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REED  
PLANNED UNIT DEVELOPMENT DESIGNATION

Summit County  
Office of Planning & Development  
Map 1  
384006

This Planned Unit Development Designation, to be known as the Reed Planned Unit Development Designation, is approved this 12th day of February, 1990, by the Board of County Commissioners of Summit County, Colorado, hereinafter referred to as the "County", for certain real property located in Summit County and described in attached Exhibit A, hereinafter referred to as the "property". This designation establishes the general uses which shall be permitted on the property, a general development plan and a summary of development guidelines and conditions which must be adhered to by Dennis T. Reed, hereinafter referred to as the "owner/developer". This designation also specifies improvements which must be made and conditions which must be fulfilled in conjunction with this designation by the owner/developer.

A. PERMITTED USES AND DEVELOPMENT PLAN

Use and development of the property shall be in substantial compliance with the Development Plan attached as Exhibit "B" hereto, and with the following specific requirements:

1. Permitted Uses

One single family residence, one detached garage and any of the permitted, accessory and conditional uses of the RE Residential zoning district as described in the Summit County Land Use and Development Code now in effect or as hereafter amended.

2. Parking

At least two parking spaces shall be required for the residence. No parking shall be permitted on County roads.

3. Setbacks and Building Height

Setbacks for structures in the Reed PUD shall be as follows:

Principal Structures:	
Front and Rear Yards	25 feet
Side Yards	25 feet
Accessory Structures:	
Front and Rear Yards	25 feet
Side Yards	25 feet

These setbacks shall apply regardless of street frontage.

Building height shall not exceed 35 feet for principal structures and accessory structures.

## B. UTILITIES AND IMPROVEMENTS

Utilities, improvements and services are to be provided in the development of the property as set forth in this section.

### 1. Water System

Domestic water is to be provided by an on-site well.

### 2. Sewer System

Sanitation facilities are to be provided by an on-site septic system approved by the Summit County Environmental Health Department.

### 3. Access

Access shall be via County Road 3 via a driveway built to all applicable County standards.

### 4. Landscaping

Revegetation of all disturbed areas shall be required in accordance with the Summit County Grading and Excavation Regulations.

### 5. Fire Protection

Fire protection will be provided by the Red, White and Blue Fire District. The development of the property shall meet all fire protection standards of the district.

## C. GENERAL PROVISIONS

### 1. Breach of Provisions of PUD Designation

If at any time any provision or requirement stated in this designation has been breached in a material way by the owner/developer, the County may withhold approval of any or all site plans or plat maps, or the issuance of any or all building or grading permits applied for on the property until such material breach has been remedied; provided, however, that the County shall not take any affirmative action on account of such material breach until it shall have first notified the owner/developer in writing and afforded a reasonable opportunity to remedy same.

### 2. Binding Effect

This planned unit development designation shall run with the land and be binding upon the owner/developer and the County and their respective successors, representatives and assigns and all persons who may hereafter acquire an interest in the property or any part thereof, with the exception that provisions of this designation may be modified through amendment in accordance with the procedure stated in C.3. This designation shall be recorded in order to put prospective purchasers or other interested persons on notice as to the terms contained herein.

3. Amendments

Amendments to the provisions of this planned unit development designation shall be reviewed and acted upon in the same manner as any rezoning application, subject to the County's procedures for zoning amendments and to the requirement for findings under the Planned Unit Development Act of 1972 at C.R.S. 24-67-106(3)(b)[1973 as amended].

4. Enforcement

The provisions of the planned unit development designation and the development plan relating to the use of land and the location of common open space shall run in favor of Summit County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law. Other provisions of the planned unit development designation and the development plan shall run in favor of the residents, occupants, and owners of the planned unit development but only to the extent expressly provided in, and in accordance with the terms of, the planned unit development designation and the development plan. Provisions not expressly stated as running in favor of the residents, occupants or owners of the planned unit development shall run in favor of the County.

5. Notices

All notices required by this designation shall be in writing and shall be either hand delivered or sent by certified mail, return receipt requested, postage prepaid, as follows:

Notice to County

Board of County Commissioners  
PO Box 68  
Breckenridge, CO 80424

Notice to Owner/Developer

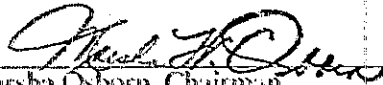
Dennis T. Reed  
10916 Saratoga Plaza  
Omaha, NE 68164

6. Entire Designation

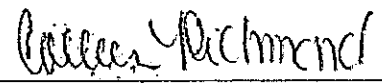
This designation contains all provisions and requirements incumbent upon the owner/developer relative to the Reed Planned Unit Development, and nothing contained herein shall be construed as waiving any requirements of the County's Land Use and Development Code or other regulations otherwise applicable to the development of the property.

IN WITNESS WHEREOF, the County and the Owner have executed this Designation as of the date first above written.

