

FINAL DEVELOPMENT PLAN, AMENDMENT NO. 2

CIMARRON POINTE

TOWN OF FIRESTONE  
 COUNTY OF WELD  
 STATE OF COLORADO

SHEET 1 OF 12  
 COVER SHEET

PROJECT CONTROLS:

THE COMMON OPENS SPACE WITHIN THE PROJECT WILL BE BUILT BY THE DEVELOPER. AN IRRIGATION SYSTEM IS PROVIDED FOR PLANTING AREAS. THE HOA WILL OWN AND MAINTAIN THE COMMON OPEN SPACE.

LEGAL DESCRIPTION:

A PORTION OF OUTLOT I, CIMARRON POINTE, A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, RECORDED NOVEMBER 5, 2004 AS RECEPTION NUMBER 3233500 OF THE WELD COUNTY, CLERK AND RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT I, CIMARRON POINTE; FROM WHICH THE NORTH LINE OF SAID OUTLOT I BEARS N89°54'01"W, (BASIS OF BEARINGS) - GRID NORTH.

THENCE N89°54'01"W, 361.75 FEET ALONG THE NORTH LINE OF SAID OUTLOT I, CIMARRON POINTE TO THE NORTHEAST CORNER OF 2ND SUPPLEMENT - CIMARRON POINTE CONDOMINIUMS, A SUBDIVISION RECORDED JANUARY 10, 2007 AS RECEPTION NUMBER 3447289 OF THE WELD COUNTY, CLERK AND RECORDER'S OFFICE;  
 THENCE S00°05'59"W, 171.58 FEET ALONG THE EASTERLY LINE OF SAID 2ND SUPPLEMENT - CIMARRON POINTE CONDOMINIUMS;  
 THENCE S89°54'01"E, 22.49 FEET ALONG THE EASTERLY LINE OF SAID 2ND SUPPLEMENT - CIMARRON POINTE CONDOMINIUMS AND ALONG THE EASTERLY LINE OF THIRD SUPPLEMENT - CIMARRON POINTE CONDOMINIUMS, A SUBDIVISION RECORDED FEBRUARY 22, 2008 AS RECEPTION NUMBER 3536858 OF THE WELD COUNTY, CLERK AND RECORDER'S OFFICE;  
 THENCE S00°05'59"W, 177.27 FEET ALONG THE EASTERLY LINE OF SAID THIRD SUPPLEMENT - CIMARRON POINTE CONDOMINIUMS TO THE SOUTH LINE OF SAID OUTLOT I, CIMARRON POINTE;  
 THENCE S89°54'01"E, 253.37 FEET ALONG THE SOUTH LINE OF SAID OUTLOT I, CIMARRON POINTE;  
 THENCE N00°05'59"E, 28.50 FEET ALONG AN EASTERLY LINE OF SAID OUTLOT I, CIMARRON POINTE;  
 THENCE S89°54'01"E, 120.70 FEET ALONG THE SOUTH LINE OF SAID OUTLOT I, CIMARRON POINTE;  
 THENCE N00°05'59"E, 337.68 FEET ALONG THE EASTERLY LINE OF SAID OUTLOT I, CIMARRON POINTE TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

AREA = 3.023 ACRES, MORE OR LESS.

PROJECT CONCEPT

CIMARRON POINTE IS PART OF A PLANNED DEVELOPMENT COMMUNITY. IT IS THE MULTI-FAMILY PORTION OF THE MIXED-USE RESIDENTIAL/COMMERCIAL DEVELOPMENT COMMUNITY KNOWN AS BOOTH FARMS. THE PROJECT IS LOCATED SOUTHWEST OF THE INTERSECTION OF FIRESTONE BOULEVARD (COUNTY ROAD 24) AND COLORADO BOULEVARD (COUNTY ROAD 13). IT WILL COMPLETE THE RESIDENTIAL SIDE OF THE COMMUNITY DEVELOPMENT PLAN STARTED BY THE ORR/HALL GROUP. THIS PROJECT WILL PROVIDE THE APPROPRIATE TRANSITION FROM THE COMMERCIAL/RETAIL DEVELOPMENT ON THE CORNER TO THE SINGLE-FAMILY HOMES TO THE SOUTH.

CIMARRON POINTE IS DIVIDED BY THE COLLECTOR STREET CALLED "CIMARRON STREET". THIS STREET PROVIDES THE ACCESS FROM BOTH COLORADO BOULEVARD AND FIRESTONE BOULEVARD. IT ALSO PROVIDES ONE OF THE ACCESSES FOR THE SINGLE-FAMILY HOMES TO THE SOUTH OF CIMARRON POINTE.

CIMARRON POINTE IS A BEAUTIFULLY LANDSCAPED CONDOMINIUM HOUSING COMMUNITY THAT FEATURES A PARK WITH A PLAYGROUND AREA, AND A SWIMMING POOL WITH A POOL CABANA BUILDING. TWENTY-SIX AND EIGHT UNIT BUILDINGS CAREFULLY PLACED TO PROVIDE A SMOOTH TRAFFIC FLOW THROUGHOUT THE DEVELOPMENT, SURROUNDS THESE FEATURED AMENITIES. IT IS 142 UNITS GENEROUSLY SPREAD OUT OVER 12.94 ACRES OF LAND.

