

**ORDINANCE NO. 11
SERIES OF 2018**

**AN ORDINANCE OF THE BOARD OF TRUSTEES
OF THE TOWN OF CARBONDALE, COLORADO
APPROVING MAJOR SITE PLAN REVIEW, STATUTORY VESTED RIGHTS,
SUBDIVISION CONCEPTUAL PLAN REVIEW FOR PARCELS 2, 3 and 4, AND
A CONDITIONAL USE PERMIT FOR PARCELS 2 AND 3, THOMPSON PARK
SUBDIVISION**

WHEREAS, Cerise Park, LLC, a Delaware limited liability company (“Applicant”), has submitted an application for the contemporaneous approval of a Major Site Plan and Statutory Vested Rights for Parcels 2, 3 and 4, a Subdivision Conceptual Plan for Parcels 2, 3 and 4, and a Conditional Use Permit for Parcels 2 and 3, in order develop up to 40 new homes (including 33 townhomes/multi-family units and 7 single family homes) within Parcels 2, 3 and 4, Thompson Park Subdivision, according to the Master Plat thereof recorded in the Garfield County real property records on May 19, 2015 at Reception No. 862909 (“subject property”); and

WHEREAS, Applicant has also requested certain amendments to the Annexation Agreement¹ for the Thompson Park Subdivision, principally for the purpose of increasing the allowable residential density from 27 to 40 units and to change the affordable housing plan; and

WHEREAS, staff has recommended approval of a conditional use permit to allow multi-family construction, conditioned upon Conceptual Subdivision Plan approval by the Planning and Zoning Commission and Major Site Plan approval by the Board of Trustees, based upon the following staff findings required by Municipal Code Chapter 17.02, Sub-Sections 2.5.1.C.3.a.i(a), -(b), -(d) and -(e):

- a. The site, building(s), and use meet all criteria specified for the use and all applicable regulations and development standards as specified in this Code and for the zone district in which the use is located;
- b. The proposed use is consistent with the Comprehensive Plan as it is an infill project within the Town;
- d. The proposed use is planned in a manner that will minimize adverse impacts on the traffic in the neighborhood or surrounding uses; and

¹ The “Annexation Agreement” refers to that certain Annexation and Development Agreement Relating to the Thompson Park Property, Town of Carbondale, recorded in the Office of the Garfield County Clerk and Recorder on March 16, 2012, Reception No. 816055, as amended by the First, Second, Third, Fourth, Fifth, and Sixth, and Seventh Amendments to the same, which amendments were recorded at Reception Nos. 854368, 847651, 851116, 859604, 859605, 862912 and 881125.

e. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (including hours of operation, noise, odor, dust and other external impacts); and

WHEREAS, after all required notices, the Planning and Zoning Commission of the Town of Carbondale reviewed this application at a noticed public hearing held on March 8, 2018, and continued on April 12 and April 26, 2018, and thereafter approved a Subdivision Conceptual Plan authorizing the Applicant to proceed to a preliminary plat application within the next three years, based upon the following findings pursuant to Municipal Code Chapter 17.02, Sub-Sections 2.6.3.C.3.a(i) through –(vi), inclusive:

i. The proposed subdivision complies with all applicable use, density, development, and design standards set forth in this Code and that would affect or influence the layout of lots, blocks, and streets. Applicants shall avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible;

ii. The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed in a way that maximizes connectivity, minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical habitat, and otherwise accomplishes the purposes and intent of this Code;

iii. The applicant has provided evidence to show that all areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider and that the proposed use of these areas are compatible with such conditions;

iv. The applicant has provided evidence that provision has been made for a public water supply system and public sewage disposal system;

v. The application provides a clear assumption of responsibility for maintaining all roads, open spaces, and other public and common facilities in the subdivision; and

vi. As applicable, the proposed phasing for development of the subdivision is rational in terms of available infrastructure capacity and the feasibility for the project to receive future financing; and

WHEREAS, the Planning and Zoning Commission also contemporaneously recommended that the Board of Trustees approve Major Site Plan Approval for this project, with conditions; and

WHEREAS, after all required notices, the Board of Trustees conducted a noticed public hearing on this application on June 12, 2018, and continued on June 26, 2018, during which public hearing the Board of Trustees heard and considered the statements of Town staff, the Applicant's representatives, and members of the public, and reviewed and considered all other relevant documents and information presented at such hearing, all as required by law; and

WHEREAS, the Board of Trustees hereby finds and determines that the application meets the following approval criteria for Major Site Plan approval set forth in Municipal Code Chapter 17.02, Sub-Sections 2.5.3.C.1 through 4, inclusive, including:

1. The site plan is consistent with the Comprehensive Plan as it optimizes the use of land in Town and functions as infill development;
2. The site plan is consistent with the conceptual subdivision plat, which was approved as part of the Thompson Park annexation initial zoning;
3. The site plan complies with all applicable development and design standards set forth in this Code; and
4. Traffic generated by the proposed development will be adequately served by existing streets within Carbondale; and

WHEREAS, the Board of Trustees also finds and determines that the Major Site Plan constitutes a "site specific development plan" and that the Applicant is therefore entitled to confirmation of statutory vested rights for three years from the date of adoption of this Ordinance pursuant to Municipal Code Chapter 17.02, Sub-section 2.7.3 subject to all terms and conditions for statutory vesting set forth in this Ordinance and the Annexation Agreement, as amended; and

WHEREAS, the Board of Trustees also ratifies and adopts staff's approval of a conditional use permit to allow multi-family construction of townhomes and the Planning and Zoning Commission's recommended approval of Subdivision Conceptual Plan review for Parcels 2, 3, and 4, upon the terms and conditions set forth in this Ordinance; and

WHEREAS, the Board of Trustees also finds that certain conditions of approval should be imposed so that Parcels 2, 3 and 4 of the Thompson Park Subdivision will be developed consistent with the purposes of Chapter 17 of the Carbondale Municipal Code and the terms of the Annexation Agreement. Exhibit C to the Annexation Agreement sets forth the Thompson Park Development Plan, which terms and conditions apply to the Development in addition to applicable provisions of the Carbondale Municipal Code. In addition to the terms and conditions of this Ordinance, all conditions of the Development Plan shall be met as well as the terms and conditions of a Development Agreement for Parcel 2 ("Phase 2 Development Agreement") to be entered into between the Town and Applicant prior to issuance of any building permits for development upon Parcel 2.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF CARBONDALE, COLORADO as follows:

1. **Major Site Plan Review Approval (including Vested Rights).** The Board of Trustees hereby grants Major Site Plan Review approval for Parcels 2, 3 and 4 of the Thompson Park Subdivision, subject to all terms and conditions of this Ordinance, the Phase 2 Development Agreement, and the Annexation Agreement. The final site plan shall be delivered to the Town's Community Development Director prior to issuance of any building permits for Phase 2, and no building permits shall issue for Parcels 3 and 4 until the Town and the Developer enter into development agreement(s) for those Parcels. This approval is subject to all conditions of approval set forth below in Section 9. Statutory vested rights are also confirmed for this Major Site Plan for three years from the date of adoption of this Ordinance pursuant to Municipal Code Chapter 17.02, Sub-section 2.7.3, provided that: (1) the Major Site Plan shall be revised to indicate that "approval of this plan may create a vested real property right pursuant to Article 68 of Title 24, C.R.S. as amended subject to the limitations of this section" (per sub-section 17.02.2.7.3.C.3.c.i of the Municipal Code; (2) such approval is conditioned upon Applicant satisfying the publication requirements per sub-section 17.02.0.2.7.3.C.3.c.ii of the Municipal Code); and (3) statutory vesting for this project is also subject to all terms and conditions of the Annexation Agreement, as amended, as further set forth below in Section 4 of this Ordinance.

2. **Subdivision Conceptual Plan Approval.** The Board of Trustees hereby ratifies and adopts the Planning and Zoning Commissions approval of a Subdivision Conceptual Plan for Parcels 2, 3 and 4 of the Thompson Park Subdivision, subject to all terms and conditions of this Ordinance, which approval shall extend for three (3) years from the effective date of this Ordinance. If the Applicant does not record final plats for Parcels 2, 3 and/or 4 within said three years, then the Applicant shall be required to seek an extension of said approval or an alternative new Subdivision Conceptual Plan approval from the Planning and Zoning Commission prior to proceeding with preliminary or final subdivision plat review for any Parcels that have not been subdivided at that time, nor shall any building permits issue for any development upon any Parcels at any time when a Subdivision Conceptual Plan approval is not in effect. And, no certificates of occupancy shall issue for any residential unit constructed upon Parcels 2, 3, or 4 until a final subdivision plat is recorded establishing each such residential unit constructed as a separate alienable lot, together with all associated public easement dedications, affordable housing deed restrictions, restrictive covenants, a declaration of real estate transfer assessment (RETA), and payment of all required fees (including school and fire district impact fees) for each such unit.

3. **Conditional Use Permit Approval.** The Board of Trustees hereby ratifies and adopts staff's recommended approval of a conditional use permit to allow multi-family development upon Parcels 2 and 3 of the Thompson Park Subdivision, subject to all terms and conditions of this Ordinance. The term of this conditional use permit approval shall

also extend for three years from the effective date of this Ordinance. If the Applicant does not complete the construction of multi-family units upon Parcels 2 and 3 within said three years, then the Applicant shall be required to seek renewal of this conditional use permit approval prior to proceeding with preliminary or final subdivision plat review for any Parcels that have not been subdivided at that time, nor shall any building permits issue for any multi-family development at any time when a conditional use permit approval is not in effect. Except as provided herein with regard to the establishment of an initial three year term, this approval shall remain subject to the duration, termination and revocation provisions set forth in Municipal Code Chapter 17.02, Sub-section 2.5.1.C.4.

4. **Eighth Amendment to Annexation Agreement Approval.** In connection with and as a condition of the approvals set forth herein, the Mayor is authorized to execute an Eighth Amendment to Annexation Agreement in the form approved by the Board of Trustees for purposes of: (1) increasing and reallocating residential density upon Parcels 2, 3 and 4 (maximum of 40 units allocated across Parcels 2, 3, and 4 as further specified in the Agreement); (2) amending affordable housing requirements to change income categories for eight deed-restricted affordable housing units to include three 100% AMI units, two 120% AMI units, and three 150% AMI units; (3) increasing the real estate transfer assessment ("RETA") on free market units from 0.5 % of first sale to 1.0% of first sale and all subsequent sales; and (4) extending the Phase 2 Plat recordation deadline until May 18, 2019, retroactive to May 18, 2018. Any lender with a lien against Parcel 2, 3 or 4 shall sign a consent and lien subordination for the Eighth Amendment to the Annexation Agreement prior to recordation. Additionally, although the Applicant may choose to complete the development of Parcels 2, 3 and 4 in up to five separate phases as permitted by the Annexation Agreement, notwithstanding the Town's approval of three-years statutory vesting of the Major Site Plan per Section 1 of this Ordinance, above, nothing herein shall alter the phasing schedule set forth in prior approvals and in the Annexation Agreement, as amended, which shall continue to require recordation of a Phase 2 subdivision plat on or before May 18, 2019, and additional Phase Plats to be recorded within successive three year periods, in order to retain statutory vesting for the entire project. And all vested rights confirmed herein or pursuant to the Annexation Agreement, as amended, which shall remain in full force and effect such that all development shall comply with all conditions of said Agreement. To the extent that the Major Site Plan approved hereby varies from any standards set forth in the Thompson Park Development Plan attached to the Annexation Agreement as Exhibit C, including in particular building design and street, sidewalk and trail layout standards, these differences are approved in the discretion of the Board of Trustees and shall not exempt future development from all terms of the Annexation Agreement, as amended.

