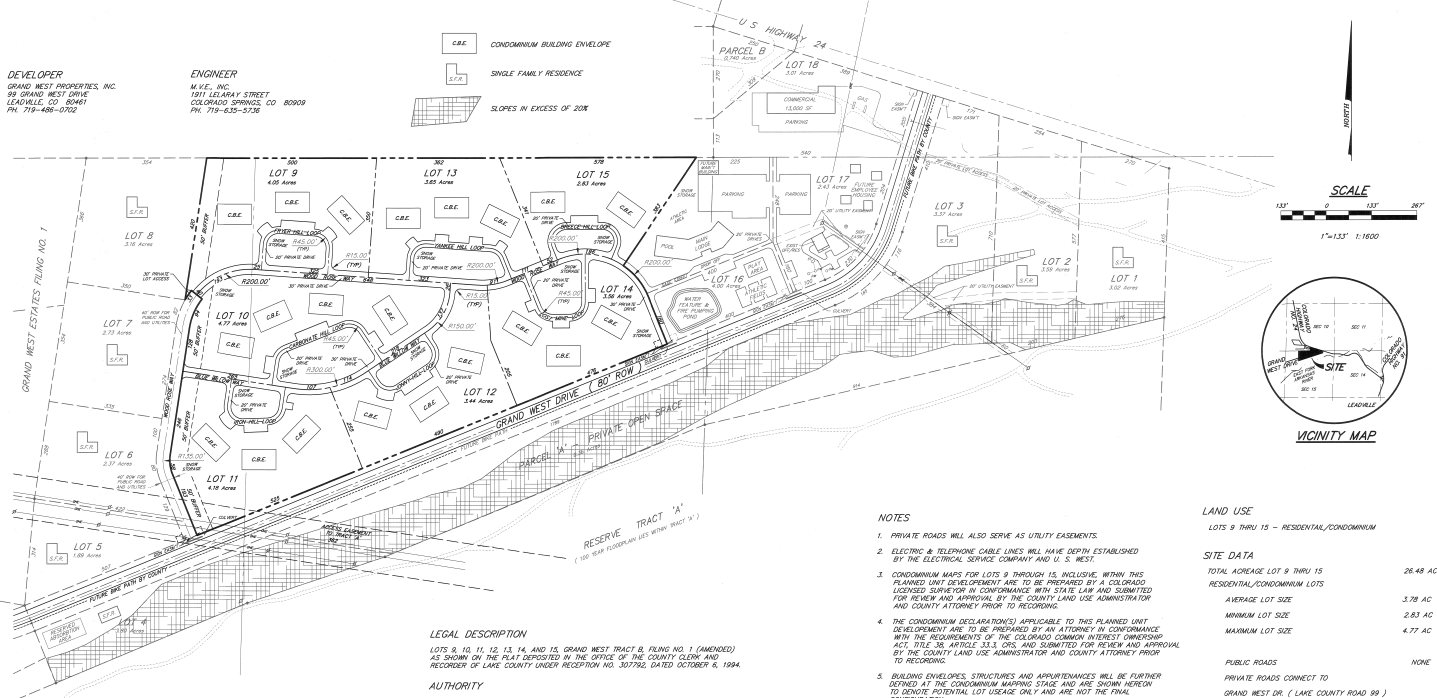
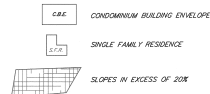


# GRAND WEST TRACT B PLANNED UNIT DEVELOPMENT PERMIT (SECOND AMENDMENT)

**DEVELOPER**  
GRAND WEST PROPERTIES, INC.  
89 GRAND WEST DRIVE  
LEADVILLE, CO 80841  
PH. 719-486-0762

**ENGINEER**  
M.V.E. INC.  
1911 LELAND STREET  
COLORADO SPRINGS CO 80909  
PH. 719-625-3726



**LEGAL DESCRIPTION**

LOTS 9, 10, 11, 12, 13, 14, AND 15, GRAND WEST TRACT B, PLUNG NO. 1 (AMENDED) AS SHOWN ON THE PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF LAKE COUNTY UNDER RECEPTION NO. 307792, DATED OCTOBER 6, 1994.

**AUTHORITY**

THE AUTHORITY FOR THIS PLANNED UNIT DEVELOPMENT PERMIT IS SECTION IV (PLANNED UNIT DEVELOPMENT REGULATIONS) OF THE LAKE COUNTY LAND USE GUIDE. THE AUTHORITY FOR SECTION IV OF THE LAKE COUNTY LAND USE GUIDE IS TITLE 24, ARTICLE 07, COLORADO REVISED STATUTES.

**ISSUANCE OF PERMIT**

THE ISSUANCE OF THIS PLANNED UNIT DEVELOPMENT PERMIT SHALL EVIDENCE THE FINDINGS OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN "GRAND WEST TRACT B PLANNED UNIT DEVELOPMENT PERMIT (SECOND AMENDMENT)" IS IN GENERAL CONFORMITY WITH SECTION 4 OF THE LAND USE GUIDE (THE COMPREHENSIVE PLAN) AND MEETS THE REQUIREMENTS OF BOTH THE PLANNED UNIT DEVELOPMENT REGULATIONS (SECTION IV) AND THE SUBDIVISION REGULATIONS (SECTION III) OF THE LAKE COUNTY LAND USE GUIDE.