IT WILL BE AN HOA CONTROLLED COMMUNITY THAT WILL CREATE A CLEAN AND WELL-MAINTAINED CURB APPEAL TO ENHANCE THE COUNTRY SETTING TO THOSE IN THE AREA AS WELL AS PROVIDE FOR A MORE SECURE LIVING ENVIRONMENT THROUGH ITS GUIDELINES FOR THE COMMUNITY.

ENVIRONMENTAL IMPACT MITIGATION STATEMENT

THIS SITE DOES NOT CONTAIN ANY ENVIRONMENTALLY SIGNIFICANT AREA, HAZARD OR FEATURE, INCLUDING SCENIC CORRIDORS, ARCHAEOLOGICAL SITES, WILDLIFE MIGRATION ROUTES OR CROSSINGS FOR LARGE MAMMALS.

THIS PROPERTY ADJOINS ACTIVE AGRICULTURAL LAND USES.

DRAINAGE

ALL STORMWATER RUNOFF FROM THIS SITE WILL BE CONVEYED TO THE REGIONAL DETENTION POND (DESIGN AND CONSTRUCTION BY OTHERS) LOCATED NORTH OF THE OUTLOT "H". STORM FLOWS FROM OUTLOT I WILL SURFACE FLOW TO EITHER THE PROPOSED COMMERCIAL SITE OR TO CIMARRON ROAD. SURFACE RUNOFF FROM THE COMMERCIAL SITE WILL BE COLLECTED BY STORM SEWER AND CONVEYED TO THE REGIONAL DETENTION POND. SURFACE RUNOFF ON CIMARRON WILL BE INTERCEPTED BY INLETS NEAR THE INTERSECTION OF CIMARRON AND COUNTY ROAD 24, AND CONVEYED TO THE REGIONAL DETENTION POND. REFER TO THE DRAINAGE LETTER PREPARED BY JLB ENGINEERING CONSULTANTS, DATED APRIL 21, 2014 FOR ADDITIONAL INFORMATION.

PRIVATE MAINTENANCE AND ENFORCEMENT

THE COMMON OPEN SPACE IN THE DEVELOPMENT WILL BE LANDSCAPED BY THE DEVELOPER AND MAINTAINED BY THE HOA. THE CORRESPONDING IRRIGATION SYSTEM WILL ALSO BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE HOA. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE UP TO THE FOUNDATION OF EACH UNIT, PATIO OR DECK OF EACH UNIT. INDIVIDUAL HOME OWNERS WILL NOT BE PERMITTED TO MAKE CHANGES TO THE LANDSCAPE AS INSTALLED.

UTILITIES

THIS PROJECT IS WITHIN THE ST. VRAIN SANITATION DISTRICT BOUNDARIES. ALL PROPOSED SANITARY SEWER INFRASTRUCTURE WILL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE CRITERIA. SANITARY MAINLINE EXTENSIONS WILL BE EIGHT-INCH PVC. ALL PROPOSED SANITARY MAINS WILL EXTEND FROM EXISTING SANITARY INFRASTRUCTURE WITHIN CIMARRON STREET RIGHT-OF-WAY.

THIS PROJECT WILL BE SERVED DOMESTIC AND IRRIGATION WATER FROM THE TOWN OF FIRESTONE SYSTEM. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH APPLICABLE CRITERIA. ALL PROPOSED WATER EXTENSIONS WILL BE EIGHT-INCH PVC. ALL PROPOSED WATER MAINS WILL EXTEND FROM EXISTING WATER LINE INFRASTRUCTURE WITHIN CIMARRON STREET ROW.

ARCHITECTURAL TREATMENTS:

ARCHITECTURAL STANDARDS CONFORM TO THE TOWN REGULATIONS AND MUNICIPAL CODE AS MAY BE AMENDED FROM TIME TO TIME.

SIDEWALKS MAY BE DECREASED THROUGHOUT TO A MINIMUM OF 4'6" AS NEEDED TO CONFORM WITH THE FFFPD REQUIREMENT OF 26' DRIVES.

SAMPLE ARCHITECTURAL ELEVATIONS ARE PROVIDED IN THIS FDP AND DEPICT THE STYLE OF THE UNITS. ALL BUILDERS MUST SUBMIT PLANS THAT ARE GENERALLY CONSISTENT WITH THE NOTED SAMPLE ELEVATIONS AND MEET THE ARCHITECTURAL AND DEVELOPMENT STANDARDS NOTED IN THE FIRESTONE DEVELOPMENT REGULATIONS.

BUILDINGS WILL BE A COMBINATION OF PAINTED 8" MINIMUM SMART SIDING AND ROCK VENEER. WINDOWS AND BUILDING CORNERS SHALL HAVE A MINIMUM 4" TRIM ALL AROUND. ROOF MATERIALS SHALL BE DIMENSIONAL ASPHALT SHINGLES COLOR COORDINATED TO THE MAIN STRUCTURE. THE FRONT ENTRY WAY INCLUDES A COVERED PATIO. THE REAR OF THE UNITS INCLUDES A CONCRETE PATIO. THE HOMES SIT ON A POURED IN PLACE FOUNDATION WITH A CRAWL SPACE.

