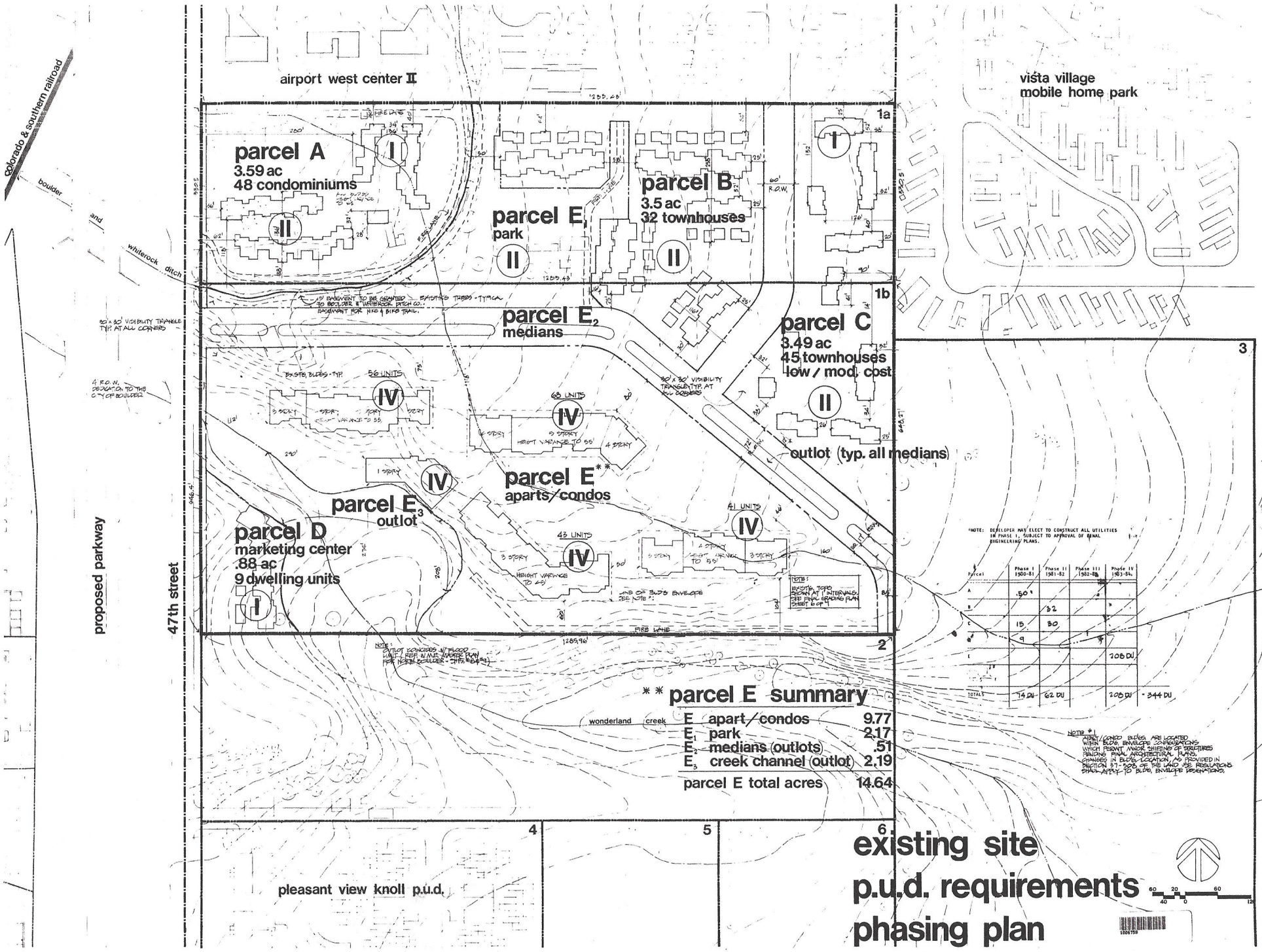

airport west center II
vista village
mobile home park
parcel A
3.59 ac
48 condominiums
parcel B
3.5 ac
32 townhouses
parcel E1
park
parcel E2
medians
parcel C
3.49 ac
45 townhouses
low / mod. cost
outlot (typ. all medians)
parcel E**
aparts/condos
parcel E3
outlot
parcel D
marketing center
.88 ac
9 dwelling units
** parcel E summary
E apart/condos 9.77
E1 park 2.17
E2 medians (outlots) .51
E3 creek channel (outlot) 2.19
parcel E total acres 14.64
wonderland creek
pleasant view knoll p.u.d.
existing site
p.u.d. requirements
phasing plan
proposed parkway
47th street
colorado & southern railroad
boulder and whiterock ditch
carl a. worthington partnership
Center Green Heights
Residential Development
47th Ave. North of Valmont
Boulder, Colorado
JLS Enterprises
Developer
3 of 7

.1981

Unofficial Copy

CENTER GREEN HEIGHTS

A SUBDIVISION OF A PART OF THE SW 1/4 OF SECTION 21, T1N, R70W OF THE 6th P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, J.L.S. ENTERPRISES, INC., A COLORADO CORPORATION, JOSEPH L. SANCHEZ, JR., FLOYD L. DENT, WANNA V. GEORGE (AKA WANNA V. DENT), AND JOHN R.GEORGE , ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO, AND LYING WITHIN THE EXTERIOR BOUNDARY OF CENTER GREEN HEIGHTS, A SUBDIVISION IN THE SW 1/4 OF SECTION 21, T1N, R70W, OF THE 6TH P.M., IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE W 1/4 CORNER OF SECTION 21, T1N, R70W OF THE 6TH P.M., THENCE $50^{0}06'50"E$, 662.76 FEET ALONG THE WEST LINE OF SAID SECTION 21, TO THE NW CORNER OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 21, THENCE $N89^{0}48'27"E$, 34.00 FEET ALONG THE NORTH LINE OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 21 TO THE TRUE POINT OF BEGINNING;

THENCE $N89^{0}48'27"E$, 1281.67 FEET TO THE NE CORNER OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 21;

THENCE $50^{0}08'59"E$, 979.74 FEET ALONG THE EAST LINE OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4, AND ALONG THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 21, TO THE SE CORNER OF THE NORTH 1/2 OF LOT 5, FERGUSON'S SUBDIVISION OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 21, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE $S89^{0}50'02"W$, 658.14 FEET TO THE SW CORNER OF THE NORTH 1/2 OF LOT 6, SAID FERGUSON'S SUBDIVISION;

THENCE $N0^{0}07'54"W$, 1.48 FEET TO THE SE CORNER OF THE NORTH 315.00 FEET OF LOT 8, SAID FERGUSON'S SUBDIVISION;

THENCE $S89^{0}49'31"W$, 624.13 FEET ALONG THE SOUTH LINE OF THE NORTH 315.00 FEET OF LOT 8, SAID FERGUSON'S SUBDIVISION, TO A POINT WHICH LIES EASTERLY, 34.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF SAID SECTION 21;

THENCE $N0^{0}06'50"W$, 977.77 FEET PARALLEL TO THE WEST LINE OF SAID SECTION 21, TO THE TRUE POINT OF BEGINNING.

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS "CENTER GREEN HEIGHTS", A SUBDIVISION OF A PART OF THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, AND DO HEREBY SET APART AND DEDICATE THE STREETS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER, AND DO HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "UTILITY EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL MUNICIPALLY OWNED AND/OR MUNICIPALLY FRANCHISED UTILITIES AND SERVICES, AND DO HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "SIDEWALK EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR SIDEWALK PURPOSES, AND DOES HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "EMERGENCY ACCESS EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR VEHICULAR AND PEDESTRIAN ACCESS BY FIRE, POLICE, AND OTHER EMERGENCY VEHICLES AND PERSONNEL, AND DO HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "DRAINAGE EASEMENT" AS EASEMENTS FOR STORM DRAINAGE PURPOSES.

IN WITNESS WHEREOF, JLS ENTERPRISES, INC., JOSEPH L. SANCHEZ, JR., FLOYD L. DENT, WANNA V. GEORGE (AKA WANNA V. DENT), JOHN R. GEORGE, HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS ____ DAY OF _____ A.D. 198__.

JLS ENTERPRISES, INC.

ATTEST: Bonnie L. Underwood — BONNIE L. UNDERWOOD, SECRETARY

BY: Joseph L. Sanchez Jr. — JOSEPH L. SANCHEZ, JR., PRESIDENT

Joseph L. Sanchez Jr. — JOSEPH L. SANCHEZ, JR.

