

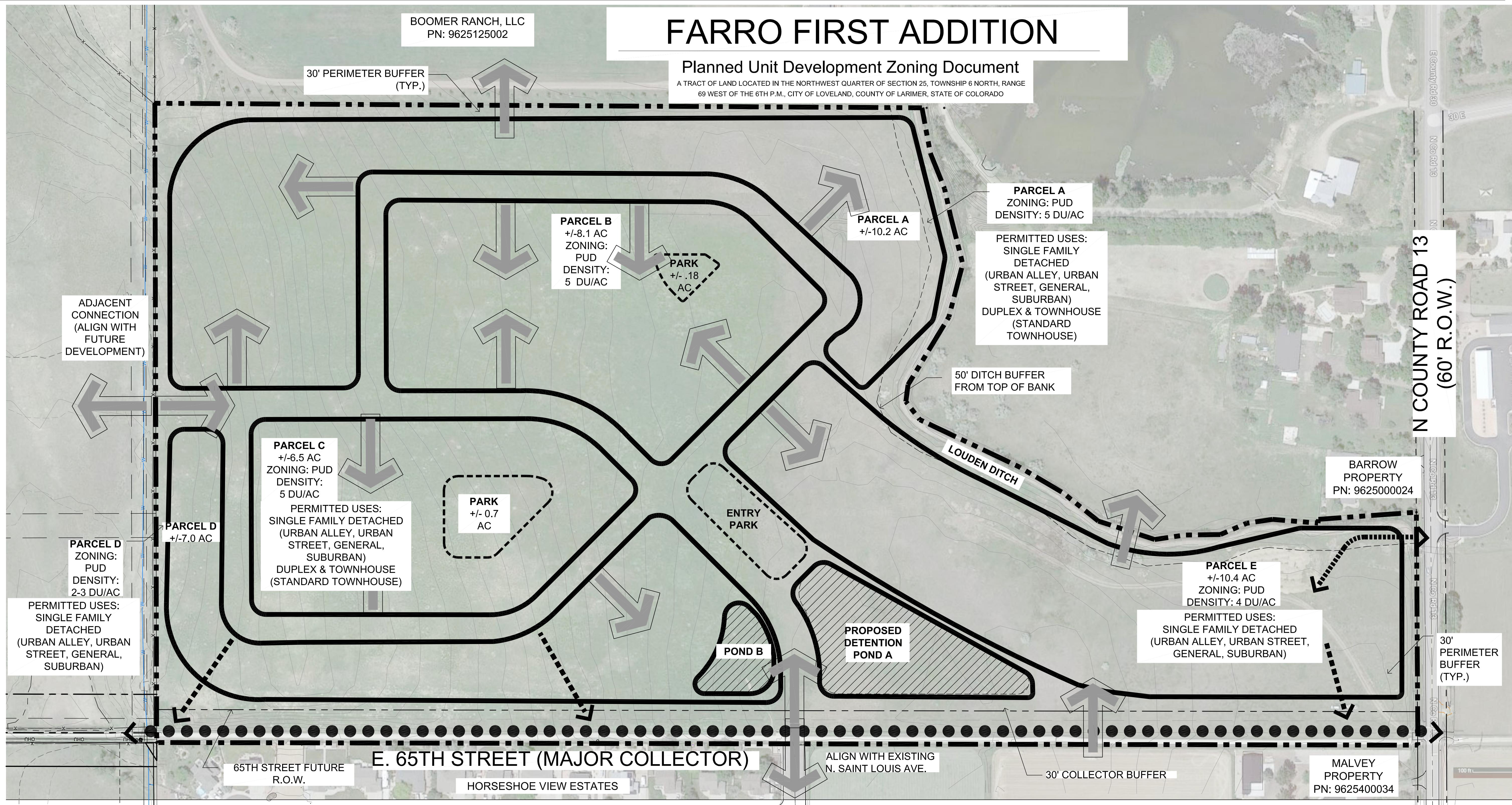
# FARRO FIRST ADDITION

Planned Unit Development Zoning Document  
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

PROJECT TITLE:  
**FARRO PROPERTY**  
PLANNED UNIT DEVELOPMENT  
Loveland, Colorado  
PREPARED FOR:  
OWNER:  
Post Modern Development

144 NORTH MASON ST. #4  
FORT COLLINS, CO 80524

N COUNTY ROAD 13  
(60' R.O.W.)