BETWEEN 701 AND 606, SIDEWALK MAY BE SHIFTED TO ALLOW FOR A GARDENING STRUCTURE. ALL LIGHTING WILL BE DOWNCAST. SIDING AND TRIM SHALL MATCH THAT OF THE RESIDENTIAL UNITS AS WILL THE ROOF SHINGLES. MINIMUM SETBACK WILL BE 6' FROM PROPERTY LINE AND MAXIMUM HEIGHT WILL BE 20'.

TRASH ENCLOSURES INCLUDE PARTIAL SIDES, FULL HEIGHT REAR, OPEN FRONT AND ROOF. THE SIDING AND TRIM SHALL MATCH THAT OF THE RESIDENTIAL UNITS AS WILL THE ROOF SHINGLES.

SIGNS

NO MONUMENT SIGNS ARE INCORPORATED INTO THIS PROJECT. INTERNAL SIGNS FOR FIRE LANES AND PARKING RESTRICTIONS ARE LOCATED INSIDE THE SITE AND ALONG THE PARKING LOT AREAS. VISITOR PARKING IS LOCATED ALONG THE COMMON DRIVE ENTERING THE SITE. BUILDING OWNER PARKING IS WITHIN THE PARKING AREAS BETWEEN THE STRUCTURES ALONG THE LOCAL DRIVES OFF THE COMMON DRIVE.

FENCES

THERE ARE NO FENCES WITH THIS PROJECT.

DEVELOPMENT SCHEDULE/PHASING

CONSTRUCTION OF CIMARRON POINTE IS ANTICIPATED TO COMMENCE AND PROCEED AS INDICATED IN THE TABLE BELOW. DEVELOPMENT WILL BE PHASED AS DETAILED BELOW. CONSTRUCTION OF EACH PHASE WILL BE EXPEDITED AND WILL CONTINUE UNTIL ALL ASPECTS OF THE PLAN ARE COMPLETED.

CONSTRUCTION SCHEDULE	START DATE*	END DATE*
APPLY/RECEIVE BUILDING PERMITS	JULY 2017	SEPTEMBER 2018
CONSTRUCT EROSION CONTROL MEASURES	APRIL 2017	APRIL 2017
SITE GRADING	MAY 2017	JUNE 2017
UTILITY CONSTRUCTION	JUNE 2017	AUGUST 2017
CURB AND GUTTER	JULY 2017	SEPTEMBER 2017
PAVING	JULY 2017	OCTOBER 2018
BUILDING CONSTRUCTION	AUGUST 2017	DECEMBER 2018
LANDSCAPING	SEPTEMBER 2017	DECEMBER 2018
*ANTICIPATED		

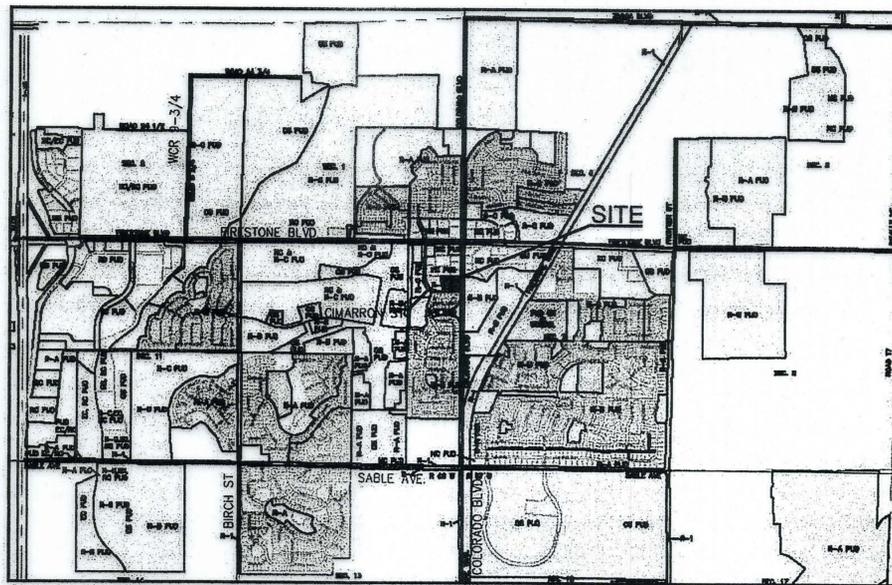
PROJECT CONTACTS

CIVIL ENGINEER:	FLATRONS, INC. 655 FOURTH AVE LONGMONT, CO 80501 303.776.1733	OWNER:	COALRIDGELAND COMPANY LLC 6400 RABBIT MOUNTAIN ROAD LONGMONT, CO 80503 THOMAS DUNN 303.875.1741
SURVEYOR:	DAVID EVANS AND ASSOC., INC. MICHAEL KERVIN, PLS 1331 17TH ST., SUITE 900 DENVER, COLORADO 80202 720.946.0969	TOWN:	TOWN OF FIRESTONE PUBLIC WORKS DEPARTMENT 151 GRANT AVENUE FIRESTONE, COLORADO 80520 303.833.3544
SANITARY SEWER:	ST VRAIN SANITATION DISTRICT MR. ROB FLECK 11307 BUSINESS PARK CIRCLE FIRESTONE, COLORADO 80504 303.776.9570	POTABLE WATER:	TOWN OF FIRESTONE PUBLIC WORKS DEPARTMENT 151 GRANT AVENUE FIRESTONE, COLORADO 80520 303.833.3544