Floyd L. Dent — FLOYD L. DENT

Wanna V. George — WANNA V. GEORGE

John R. George — JOHN R. GEORGE

STATE OF COLORADO } ss.
COUNTY OF BOULDER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOSEPH L. SANCHEZ, JR. AS PRESIDENT, BONNIE L. UNDERWOOD AS SECRETARY OF JLS ENTERPRISES, INC., AND BY JOSEPH L. SANCHEZ, JR., FLOYD L. DENT, WANNA V. GEORGE (AKA WANNA V. DENT), AND JOHN R.GEORGE THIS 28th DAY OF July, A.D. 1981.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 7-30-83

Sandra M. Moore — NOTARY PUBLIC

NOTES: BEARINGS REFER TO THE WEST LINE OF SECTION 21 AS BEARING $N0^{0}06'50"W$ TO OBTAIN TRUE MERIDIAN. ROTATE BEARINGS $0^{0}03'00"$ CLOCKWISE.

OUTLOTS A,B,C,&D TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.

THE AREA DESIGNATED "OUTLOT E" IS HEREBY TRANSFERRED AND CONVEYED OUTRIGHT AND IN FEE SIMPLE TO THE CITY OF BOULDER, THE SAME MAY BE PUT TO USE BY THE CITY OF BOULDER FOR STREET AND ACCESS PURPOSES WHEN THE CITY, IN ITS SOLE AND ABSOLUTE DISCRETION, DETERMINES SUCH TO BE IN PUBLIC INTEREST.

APPROVALS

Charles Heller — DIRECTOR OF PUBLIC WORKS

Charles Heller — DIRECTOR OF PUBLIC UTILITIES

D. Michael Sarnat — DIRECTOR OF PARKS AND RECREATION

Thomas K. Theule — MOUNTAIN BELL

Everett D. Ford — PUBLIC SERVICE COMPANY

Charles Ramseyer — BOULDER & WHITEROCK DITCH & RESERVOIR CO.

ADDITIONAL EASEMENTS:

Easements for Utility Services, over the following described portions of this plat, are incorporated into the DEDICATION hereon:

1. All of Block 2 and Block 3 except Lots 1-33, Block 2 and Lots 1-46, Block 3.

PLANNING BOARD CERTIFICATE

APPROVED THIS 25TH DAY OF AUGUST A.D., 198_.

Wallace D. Fisher — CITY PLANNING BOARD OF THE CITY OF BOULDER, COLORADO CHAIRMAN

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY OF BOULDER, A MUNICIPAL CORPORATION IN THE COUNTY OF BOULDER, STATE OF COLORADO, BY ITS MAYOR DULY AUTHORIZED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOULDER THEREFORE ON THE DAY OF A.D. 198 , HEREBY ADOPTS THIS PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR THE PURPOSE THEREON INDICATED.

IN WITNESS WHEREOF THE SAID CITY OF BOULDER HAS CAUSED ITS SEAL TO BE HEREUNTO AFFIXED BY ITS MAYOR, THIS _____ DAY OF _____ A.D., 198_.

CITY OF BOULDER COLORADO SEAL COLORADO

Ruth A. Correll — MAYOR

Cathie L. Fire — DIRECTOR OF FINANCE AND RECORD EX OFFICIO CITY CLERK

SURVEYOR'S CERTIFICATE

I, CHOL J. GREMILLION, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "CENTER GREEN HEIGHTS" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION.

Chol J. Gremillion — COLORADO REGISTERED LAND SURVEYOR NO. 5415

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF BOULDER }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:40 O'CLOCK P M. THIS 2nd DAY OF September A.D., 198_, AND IS RECORDED IN PLAN FILE P-11 F-3 # 41-43

FEES 30.00 PAID

Film 1178
Recp # 462278

Charlotte Houston — CLERK AND RECORDER

BY Marie B. Ardelt — DEPUTY

SHEET 1 of 3

P-11 F-3 # 41 (1 of 3)

Unofficial Copy

SCALE: 1" = 40'

UNPLATTED

WEST LINE SECTION 21

47TH. ST.

SW. CORNER N½, NW¼, SW¼, SECTION 21, T1N, R70W, 6TH. P.M.

WEST ¼ CORNER SECT. 21, T1N R70W OF THE 6TH. P.M.

SIDEWALK EASEMENT

EMGCY. ACCESS & UTILITY EASEMENT

BLOCK 4

BLOCK 5

BLOCK 6

BLOCK 1

BLOCK 2

WONDERLAND CREEK DRAINAGE EASEMENT

FRANKLIN DRIVE

BOULDER & WHITE ROCK DITCH

EMERGENCY ACCESS & UTILITY EASEMENT

AIRPORT WEST CENTER II

NORTH LINE LOT 7 FERGUSON'S

SOUTH LINE NORTH 315.00' LOT 8 FERGUSONS

OUTLOT D

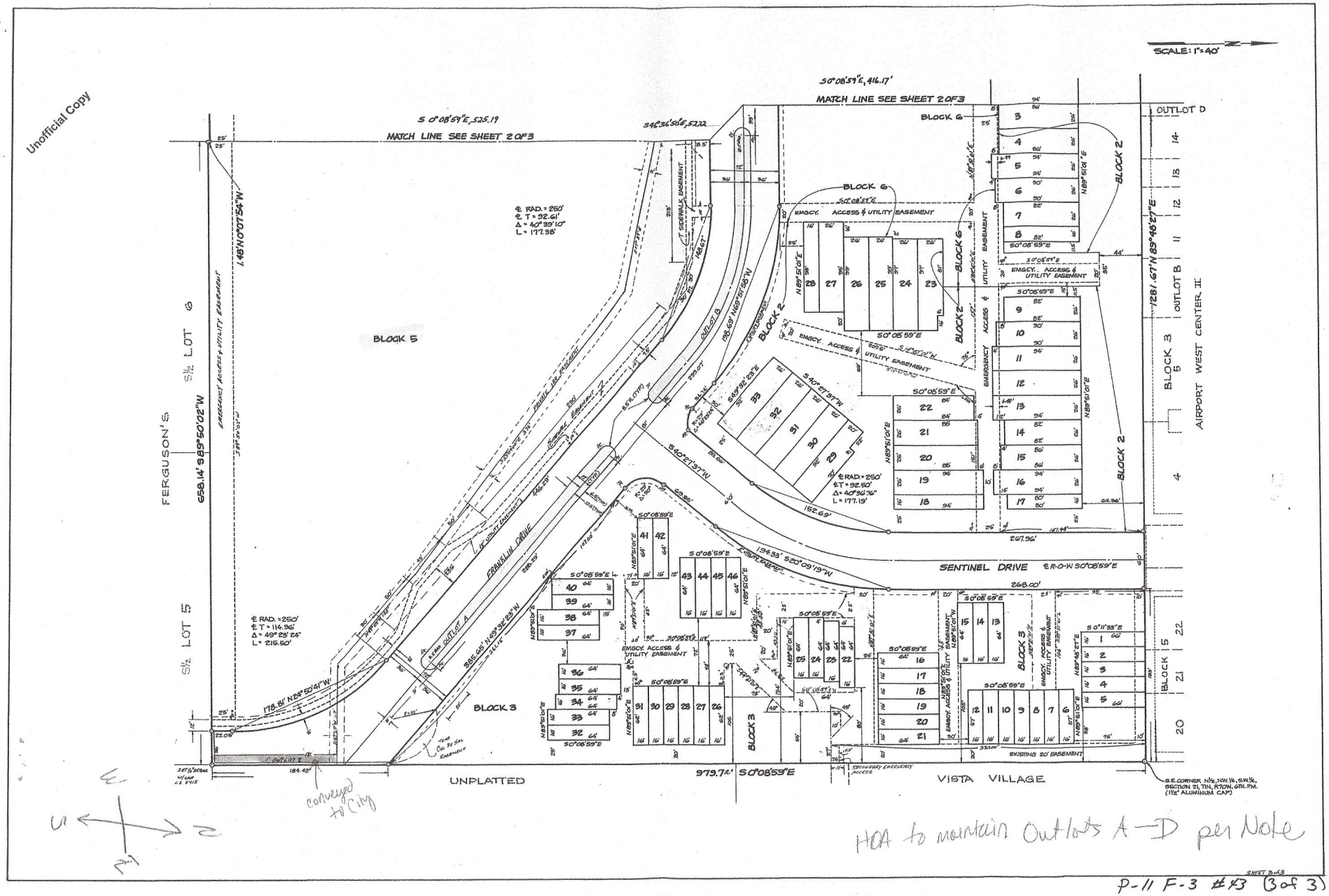
MATCH LINE SEE SHEET 3 OF 3

Center Green Park Area

SHEET 2 of 3

P-11 F-3 #92 (2 of 3)

Unofficial Copy



P-11 F-3 #13 (3 of 3)

FILM1178

SUBDIVISION AGREEMENT

THIS AGREEMENT, made this 14th day of August, 19 81. by and between J.L.S. ENTERPRISES, INCORPORATED, a Colorado Corporation, hereinafter referred to as "Subdivider," and the City of Boulder, a Colorado municipal corporation, hereinafter referred to as "City."

