT IS ALLOWED.

^{2.} WINDOW WELLS ARE PERMITTED TO ENCROACH UP TO 3 FEET INTO THE SIDE SETBACKS, EXCEPT WHERE THE SETBACK IS 0°, THEN NO ENCROACHMENT IS ALLOWED. WINDOW WELLS ARE REQUIRED TO HAVE A COVER.

DIMENSIONAL STANDARDS SUMMARY CHART										
	MINIMUM LOT STANDARDS			MINIMUM LOT SETBACKS (FT.)						
LOT TYPE	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT		
SINGLE FAMILY ALLEY	32'	2.800	PRIN 10'	PRIN 5'	10'	5'	PRIN 0'	PRIN 35' ACC. NA		
LOAD	37" CORNER LOTS	2,000	1 KIIV 10	TRIIN U	10		ACC NA			
PLANNING AREA 1 TEMPORARY USES	300'	625,000	PRIN 200'	PRIN NA	PRIN 50'	NA NA	PRIN 500'	PRIN 35'		
	300' CORNER LOTS		ACC 100	ACC NA	ACC 25'		ACC 500'	ACC. 30'		

^{1.} ABOVE-GRADE FEATURES INCLUDING EAVES, AND OVERHANGS ARE PERMITTED TO ENCROACH UP TO 2 FEET INTO THE FRONT, SIDE, AND REAR SETBACKS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCROAHCMENT IS ALLOWED.

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DIMENSIONAL STANDARDS SUMMARY CHART										
MINIMUM LOT STANDARDS				MINIMUM LOT SETBACKS (FT.)						
ZONE DISTRICT	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT		
MEDIUM DENSITY (MR)	20'	1,000 - 2,499 PRIN 15 ¹	DDIN 51	PRIN 5'	PDIA 51 101	10'	5' -	PRIN 0'	PRIN 35'	
	30' CORNER LOTS	1,000 - 2,499	PKIIN 10		10		ACC 51	ACC. 25'		



SUMMARY

- This PD-DP simply adds two tracts that were future development tracts, to include them in the Parkdale PD to ensure consistent development in this area.
- This is required to ensure all the lots are in the same zoning district.
- The Preliminary Plat for this area has already been unanimously approved by both the Planning Commission and the Board of Trustees.
- Staff has recommended approval based on review of the approval criteria.