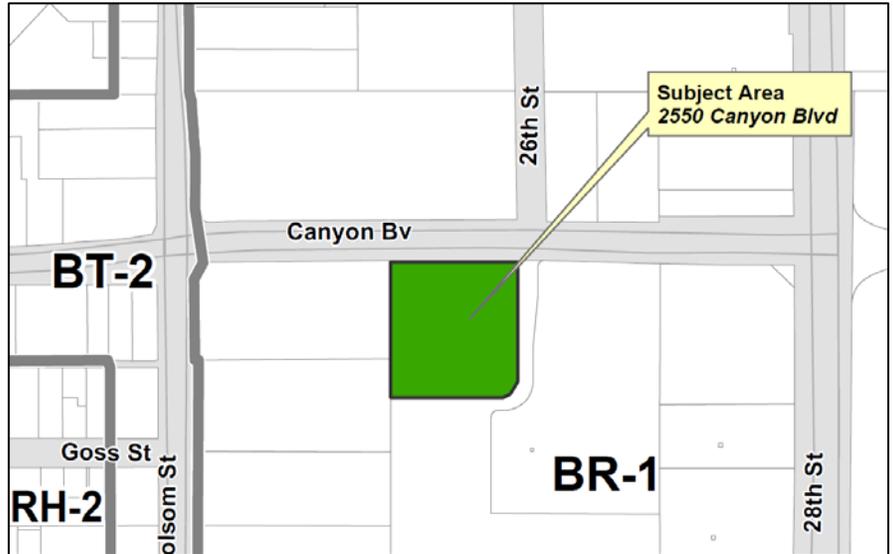


MEMORANDUM

TO: Planning Board
FROM: Elaine McLaughlin, Case Manager
DATE: July 23, 2015
SUBJECT: **Call Up Item:** Boulder Residence Inn Subdivision (TEC2015-00011) located at 2550 Canyon Blvd.: Final Plat to replat the existing Village Shopping Center Subdivision into two lots: one encompassing the approved Boulder Residence Inn (1.65 acres) and the other for the remaining property within the Village Shopping Center (14.85 acres). The call up period expires on August 6, 2015.

Attached is the disposition for the conditional approval (see [Attachment A](#)) for a review of the Final Plat for the proposed Boulder Residence Inn Subdivision (formerly the Village Shopping Center Subdivision) is located within the BR-1 (Business Regional - 1) zoning district. As indicated in [Attachment B](#), this approval will result in the replat of the existing Village Shopping Center Subdivision into two commercial lots: Lot 1 (1.68 acres or 72,048 square feet) will contain the approved Residence Inn Hotel and Lot 2 (14.85 acres or 646,822 square feet) will contain the Village Shopping Center.



The subdivision is the result of the planned redevelopment of an existing parking lot into the Boulder Residence Inn, a four story hotel approved by the Planning Board on July 17, 2014. The site review includes plans for the hotel, along with streetscape enhancements along Canyon Boulevard and the private roadway of 26th Street.

Proposed Subdivision:

The entire subdivision totals 16.5 acres or 718,870 square feet. The final plat illustrates a subdivision of the existing Village Shopping Center Subdivision into two lots along with dedication of several public access and utility easements, as summarized below:

Lot 1 Commercial Use (Residence Inn Hotel)	Lot 2 Commercial Use (Village Shopping Center)
1.65 Acres	14.85 Acres

Analysis Conclusion:

Staff finds that this application meets the Final Plat for Subdivision criteria set forth in Subsection 9-12-8(b), B.R.C. 1981 and the lot standard criteria set forth in Subsection 9-12-12(a)(1), B.R.C. 1981 "Standards for Lots and Public Improvements." Therefore, the final plat was approved by Planning and Development Services staff on **July 23, 2015** and the decision may be called up before Planning Board on or before **August 6, 2015**. There is one Planning Board meeting within the 14-day call up period on **August 6, 2015**. Questions about the project or decision should be directed to Elaine McLaughlin at (303) 441-4130 or mclaughline@bouldercolorado.gov.

Public Comment and Process:

The required public notice was given in the form of written notification mailed to all property owners within 600 feet of the subject property and a sign posted on the property for at least 10 days. All notice requirements of Section 9-4-2, B.R.C. 1981 have been met. There were no public comments received.