SHEET INDEX:

1	COVER SHEET
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8	UTILITY PLAN
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10*	
11	ELEVATIONS - DUPLEX
12	ELEVATIONS - FOURPLEX

\*SHEET INTENTIONALLY OMITTED. REFER TO AMENDMENT NO. 1 RECORDED AT REC NO. 4107040



VICINITY MAP  
 1" = 2000'

ADMINISTRATIVE AMENDMENT

THIS ADMINISTRATIVE AMENDMENT IS TO CORRECT DEVELOPMENT ISSUES THAT WERE UNFORSEEN AT THE TIME OF ORIGINAL APPROVAL. SPECIFICALLY, GARAGES HAVE BEEN ADDED WHICH HAVE MINIMAL DESIGN EFFECT ON THE ARCHITECTURAL STYLE OF THE BUILDINGS. MOREOVER, THE ADMINISTRATIVE AMENDMENT PROVIDES FOR ADDITIONAL OFF-STREET PARKING BECAUSE OF THE ADDED GARAGES.

APPROVED BY THE TOWN OF FIRESTONE THIS 15<sup>TH</sup> DAY OF September 2017 BY:

*Thomas L. Dunn*  
 TOWN MANAGER/ACTING TOWN MANAGER

ACCEPTANCE BLOCK AND NOTARY:

COALRIDGELAND COMPANY LLC  
 A COLORADO LIMITED LIABILITY COMPANY

BY SIGNING THIS AMENDMENT, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

*Thomas L. Dunn, Manager*  
 AUTHORIZED REPRESENTATIVE TITLE:

(STATE OF COLORADO)  
 COUNTY OF WELD) JSS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF July 2017.

BY *Thomas L. Dunn*

WITNESS MY HAND AND OFFICIAL SEAL.

*Thomas L. Dunn*  
 NOTARY PUBLIC  
 8-31-18  
 MY COMMISSION EXPIRES

LAND USE TABLE:

	SQUARE FEET	ACRE	% OF TOTAL*
PROJECT AREA	131,682	3.02	100
BUILDING COVERAGE (FOOTPRINT)	26,560	0.61	20.2
GROSS BUILDING FLOOR AREA (LIVING)			
DUPLEX BUILDING = 2560 SQ. FT. PER BUILDING	38,400	N/A	N/A
FOURPLEX BUILDING = 5,120 SQ. FT. PER BUILDING	10,240	N/A	N/A
TOTAL GFA (LIVING)	14,080		
PAVED AREA	45,754	1.05	34.7
OPEN SPACE	59,360	1.38	45.1
IRRIGATED AREA**			

\*\*INCLUDED IN OPEN SPACE.

THE APPROVED CIMARRON POINTE FDP FOR THIS PORTION OF OUTLOT I HAS 1.28 ACRES OF IRRIGATED LANDSCAPING.

RESIDENTIAL DENSITY

	QUANTITY	TOTAL UNITS
DUPLEX	15	30
FOUR PLEX	2	8
TOTAL	17	38
DENSITY (D.U. / ACRE)		11.31

PARKING

ITEM	QUANTITY
SURFACE PARKING SPACES	81
STANDARD ACCESSIBLE	2
VAN ACCESSIBLE	2
GARAGE SPACES	38
TOTAL SPACES	123

SITE STATISTICS

SETBACK REFERENCE	BUILDING SETBACK
CIMARRON STREET	20'
COLORADO BOULEVARD	45'
COMMERCIAL PARCEL	10'
SOUTH PROPERTY LINE AT OUTLOT A	5'
WEST PROPERTY LINE	5'
SOUTH PROPERTY LINE	10'
NORTH PROPERTY LINE	10'

\*5' FROM OUTLOT A WHICH IS LANDSCAPING AND SIGNS. STILL MAINTAINS 38.9' SETBACK FROM THE CIMARRON STREET RIGHT-OF-WAY.

SETBACKS ARE FOR THE EXTERNAL BOUNDARY ONLY. BUILDING TO BUILDING CLEARANCES ARE DIMENSIONED ON THE SITE PLAN. THERE IS A ZERO SETBACK FROM THE TOWNHOME LOT LINES, EXCEPT WHEN A TOWNHOME LOT LINE COINCIDES WITH AN EXTERIOR BOUNDARY LINE, AT WHICH TIME THE SITE SETBACKS SHALL APPLY.

