

CRYSTAL ACRES PLANNED UNIT DEVELOPMENT
CARBONDALE, COLORADO

APPLICANT: Crystal Associates, Ltd.,

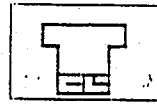
ADDRESS: c/o Jon David Seigle, 925 Chatfield Road, Aspen,
Colorado 81611

TELEPHONE: (303) 925-6938

CIVIL ENGINEERING: Schmueser Gordon Meyer, Inc. 1001 Grand Avenue,
Suite 2E, Glenwood Springs, Colorado 81601

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CTL/THOMPSON, INC.
CONSULTING GEOTECHNICAL AND MATERIALS ENGINEERS

May 5, 1992

963-2906

Crystal Associates, Ltd.
c/o Jon Siegle
925 Chatfield Road
Aspen, CO 81611

Subject: Lots 5 and 6
Crystal Acres Subdivision
Carbondale, Colorado
Job No. 18582

Gentlemen:

This letter summarizes our involvement at the Crystal Acres Subdivision and presents our opinion of residential construction on Lots 5 and 6.

Our firm began observing and checking backfill placement above utility lines within the subdivision on March 24, 1992. We have since visited the site several times a week to observe the backfill. We were asked by Mr. Sean Mello of Earthworks Construction to look at a depression in the ground surface on Lots 5 and 6. Our engineering geologist, Mr. Wilson "Liv" L. Bowden visited the site on March 24, 1992. Based on observation and excavation in the depression, the depression is a topographic expression of abandoned stream meander resulting in an oxbow lake. Excavation showed 5 to 6 feet of sediment above the natural alluvial sands on the lot. The depression was not a sink hole as we understand it is shown on some published mapping. The sedimentary fill was removed to the natural sands. The resulting excavation was filled with natural sandy gravels and cobbles, placed in lifts, moisture treated and densely compacted with a heavy vibratory sheepsfoot. Our personnel observed the backfill procedure. In our opinion the backfill can support the residential construction that will be built on it without significantly more risk of settlement than other lots in the subdivision.

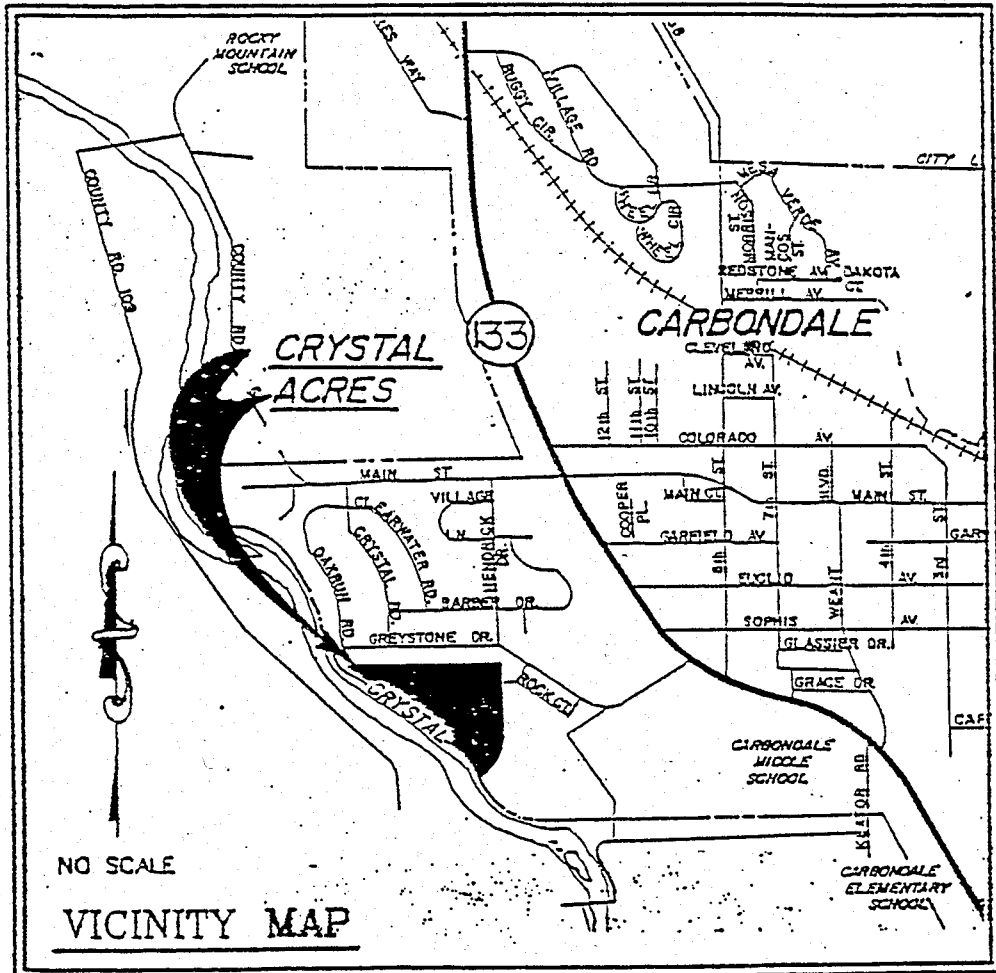
If you have any questions regarding this letter, please call.