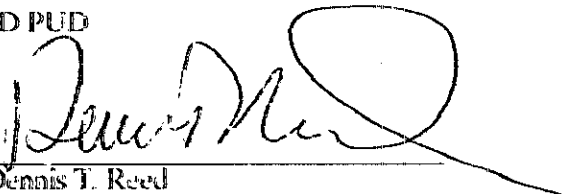
BOARD OF COUNTY COMMISSIONERS  
OF SUMMIT COUNTY, COLORADO

BY:   
Marsha Osborn, Chairman

ATTEST:

  
Colleen Richmond, Clerk and Recorder

REED PUD

BY:   
Dennis T. Reed

pud/reed

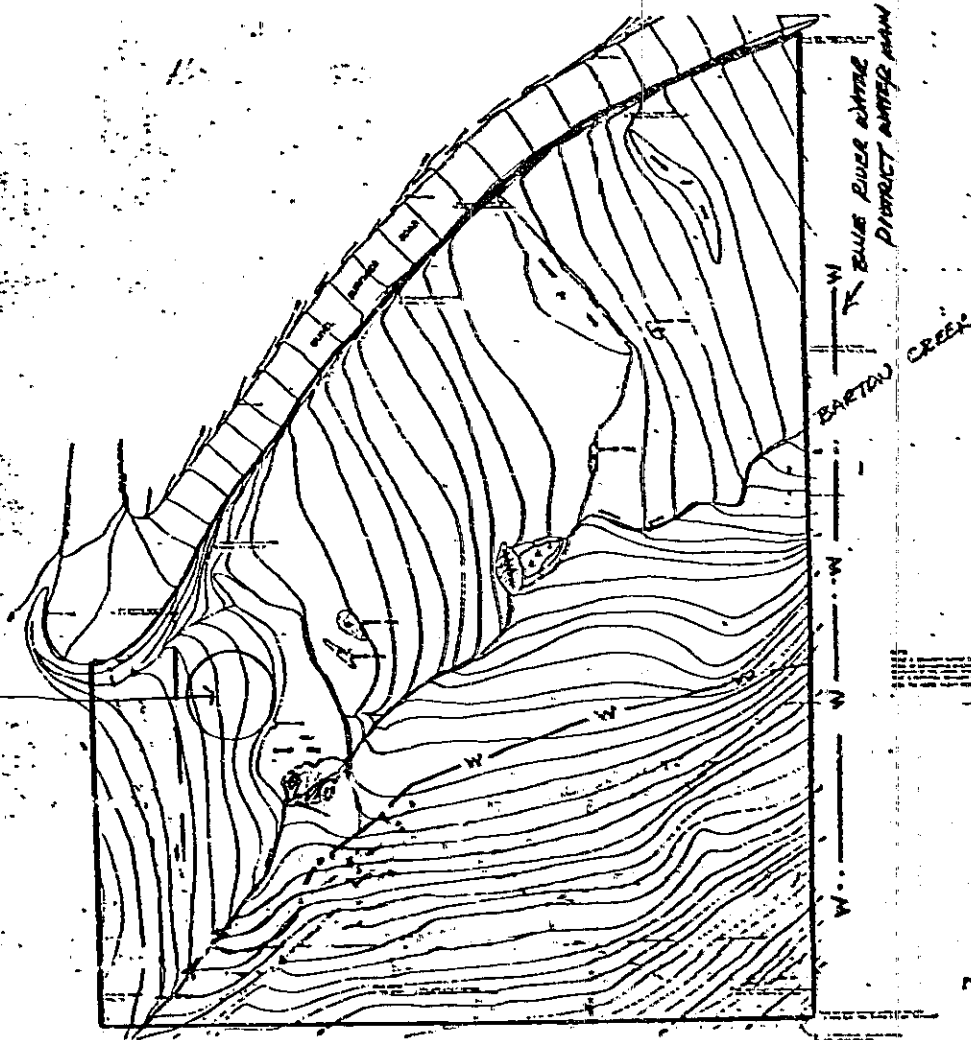
LEGAL DESCRIPTION

Those portions of the Adams Placer and the Protector Placer Mining Claims (U.S. Mineral Survey No. 13491) embracing portions of Section 23, Township 6 South, Range 78 West, and more particularly described as follows:  
Beginning at Corner No. 2 of said Protector Placer, thence due North 643.14 feet; thence South 58°56'50" West 144.90 feet; thence on a curve to the left having a radius of 754.93 feet and a delta of 14°08'25" a distance of 186.32 feet; thence on a curve to the left having a radius of 839.91 feet and a delta of 13°34'45" a distance of 199.06'; thence on a curve to the right having a radius of 33.27' and a delta of 143°11'50" to a point of intersection with a due North-South line, which intersects the South line of said Adams Placer at a point 417.74 feet Westerly of Corner No. 2 of said Protector Placer, said dimension measured along the South line of the said Adams Placer; thence due South along said North-South line to the South line of said Adams Placer; thence East along the South line of said Adams Placer as known by street and number as: Placer 417.74 feet to the point of beginning.

REED PLANNED UNIT DEVELOPMENT DESIGNATION

EXHIBIT A

Conceptual  
House Location



REED PLANNED UNIT DEVELOPMENT DESIGNATION

EXHIBIT B