

P.D.-C PERFORMANCE STANDARDS

Development Controls & Standards

Prior to the sale of any lot, the developer or its assigns will establish regulations and procedures setting forth specific land use and development standards no less stringent than embodied in this General Plan. The developer or its assigns may organize one or more non-profit corporations to enforce the development controls, regulations and standards, and to provide for the perpetual maintenance of private common areas.

Development controls, regulations and standards will include specific procedures for review and approval of the following criteria:

1. Preservation of views and protection of natural amenities;
2. Landscaping, fencing and signage;
3. Topographic and soil conditions;
4. Drainage;
5. Natural resource conservation;
6. Provision and enhancement of recreation and open space opportunities;
7. Impacts on adjacent uses;
8. Architectural and site design standards including materials, colors, building envelopes and heights;
9. Conformance to public policies and goals;
10. Conformance to design-related best practices;
11. Methods for the perpetual maintenance of all public and private improvements;
12. Conformance to performance standards;
13. Screening of parking, waste disposal and service areas.

Permitted Uses

The permitted uses listed below will be allowed in P.D.-C zone parcels: B, D, K and F.

1. Antique stores;
2. Appliance sales;
3. Banks, saving and loans, other financial institutions;
4. Barber and beauty shops;
5. Bars and cocktail lounges;
6. Bicycle sales and repair, not including motor-driven cycles;
7. Book and stationery stores, including art and school supplies;
8. Churches and religious institutions;
9. Civic, charitable, political, fraternal and social organizations;
10. Cleaning establishments, limited to perchlorethylene package method, or to collection and distribution;
11. Clinics, medical and dental;
12. Clothing, ready-to-wear;
13. Department stores;
14. Drug stores;
15. Duplicating services;
16. Grocery stores;
17. Hardware stores;
18. Health clubs or athletic clubs, private and operated for the benefit of the members;
19. Hotels and motels;
20. Jewelry sales and repair, including custom jewelry fabrication only for retail sales on the premises;
21. Laboratories, dental, medical, and/or optical;
22. Laundry, limited to self-service, or to collection and distribution;
23. Libraries and museums;
24. Liquor stores;
25. Music stores, including instrument sales and repair, and record and tape sales;
26. Newsstands;
27. Offices, including business, professional, medical and governmental;
28. Office supplies and equipment, sales and service;
29. Parking lots and structures, including public and commercial;
30. Paint and wall paper stores;
31. Photographic equipment, including sales and services;
32. Printing, blue prints, lithographing and publishing;
33. Residential, multiple-family dwellings, except those residential institutions providing medical or surgical services and mobile home dwellings which are not permitted (for the purpose of evaluating development impact 7.5 dwelling units = 1000 sq.ft. G.F.A. based on traffic generations.);
34. Restaurants, without drive-in facilities;
35. Schools and colleges, public and private;
36. Shoe sales and repair;
37. Small animal clinics limited to out-patient care;
38. Specialty food stores, including but not limited to bakeries, confectioners, and delicatessens, in which food may be prepared for consumption or retail sale on the premises, but not including the slaughtering of poultry or animals;
39. Specialty retail stores, including but not limited to gifts, novelties, haberdasheries, luggage and leather goods, tobacconists and may include fabrication of articles only for retail sales on the premises;
40. Specialty service establishments, including but not limited to dress making, tailoring, gunsmithing, locksmithing, and like services;
41. Sporting goods stores;
42. Studios for professional services or teaching;
43. Theaters, indoor commercial or public;
44. Transit passenger terminal, including public and private carriers;
45. Variety stores;
46. Automobile service stations, with gasoline pumps;
47. Temporary turf company operations;

The permitted uses listed below will be allowed in P.D.-C zone parcels:

1. Banks, saving and loans, other financial institutions;
2. Bars and cocktail lounges;
3. Churches and religious institutions;
4. Civic, charitable, political, fraternal and social organizations;
5. Clinics, medical and dental;
6. Drug stores;
7. Extraction of commercial mineral deposits;

8. Health clubs or athletic clubs, private and operated for the benefit of the members;
9. Hotels and motels;
10. Laboratories, dental, medical, and/or optical;
11. Liquor stores;
12. Newsstands;
13. Offices, including business, professional, medical and governmental;
14. Office supplies and equipment, sales and service;
15. Parking lots and structures, including public and commercial;
16. Printing, blue prints, lithographing and publishing;
17. Photographic equipment, including sales and services;
18. Restaurants, without drive-in facilities;
19. Schools and colleges, public and private;
20. Studios for professional services or teaching;
21. Temporary turf company operations;

The permitted uses listed below will be allowed in P.D.-C zone parcels: C, E, F, and G.