FIRESTONE INFORMATION BLOCK

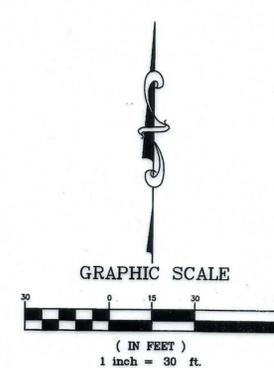
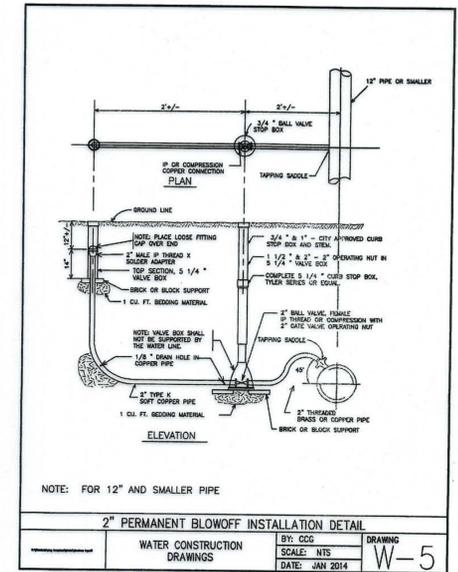
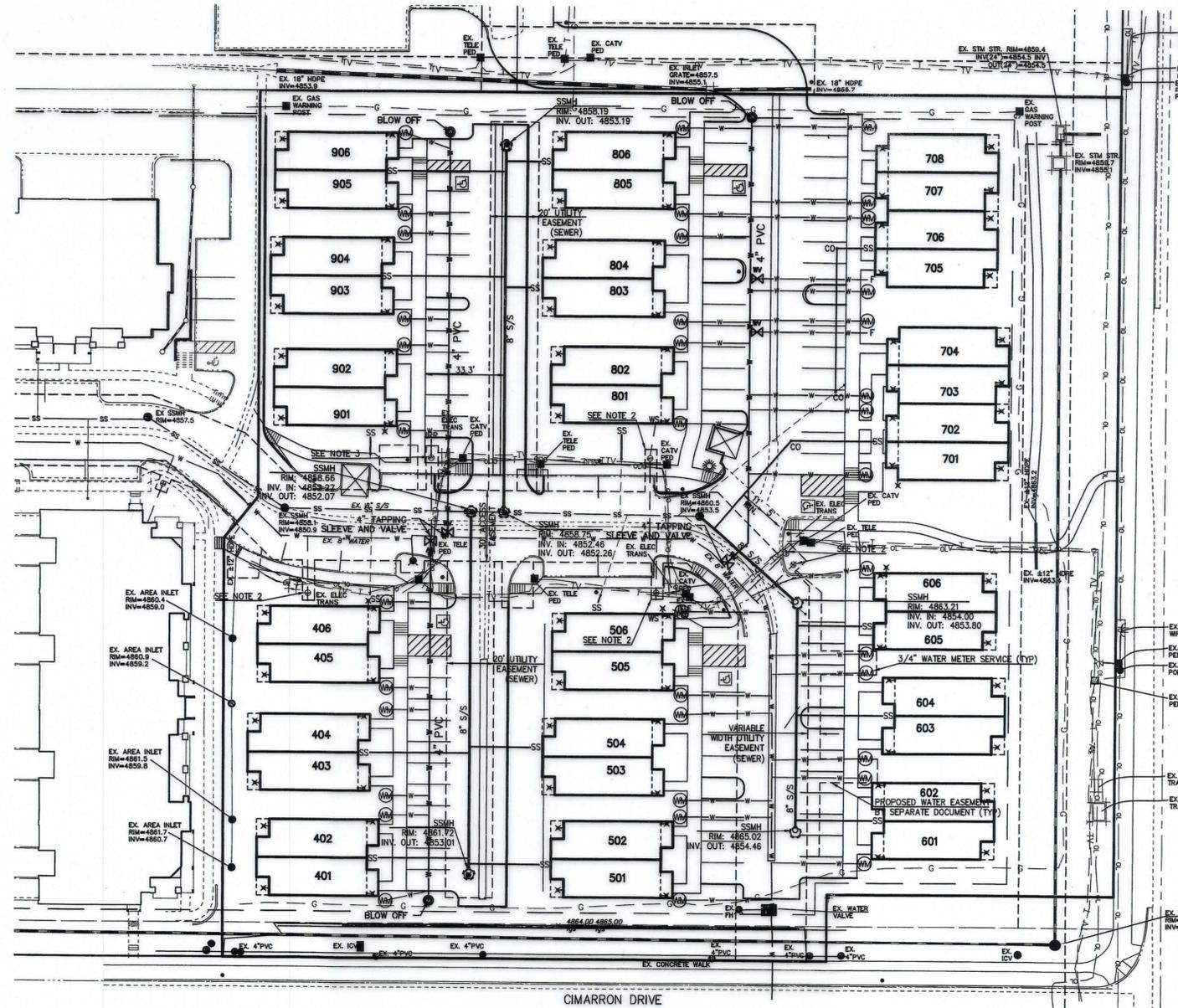
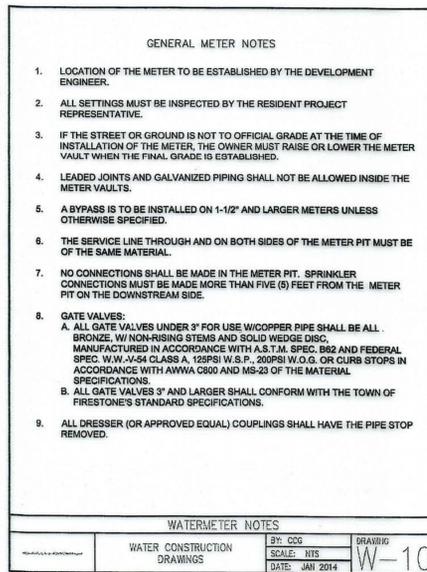
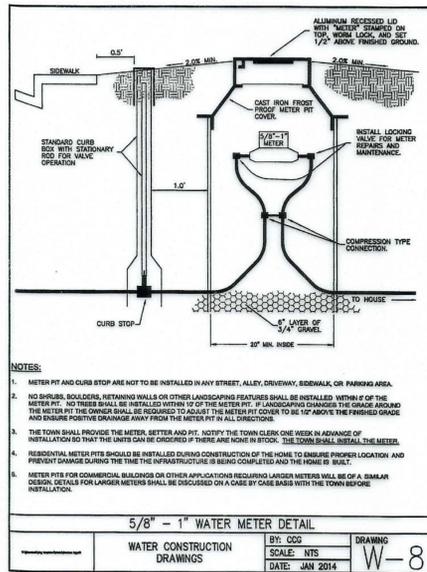
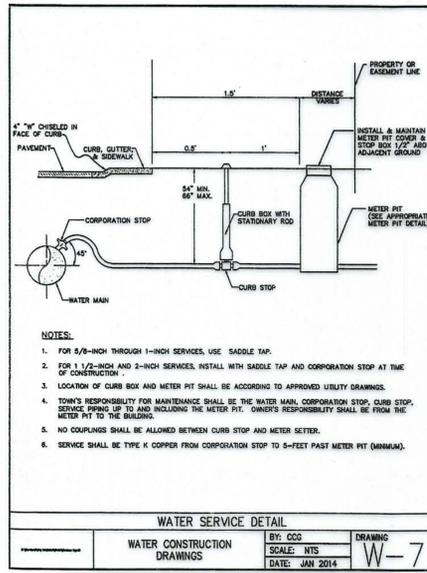
NAME OF SUBMITTAL:	CIMARRON POINTE
TYPE OF SUBMITTAL:	FDP AMENDMENT NO. 2
FILING NUMBER:	N/A
PHASE NUMBER:	N/A
SHEET TITLE:	COVER SHEET
PREPARATION DATE:	SEPTEMBER 9, 2013
REVISION:	FEBRUARY 14, 2014
REVISION:	MAY 7, 2014
REVISION:	OCTOBER 6, 2014
REVISION:	APRIL 12, 2017
REVISION:	

