

**PROPERTY DESCRIPTION**

PARCEL I:  
THAT PARCEL OF LAND DESCRIBED AS PARCEL I IN THAT WARRANTY DEED RECORDED ON FILM 972, AT RECEPTION NO 1720957 OF THE BOULDER COUNTY RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, BASED ON A MONUMENTED LAND SURVEY SAID PARCEL I IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO BEAR SOUTH 89°29'46" EAST, 1326.83 FEET BETWEEN THE WEST QUARTER CORNER, A FOUND 3.25" ALLOY CAP LS 37946 IN MONUMENT BOX, AND THE CENTER WEST 16TH CORNER, A FOUND 3.25" ALLOY CAP PLS 25636 IN MONUMENT BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8;  
THENCE SOUTH 89°29'46" EAST ALONG SAID SOUTH LINE, 269.99 FEET;  
THENCE DEPARTING SAID SOUTH LINE NORTH 00°09'59" EAST ALONG THE EAST LINE OF THAT PARCEL OF LAND AS DESCRIBED IN RECEPTION NO. 3235662 OF THE BOULDER COUNTY RECORDS, 659.99 FEET TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING;  
THENCE NORTH 89°28'16" WEST ALONG THE NORTH LINE OF SAID PARCEL, 269.69 FEET TO THE NORTHWEST CORNER THEREOF, SAID CORNER LYING ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8;  
THENCE NORTH 00°04'48" EAST ALONG SAID WEST LINE AND ALONG THE EAST LINE OF THAT PARCEL OF LAND AS DESCRIBED IN RECEPTION NO. 3124634 OF THE BOULDER COUNTY RECORDS, 389.20 FEET TO THE NORTHEAST CORNER THEREOF;  
THENCE NORTH 00°09'10" EAST CONTINUING ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND ALONG THE EAST LINE OF THAT PARCEL OF LAND AS DESCRIBED IN RECEPTION NO. 1758539 OF THE BOULDER COUNTY RECORDS, 600.81 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN RECEPTION NO. 1980729 OF THE BOULDER COUNTY RECORDS;  
THENCE SOUTH 89°32'22" EAST ALONG THE SOUTH LINE OF SAID PARCEL, 665.96 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN RECEPTION NO. 3516367 OF THE BOULDER COUNTY RECORDS;  
THENCE SOUTH 00°17'21" WEST ALONG THE WEST LINE OF SAID PARCEL, 989.88 FEET TO THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH 89°36'08" WEST ALONG THE NORTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN RECEPTION NO. 2901046 OF THE BOULDER COUNTY RECORDS, 333.42 FEET TO THE NORTHWEST CORNER THEREOF;  
THENCE CONTINUING NORTH 89°36'08" WEST, 60.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL II:

