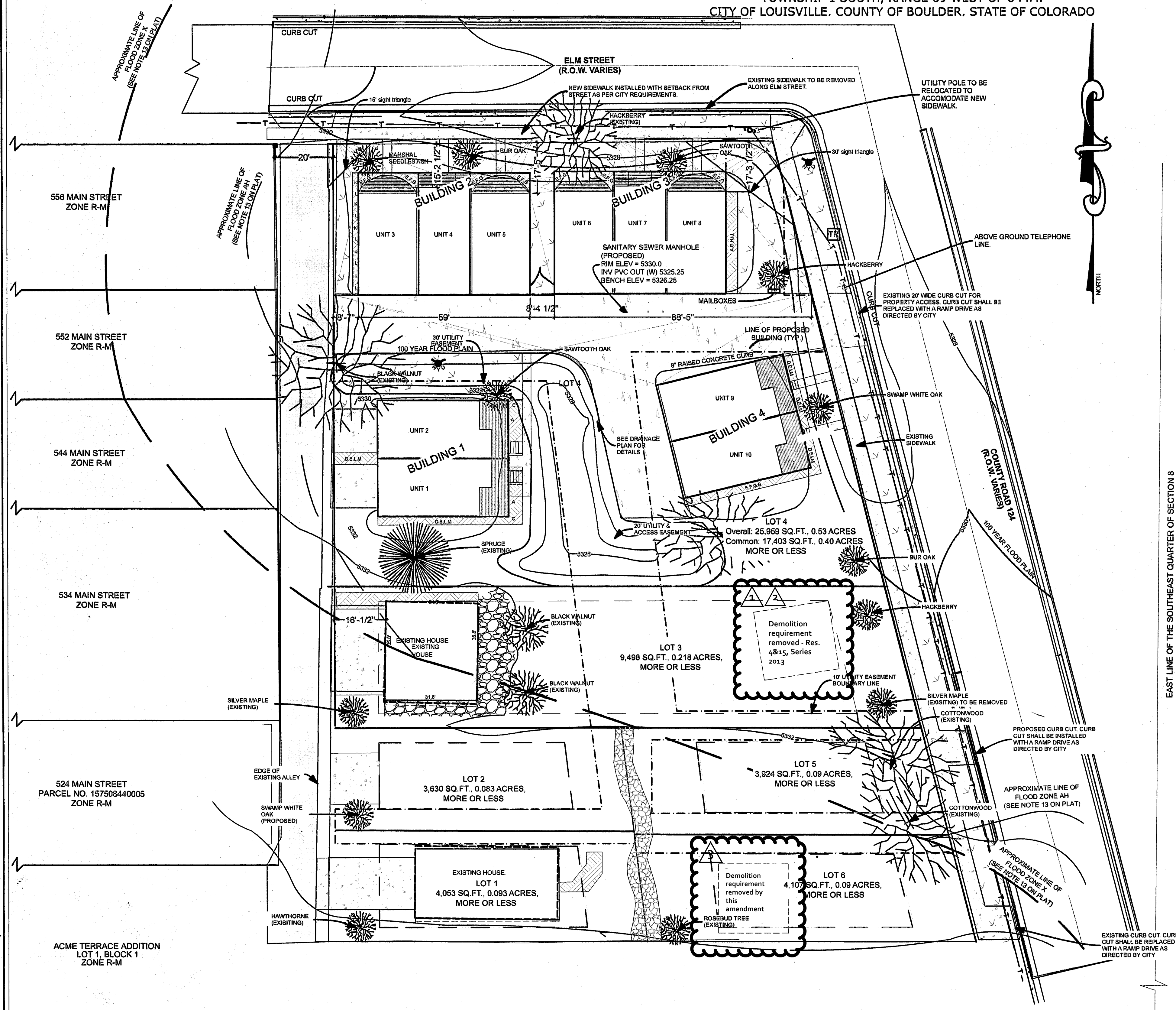


# PARBOIS PLACE PLANNED UNIT DEVELOPMENT - THIRD AMENDMENT

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF 6 P.M.  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



