

Revised Los Amigos PUD Guide

Compiled from Resolutions 79-15, 81-35B, 96-34, 04-05, 06-16, 2007-04 and 2008-06
and recorded in the public records of Garfield County, Colorado on June 14, 2016 at Reception No. 878399
Amended April 7, 2017 by Directors Determination for a PUD Minor Amendment to the HDSF Zone District

Zone Districts

The planned unit development shall consist of four zone districts, the boundaries of which shall be indicated upon the final plat or plats of the Los Amigos Ranch, the planned unit development, which districts shall be designated as follows:

Single-Family Residential District
Multi-Family Residential District
Neighborhood Commercial
Open Space District

Permitted Uses

The uses permitted within said districts, together with the regulations affecting the usage of the lands contained therein, shall be as follows:

Single-Family Residential District

1. Uses, by Right: Single-Family dwelling and customary accessory uses.
2. Uses, Conditional: Churches, hospital, nursery, school site, home occupation.
3. Uses, Special: None.
4. Minimum Lot Area: 65,000 sq. ft.(sewer) 2 ac. (ISOS & sewer)
5. Minimum Setback: To be specified at time of final plat by showing permitted building envelopes.
6. Maximum Height of Buildings: 30 feet
7. Maximum Lot Coverage: 10 percent.
8. Maximum Floor Area Ratio: 15 percent.
9. Additional Requirements: All uses shall be subject to any and all of the provisions, covenants, conditions, and restrictions contained in this application and to additional previsions, covenants, conditions and restrictions by the recording of any supplemental declarations.

High-Density Single-Family Residential District (from RESOLUTION 2007-04)

1. Uses, by Right: Single-Family dwelling and customary accessory uses.
2. Uses, Conditional: Home Occupation.
3. Uses, Special: None.
4. Minimum Lot Area: 10,000 sq. ft.
5. Minimum Setback: Front/Rear: 25 feet, Sides: 10 feet
6. Maximum Height of Buildings: 28 feet
7. Maximum Lot Coverage: 25 percent.
8. Maximum Floor Area: 3294 square feet, exclusive of basements. (from Directors Determination dated April 7, 2017)
9. Additional Requirements: All uses shall be subject to any and all of the provisions, covenants, conditions, and restrictions contained in this application and to additional previsions, covenants, conditions and restrictions by the recording of any supplemental declarations.

Multi-Family Residential District

Zone District	Permitted Conditional Uses	Minimum Lot Area	Max Lot Coverage	Minimum Setbacks	Max Height	Max F.A.R.
M.F. (Multi Family) Lots 1 and 2 per Reso. 96-34	Single family, two family and multiple family dwelling, and customary accessory uses, townhouses, condominium, common wall design, conditional uses same as S.F.	(a) single family detached dwelling and two family dwellings: 7,500 square feet (3,750 s.f. for each duplex unit) (sewer)	(a) not more than 50%	(a) front and back; 10' sides	(a) 30'	(a) 0.5
		(b) Townhouses and condominiums zero lot-line attached single family dwellings: 600 square feet. (sewer)	(b) 100% (zero lotline). *Total lot coverage of each of Lots 1 and 2 of the Resubdivision of Los Amigos Ranch Filing No. 1 shall not exceed 50% of the total area of such lot.	(b) Zero lot line Individual units. *All buildings shall be setback from the existing lot lines of Lots 1 and 2 of the Resubdivision of Los Amigos Ranch Filing No. 1 as follows: 25' front and back; 10' sides	(b) 30'	*Total floor area of all buildings located on Lot 1 or Lot 2 of the Resubdivision of Los Amigos Ranch Filing No. 1 shall not exceed 50% of the total area of such lot

**Referenced zone district text applies to each of Lots 1 and 2 of the Resubdivision of Los Amigos Ranch Filing No. 1 as a whole, not to individually created townhouse, condominium, or attached single family dwelling lots.*

Rural Residential District

1. Uses. by Right: Single family dwelling and accessory uses.
2. Uses. Conditional: Churches, hospital, nursery, school site, home occupation.
3. Uses. Special: None.
4. Minimum Lot Area: 35 acres (ISDS)
5. Minimum Setback: N/A
6. Maximum Height of Buildings: 30 feet
7. Maximum Lot Coverage: N/A
8. Floor Area Ratio: N/A
9. Additional Requirements: All uses shall be subject to any and all provisions, covenants, conditions, and restrictions contained in this application and to additional provisions, covenants, conditions and restrictions by the recording of any supplemental declarations. These lots shall never be subject to resubdivision.

