

# CANDLELIGHT RIDGE SUBDIVISION-PD ZONING 2ND AMENDMENT

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

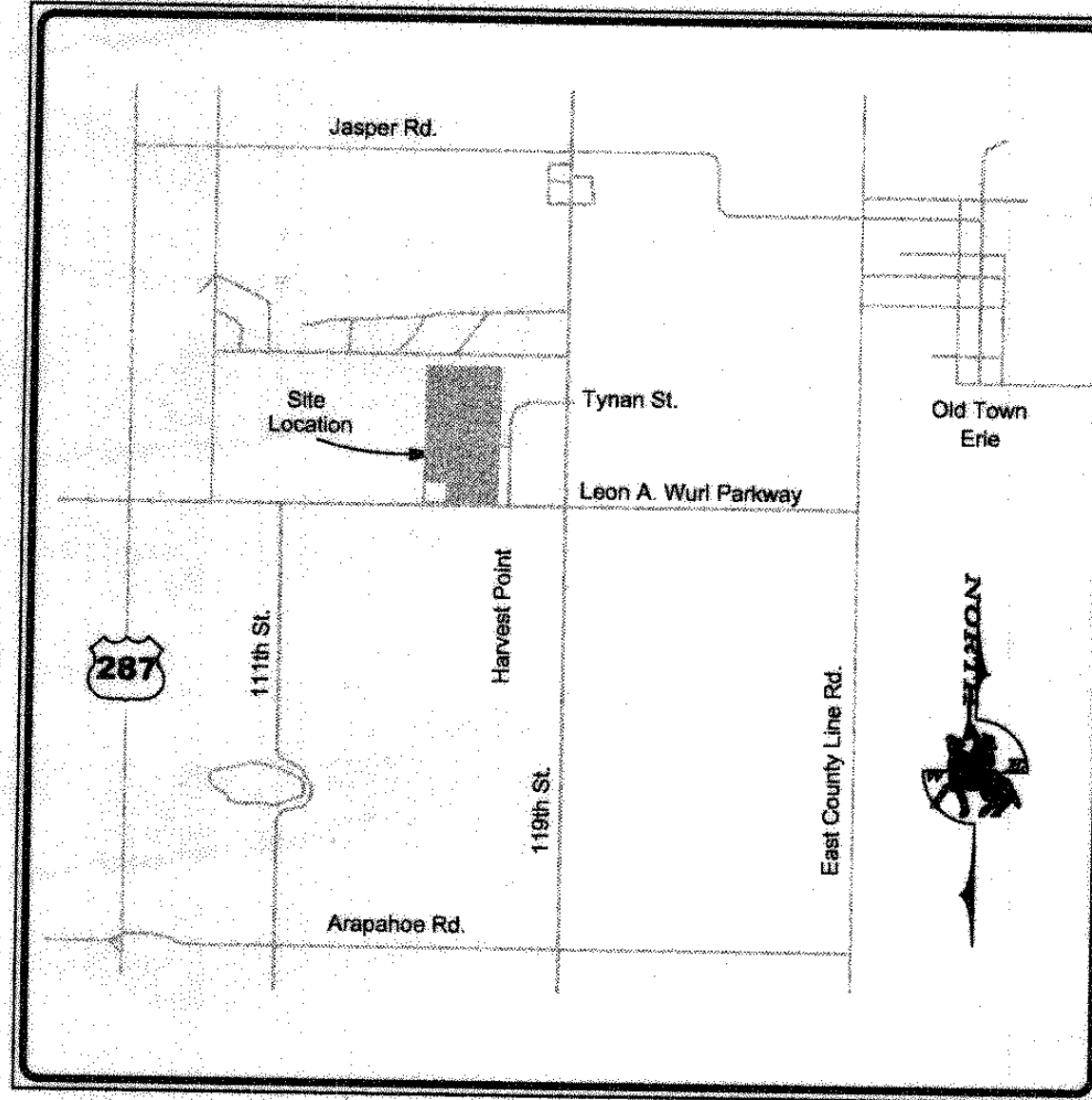
76.06 ACRES  
SHEET 1 OF 3  
PDA-14- 00007

## LEGAL DESCRIPTION:

A tract of land located in the Northeast 1/4 of Section 23, T 1 N, R 69 W of the 6th P.M., County of Boulder, State of Colorado described as follows:

Commencing at the east 1/4 corner of said section 23, thence S 88°37'13" W, 1310.55 feet along the east-west centerline of said section 23 to the SE corner of the west 1/2 of the northeast 1/4 of said section 23; thence N 00°01'06" E, 30.01 feet to the True Point of Beginning this description and lying on the north R.O.W. of Isabelle Road (Leon A Wurl Parkway);  
Thence continuing along said north R.O.W. S 88°37'13" W, 1000.61 feet to a point; Thence N 00°03'17" E, 399.40 feet to a point; thence N 89°59'17" W, 310.20 feet to a point on the west line of said NE 1/4 section 23; thence along said west line N 00°01'33" E, 2215.25 feet to a point; thence N 88°25'27" E, 1310.44 feet along the north line of said NE 1/4 section 23 to the northeast corner of said west 1/2 of the northeast 1/4 section 23; thence S 00°01'07" W, 2626.65 feet along the east line of said west 1/2 to the True Point of Beginning this description.

