



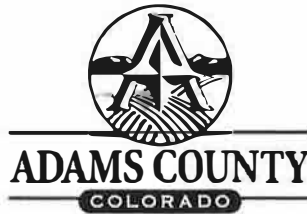
PLANNED UNIT DEVELOPMENT – MINOR AMENDMENT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

- 1. Development Application Form (pg. 3)
- 2. Application Fees (see table)
- 3. Written explanation of the Project
- 4. Site Plan Showing Proposed Development
- 5. Proof of Ownership (warranty deed or title policy)
- 6. Legal Description
- 7. Certificate of Taxes Paid

Application Fees	Amount	Due
* PUD Minor Amendment	\$1,100	After complete application received
Adams County Health	\$150 (public utilities - Level 1) \$210 (individual septic - Level 2)	After 1st Staff Review is Completed
Copying	\$5 per page	After review period
Recording	\$13 (first page) \$10 (each additional page if larger than legal size) \$5 (each additional page if legal size)	After review period



Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input checked="" type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Owner's Printed Name

Date:

Name:

Owner's Signature

Written Explanation of Project

We are kindly requesting a minor amendment to the PUD recorded under reception number 2005000858820 in the Adams County Records for lot 21, Block 3 in Crestwood Estates to match the Second Amendment to the Crestwood Estates declaration recorded on July 18, 2023 at reception number 2023000040717. The reason for this request is because the new amended declaration does not match the current approved PUD. The request is to modify the following in the Written Program Narrative on page 3 of the PUD:

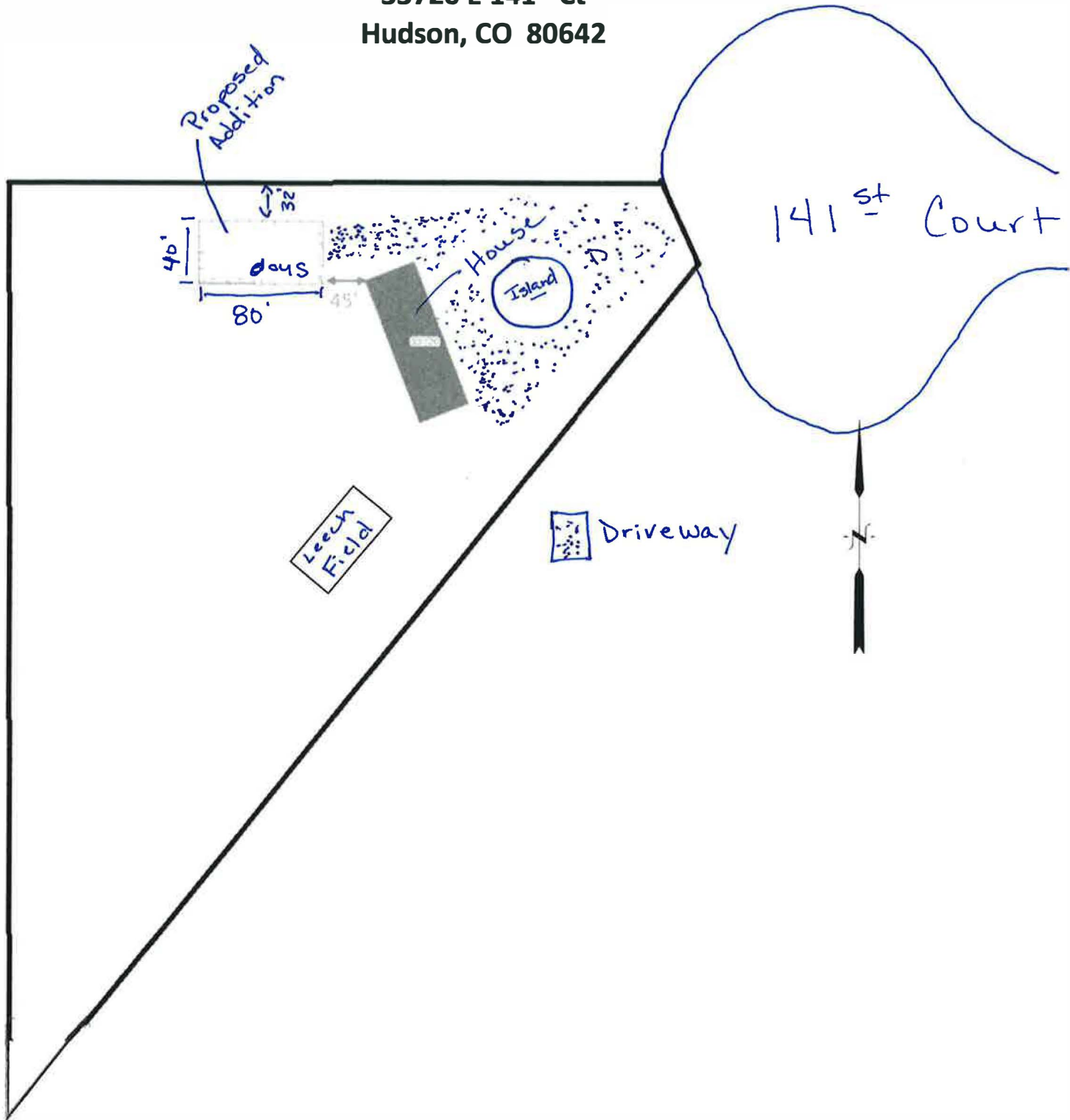
- 1 – Amend number 3 of the Accessory building setback on the PUD from 50 feet to 32 feet. This change does not encroach on any easements and has been approved by the Architectural Review Committee for Crestwood Estates HOA (attached) and is in compliance with Adams County A-1 zoning.
- 2 – Adjust the lot requirements for number 3 and 4 of the PUD regarding square footage and height of the outbuildings and sheds to match the recorded 2nd amendment to the Crestwood Estates Declaration. (attached)