Attachments:

- A: [City of Boulder Planning Department Notice of Disposition](#)
- B: [Final Plat](#)



CITY OF BOULDER
Community Planning & Sustainability

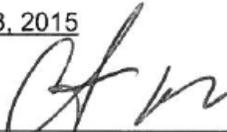
1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-3241 • web

CITY OF BOULDER PLANNING DEPARTMENT
NOTICE OF DISPOSITION

DECISION:	APPROVED
PROJECT NAME:	RESIDENCE INN AT VILLAGE SHPG CTR
DESCRIPTION:	TEC Doc. submittal (Final Plat) in association with LUR2013-00057
LOCATION:	2550 CANYON BL
COOR:	N03W04
LEGAL DESCRIPTION:	Refer to Exhibit A
APPLICANT:	Bill Martinic
OWNER:	GRI VILLAGE LLC
APPLICATION:	TEC2015-00011 Subdivision/Final Plat
ZONING:	BR-1
CASE MANAGER:	Elaine McLaughlin

THIS IS NOT A SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND NO VESTED PROPERTY RIGHT IS CREATED BY THIS APPROVAL.

Approved on: July 23, 2015
Date

By: 
David Driskell, Executive Director of Community Planning and Sustainability

This decision may be appealed to the Planning Board by filing an appeal letter with the Planning Department within two weeks of the decision date. If no such appeal is filed, the decision shall be deemed final fourteen days after the date above mentioned.

Appeal to Planning Board expires: August 6, 2015

CONDITIONS OF APPROVAL

1. The subdivision is approved subject to the terms of the Subdivision Agreement.

Exhibit A: Legal Description

LEGAL DESCRIPTION

THAT PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 29, T1N, R70W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW1/4 OF THE SW1/4, OF SAID SECTION 29;
THENCE S00°10'00"E, 351.83 FEET ALONG THE WEST LINE OF THE SW1/4 OF THE SW1/4;
THENCE N89°55'20"E, 64.93 FEET TO THE EAST LINE OF THAT PARCEL CONVEYED TO THE CITY OF BOULDER BY RULE AND ORDER UNDER CIVIL ACTION NO. 82CV0740 RECORDED AUGUST 12, 1984 ON FILM 1316 AT RECEPTION NO. 639578, AND THE TRUE POINT OF BEGINNING.

THENCE N89°55'20" E, 375.07 FEET ALONG THE SOUTHERLY LINE OF THAT "PARCEL 1" AS DESCRIBED IN WARRANTY DEEDS RECORDED ON JUNE 1, 1988 AS RECEPTION NOS. 0921241 AND 0921242 IN THE RECORDS OF BOULDER COUNTY; THENCE S00°10'00"E, 188.58 FEET ALONG THE WESTERLY LINE OF SAID PARCEL 1;
THENCE S89°55'20"W, 386.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 1 TO THE EAST LINE OF SAID RULE AND ORDER;
THENCE N00°10'00"W, 169.54 FEET ALONG THE EAST LINE OF SAID RULE AND ORDER TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST;
THENCE NORTHEASTERLY, 22.46 FEET ALONG THE EAST LINE OF SAID RULE AND ORDER AND ALONG THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 42°54'08" AND A CHORD THAT BEARS N29°42'43" E, 21.94 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH

THAT PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., AND ALL OF HARDEN PLACE, IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29 FROM WHICH THE NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 29 BEARS NORTH 00°10'00" WEST, 1322.59 FEET;
THENCE NORTH 89°55'30" EAST, 990.00 FEET ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 29; THENCE NORTH 00°10'00" WEST,

30.00 FEET PARALLEL WITH THE WEST LINE OF THE SW 1/4 OF SAID SECTION 29;
THENCE NORTH 00°04'30" WEST, 26.00 FEET AT RIGHT ANGLES TO THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 29 TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°04'30" WEST, 408.66 FEET AT RIGHT ANGLES TO THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 29;
THENCE NORTH 89°54'00" WEST, 341.06 FEET;
THENCE NORTH 00°06'00" EAST, 199.95 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, 17.28 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 11.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 45°06'00" EAST, 15.56 FEET; THENCE SOUTH 89°54'00" EAST, 13.00 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE NORTHEASTERLY, 90.55 FEET ALONG SAID ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 89°27'00" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 45°22'30" EAST, 81.63 FEET; THENCE NORTH 00°39'00" EAST, 70.25 FEET;

