

FINAL PUD PLAN
LEYDEN TOWNHOME PLANNED UNIT DEVELOPMENT #1

LOCATED IN A PORTION OF THE LEYDEN TOWNHOME SUBDIVISION
LOCATED IN THE SE 1/4 NW 1/4 SECTION 32, 25, T2S, R67W OF THE
6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 3

CASE NO. 91-85 PUD

DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE
OWNER OF THAT PART OF THE SE 1/4 NW 1/4 OF SECTION 32, T2S,
R67W, OF THE 6TH P.M., ADAMS COUNTY, COLORADO DESCRIBED AS
FOLLOWS: LOTS 1 THRU 10, BLOCK 1 LEYDEN TOWNHOME SUBDIVISION,
CONTAINING .65 ACRES MORE OR LESS, HAVE BY THESE PRESENTS
HEREBY SUBMIT THIS FINAL PUD AND AGREE TO PERFORM UNDER THE
TERMS NOTED HEREON.

CERTIFICATE OF OWNERSHIP

WILLIAM TERRY HAMILTON BEING THE OWNER OF LEYDEN TOWNHOME
PLANNED UNIT DEVELOPMENT #1 LOCATED IN THE COUNTY OF ADAMS,
STATE OF COLORADO, HEREBY SUBMIT THIS FINAL PLANNED UNIT
DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

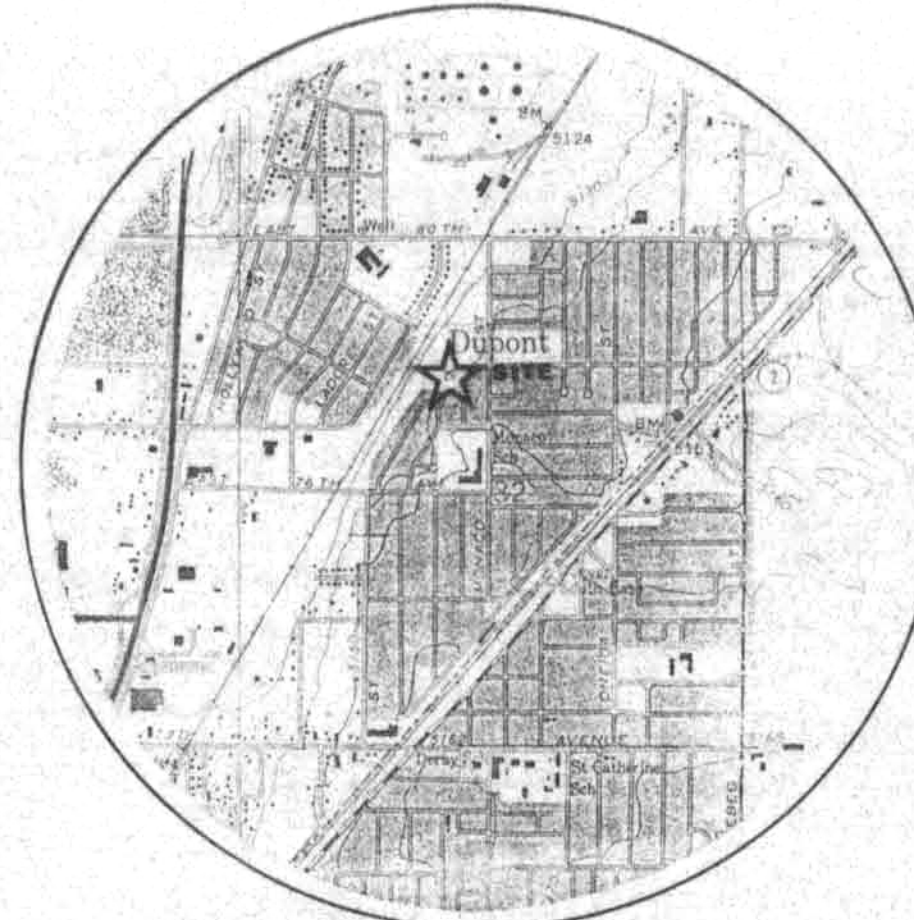
William Terry Hamilton
WILLIAM TERRY HAMILTON

STATE OF COLORADO)
COUNTY OF ADAMS)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF
Sept, 1985.