An attached copy of the recorded Second Amendment to the Crestwood Estates Declaration and approved Architectural Review request form and plans is included for your reference.

The request is being made to be able to be able to complete a 3200 square foot outbuilding on a concrete foundation that will be well under the 35ft height restriction set forth by the amended covenants and Adams County zoning restrictions. The building will not encroach on any easements set forth on the property and will be within the necessary setbacks for the county and community guidelines. Upon approval of this minor amendment the necessary permits will be applied for with Adams County and goal is to have the project completed by late summer 2024. This project has been approved by the community Architectural Review Committee in accordance with the revised community covenants and have been included with this application.

Site Plan

33720 E 141st Ct
Hudson, CO 80642



WARRANTY DEED 1022

State Doc Fee: \$42.25
Recording Fee: \$13.00

THIS DEED is dated the 9th day of FEBRUARY, 2018, and is made between

Danny Lamar McLin and Heather Louise McLin

(whether one, or more than one), the "Grantor" of the County of Adams and State of Colorado and
Gregory D. Parkhurst

(whether one, or more than one), the "Grantee", whose legal address is 33720 East 141st Court, Hudson, CO 80642 of
the County of Adams and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **Four Hundred Twenty Two Thousand Five
Hundred Dollars and No Cents (\$422,500.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby
grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real
property, together with any improvements thereon, located in the County of Adams and State of Colorado described as
follows:

Lot 21, Block 3,
CRESTWOOD ESTATES,
County of Adams, State of Colorado.

also known by street address as: 33720 East 141st Court, Hudson, CO 80642

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining,
the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand
whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and
appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the
Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with
the Grantee, and the Grantee's heirs and assigns: that at the time of the ensembling and delivery of these presents, the Grantor
is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in
law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in
manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens,
taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to:

2018 taxes and all subsequent years, restrictions, reservations, covenants, easements and rights-of-way of
record, if any.

And the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, in the quiet and
peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons
lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.



Danny Lamar McLin




Heather Louise McLin


State of Colorado
County of Adams

The foregoing instrument was acknowledged before me this 9th day of February, 2018 by Danny Lamar
McLin and Heather Louise McLin.