FINAL DEVELOPMENT PLAN, AMENDMENT NO. 2

**CIMARRON POINTE**

TOWN OF FIRESTONE  
 COUNTY OF WELD  
 STATE OF COLORADO

SHEET 8 OF 12



**LEGEND**

EXISTING GAS	— G — G —
EXISTING WATER	— W — W —
EXISTING SANITARY SEWER	— SS — SS —
EXISTING OVERHEAD ELECTRIC	— OL — OL —
EXISTING FIBER	— TV — TV —
EXISTING STORM SEWER	— S — S —
PROPOSED SANITARY SEWER	— SS — SS —
PROPOSED SANITARY MANHOLE	— (Symbol) —
PROPOSED SANITARY SERVICE	— SS — SS —
PROPOSED WATER MAIN	— W — W —
PROPOSED WATER SERVICE AND METER	— W — W — (M) —
PROPOSED FIRE SERVICE	— F — F —
PROPOSED GATE VALVE	— (Symbol) —

**OWNER/DEVELOPER**  
 CIMARRON VENTURES, LLC  
 6400 RABBIT MOUNTAIN ROAD  
 LONGMONT, CO 80503  
 THOMAS DUNN  
 (303) 875-1741

**PROJECT DESCRIPTION**  
 APPROXIMATE EAST 1/2 OF OUTLOT 1, CIMARRON POINTE  
 131,882 SQUARE FEET  
 3.02 ACRES

- UTILITY PLAN NOTES**
- FLATIRONS, INC. PREPARED THE WATER LATERAL, WATER SERVICE, AND FIRE LINE LAYOUT ONLY. ALL OTHER UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY SEWER, GAS, ELECTRIC, AND CABLE TV WAS PREPARED BY JLB ENGINEERING CONSULTANTS.
  - FOUR (4) EXISTING 1-INCH WATER SERVICE LINES AND METERS TO BE ABANDONED.
  - EXISTING WATER METER TO BE CONVERTED TO 1" IRRIGATION SERVICE. EASEMENTS WILL BE PROVIDED FOR UTILITIES BY SEPARATE DOCUMENT.
  - CONNECT PROPOSED FIRE LINES TO THE PROPOSED 4" WATER SERVICE LATERAL. BUILDING DESIGN WILL INCLUDE FINAL CALCULATIONS FOR SIZE OF THE LINE AND PROVIDE DETAILS FOR THE METHOD OF CONNECTING TO EACH UNIT. ALL FIRE LINES SHALL BE IN ACCORDANCE WITH THE TOWN OF FIRESTONE AND THE FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT RULES AND REQUIREMENTS.
  - EACH UNIT SHALL HAVE AN STANDARD 5/8" DOMESTIC WATER SERVICE (38 TOTAL) BUT SHALL ONLY BE CHARGED TAP FEES FOR 17-3/4" SERVICES AS PREVIOUSLY APPROVED.

