

MEMORANDUM

TO: Planning Board
FROM: Shannon Moeller, Case Manager
DATE: November 8, 2016
SUBJECT: **Call Up Item:** 4525 Palo Pkwy Subdivision Final Plat (TEC2016-00031). Request for approval of a Final Plat to replat an existing approximately 3.2-acre parcel as one lot suitable for development and grant easements. The call up period expires on November 22, 2016.

Attached is the disposition of approval (**Attachment A**) to permit a proposed subdivision entitled Palo Park Filing No. 4 Replat C (see **Attachment B**). The proposal is consistent with the previously approved Site Review, which was approved by Planning Board on May 26, 2016. As a condition of the approved Site Review, a subdivision (i.e., final plat) is required to create a buildable a lot and grant easements drainage, utilities and public access across the site.

Background. The 3.2-acre property is undeveloped and is located north of the eastern terminus of Palo Parkway (see Figure 1 below) and is bounded to the east by the Pleasant View Fields soccer sports complex. It was initially platted as Outlot E on the Palo Park Filing No. 4 subdivision, a planned unit development subdivision recorded under the jurisdiction of Boulder County on April 11, 1984. Following the original platting of the land, Outlot E was conveyed to the Boulder Valley School District (BVSD). The area directly the west of the subject property was later platted with smaller residential lots under Palo Park Filing No. 4 – Replat B.



Figure 1: Vicinity Map

The city purchased the site from BVSD in 2006 with the goal of developing affordable housing. In early 2015 City Council authorized the transfer of the land to Boulder Housing Partners (BHP) to work in partnership with Flatirons Habitat for Humanity (Habitat) to pursue the entitlements and financing needed to develop the site. Following the approval of the transfer, BHP and the city executed a Land Transfer Agreement and Interim Permanent Affordable Covenant. If developed as planned, the site will achieve a series of desired outcomes identified by City Council as part of the agreement to transfer the land to BHP. On Jan. 5, 2016 the City Council approved on second reading the annexation of the property into the city with an initial zoning designation of Residential - Mixed 2 (RMX-2). On May 26, 2016 the Planning Board approved the Site Review of the property for construction of 44 residential units and a community center in nine buildings surrounding a central park.

The project is zoned Residential - Mixed 2 (RMX-2), which is described as “medium density residential areas which have a mix of densities from low density to high density and where complementary uses may be permitted” (section 9-5-2(c), B.R.C. 1981). There is no minimum lot size in the RMX-2 zone district. Rather, the allowable intensity of development in the zone district is controlled by maximum requirements for the number of dwelling units per acre (10 – up to 20 by review) and minimum open space requirements (15% for lots with residential uses).

Public Comment. Required public notice was provided in the form of written notifications to adjacent property owners of the subject property. In addition, a public notice sign was posted on the property. Therefore, all public notice requirements of section 9-4-3, “*Public Notice Requirements*,” B.R.C. 1981 were met. No inquiries were received on the proposal.

Conclusion. Per section 9-12-10, “Final Plat Procedure,” B.R.C. 1981, the city manager is required to notify the Planning Board in writing within seven days of the disposition of the final plat application. Staff has reviewed the application for compliance with the Subdivision Regulations of Chapter 9-12, “Subdivision,” B.R.C. 1981 and finds that the proposal would meet the Standards for Lots and Public Improvements, as set forth in section 9-12-12, B.R.C. 1981 and the approved Site Review.

Staff has attached the approved final plat (**Attachment B**) for the Planning Board’s review. The proposal was approved by Planning and Development Services staff on November 8, 2016 and the decision may be called up before Planning Board on or before **November 22, 2016**. There is one Planning Board meeting within the 14-day call up period on **November 17, 2016**. Questions about the project or decision should be directed to Shannon Moeller at 303-441-3137 or via email moellers@bouldercolorado.gov.

Attachments.

Attachment A: [Disposition of Approval](#)

Attachment B: [Approved Final Plat for Palo Park Filing No. 4 Replat C](#)



**CITY OF BOULDER
Planning and Development Services**

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-3241 • email plandevelop@bouldercolorado.gov
www.boulderplandevelop.net

**CITY OF BOULDER PLANNING DEPARTMENT
NOTICE OF DISPOSITION**

You are hereby advised that the following action was taken by the Planning Department based on the standards and criteria of the Land Use Regulations as set forth in Chapter 9-12, B.R.C. 1981, as applied to the proposed development.