Neighborhood Commercial District

1. Uses, by Right: Single-family, retail groceries, drugstore, laundry service, furniture, appliances, hardware, clothing, garden supply, personal services, restaurant, and indoor recreation.
2. Uses, Conditional: None.
3. Uses, Special: None.
4. Minimum Lot Area: one acre (sewer)
5. Minimum Setback:
 - a. Front yard - 25 feet from lot line
 - b. Rear yard - 25 feet from lot line
 - c. Side yard - 10 feet from lot line
6. Maximum Height of Buildings: 30 feet
7. Maximum Lot Coverage: 50 percent.
8. Maximum Floor Area Ratio: 50 percent.
9. Additional Requirements: All uses shall be subject to any and all provisions, covenants, conditions, and restrictions contained in this application and to additional provisions, covenants, conditions and restrictions by the recording of any supplemental declarations.

School Site District

1. Uses, by Right: Elementary School, Nursery.
2. Uses, Conditional: None
3. Uses, Special: None.
4. Minimum Lot Area: N/A (sewer)
5. Minimum Setback: N/A
6. Maximum Height of Buildings: N/A
7. Minimum Lot Coverage: N/A

Open Space District

Uses, by Right: Ranching, farming, and general agricultural activities, and accessory uses, thereto.

Uses, Conditional: None

Uses, Special: None.

Minimum Lot Area: N/A

Minimum Setback: N/A

Maximum Height of Buildings: N/A

Minimum Lot Coverage: N/A

Area of Applicability

The PUD covers the following described unincorporated area of Garfield County:

Township 6 South, Range 88 West of the 6th P.M.

Section 31: SE- $\frac{1}{4}$ and Lot 2

Section 32: S- $\frac{1}{2}$ SW- $\frac{1}{4}$, Lot 7 and SE- $\frac{1}{4}$, SE- $\frac{1}{4}$

Section 33: Lots 18 and 19

Township 7 South, Range 88 West of the 6th P.M.

Section 5: Lots 3, 4, 5, 6, 7, 11 and the easterly $\frac{1}{2}$ of lot 10, NE- $\frac{1}{4}$ SW- $\frac{1}{4}$, NW- $\frac{1}{4}$ SE- $\frac{1}{4}$, SE- $\frac{1}{4}$ NW- $\frac{1}{4}$ and NE- $\frac{1}{4}$

Section 6: Lots 2, 3, 4, 5, 6, 7, SW- $\frac{1}{4}$ NE- $\frac{1}{4}$ and NW- $\frac{1}{4}$ -SE- $\frac{1}{4}$

Township 6 South, Range 89 West of the 6th P.M.

Section 35: Lots 1, 2, 10 and 16

Section 36: SE¼, N½ SW¼ NE¼ NW¼ and Lots 1 and 2

EXCEPTING from the above described property the parcels of land as follows:

1. William E. Foster and Bruce Dixon by deed recorded in Book 374 at Page 480;
2. Colorado Mountain Junior College District by deeds recorded in Book 381 at Page 537 and Book 399
3. at Page 265;
4. Board of County Commissioners of Garfield County, Colorado, by deed recorded in Book 409 at Page 220.
5. All that portion of Lot 2, Section 6, Township 7 South, Range 88 West of the 6th P.M. lying Southwesterly of the Southeasterly right of way line of a county road known as the "College Road".