**UTILITY EASEMENTS (SEWER)**  
 THERE ARE NEW UTILITY EASEMENTS AND THE EXPANSION OF THE EXISTING UTILITY EASEMENT SHOWN ON THIS PLAN. THESE EASEMENTS ARE PROVIDED FOR THE EXTENSION OF SANITARY SEWER MAINS TO SERVE THE AMENDED DEVELOPMENT PLANS. THE EASEMENTS ARE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE ST. VRAIN SANITATION DISTRICT AND WILL BE RECORDED BY SEPARATE INSTRUMENT UPON ACCEPTANCE BY THE DISTRICT.

**Flatirons, Inc.**  
 Surveying, Engineering & Geomatics  
 655 FOURTH AVE  
 LONGMONT, CO 80501  
 PH: (303) 776-1733  
 FAX: (303) 776-4355

**FIRESTONE INFORMATION BLOCK**

NAME OF SUBMITTAL:	CIMARRON POINTE
TYPE OF SUBMITTAL:	FDP AMENDMENT NO. 2
FILING NUMBER:	N/A
PHASE NUMBER:	N/A
SHEET TITLE:	UTILITY PLAN
PREPARATION DATE:	SEPTEMBER 9, 2013
REVISION:	FEBRUARY 14, 2014
REVISION:	MAY 7, 2014
REVISION:	AUGUST 22, 2014
REVISION:	OCTOBER 8, 2014
REVISION:	APRIL 12, 2017 (BY FLATIRONS, INC.)

# FINAL DEVELOPMENT PLAN, AMENDMENT NO. 2

## CIMMARRON POINTE

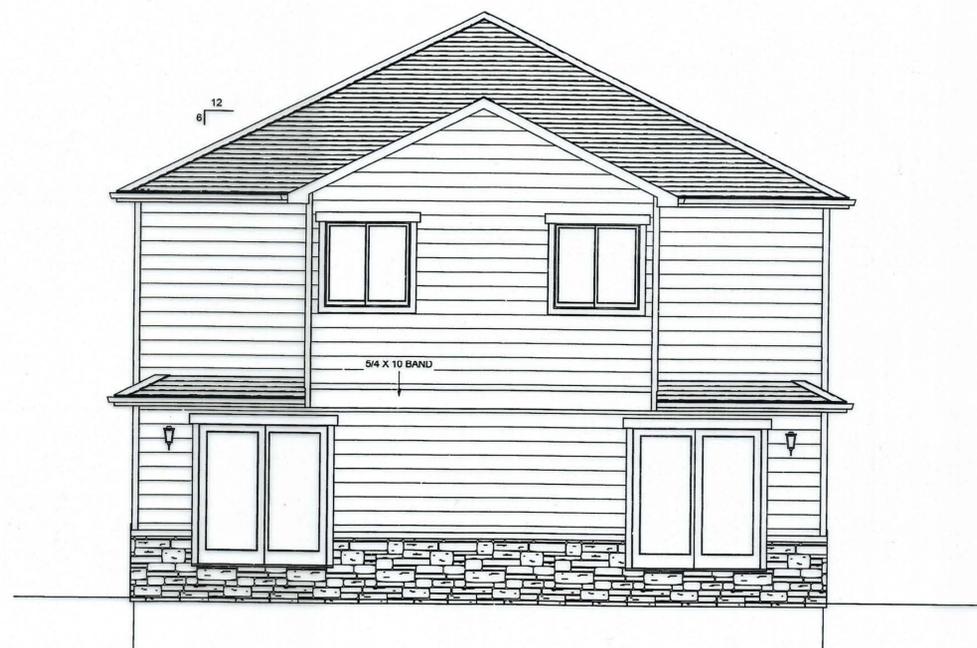
TOWN OF FIRESTONE  
 COUNTY OF WELD  
 STATE OF COLORADO  
 SHEET 12 OF 12  
 BUILDING ELEVATIONS-DUPLEX