MY COMMISSION EXPIRES: 6/29/88



VICINITY MAP
SCALE: 1" = 2000'

APPROVAL OF THE PLANNING COMMISSION:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS 24th DAY
OF September, A.D., 19 85.

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS
THIS 30th DAY OF Sept, 1985.

Ronald D. Nichol
CHAIRMAN

THE FOLLOWING ADDITIONS AND DELETIONS IN THE FINAL PUD WERE
MADE BY THE BOARD OF COUNTY COMMISSIONERS AT THE TIME OF
APPROVAL:

Submittal of a Final Drainage plan prior to issuance of
building permits for Lots 1 to 6, Block 1.

APPROVED AS TO FORM:

Robert T. Long
PLANNING DIRECTOR

COUNTY ATTORNEY

RECORDER'S CERTIFICATE FOR PUD:

THIS FINAL PUD WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS
COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 2:45 P.M.
ON THE 3rd DAY OF October, 19 85.



William Nichol
COUNTY CLERK AND RECORDER

BY: *Larry Sakaguchi*
DEPUTY

P.U.D. NO. 859, 1/3

ENGINEERING/SURVEYING

84-86

QUEST CONSULTING

2080 W. 80th AVE.
DENVER, COLORADO 80221
428-8438

MAP NUMBER P.U.D.-859

RECEPTION NUMBER B603924

LOCATED IN A PORTION OF THE LEYDEN TOWNHOME SUBDIVISION
LOCATED IN THE SE 1/4 NW 1/4 SECTION 32, 25, T2S, R67W OF THE

SHEET 2 OF 3

CASE NO. 91-85 PUD

Employees covered by the proposed unit development shall be provided an opportunity to appeal a proposed standard as contained in the House County Board Regulations or the House County Division Regulations. After initial consultation with the developer, in addition to the optional format, the individual unit owner may make verbal additions to the intent and transfer of each unit if employee, backfill, hiring, etc., is provided by proper employer and maintained as a part of the employee's record.

It is a full effort to allow for the fact that the
things on the list are not the same as the
things on the list of the same name.

Below are the minimum setbacks and landscaped areas for the Final PUD Plan:

Minimum Building Setback from Leyden Street and 78th Avenue - 20', but setbacks shall be staggered to avoid monotony and carports shall be setback at least 5' behind front of building.

Minimum Building Setback from Rear Property Line - 10'

Minimum Building Setback from Side Property Lines - 10';
carport on corner lot shall be setback a minimum of 15'
from Davidson Street side of building facing 28th Avenue

Minimum Separation between Buildings - 20' between adjacent carports - 3' 1

Minimum Landscaped Area Installed by Developer - Front
 setback areas, including the installation of sod, 5
 shrubs, and 2 trees per unit.

Makromol. Chem. 1971, 34

[illegible][illegible]

The contractor is to install within the shingle covering, the edge of the water, (1) to prevent vertical seepage in earth dams or to prevent water from seeping into and from the structure, or (2) to prevent all water from being directed to the drainage system. The concrete uniform thickness shall be a factor at the time of application for building permit.

Units are to be painted a variety of earth tones colors. None of the buildings are to have more than the exact same color. Garages, if necessary, will be made of wood and have a roof of similar appearance to the main building. The wood shall be a light tan or painted or stained.

4. The distance between the points of departure and arrival was determined by the shortest route from the starting point to the destination. The distance between the points of departure and arrival was determined by the shortest route from the starting point to the destination.

