

**CLARK STORE PUD**  
**A SUBDIVISION OF PARCEL C, NORTH ROUTT PRESCHOOL**  
**SUBDIVISION EXEMPTION**  
**LOCATED IN THE SW ¼ OF SECTION 28, TOWNSHIP 9 NORTH,**  
**RANGE 85 WEST OF THE 6TH P.M., CLARK, ROUTT COUNTY,**  
**COLORADO**

- NOTES:
- THIS PUD ALLOWS FOR THE USES AND STRUCTURES DETAILED ON THIS FINAL PUD PLAN. ACCESSORY STRUCTURES/USES AND MINOR VARIATIONS QUALIFYING AS TECHNICAL CORRECTIONS AS DETAILED IN SECTION 7.4.1 OF THE ZONING REGULATIONS MAY BE ADMINISTRATIVELY APPROVED BY THE PLANNING DIRECTOR, WITHOUT PUBLIC NOTICE PRIOR TO THE DECISION.
  - ANY COMPLAINTS OR CONCERNS WHICH MAY ARISE FROM THIS OPERATION MAY BE CAUSE FOR REVIEW AT, AT ANY TIME, AND AMENDMENT OR ADDITION OF CONDITIONS IF NECESSARY.
  - NO JUNK, TRASH, OR INOPERATIVE VEHICLES SHALL BE STORED ON THE PROPERTY.
  - ALL EXTERIOR LIGHTING SHALL BE DOWNCAST AND OPAQUELY SHIELDED IN ACCORDANCE WITH SECTION 6.3 OF THE ROUTT COUNTY ZONING REGULATIONS.
  - THE PERMITTEE SHALL PREVENT THE SPREAD OF WEEDS TO SURROUNDING LANDS, AND COMPLY WITH THE MOST CURRENT VERSION OF THE COLORADO NOXIOUS WEED ACT AND ROUTT COUNTY REGULATIONS FOR NOXIOUS WEEDS, NO CHEMICAL PESTICIDES, HERBICIDES, FERTILIZERS, OR HAZARDOUS MATERIAL SHALL BE STORED, USED, OR LOCATED ON THE SITE.
  - USE OF IGBC CERTIFIED BEAR-RESISTANT CANISTERS SHALL BE USED TO REDUCE HUMAN-BEAR CONFLICT.
  - ANY FENCING INSTALLED ON THE PROPERTY SHOULD BE WILDLIFE FRIENDLY TO PREVENT ENTANGLEMENT AND ENTRAPMENT OF WILDLIFE. RECOMMENDATIONS CAN BE FOUND IN CPWS FENCING WITH WILDLIFE IN MIND PUBLICATION.
  - THE ARCHITECTURE OF ANY NEW STRUCTURES SHALL BE IN CHARACTER WITH THE OTHER STRUCTURES IN THE VICINITY AND SHALL BE APPROVED BY THE PLANNING DIRECTOR PRIOR TO PLANNING SIGNING OFF ON THE BUILDING PERMIT.
  - THERE SHALL BE NO PARKING ON COUNTY ROADS 129 AND 62.

LEGEND	
<span style="color: red;">—</span>	PROPERTY BOUNDARY
<span style="color: black;">—</span>	MEASURED PROPERTY BOUNDARY
<span style="color: blue;">—</span>	ADJACENT PROPERTY BOUNDARY
<span style="color: blue;">---</span>	EXISTING EASEMENT
<span style="color: blue;">---</span>	EXISTING EDGE OF ASPHALT
<span style="color: yellow;">---</span>	EXISTING 2' CONTOUR
<span style="color: yellow;">---</span>	EXISTING 10' CONTOUR
<span style="color: blue;">---</span>	CENTER LINE OF DITCH
<span style="color: blue;">---</span>	EXISTING WATER LINE
<span style="color: green;">---</span>	EXISTING SEWER LINE
<span style="color: blue;">---</span>	EXISTING UNDERGROUND ELECTRICAL
<span style="color: orange;">---</span>	EXISTING UNDERGROUND TELEPHONE
<span style="color: grey;">---</span>	EXISTING WOOD FENCE
<span style="color: pink;">---</span>	EXISTING CONCRETE PAVING
<span style="color: green;">---</span>	EXISTING TEMPORARY STRUCTURES