**CITY COUNCIL CERTIFICATE**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE  
CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO,  
RESOLUTION NO. \_\_\_\_\_ SERIES \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE**  
RECOMMENDED APPROVAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO,  
RESOLUTION NO. \_\_\_\_\_ SERIES \_\_\_\_\_

**CLERK AND RECORDER CERTIFICATE**  
(COUNTY OF BOULDER  
STATE OF COLORADO)  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT  
O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
20\_\_\_\_ AND IS RECORDED IN PLAN FILE \_\_\_\_\_ FEE \_\_\_\_\_  
PAID \_\_\_\_\_ FILM NO. \_\_\_\_\_ RECEPTION \_\_\_\_\_

MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_  
RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

**OWNERSHIP SIGNATURE BLOCK**  
BY SIGNING THIS P.U.D., THE OWNER ACKNOWLEDGES AND ACCEPTS ALL  
THE REQUIREMENTS AND INTENT SET FORTH IN THIS P.U.D.  
WITNESS OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Lynn Koglin (OWNER)  
NOTARY \_\_\_\_\_

- NOTES**
1. IN ACCORDANCE WITH THE PROVISIONS OF THE FLOODPLAIN DEVELOPMENT PERMIT, THE LOWEST HABITABLE FLOOR ELEVATION SHALL BE CERTIFIED AT AN ELEVATION OF 5,332'. ELEVATION CERTIFICATES SHALL BE SUBMITTED FOR EACH DWELLING UNIT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  2. DEVELOPER SHALL REPLACE DAMAGED, CRACKED, SETTLED, OR DEFICIENT CONCRETE WALK AND CURBING ADJACENT TO THE DEVELOPMENT, ALONG COUNTY ROAD AND ELM STREET AS DIRECTED BY THE CITY.
  3. DEVELOPER SHALL INSTALL LANDSCAPE AND IRRIGATION SYSTEM WITHIN THE PARKWAY AREA. ALL DESIGN AND SPECIFICATIONS MUST BE APPROVED BY APPROPRIATE CITY AGENCIES PRIOR TO COMMENCEMENT OF WORK IN PARKWAY AREAS.
  4. APPLICANT RESERVES THE RIGHT TO BURY ABOVE GROUND TELEPHONE LINES THAT RUN ADJACENT TO THE EAST AND NORTH SIDES OF SUBJECT PROPERTY AND REMOVE EXISTING TELEPHONE POLES IF FEASIBLE.
  5. PARKING IN THE ALLEY, ADJACENT TO THE SITE IS PROHIBITED.
- NOTES - PUD AMENDMENTS**
- △ **FIRST AMENDMENT:** The applicant shall execute an amendment to the subdivision agreement providing for the lifting of the demolition requirement regarding Lot 3 and completion of the public improvements prior to recording of the PUD amendment. Approved by Resolution No.4, Series 2013
  - △ **SECOND AMENDMENT:** Removes the demolition requirement on Lot 3, Approved by Resolution No.15, Series 2013.
  - △ **THIRD AMENDMENT:** Removes the demolition requirement on Lot 6, and allows additions to be made to the existing garage as long as any additions meet all adopted city ordinances and requirements.

**LEGEND**

ST	Storm Sewer
—	Contour Lines
—	Flood Plain Existing
—	Flood Plain Proposed
—	Easement Boundary Line
—	Boundary Line
—	Property line
—	Building Envelope Proposed
—	Building Envelope Existing
—	Overhead Utility Line
—	Building Proposed
—	Building Existing

●	Deciduous Tree	⊕	Water Valve
●	Coniferous Tree	⊕	Storm Manhole
□	Concrete	⊕	Utility Pole
□	Fescue Grass Mix	⊕	Light Pole
□	Decorative Stone	⊕	Fire Hydrant
□	Woodchip/mulch	⊕	EM Electric Meter
□	Flagstone	⊕	GM Gas Meter
		⊕	Sanitary Sewer Manhole
		⊕	TR Telephone Control Box

**GRAPHIC SCALE**  
(IN FEET)  
1 inch = 20 ft.

PARBOIS PLACE  
COUNTY ROAD  
LOUISVILLE, CO80027

DEVELOPMENT PLAN