

# LOT 21 BLOCK 1 DISCOVERY OFFICE PARK PLANNED DEVELOPMENT AMENDMENT NO.2 SUPERIOR, COLORADO

LOT 21, BLOCK 1, DISCOVERY OFFICE PARK/ SUPERIOR TOWN CENTER REPLAT NO. 3

RECEIVED IN BAD CONDITION  
 SITUATED IN THE WEST 1/2 OF SECTION 19, T1S, R69W OF THE 6TH P.M.

**LEGAL DESCRIPTION**

LOT 21, BLOCK 1, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO.3, RECORDED APRIL 12, 2018 UNDER RECEPTION NO. 03650274, COUNTY OF BOULDER STATE OF COLORADO.

CONTAINS 1.784 ACRES

BASIS OF BEARING: ASSUMING THE NORTH LINE OF LOT 21, BLOC 1, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3, AS BEARING NORTH 74°56'24"E AS MONUMENTED AS SHOWN ON THE PLAT, BEING A GRID BEARING OF THE COLORADO STATE PLAN COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 421.03 FEET WITH ALL OTHER BEARING CONTAINED HEREIN RELATIVE THERETO.

THE LINEAR DIMENSIONS ARE CONTAINED HEREIN ARE BASED UPON THE "US SURVEY FOOT".

BENCHMARK: UDFCD DISK ON SOUTHEAST CORNER OF MCCASLIN BRIDGE OVER COAL CREEK, ELEVATION 5489.55 NAVD88 **PAGE INTENTIONALLY LEFT BLANK**

**BOARD OF TRUSTEES CERTIFICATE**

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO.

WITNESS MY HAND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR DAY OF June 24, 2024.

ATTEST: [Signature] TOWN CLERK [Signature] MAYOR

**PLANNING COMMISSION CERTIFICATE**

RECOMMENDED APPROVAL THIS 19<sup>th</sup> DAY OF March 2024, BY THE TOWN OF SUPERIOR PLANNING COMMISSION, RESOLUTION NO. PC-2 SERIES 2024.

**TOWN CLERK CERTIFICATE**

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE BOARD OF TRUSTEES BY (RESOLUTION/ORDINANCE) NO. D-8, SERIES 2024, ON THIS 8<sup>th</sup> DAY OF April, 2024, AND WAS FILED IN MY OFFICE ON THE 24<sup>th</sup> DAY OF June, 2024, AT 3 O'CLOCK P.M.

[Signature]  
TOWN CLERK

**CERTIFICATE OF OWNERSHIP:**

I CERTIFY THAT I, Dan AWEIDA, AM AN OWNER REPRESENTATIVE OF THE PROPERTY AND CONSENT TO THIS PLAN.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS 7<sup>th</sup> DAY OF June

2024  
[Signature]

AWEIDA PROPERTIES, INC.

STATE OF COLORADO )

) SS.

COUNTY OF BOULDER )

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS

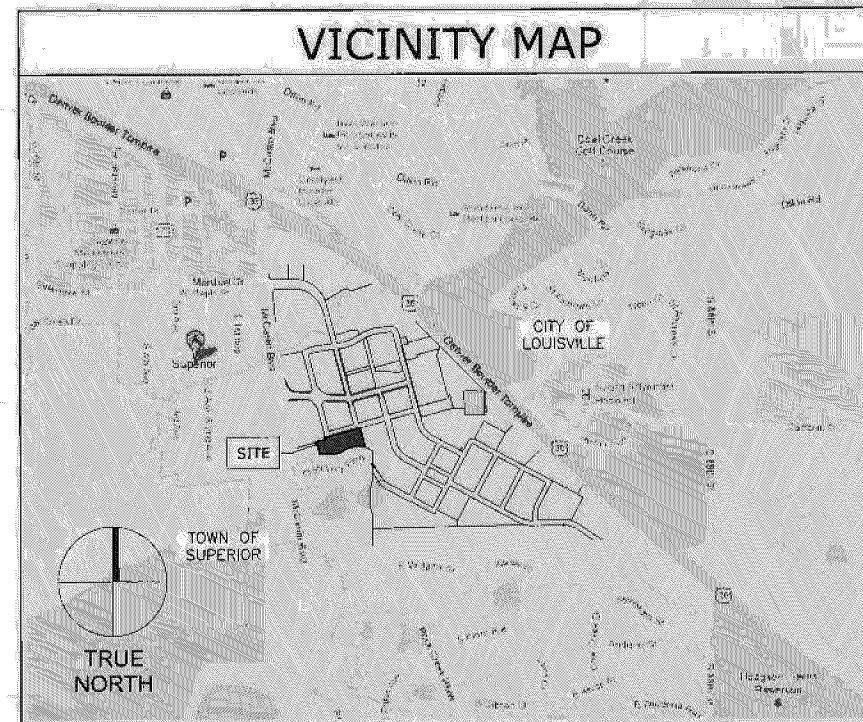
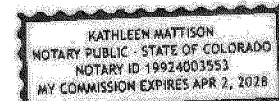
7<sup>th</sup> DAY OF June, 2024 BY