WITNESSETH:

Unofficial Copy

WHEREAS, Subdivider is interested in obtaining approval from the City of a Subdivision to be known as CENTER GREEN HEIGHTS, located in the City of Boulder, State of Colorado, according to the recorded plat thereof;

WHEREAS, the City is interested in ensuring that certain things will be accomplished by Subdivider in order to protect the public health, safety, and welfare;

COVENANTS:

NOW, THEREFORE, in consideration of the recitals, promises, and covenants herein set forth, and other good and valuable consideration herein receipted for, the parties agree as follows:

1. A) Subdivider shall be responsible for the installation, in accordance with City specifications, and policies, of all public improvements as shown on the approved engineering plans of the Subdivision, including those public improvements that may be required by the Office of the Director of Public Works and impact the Subdivision as a result of impending development of the southerly adjacent parcel currently known as Cattail Cove, any existing agreements between Subdivider and others to the contrary not withstanding. Said plans shall be on file with the City and shall reflect the development of said Subdivision. Said plans include water and sewer systems, surface improvement systems, drainage and channel improvement systems, and any other public improvement. Subdivider shall provide a guarantee for said improvements.

B) The guarantee is to be in the form of a letter of credit from a bank or a guarantee letter from a lender, in a form satisfactory to the Office of the City Attorney. Further, this guarantee shall be received and approved by the City prior to the recording of subject subdivision plat.

Recorded 12:09 PM On SEP 2 1981
462279
Reception No. Charlotte Houston, Boulder County Recorder

If the construction of the public improvements is not completed and paid for by Subdivider in accordance with the provisions and specifications of the approved engineering plans, the City may, in its absolute discretion, at any time, complete said construction or cause the same to be done and pay outstanding claims and bills incurred in completing the improvements, and the City shall have full power and authority to use all, or any part, of the escrow fund or the guarantee furnished for paying for such construction. Any and all amounts needed above the estimated cost for such improvements shall be paid by the Subdivider. If, and when, Subdivider constructs all, or a part, of the improvements and the same have been paid for, the City of Boulder may reduce the amount of the guarantee required pursuant to Section 32-405 of the Revised Code of the City of Boulder. Said guarantee may be reduced to an amount equal to the then estimated cost of the uncompleted work, as determined by the City Engineer, City of Boulder, Colorado.

Unofficial Copy

C) Whereas Subdivider shall be responsible for the installation of all public improvements in accordance with the aforementioned approved engineering plans, Subdivider hereby agrees to indemnify and hold harmless the City and its past, present, and future employees, officers, and agents from any and all claims arising from the construction of improvements referred to herein. Subdivider hereby agrees to indemnify and hold harmless the City and its past, present, and future employees, officers, and agents from any and all claims arising from the City's inspection or failure to inspect the plans, specifications, and construction referred to herein. Subdivider hereby agrees to pay to the City all damages, costs, and reasonable attorneys fees incurred by the City and its employees, officers, and agents in defending said claims.

D) Upon completion of all improvements within subject subdivision in accordance with the aforementioned approved engineering plans, Subdivider shall request inspection and acceptance of said improvements to the office of the Director of Public Works, City of Boulder, Colorado. Within a reasonable time of the request, the City shall prepare a letter of acceptance of the public improvements or a list of deficiencies preventing said acceptance. Upon final acceptance in writing of said improvements by the City Engineer, Subdivider shall provide a two year warranty of the improvements commencing at the time of said acceptance. The warranty shall be limited to system failures of the imporvements as determined by the City Engineer.

Subdivider shall provide for all repairs to said improvements as determined by the City Engineer and at no cost to the City.

2. Subdivider agrees to the following conditions and restrictions on the development of subject subdivision, and, in the event Subdivider is not the developer of the lots contained therein, Subdivider agrees to inform his successors in interest and/or assigns of the following:

A) Subdivider or assigns shall maintain all drainage systems within the boundaries of subject subdivision. This maintenance shall be in the form of a homeowners association maintenance program or other instrument which ensures this process. Further, City shall be held harmless from any damage as a result of any drainage problems which may occur within subject subdivision.

Unofficial Copy

B) All conditions of the Planned Unit Development of subject property as approved by the Planning Department, City of Boulder, Colorado, shall apply to the development of CENTER GREEN HEIGHTS.

3. Subdivider agrees to pay to the City, engineering inspection fees prior to the recording of subject subdivision plat. Such fees shall be charged at the then current rates as set by the Director of Public Works, City of Boulder.

4. Prior to the recording of subject subdivision plat, Subdivider shall pay all processing and recording fees as determined by the City Engineer.

5. Prior to the recording of subject subdivision plat, Subdivider shall pay all water and/or sanitary sewer system front-foot assessments to the City as determined by the Director of Utilities, City of Boulder, Colorado.

6. It is hereby understood that the proposed bikeway shall be constructed by the owner of Lot 1 when requested by the City, and shall be a City approved design.

7. If, at any time, any part hereof has been breached by Subdivider, the City may withhold approval of any or all building permits, applied for in the subdivision until the breach or breaches has or have been cured.

8. This agreement shall be enforced, if not completed sooner, for the lives of JOSEPH L. SANCHEZ and Robert Westdyke (City Manager, City of Boulder, Colorado) plus twenty years and three hundred sixty-four days.

9. This agreement shall be recorded and its covenants shall fun with the land, and shall bind the parties' assigns and successors in interest and title.

CITY OF BOULDER, COLORADO

BY: _____
City Manager

ATTEST:

_____
Director of Finance and Records
Ex-officio City Clerk

Unofficial Copy

_____
Joseph L. Sanchez, President
J.L.S. Enterprises, Incorporated

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 14th day of August, 19 81, by Joseph L. Sanchez.

Witness my hand and official seal.

My commission expires 07-22-84.

_____
Notary Public

NOTARY SEAL

FILM 1268 Recorded 12:39 PM On AUG 30 1983

572073

Reception No. Charlotte Houston, Boulder County Recorder

Center Green Heights Replat A Agmt 4-1

SUBDIVISION AGREEMENT

THIS AGREEMENT, made this 8th day of August, 1983, by and between J.L.S. Enterprises, Inc., hereinafter referred to as "Subdivider", and the City of Boulder, a Colorado municipal corporation hereinafter referred to as "City".

WHEREAS, Subdivider is the owner of the property more particularly described in Exhibit "A" and is interested in obtaining approval from the City of a subdivision to be known as Replat of Blocks 1, 2, 3, and 6 of Center Green Heights, or said described property;

Unofficial Copy

WHEREAS, the City is interested in ensuring that certain things will be accomplished by Subdivider in order to protect the public health, safety, and welfare;

Covenants

1. This agreement shall be recorded and its covenants shall be binding upon the parties hereto, and upon their heirs, successors and/or assigns.

2. The subdivision agreement for Center Green Heights previously recorded on September 2, 1981 on Film 1178, Reception No. 462279, in the office of the Boulder County Recorder, shall remain binding on this replat.

3. Subdivider agrees to the following conditions and restrictions on the development of this subdivision, and, in the event Subdivider is not the developer of the lots contained therein, Subdivider agrees to inform his successors in interest and/or assigns of the following:

A. Subdivider shall pay all processing and recording fees prior to the recording of subject subdivision plat as determined by the City Engineer.

B. Drainage is to be conveyed off-site in an historic manner that will not affect neighboring properties adversely. The City shall be held harmless by Subdivider from any damage to any property as a result of drainage problems which may occur within this subdivision.

C. Unnecessary existing water and sanitary sewer service lines shall be properly abandoned according to City utility standards prior to issuance of building permits in Blocks 2 and 3. Relocation of existing utilities, and all construction of new utilities for all blocks, shall occur as shown on the approved engineering plans and on a schedule concurrent with construction on Block 1.

Unofficial Copy

4. If, at any time, any part thereof has been breached by Subdivider, the City may withold approval of any or all building permits applied for in the subdivision until breach has or breaches have been cured.