PARCEL TABLE AND NOTES:

DESCRIPTION	PERMITTED USES	DENSITY
PARCEL A	SINGLE FAMILY DETACHED: URBAN ALLEY, URBAN STREET, GENERAL, SUBURBAN, DUPLEX AND TOWNHOUSE: DUPLEX, STANDARD TOWNHOUSE	5 DU/AC
PARCEL B	SINGLE FAMILY DETACHED: URBAN ALLEY, URBAN STREET, GENERAL, SUBURBAN, DUPLEX AND TOWNHOUSE: DUPLEX, STANDARD TOWNHOUSE	5 DU/AC
PARCEL C	SINGLE FAMILY DETACHED: URBAN ALLEY, URBAN STREET, GENERAL, SUBURBAN, DUPLEX AND TOWNHOUSE: DUPLEX, STANDARD TOWNHOUSE	5 DU/AC
PARCEL D	SINGLE FAMILY DETACHED: URBAN ALLEY, URBAN STREET, GENERAL, SUBURBAN, DUPLEX AND TOWNHOUSE: DUPLEX, STANDARD TOWNHOUSE	2-3 DU/AC
PARCEL E	SINGLE FAMILY DETACHED: URBAN ALLEY, URBAN STREET, GENERAL, SUBURBAN, DUPLEX AND TOWNHOUSE: DUPLEX, STANDARD TOWNHOUSE	4 DU/AC

PARCEL NOTES:

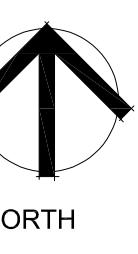
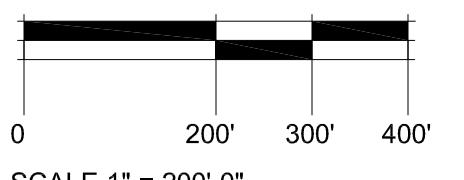
1. WHILE MULTIPLE USES ARE PERMITTED PER PARCEL, NO LESS THAN FOUR (4) PRODUCT TYPES WILL BE REQUIRED FOR THE OVERALL SITE, DETERMINED AT FINAL PLAT. SIX POTENTIAL PRODUCT TYPES ARE PROVIDED AS OPTIONS.
2. DENSITY MAY SHIFT BETWEEN DEVELOPMENT PARCELS (UP TO 30%). MAX DENSITY FOR THE OVERALL SITE MAY NOT EXCEED 250 UNITS.
3. PUBLIC STREET SECTIONS WILL COMPLY WITH THE CURRENT EDITION OF THE UNIFIED DEVELOPMENT CODE AND LCUASS.
4. SINGLE FAMILY DETACHED HOMES MUST BE LOCATED DIRECTLY ADJACENT TO HORSESHOE VIEW ESTATES AND VISTA VIEW ESTATES.
5. RESIDENTIAL PRODUCT TYPES ARE DEFINED AS THE FOLLOWING: GENERAL MULTI-FAMILY, TOWNHOUSE, DUPLEX, SINGLE FAMILY DETACHED URBAN, SINGLE FAMILY DETACHED LARGE URBAN, SINGLE FAMILY DETACHED GENERAL, SINGLE FAMILY DETACHED SUBURBAN, SINGLE FAMILY DETACHED LARGE SUBURBAN.
6. ACCESSORY DWELLING UNITS (ADU'S) SHALL BE PERMITTED AS PART OF THIS PUD AND/OR AS PART OF ANY COMPLETE NEIGHBORHOOD APPLICATION. ADU'S WILL BE PERMITTED ON SINGLE FAMILY DETACHED RESIDENTIAL LOTS, WITH NO MINIMUM LOT SIZE REQUIREMENTS, SO LONG AS IT MEETS THE BULK STANDARDS FOR THAT LOT SIZE, AS DEFINED BY THIS PUD, AND THE ADU STANDARDS, AS DEFINED PER THE UDC.

NOTES:

1. SURVEY & BOUNDARY INFORMATION PROVIDED BY NORTHERN ENGINEERING SERVICES, INC.
2. THERE ARE NO SIGNIFICANT STANDS OF MATURE TREES ON THIS SITE. MOST OF THE LAND IS AGRICULTURAL.
3. PUBLIC STREET SECTIONS WILL COMPLY WITH THE CURRENT EDITION OF THE UNIFIED DEVELOPMENT CODE AND LCUASS.
4. REFERENCE LAND USE MATRIX FOR PERMITTED USES PER PARCEL.

LEGEND:

- ↑ POTENTIAL INGRESS/EGRESS
- PROPERTY BOUNDARY
- Primary Trail Connection
- REGIONAL TRAIL
- Emergency Access Only
- 50' DITCH OFFSET
- CONCEPTUAL PARK LOCATION



LAND USE PLAN

Sheet Number: 2

Of: 8

DATE: SEPTEMBER 12, 2023