

# FINAL PLAT OF: BLUE CREEK RANCH

LOCATED IN A PORTION OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 87 WEST OF THE 6th P.M.  
TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 8 OF 8  
PUD PLAN

**BLUE CREEK ZONING AND DIMENSIONAL STANDARDS**

**CLUSTER RESIDENTIAL ZONE DISTRICT**

USES BY RIGHT: SINGLE FAMILY DWELLING UNIT, HOME OCCUPATIONS AND DETACHED STORAGE BUILDINGS.

SETBACKS: ALL STRUCTURES SHALL BE LOCATED IN BUILDING ENVELOPES IDENTIFIED ON THE BLUE CREEK FINAL PLAT.

MAXIMUM HEIGHT: THE MAXIMUM HEIGHT OF BUILDINGS IS 25 FEET.

**UTILITIES & PARKING ZONE**

USES BY RIGHT: MASS TRANSIT PARK AND RIDE FACILITY INCLUDING SHELTER, WASTEWATER DISPOSAL PLANT, TRAIL AND RAILROAD.

MINIMUM LOT AREA: 12,000 SQUARE FEET

**MINIMUM SETBACKS:**

FRONT YARD, 5 FEET

REAR YARD, 10 FEET

SIDE YARD, 5 FEET

MAXIMUM HEIGHT: THE MAXIMUM HEIGHT IS 25 FEET.

**PRIVATE COMMON OPEN SPACE**

USES BY RIGHT: BARN, AGRICULTURE, PICNIC SHELTER, BARBECUE, TRAIL, EQUESTRIAN USES, READING, SUN-BATHING, KITE FLYING, FISHING, AND NON-ORGANIZED ATHLETICS SUCH AS THROWING AND CATCHING A BALL OR FRISBEE.