5. If it shall be determined that this agreement creates an interest in land, that interest shall vest, if at all, within the lives of Joseph L. Sanchez, Jr. and Robert Westdyke (City Manager, City of Colorado) plus twenty years and three hundred sixty four days.

CITY OF BOULDER, COLORADO

BY: _____
City Manager

Attest:

_____
Director of Finance and Record
Ex-officio City Clerk

BY: _____
Joseph L. Sanchez, Jr.
President, J.L.S. Enterprises, Inc.

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 8th day of August 1983, by Joseph L. Sanchez, Jr.

WITNESS MY HAND AND NOTARIAL SEAL.

My commission expires: May 10, 1986.

Unofficial Copy

KRISTINE RASMUSSEN NOTARY PUBLIC STATE OF COLORADO

Kristine Rasmussen
Notary Public

1871 Folsom Boulder CO
Address

(SEAL)

EXHIBIT "A"

IN THE SW 1/4 OF SECTION 21, T1N, R70W, OF THE 6TH P.M., IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE W 1/4 CORNER OF SECTION 21, T1N, R70W OF THE 6TH P.M., THENCE S0°06'50"E, 662.76 FEET ALONG THE WEST LINE OF SAID SECTION 21, TO THE NW CORNER OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 21, THENCE N89°48'27"E, 34.00 FEET ALONG THE NORTH LINE OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 21 TO THE TRUE POINT OF BEGINNING;

THENCE N89°48'27"E, 1281.67 FEET TO THE NE CORNER OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 21;

THENCE S00°08'59"E, 795.32 FEET ALONG THE EAST LINE OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4, AND ALONG THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 21;

THENCE N49°32'23"W, 385.65 FEET ALONG THE NORTH RIGHT-OF-WAY OF FRANKLIN DRIVE;

THENCE CONTINUING N49°32'23"W, 109.99 FEET;

THENCE ALONG THE NORTH RIGHT-OF-WAY OF FRANKLIN DRIVE THE FOLLOWING COURSES AND DISTANCES:

THENCE N49°32'23"W, 34.74 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE WHOSE RADIUS IS 286.00 FEET AND WHOSE DELTA ANGLE IS 40°39'10", 202.92 FEET; THENCE S89°48'27"W, 670.40 FEET TO A POINT OF CURVATURE TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE WHOSE RADIUS IS 28.94 FEET AND WHOSE DELTA ANGLE IS 50°57'28", 25.74 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF 47TH STREET; THENCE N00°06'50"W, 370.06 FEET ALONG THE EAST RIGHT-OF-WAY OF 47TH STREET TO THE POINT OF BEGINNING.

SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS "REPLAT OF BLOCKS 1,2,3, AND 6 OF CENTER GREEN HEIGHTS", A SUBDIVISION OF A PART OF THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

Unofficial Copy

REPLAT OF BLOCKS 1,2,3 and 6 OF CENTER GREEN HEIGHTS

A SUBDIVISION IN THE SW1/4 OF SECTION 21, T1N, R 70W OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

Area = 13.5309 ac.

Sheet 1 of 2

Unofficial Copy

NOTES: BEARINGS REFER TO THE WEST LINE OF SECTION 21 AS BEARING N0°06'50"W TO OBTAIN TRUE MERIDIAN, ROTATE BEARINGS 0°03'00" CLOCKWISE.

ALL UTILITY EASEMENTS OF RECORD IN BLOCKS 1,2,3, AND 6 OF CENTER GREEN HEIGHTS AS RECORDED IN BOULDER COUNTY RECORDS AT P-11, F-3 ARE VACATED BY THIS PLAT.

UTILITY EASEMENTS DEDICATED BY THIS PLAT MAY COVER PART OR ALL OF THE VACATED UTILITY EASEMENTS.

BLOCKS 2 AND 3 TO BE OWNED BY HOMEOWNERS' ASSOCIATION EXCEPT FOR PLATTED LOTS.

ADDITIONAL EASEMENTS:
EASEMENTS FOR UTILITY SERVICES, OVER THE FOLLOWING DESCRIBED PORTIONS OF THIS PLAT, ARE INCORPORATED INTO THE "DEDICATION" HEREON:

1. ALL OF BLOCK 2 AND BLOCK 3 EXCEPT LOTS 1-32, BLOCK 2 AND LOTS 1-47, BLOCK 3.
2. THE EASEMENTS SHOWN AS OPEN SPACE/PEDESTRIAN/BICYCLE ACCESS EASEMENTS ARE GRANTED TO THE CITY OF BOULDER PUBLIC USE.

SURVEYOR'S CERTIFICATE

I, JAMES D. SMITH, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "REPLAT OF BLOCKS 1,2,3, AND 6 OF CENTER GREEN HEIGHTS" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION, AND HAS BEEN PREFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

JAMES D. SMITH
CO. REGISTERED LAND SURVEYOR NO. 7017

FLOODPLAIN: SITE IS NOT WITHIN CURRENT LIMITS OF ANY FLOODPLAIN AS OF THIS DATE, AND IS SUBJECT TO CHANGE AT A FUTURE DATE.

APPROVED THIS 15th DAY OF AUGUST A.D., 1983

MAYOR

DIRECTOR OF FINANCE AND RECORD EX OFFICIO CITY CLERK

APPROVALS

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

DIRECTOR OF PUBLIC WORKS AND UTILITIES

DIRECTOR OF REAL ESTATE AND OPEN SPACE

MOUNTAIN STATES TELEPHONE COMPANY

PUBLIC SERVICE COMPANY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, J.L.S. ENTERPRISES, INC., A COLORADO CORPORATION, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO, AND LYING WITHIN THE EXTERIOR BOUNDARY OF REPLAT OF BLOCKS 1,2,3, AND 6 OF CENTER GREEN HEIGHTS, A SUBDIVISION IN THE SW ¼ OF SECTION 21, T1N, R70W, OF THE 6TH P.M., IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE W ¼ CORNER OF SECTION 21, T1N, R70W OF THE 6TH P.M., THENCE S0°06'50"E, 662.76 FEET ALONG THE WEST LINE OF SAID SECTION 21, TO THE NW CORNER OF THE S ½ OF THE NW ¼ OF THE SW ¼ OF SAID SECTION 21, THENCE N89° 48'27"E. 34.00 FEET ALONG THE NORTH LINE OF THE S ½ OF THE NW ¼ OF THE SW ¼ OF SAID SECTION 21 TO THE TRUE POINT OF BEGINNING;

THENCE N89°48'27"E, 1281.67 FEET TO THE NE CORNER OF THE S ½ OF THE NW ¼ OF THE SW ¼ OF SAID SECTION 21;

THENCE S 00°08'59"E, 795.32 FEET ALONG THE EAST LINE OF THE S ½ OF THE NW ¼ OF THE SW ¼, AND ALONG THE EAST LINE OF THE SW ¼ OF THE SW ¼ OF SAID SECTION 21;

THENCE N49°32'23"W, 385.65 FEET ALONG THE NORTH RIGHT-OF-WAY OF FRANKLIN DRIVE;

THENCE CONTINUING N49°32'23"W, 109.99 FEET;

THENCE ALONG THE NORTH RIGHT-OF-WAY OF FRANKLIN DRIVE THE FOLLOWING COURSES AND DISTANCES;

THENCE N49°32'23"W, 34.74 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE WHOSE RADIUS IS 286.00 FEET AND WHOSE DELTA ANGLE IS 40°33'10", 202.92 FEET; THENCE S89°48'27"W, 670.40 FEET TO A POINT OF CURVATURE TO THE RIGHT;
THENCE ALONG THE ARC OF SAID CURVE WHOSE RADIUS IS 28.94 FEET AND WHOSE DELTA ANGLE IS 50°57'28", 25.74 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF 47TH STREET; THENCE N00°06'50"W, 370.06 FEET ALONG THE EAST RIGHT-OF-WAY OF 47TH STREET TO THE POINT OF BEGINNING.

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS " REPLAT OF BLOCKS 1,2,3, AND 6 OF CENTER GREEN HEIGHTS", A SUBDIVISION OF A PART OF THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, AND DO HEREBY SET APART AND DEDICATE THE STREETS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER, AND DO HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "UTILITY EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL MUNICIPALLY OWNED, PERMITTED AND/OR FRANCHISED UTILITIES AND SERVICES, AND DO HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "SIDEWALK EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR SIDEWALK PURPOSES, AND DOES HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "EMERGENCY ACCESS EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR VEHICULAR AND PEDESTRIAN ACCESS BY FIRE, POLICE, AND OTHER EMERGENCY VEHICLES AND PERSONNEL, AND DO HERBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "DRAINAGE EASEMENT" AS EASEMENTS FOR STORM DRAINAGE PURPOSES.

