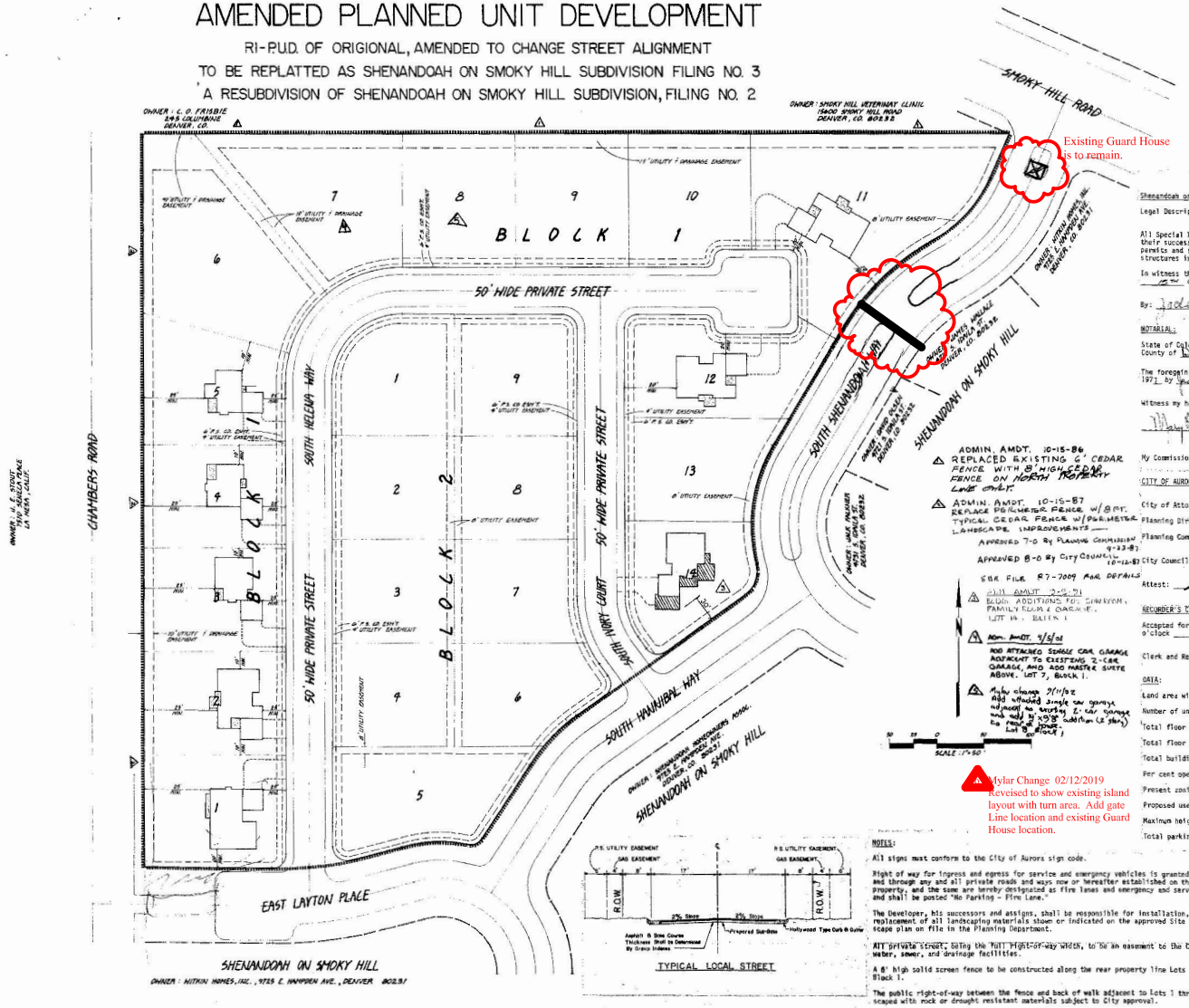
SHENANDOAH ON SMOKY HILL - FILING NO. 3
AMENDED PLANNED UNIT DEVELOPMENT

RI-P.U.D. OF ORIGIONAL, AMENDED TO CHANGE STREET ALIGNMENT
TO BE REPLATTED AS SHENANDOAH ON SMOKY HILL SUBDIVISION FILING NO. 3
A RESUBDIVISION OF SHENANDOAH ON SMOKY HILL SUBDIVISION, FILING NO. 2



Shenandoah on Smoky Hill Subdivision - Filing No. 3 Planned Unit Development

Legal Description: That certain property recorded in Book #5 at Page #4, Arapahoe County Records, Shenandoah on Smoky Hill Subdivision No. 2, excepting Tract C and Tract D.

All Special Plans registered and recorded hereunder shall be binding upon the applicants therefore, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within such Plans to all conditions and limitations set forth in such Plans.

In witness thereof Witkin Homes Inc. has caused these presents to be executed this 15th day of August A.D. 1977.

By: [signature] Corporate Seal

NOTARIAL:

State of Colorado } ss.
County of Denver }

The foregoing instrument was acknowledged before me this 15th day of August A.D. 1977 by [signature]

Witness my hand and official seal

[signature] Notary Public Notary Seal

My Commission expires September 2, 1980

CITY OF AURORA APPROVALS:

City of Attorney	[signature]	Date: 9-20-77
Planning Director:	[signature]	Date: 9-21-77
Planning Commission:	[signature] Chairman	Date: 9/23/77
City Council:	[signature]	Date: 9-23-77
Attest:	[signature] City Clerk	Date: 9/23/77

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of Arapahoe County, Colorado at ____ o'clock ____ M. this ____ day of ____ A.D., 19__

Clerk and Recorder: ____ Deputy: ____

DATA:

Land area within property lines	15.087 AC.
Number of units proposed	13
Total floor area of structures (sq. ft.)	59410 S.F.
Total floor area of accessory uses when applicable (sq. ft.)	
Total building coverage (sq. ft.)	69330 S.F.
Per cent open space (8-13-30 of City Code)	89% INCLUDING PRIVATE STREETS
Present zoning classification	R-1, PUD
Proposed uses	SINGLE FAMILY DETACHED HOUSES
Maximum height of buildings	35'
Total parking spaces provided	46 DRIVEWAYS 46 GARAGES TOTAL 92

NOTES:

All signs must conform to the City of Aurora sign code.

Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as fire lanes and emergency and service vehicle roads, and shall be posted "No Parking - Fire Lane."

The Developer, his successors and assigns, shall be responsible for installation, maintenance, and replacement of all landscaping materials shown or indicated on the approved Site Plan or landscape plan on file in the Planning Department.

All private street, being the full right-of-way width, to be an easement to the City of Aurora for water, sewer, and drainage facilities.

A 6' high solid screen fence to be constructed along the rear property line Lots 1 through 11, Block 1.

The public right-of-way between the fence and back of walk adjacent to lots 1 through 6 to be landscaped with rock or drought resistant materials subject to City approval.

All houses must have the minimum setbacks as shown above. All houses will fit on any lot.

Witkin
A US Home Company

SCALE | DATE
DRAWN | PROJECT

ADM. AMDT. 1 10-15-86, 9-5-91

SHENANDOAH ON SMOKY HILL #3 AMENDED 78-40012