5. **Development Improvements Agreements.** The Applicant and the Town shall enter into a Development Improvements Agreement for each of Parcels 2, 3 and 4 prior to the issuance of any building permits for development upon each Parcel acceptable to the Town setting forth all terms and conditions approved by the Board of Trustees. All conditions of each Development Improvements Agreement are incorporated as conditions of this Ordinance. Said Development Improvements Agreements shall generally set forth

all of the obligations of the Applicant in connection with the infrastructure for each Parcel, including, without limitation, obligations relating to installation of utilities, construction of roadways, and construction of other improvements on the subject property as well as off-site improvements. Each Development Improvements Agreement shall be recorded with the Garfield County Clerk and Recorder prior to the issuance of any building permits for development upon the affected Parcel. Prior to issuance of any building permits, the Applicant shall also submit an unconditional irrevocable letter of credit to secure required public improvements, in form, with terms, and issued by a bank approved by the Town Attorney. The term of each letter of credit shall extend at least 30 days longer than the completion deadline. The Applicant shall be responsible for the construction and cost of all infrastructure improvements. The construction of the infrastructure shall be initiated and completed in a timely manner, within the deadline set forth in each Development Improvements Agreement (typically one year from commencement unless otherwise agreed by the Town), unless such deadline is extended by the Board of Trustees according to the terms of the Development Improvements Agreement. If construction is not timely commenced and completed, the Town may revoke or amend this Ordinance.

6. **Master Declaration of Covenants.** A Master Declaration of Covenants, Conditions and Restrictions (“Master Declaration”) for the Thompson Park Subdivision in the form approved by Town staff and the Town attorney shall be recorded contemporaneously with the Phase 2 Plat. The Applicant shall also incorporate a homeowners association as a Colorado non-profit corporation to hold title to all common areas in accordance with the Colorado Common Interest Ownership Act prior to recordation of the Phase 2 Plat. No properties outside of the Thompson Park Subdivision shall be included in the common interest community for the Thompson Park Subdivision without prior approval of the Board of Trustees. At the time of future subdivision of Parcels 3 and 4 and into residential lots, those lots shall be incorporated into the common interest community and commence paying assessments for common expenses in the same manner as the lots shown on the Phase 2 Plat. Affordable housing units shall have full voting rights but shall only pay 50% of the assessments levied against free market residential units within the community. These provisions of the Master Declaration shall not be amended in the future except with advance approval of the Town’s Board of Trustees.

7. **Real Estate Transfer Assessment (RETA).** Pursuant to the Annexation Agreement, as amended, Applicant shall record a Real Estate Transfer Assessment against all free market residential lots or units within the Thompson Park Subdivision requiring a 1.0% transfer fee payable to the Town on the initial sale or any subsequent sale. The RETA, in a form approved by the Town Attorney, shall be recorded prior to the issuance of any building permits.

8. **Affordable Housing Deed Restrictions.** Eight future units to be constructed by the Applicant (five on Parcel 2, three on Parcel 3) shall be subject to Deed Restrictions to be recorded in the Office of the Garfield County Clerk & Recorder for purposes of establishing income qualifications, and occupancy and resale restrictions, to preserve the affordability of these eight residential units. The eight affordable housing units

shall be restricted to preserve their affordability to families in the following income categories: three Category 2 (100% AMI); two Category 3 (120% AMI) and three Category 4 (150% AMI). The units on Parcel 2 shall include two Category 2 units, one Category 3 unit, and two Category 4 units. The units on Parcel 3 shall include one Category 2 unit, one Category 3 unit, and one Category 4 unit. The Applicant shall execute and record the Deed Restrictions for all five Parcel 2 affordable housing units in forms approved by Town staff and the Town Attorney prior to the issuance of any certificates of occupancy for free market units upon Parcel 2. And, likewise, no certificates of occupancy shall issue for free market units upon Parcel 3 until the Deed Restrictions for all three Parcel 3 affordable housing units are recorded. Finally, no certificates of occupancy will issue for Parcel 4 until all eight Deed Restrictions for the Parcel 2 and Parcel 3 Category Units are recorded.

9. **Additional Conditions of Approval.** The following additional conditions are imposed by the Board of Trustees on the foregoing approvals:

- a. Except as otherwise expressly authorized by the Town of Carbondale, all lawn and garden, common space, open space and parkland irrigation uses within Thompson Park shall be from a separate private raw water irrigation system or systems that shall not be connected to the domestic in-house supply for any residence or to the non-potable irrigation system that serves the Historic House Parcel. Each lot shall have no more than 2500 square feet of irrigated lawn and garden area.
- b. There shall be non-exclusive public access and utility easements for the benefit of the Town of Carbondale throughout all private roadway or alley areas for purposes of allowing perpetual public access (including vehicular, bicycle and pedestrian ingress/egress), and the construction, operation, maintenance and repair of public utilities to be located within these areas, including but not limited to public water and sewer mains. These easements shall be dedicated on the first final subdivision plat for each of Parcels 2, 3 and 4. Neither the private roadways nor the alley shall be signed as private property or in any way that limits public access to or use of streets and sidewalks to be constructed within these areas. Despite the public having access to these areas, the homeowners association for the Thompson Park Subdivision shall have perpetual responsibility for maintenance, repair and replacement of all sidewalks, curbs, gutters, drainage and paved street areas within private roadway or alley areas. The Applicant shall also dedicate non-exclusive public utility easements to the Town for each Parcel. The Town shall not accept or assume ownership or maintenance of any public utility improvements within each Parcel until public utility easements are dedicated for that Parcel. Prior to dedication of access and utility easements, the Applicant shall provide the Town Attorney with an

updated title commitment showing that such dedications shall be free and clear of all encumbrances, except those shown on the final plat, or subject only to such exceptions as may be approved by the Town Attorney. Any lender with a lien against Parcel 2, 3 or 4 shall sign consents and lien subordinations for the final subdivision plat that includes the easement dedications for that Parcel.