[Signature]

MY COMMISSION EXPIRES: 4/1/2028

[Signature]

NOTARY PUBLIC



**SCHEDULE OF USES**

THE CONCEPTUAL USE FOR THIS PARCEL IS RESIDENTIAL.

THE ZONING FOR THIS PARCEL IS PLANNED DEVELOPMENT.

PERMITTED USES:

- ATTACHED RESIDENTIAL - SENIOR AFFORDABLE\*
- ACCESSORY USES INCLUDING PARKING, LEASING OFFICE, AND RESIDENT AMENITIES

NO OTHER USES WILL BE PERMITTED WITHOUT THE APPROVAL OF THE TOWN OF SUPERIOR. ANY OTHER USES AND/OR DEVELOPMENT STANDARDS NOT SPECIFICALLY ADDRESSED BY THIS PLANNED DEVELOPMENT SHALL BE DETERMINED BY THE MOST CURRENT PROVISIONS OF THE TOWN OF SUPERIOR LAND USE CODE.

\*\*"SENIOR" SHALL MEAN FOR PERSONS 55 YEARS OF AGE AND OLDER. AFFORDABLE SHALL BE CONSISTENT WITH THE SUPERIOR MUNICIPAL CODE DEFINITION OF AFFORDABLE HOUSING DEVELOPMENT AS STATED IN SECTION 16-38-20.

**SCHEDULE OF REQUIREMENTS**

MAXIMUM BUILDING ELEVATION: ELEVATION 5540.5' NAVD 88  
 ELEVATION 5550.2' NAVD 88 (ENTRY ELEMENTS, TOWERS, MECHANICAL SCREENS - LIMITED TO 22.5% OF THE FOOTPRINT)  
 THESE ELEVATIONS SUPERCEDE BUILDING "HEIGHT" MEASUREMENTS FROM AVERAGE GRADE AS OUTLINED IN TOWN CODE

MAXIMUM NUMBER OF STORIES: 3 ABOVE STREET LEVEL

MAXIMUM FLOOR AREA RATIO: 1.5

BUILDING SETBACKS:

FRONT (OLD RAIL WAY): 70-80% OF BUILDING SETBACK 0'-3'; 20-30% OF BUILDING SETBACK 3'-5'  
 SIDE: 10 FEET MINIMUM  
 REAR: 75 FEET MAXIMUM FROM OLD RAIL WAY

OFF-STREET PARKING REQUIRED:

RESIDENTIAL - AFFORDABLE: 0.5 SPACES PER UNIT, 0.1 VISITOR SPACE PER UNIT

OPEN SPACE: 30% MINIMUM

**DESIGN ELEMENTS**

DEVELOPMENT AND ARCHITECTURE SHALL CONFORM TO APPLICABLE PROVISIONS OF THE SUPERIOR TOWN CENTER DESIGN GUIDELINES FOR PLANNING AREA 2, WITH THE FOLLOWING EXCEPTIONS:

- 6.3B: FLOOR TO FLOOR HEIGHT OF GROUND LEVEL TO SECOND FLOOR SHALL RANGE FROM 12' TO 16'
- 6.4F: GREEN ROOF IS NOT REQUIRED
- 8.4B: THE PRIMARY ROOF FORM MAY BE A FLAT ROOF REGARDLESS OF BUILDING HEIGHT
- 8.6B: MECHANICALLY VENTILATED PARKING UNDER BUILDINGS IS ALLOWED
- 8.9A: PRIVATE OR SEMI-PRIVATE OPEN SPACE, SUCH AS A YARD, PORCH, PATIO, OR BALCONY, IS NOT REQUIRED.
- 8.10B: HIGH DENSITY RESIDENTIAL FLATS TYPOLOGY MAY HAVE 1-BEDROOM UNITS RANGING IN SIZE FROM 550 TO 800 SF, AND TWO BEDROOM UNITS RANGING IN SIZE FROM 800 TO 1,200 SF.