Witness my hand and official seal.


Notary Public
My commission expires: 2/16/2022

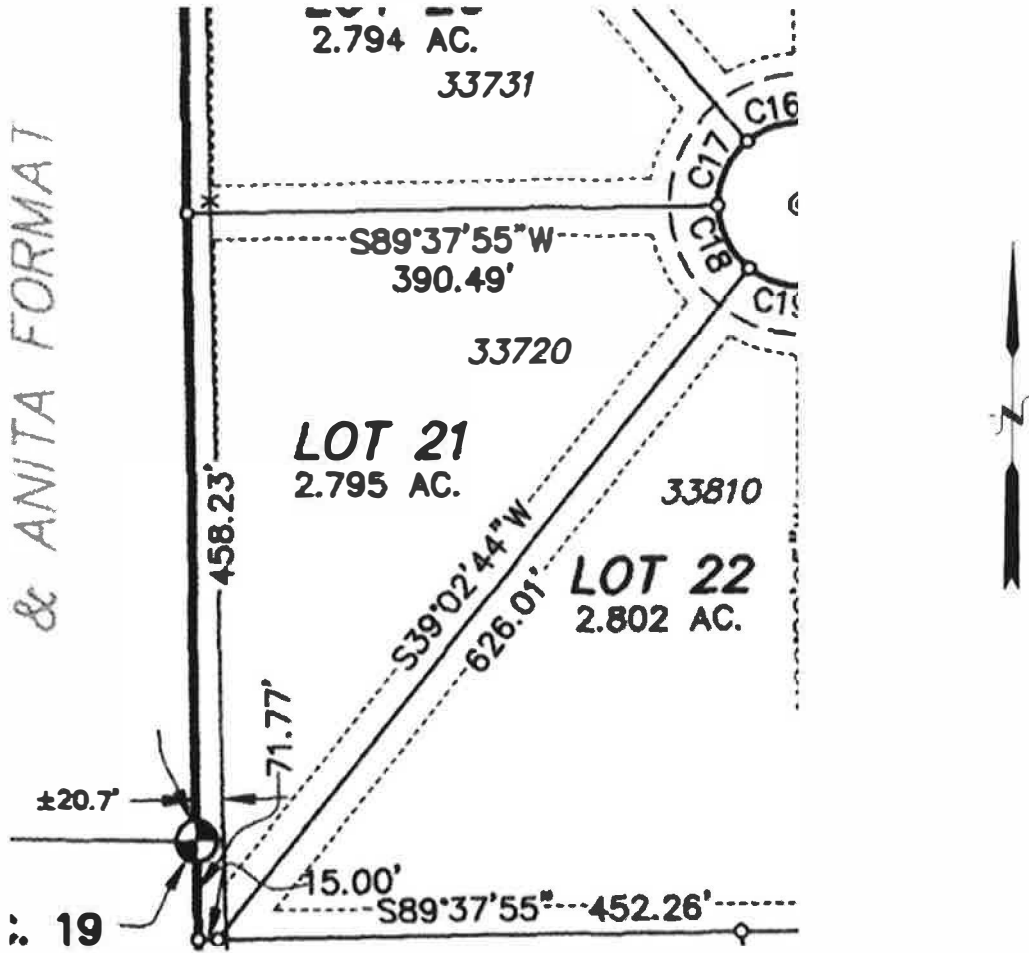
 233
0330-101492

Legal Description

Legal Description per Adams County records & recorded Warranty Deed:

Lot 21, Block 3, Crestwood Estates, County of Adams, State of Colorado

Which has the address 33720 E 141st Ct, Hudson, CO 80642





Statement Of Taxes Due

Account Number R0164681
Assessed To

Parcel 0156519101021
PARKHURST GREGORY D
33720 E 141ST CT
HUDSON, CO 80642-7747

Legal Description		Situs Address			
SUB:CRESTWOOD ESTATES BLK:3 LOT:21		33720 E 141ST CT			
Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$4,449.90	\$0.00	\$0.00	\$0.00	\$4,449.90
Total Tax Charge					\$4,449.90
Grand Total Due as of 02/13/2024					\$4,449.90