- f. Major Site Plan approval is contingent upon Town Staff approving final, revised engineering plans for Parcel 2 on or before August 15, 2018, which approval shall not be unreasonably withheld or delayed. Town Staff may extend said approval date as appropriate. In the absence of said approval, Major Site Plan Review approval shall lapse and be of no further force or effect. Prior to submittal of final plans to Town Staff for review, the Applicant shall revise the preliminary engineering plans to reflect a fire hydrant on Lewie's Circle in a location subject to approval of Town Staff and the Fire District prior to recordation of the Development Improvements Agreement for Parcel 2. The Applicant shall also be responsible for installing the following street signage: (1) a sign prohibiting U-turns along Lewie's Lane; and (2) a sign prohibiting parking along Lewie's Lane between Highway 133 and the Ross Montessori School. The engineer's estimate of the cost of public improvements shall be revised to reflect all changes in the engineering plans requested by Staff, including but not limited to the fire hydrant and street signage. Final engineering plans for Parcels 3 and 4 shall be submitted for review and approval by the Town prior to the issuance of any building permits for development upon each Parcel. Final engineer's cost estimates approved by the Town shall be signed and stamped by a Colorado-registered professional engineer retained by Applicant and attached as an exhibit to reach recorded Development Agreement for each Parcel.
- g. Sidewalks shall be constructed from Lewie's Lane to each of the entrances of dwelling units 3-9, Parcel 2, if the lower floor of such unit will include the living and kitchen space. These sidewalks shall be constructed prior to issuance of any certificates of occupancy for the affected units.
- h. A landscape plan for each Parcel shall be subject to review and approval by the Town Arborist and the Tree Board prior to installation of any street trees or the issuance of any building permits for that Parcel.

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Major Site Plan Approval for Parcels 2, 3 and 4
Thompson Park Subdivision*

- i. A final shading analysis shall be subject to review and approval by the Building Official for each Parcel prior to issuance of any building permits for that Parcel.
- j. At all times and throughout all phases of construction, public vehicular access shall be maintained to the Historic House Parcel either from State Highway 133 (to the north) or North Bridge Drive (to the south), and at no time during construction shall both accesses be shut off at the same time unless otherwise permitted by the Town. Heavy truck traffic (including deliveries of building materials, concrete, etc.) shall be prohibited during the hours that school children are arriving and departing the adjacent Ross Montessori School (7:30-8:30am, and 2:45-3:30pm, on school days). The Applicant shall also implement reasonable and appropriate dust control measures. The bike path/sidewalk along Graceland Court adjacent to Lots 2, 3, 4, 23, & 24 shall remain open and fenced during construction to continue to allow safe access between the School and Triangle Park. All staging areas shall be located as far away from the School as reasonably practicable. The dust control plan, fencing for the bike path, and staging areas shall be subject to review and approval by the Town's Public Works Director.
- k. The first phase of development of Parcel 2 shall include construction of the northern pedestrian trail which extends from Lewie's Lane to Triangle Park. The southern pedestrian trail upon Parcel 2 shall be completed prior to any development of Parcels 3 or 4.
- l. The Development Improvements Agreement for Parcel 2 shall include an 18-month time frame to construct the public improvements for Parcel 2. The Applicant shall submit a letter of credit to secure the public improvements which shall extend at least 30 days longer than the required completion date for the public improvements. The letter of credit shall be subject to review and approval of the Town Attorney.
- m. Preliminary and final subdivision plat applications shall be submitted to the Town, approved, and recorded prior to the Town's issuance of any certificates of occupancy for any units on Parcels 2, 3 or 4. The subdivision approval documents shall include but not be limited to recordation of a Declaration of Transfer Assessment (if not recorded prior), Master Covenants for Parcels 2, 3 and 4, and Permanent Deed Restrictions for all required affordable housing units.

- n. Building permit fees, including but not limited to water and sewer tap fees, shall be required for each Phase at the time of issuance of any building permit(s) for development within that Phase.
 - o. Fees in lieu of water rights dedication shall be due for each Parcel prior to issuance of any building permits for development on that Parcel. The fee for Parcel 2 shall be \$29,558, Parcel 3 shall be \$8,303, and Parcel 4 shall be \$4,905, for a total of \$42,765.
 - p. A Construction Management Plan shall be provided to the Town for each Phase, which Plan shall include best practices to mitigate construction impacts on the Historic Thompson House. This Construction Management Plan shall be submitted with the first building permit application within each Phase and shall be subject to review and approval by Town Staff.
10. **Fees.** The following fees shall be paid by the Applicant:
- a. The \$29,558 fee in lieu of water rights dedication for Parcel 2 shall be paid by the Applicant to the Town prior to issuance of any building permits for Parcel 2. Additional fees in lieu of water rights dedication will be due and payable to the Town for Parcels 3 and 4 prior to the issuance of any building permits for the respective Parcels.
 - b. Additional impact fees shall be payable to the Carbondale and Rural Fire Protection District and the Roaring Fork School District for each residential unit at the time that a Phase Plat is recorded subdividing a residential lot for that unit.

11. **Other Representations by the Applicant.** All other representations of the Applicant and its representatives made in written submittals to the Town or during Town public hearings shall be considered additional conditions of this approval.

12. **Cost Reimbursement.** The Applicant shall be required to pay and reimburse the Town for professional and staff fees pursuant to the Annexation Agreement and Sections 13.16.180 and 1.30.030 of the Carbondale Town Code, for recording fees, and for additional review and inspection expenses as set forth in the Phase 2 SIA.

13. **Recording.** A copy of this Ordinance shall be recorded in the Office of the Garfield County Clerk and Recorder at the expense of the Developer. The terms and conditions of this Ordinance and related agreements, which touch and concern Parcels 2, 3 and 4 of the Thompson Park Subdivision, are intended to run with title to said property and to be binding upon any successors or assigns.

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*Town of Carbondale, Colorado
Ordinance No. 11-2018
Major Site Plan Approval for Parcels 2, 3 and 4
Thompson Park Subdivision*

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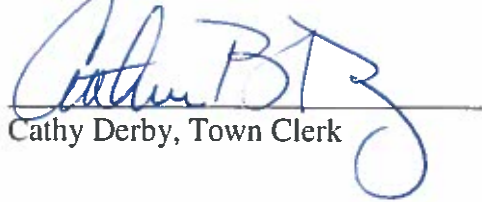
INTRODUCED, READ AND PASSED this 10th day of July, 2018.

