CANDLELIGHT RIDGE SUBDIVISION-PD ZONING 2ND AMENDMENT
LOYED IN EAST 1/2 OF THE NW 1/4 SECTION 23, T 1 N, R 66 W, OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.
76.06 ACRES
SHEET 1 OF 3
PDA-16-0007

LEGAL DESCRIPTION:
A part of land located to the northwest 1/4 of south 23, T 1 N, R 66 W
of the 6th P.M., County of Boulder, State of Colorado aforesaid as follows:
Constraining the west 1/4 corner of said section 23, thence S 89°34'30" W,
1,116.66 feet along the east-west section line of said section 23 to the SE corner
of said west 1/4 of the southeast 1/4 of said section 23, thence S 0°02'30" W,
1,116.66 feet along the north south line of said west 1/4 of said section 23
then S 89°34'30" W, 1,116.66 feet to the west 1/4 corner of said section 23.
Then north along said west 1/4, S 90°01'30" W, 1,056.61 feet to a point,
thence N 89°34'00" E, 206.40 feet to a point thence N 90°01'30" W, 1,116.66
feet along the north south line of said west 1/4 of said section 23, thence
S 90°01'30" W, 1,056.61 feet to the west 1/4 corner of said section 23.
Then along the north line of said east 1/2 of said section 23, thence S 89°34'00"
E, 206.40 feet along the west line of said north 1/2 of said section 23, thence
S 89°34'00" W, 1,056.61 feet along the south line of said north 1/2 of said
section 23 to the SE corner of said north 1/2 of said section 23.
Then north along said north 1/2, S 89°34'00" W, 1,056.61 feet
along the west line of said north 1/2 to the NW corner of said north 1/2 of
section 23, thence along the north line of said east 1/2 of said section 23,
thence S 89°34'00" W, 1,056.61 feet along the west line of said north 1/2 to the
SW corner of said north 1/2 of said section 23, thence along the
south line of said east 1/2 of said section 23, thence S 89°34'00"
W, 1,056.61 feet
along the south line of said north 1/2 of said section 23, thence S 89°34'00"
W, 1,056.61 feet
along the west line of said north 1/2 to the SE corner of said north 1/2 of
section 23.
Then described land contains 76.06 acres more or less, together with and
subject to all easements and rights-of-way existing and/or of public record.

GENERAL PROVISIONS

Authority
This Development Plan is submitted to the Board of Trustees of the Town of Erie, Colorado, to
comply with the Colorado Revised Statutes, Sections 25-13-101 to 25-13-109
of the Code of Town of Erie, Colorado, and to be in accordance with the
Colorado Planning and Zoning Act, Colorado Revised Statutes, Section 25-13-101 et
seq., as subsequently amended.

Applicability
The regulations of this Development Plan shall run with the land.
The boundaries, their successors, heirs, or assigns shall be bound by this Development Plan as amended and
approved by the Director or Town Board of Trustees.

Adoption
This Development Plan, as herein submitted, is adopted by the Board of Trustees of the Town of Erie, Colorado.

Notice to Town Residents
The Director has been advised in writing of the adoption of this Development Plan and the fact that this
Development Plan shall run with the land.

Restrictions
The provisions of this Development Plan shall govern and
over the development of "CANDLELIGHT WEST," provided
the Development Plan is adopted and approved by the
Board of Trustees of the Town of Erie, Colorado, and the
Development Plan complies with the Colorado Revised Statutes, Sections
25-13-101 et seq., as subsequently amended.

Enforcement
The provisions of the Development Plan, as herein adopted, shall govern and
over the development of "CANDLELIGHT WEST," provided
the Development Plan is adopted and approved by the
Board of Trustees of the Town of Erie, Colorado, and the
Development Plan complies with the Colorado Revised Statutes, Sections
25-13-101 et seq., as subsequently amended.

