

**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.

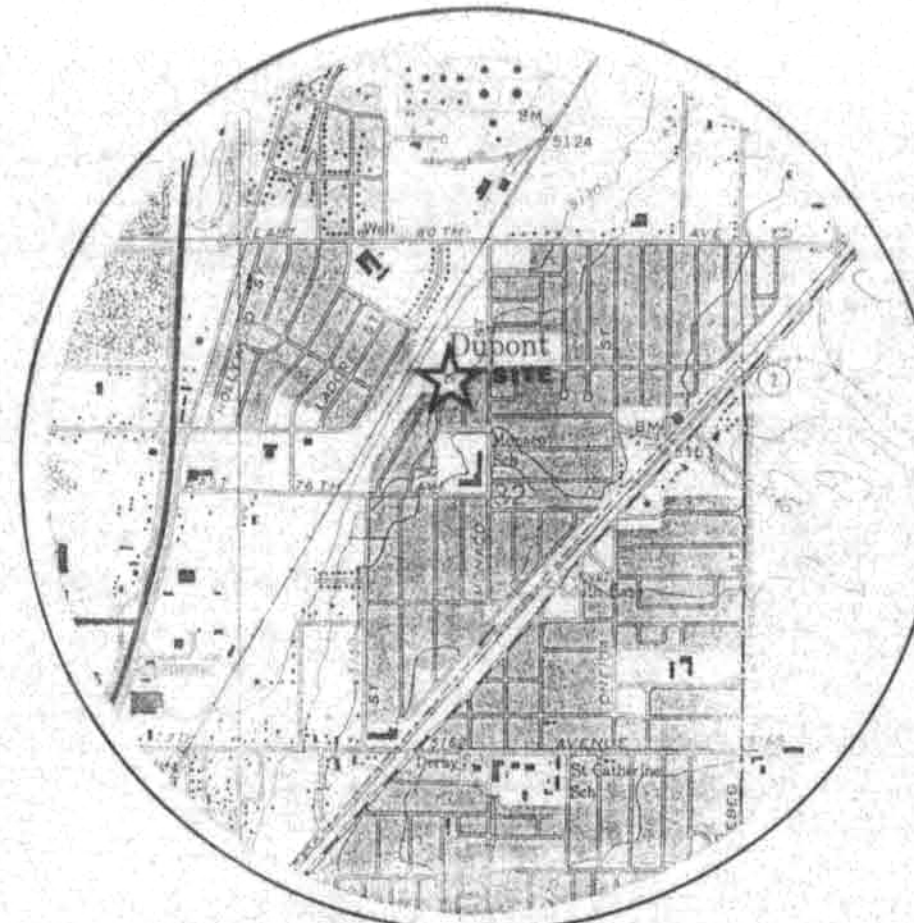
William Terry Hamilton
WILLIAM TERRY HAMILTON

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 26th 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 Schol
COUNTY CLERK AND RECORDER

BY: *Lay 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 shift development shall be provided an opportunity to appeal a proposed standard as contained in the House County Regulations or the House County Division Regulations. After initial consultation with the developer, in addition to the optional format, the individual(s) who may make verbal additions to the intent and transfer of each unit (employee, backfill, hiring, etc.) should be proper and clear 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:

Marlann Building Setback from Rear Property Line - 10'

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

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 shingle gate is to affect at the time of installation for building permit.

Units are to be painted a variety of earth tones colors. None of the buildings are to be painted the exact same color. Exports, if possible, will be made of wood and have a roof in similar appearance to the main building. The wood should be painted to be 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.

5. The user of the code has no control over the results of the code, and the user of the code is not responsible for the results of the code. The user of the code is responsible for the results of the code only if the user of the code is the developer of the code.

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 division. Ground cover in the rear of each unit shall consist of rock (ball gravel) with some large rock (boulders) to resemble a rocky, scree covered wooded area, and/or vegetable and flower gardens to be installed by the homeowner. All landscaping shall be adequate, well done and to show the owner's pride. There are presently no rules in the landscaping code that have been adopted. Other divisions of the town and park, such as the fire, police, and other departments shall be notified of any work that will be done on the street and driveway.

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.

1. General Remarks - The following information is based on the information provided by the informant, who is a reliable source of information. The informant is a member of the community and has been in contact with the subject of the investigation for a period of time. The informant has provided the following information:

[illegible]