Very truly yours,

CTL/THOMPSON, INC.


John Mechling, P.E.
Branch Manager

JM:gs



Section 4. The Site: The site consists of 16.92 acres located directly south of Crystal Village single family area (Greystone Drive) and on the east bank of the Crystal River.

The site slopes towards the northwest, terminating at the Crystal River. The majority of the site is on a shelf approximately 25 - 30 feet above the river. Along the Crystal River there is dense vegetation consisting of cottonwoods, alders, serviceberrys and Gambel's oaks which provide an important songbird habitat. As the bank rises above the river there is a transition zone marked by a change in vegetation and slope configuration which is conducive for development. The site is bisected by a narrow change of slope of approximately 4% - 8%. There are two depressions on the property filled with irrigation water which according to the soils report are not sink holes. There are two sink holes identified in the soils report.

Section 5. Proposed Development: The proposed development consists of 40 single family lots. Since 14 of the lots border on the Roaring Fork River, the planned unit development format is being utilized for purposes of designating appropriate set-backs.

The total acreage for the project is 16.92 acres. 4.442 acres adjoining the river have been dedicated as public open space.

Section 6. Zone District Summary: All lots shall be zoned Planned Unit Development residential/low density, PUD R/LD-7000.

Section 7. Zone Regulations: The permitted uses, density schedule and supplementary requirements applicable to the residential low density zone district shall be as follows:

A. Permitted Uses:

- (1) Single family dwelling;
- (2) Non-commercial gardening;
- (3) Fences;
- (4) Garage, utility shed and other accessory buildings provided that the garage is attached to a residence;
- (5) Home occupations;
- (6) One renter other than the primary occupant who pays money or performs services as consideration for rent.

B. Permitted density:

- (1) Minimum lot size allowed: 7,0000 sq.ft.;
- (2) Minimum lot width: 75 ft.;
- (3) Minimum lot depth: (i) interior lots 75 ft; (ii) corner lots 75 ft;
- (4) Setbacks (see Exhibit A attached hereto for setbacks for each particular lot).
- (5) Lot Coverage : (i) principal building, parking garages,

sheds, other accessory buildings, sidewalks, patios, porches, stairway areas or strips paved or otherwise covered with material impervious to water or open space 50% (iii) open space, 50%.

- (6) Maximum height of building: (i) principal building 27 ft, measured according to Section 18.36.030, as amended from time to time.
(ii) accessory building, 20 ft.
- (7) Minimum floor area: (i) principal building 1300 sq.ft.

C. Supplementary Requirements:

Fences: A. No fence shall be erected which is within 40 ft. from the front property line. Maximum fence height shall be 4 ft., unless approval of the homeowners' association is obtained prior to construction and then, 8 ft. Fencing of the Irrigation Easement as designated on the Plat shall be controlled by the provisions of a Subdivision Improvement Agreement between the Town of Carbondale and Crystal Associates, LTD. a Limited Liability Company which will be recorded simultaneously with this PUD plan.