Parcel 1

That part of T.7 S., R. 88 W. of the 6th P.M., being all of Lot 9 and the Westerly one-half of Lot 10 of Sec. 5, all of Lot 5 of Sec. 8 and that part of Lot 4 of Sec. 8, lying Westerly of the westerly right-of-way line of a County Road as constructed in place, the Westerly right-of-way line of said road being described as follows: -

Beginning at a point on the Southerly line of said Lot 4, said point being on the Westerly right-of-way line of said County Road, whence the NE Corner of said Sec. 8 bears: N.60°03'34" E. 1933.73 feet; thence N.03° 12.'18" E. 242.69 feet along the Westerly right-of-way line of said County Road; thence N.14° 58'08" E, 144:01 feet along the Westerly right-of-way line of said County Road; thence N.52° 07' E.691.57 feet along the Westerly right-of-way line of said County Road to a point on the Northerly line of said Lot 4. EXCEPT the Westerly 1024 feet of said Lot 5, Sec. 8 and said Lot 9, Sec. 5.

Parcel 2

Lot 8 of Sec. 5, Lots 8 and 9 of Sec. 6, Lots 10 and 11 of Sec. 7 and Lot 6 of Sec. 8, T. 7S, R.88W. of the 6th P.M.

EXCEPT all that part thereof heretofore conveyed by deeds recorded as Document No. 249250 in Book 418 at Page 1; Document No. 248001 in Book 409 at Page 220.

County of Garfield

State of Colorado

and

The Westerly 1024 feet at Lot Five (5), Section Eight (8), and Lot Nine (9), Section Five (5), Township 7 South, Range 88 West of the 6th P.M., also known as Los Amigos Ranch PUD.

WASTEWATER (from RESOLUTION 96-34)

The (44) lots along "Road A" (Los Amigos Drive to the water tank) which could potentially drain into the Spring Valley Aquifer, all lots along Los Amigos Drive that currently lie within the Spring Valley Sanitation District, all lots depicted upon the PUD Plan as "High Density" single family lots, and all lots depicted upon the PUD Plan as "Multi-Family" units shall be serviced by central sewer provided by the Spring Valley Sanitation District. Given the economic inefficiencies and impracticalities associated with extending and maintaining central sewer service to the remaining westerly single family lots in the PUD, Applicant shall be allowed to service said remaining lots with individual sewage disposal systems (ISDS), subject to the following conditions:

- (A) Application shall provide to the Board all information needed by the Board to review the environmental and health impacts presented by ISDS service, which shall also be forwarded to the Colorado Department of Health, Water Quality Control Division for their review and recommendation.

- (B) The Board finds that the Colorado Department of Health has made a favorable recommendation regarding the proposed method of sewage disposal as required by C.R.S. 30-28-136 (1)(g)

UTILITIES (from RESOLUTION 96-34)

Common open space areas shall be dedicated by the Applicant to the Los Amigos Ranch Homeowner's Association in an amount that maintains a 50:50 ratio or greater. dedicated open space to developed land. The dedication of open space shall coincide with the approval of the applicable final plat.

PHASING (from RESOLUTION 96-34)

Applicant shall be entitled to develop the Los Amigos Ranch PUD pursuant to the Preliminary Plat and Final Plan phases set forth below.

Phase Designation (Preliminary Plan)	Phase Designation (Final Plat)	Description of Phase	Commencement Date (Submission of Preliminary Plan)	Completion of Development Per Subdivision Improvement Agreement
1	A	Approximately 38 lots on Road A and (1) lot adjacent to Filing 2	December 31, 1996	December 31, 1999
2	B	Approximately 45 lots on Road A near water tank on Road B	December 31, 1999	December 31, 2002
2	C	Approximately 45 lots through second draw, Road D	December 31, 1999	December 31, 2005
2	D	Approximately 40 lots through third draw, Road E	December 31, 1999	December 31, 2008
2	E	Remaining single family lots, rural residential lots and neighborhood commercial	December 31, 1999	December 31, 2010
3	F	80 high density single family lots in lower valley	December 31, 2008 (Reso. 2006-16)	December 31, 2019