Tax Billed at 2023 Rates for Tax Area 185 - 185

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$137.54	RES IMPRV LAND	\$150,000	\$9,150
FIRE DISTRICT 6 - GREATER B	16.7440000	\$630.41	SINGLE FAMILY RES	\$467,000	\$28,500
GENERAL	22.7110000	\$855.05	Total	\$617,000	\$37,650
RETIREMENT	0.3140000	\$11.82			
ROAD/BRIDGE	1.3000000	\$48.95			
DEVELOPMENTALLY DISABLED	0.2570000	\$9.68			
SD 27 BOND (Brighton)	20.9840000	\$790.05			
SD 27 GENERAL (Brighton)	35.3060000	\$1,329.27			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$3.77			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$33.89			
SOCIAL SERVICES	2.2530000	\$84.83			
HORSE CREEK METRO DISTRICT	13.6690000	\$514.64			
Taxes Billed 2023	118.1910000	\$4,449.90			

Tax amounts are subject to change due to endorsement, advertising, or fees.
Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160

* Taxes are scheduled to be paid by mortgage escrow account



RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0164681	0156519101021	Jun 6, 2023	Jun 2, 2023	2023-06-06-99-4879

PARKHURST GREGORY D
 33720 E 141ST CT
 HUDSON, CO 80642-7747

Situs Address	Payor
33720 E 141ST CT	CENTRAL LOAN ADMINISTRATION (CORELOGIC-WIRE-2023-0602-\$139,750.221.55) 3001 HACKBERRY ROAD IRVING TX 75063

Legal Description	Actual	Assessed	Year	Area	Mill Levy
SUB:CRESTWOOD ESTATES BLK:3 LOT:21					
Property Code					
RES IMPRV LAND - 1112	120,000	8,340	2022	185	119.205
SINGLE FAMILY RES - 1212	367,915	25,570	2022	185	119.205

Payments Received	
Direct Deposit	Multi-Account Payment
Bank Account 1	

Payments Applied		Billed	Prior Payments	New Payments	Balance
Year	Charges				
2022	Tax Charge	\$4,042.24	\$2,021.12	\$2,021.12	\$0.00
				\$2,021.12	\$0.00
		Balance Due as of Jun 2, 2023			\$0.00

4430 S ADAMS COUNTY PKWY C2436
 BRIGHTON CO 80601
 [Stay Safe! Please use website payment services www.adcotax.com]

Email: treasurer@adcogov.org
 Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

When recorded mail to:

Crestwood Estates Homeowner's Association Inc.
c/o HOAMCO
3205 Lakeside Village Drive
Prescott, AZ 86301

CAPTION HEADING:

Second Amendment to Crestwood Estates Declaration

DO NOT REMOVE

This is part of the official document.

**SECOND AMENDMENT TO
CRESTWOOD ESTATES DECLARATION**

This Second Amendment to Crestwood Estates Declaration ("Amendment") is made this 12 day of July 2023, and adopted by the Crestwood Estates Homeowners Association, Inc.

RECITALS:

A. The Declaration for Crestwood Estates was recorded on August 15, 2005 at Reception No. 20050815000866770 in the Office of the Clerk and Recorder of Adams County, Colorado, as amended by that certain First Amendment to Crestwood Estates Declaration recorded on September 9, 2002 at Reception No. 20050909000981580 (collectively, the "Declaration").