This described tract contains 76.06 acres more or less, together with and subject to all easements and rights-of-way existing and/or of public record.



VICINITY MAP N.T.S.

## GENERAL PROVISIONS

### Authority

This Development Plan is authorized by chapter 5 - Planned Development District of the Town of Erie Zoning Ordinance adopted pursuant to the Colorado Planned Unit Development Act of 1972.

### Applicability

The provisions of this Development Plan shall run with the land. The landowners, 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

The adoption of the Development Plan shall evidence the findings and decision of the Town of Erie Town Board of Trustees that this Development Plan for "CANDLELIGHT WEST" subdivision is in general conformity with the Town of Erie Comprehensive Plan; is authorized by the provision of Chapter 5 of the Town of Erie Zoning Ordinance; and that such Chapter 5 and this development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

### Relationship to Town Regulations

The provisions of the Development Plan shall prevail and govern the development of "CANDLELIGHT WEST", provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Town of Erie Zoning Ordinance, as amended, or any of the applicable ordinance or regulations of the Town of Erie, shall be applicable.

### Enforcement

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of land and the location of common open space shall run in favor of the Town of Erie and shall be enforceable at law or in equity by the Town without limitation on any power or regulation.

### Conflict

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or composes higher standards or requirements shall govern unless determined otherwise by the Director.

### Maximum Level of Development

The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the Planning Areas is the maximum development requested for platting or construction (plus approved density transfers, if any). The actual number of dwellings or level of development for commercial, business, or industrial properties may be less due to subdivision or site improvement plan requirements or other requirements of the Town Board of Trustees.

### Project Tracking

At the time of subdivision final plat, the applicant shall provide a summary of the development, to date, along with the final plat submittal to ensure maximum development limits are not exceeded.

## A. TITLE AND NAMES

1. DEVELOPER:  
Candlelight Ridge, L.L.C.  
A Colorado Limited Liability Company  
5440 Ward Road  
Arvada, Colorado  
(303) 424-1322
2. DEVELOPMENT PLAN PREPARED BY:  
Willey Engineering & Surveying, Inc.  
11373 Decatur Court  
Westminster, Colorado, 80234  
(303) 635-1675
3. NAME OF DEVELOPMENT:  
Candlelight Ridge Subdivision

## B. INTENT

1. To develop 94 single family lots, the overall density of the development will be 1.2 units per acre gross.

## C. 1ST Amendment

1. Change height from 3 feet to 4 feet for fencing adjacent to open space.

## D. 2ND Amendment

1. FENCES
  - a. To define fence heights as being in accordance with Town of Erie code 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 on this 16th Day of April, 2014.

*[Signature]*  
Chairman

*[Signature]*  
Planning Commission Secretary

## BOARD OF TRUSTEES CERTIFICATE:

This PD Amendment is hereby approved by the Town of Erie Board of Trustees on this 13th Day of May, 2014.

*[Signature]*  
Mayor

*[Signature]*  
Town Clerk Deputy Town Clerk



## CLERK AND RECORDER CERTIFICATE:

STATE OF COLORADO )

COUNTY OF BOULDER )

I hereby certify that this plat was filed in my office on this 5th day of September, 2014 AD and was recorded at reception number 03401297. at 04:48:23 pm.

*[Signature]*  
Boulder County  
Clerk and Recorder

*[Signature]*

NO.	REVISION	DATE

**WILLEY ENGINEERING & SURVEYING, INC.**  
11373 DECATUR COURT  
WESTMINSTER, CO. 80234  
PHONE 303 635 1675  
FAX 303 635 1674  
SCALE: 1"=100'  
DRN. BY: JOW  
DSGN. BY:  
CHKD. BY:  
DATE: 08/11/14  
JOB NO: 14837  
SHEET 1 OF 3

BUSINESS DEVELOPMENT ENGINEERING SURVEYING

CANDLELIGHT RIDGE  
DEVELOPMENT PLAN  
ERIE, COLORADO