THENCE NORTH 05°34'00" EAST, 102.52 FEET;
THENCE NORTH 01°21'00" EAST, 55.31 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, 12.04 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, SAID ARC HAVING A RADIUS OF 27.50 FEET, A CENTRAL ANGLE OF 25°05'42" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 13°53'51" EAST, 11.95 FEET;

THENCE NORTH 88°40'30" WEST, 96.79 FEET;
THENCE SOUTH 89°51'24" WEST, 609.21 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CANYON BOULEVARD AS DESCRIBED IN DEED RECORDED IN BOOK 1265 AT PAGE 27 OF THE RECORDS OF BOULDER COUNTY, COLORADO;

THENCE SOUTH 80°37'30" WEST, 12.69 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CANYON BOULEVARD TO THE EAST LINE OF THE WEST 30.00 FEET OF THE SW 1/4 OF SAID SECTION 29;

THENCE SOUTH 00°10'00" EAST, 1.83 FEET ALONG THE EAST LINE OF THE WEST 30.00 FEET OF THE SW 1/4 OF SAID SECTION 29 TO THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 155 AT PAGE 9 OF THE RECORDS OF BOULDER COUNTY, COLORADO;

THENCE NORTH 89°55'20" EAST, 410.00 FEET ALONG THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED IN BOOK 155 AT PAGE 9 TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 00°10'00" EAST, 188.58 FEET ALONG THE EAST LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 155 AT PAGE 9 TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°55'20" WEST, 382.00 FEET ALONG THE SOUTH LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 155 AT PAGE 9;

THENCE SOUTH 01 °24'40" WEST, 131.90 FEET; THENCE SOUTH 00°31'30" WEST, 308.00 FEET; THENCE SOUTH 03°16'30" WEST, 81.00 FEET; THENCE SOUTH 1 2°31 '30" WEST, 71.83 FEET TO THE EAST LINE OF THE WEST 30.00 FEET OF THE SW 1/4 OF SAID SECTION 29; THENCE SOUTH 00°10'00" EAST, 131.39 FEET ALONG THE EAST LINE OF THE WEST 30.00 FEET OF THE SW 1/4 OF SAID SECTION 29; THENCE NORTH 89°55'30" EAST, 7.60 FEET; THENCE SOUTH 61°15'51" EAST, 34.24 FEET; THENCE NORTH 89°55'30" EAST, 112.50 FEET; THENCE NORTH 30°45'46" EAST, 39.02 FEET; THENCE NORTH 89°55'30" EAST, 32.00 FEET; THENCE SOUTH 27°05'16" EAST, 28.62 FEET; THENCE NORTH 89°55'30" EAST, 290.00 FEET; THENCE NORTH 82°48'00" EAST, 56.44 FEET; THENCE NORTH 1 5°52'1 3" EAST, 18.20 FEET; THENCE NORTH 89°55'30" EAST, 84.00 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 24.50 FEET, A DELTA ANGLE OF 90°00'00" AND A CHORD BEARING SOUTH 45°04'30" EAST, 34.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, 38.48 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°55'30" EAST, 245.50 FEET; THENCE NORTH 70°49'53" EAST, 13.76 FEET; THENCE NORTH 89°55'30" EAST, 26.95 FEET TO THE TRUE POINT OF BEGINNING.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF THAT REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO AND BEING A PART OF THE SW1/4 OF THE SW 1/4 OF SECTION 29, T1N, R70W OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION THAT PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 29, T1N, R70W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 29; THENCE S00°10'00"E, 351.83 FEET ALONG THE WEST LINE OF THE SW1/4 OF THE SW1/4; THENCE N89°55'20"E, 64.93 FEET TO THE EAST LINE OF THAT PARCEL, CONVEYED TO THE CITY OF BOULDER BY RULE AND ORDER UNDER CIVIL ACTION NO. 82CV0740 RECORDED AUGUST 12, 1984 ON FILM 1316 AT RECEPTION NO. 639878, AND THE TRUE POINT OF BEGINNING.