MINIMUM LOT AREA: 4,000 SQUARE FEET

**MINIMUM SETBACKS:**

FRONT YARD, 5 FEET

REAR YARD, 10 FEET

SIDE YARD, 5 FEET

MAXIMUM HEIGHT: THE MAXIMUM BUILDING HEIGHT IS 28 FEET

**PUBLIC COMMON OPEN SPACE**

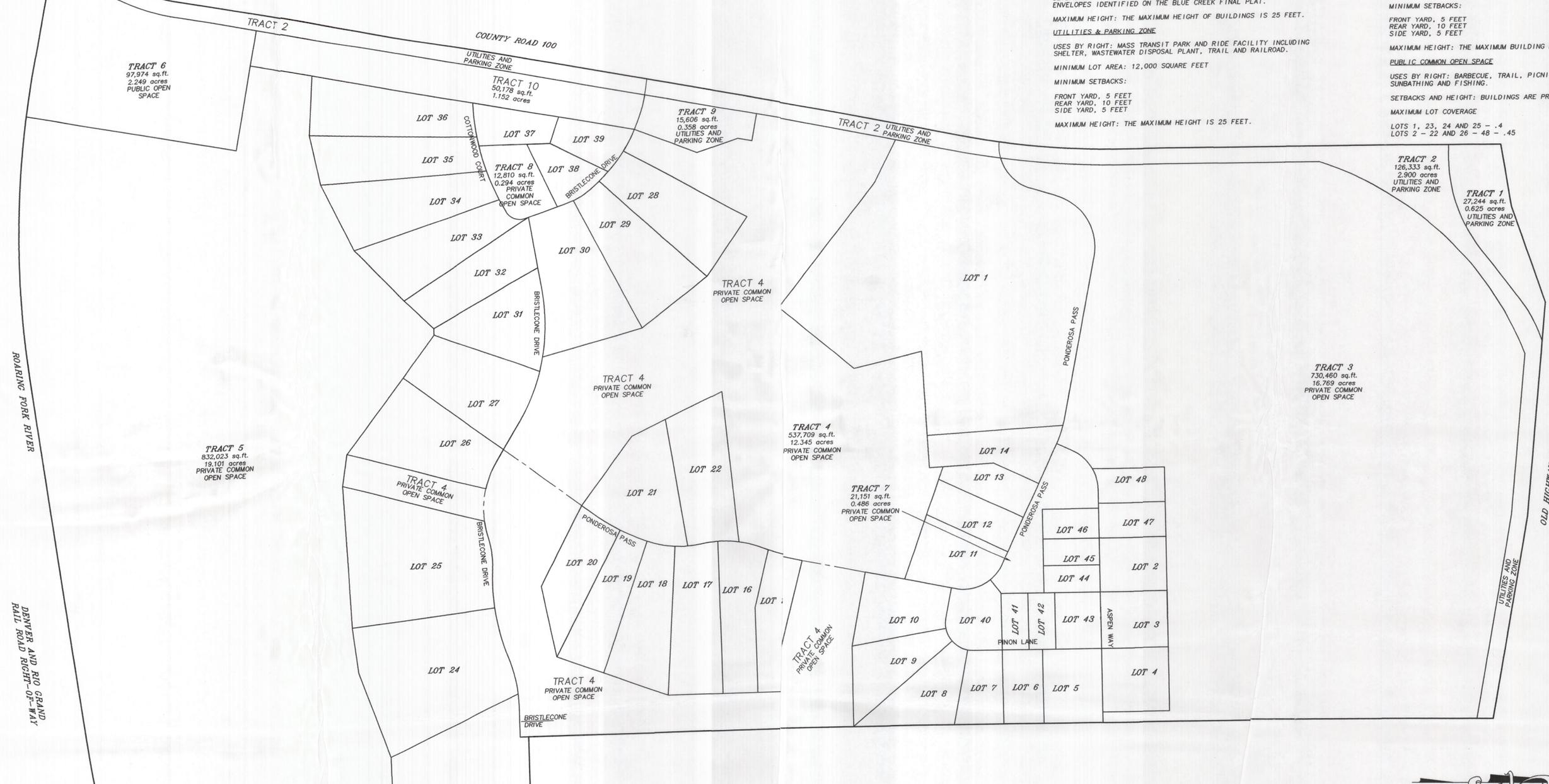
USES BY RIGHT: BARBECUE, TRAIL, PICNICS, PARKING, READING, SUNBATHING AND FISHING.

SETBACKS AND HEIGHT: BUILDINGS ARE PROHIBITED.

MAXIMUM LOT COVERAGE

LOTS 1, 23, 24 AND 25 - .4

LOTS 2 - 22 AND 26 - 48 - .45



**LOT AREA TABLE (UNITS ARE IN ACRES)**

| LAND USE | DESCRIPTION   | # DWELLING UNITS | TOTAL AREA |
|----------|---------------|------------------|------------|
| LOT 1    | SINGLE FAMILY | 1                | 4.836      |
| LOT 2    | SINGLE FAMILY | 1                | 0.287      |
| LOT 3    | SINGLE FAMILY | 1                | 0.301      |
| LOT 4    | SINGLE FAMILY | 1                | 0.344      |
| LOT 5    | SINGLE FAMILY | 1                | 0.354      |
| LOT 6    | SINGLE FAMILY | 1                | 0.252      |
| LOT 7    | SINGLE FAMILY | 1                | 0.241      |
| LOT 8    | SINGLE FAMILY | 1                | 0.389      |
| LOT 9    | SINGLE FAMILY | 1                | 0.375      |
| LOT 10   | SINGLE FAMILY | 1                | 0.407      |
| LOT 11   | SINGLE FAMILY | 1                | 0.379      |
| LOT 12   | SINGLE FAMILY | 1                | 0.272      |
| LOT 13   | SINGLE FAMILY | 1                | 0.238      |
| LOT 14   | SINGLE FAMILY | 1                | 0.386      |
| LOT 15   | SINGLE FAMILY | 1                | 0.451      |
| LOT 16   | SINGLE FAMILY | 1                | 0.458      |
| LOT 17   | SINGLE FAMILY | 1                | 0.582      |
| LOT 18   | SINGLE FAMILY | 1                | 0.544      |