1. Assembling plants - electronics, medical and communications;
2. Automobile service stations with gasoline pumps;
3. Banks, financial institutions and services including drive-in facilities;
4. Bars and lounges;
5. Bookstores;
6. Churches and church schools;
7. Clinics, medical and dental;
8. Clothing stores;
9. Contractor's offices with no outdoor storage of materials or equipment;
10. Craft and hobby stores;
11. Drug stores;
12. Dry goods and variety stores;
13. Dry cleaning and dyeing;
14. Electrical and household appliance sales;
15. Furniture stores;
16. Hardware stores;
17. Home repair centers - retail;
18. Offices - general, medical, dental, including all professional and governmental activities and existing office uses;
19. Office supply stores;
20. Package liquor stores;
21. Paint stores and paint contractors;
22. Photographic studios, equipment and supply stores;
23. Public and private nursery and day-care centers where outdoor areas shall be enclosed by a six (6) foot perimeter fence;
24. Public or private membership clubs;
25. Public utility offices;
26. Public or private parking lots and structures;
27. Public or private recreational areas;
28. Restaurants and other eating establishments without drive-in facilities;
29. Scientific research facilities - with no outdoor storage;
30. Temporary turf company and associated uses;
31. Theaters, auditoriums, public meeting places;
32. Trade schools - electronics, medical and communications;
33. Travel agencies;

All of the listed uses and those of similar character and impact shall be evaluated entirely within an enclosed building. Any convenience commercial, automobile service station with gasoline pumps or fast food restaurant uses, as determined by the City of Littleton and the Development Review Committee or its assigns, will be permitted at the intersections of South Santa Fe Drive and Ken Caryl Ave., and South Santa Fe Drive and Otero Ave., in accordance with all applicable site standards and requirements. Any additional locations for similar uses must meet a minimum setback requirement of 200 feet from South Santa Fe Drive.

The permitted uses for P.D.-C zone parcel A will be restricted exclusively for an RPD Park and Ride facility provided, however, that if RPD has not provided sufficient proof of interest in the development of such a facility on Parcel A by the time a Final Development Plan is submitted to the City, the owner of Parcel A may request approval of Retail/Commercial uses in said area as specified in this General RPD plan for Parcels B, D, K, and F.

Site Standards
Minimum Open Space: 25% minimum
Minimum Lot Area: 10,890 sq. ft.
Maximum Floor-to-Lot Area Ratio:
Zone Parcels C, D, K, E, G, J: 50%
Zone Parcel F: 70%
Zone Parcel B: 150%

Parcel A: Parcel B: Parcel C: Parcel D: Parcel E: Parcel F:
.5:1 .3:1 .3:1 .3:1 .3:1 .3:1
.75:1 .5:1 .5:1 .5:1 .5:1 .5:1

Parking & Loading: As per Chapter 10, Littleton Zoning Regulations, 1981.
Building Setbacks: Building setbacks along all public right-of-ways shall be not less than the minimum, but shall, at least, be one foot of setback for each foot of building height:

ZONE PARCEL 'A'
Setback from R.O.W.'s
• " So. Santa Fe Drive R.O.W. 10' min.
• " Ken Caryl Ave. R.O.W. 70' min. (50' avg)
• " Property Lines 20' min.
• " Nichols Avenue R.O.W. 85' min. (110' avg)
• " Platte River Parkway R.O.W. 25' min. (35' avg)
• " Parking & Private Roads 10' min.
Distance Between Structures 15' min.

ZONE PARCEL 'B'
Setback from R.O.W.'s
• " So. Santa Fe Drive R.O.W. 10' min.
• " Ken Caryl Ave. R.O.W. 70' min. (50' avg)
• " Property Lines 20' min.
• " Nichols Avenue R.O.W. 85' min. (110' avg)
• " Platte River Parkway R.O.W. 25' min. (35' avg)
• " Englewood Ditch C. (both sides) 25' min.
Distance Between Structures 15' min.

ZONE PARCEL 'C'
Setback from R.O.W.'s
• " So. Santa Fe Drive R.O.W. 10' min.
• " Nichols Avenue R.O.W. 80' min. (110' avg)
• " Platte River Parkway R.O.W. 25' min. (35' avg)
• " South Zone District Boundary 75' min.
• " West Zone District Boundary 25' min. (35' avg)
• " Parking & Private Roads 10' min.
Distance Between Structures 20' min.

ZONE PARCEL 'D'
Setback from R.O.W.'s
• " Platte River Parkway R.O.W. 25' min. (35' avg)
• " Ken Caryl Ave. R.O.W. 70' min. (50' avg)
• " South Zone District Boundary 20' min.
• " Property Lines 20' min.
• " Parking & Private Roads 10' min.
Distance Between Structures 15' min.

ZONE PARCEL 'E'
Setback from R.O.W.'s
• " Platte River Parkway R.O.W. 25' min.
• " Property Lines 20' min.
• " North Zone District Boundary 20' min.
• " South Zone District Boundary 20' min.
• " Parking & Private Roads 10' min.
Distance Between Structures 20' min.

ZONE PARCEL 'F'
Setback from R.O.W.'s
• " So. Santa Fe Drive R.O.W. 15' min.
• " Otero Avenue R.O.W. 30' min. (50' avg)
• " Platte River Parkway R.O.W. 85' min. (110' avg)
• " Property Lines 20' min. (35' avg)
• " North Zone District Boundary 20' min.
• " South Zone District Boundary 75' min.
• " Parking & Private Roads 10' min.
Distance Between Structures 20' min.

ZONE PARCEL 'G'
Setback from R.O.W.'s
• " Platte River Parkway R.O.W. 25' min. (35' avg)
• " " N. Zone Dist. Boundary 20' min.
• " Property Lines 20' min.
• " South Zone District Boundary 25' min. (35' avg)
• " East Zone District Boundary 20' min.
Distance Between Structures 20' min.

ZONE PARCEL 'J'
Setback from R.O.W.'s
• " Platte River Parkway R.O.W. 25' min. (35' avg)
• " " N. Zone Dist. Boundary 20' min.
• " Property Lines 20' min.
• " Parking & Private Roads 10' min.
Distance Between Structures 20' min.