IN WITNESS WHEREOF, J.L.S. ENTERPRISES, INC., HAS CAUSED THEIR NAME TO BE HEREUNTO SUBSCRIBED THIS 12th DAY OF _____ A.D. 198__.

J.L.S. ENTERPRISES, INC.

ATTEST _____ BY: _____
DIXIE SEABERN, SECRETARY — JOSEPH L. SANCHEZ, JR., PRESIDENT

STATE OF COLORADO)
) SS.
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOSEPH L. SANCHEZ, JR. AS PRESIDENT, AND DIXIE SEABERN AS SECRETARY OF J.L.S. ENTERPRISES, INC. THIS 12th DAY OF _____ A.D. 198_

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS.
COUNTY OF BOULDER)

I HERBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 12:38 O'CLOCK P.M. THIS 30th DAY OF August A.D., 198_ AND IS RECORDED IN PLAN FILE P-14 F-2 #17 & #18

FEES $20.00 PAID

Film 1268
Recp # 57207

CLERK AND RECORDER

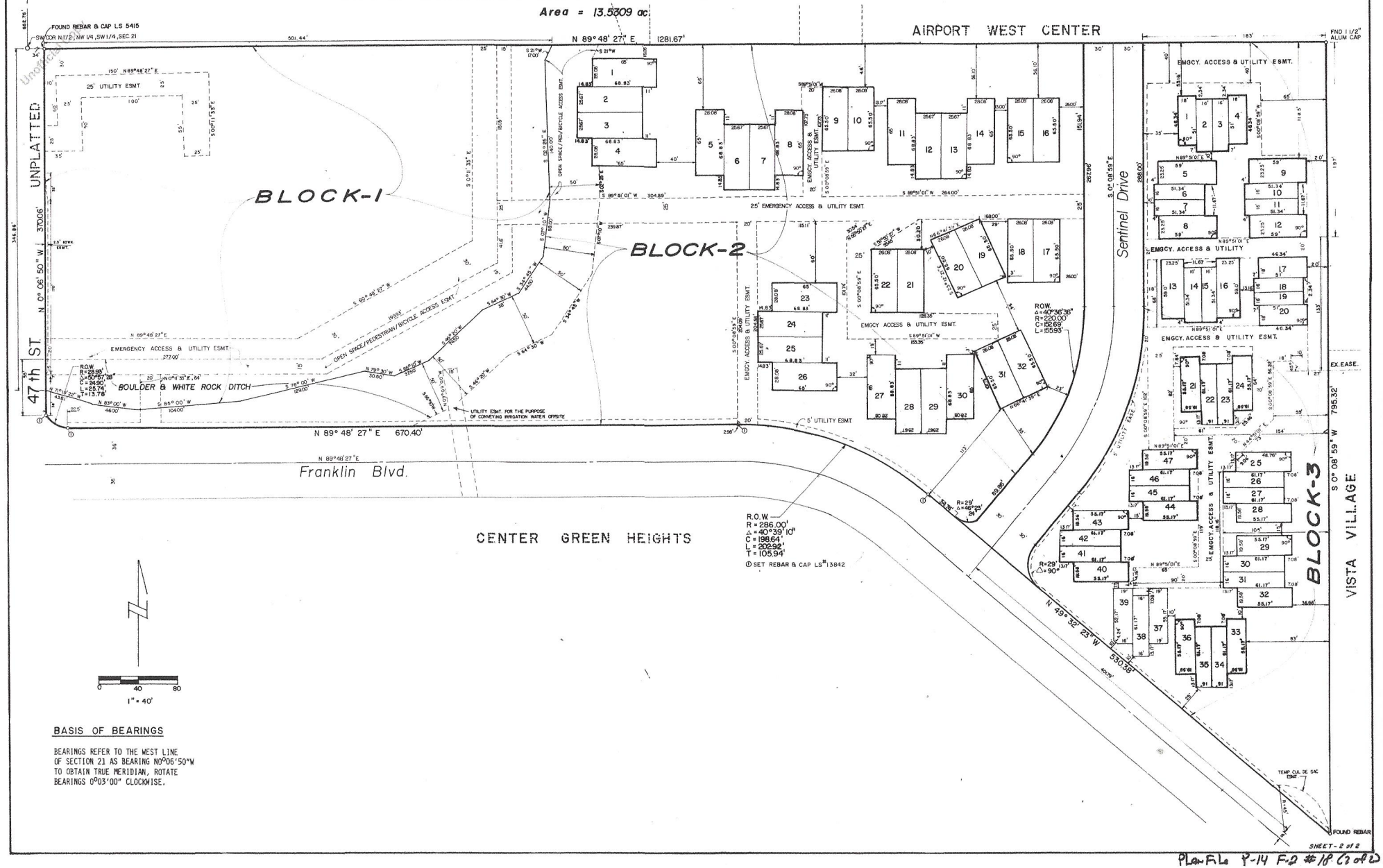
BY: _____
DEPUTY

PLANFILE P-14 F-2 #17 (1 of 2)

REPLAT OF BLOCKS 1,2,3 and 6 OF CENTER GREEN HEIGHTS

A SUBDIVISION IN THE SW1/4 OF SECTION 21, T1N, R70W OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

Area = 13.5309 ac



BASIS OF BEARINGS

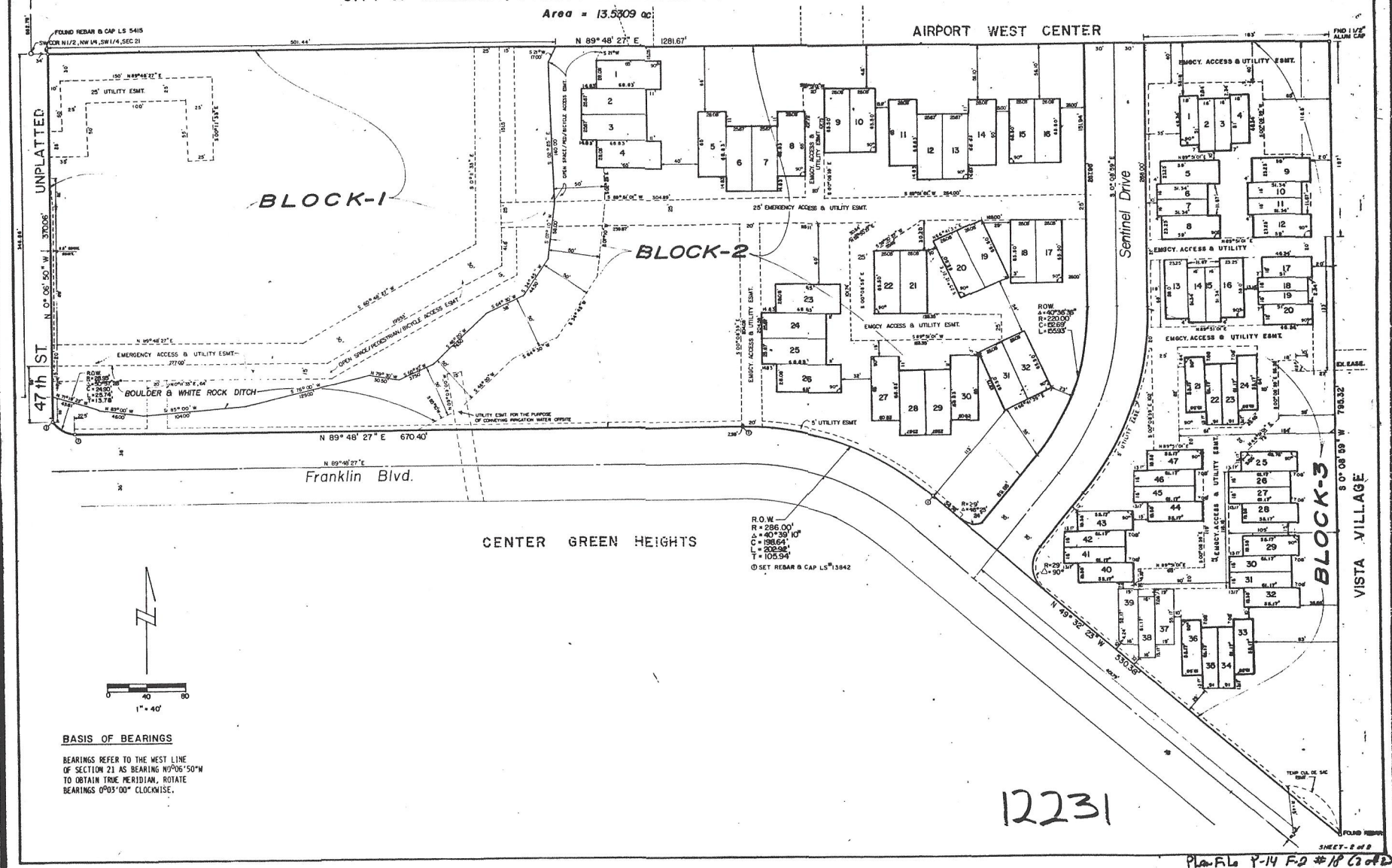
BEARINGS REFER TO THE WEST LINE OF SECTION 21 AS BEARING N0°06'50"W TO OBTAIN TRUE MERIDIAN, ROTATE BEARINGS 0°03'00" CLOCKWISE.

