

**LOTS 3, 4, & THE NORTH 2' OF LOT 5, BLOCK 23, WEST LAFAYETTE
VINTREY BAR & YARD PUD**
LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

Legal Description

West Lafayette Replat B

Certificate Of Ownership (PUD)

Know all men by these presents, that _____, being the fee owner of all that real property situated in the City of Lafayette, County of Boulder, State of Colorado, described as follows:
A tract of land located in the northeast quarter of section 3, township 1 south, range 69 west of the p.m., city of Lafayette, county of Boulder, state of Colorado
Have by these presents laid out, platted and subdivided the same into tracts, lots, outlots as shown hereon and designate the same as "WEST LAFAYETTE REPLAT B," in the City of Lafayette, County of Boulder, State of Colorado.

Executed this ___ day of _____, 20__ A.D.

Owner, Jordan Lewis

Acknowledgment
State of Colorado)
County of Boulder) ss

The foregoing instrument was acknowledged before me this ___ day of _____, 20__ A.D. by _____ as _____ of _____, Owner of the property described hereon.

Witness my hand and official seal.

My commission expires _____.

Notary Public



Planning Commission Certificate

The preliminary Plat for WEST LAFAYETTE REPLAT B was approved by the City of Lafayette Planning Commission on _____, 20__, A.D.

Chairperson _____ Attest: Secretary _____

Clerk and Recorder's Certificate

I hereby certify that this instrument was filed in my office at ___ o'clock __m., this ___ day of _____, 20__, and is recorded under reception # _____, Fees Paid \$ _____.

Clerk and Recorder _____ Deputy _____

Review Certificates

City Engineer _____

City Administrator's Certificate

I, Fritz Sprague, City Administrator of the City of Lafayette, Colorado, hereby certify that I have examined the within final subdivision plat and it appears to be in compliance with all applicable ordinances of the city and that a development agreement has been executed by the developer and accepted by the City.

City Administrator _____ Attest: City Clerk _____

Sheet Index

G1.01 – Cover Sheet
A2.01 – Site Plan

P.U.D. Intent & Objectives

The intent of the PUD is to reduce the side yard setback requirement, to allow placement of mobile temporary structures closer to the north property line and create a community gathering and event space.

Development Timing & Phasing

Development timing and phasing intent is to build in 2023-24. The interior remodel portion of the project will be phase 1, and the site development will be phase 2.

Contacts

CITY OF LAFAYETTE: OWNER / DEVELOPER:
1290 S. PUBLIC RD. JORDAN LEWIS
LAFAYETTE, CO 80026 107 S. PUBLIC RD.
LAFAYETTE, CO 80026

General Notes:

- ALL OR PORTIONS OF THE PROPERTY DESCRIBED HEREON MAY BE SUBJECT TO THE DEVELOPMENT AGREEMENT AND/OR DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED CONTEMPORANEOUSLY WITH THIS PLAN IN THE OFFICE OF THE CLERK AND RECORDER OF BOULDER COUNTY, COLORADO.
- ALL PUBLIC IMPROVEMENT SITE CONSTRUCTION WILL BE COMPLETED IN ONE PHASE.
- APPROVED LANDSCAPE, IRRIGATION, AND PHOTOMETRIC PLANS ARE ON FILE WITH THE CITY OF LAFAYETTE.

Project Site Data

	REQUIRED	PROVIDED
PROJECT AREA	N/A	14,178 SF (0.33 ACRES)
LOT COVERAGE	MAX. 50%	2,176 SF (15.3% OF LOT)
PERCENT LANDSCAPED	MIN. 15%	> 15% (SEE LANDSCAPE PLANS)
FRONT SETBACK	25' (PRINCIPAL BLDG); 35' (ACCESSORY STRUCTURES)	25' (PRINCIPAL BLDG); 35' (ACCESSORY STRUCTURES)
SIDE SETBACK	5'	0'
REAR SETBACK	10' (PRINCIPAL BLDG.); 5' (ACCESSORY STRUCTURES)	10' (PRINCIPAL BLDG.); 5' (ACCESSORY STRUCTURES)
PARKING	6 (EX'G RETAIL STORE) + 8 (NEW BAR) = 14	8 (+ 8 ADDITIONAL DURING EVENING HOURS THROUGH SHARED PARKING AGREEMENT W/ ADJACENT BUSINESS)

Code Modifications

	REQUIRED	PROPOSED
SIDE SETBACK	5'	0'

DESIGNERS

BASELINE DESIGN
2345 SANDPIPER DR., LAFAYETTE, CO 80026
tel 510.504.2872, tel 415.871.4750
BASELINEDESIGNCO.COM

PROJECT

WEST LAFAYETTE REPLAT B
105-107 S Public Rd., Lafayette, CO 80026

Copyright ©2023 Baseline Design. All drawings and written material appearing herein constitute original work of the Designer and may not be duplicated, used, or disclosed without the written consent of the Designer.

ISSUES AND REVISIONS

SHEET

PUD

DATE 7/14/2023
PHASE PERMITTING
SCALE 1/2" = 1'-0"

G1.01