1. The yellow color should be placed in the center of the page.

[illegible]

The responsibility of each unit shall be the responsibility of the individual home owner. The owner shall be responsible for and pay for all water furnished to the individual home unit, whether a household, school, business or other special situation. The town engineer, town clerk and civil engineer will enforce and be the responsibility of the water department. Ground cover in the rear of each unit shall consist of rock (half gravel) with some large rock, trees, shrubs, flowers, sod or grass, grassed areas, and/or vegetable and flower gardens to be installed by the homeowner. All landscaping shall be adequate, well done and to show well to the street. There are presently no rules in the landscaping code that have been adopted. Other districts of the town have rules. Below is a list of items that are not allowed and are a part of some districts with landscaping rules. Landscaping:

The following procedure will be followed, that will be taken to insure satisfactory results will be afforded. On items that will be returned here, a copy of the original will be retained.

[illegible]

1. The first of these is *Pinus rigida* Mill. which is a native of China and Japan. It is a small tree, growing to a height of about 20 feet, with a trunk that is straight and slender. The leaves are needle-like and are arranged in pairs along the branches. The bark is thin and smooth, and the wood is light-colored and soft. This species is commonly found in the mountains of China and Japan, and it is also cultivated in some parts of the United States.



SHRUB - 5' TALL
DECIDUOUS - 1 1/2"
CALIPER
GLASS OVERSEEN - 6"
JAILER
CONCRETE
RND

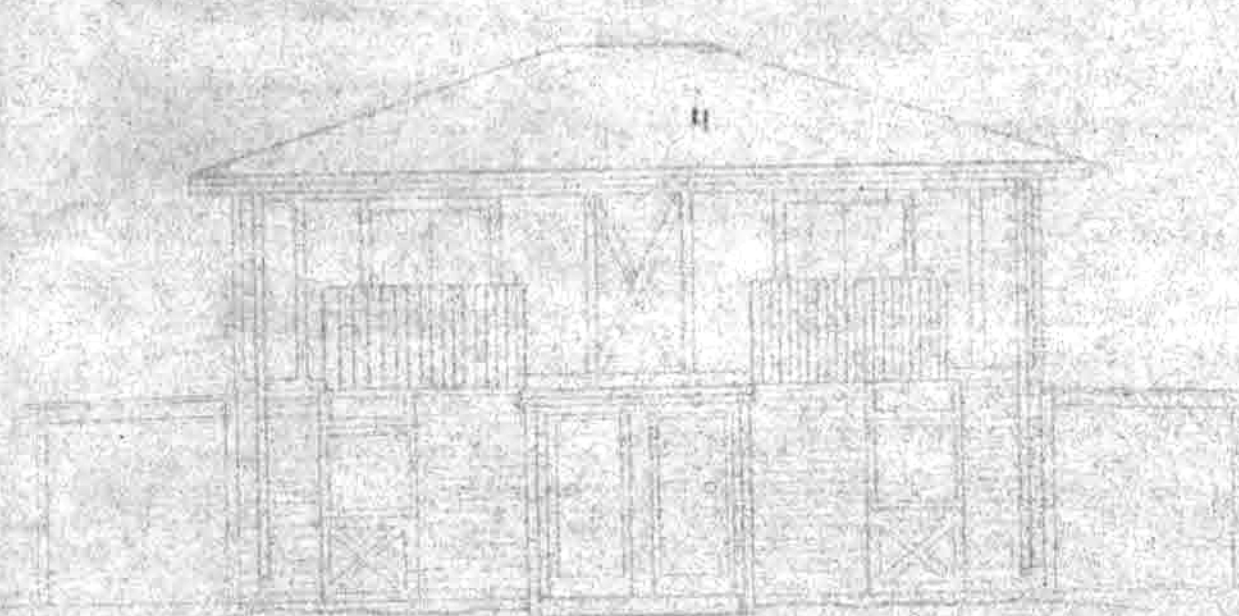
DEVELOPMENT WILL INSTALL 2
DECIDUOUS TREES, 2
EVERGREEN TREES, 6 SHRUBS
AND TRANSPLANT 300 FOR
DUMMIES, DUCKBOARD
RECONSTRUCTION. 477 DOLLARS
PAID.