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	149.54	487.27	17.58	N17° 13' 47"E	148.95
C2	173.22	1526.90	6.50	S22° 46' 17"W	173.13
C3	144.08	786.22	10.50	N24° 46' 17"E	143.88
C4	92.07	372.38	14.17	N37° 06' 20"E	91.84

Line Table		
Line #	Length	Direction
L1	278.84	S1° 15' 17"W
L2	266.86	S12° 57' 29"W
L3	100.00	S8° 26' 17"W
L4	267.00	S26° 01' 17"W
L5	247.92	N19° 31' 17"E
L6	61.12	N19° 31' 17"E
L7	430.96	S19° 31' 17"W
L8	127.00	S30° 01' 17"W
L9	61.89	S44° 11' 17"W
L10	297.25	S42° 22' 51"W
L11	235.98	S39° 13' 16"W
L12	218.35	N88° 57' 01"W
L13	69.62	N46° 30' 07"W
L14	297.14	S81° 42' 35"E
L15	227.67	S80° 26' 58"E

Line Table		
Line #	Length	Direction
L16	195.68	S14° 41' 43"W
L17	65.30	S80° 26' 58"E
L18	219.44	S80° 37' 56"E
L19	113.96	S85° 52' 46"E
L20	24.65	S0° 56' 15"W
L21	35.45	N0° 46' 25"E
L22	120.14	S85° 52' 46"E
L23	222.28	S80° 37' 56"E
L24	308.24	S80° 26' 58"E
L25	292.56	S81° 46' 03"E
L26	20.00	N0° 00' 00"E
L27	123.77	N90° 00' 00"W
L28	81.70	N90° 00' 00"W
L29	97.71	S66° 51' 28"W
L30	94.38	S66° 51' 28"W

Line Table		
Line #	Length	Direction
L31	45.03	S55° 51' 45"E
L32	110.00	N34° 08' 15"E
L33	60.00	N55° 51' 45"W
L34	96.29	S34° 08' 15"W
L35	89.57	S66° 51' 28"W
L36	101.87	S66° 51' 28"W
L37	201.37	N90° 00' 00"W
L38	363.66	N0° 56' 15"E
L39	77.63	N58° 03' 04"E
L40	124.57	N58° 07' 25"E
L41	105.43	N47° 48' 13"E
L42	63.46	S61° 39' 25"E
L43	107.92	N89° 22' 09"E
L44	70.08	S60° 27' 42"E
L45	139.22	S77° 51' 36"E

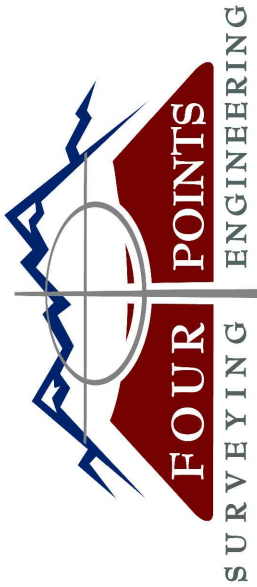
Line Table		
Line #	Length	Direction
L46	264.21	N56° 20' 26"E

**PARCEL C, NORTH ROUTT**  
**PRESCHOOL SUBDIVISION EXEMPTION**  
**54173 COUNTY ROAD 129**  
**CLARK, CO 80428**

**Horizontal Scale**  
1" = 150'  
**Contour Interval = 2 ft**  
**DATE: 6-4-2024**  
**JOB #: 2025-002**  
**DRAWN BY: CFB**  
**DESIGN BY:**  
**REVIEW BY:**  
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

**DRAWING:**  
**CLARK STORE**  
**PUD PLAN**

**SHEET #**  
**1**



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INT	REVISIONS	DATE	No.