ZONE PARCEL 'K'
Setback from R.O.W.'s
• " Ken Caryl Avenue R.O.W. 10' min.
• " Property Lines 20' min. (50' avg)
• " East Zone District Boundary 20' min.
• " Parking & Private Roads 10' min.
Distance Between Structures 15' min.

PUBLIC & PRIVATE STREETS

(See Table A)

Performance Standards

VIBRATION

Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located.

ODOR, AIR POLLUTION, TOXIC GASES AND RADIATION

Every use shall be so operated that no odor, smoke, air pollution, toxic, noxious or corrosive fumes or gases, or radiation shall be emitted from any source.

OUTDOOR WASTE DISPOSAL

1. All outdoor waste disposal facilities shall be enclosed by a fence and/or landscaping which fully conceals such facilities from adjacent properties, and public streets and pedestrian ways.

2. No materials or wastes shall be deposited upon a lot in such a form or manner that they may be moved from the lot by natural causes or forces.

3. All materials or wastes which may cause fire or odor, constitute a fire hazard or may be edible or otherwise attractive to rodents and/or insects shall be stored only in closed containers.

4. No toxic, corrosive, inflammable or explosive liquids, gases or solids shall be stored in bulk above ground, in unapproved petroleum storage tanks directly connected to structures or appliances located on the same lot shall be stored under the conditions set forth in the current Fire Prevention Code of the City. Explosives shall be stored as set forth in said Fire Prevention Code.

GLARE AND HEAT

Any operation producing intense glare and/or heat, e.g., welding conducted as a regular function of an operation, shall be performed within an enclosure in such a manner as to be imperceptible along any lot line of such operation without instruments.

STANDARDS FOR MEASUREMENT

All performance standards set forth herein are subject to the criteria established in the current Federal, State or local regulation, whichever criteria is the most restrictive.

P.D.-R PERFORMANCE STANDARDS

Development Controls & Standards

Prior to the sale of any dwelling unit, the developer or its assigns will organize one or more non-profit, mandatory homeowners associations to enforce and regulate architectural controls and to provide for the perpetual maintenance of private common areas, private streets, and recreation facilities.

The developer or its assigns will establish initial landscaping, private street and architectural standards by the construction of all dwelling units and installation of private common area landscaping and improvements. Procedures and standards will include criteria for the review of any additions or alterations to landscaped areas or other improvements.

Permitted Uses

The permitted uses listed below will be allowed in all P.D.-R zone parcels:

1. Multi-family dwelling units
2. Single family dwelling units
3. Recreational facilities
4. Limited retail services
5. Temporary turf company operations
6. Extraction of commercial mineral deposits

Site Standards

Minimum Open Space: 40% minimum (to include Dead Clark Gulch Corridor)
Minimum Lot Area: No minimum
Maximum Height: Zone Parcel "H": 50' max.
Zone Parcel "I": 35' max.
Maximum Gross Density: Zone Parcel "H": 32 DU/ac
Zone Parcel "I": 20 DU/ac

Building Setbacks: Building setbacks along all public right-of-ways shall be not less than the minimum but shall, at least, be one foot of setback for each foot of building height:

Setback from West Zone District Boundary
• " South Zone District Boundary 60' min. (67.5' avg)
• " R.O.W.'s & Property Lines 20' min.
• " Platte River Parkway R.O.W. 25' min. (35' avg)
• " Parking & Private Roads 10' min.
Distance Between Structures 20' min.

ZONE PARCEL 'I'
Setback from East Zone District Boundary
• " R.O.W.'s & Property Lines 20' min.
• " South Zone District Boundary 60' min. (67.5' avg)
• " Parking & Private Roads 10' min.
Distance Between Structures 20' min.
Distance from front of garage to flow line of private roads 5' min.

Parking: 1.5 Spaces/Unit minimum, all areas

Mail Delivery Receptacles:
As per Postal Service requirements. Receptacle types will be selected by the developer prior to subdivision platting.

Fencing Standards:

FRONT AND SIDE SETBACKS ADJACENT A PUBLIC RIGHT-OF-WAY
In the front setback space and in the portion of the side setback space which abuts a public right-of-way, between the front setback line and linear distance of thirty-five feet (35') from the front lot line, fences may be erected to a height not exceeding seventy-two inches (72") and may be a solid fence.

SIDE AND REAR SETBACKS
Fences may be constructed to a height of seventy-two inches (72") and may be a solid fence.

PERIMETER FENCING
Fencing may be constructed to a maximum seventy-two inch (72") height and may consist of brick columns with solid or open wood panels.

SWIMMING POOLS
All swimming and wading pools with a depth greater than eighteen inches (18") from rim to lowest point shall be protected by a totally surrounding fence of not less than sixty inches (60") in height of a type to prohibit entry. Such fence shall be equipped with a self-closing and latching gate.