CANDLELIGHT RIDGE SUBDIVISION
P.O. Box 5020
Erie, Colorado 80516
Tel: 303-759-0600
Fax: 303-759-0141

Appendix A

A. TITLE AND NAMES

1. DEVELOPER:
Candleglow Ridge, LLC
2. DEVELOPMENT PLAN PREPARED BY:
Tabor Development Company

B. INTENT
1. To develop 23 single family lots.

C. 1ST AMENDMENT
1. Change height from 3 feet to 4 feet for fencing.

D. 2ND AMENDMENT
1. FENCES
   a. To define fence heights as being in accordance with Town of Erie codes for residential fences.
   b. To permit fence material to be wrought iron or a metal fence with an appearance of wrought iron.

PLANNING COMMISSION CERTIFICATE:
This PD Amendment was reviewed by the Town of Erie Planning Commission:

Planning Commission Secretary
April 2014

BOARD OF TRUSTEES CERTIFICATE:
This PD Amendment is hereby approved by the Town of Erie Board of Trustees:

Chairman

CLERK AND RECORDER CERTIFICATE:
STATE OF COLORADO
COUNTY OF BOULDER

I hereby certify that this plat was filed in my office on this 16th day of...
2014 AD and was recorded at record number
140044 on 04/16/2014.

Recording Clerk

HARRISON, COLORADO

CANDLELIGHT RIDGE SUBDIVISION-PD ZONING 2ND AMENDMENT

LOCATED IN EAST 1/2 OF THE NW 1/4 SECTION 23, T 11 N., R 69 W., OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

76.06 ACRES
SHEET 2 OF 2
PDA-14-00007

LAND USE STANDARDS: LAND USE AREA NO. 1

1. PERMITTED USES:
   a. One dwelling unit per lot
   b. Private building for housing dogs, cats and similar domestic pets, but not including horses, cattle, sheep, goats, chickens, ducks, geese or other fowl.
   c. Home businesses, provided the legitimate and compatible uses of the Town of Erie Zoning Code are met.

2. ACCESSORY USE PERMITTED:
   a. Use only incidental to and commonly associated with the primary permitted uses, including but not limited to private garages.
   b. No detached or attached accessory dwelling units shall be allowed on the same lot as primary dwelling unit.

3. MINIMUM LOT SIZE:
   a. The minimum lot area shall be 10,000 square feet.

4. SETBACK REQUIREMENTS:
   a. Minimum Lot Width - Interior 92 feet
   b. Minimum Front Yard setbacks 30 feet
   c. Minimum Side Yard setbacks 20 feet
   d. Minimum Rear Yard setbacks 20 feet
   e. Between detached buildings maximum setback 10 feet
   f. Minimum rear setbacks between buildings on separate lots to be strictly enforced by the Town.
   g. Minimum Building Height 30 feet
   h. Rear setbacks-Lots 67-91, 93, 94 15 feet
   i. Rear setbacks-Lots 10 and 11 50 feet
   j. Maximum Building Height for Lots 46, 47, 48, 51, 67, 89, 91 and 93 shall be measured as if one story building as defined in the Uniform Building Code.
   k. Minimum lot coverage 30%

ACCESSORY BUILDINGS

a. Minimum Front Yard setbacks 35 feet
b. Minimum Rear Yard setbacks - Street 25 feet
c. Minimum Rear Yard setbacks - Interior 15 feet
d. Rear setbacks-Lots 87-91, 93, 94 15 feet
e. Rear setbacks-Lots 10 and 11 15 feet
f. Minimum Building Height 20 feet
g. Maximum coverage 30%

5. PARKING STANDARDS:
   a. Residential - two enclosed spaces per dwelling unit
   b. Parks, playgrounds or other recreational areas - no off-street parking required.
   c. 25% of all homes to be built with alternatively loaded garages (24 units out of 94 total). Defined as being any garage with covered parking space, the covered parking space, a covered garage, or other similar type of garage structure where the carport located garage doors and/or other similar type of garage structure where the garage doors are located more than four feet from the street level of the structure. (Excludes of front porches). Each building permit issued for a new building, for the number of alterations shall define the number of space, the number of alternative parking space and whether or not the particular dwelling unit will be providing one.