Plan File P-14 F.2 #18 (2 of 2)

REPLAT OF BLOCKS 1,2,3 and 6 OF CENTER GREEN HEIGHTS

A SUBDIVISION IN THE SW1/4 OF SECTION 21, T1N, R70W OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

Area = 13.5309 ac.

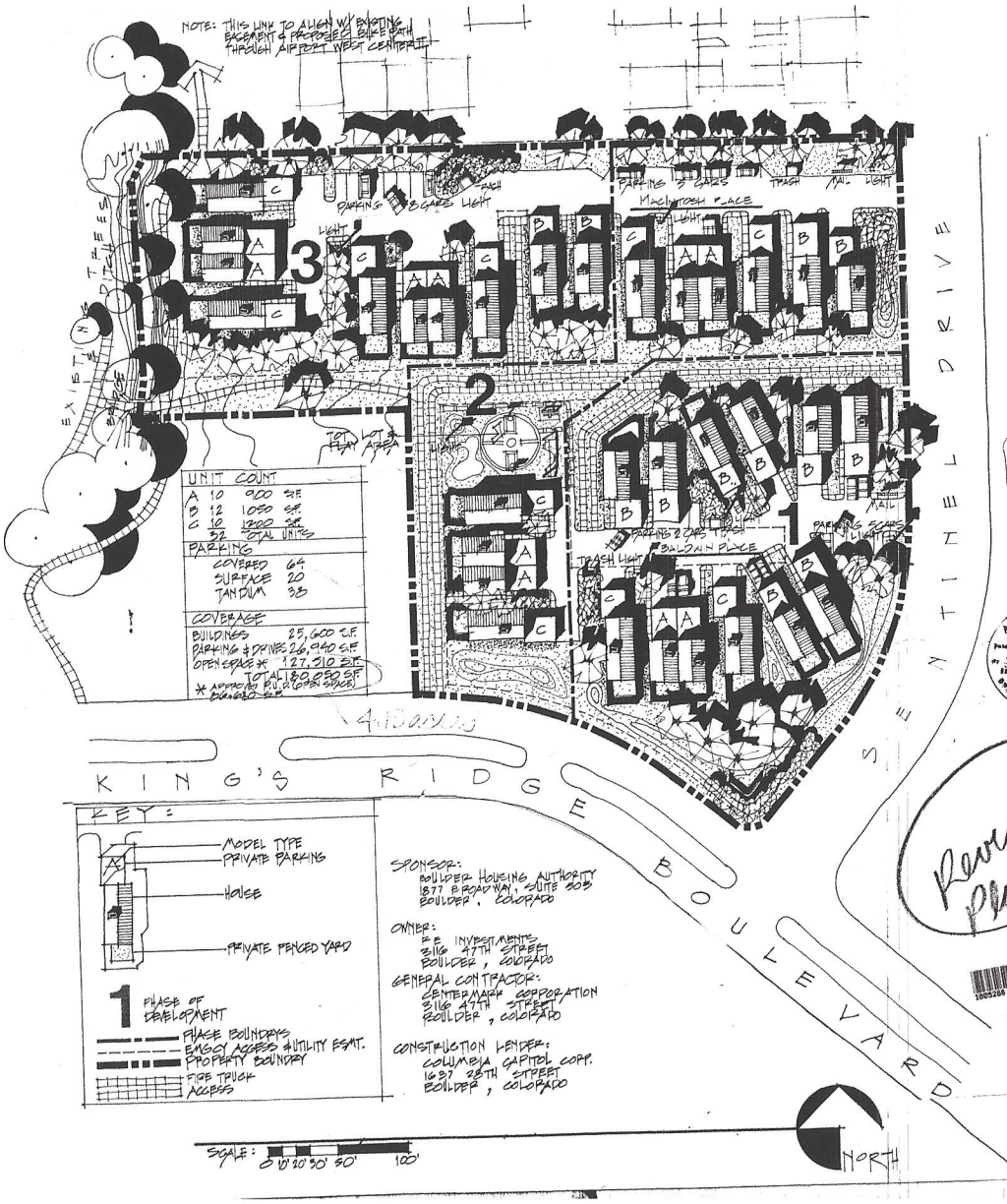


BASIS OF BEARINGS

BEARINGS REFER TO THE WEST LINE OF SECTION 21 AS BEARING N0°06'50"W TO OBTAIN TRUE MERIDIAN, ROTATE BEARINGS 0°03'00" CLOCKWISE.

12231

Plan File Y-14 F.2 #18 (2 of 2)



UNIT COUNT		
A	10	900 S.F.
B	12	1050 S.F.
C	10	1200 S.F.
	32	TOTAL UNITS

PARKING	
COVERED	64
SURFACE	20
TANDUM	33

COVERAGE	
BUILDINGS	25,600 S.F.
PARKING & DRIVES	26,940 S.F.
OPEN SPACE *	127,210 S.F.
TOTAL	180,250 S.F.

* APPROX. 80% OPEN SPACE

KEY:

- MODEL TYPE
- PRIVATE PARKING
- HOUSE
- PRIVATE FENCED YARD
- 1 PHASE OF DEVELOPMENT
- PHASE BOUNDARYS
- EMERGY ACCESS & UTILITY ESMT.
- PROPERTY BOUNDRY
- FIRE TRUCK ACCESS

SPONSOR:
BOULDER HOUSING AUTHORITY
1877 BROADWAY, SUITE 203
BOULDER, COLORADO

OWNER:
R.E. INVESTMENTS
3116 47TH STREET
BOULDER, COLORADO

GENERAL CONTRACTOR:
CENTERMARK CORPORATION
3116 47TH STREET
BOULDER, COLORADO

CONSTRUCTION LENDER:
COLUMBIA CAPITOL CORP.
1637 28TH STREET
BOULDER, COLORADO

OWNER: R.E. INVESTMENTS 3116 47th ST. BOULDER CO.
DESIGNER: CENTERMARK CORP. 3116 47th ST. BOULDER CO.