THE TOWN OF CARBONDALE

By:


Dan Richardson, Mayor

ATTEST:


Cathy Derby, Town Clerk



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*Town of Carbondale, Colorado
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EXHIBIT A

PARCELS 2, 3 and 4 of the Thompson Park Subdivision
according to the MASTER PLAT thereof recorded on May 19, 2015 as Reception No.
862909, Garfield County, Colorado

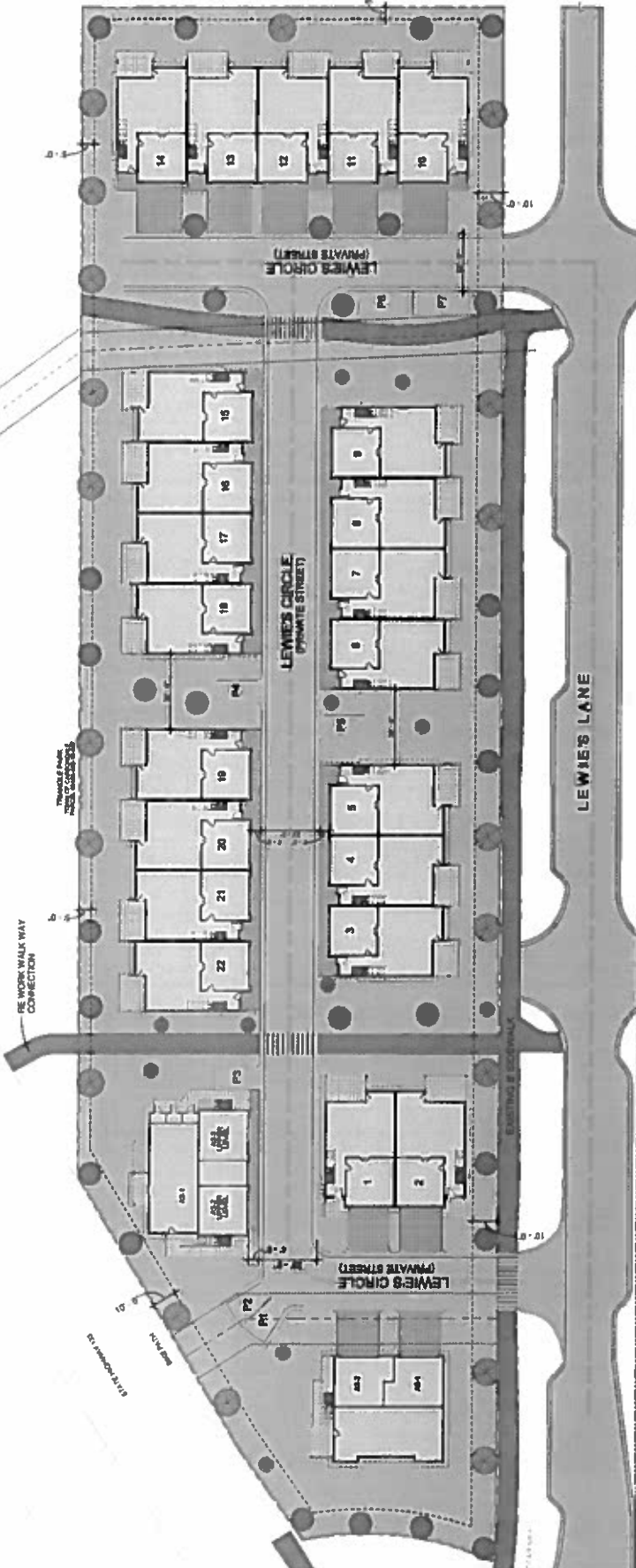
THOMPSON PARK DEVELOPMENT
CARONDALE, COLORADO



NO. ALLOCATED	1180
DATE	2018.04.26
DESIGNED BY	ES&I
CHECKED BY	ES&I
PROJECT NO.	18-0000000
DATE	2018.04.26
REVISIONS	
NO.	DESCRIPTION
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2018-APR-26

A101



SITE PLAN - PARCEL 2 -
1" = 20'-0"

MARKER FROM METROPOLITAN FOUNDATION
 1. 70% SF MORE PAVED AREA IN FRONT OF GARAGE AND UNIT ENTRY = 4,000 SF
 2. AREA OF PATIO = 4,000 SF
 3. AREA OF LANDSCAPE = 27,281 SF
 IMPERVIOUS AREA TOTAL = 55,281 SF
 IMPERVIOUS LOT COVERAGE = 46.74%
 IMPERVIOUS LOT COVERAGE = 58.2% < 60%

NOTE:
 1. 70% SF MORE LANDSCAPE AREA WITHOUT
 2. 1% LESS IMPERVIOUS LOT COVERAGE

ALLOWABLE UNIT:
 3,000 SF PER UNIT
 LOT SIZE = 55,811 SF / 3,000 SF PER UNIT = 18.6037 UNITS ALLOWED
 18 UNITS

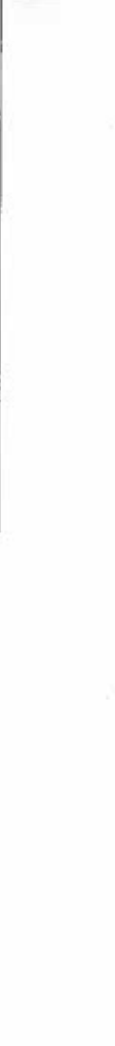
PARCEL 2 PROVIDES PARKING:
 26 X 18 CAR GARAGE PARKING SPACES
 1 X 11 CAR GARAGE PARKING SPACES
 1 X 11 CAR GARAGE PARKING SPACES
 7 CARPORTS (4 IN FRONT OF GARAGE) = 7 PARKING SPACES
 7 CARPORTS (4 IN FRONT OF UNIT) = 7 PARKING SPACES
 TOTAL = 51 PARKING SPACES

PARCEL 2 PROVIDES PARKING (PER UNIFIED DEVELOPMENT CODE):
 22 (2BR) UNITS X 2.5 PARKING SPACE / UNIT = 55 PARKING SPACES
 4 (2BR) UNITS X 1.75 PARKING SPACE / UNIT = 7 PARKING SPACES
 1 (1BR) UNITS X 1.5 PARKING SPACE / UNIT = 1.5 PARKING SPACES
 TOTAL = 63.5 (63) CAR PARKING SPACES