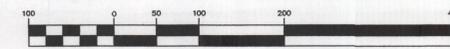
| DESCRIPTION | # DWELLING UNITS | TOTAL AREA |
|-------------|------------------|------------|
| 19          | SINGLE FAMILY    | 0.438      |
| 20          | SINGLE FAMILY    | 0.421      |
| 21          | SINGLE FAMILY    | 0.624      |
| 22          | SINGLE FAMILY    | 0.615      |
| 23          | SINGLE FAMILY    | 1.508      |
| 24          | SINGLE FAMILY    | 1.307      |
| 25          | SINGLE FAMILY    | 1.306      |
| 26          | SINGLE FAMILY    | 0.714      |
| 27          | SINGLE FAMILY    | 0.662      |
| 28          | SINGLE FAMILY    | 0.652      |
| 29          | SINGLE FAMILY    | 0.806      |
| 30          | SINGLE FAMILY    | 0.498      |
| 31          | SINGLE FAMILY    | 0.470      |
| 32          | SINGLE FAMILY    | 0.564      |
| 33          | SINGLE FAMILY    | 0.643      |
| 34          | SINGLE FAMILY    | 0.566      |
| 35          | SINGLE FAMILY    | 0.617      |
| 36          | SINGLE FAMILY    | 0.222      |
| 37          | SINGLE FAMILY    | 0.214      |
| 38          | SINGLE FAMILY    | 0.218      |
| 39          | SINGLE FAMILY    | 0.218      |

| LAND USE | DESCRIPTION        | # DWELLING UNITS | TOTAL AREA |
|----------|--------------------|------------------|------------|
| LOT 40   | AFFORDABLE HOUSING | 1                | 0.262      |
| LOT 41   | AFFORDABLE HOUSING | 1                | 0.121      |
| LOT 42   | AFFORDABLE HOUSING | 1                | 0.205      |
| LOT 43   | AFFORDABLE HOUSING | 1                | 0.121      |
| LOT 44   | AFFORDABLE HOUSING | 1                | 0.121      |
| LOT 45   | AFFORDABLE HOUSING | 1                | 0.133      |
| LOT 46   | AFFORDABLE HOUSING | 1                | 0.187      |
| LOT 47   | AFFORDABLE HOUSING | 1                | 0.189      |
| LOT 48   | AFFORDABLE HOUSING | 1                | 0.189      |
| SUBTOTAL |                    |                  | 26.246     |

**ZONING PLAN TABLE (UNITS ARE IN ACRES)**

|            |                                |        |
|------------|--------------------------------|--------|
| LOTS 1-48  | CLUSTER RESIDENTIAL ZONE       | 26.246 |
| TRACT 1    | UTILITIES & PARKING ZONE       | 0.625  |
| TRACT 2    | UTILITIES & PARKING ZONE       | 2.900  |
| TRACT 3    | PRIVATE COMMON OPEN SPACE ZONE | 16.769 |
| TRACT 4    | PRIVATE COMMON OPEN SPACE ZONE | 11.153 |
| TRACT 5    | PRIVATE COMMON OPEN SPACE ZONE | 19.101 |
| TRACT 6    | PUBLIC OPEN SPACE ZONE         | 2.249  |
| TRACT 7    | PRIVATE COMMON OPEN SPACE ZONE | 0.486  |
| TRACT 8    | PRIVATE COMMON OPEN SPACE ZONE | 0.294  |
| TRACT 9    | UTILITIES & PARKING ZONE       | 0.358  |
| TRACT 10   | PRIVATE COMMON OPEN SPACE ZONE | 1.152  |
| SUBTOTAL   |                                | 81.333 |
| LOTS       |                                | 26.246 |
| TRACT 1    |                                | 58.397 |
| TRACT 2    |                                | 58.397 |
| TOTAL      |                                | 81.333 |
| BLUE CREEK |                                | 81.332 |

**GRAPHIC SCALE**



( IN FEET )

1 inch = 100 ft.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.