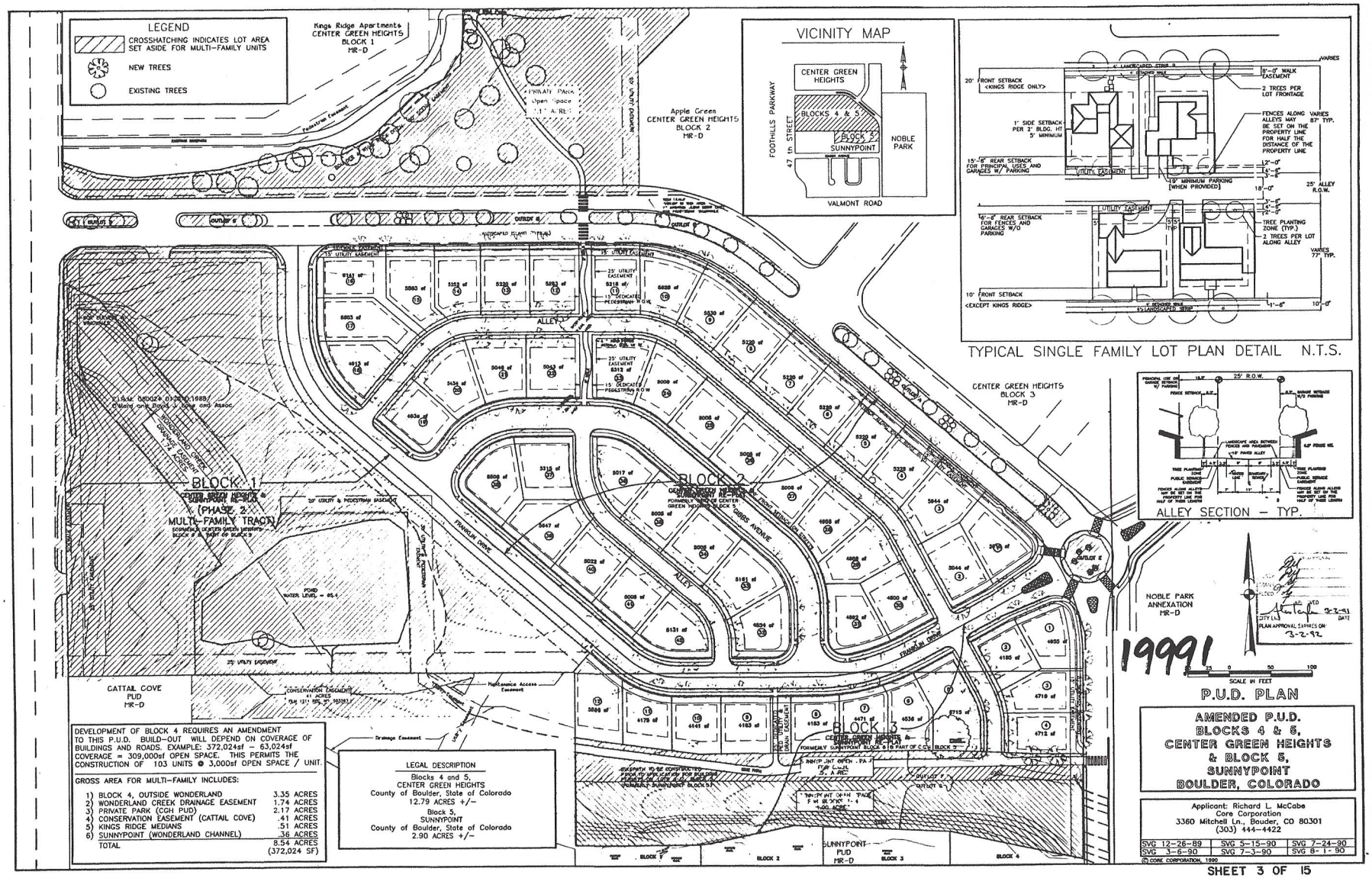
Provide 2-hr walls back-to-back on 1B. No openings

CHECKED MAY 18 1987
11-14-86

Revised Plan Set

Apple Green

SITE PLAN
PRELIMINARY LANDSCAPE


LEGEND
CROSSHATCHING INDICATES LOT AREA SET ASIDE FOR MULTI-FAMILY UNITS
NEW TREES
EXISTING TREES
Kings Ridge Apartments
CENTER GREEN HEIGHTS
BLOCK 1
MR-D
Apple Green
CENTER GREEN HEIGHTS
BLOCK 2
MR-D
VICINITY MAP
CENTER GREEN HEIGHTS
BLOCKS 4 & 5
BLOCK 5
SUNNYPOINT
NOBLE PARK
FOOTHILLS PARKWAY
47 th STREET
VALMONT ROAD
TYPICAL SINGLE FAMILY LOT PLAN DETAIL N.T.S.
20' FRONT SETBACK <KINGS RIDGE ONLY>
1' SIDE SETBACK PER 2' BLDG. HT 5' MINIMUM
15'-8" REAR SETBACK FOR PRINCIPAL USES AND GARAGES W/ PARKING
19' MINIMUM PARKING (WHEN PROVIDED)
25' ALLEY R.O.W.
FENCES ALONG ALLEYS MAY BE SET ON THE PROPERTY LINE FOR HALF THE DISTANCE OF THE PROPERTY LINE
2 TREES PER LOT FRONTAGE
6'-2" REAR SETBACK FOR FENCES AND GARAGES W/O PARKING
TREE PLANTING ZONE (TYP.)
2 TREES PER LOT ALONG ALLEY
10' FRONT SETBACK <EXCEPT KINGS RIDGE>
ALLEY SECTION - TYP.
CENTER GREEN HEIGHTS
BLOCK 3
MR-D
NOBLE PARK
ANNEXATION
MR-D
BLOCK 1
CENTER GREEN HEIGHTS & SUNNYPOINT RE-PLAT
(PHASE 2)
MULTI-FAMILY TRACT
BLOCK 2
CENTER GREEN HEIGHTS & SUNNYPOINT RE-PLAT
BLOCK 3
CENTER GREEN HEIGHTS & SUNNYPOINT RE-PLAT
CATTAIL COVE
PUD
MR-D
SUNNYPOINT
PUD
MR-D
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
FRANKLIN DRIVE
DARRS AVENUE
ALLEY
SCALE IN FEET
P.U.D. PLAN
AMENDED P.U.D.
BLOCKS 4 & 5,
CENTER GREEN HEIGHTS
& BLOCK 5,
SUNNYPOINT
BOULDER, COLORADO
Applicant: Richard L. McCabe
Core Corporation
3360 Mitchell Ln., Boulder, CO 80301
(303) 444-4422
SVG 12-26-89
SVG 5-15-90
SVG 7-24-90
SVG 3-6-90
SVG 7-3-90
SVG 8-1-90
© CORE CORPORATION, 1990
19991
PLAN APPROVAL EXPIRES ON: 3-2-92
DEVELOPMENT OF BLOCK 4 REQUIRES AN AMENDMENT TO THIS P.U.D. BUILD-OUT WILL DEPEND ON COVERAGE OF BUILDINGS AND ROADS. EXAMPLE: 372,024sf - 63,024sf COVERAGE = 309,000sf OPEN SPACE. THIS PERMITS THE CONSTRUCTION OF 103 UNITS @ 3,000sf OPEN SPACE / UNIT.
GROSS AREA FOR MULTI-FAMILY INCLUDES:
1) BLOCK 4, OUTSIDE WONDERLAND 3.35 ACRES
2) WONDERLAND CREEK DRAINAGE EASEMENT 1.74 ACRES
3) PRIVATE PARK (CGH PUD) 2.17 ACRES
4) CONSERVATION EASEMENT (CATTAIL COVE) .41 ACRES
5) KINGS RIDGE MEDIANS .51 ACRES
6) SUNNYPOINT (WONDERLAND CHANNEL) .36 ACRES
TOTAL 8.54 ACRES (372,024 SF)
LEGAL DESCRIPTION
Blocks 4 and 5,
CENTER GREEN HEIGHTS
County of Boulder, State of Colorado
12.79 ACRES +/-
Block 5,
SUNNYPOINT
County of Boulder, State of Colorado
2.90 ACRES +/-

SHEET 3 OF 15

CENTER GREEN HEIGHTS & SUNNYPOINT

CITY OF BOULDER

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department based on the purposes and intent of the Land Use Regulations as set forth in Chapter 9-4, B.R.C. 1981, as applied to the proposed development:

NAME OF PROJECT: Center Green Heights and Sunnypoint PUD Amendments

DESCRIPTION: Amend Blocks 4 and 5 of the Center Green Heights PUD to construct 42 single family dwelling units. Amend Block 5 of the Sunnypoint PUD to construct 12 single family dwelling units. Variations from the Land Use Regulations (as shown on the approved site plan): front yard setbacks to 10 feet where 20 feet is required; rear yard setbacks to 6'6" where 20 feet is required; provision of required open space (up to 10% of the requirement) in landscaped areas in the right-of-way; 18 foot wide alleys where 20 feet is the standard paved width; an overall open space reduction for Center Green Heights PUD of 12.5%, where a 16.6% reduction was approved in the original PUD.

LEGAL: Blocks 4 and 5, Center Green Heights Subdivision and Block 5, Sunnypoint Subdivision COOR: N5W2

LOCATION: 47th Street and Kings Ridge Boulevard

APPLICANT: Richard L. McCabe

OWNERS: Pioneer Federal Savings and Loan Association and RE Investments

TYPE AND NUMBER: Planned Unit Development, #P-90-1

ZONING: MR-D (Medium Density Residential-Developing)

DECISION: Approval, with conditions

VESTED PROPERTY RIGHT: NO; the owner has waived the opportunity to create such right under Section 9-4-14, B.R.C. 1981

FOR CONDITIONS OF APPROVAL, SEE PAGES 2 AND 3 OF THIS DISPOSITION.

Approved on: August 1, 1990
Date

By: John M. Fernandez, Acting Director
Dept. of Community Planning & Development

This decision may be appealed to the Planning Board by filing an appeal letter with the Planning Department within two weeks of the date of approval. If no such appeal is filed, the decision shall be deemed final fourteen days after the date above mentioned.

Appeal to Planning Board expires: August 15, 1990
Date

P.O. BOX 791 BOULDER, COLORADO 80306 TELEPHONE (303) 441-3270

Pursuant to Section 9-4-8 of the Land Use Regulations (Boulder Revised Code, 1981), this approval shall expire three years after the final approval date unless development has proceeded as specified in Section 9-4-8.