PARCEL 2 APPROXIMATE UNITS BEDROOM:
 27 UNITS 20% AFFORDABLE
 5.4 AFFORDABLE UNITS
 22 MARKET UNITS (2BR UNIT)
 44 BEDROOMS
 88 BR X 30%
 26.4 BEDROOMS REQUIRED
 5 AFFORDABLE
 22R UNIT X 2 = 44 BEDROOMS
 88 BR X 30%
 26.4 BEDROOMS REQUIRED
 5 AFFORDABLE
 22R UNIT X 2 = 44 BEDROOMS
 88 BR X 30%
 26.4 BEDROOMS PROVIDED

Blue parking indicated to be provided in the parking spaces per every 2.5 units, including required. This project is subject to the 2.5% rule. Blue parking spaces which are indicated are the parking spaces per the largest residential unit. Each unit has a garage where one unit can be parked or hung from the garage wall or ceiling.

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 11/14/2018 03:06:31 PM Jean Alberico
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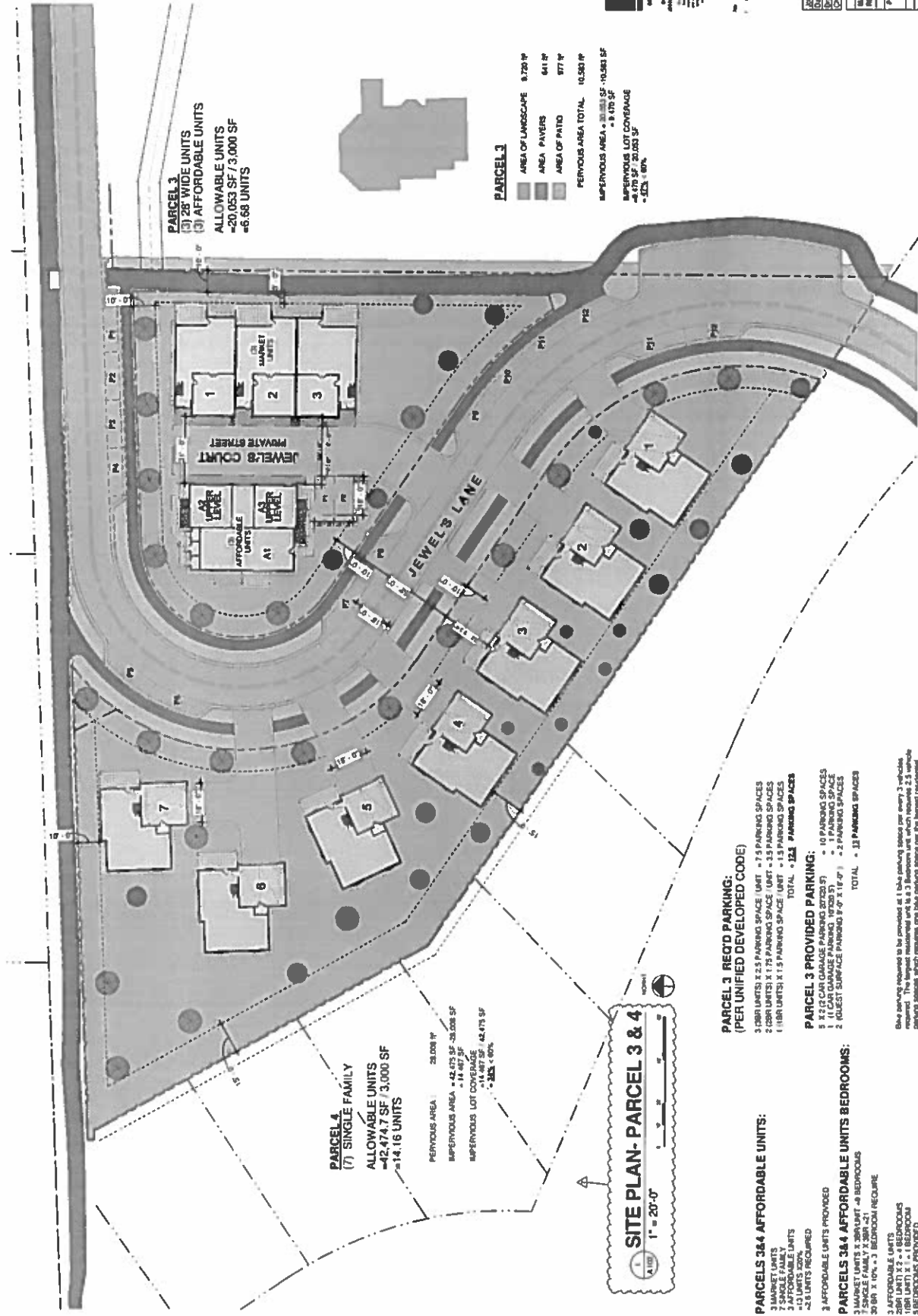


THOMPSON PARK DEVELOPMENT
 PARCEL 3 & 4 THOMPSON PARK SUBDIVISION
 CARBONDALE, COLORADO



DATE	1/24/11	
BY	30110013	
CHECKED BY	JL	
SCALE	1" = 20'-0"	
TITLE	PARCEL 3 & 4 SITE PLAN	
PROJECT	THOMPSON PARK SUBDIVISION	
REVISIONS		
NO.	DESCRIPTION	DATE
1	AS SHOWN	

2018-APR-11



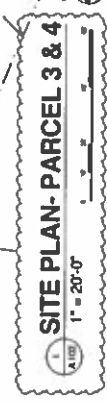
PARCEL 3
 (3) 28' WIDE UNITS
 (3) AFFORDABLE UNITS
 ~20,053 SF / 3,000 SF
 ~6.68 UNITS