Minimum off-street parking: For each residential use, 2 spaces.

Section 8. Development Phasing: The project may be constructed in two phases with the first phase being constructed in 1992 consisting of Lots 17 through 40. The second phase consisting of Lots 1 through 16 shall be constructed by October, 1, 1994. Construction of Phase 1 shall commence on March 15, 1992 and be completed by July 1, 1992.

Section 11. Site Plan Summary:

Residential Low Density Zone: 10.678 acres;

Roads: 2.3 acres;

Open space: 4.442 acres.

Section 12. Special Restrictions:

A. Riparian Zone: There shall be designated as a riparian zone that area lying between the public open space and the building set-backs for Lots 18 through 31, in which no development of any nature shall be permitted except for each owner of Lots 18 through 31 shall be entitled to have one primitive footpath through the riparian zone for purposes of access to the river. Such footpath may not be constructed with any materials of any nature which alters existing grades nor shall such footpath have an adverse affect on soil erosion. Except as provided herein, the riparian zone shall be left in its natural condition and no owner shall alter the same, including discharge of waste water of any nature except for natural run-off from the lot after final grading

including run-off from roofs, or take any other action that changes the natural character of the riparian zone. Prior to the sale of any lot, the developer shall remove such dead fall and unhealthy live foliage as designated by Dan Baharav in a consulting report dated January 31, 1991 to enhance and promote new growth in order to assure dense healthy riparian cover. Thereafter no lot owner shall be entitled to alter vegetation in the Riparian zone without the approval of the Town of Carbondale.

B. River Lighting: All exterior lighting on the river side of Lots 18-31 shall be down lighting and no exterior lighting shall directly illuminate the river.

Section 13. Conflict with Provisions of Title 18 of the Carbondale Municipal Code.

The provisions of Title 18 of the Carbondale Municipal Code shall apply to the P.U.D. unless specific provisions contained in the approved P.U.D. conflict with any provisions of Title 18, in which event the provisions of the approved P.U.D. shall supersede.

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EXHIBIT A
CRYSTAL ACRES P.U.D.
LOT SET BACKS

<u>Lot Number</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
# 1	20	7.5	25
# 2	20	7.5	25
# 3	20	7.5	25
# 4	20	7.5 *	7.5 (Note 1)
# 5	20	7.5	25
# 6	20	7.5	25
# 7	20	7.5	7.5
# 8	20	7.5	7.5
# 9	20	7.5	7.5
# 10	20	7.5	7.5
# 11	20	7.5 *	7.5
# 12	10****	7.5 *	7.5
# 13	10****	15	7.5
# 14	20	7.5	15
# 15	20	7.5	15
# 16	20	7.5	20
# 17 (Note 2)	20	7.5 *	25
# 18	20	15	***
# 19	20	15	***
# 20	20	7.5	***
# 21	20	7.5	***
# 22	20	7.5	***
# 23	20	7.5	***
# 24	20	7.5	***
# 25	20	7.5	***
# 26	20	7.5	***
# 27	20	7.5	***
# 28	20	7.5	***
# 29	20	7.5	***
# 30	20	7.5	***
# 31	20	7.5	***
# 32	20	7.5	25 (Note 1)
# 33	20	7.5	7.5 (Note 1)
# 34	20	7.5	7.5
# 35	20	7.5	7.5
# 36	20	7.5	7.5
# 37	20	7.5	7.5
# 38	20	7.5	7.5
# 39	20	7.5	7.5
# 40	20	7.5 *	7.5

* Street side 12.5 ft.

** On side adjoining ditch, 10 ft.

*** As depicted upon plat

**** Any garage must be setback a minimum of 20 feet from the front yard.

Note (1): Notwithstanding the setbacks set forth, no structure may be closer than 25 feet to the common boundary line with any lot in Crystal Village Subdivision that is accessed from Greystone Drive.

Note (2): Lot 17 shall have minimum set back of 25 feet along the line that bears S 00 20'30 W

\doc\setbacks