**RELATIONSHIP TO COUNTY REGULATIONS**

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND SHALL GOVERN THE DEVELOPMENT OF LOTS 9, 10, 11, 12, 13, 14, AND 15, GRAND WEST TRACT B, PLUNG NO. 1 (AMENDED) PROVIDED HOWEVER THAT WHERE THE PROVISIONS OF THIS PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE LAKE COUNTY LAND USE GUIDE, AS AMENDED OR ANY OTHER APPLICABLE REGULATIONS OR RESOLUTIONS OF LAKE COUNTY SHALL GOVERN.

**NOTES**

- PRIVATE ROADS WILL ALSO SERVE AS UTILITY EASEMENTS.
- ELECTRIC & TELEPHONE CABLE LINES WILL HAVE BEEN ESTABLISHED BY THE ELECTRICAL SERVICE COMPANY AND U. S. WEST.
- CONDOMINIUM MAPS FOR LOTS 9 THROUGH 15, INCLUSIVE, WITHIN THIS PLANNED UNIT DEVELOPMENT ARE TO BE PREPARED BY A COLORADO LICENSED SURVEYOR IN CONFORMANCE WITH STATE LAW AND SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY LAND USE ADMINISTRATOR AND COUNTY ATTORNEY PRIOR TO RECORDING.
- THE CONDOMINIUM DECLARATIONS APPLICABLE TO THIS PLANNED UNIT DEVELOPMENT ARE TO BE PREPARED BY AN ATTORNEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE COLORADO COMMON INTEREST OWNERSHIP ACT, TITLE 38, ARTICLE 18.1, C.R.S., AND SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY LAND USE ADMINISTRATOR AND COUNTY ATTORNEY PRIOR TO RECORDING.
- BUILDING ENVELOPES, STRUCTURES AND APPURTENANCES WILL BE FURTHER DEFINED AT THE CONDOMINIUM MAPPING STAGE AND ARE SHOWN HEREON TO INDICATE POTENTIAL LOT LOCATIONS ONLY AND ARE NOT THE FINAL CONFIGURATION.
- A PRIVATE TRAIL SYSTEM WITHIN THE DEVELOPMENT WILL CONNECT THE CONDOMINIUM FACILITIES WITH ALL THE ADJACENTS.
- PRIVATE DRIVES AS SHOWN WITHIN THE BOUNDARIES OF THE LAND DESCRIBED ON THIS PLAN ARE PROVIDED FOR PUBLIC SERVICE VEHICLES, EMERGENCY VEHICLES AND OTHER VEHICLES AND PERSONS WITHIN THEM HAVING LEGITIMATE BUSINESS TO TRANSPORT SAID PERSONS SHALL HAVE THE RIGHT OF WAY, FORCE, AND RECESS BY THE MEANS OF THE PRIVATE DRIVES AS SHOWN HEREON.
- NO DIRECT ACCESS FROM LAKE COUNTY ROAD NO. 99 WILL BE ALLOWED TO LOTS 11, 12, AND 14.
- CONDOMINIUM BUILDING ENVELOPES AS SHOWN REFLECT THE MAXIMUM DENSITY TO BE DEVELOPED. EACH CONDOMINIUM BUILDING ENVELOPE REPRESENTS A MAXIMUM OF 6 BEDROOMS WITHIN A 4-UNIT LODGING BUILDING.
- FIRE POND AND APPURTENANCES SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE SIXTH CONDOMINIUM BUILDING. FIRE POND SHALL BE CONSTRUCTED TO PROVIDE A MINIMUM OF 210,000 GALLONS OF WATER STORAGE CAPACITY PLUS ALLOWING FOR A PROGRESS OF THREE FEET OF ICE. TWO (2) DRY FIRE HYDRANTS SHALL BE INSTALLED IN A LOCATION WITH SURFACED PAVES TO ALLOW FIRE TRUCK ACCESS, CONNECTION, AND LOADING.

**LAND USE**

LOTS 9 THRU 15 - RESIDENTIAL/CONDOMINIUM

**SITE DATA**

TOTAL ACREAGE LOT 9 THRU 15	26.48 AC
RESIDENTIAL/CONDOMINIUM LOTS	
AVERAGE LOT SIZE	3.78 AC
MINIMUM LOT SIZE	2.83 AC
MAXIMUM LOT SIZE	4.77 AC
PUBLIC ROADS	NONE
PRIVATE ROADS CONNECT TO GRAND WEST DR. (LAKE COUNTY ROAD 99) AND MOOD ROSE WAY	
100 YR FLOODPLAIN & WETLANDS	NONE

**COUNTY CERTIFICATION**

THIS PLANNED UNIT DEVELOPMENT PERMIT HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE RESOLUTION AS FILED IN BOOK 504 AT PAGE 781 OF THE RECORDS OF LAKE COUNTY APPROVING THE PLANNED UNIT SUBDIVISION KNOWN AS "GRAND WEST TRACT B, PLUNG NO. 1".

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO }  
COUNTY OF LAKE } SS  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE THIS 31st DAY OF October, 1996, IN BOOK 583, AT PAGE 35.  
RECEPTION NO. 312847



*Patricia A. Beizer*  
LAKE COUNTY CLERK AND RECORDER

312847 B-523 P-35 10/31/1996 04:00P PG 1 0P 1 RED DOC NOT  
Patricia A. Beizer Lake County Clerk & Recorder 21.00

SHEET 1 OF 1 DISK NO. 1569

**MONUMENT VALLEY ENGINEERS, INC.**  
1811 BLAINE ST. COLORADO SPRINGS, COLORADO 80905  
PHONE 719-575-1122 FAX 719-575-1123

GRAND WEST TRACT B FIL 1 2ND AMD  
SCALE 1" = 135' DRAWN BY ECC DWG. NO. 9008005  
DATE 10-11-96 CHECKED BY ECC JOB NO. 90085