PARCEL 3

- AREA OF LANDSCAPE: 9,720 SF
- AREA PAVED: 641 SF
- AREA OF PATIO: 977 SF
- PERVIOUS AREA TOTAL: 10,338 SF
- PERVIOUS AREA: 20,053 SF - 10,338 SF = 9,715 SF
- SUPERVIOUS LOT COVERAGE: 48.4% SF / 20,053 SF
- 25% = 12.5%

PARCEL 4
 (7) SINGLE FAMILY
 ALLOWABLE UNITS
 ~42,474.7 SF / 3,000 SF
 ~14.16 UNITS

PERVIOUS AREA: 20,008 SF
 SUPERVIOUS AREA: 42,475 SF - 20,008 SF = 22,467 SF
 SUPERVIOUS LOT COVERAGE: 52.9% SF / 42,475 SF
 - 25% = 12.7%



PARCEL 3, RECD'D PARKING:
 (PER UNIFIED DEVELOPED CODE)

- 3 (28R) UNITS: X 2.5 PARKING SPACE / UNIT = 7.5 PARKING SPACES
- 3 (28R) UNITS: X 1.75 PARKING SPACE / UNIT = 5.25 PARKING SPACES
- 1 (18R) UNITS: X 1.5 PARKING SPACE / UNIT = 1.5 PARKING SPACES
- TOTAL = 14.25 PARKING SPACES

PARCEL 3 PROVIDED PARKING:

- 5 X 5 (5 CAR GARAGE PARKING 20'X30') = 10 PARKING SPACES
- 1 (1 CAR GARAGE PARKING 10'X20') = 1 PARKING SPACE
- 2 (ROULET SURFACE PARKING 8'-0" X 11'-0") = 2 PARKING SPACES
- TOTAL = 13 PARKING SPACES

PARCELS 3&4 AFFORDABLE UNITS:

- 3 MARKET UNITS
- 7 SINGLE FAMILY
- 3 AFFORDABLE UNITS
- ~2.5 UNITS REQUIRED
- 3 AFFORDABLE UNITS PROVIDED

PARCELS 3&4 AFFORDABLE UNITS BEDROOMS:

- 3 MARKET UNITS X 3BR/UNIT = 9 BEDROOMS
- 7 SINGLE FAMILY X 3BR = 21
- 20 BR X 10% = 2 BEDROOMS REQUIRED
- 3 AFFORDABLE UNITS
- 1 (BR) UNIT X 2 = 2 BEDROOMS
- 1 (BR) UNIT X 1 = 1 BEDROOM
- 5 BEDROOMS PROVIDED

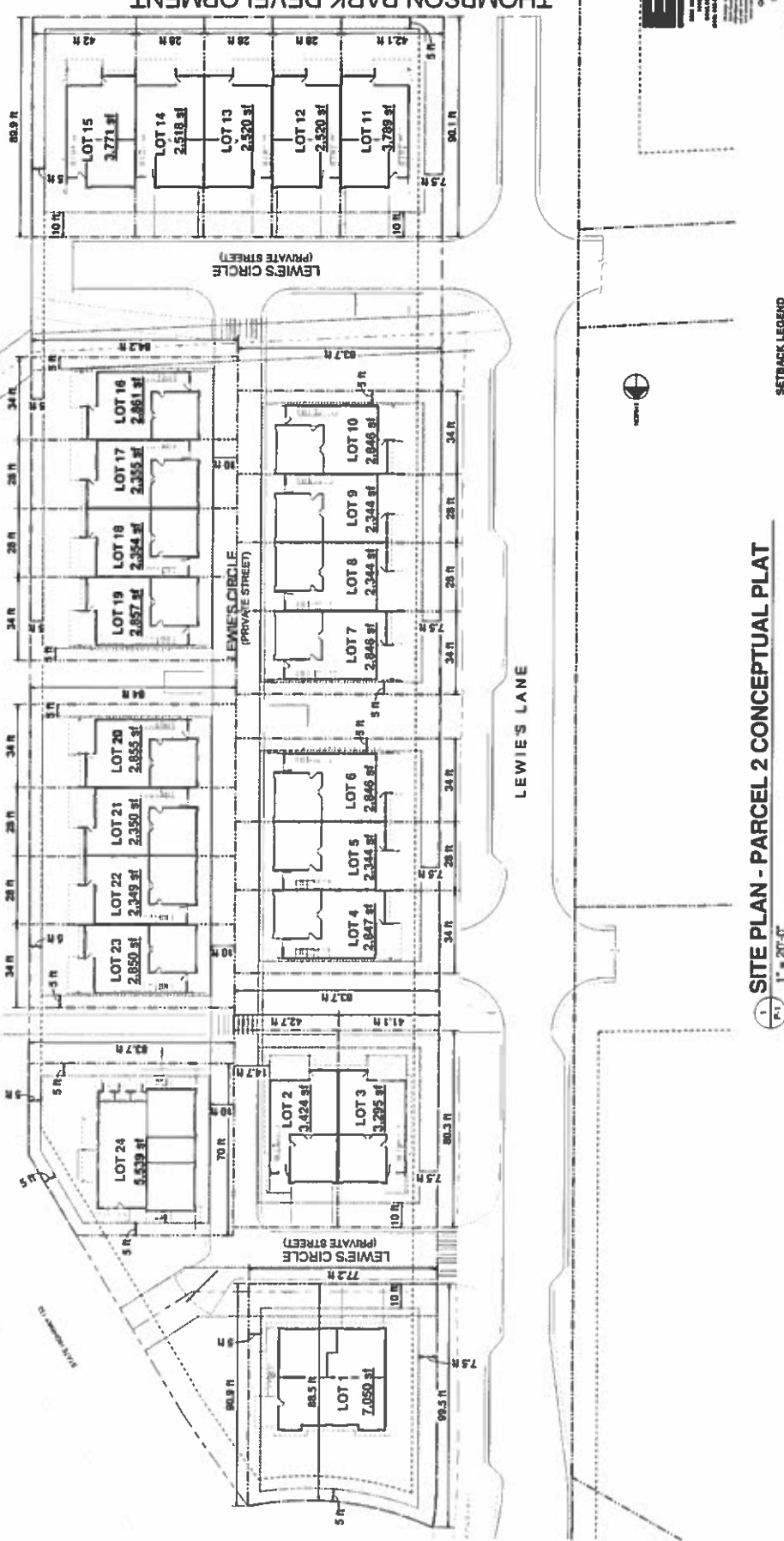
Other parking indicated to be provided as 1 bike parking station per every 3 vehicles. The amount of bike parking is to be determined by the applicant. The amount of bike parking shall not be less than 1.5 bike parking spaces which requires one bike parking station per the largest residential unit. Each unit has a garage where one bike can be parked or hung from the garage wall or ceiling.