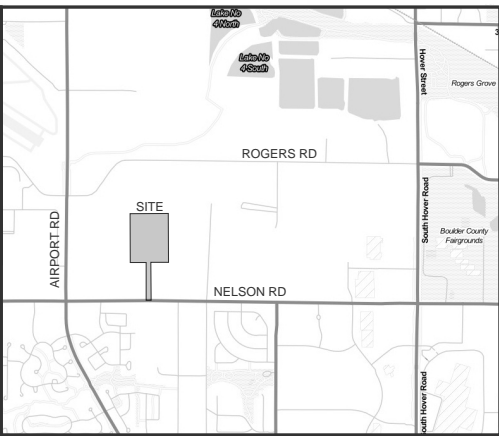
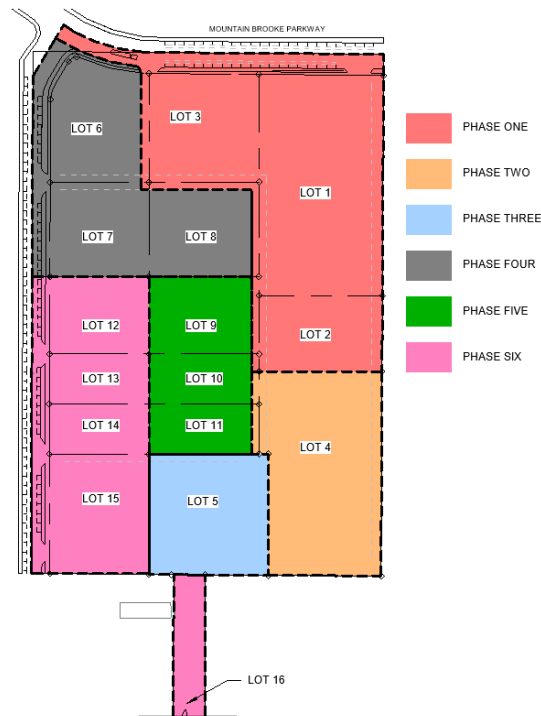
THAT PARCEL OF LAND DESCRIBED AS PARCEL II IN THAT WARRANTY DEED RECORDED ON FILM 972, AT RECEPTION NO. 1720957 OF THE BOULDER COUNTY RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, BASED ON A MONUMENTED LAND SURVEY SAID PARCEL II IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO BEAR SOUTH 89°29'46" EAST, 1326.83 FEET BETWEEN THE WEST QUARTER CORNER, A FOUND 3.25" ALLOY CAP (ILLEGIBLE) IN MONUMENT BOX, AND THE CENTER WEST 16TH CORNER, A FOUND 3.25" ALLOY CAP (ILLEGIBLE) IN MONUMENT BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8;  
THENCE SOUTH 89°29'46" EAST ALONG SAID SOUTH LINE, 269.99 FEET TO THE POINT OF BEGINNING;  
THENCE DEPARTING SAID SOUTH LINE NORTH 00°09'59" EAST ALONG THE EAST LINE OF THAT PARCEL OF LAND AS DESCRIBED IN RECEPTION NO. 3235662 OF THE BOULDER COUNTY RECORDS, 659.99 FEET TO THE NORTHEAST CORNER THEREOF;  
THENCE SOUTH 89°36'08" EAST, 60.00 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN RECEPTION NO. 2901046 OF THE BOULDER COUNTY RECORDS;  
THENCE SOUTH 00°10'00" WEST ALONG THE WEST LINE OF SAID PARCEL, 660.10 FEET TO THE SOUTHWEST CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTH LINE OF THE WEST ONE-HALF OF SAID NORTHWEST QUARTER OF SECTION 8;  
THENCE NORTH 89°29'46" WEST ALONG SAID SOUTH LINE, 60.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS A TOTAL OF 697.716 SQ. FT. (16.017 ACRES), AS SURVEYED, AND ARE SUBJECT TO A RIGHT-OF-WAY FOR NELSON ROAD (COUNTY ROAD 20).

FOR ANNEXATION PURPOSES: ALL OF THE ABOVE DESCRIBED LESS THAT PORTION THEREOF LYING WITHIN NELSON ROAD (COUNTY ROAD 20).



EXISTING ZONING: MU-E

VICINITY MAP  
NTS

**GENERAL NOTES**

1. ARTERIAL RIGHTS-OF-WAY SHALL BE DEDICATED TO THE CITY AT THE TIME OF FINAL PLATTING AND SHALL BE CONSTRUCTED BY THE DEVELOPER ACCORDING TO CITY LANDSCAPE REGULATIONS REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR CITY (AS APPLICABLE) AFTER FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS IS OBTAINED PER THE MUNICIPAL CODE.
2. SPECIFIC REQUIREMENTS FOR ACCESS TO LOCAL STREETS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT.
3. ALL LANDSCAPING WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CITY OF LONGMONT LANDSCAPE DESIGN STANDARDS AND THE LONGMONT LAND DEVELOPMENT CODE IN EFFECT AT THE TIME OF DEVELOPMENT.
4. A TRAFFIC STUDY FOR THE ENTIRE PROPERTY SHALL BE REQUIRED WITH THE FIRST PHASE OF DEVELOPMENT ON THE PROPERTY.
5. ALL DEVELOPMENT WILL COMPLY WITH THE PROCEDURES, DEVELOPMENT AND DESIGN STANDARDS OF THE LONGMONT MUNICIPAL CODE.
6. FUTURE DEVELOPMENT WILL BE REQUIRED TO PROVIDE DETENTION AND WATER QUALITY FACILITY AND COMPLY WITH LOWER LYKINS GULCH DRAINAGE STUDY.
7. THIS PROPERTY IS WITHIN THE AIRPORT INFLUENCE ZONE (AI) OVERLAY DISTRICT AND IS SUBJECT TO APPLICABLE AI-O AND FEDERAL AVIATION ADMINISTRATION (FAA) REGULATIONS IN EFFECT AT THE TIME OF DEVELOPMENT.
8. PRIOR TO FINAL PLAT APPROVAL, THE OWNER WILL GRANT AN AVIGATION EASEMENT OVER THE PROPERTY THAT IS ACCEPTABLE TO THE CITY.
9. ADDITIONAL DETAILS REGARDING NOISE MITIGATION TO BE ADDRESSED IN SITE PLAN AND SUBDIVISION PLAT.
10. ALL DEVELOPMENT WILL COMPLY WITH HABITAT AND SPECIES PROTECTION REQUIREMENTS.
11. USES WITHIN THE RESIDENTIAL CONNECTOR AREA WILL BE DETERMINED WITH THE PRELIMINARY AND FINAL SUBDIVISION PLAT AND SITE PLAN(S) - USES COULD POTENTIALLY INCLUDE SMALLER SCALE RESIDENTIAL AND/OR SUPPORT USES SUCH AS COMMUNITY GARDENS/URBAN AGRICULTURE, ALTERNATIVE ENERGY SYSTEMS, AND INFRASTRUCTURE TO SERVE THE DEVELOPMENT.