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THENCE S89°50'20"W, 386.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 1 TO THE EAST LINE OF SAID RULE AND ORDER;

THENCE N00°10'00"W, 169.54 FEET ALONG THE EAST LINE OF SAID RULE AND ORDER TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY, 22.46 FEET ALONG THE EAST LINE OF SAID RULE AND ORDER AND ALONG THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 42°54'08" AND A CHORD THAT BEARS N29°42'43"E, 21.94 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 29, T1N, R70W OF THE 6TH P.M., AND ALL OF HARDEN PLACE, IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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THENCE N00°39'00"E, 70.25 FEET;

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THENCE S00°10'00"E, 188.58 FEET ALONG THE EAST LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 155 AT PAGE 9 TO THE SOUTHEAST CORNER THEREOF;

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THENCE N89°55'30"E, 32.00 FEET;

THENCE S27°05'16"E, 28.62 FEET;

THENCE N89°55'30"E, 290.00 FEET;

THENCE N82°48'00"E, 56.44 FEET;

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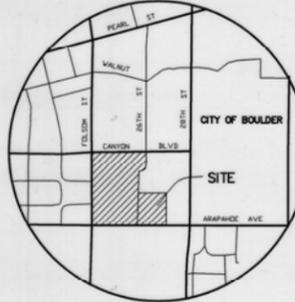
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THENCE N89°55'30"E, 245.50 FEET;

THENCE N70°49'53"E, 13.78 FEET;

THENCE N89°55'30"E, 26.95 FEET TO THE TRUE POINT OF BEGINNING

FINAL PLAT BOULDER RESIDENCE INN SUBDIVISION A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 29, T1N, R70W OF THE 6TH P.M. CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO AREA = 16.503 ACRES SHEET 1 OF 2



HAS CAUSED SAID PROPERTY TO BE Laid OUT, SURVEYED, SUBDIVIDED AND PLATED UNDER THE NAME OF "BOULDER RESIDENCE INN SUBDIVISION", A SUBDIVISION IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

THE UNDERSIGNED DOES FURTHER GRANT TO THE CITY OF BOULDER THOSE PORTIONS OF REAL PROPERTY DESIGNATED AS "PUBLIC ACCESS EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR PUBLIC INGRESS AND EGRESS, AND FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF TRANSPORTATION IMPROVEMENTS AND LANDSCAPING AND UTILITIES AND APPURTENANCES THEREON. IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SAID IMPROVEMENTS SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFOR WHICH ARE APPROVED BY THE CITY OF BOULDER, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF BOULDER, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED AND ACCEPTED BY THE CITY OF BOULDER, COLORADO, SHALL BECOME THE SOLE PROPERTY OF THE CITY OF BOULDER.

THE UNDERSIGNED DOES FURTHER GRANT TO THE CITY OF BOULDER THOSE PORTIONS OF REAL PROPERTY DESIGNATED AS "UTILITY EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING: TELEPHONE AND ELECTRIC LINES, WORKS, POLES, UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THEREON. IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING WATER, PIPELINES AND APPURTENANCES, SANITARY SEWER WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFOR WHICH ARE APPROVED BY THE CITY OF BOULDER, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF BOULDER, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED AND ACCEPTED BY THE CITY OF BOULDER, COLORADO, SHALL BECOME THE SOLE PROPERTY OF THE CITY OF BOULDER, EXCEPT ITEMS OWNED BY MUNICIPALLY FRANCHISED OR PERMITTED UTILITIES WHICH ITEMS, WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER OR THE PUBLIC UTILITY, AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF BOULDER.

THE UNDERSIGNED DOES FURTHER GRANT TO THE CITY OF BOULDER, THAT REAL PROPERTY DESIGNATED AS "DRAINAGE AND UTILITY EASEMENT" ON THE ACCOMPANYING PLAT AS AN EASEMENT FOR DRAINAGE CONVEYANCE AND STRIVES TO CONTAIN STORM RUN-OFF FROM THE SUBDIVISION, AND FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING: CULVERTS, DRAINAGE DITCHES AND DRAINS, FLOOD CONTROL IMPROVEMENTS AND ALL APPURTENANCES THEREON. IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING THE DRAINAGE IMPROVEMENTS AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFOR WHICH ARE APPROVED BY THE CITY, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY SHALL REMAIN THE PROPERTY AND MAINTENANCE RESPONSIBILITY OF THE SUBDIVIDER AND SHALL NOT BECOME THE PROPERTY OF THE CITY.