FINAL PUD PLAN LEYDEN TOWNHOME PLANNED UNIT DEVELOPMENT #1

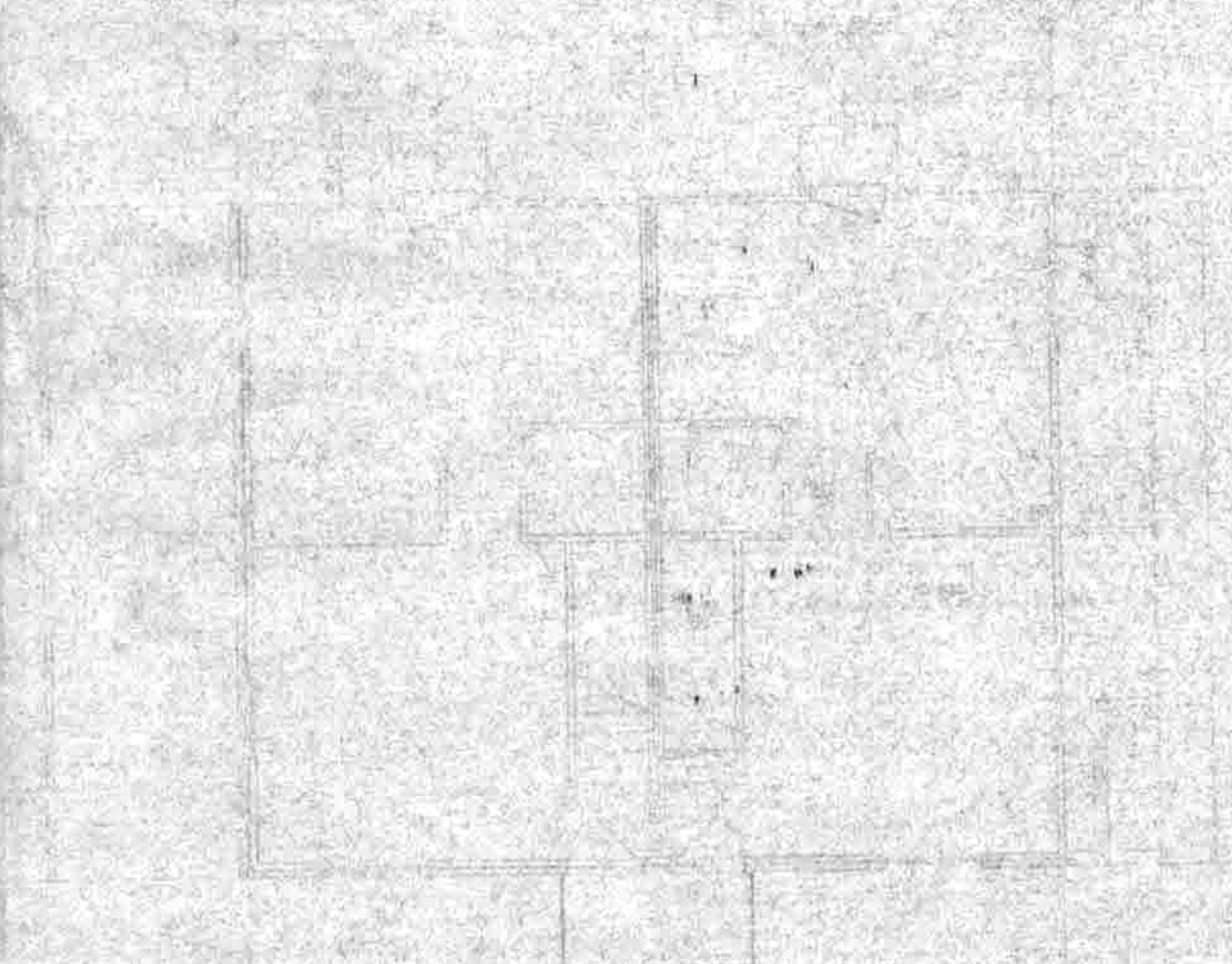
