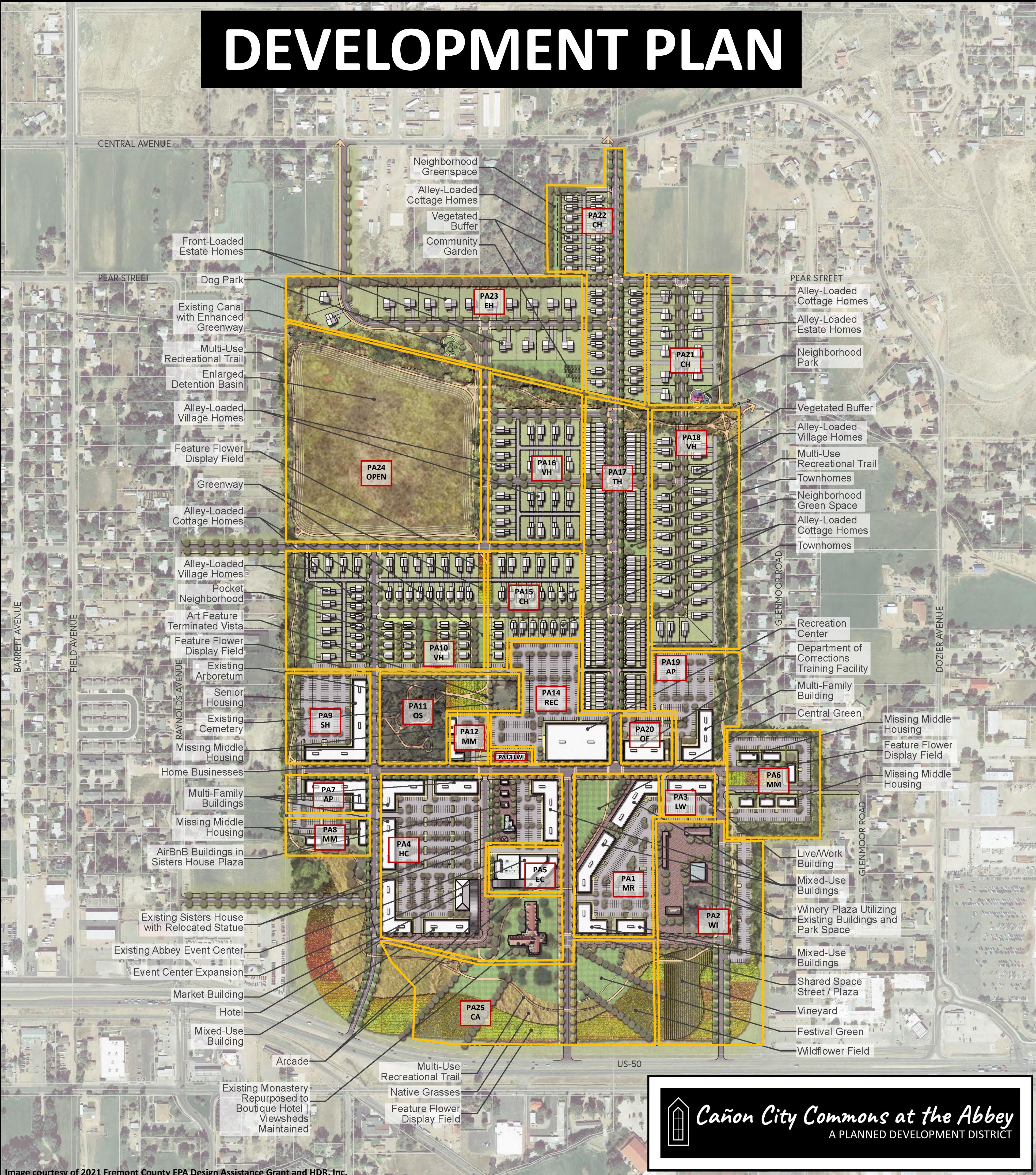


# DEVELOPMENT PLAN



**Cañon City Commons at the Abbey**  
A PLANNED DEVELOPMENT DISTRICT

Image courtesy of 2021 Fremont County EPA Design Assistance Grant and HDR, Inc.

Table 1.2 Density

Designation	Description	Acres	% of Total	Density Unit	Density Unit per Acre
PA01 MR	MIXED USE RETAIL	8	4.28%		
PA02 WI	WINERY	12	6.57%		
PA03 LW	LIVE-WORK OFFICE	1	0.62%		
PA04 HC	HISTORIC COMMERCIAL	18	9.63%		
PA05 EC	EVENTS CENTER	3	1.60%		
PA06 MM	MISSING MIDDLE RESIDENTIAL	5	2.72%	35	7.00
PA07 AP	APARTMENTS	3	1.60%	195	65.00
PA08 MM	MISSING MIDDLE RESIDENTIAL	2	0.86%	35	17.50
PA09 SH	SENIOR HOUSING	2	0.81%	72	36.00
PA10 VH	VILLAGE HOMES	12	6.42%	25	2.08
PA11 OS	OPEN SPACE	7	3.74%		
PA12 MM	MISSING MIDDLE RESIDENTIAL	2	0.80%	45	22.50
PA13 LW	LIVE-WORK OFFICE	1	0.52%		
PA14 REC	RECREATION CENTER	10	5.35%		
PA15 CH	COTTAGE HOMES	5	2.94%	35	7.00
PA16 VH	VILLAGE HOMES	8	4.38%	21	2.63
PA17 TH	TOWN HOMES	12	6.42%	105	8.75
PA18 VH	VILLAGE HOMES	12	6.42%	25	2.08
PA19 AP	APARTMENTS	4	2.14%	200	50.00
PA20 OF	OFFICE	1	0.74%		
PA21 EH	ESTATE HOMES	5	2.67%	13	2.60
PA22 CH	COTTAGE HOMES	4	2.14%	30	7.50
PA23 EH	ESTATE HOMES	17	9.09%	16	0.94
PA24 OS	OPEN SPACE	15	8.02%		
PA25 CA	COMMERCIAL AGRICULTURAL	18	9.63%		
		187	100.00%	852	9.23

Development Plan Certification Language for Cañon City (PDD Zones)

Ownership Certification:

The undersigned owner(s) mortgagees, beneficiaries of deeds of trust and holders of other interests of the lands described herein have authorized the zoning of this property as Cañon City Commons Planned Development District, as depicted geographically on this Development Plan.

(Owners/Mortgagee)

(By)

(Title)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

WITNESS my hand and official seal.

Notary Public

My commission expires: \_\_\_\_\_.

Planning Commission Acceptance:

This Development Plan was reviewed and approved by the City of Cañon City Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Signature)

(Date)

Gerald Meloni, Chair  
Cañon City Planning Commission

City Council Acceptance:

This Development Plan was reviewed and approved by the City Council of the City of Cañon City on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. This Development Plan is directly related to the Development Guide for the Cañon City Commons Planned Development District which was approved on the same date as Ordinance \_\_\_\_\_.

(Signature)

Ashley Smith, Mayor  
City of Cañon City

Attest:

(Signature)

Cindy Foster-Owens, City Clerk

Clerk & Recorder's Certificate:

This Development Plan was filed for recordation in the office of the Clerk and Recorder of Fremont County, Colorado, at \_\_\_\_\_ o'clock M., on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, under reception number \_\_\_\_\_.

(Signature)

Justin Grantham,  
Fremont County Clerk and Recorder