THE UNDERSIGNED DOES FURTHER GRANT TO THE CITY OF BOULDER THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED ON THE ACCOMPANYING PLAT AS "NO BUILD EASEMENT" AS EASEMENTS FOR THE BENEFIT OF LOT 2. WITHIN SAID EASEMENTS NO STRUCTURES SHALL BE ERRECTED TO ENSURE THAT THE BUILDINGS IN THE SUBDIVISION MEET LIFE SAFETY STANDARDS. SAID EASEMENT SHALL AUTOMATICALLY EXTINGUISH IF ALL BUILDINGS NEAR OR IN THE "NO BUILD EASEMENTS" BUILDING D AND BUILDING H MEET LIFE SAFETY STANDARDS THROUGH AN ALTERNATIVE METHOD THAT IS APPROVED BY THE CITY MANAGER OF THE CITY OF BOULDER.

FOR THE APPROVAL OF "BOULDER RESIDENCE INN SUBDIVISION" AND THE DESIGNATIONS AND CONDITIONS WHICH APPLY THERETO THIS 19 DAY OF July, 2019.

GRV VILLAGE L.P., A DELAWARE LIMITED PARTNERSHIP

BY: GART PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: GART PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER

BY: Thomas A. Gart, Manager

STATE OF COLORADO } SS. COUNTY OF DENVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF July, 2019, BY THOMAS A. GART, MANAGER OF GART PROPERTIES LLC, MANAGER OF GRV VILLAGE MANAGEMENT LLC, GENERAL PARTNER OF GRV VILLAGE L.P.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

PATRICIA A. GARRETT, NOTARY PUBLIC, STATE OF COLORADO

(REAL) NOTARY PUBLIC

- GENERAL NOTES 1. THE BASIS OF BEARINGS IS THE EASTERLY LINE OF THE SUBJECT PROPERTY, BEING MONUMENTED AS SHOWN HEREON, WITH THE LINE ASSUMED TO BEAR N00°04'30"W. 2. FOUND 2" ALUMINUM CAPS STAMPED "DB & CO. LS 27275" AT ALL EXTERIOR BOUNDARY CORNERS OF THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED. 3. DREXEL, BARRELL & CO. RELIED UPON TITLE COMMITMENT NO. NCS-662668-CO, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF APRIL 1, 2014 FOR ALL INFORMATION REGARDING THE LEGAL DESCRIPTION, EASEMENTS AND RIGHTS-OF-WAYS. 4. ALL REFERENCES TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF BOULDER COUNTY, STATE OF COLORADO. 5. PREPARED BY: DREXEL, BARRELL & CO. 1800 38TH STREET BOULDER, CO 80301 303-442-4338 6. NOTICE: IN ACCORDANCE WITH CRS 13-90-105, 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 BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, MATTHEW E. SELDERS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS PLAT OF BOULDER RESIDENCE INN SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH COLORADO STATE LAW.



MATTHEW E. SELDERS COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 27275

APPROVALS

Director of Planning and Director of Public Works and Utilities signatures.

CITY MANAGER'S CERTIFICATE

IN WITNESS WHEREOF, THE SAID CITY OF BOULDER HAS CAUSED ITS SEAL TO BE HEREUNTO AFFIXED BY ITS CITY MANAGER THIS ___ DAY OF ___, 20__.

ATTEST: CITY CLERK and CITY MANAGER lines.