PUBLIC & PRIVATE STREETS

(See Table A)

TABLE A

<u>Public and Private Streets</u>				
Name/Type	R.O.W. Width	Maximum Pavement Width		Median
Ken Caryl Ave.	120'	52'		16'
Nichols Ave.	80'	52'		16'
Otero Ave.	80'	52'		16'
Platte River Parkway	80'	52'		Varies
Private Streets	—	24'		NA

GENERAL PROVISIONS

General Provisions

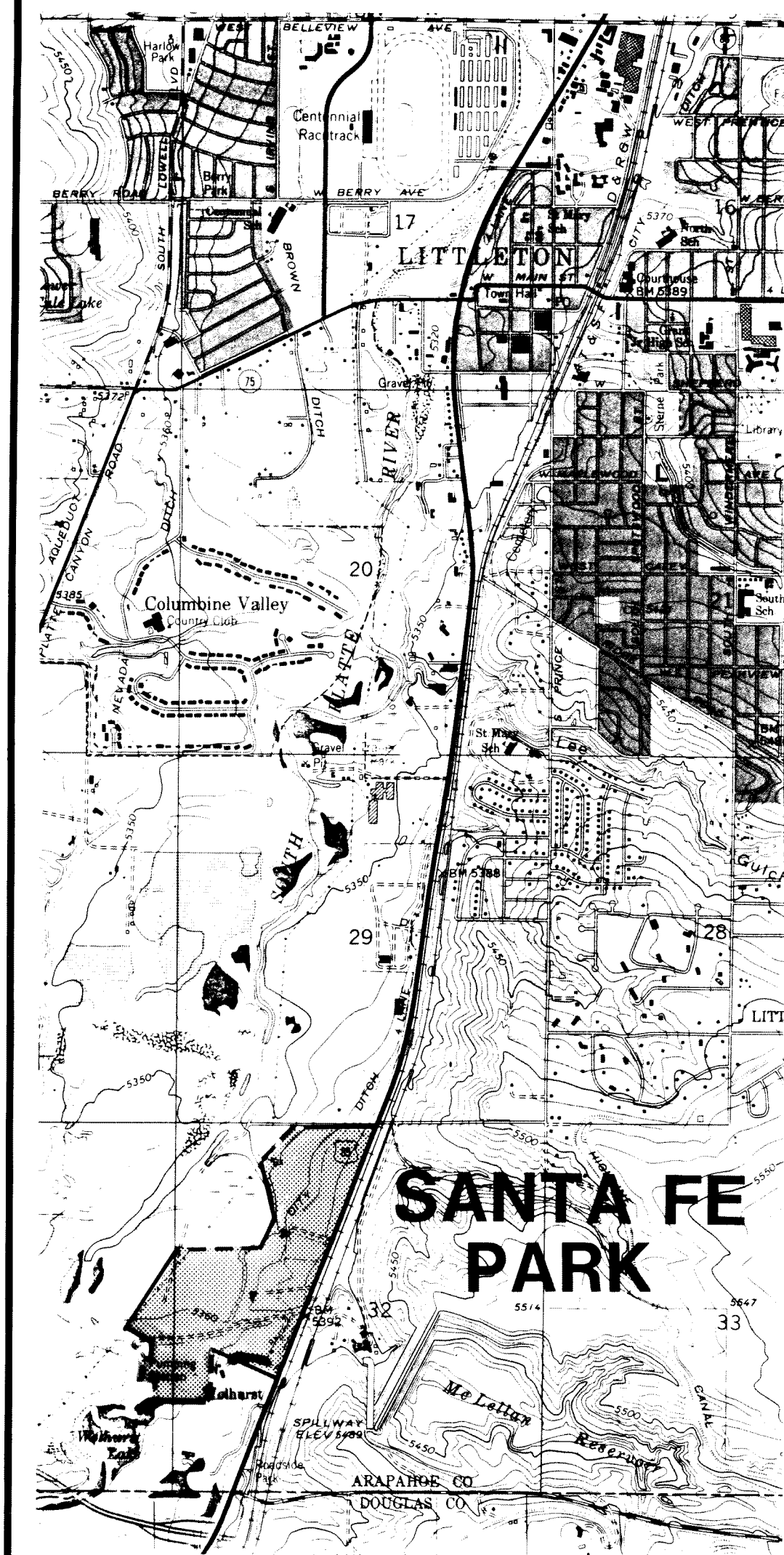
1. Transfers of residential densities, or of one use for another will be permitted among the development parcels if changes in the population of market demand and absorption factors demonstrate the need for such transfers of phasing changes. All such proposed transfers of density or uses will be permitted only where the transfer creates a land use that is compatible with those uses already in place. Compatibility will be evaluated in terms of traffic generated, building height, building scale and noise levels. Such transfers must also be within the capacity of major sewer, water and utilities.

Transfers of density or use must be approved in advance by the Santa Fe Park Review Committee and City Planning Department in accordance with the City of Littleton zoning regulations.

2. This P.D. General Development Plan prohibits the use of any part of the property known to contain a commercial mineral deposit in a manner which would interfere with the present or future excavation of such deposit by an extractor, all in conformity with the provisions of H.A.-89, S.B.S. 1973.

VICINITY MAP

NORTH
SCALE: 1:24,000



PROFESSIONAL CONSULTANTS:

Site Planner	Engineering
Rahenkamp/Oldham, Inc. 255 Washington Denver, Colorado 80203 (303) 744-7003	Hardin & Company 2495 Youngfield Golden, CO 80401 (303) 233-5588

Traffic Engineer

Transportation Systems
P.O. Box 12216
Boulder, CO 80303
(303) 442-6738

INDEX

Development Standards	1
Annexation Plat	2
Zoning Map-Legal Description	3
Existing Zoning, Land Use, and Natural Features Plan	4
P.D. General Development Plan	5
Conceptual Master Plan	6
Sections	7

date: 3-22-84
scale: NONE
drawn by:
checked by:
revisions: 7-30-84
9-28-84
2-25-85
sheet 1 OF 7

site planner:
Rahenkamp/Oldham Inc.
255 Washington
Denver, Co. 80203
(303) 744-7003