DECISION:	Approved with Condition
PROJECT NAME:	PALO PARK FILING NO. 4 REPLAT C
DESCRIPTION:	Final Plat to replat the property as Lot 1, Palo Park Filing No. 4 Replat C and grant easements necessary for the Boulder Housing Partners and Habitat for Humanity residential development approved by Site Review LUR2016-00027.
LOCATION:	4525 PALO PKWY
COOR:	N07W03
LEGAL DESCRIPTION:	Outlot E, Palo Park Filing No. 4 City of Boulder, County of Boulder, State of Colorado
APPLICANT:	Lauren Schevets
OWNER:	Housing Authority of the City of Boulder, Colorado d/b/a Boulder Housing Partners
APPLICATION:	TEC2016-00031 Subdivision/Final Plat
ZONING:	RMX-2
CASE MANAGER:	Shannon Moeller

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

Approved On: 11/8/2016
Date

By: [Signature]
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: 11/22/2016

CONDITIONS OF APPROVAL

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

Address: 4525 PALO PY

PALO PARK FILING NO. 4 REPLAT C
A REPLAT OF OUTLOT E, PALO PARK FILING NO. 4
LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 17, T1N, R70W OF THE 6TH P.M.
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
TOTAL AREA = 3.216 ACRES
SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE HOUSING AUTHORITY OF THE CITY OF BOULDER, COLORADO, A COLORADO HOUSING AUTHORITY, D/B/A BOULDER HOUSING PARTNERS, IS THE OWNER OF THAT PARCEL OF LAND SITUATED IN THE CITY OF BOULDER, AND LYING WITHIN SW 1/4 OF THE SE 1/4 OF SECTION 17, T1N, R70W OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

OUTLOT E, PALO PARK FILING NO. 4, COUNTY BOULDER, STATE OF COLORADO

THAT THE UNDERSIGNED HAS CAUSED SAID PROPERTY TO BE LAID OUT, SURVEYED, SUBDIVIDED AND PLATTED UNDER THE NAME OF 'PALO PARK FILING NO. 4 REPLAT C,' A SUBDIVISION IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DOES HEREBY GRANT TO THE CITY OF BOULDER THAT REAL PROPERTY DESIGNATED AS A 'UTILITY EASEMENT' ON THE ACCOMPANYING PLAT AS AN EASEMENT 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 THERETO. 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 A '10' PUBLIC ACCESS EASEMENT' ON THE ACCOMPANYING PLAT AS AN EASEMENT FOR PUBLIC INGRESS AND EGRESS, AND FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF TRANSPORTATION IMPROVEMENTS AND LANDSCAPING AND UTILITIES AND APPURTENANCES THERETO. 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 'DRAINAGE EASEMENT' ON THE ACCOMPANYING PLAT AS EASEMENTS FOR DRAINAGE CONVEYANCE AND STRUCTURES 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 THERETO. IT BEING 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, 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.

FOR THE APPROVAL OF 'PALO PARK FILING NO. 4 REPLAT C' AND THE DEDICATIONS AND CONDITIONS WHICH APPLY THERETO THIS ____ DAY OF _____, 20__

HOUSING AUTHORITY OF THE CITY OF BOULDER, COLORADO
 A COLORADO HOUSING AUTHORITY, D/B/A BOULDER HOUSING PARTNERS

By: _____
 JIM KOCZELA, CHIEF FINANCIAL OFFICER

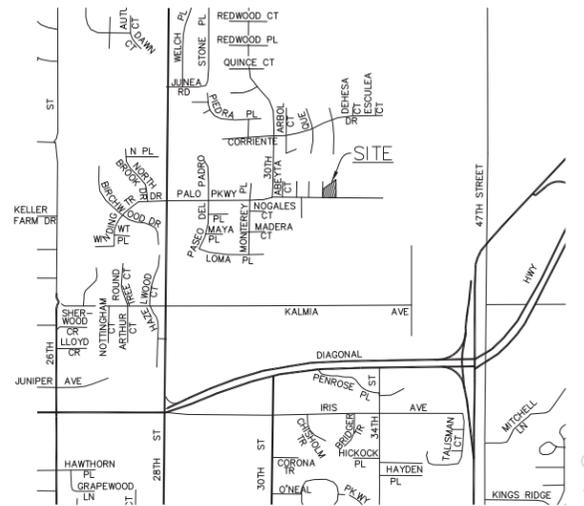
STATE OF COLORADO)
) SS.
 COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2016, BY JIM KOCZELA AS CHIEF FINANCIAL OFFICER OF THE HOUSING AUTHORITY OF THE CITY OF BOULDER D/B/A BOULDER HOUSING PARTNERS.