**PROPERTY OWNER**

AWEIDA PROPERTIES INC.  
 500 DISCOVERY PARKWAY  
 SUITE 300  
 SUPERIOR, CO 80027  
 DAN AWEIDA  
 303-664-9520

**DEVELOPER**

PENROSE, LLC  
 1800 WAZEE STREET  
 SUITE 303  
 DENVER, CO 80202  
 SHANNON COX BAKER  
 720-307-8151

**CIVIL ENGINEER**

CIVIL RESOURCES, LLC  
 JIM BRZOSTOWICZ, P.E.  
 PRINCIPAL / CIVIL ENGINEER  
 8308 COLORADO BLVD, SUITE 200  
 FIRESTONE, CO 80504  
 303-833-1416 X 203

**ARCHITECT**

SAR\*  
 1650 WYNKOOP STREET  
 SUITE 100  
 DENVER, CO 80202  
 SEAN JURSNICK, AIA  
 303-634-8860

**SURVEYOR**

KING SURVEYING  
 PAUL GROVES  
 650 E. GARDEN DRIVE  
 WINDSOR, CO 80550  
 paulg@kingsurveying.com

SHEET INDEX	
NUMBER	TITLE
1	COVER SHEET
2	SITE PLAN

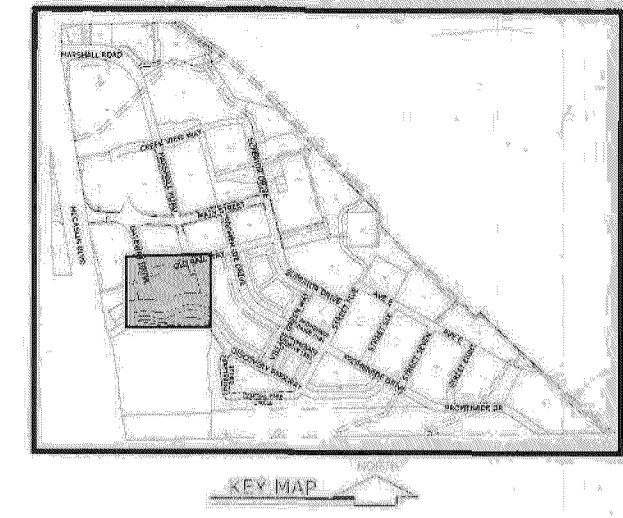
LOT 21 BLOCK 1 DISCOVERY OFFICE PARK  
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REVISIONS		
NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	3/15/24
2	TECHNICAL CORRECTIONS	4/30/24

DESIGNED BY: JAB DATE: 02/19/2024  
 DRAWN BY: CLH SCALE: NONE  
 CHECKED BY: JAB  
 JOB NO.: 365.001  
 DWG NAME: DOPLO21PDA\_CVR.dwg

COVER SHEET

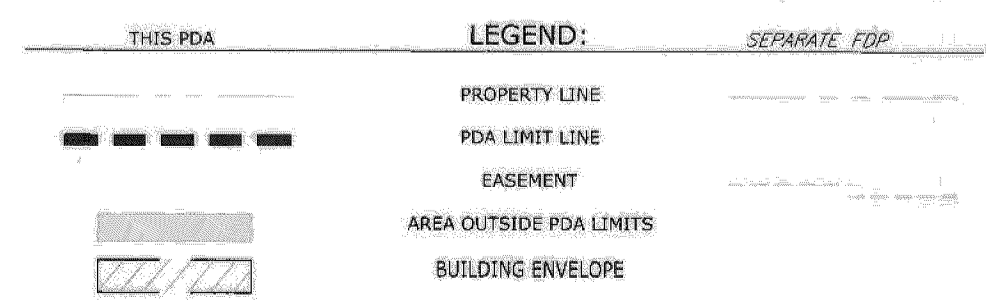
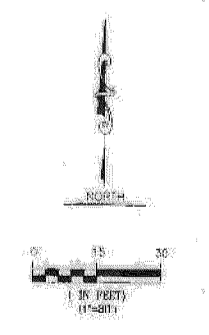
SHEET: SHEET 1 OF 2



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REVISIONS		
NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	3/15/24
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**Vested Rights:**  
 This Plan constitutes a Site Specific Development Plan as defined in Section 24-68-101, et seq., C.R.S., and Chapter 16 of the Superior Municipal Code. The terms and conditions of such plan approved are contained in Resolution No. \_\_\_\_\_ adopted by the Town Board of Trustees on \_\_\_\_\_ and available at the \_\_\_\_\_, available at the Superior Town Hall, 124 East Canal Creek Drive, Superior, Colorado.



**SITE PLAN**

SHEET: **SHEET 2 OF 2**

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