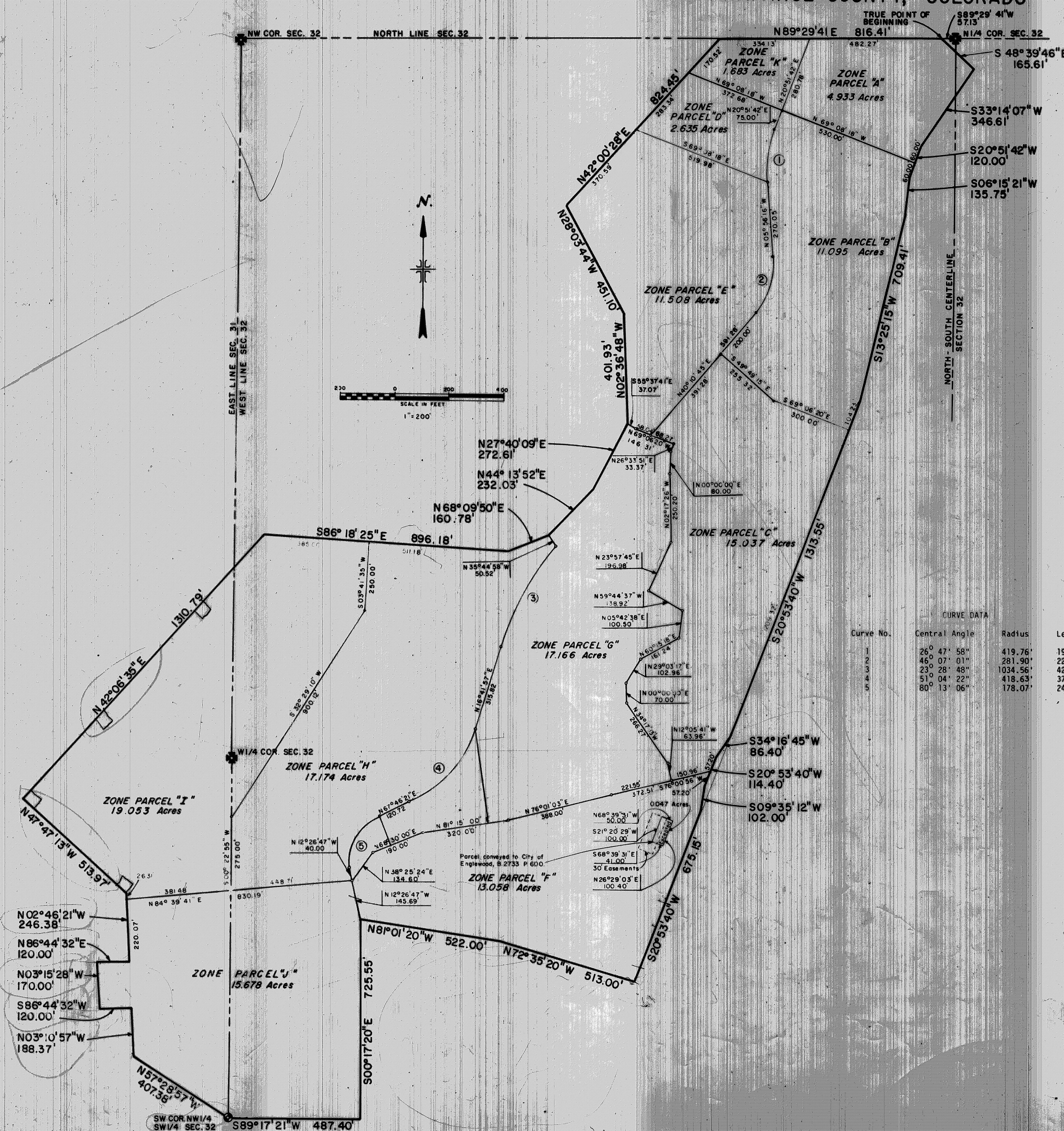
owner/developer:
K.C. Ensor Realty Co.
3100 So. Sheridan
Bear Valley Center
Denver, Co. 80227

Santa Fe Park
DEVELOPMENT STANDARDS

Janet H. Breslin
City Clerk

PARTS OF SEC. 31 & 32; T.5 S.; R.68 W.; 6th PRINCIPAL MERIDIAN

ARAPAHOE COUNTY, COLORADO



That portion of Section 32, Township 5 South Range 68 West of the 6th P.M., Arapahoe County, Colorado described as beginning at the North 1/4 corner of said Section 32; thence S 89° 0' 52" E a distance of 57.13 feet; thence S 40° 39' 46" E a distance of 165.61 feet; thence S 10° 00' 00" E a distance of 386.6 feet; thence S 20° 51' 42" W a distance of 120.00 feet; thence S 00° 00' 00" E a distance of 135.75 feet; thence S 13° 13' 25" E a distance of 131.55 feet; thence S 24° 16' 45" W a distance of 86.40 feet; thence S 40° W a distance of 57.20 feet to the true point of beginning; thence S 09° 35' 12" W a distance of 57.20 feet; thence S 09° 35' 12" W a distance of 102.00 feet; thence S 72° 35' 20" W a distance of 513.00 feet; thence S 00° 00' 00" W a distance of 522.00 feet; thence N 12° 26' 47" W a distance of 145.50 feet; thence N 00° 00' 00" E a distance of 134.60 feet; thence N 68° 30' 00" E a distance of 190.00 feet; thence N 15° 00' E a distance of 320.00 feet; thence N 76° 01' 18" E a distance of 372.51 feet to the true point of beginning, except that the above conveyed to the City of Englewood by instrument recorded in Book 27, Page 60 of the Public Records of Arapahoe County, Colorado, containing 13.058 acres, more or less.