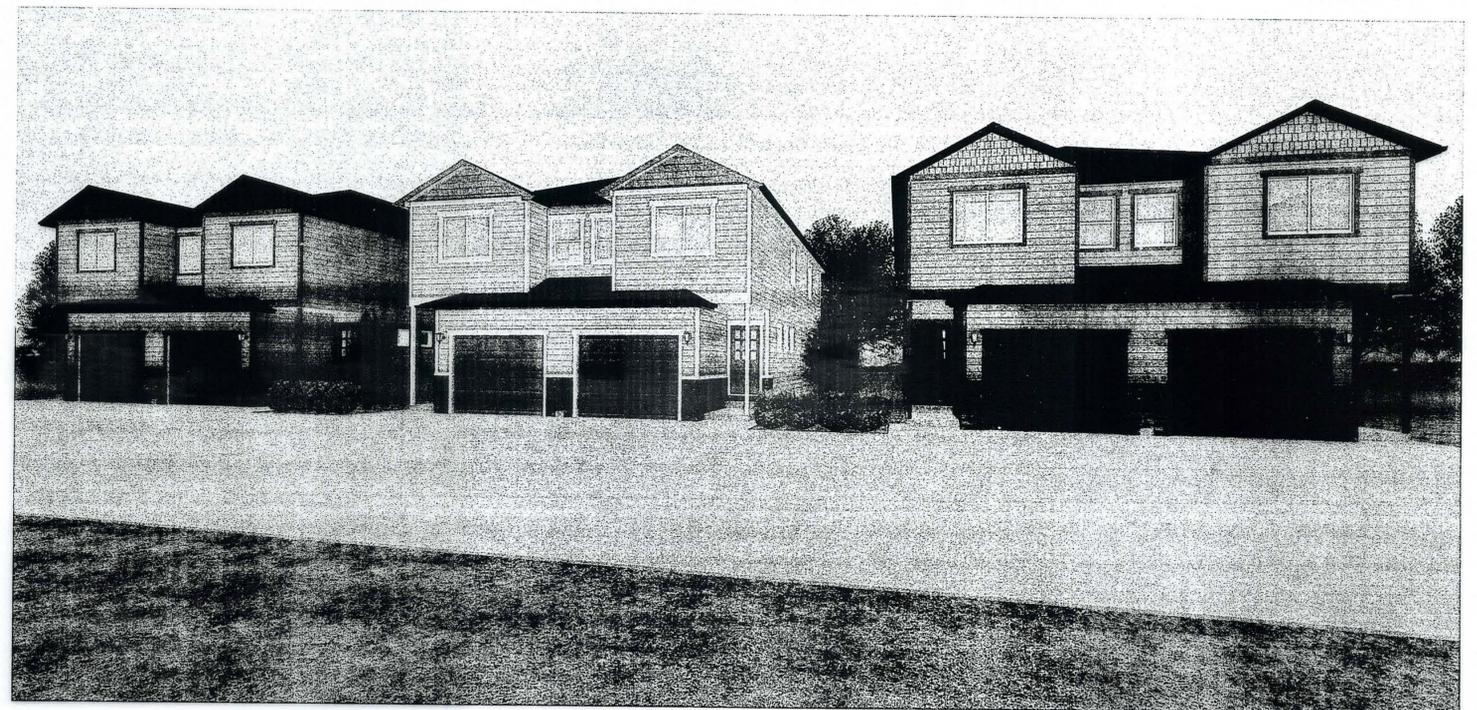
**FRONT VIEW**



**SIDE VIEW**



**REAR VIEW**



**ROW VIEW**

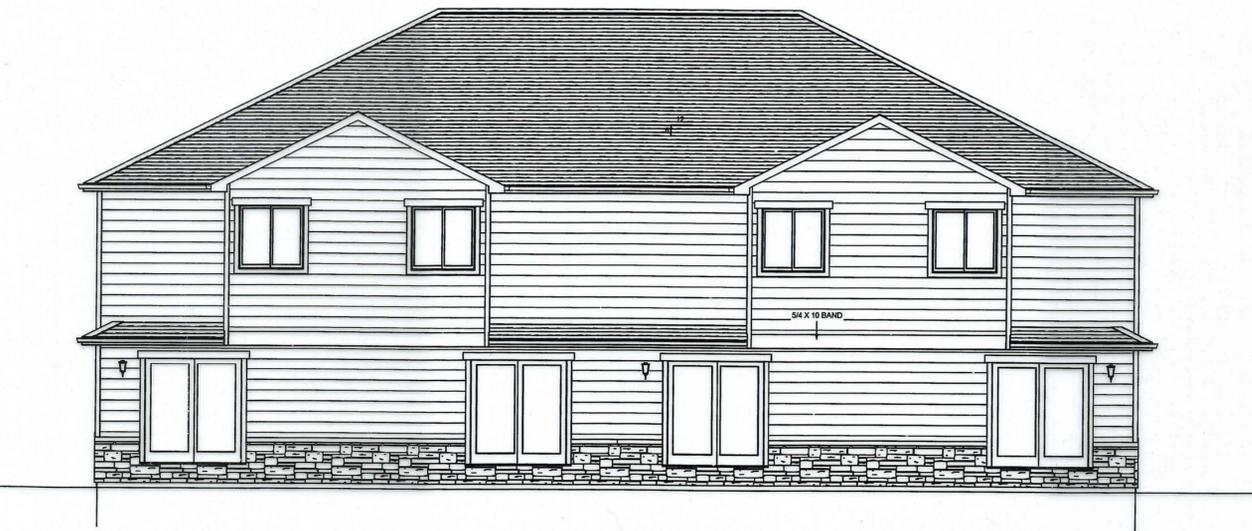
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**CIMMARRON POINTE**

TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO  
SHEET 12 OF 12  
BUILDING ELEVATIONS-FOURPLEX



**FRONT VIEW**



**REAR VIEW**



**SIDE VIEW**

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