Reception #: 914139
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THOMPSON PARK DEVELOPMENT
 PARCEL 2, THOMPSON PARK SUBDIVISION
 CARBONDALE, COLORADO



DATE	1/18/18
BY	JR
CHECKED BY	GA
PROJECT NAME	THOMPSON PARK SUBDIVISION
PLAT	PARCEL 2 CONCEPTUAL PLAT
SCALE	AS SHOWN
SHEET NO.	P-1



2018-APR-26



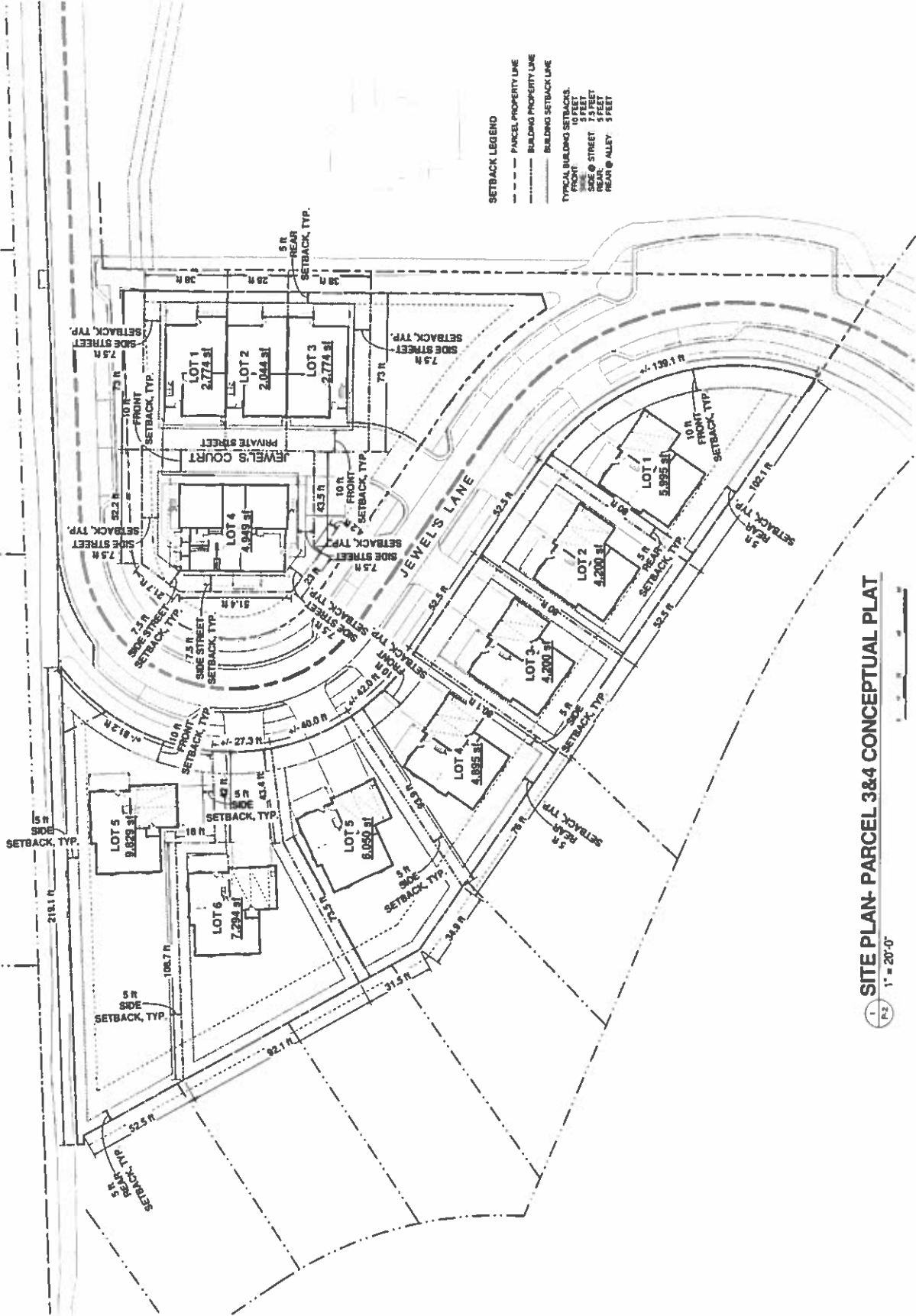
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 16 of 46 Rec Fee: \$238.00 Doc Fee: 0.00 GARFIELD COUNTY CO

THOMPSON PARK DEVELOPMENT
 PARCEL 3 & 4 THOMPSON PARK SUBDIVISION
 CARBONDALE, COLORADO



Job Number	1804
Date	2018 MAY 29
Drawn By	AD
Checked By	CH
Project Name	THOMPSON PARK
Site Plan	CONCEPTUAL PLAT
Sheet No.	3 of 4
Parcel No.	3 & 4
City/County	CARBONDALE, CO

2018-APR-26



SETBACK LEGEND

- PARCEL PROPERTY LINE
- BUILDING PROPERTY LINE
- BUILDING SETBACK LINE

TYPICAL BUILDING SETBACKS:

- FRONT: 10 FEET
- SIDE: 5 FEET
- REAR: 5 FEET
- REAR @ ALLEY: 5 FEET

1 SITE PLAN- PARCEL 3&4 CONCEPTUAL PLAT
 2 1" = 20'-0"

RECEPTION: 914139
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 17 of 46 Rec Fee: \$238.00 Doc Fee: \$0.00 GARFIELD COUNTY CO