WITNESS MY HAND AND SEAL.
 MY COMMISSION EXPIRES: _____

[SEAL]

 NOTARY PUBLIC



VICINITY MAP

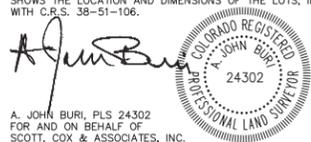
1" = 1000'

SURVEY NOTES

1. BASIS OF BEARINGS: THE WESTERLY LINE OF THE SUBJECT PROPERTY, BEING MONUMENTED AS SHOWN HEREON, WITH THE LINE ASSUMED TO BEAR N00°16'30"W.
2. THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
3. THE SURVEY FIELD WORK ON THIS SITE WAS COMPLETED ON 03/24/15.
4. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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. CRS-13-80-105 (3)(g).
5. HERITAGE TITLE COMPANY COMMITMENT NUMBER 451-H0459601-036-JY7 AMENDMENT NO. 2, DATED OCTOBER 17, 2016 AT 7:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
6. PLATS REFERENCED OR USED FOR THIS SURVEY: PALO PARK FILING NO. 4, DATED 04-11-1984.
7. LOT IS TO BE USED FOR MULTI FAMILY RESIDENCES.
8. THE PROPERTY IS ZONED RMX-2.
9. THE FEMA FLOOD INSURANCE RATE MAP, PANEL 08013C0392J AND PANEL 08013C0411J, DATED DECEMBER 18, 2012, INDICATES THAT PORTIONS OF THE SITE ARE LOCATED WITHIN ZONE AE, AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. FLOODPLAIN DESIGNATION SUBJECT TO CHANGE.

SURVEYOR'S CERTIFICATE

I, A. JOHN BURI, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND IS BASED ON A BOUNDARY SURVEY MADE BY SCOTT, COX & ASSOCIATES, INC., AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, IN SUBSTANTIAL COMPLIANCE WITH C.R.S. 38-51-106.



A. JOHN BURI, PLS 24302
 FOR AND ON BEHALF OF
 SCOTT, COX & ASSOCIATES, INC.

LEGEND

- FOUND MONUMENT AS NOTED
- SET #5 REBAR WITH RED PLASTIC CAP, P.L.S. 24302.
- (S51°43'26"W, 0.30')
- (R) CALCULATED OR RECORD POSITION TO FOUND MONUMENT
- (CALC) RECORD MEASUREMENT
- (AM) CALCULATED DIMENSION
- (AM) AS MEASURED DIMENSION