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

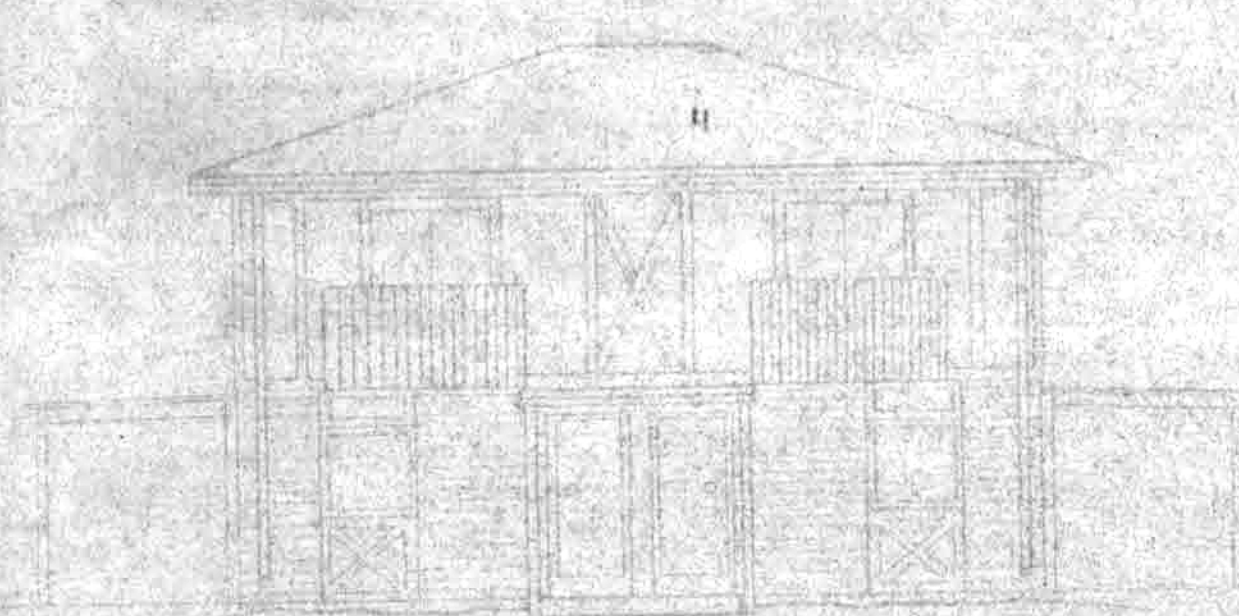
DEVELOPMENT WILL INSTALL 2
DECIDUOUS TREES, 2
EVERGREEN TREES, 6 SHRUBS
AND TRANSPLANT 300 FOR
DUMMIES, DUCKHARD
RECONSIDER 1477 ON
THAT WARD

FINAL PUD PLAN LEYDEN TOWNHOME PLANNED UNIT DEVELOPMENT #1

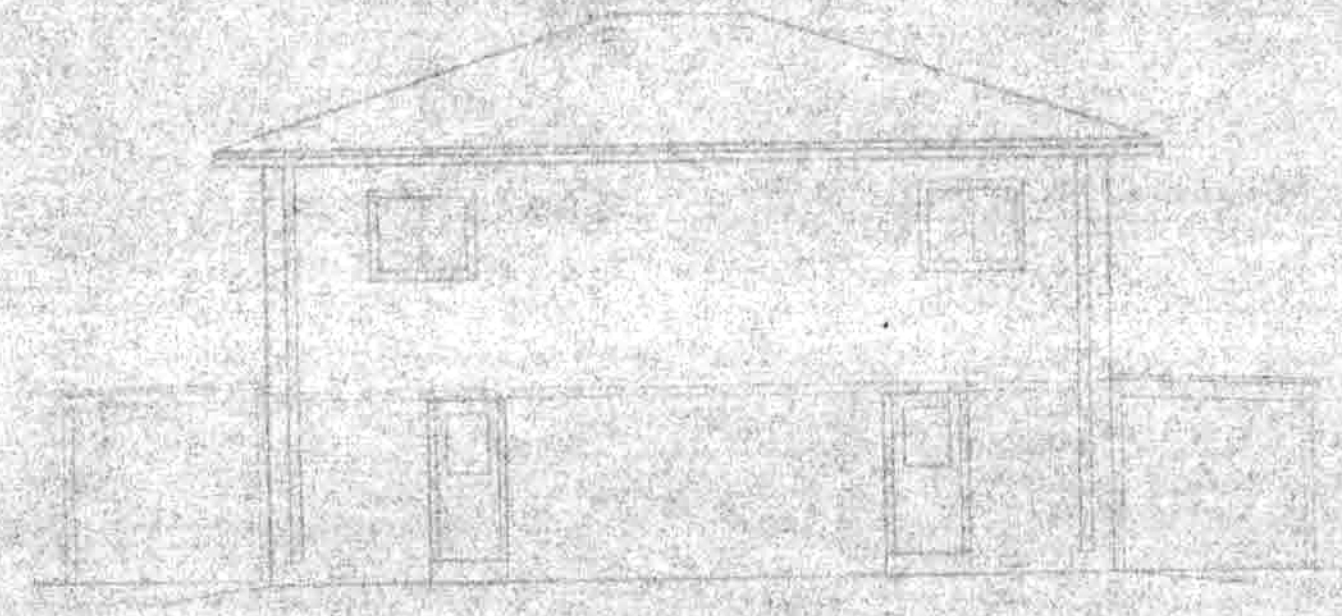
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SHEET 3 OF 3