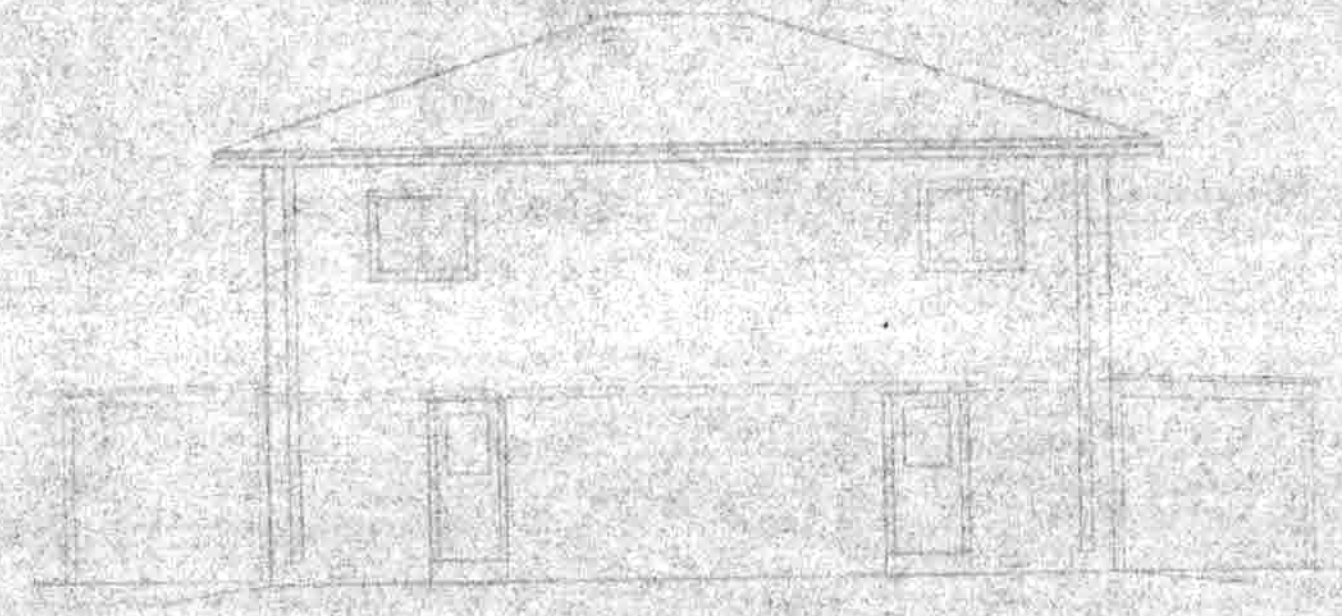
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SHEET 3 OF 3