APPROVALS

 DIRECTOR OF PLANNING

 DIRECTOR OF PUBLIC WORKS AND UTILITIES

 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

 CITY MANAGER

 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

 DEPUTY



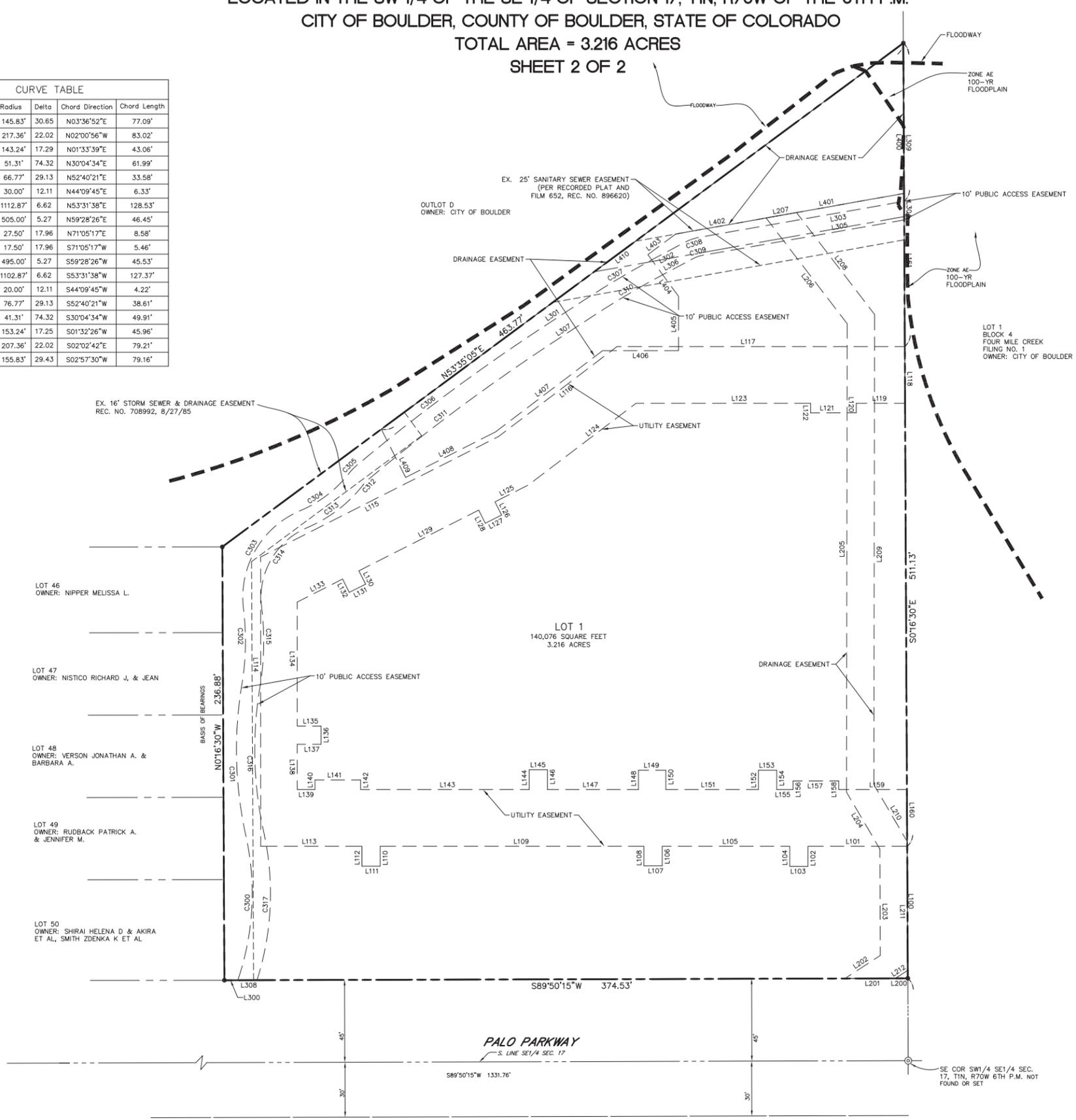
Designed by	AJB	Date	10/25/16	Scale	AS NOTED	Drawing no.	15257E-1	Sheet	1
Drawn by	JAS	Revision		Description		Date		Project no.	15257E
Checked by	AJB								

FINAL PLAT

Agenda Item 4B

PALO PARK FILING NO. 4 REPLAT C
 A REPLAT OF OUTLOT E, PALO PARK FILING NO. 4
 LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 17, T1N, R70W OF THE 6TH P.M.
 CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
 TOTAL AREA = 3.216 ACRES
 SHEET 2 OF 2

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C300	78.02'	145.83'	30.65	N03°36'52"E	77.09'
C301	83.53'	217.36'	22.02	N02°00'56"W	83.02'
C302	43.23'	143.24'	17.29	N01°33'39"E	43.06'
C303	66.56'	51.31'	74.32	N30°04'34"E	61.99'
C304	33.94'	66.77'	29.13	N52°40'21"E	33.58'
C305	6.34'	30.00'	12.11	N44°09'45"E	6.33'
C306	128.60'	1112.87'	6.62	N53°31'38"E	128.53'
C307	46.47'	505.00'	5.27	N59°28'26"E	46.45'
C308	8.62'	27.50'	17.96	N71°05'17"E	8.58'
C309	5.48'	17.50'	17.96	S71°05'17"W	5.46'
C310	45.55'	495.00'	5.27	S59°28'26"W	45.53'
C311	127.44'	1102.87'	6.62	S53°31'38"W	127.37'
C312	4.23'	20.00'	12.11	S44°09'45"W	4.22'
C313	39.03'	76.77'	29.13	S52°40'21"W	38.61'
C314	53.59'	41.31'	74.32	S30°04'34"W	49.91'
C315	46.14'	153.24'	17.25	S01°32'26"W	45.96'
C316	79.70'	207.36'	22.02	S02°02'42"E	79.21'
C317	80.04'	155.83'	29.43	S02°57'30"W	79.16'



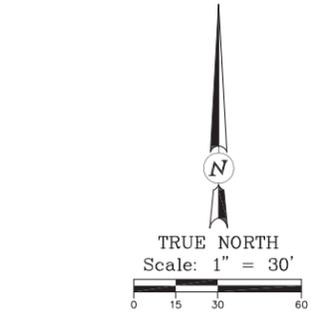
LEGEND

- FOUND MONUMENT AS NOTED
- SET #5 REBAR WITH RED PLASTIC CAP, P.L.S. 24302.
- EXISTING FLOODPLAIN BOUNDARY
- - - - EXISTING EASEMENT
- PROPOSED EASEMENT