NOW, THEREFORE, in consideration of the agreements contained herein, and for other good and valuable consideration, the receipt, sufficiency and adequacy of which are hereby acknowledged, Crestwood Estates Homeowners Association, Inc ("Association") amends the Declaration as follows:

1. Section 10.05. Section 10.05 is hereby deleted in its entirety and replaced with the following:

All roof lines shall have a minimum of a 4/12 roof pitch for 2 story and a 5/12 for Ranch homes and a minimum of a 12 inch overhang from any vertical surfaces. Bare metal roofs shall not be allowed on dwelling units. Outbuildings must have a roof pitch that meets minimum Adams County building requirements. There is no minimum overhang requirement for an outbuilding.
2. Section 10.07. Section 10.07 is hereby deleted in its entirety and replaced with the following:

10.07 Height Restrictions. No garage, shed, and/or outbuilding shall be more than the height allowed by Adams County building guidelines whether attached or detached. The Committee understands that some homes and/or outbuildings may exceed this figure at the rear of the home if the lot slopes below the street elevation and a walkout basement is designed. Residence and outbuilding height restrictions shall be 35 feet if allowed by Adams County. A variance may be obtained from Adams County for additional heights and the Architectural Review Committee, if desired.
3. Section 10.11. Section 10.11 is hereby amended to allow a maximum of 2 outbuildings/sheds per lot. Total square footage of the outbuildings shall not exceed 3600 square feet totally for each lot, except by variance from Adams County and the consent of the Architectural Review Committee.
4. Adoption of this Amendment. For purposes of C.R.S. §38-33.3-217, the Association has obtained sixty-seven percent (67%) approval and consent from the Owners in the Association, and hereby consents to, affirms and ratifies this Amendment.
5. Definitions. Unless otherwise indicated herein, capitalized terms shall have the same meanings as given to them in the Declaration.
6. Governing Law. This Amendment shall be construed and governed in accordance with the laws of the State of Colorado.

7. ~~Full Force and Effect~~ Except as modified hereby all other terms of the Declaration remain in full force and effect. In any conflict between the provisions of this Amendment and any provisions of the Declaration, this Amendment prevails and governs.

IN WITNESS WHEREOF, the Association has executed this Amendment this 12 day of July, 2023.

ASSOCIATION:

Crestwood Estates Homeowners Association, Inc.

By: Derek Brady
Name: Derek Brady
Crestwood Estates HOA President

STATE OF COLORADO)
) SS
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this 12th day of July, 2023, by Derek Brady

Witness my hand and official seal.



[Signature]
Notary Public, State of Colorado
My commission expires: 9-22-24



HOAMCO

Architectural Request Form

Community Name: Crestwood Estates HOA

Homeowner Name: Greg Parkhurst

Property Address: 33720 e 141st ct.

Email Address: gregparkhurst@gmail.com Cell Phone 303-549-9687

Home Phone: _____ Work Phone _____

The following type of improvement/design/change is hereby requested (Check one):

- Landscaping
- Drive/walk Addition
- Roofing
- Building _____
- Painting
- Trash Bin Enclosure
- Fencing
- Type _____
- Pool/Spa
- Other _____

Note: If more than one type of improvement is requested, describe all using additional sheet as necessary.

Describe Improvement: (attach site plan, or map of specific improvements of the proposed improvement)

40x80x16 outbuilding

Proposed Completion Date: 8 / 1 / 23

I/We understand that approval of the Architectural Review Committee is required in advance to proceed. I/We also understand that the ARC approval does not constitute approval of the local City/County building departments and that a Building Permit may be required. I/We agree to complete all proposed improvements promptly after receiving ARC approval. Completion of Improvement is required by the proposed date shown above. Any delay in such completion will be reported to the ARC Committee immediately. I/We have read these instructions and shall comply accordingly.

Homeowner Signature gregory parkhurst
Date 7/10/23

If you have not received written notice confirming receipt of this application within seven days following submission, please contact HOAMCO at 928-776-4479 Ext. 1132 or email Tosborne@hoamco.com

ARC ACTION: Approved Approved subject to: Denied because:

ARC Member Signature [Signature] Date 7/30/23
ARC Member Signature _____ Date: _____
For Internal Use only:
Form Received on _____ Returned on: _____

Return this Form to:
Crestwood Estates HOA, c/o HOAMCO
12500 First Street, Suite #6 Thornton, CO 80241
Phone: 928-776-4479 Ext. 1132
email: Tosborne@hoamco.com