CLERK AND RECORDER'S CERTIFICATE

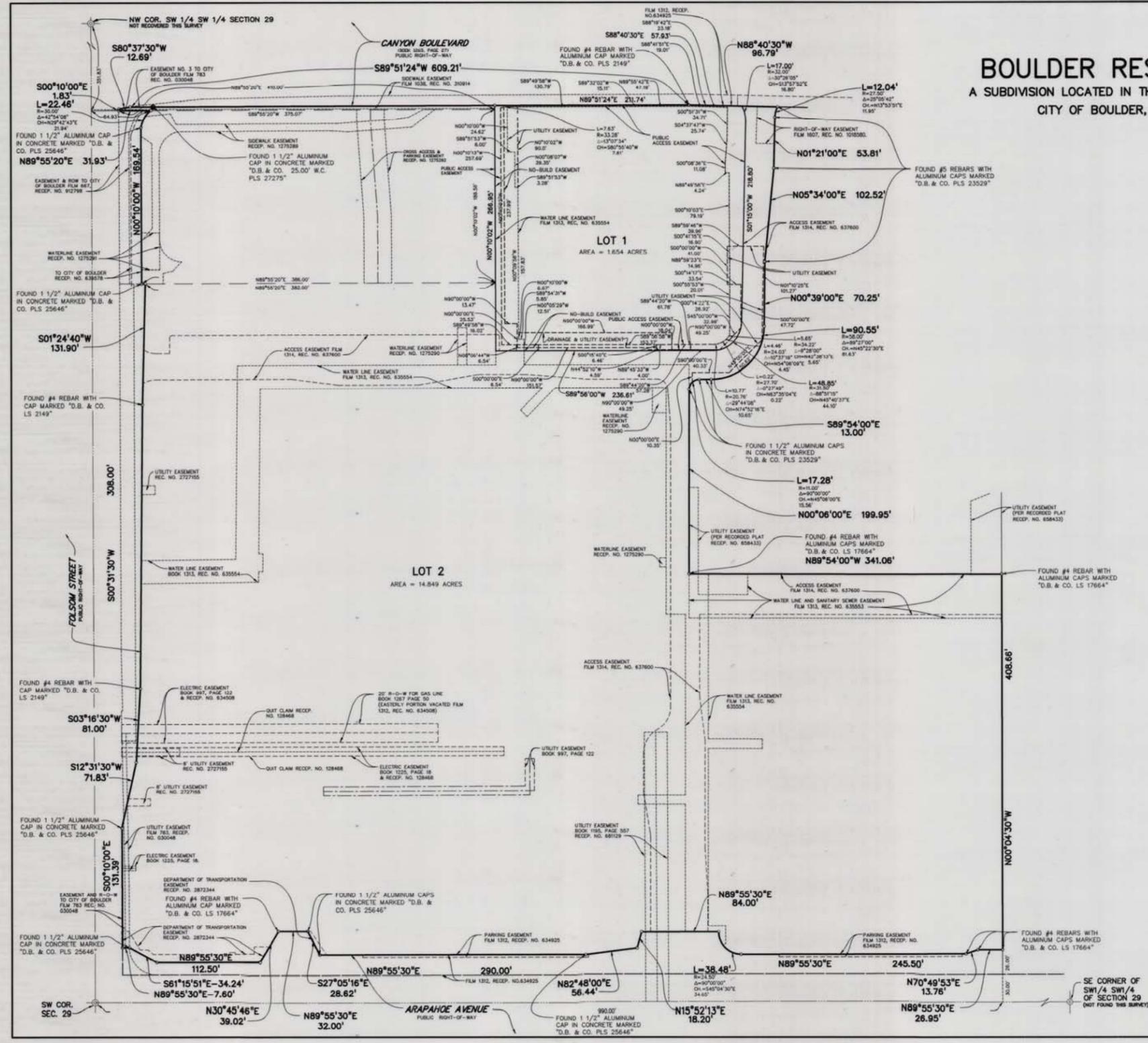
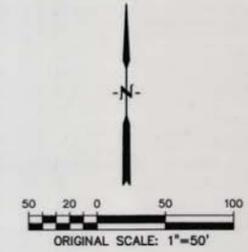
STATE OF COLORADO) SS. COUNTY OF BOULDER) I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ___ O'CLOCK ___ M., THIS ___ DAY OF ___, 20___, AND IS RECORDED AT RECEPTION # ___ FEES PAID: \$ ___

CLERK AND RECORDER and DEPUTY lines.

FINAL PLAT

BOULDER RESIDENCE INN SUBDIVISION

A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 29, T1N, R70W OF THE 6TH P.M.
 CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
 AREA = 16.503 ACRES
 SHEET 2 OF 2



B101-87A