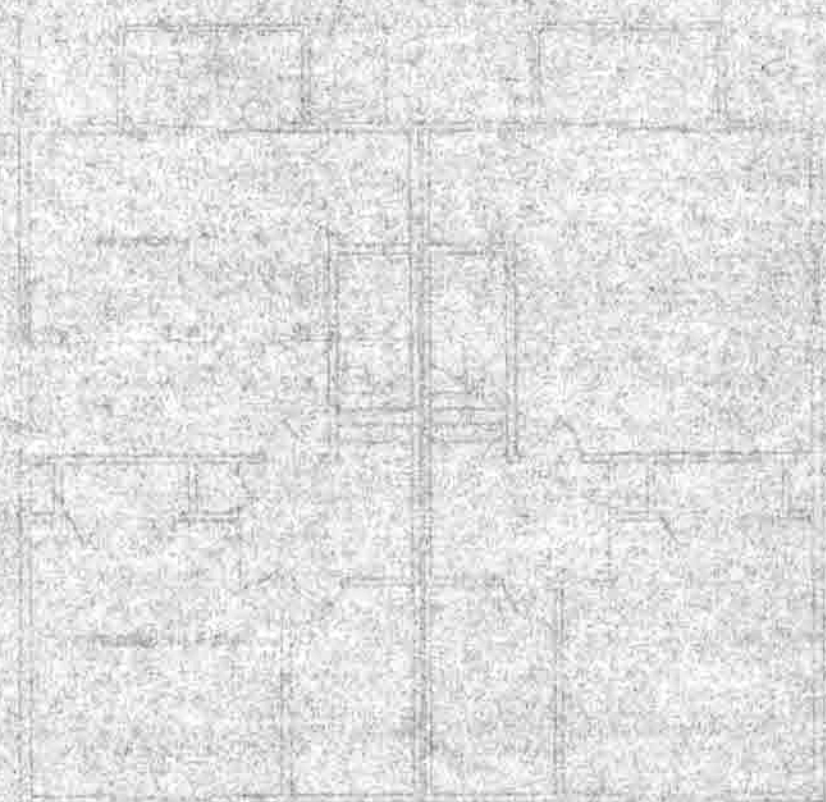
CASE NO. 81-55 PUD



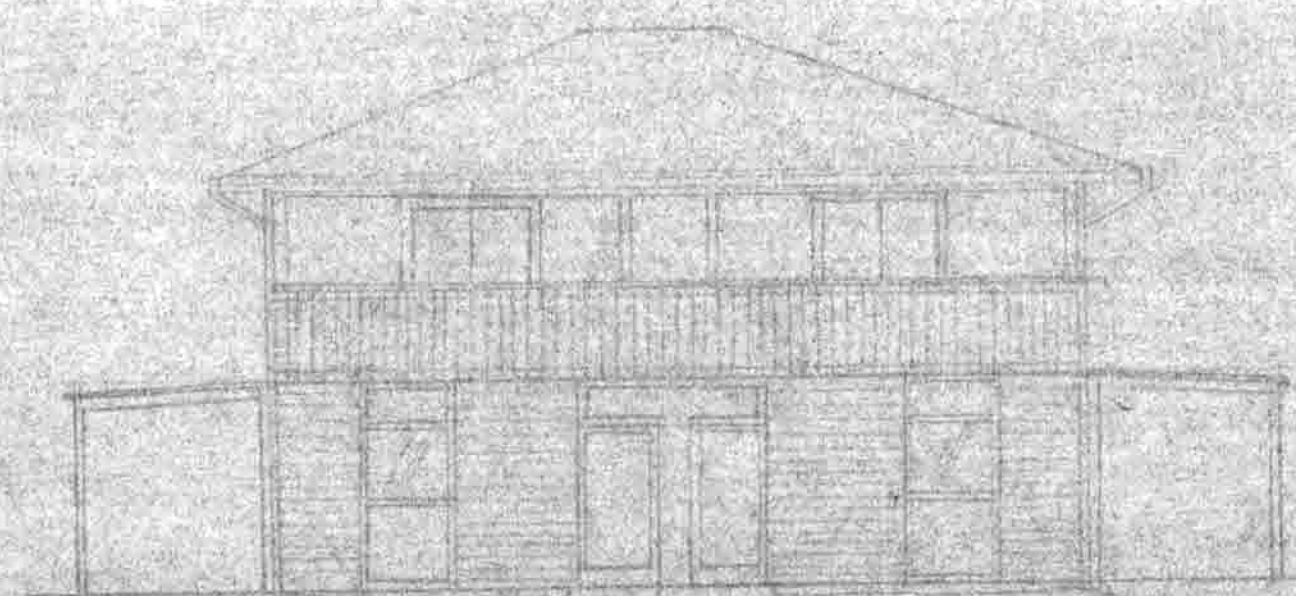
FRONT ELEVATION



1st FLOOR PLAN



2nd FLOOR PLAN



FRONT ELEVATION