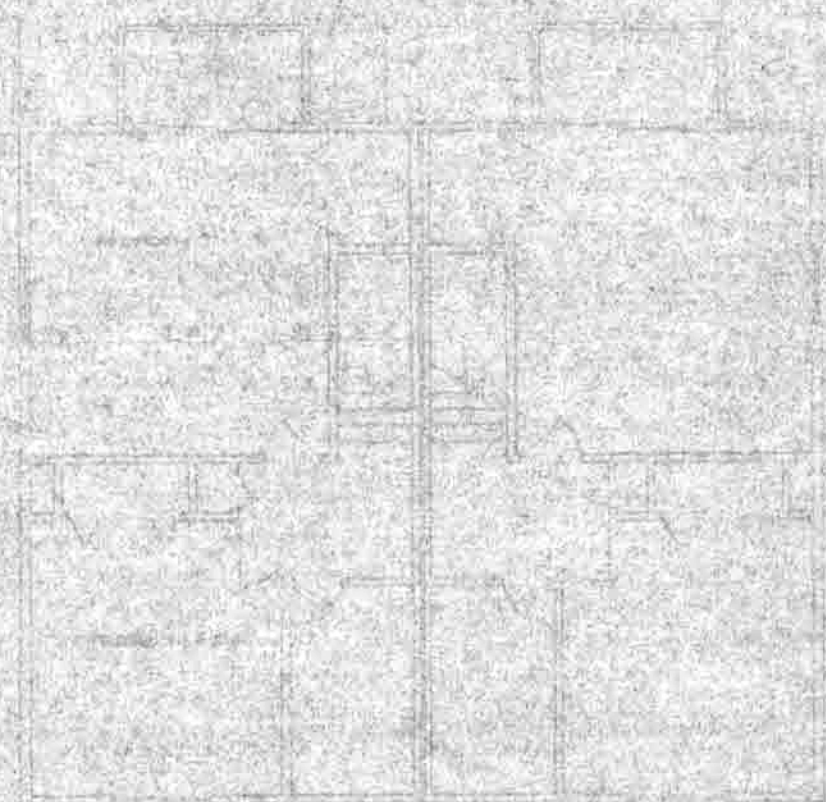
CASE NO. 81-55 PUD



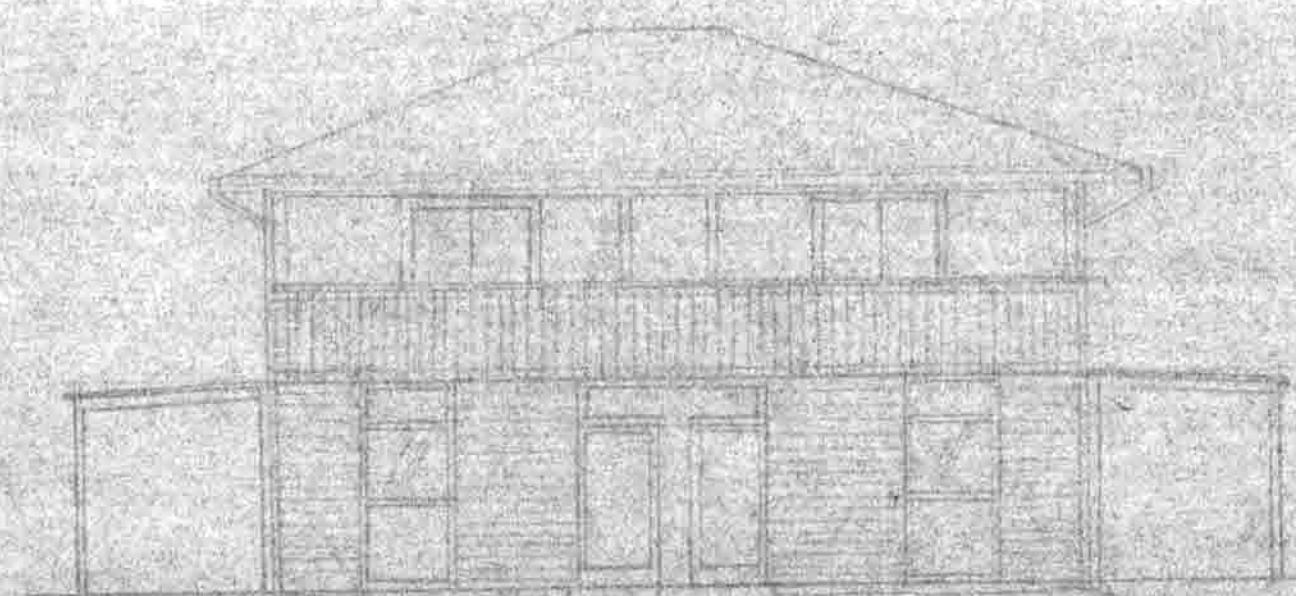
FRONT ELEVATION



1st FLOOR PLAN



2nd FLOOR PLAN



FRONT ELEVATION