**FLOOD PLAIN INFORMATION:**

SUBJECT PROPERTY IS LOCATED IN ZONE XS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEFINED BY FEMA. SEE COMMUNITY PANEL NOS. 08013C0269J AND 08013C0267J BOTH DATED DECEMBER 18TH, 2012. FLOOD INFORMATION IS SUBJECT TO CHANGE.

**STANDARD NOTES**

1. THIS PROPERTY IS SUBJECT TO AN ANNEXATION AGREEMENT WITH THE CITY OF LONGMONT.
2. ALL FUTURE DEVELOPMENT OF PROPERTY WILL CONFORM TO THE APPROVED CONCEPT PLAN UNLESS AMENDED BY THE CITY COUNCIL.
3. THE PROPERTY WILL COMPLY WITH ALL APPLICABLE DEVELOPMENT CODE REQUIREMENTS.
4. THE PROPERTY WILL COMPLY WITH THE CITY OF LONGMONT'S REQUIREMENTS FOR DRAINAGE.

**PLAN NOTES**

1. THE PURPOSE OF THIS MAP IS FOR USE AS THE MODERN WEST ANNEXATION CONCEPT PLAN BASE SHEET AS PREPARED BY SOPHER SPARN ARCHITECTS.
2. THIS CONCEPT PLAN IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT IN ACCORDANCE WITH SSA.

0.00

**ModernWest\_Annexation Concept Plan\_AMENDMENT**

BOULDER, COLORADO 80302

Annexation Concept Plan\_Amendment

Item: ESB

Project No: 17050

Date:

NOTES: 1. ALL CITY OF LONGMONT REQUIREMENTS FOR ANNEXATION SHALL BE COMPLIED WITH. 2. THE CITY OF LONGMONT HAS REVIEWED THIS CONCEPT PLAN AND HAS DETERMINED THAT THE PROPERTY IS ELIGIBLE FOR ANNEXATION. 3. THE CITY OF LONGMONT HAS REVIEWED THIS CONCEPT PLAN AND HAS DETERMINED THAT THE PROPERTY IS ELIGIBLE FOR ANNEXATION. 4. THE CITY OF LONGMONT HAS REVIEWED THIS CONCEPT PLAN AND HAS DETERMINED THAT THE PROPERTY IS ELIGIBLE FOR ANNEXATION. 5. THE CITY OF LONGMONT HAS REVIEWED THIS CONCEPT PLAN AND HAS DETERMINED THAT THE PROPERTY IS ELIGIBLE FOR ANNEXATION. 6. THE CITY OF LONGMONT HAS REVIEWED THIS CONCEPT PLAN AND HAS DETERMINED THAT THE PROPERTY IS ELIGIBLE FOR ANNEXATION. 7. THE CITY OF LONGMONT HAS REVIEWED THIS CONCEPT PLAN AND HAS DETERMINED THAT THE PROPERTY IS ELIGIBLE FOR ANNEXATION. 8. THE CITY OF LONGMONT HAS REVIEWED THIS CONCEPT PLAN AND HAS DETERMINED THAT THE PROPERTY IS ELIGIBLE FOR ANNEXATION. 9. 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