Candlelight Estates - PUD Zoning Map 1st 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.
34.56 Acres
PUDA-000996-2018

Ancillary Use Standards:
1. Fences
   The purpose for fencing requirements is to provide for security, for screening of unsightly areas, visual relief, buffering and for variety where appropriate.
   a. Only wrought iron fences or metal fences with an appearance of wrought iron shall be permitted for installation on residential lots in Candlelight Estates. Fences shall not be more than fifty percent opaque. Residents are not required to erect a fence.
   b. Temporary construction of safety and security fences shall be permitted at construction sites. These fences may be chain link or wire mesh fences or any other similar types of safety fence, with a maximum height to 6 feet.
   c. The town of Erie's zoning requirements, in addition to the standards above, permits shall be obtained as required by the town of Erie prior to the construction of any fences.

2. Lighting
   a. Residential home lighting shall use a cut-off light fixture and shall not cast glare on adjacent properties.
   b. Street lighting shall be pedestrian in character at a minimum pole height acceptable to ACLU energy with a cut-off fixture to minimize up-lighting. Street lighting shall be approved by the Town of Erie.

Common Areas:
1. Tracts A, B, C, D and E are to be owned and maintained by the Homeowner's Association.
2. The homeowner's association will maintain the entrance identification and signs.
3. A formal access easement has been dedicated across Tracts A and E.

Statement of Commitment:
Candlelight Estates

a) Land Use Designation
   1. Permitted Uses:
      a. One Single-Family Dwelling Unit per Lot
      b. Home Occupations; provided the requirements and conditions of the Town of Erie zoning code are met.
   2. Accessory Uses Permitted:
      a. Uses clearly incidental and customary to and commonly associated with the primary permitted uses (including but not limited to private garages).
      b. Minimum Lot Size 17,000 square feet
      c. Maximum Lot Size 17,000 square feet
   3. Residential—two enclosed spaces per dwelling unit
   4. Parks, playfields, or other recreational uses—no off-street parking required.

B) Off Site Improvements (specified in development agreement)
   1. EIF basement
   2. Paved area
   3. Drainage
   4. Water Line Reimbursement Fee

C) Wildlife Preservation Plan
   Not applicable

D) Wetlands/Reclamation Plan
   1. Lepore Cottonwood Ditch Buffer Area (Tract E)

E) Project Phasing Restrictions
   The project will be constructed in one phase.

F) Fire Protection
   1. With fire protection district

Setback Requirements:

Minimum Lot Area: 17,000 square feet

Primary Buildings:
- Front & Street Setback: 25 feet
- Side Setback: 10 feet
- Rear Setback: 20 feet along open space
- 30 feet back from residences
- 18 feet lot 16, block 2
- 20 feet between buildings to be structurally enforced by R.O.A.

Secondary Buildings:
- Maximum Building Height: 35 feet
- Maximum Coverage: 30%

Accessory Buildings:
- Front Setback: 10 feet
- Side Setback: 10 feet
- Street: 25 feet
- Rear Setback: 20 feet along open space
- Maximum Building Height: 30 feet

Notes:
1. Lot 2, block 2 will have a 30 foot rear yard setback applied to the east property line. The homes constructed on this lot will be restricted to 35 feet 6 inches from the street.
2. Lot 16, block 2 will have a 20 foot rear yard setback applied to the east and north property lines. The homes constructed on this lot will be restricted to 35 feet 6 inches from the street.
3. Lot 16, block 2 will have an 18 foot rear yard setback applied to the east property line to accommodate the existing house and garage.
4. All lots will be required to submit a site-specific ecological evaluation to determine the fire risk for understandings prior to completing a building permit.

Land Use Chart:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>No. of Units</th>
<th>Density Area</th>
<th>% of Total Area</th>
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<tbody>
<tr>
<td>Single Family</td>
<td>31</td>
<td>71.13</td>
<td>25.69</td>
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<tr>
<td>Orange &amp; Utility Tracts</td>
<td>12</td>
<td>26.69</td>
<td>0.59</td>
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<tr>
<td>Open Space</td>
<td>N/A</td>
<td>N/A</td>
<td>0.55</td>
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<tr>
<td>Street Row</td>
<td>N/A</td>
<td>N/A</td>
<td>0.56</td>
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<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>34.56 100%</td>
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Tract Summary Chart:

<table>
<thead>
<tr>
<th>Tract #</th>
<th>Tract Size</th>
<th>Land Use</th>
<th>Accessory Easement</th>
<th>Ownership</th>
<th>Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract A</td>
<td>9,000 SF</td>
<td>Residential</td>
<td>Home Owners Association</td>
<td>Home Owners Association</td>
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<td>Tract B</td>
<td>15,000 SF</td>
<td>Residential</td>
<td>Home Owners Association</td>
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<td>Tract C</td>
<td>11,792 SF</td>
<td>Residential</td>
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<td>Tract D</td>
<td>8,000 SF</td>
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<td>Home Owners Association</td>
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<td>Tract E</td>
<td>6,640 SF</td>
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<td>Home Owners Association</td>
<td>Home Owners Association</td>
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