CONDITIONS OF APPROVAL

1. Development shall be in compliance with the approved site plan dated August 1, 1990.

2. The Applicant shall submit the following items for the review, and subject to the approval, of the Planning Department no later than the time of building permit application:

   a. Final architectural plans, including materials and colors, to insure compliance with the intent of this approval and compatibility with the surrounding area.

   b. A detailed landscape plan, including sizes quantity, and type of plants existing and proposed; type and quality of non-living landscaping materials, and site grading proposed; and any irrigation system proposed, to insure compliance with this approval and the City's landscaping requirements.

3. This approval is contingent upon the Applicant obtaining the necessary easement vacations, as shown on the approved site plan and preliminary plat. The Applicant assumes the risk that failure to obtain such vacations will result in the lapse of this approval.

4. Prior to application for any building permit, the Applicant shall:

   a. Subdivide the property in accordance with Chapter 9-5, Subdivisions, B.R.C. 1981. The applicant should understand that additional requirements not presently identified may be required during the subdivision process. Requirements of subdivision approval shall include, but are not limited to, the submittal and City approval of engineering plans for proposed public and private utility and drainage systems and a final drainage plan and report, dedication of new utility and access easements, and the creation of a master homeowners' association for the Center Green Heights development, including Apple Green.

   b. Install fire hydrants as shown on the approved master utility plan.

5. Prior to application for a building permit for Lots 4 through 12, Sunnypoint original Block 5, the Applicant shall construct the bike path south of these lots, as shown on the approved site plan.

6. Prior to Issuance of a building permit, the Applicant shall pay the then current development excise tax, including parks and recreation and transportation fees, for each new dwelling unit.

7. Development of proposed Block 1 of this amendment (formerly Block 4 and a portion of Block 5 of Center Green Heights) is subject to the review and City approval of an amendment to the Center Green Heights Planned Unit Development. (The open space areas which apply to this site are noted on the approved site plan for this PUD amendment.)

8. The Applicant acknowledges the City's right to maintain or alter the existing medians or landscaping in Kings Ridge Boulevard, as needed for transportation or safety reasons. If the City should need to maintain these medians due to lack of maintenance by the homeowners' association, the City may bill the association for its costs.

9. The Applicant shall convey drainage from the site in a manner that will not adversely affect neighboring properties.

SCHEDULE OF LOTS — August 1, 1990

Re-plat of
Blocks 4 & 5, Center Green Heights &
Block 5, Sunnypoint

Re-Platted Block 2

Block	Lot	Lot Area	Within Setback	ROW Open Space	Alley Open Space	Lot Plus Open Area in ROWs	Lot Less Open Space	Allowable Bldg. Cvg.
2	1	5,916	2,713	660	0	6,216	3,216	2,713
2	2	5,044	2,952	371	391	5,344	2,344	2,344
2	3	5,944	3,199	254	215	6,244	3,244	3,199
2	4	5,229	2,578	197	269	5,529	2,529	2,529
2	5	5,220	2,575	253	292	5,520	2,520	2,520
2	6	5,220	2,575	240	292	5,520	2,520	2,520
2	7	5,220	2,575	240	292	5,520	2,520	2,520
2	8	5,220	2,576	240	292	5,520	2,520	2,520
2	9	5,530	2,740	232	270	5,930	2,930	2,740
2	10	5,628	2,781	245	165	5,928	2,928	2,781
2	11	5,218	2,576	62	537	5,518	2,518	2,576
2	12	5,263	2,576	62	537	5,563	2,563	2,563
2	13	5,220	2,575	65	292	5,520	2,520	2,520
2	14	5,552	2,719	69	274	5,552	2,552	2,552
2	15	5,583	2,035	60	122	5,765	2,765	2,765
2	16	6,141	2,380	611	0	6,441	3,441	2,380
2	17	5,603	2,595	539	132	5,903	2,903	2,903
2	18	4,913	2,911	964	354	5,213	2,213	2,213
2	19	4,938	2,962	1,349	278	5,238	2,238	2,238
2	20	5,434	3,132	365	414	5,734	2,734	2,734
2	21	5,046	2,814	465	344	5,346	2,346	2,346
2	22	5,043	2,633	617	531	5,343	2,343	2,343
2	23	5,312	2,970	470	366	5,612	2,612	2,612
2	24	5,009	2,791	445	349	5,309	2,309	2,309
2	25	5,005	2,633	617	292	5,305	2,305	2,305
2	26	5,005	2,633	617	292	5,305	2,305	2,305
2	27	5,005	2,633	617	292	5,305	2,305	2,305
2	28	4,958	2,765	528	293	5,258	2,258	2,258
2	29	4,959	2,954	216	300	5,259	2,259	2,259
2	30	4,800	2,724	607	360	5,100	2,100	2,100
2	31	4,692	2,612	1,596	0	5,192	2,192	2,192
2	32	4,834	2,526	1,530	210	5,134	2,134	2,134
2	33	5,161	3,015	763	229	5,461	2,461	2,461
2	34	5,005	2,633	633	292	5,305	2,305	2,305
2	35	5,005	2,633	633	292	5,305	2,305	2,305
2	36	5,017	2,919	955	515	5,317	2,317	2,317
2	37	5,215	2,935	588	345	5,515	2,515	2,515
2	38	5,506	3,067	1,831	0	5,806	2,806	2,806
2	39	5,647	3,625	762	108	5,947	2,947	2,947
2	40	5,022	2,839	633	292	5,322	2,322	2,322
2	41	5,005	2,833	633	292	5,305	2,305	2,305
2	42	5,131	2,760	693	472	5,431	2,431	2,431
Total		219,318	119,550	23,992	11,912	231,800	109,800	103,954

Re-Platted Block 3

Block	Lot	Lot Area	Within Setback	ROW Open Space	Alley Open Space	Lot Plus Open Area in ROWs	Lot Less Open Space	Allowable Bldg. Cvg.	Open Space In Wonderland Channel Added to Lots
3	1	4,955	2,090	1,028	0	5,255	2,255	2,090	0
3	2	4,195	2,225	585	314	4,495	1,495	2,225	730
3	3	4,719	2,491	214	117	5,019	2,019	2,491	472
3	4	4,712	2,363	212	215	5,012	2,012	2,363	351
3	5	6,715	4,092	543	498	7,015	4,015	4,252	277
3	6	4,636	2,622	375		4,636	1,636	2,622	766
3	7	4,471	2,464	530		4,771	1,771	2,464	693
3	8	4,163	2,162	566		4,463	1,463	2,162	729
3	9	4,193	2,217	572		4,493	1,493	2,217	724
3	10	4,141	2,178	572		4441	1,441	2,178	737
3	11	4,175	2,139	593		4,475	1,475	2,139	664
3	12	5,556	3,362	486		5,856	2,856	3,362	528
Total		56,521	30,645	6,260	1,244	60,121	24,121	30,645	6,689
TOTAL		275,839	150,195	30,202	13,156	291,921	129,921	134,599	

6,689 SF WONDERLAND OPEN SPACE USED TO PERMIT BLOCK 3 COVERAGE TO FIT AREA WITHIN SETBACKS (.15 ACRE)

ALLOWABLE BLDG. COVERAGE IN RE-PLATTED BLOCK 3 IS DETERMINED BY ADDING OPEN SPACE FROM THE WONDERLAND CHANNEL TO EACH LOT. THIS PERMITS BLDG. COVERAGE TO FIT THE AREA WITHIN THE SETBACKS.

ALLOWABLE BLDG. COVERAGE IN RE-PLATTED BLOCK 2 IS DETERMINED BY THE LESSER OF ENVELOPE OR REMAINING LOT AREA AFTER 3,000 SF OPEN SPACE IS SUBTRACTED

OPEN SPACE IN R.O.W. CAN ONLY BE 10% OF THE REQUIRED 3,000 SF OPEN SPACE PER LOT.

Richard L. McCabe DATE 9.12.90
RICHARD L. McCABE
APPLICANT

Elizabeth Hansen DATE 10/16/90
DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING
CITY OF BOULDER

PUD COVER SHEET

AMENDED P.U.D.
BLOCKS 4 & 5,
CENTER GREEN HEIGHTS
& BLOCK 5,
SUNNYPOINT
BOULDER, COLORADO

Applicant: Richard L. McCabe
Core Corporation
3360 Mitchell Ln., Bouder, CO 80301
(303) 444-4422

SVC 9-10-90

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SHEET 1 OF 3