LEGAL DESCRIPTION
LOT 1, BLOCK B, CREESIDE SUBDIVISION, AS RECORDED. LANDS RECEPTIVE TO ZONING IN MUNICIPALITY OF ERIS, CITY AND COUNTY OF BOLUER, STATE OF COLORADO.

CONSULTANTS
CIVIL ENGINEER
SR ENGINEERING, LLC
6500 GREENWOOD PLAZA BLVD., GREENWOOD VILLAGE, CO 80111
303-749-9393
PLANNER AND LANDSCAPE ARCHITECT
NORRIS DESIGN
1101 BANWICK STREET
DENVER, CO 80224
303-809-1188
BUILDING ARCHITECT
KUGSCHER GROSS
4000 RIVERVIEW ROAD
BOULDER, CO 80301
303-442-5892

LAND USE SUMMARY
HIGH DENSITY MF AREA 9.06 AC
UNIT MIX
39 WIDE END UNITS 28
22 WIDE UNITS 69
TOTAL UNITS 97
GROSS DENSITY 10.7 DU/AC
NOTE: HIGH DENSITY RESIDENTIAL, ZONING DISTRICT PERMITS 15 DU/AC

NOTE: ZONING RESTRICTS NUMBER OF UNITS TO A MAXIMUM OF 100.

VINCENDA MAP

APPROVAL CERTIFICATE
This Planned Unit Development is approved and accepted by the board of Trustees of the Town of Erie, Colorado on 04/15/2021

CLERK & RECORDER CERTIFICATE
STATE OF COLORADO
COUNTY OF BOLUER
I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE DAY OF ERIS, 2021 AND WAS RECORDED AT RECEPTION NUMBER 20210415000001

RESIDENTIAL LAND USE STANDARDS
MINIMUM LOT SIZE 1,800 SQ FT
MINIMUM LOT SIZE 120 FT
MINIMUM LOT SIZE 220 FT
WIDTH
SIDE SETBACK FROM STRUCTURE TO PUBLIC STREET ROW EXCEPT FOR UNITS 87, 88, 89 AND 90 THAT HAVE AN APPROVED SETBACK OF 17' (SEE SHEET 2 OF 3)
SIDE SETBACK FROM INTERMEDIATE LOT LINE
SIDE SETBACK TO PUBLIC STREET ROW
SIDE SetBACK TO PRIVATE ALLEY
SIDE SETBACK FROM OUTSIDE LOT LINE (END UNITS ONLY)
SIDE SETBACK FROM INTERMEDIATE LOT LINE TO STRUCTURE
REAR SETBACK TO PRIVATE ALLEY
MINIMUM OPEN SPACE 25%

CREEKSID PARKING TOTALS 235 270

STATE OF COLORADO ACCESSIBILITY CALCULATIONS

NUMBER OF UNITS 97
ACCESSIBILITY POINTS REQUIRED 42
ACCESSIBILITY POINTS PROVIDED 11 TYPE B UNITS X 4 = 44 POINTS

A-117 SECTION 1003
TYPE B RANCH DWELLING UNITS ARE WORTH 4 POINTS A PIECE.

OWNER/DEVELOPER
ENGLE HOMES COLORADO
A DIVISION OF TOLUSA HOMES, INC
1750 EAST GENESSEE AVENUE, SUITE 100
ENGLEWOOD, CO 80112
303-779-6464

Engle Homes Colorado #231685
1750 East Genessee Avenue, Suite 100
Englewood, Colorado 80112
303-779-6464

CONCRETE OR MASONRY SLAB-ON-GRADE PATIOS MAY EXTEND TO THE SIDE PROPERTY LINE FOR END UNITS.