Line #	Length	Direction
L100	72.13'	N00°16'30"W
L101	54.36'	N90°00'00"W
L102	10.92'	S00°00'00"W
L103	13.09'	N90°00'00"E
L104	10.92'	N00°00'00"E
L105	69.90'	N90°00'00"W
L106	10.64'	S00°00'00"W
L107	10.00'	N90°00'00"W
L108	10.64'	N00°00'00"E
L109	144.52'	N90°00'00"W
L110	10.82'	S00°00'00"W
L111	10.00'	N90°00'00"W
L112	10.82'	N00°00'00"E
L113	55.49'	N90°00'00"W
L114	158.13'	N00°00'43"W
L115	145.95'	N63°11'55"E
L116	81.53'	N52°52'39"E
L117	157.71'	N89°59'38"E
L118	31.00'	S00°16'30"E
L119	26.77'	S89°59'38"W
L120	5.24'	S00°09'15"E
L121	25.00'	S89°50'45"W
L122	5.30'	N00°09'15"W
L123	95.68'	S89°59'38"W
L124	73.93'	S52°52'39"W
L125	20.54'	S63°11'55"W
L126	8.04'	S26°48'05"E
L127	10.00'	S63°11'55"W
L128	8.04'	N26°48'05"W
L129	73.56'	S63°11'55"W
L130	8.15'	S26°48'05"E
L131	10.00'	S63°11'55"W

Line #	Length	Direction
L132	8.15'	N26°48'05"W
L133	27.89'	S63°11'55"W
L134	67.75'	S00°00'43"E
L135	13.09'	N90°00'00"E
L136	10.00'	S00°00'00"E
L137	13.08'	N90°00'00"W
L138	24.75'	S00°00'43"E
L139	9.74'	N90°00'00"E
L140	5.29'	N00°00'00"E
L141	25.00'	N90°00'00"E
L142	5.29'	S00°00'00"E
L143	92.39'	N90°00'00"E
L144	10.90'	N00°00'00"E
L145	10.00'	S90°00'00"E
L146	10.90'	S00°00'00"W
L147	49.89'	N90°00'00"E
L148	10.63'	N00°00'00"E
L149	15.00'	S90°00'00"E
L150	10.63'	S00°00'00"W
L151	50.75'	N90°00'00"E
L152	10.64'	N00°00'00"E
L153	10.00'	S90°00'00"E
L154	10.64'	S00°00'00"W
L155	8.99'	N90°00'00"E
L156	4.77'	N00°00'00"E
L157	25.00'	S89°59'39"E
L158	4.77'	S00°00'00"E
L159	37.37'	N90°00'00"E
L160	31.00'	S00°16'30"E
L161	165.84'	S00°16'30"E
L200	6.79'	S89°50'15"W
L201	27.68'	S89°50'15"W

Line #	Length	Direction
L202	23.14'	N57°01'33"E
L203	58.20'	S00°16'30"E
L204	36.05'	N30°27'29"W
L205	255.96'	N00°05'14"E
L206	72.92'	N37°31'56"W
L207	16.91'	N79°56'05"E
L208	70.23'	S37°31'56"E
L209	256.96'	S00°05'20"W
L210	36.01'	S30°27'29"E
L211	70.44'	S00°16'30"E
L212	8.07'	S57°01'33"W
L300	7.36'	N89°50'15"E
L301	24.84'	N56°50'16"E
L302	17.51'	N62°06'36"E
L303	113.79'	N80°03'57"E
L304	10.14'	S00°16'30"E
L305	112.09'	S80°03'57"W
L306	17.51'	S62°06'36"W
L307	24.84'	S56°50'16"W
L308	10.54'	S89°50'15"W
L309	86.48'	S00°16'30"E
L400	82.15'	S00°16'30"E
L401	72.23'	S79°56'05"W
L402	36.36'	S79°56'05"W
L403	18.90'	S53°35'05"W
L404	28.29'	S36°24'55"E
L405	29.74'	S00°00'00"E
L406	41.60'	S89°59'59"W
L407	73.61'	S52°54'08"W
L408	55.14'	S63°11'55"W
L409	29.53'	N26°48'05"W
L410	355.46'	N53°35'05"E



SCOTT, COX & ASSOCIATES, INC.
 consulting engineers • surveyors
 1530 55th Street • Boulder, Colorado 80303
 (303) 444 - 3051

Designed by	AJB	Date	10/25/16	Scale	1"=30'	Drawing no.	15257E-1	Sheet	2
Drawn by	JAS	Revision		Description		Date		Project no.	15257E
Checked by	AJB								

FINAL PLAT Agenda Item 4B