That portion of Section 32, Township 5 South, Range 68 West of the 6th P.M., Arapahoe County, Colorado described as beginning at the North 1/4 corner of said Section 32, thence S 89° 29' 41" W a distance of 539.40 feet to the true point of beginning, thence continuing S 89° 29' 41" W a distance of 334.13 feet, thence S 42° 00' 28" W a distance of 170.52 feet, thence S 69° 08' 10" E a distance of 372.68 feet, thence N 20° 51' 42" E a distance of 280.78 feet to the true point of beginning, containing 1,683 acres, more or less.

date: 3-22-94
scale: NONE
drawn by: MBO
checked by: KJG
revisions: 7-30-94
3-28-94 12-3-94
sheet 3 of 7

591

4/7

City of Littleton
2255 W. Berry Avenue
Littleton, Colorado 80165

**** Vacant**
Colorado National Bank of Denver
Trustee Attn: #13784
P.O. Box 5168 TA
Denver, Colorado 80217

**** Cooley Gravel Company**

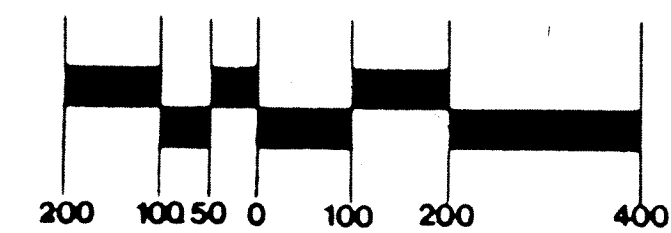
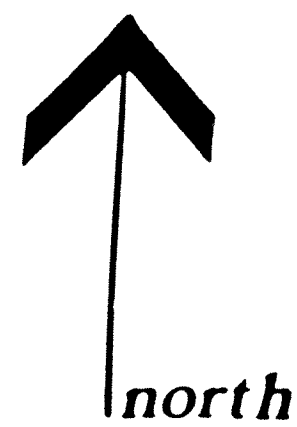
ARAPAHOE CO.
☆ A-2

**** Green Valley Turf Company**

**** Proposed Residential**

U.S. Home Corp.
3350 Peoria Street
Aurora, Colorado 80010

City of Littleton
2450 W. Main Street
Littleton, Colorado 80120



Mineral Ave. (extension) R.O.W.
A.T. & S.F. Railroad

**** Proposed Multi-Family Residential**

The Writer Corp.
27 Inverness Drive East
Englewood, Colorado 80112

LEGEND

**** Current Land Use**

☆ **CURRENT ZONING**

City of Littleton
2255 W. Berry Avenue
Littleton, Colorado 80165

— **Adjacent Land Owner**

Contour Interval 1 Foot

**** City of Littleton Floodplain Park**

Estate
LITTLETON
☆ PD-C

**** Existing Residential**

H.E. and Dixie E. Roberts
7910 S. Santa Fe Drive
Littleton, Colorado 80120

ARAPAHOE CO.
☆ P.U.D. M.U.

**** Estate**

**** Existing Residential**

James L. and Ruth Ann Gunderson
7990 S. Santa Fe Drive
Littleton, Colorado 80120

**** Green Valley Turf Company**

Dad Clark Gulch

129.068 TOTAL AC. (5,622,202 SQ. FT.)

City of Littleton
2450 W. Main Street
Littleton, Colorado 80120

ARAPAHOE CO.
☆ A-2

**** Existing Veterinary Clinic**

Wildacre Partnership
8025 S. Santa Fe Drive
Littleton, Colorado 80120

**** D. & R.G.W. Railroad**

**** A.T. & S.F. Railroad**

**** Proposed Southpark Development**

Southpark
7860 E. Berry Place
Englewood, Colorado 80111

Wolhurst Adult Community, Inc.
8201 S. Santa Fe Drive
Littleton, Colorado 80120

**** Existing Mobile Home Park**

date: 3-22-84

scale: SCALE: 1" = 200'

drawn by: [signature]

checked by: [signature]
revisions: 7-30-84

site planner:

Rahenkamp/Oldham Inc.
255 Washington
Denver, Co. 80203
(303) 744-7003

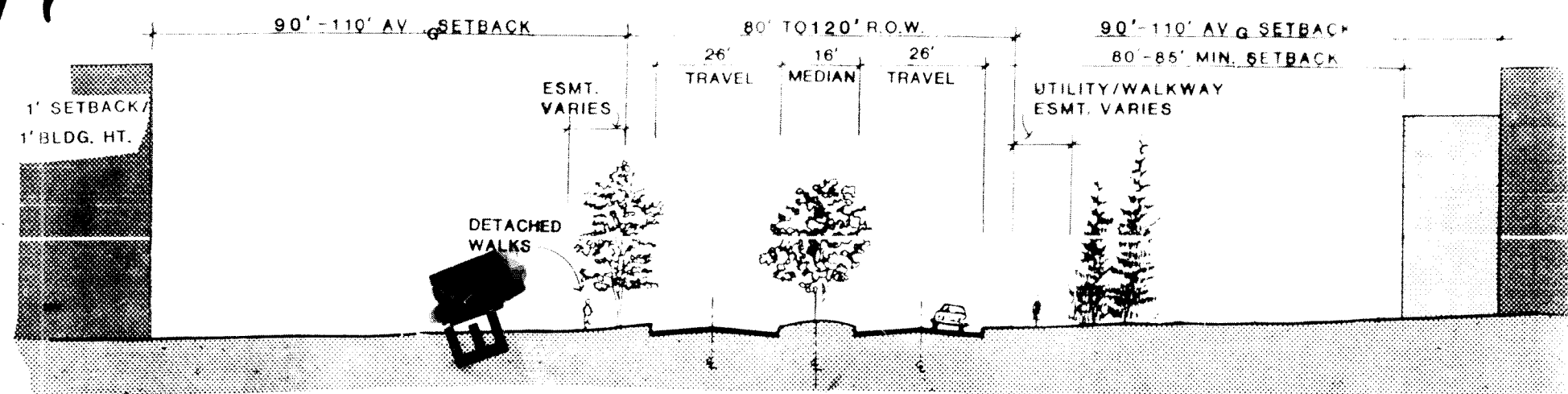
owner/developer:

K.C. Ensor Realty Co.
3100 So. Sheridan
Bear Valley Center
Denver, Co. 80227

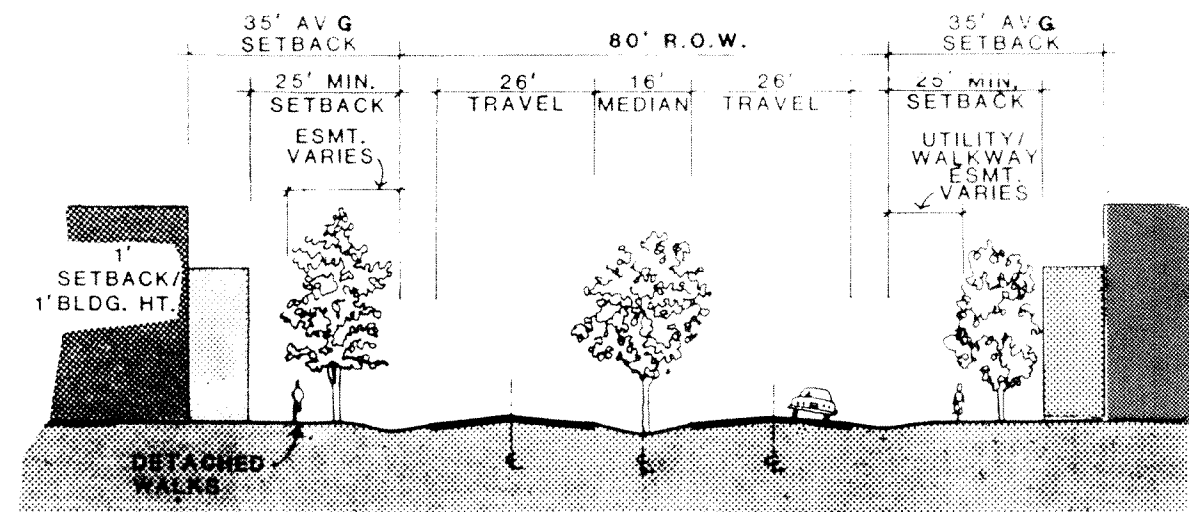
Santa Fe Park Littleton, Co

**EXISTING ZONING, LAND USE
AND NATURAL FEATURES PLAN**

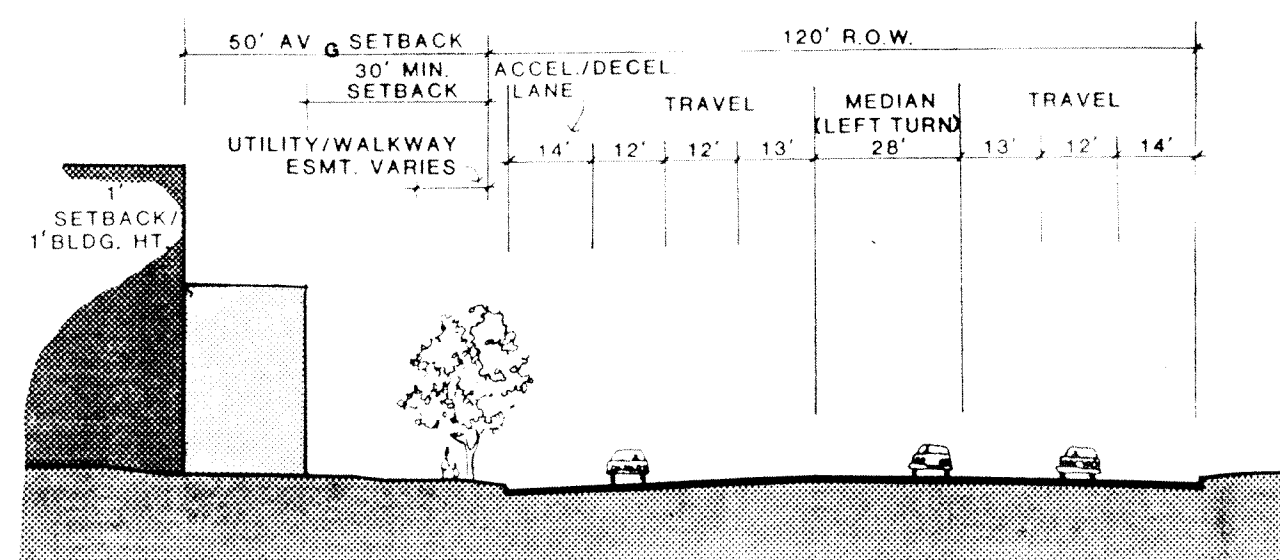
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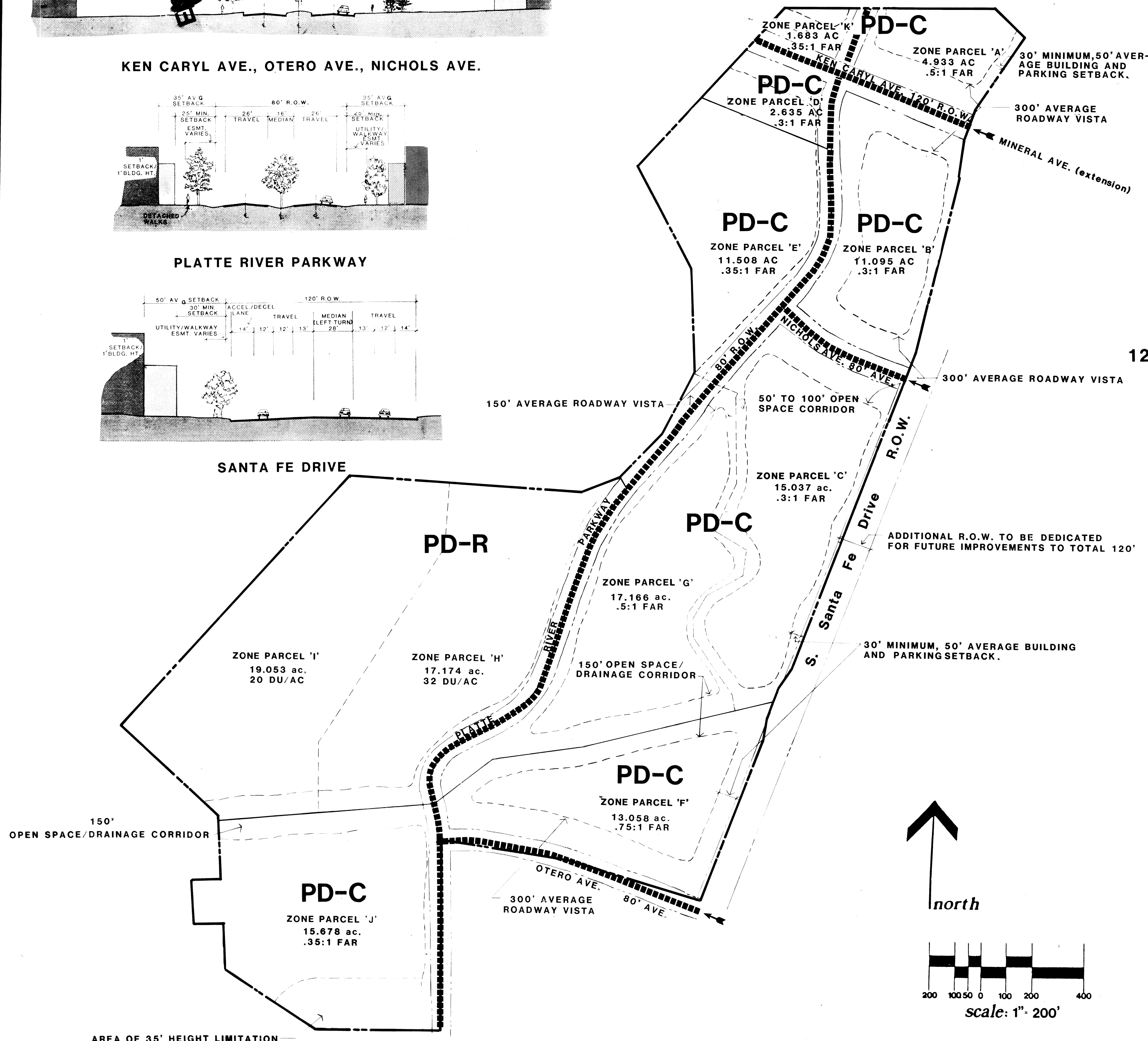
KEN CARYL AVE., OTERO AVE., NICHOLS AVE.



PLATTE RIVER PARKWAY



SANTA FE DRIVE



LEGEND

- Zone Parcel Boundary
- Zone District Boundary
- Proposed Full Directional, Signalized Access Points
- Proposed Public Street Location

date: 3-22-84
scale: 1"=200'
drawn by: [signature]
checked by: [signature]
revisions: 7-30-84
12-3-84
sheet 5 OF 7

site planner:
Rahenkamp/Oldham Inc.
255 Washington
Denver, Co. 80203
(303) 744-7003

owner/developer:
K.C. Ensor Realty Co.
3100 So. Sheridan
Bear Valley Center
Denver, Co. 80227

Santa Fe Park Littleton, Co
PD GENERAL DEVELOPMENT PLAN

"I, K.C. Ensor, Owner, or designated agent thereof, do hereby agree that the above described property will be developed as a Planned Development in accordance with the uses, restrictions, and conditions contained in this plan.

[Signature]
Signature of Owner or Agent

Subscribed and sworn to before me this 26th day of February, 1985.

Witness my hand and official seal.

My commission expires February 15, 1989.

[Signature]
Notary Public

APPROVED AS TO FORM:

City Attorney: [Signature]

Approved this 2nd day of April, 1985 by the Littleton City Planning Commission.

[Signature]
Chairman

Attest:
[Signature]
Commission Secretary

Approved this 2nd day of April, 1985 by the Littleton City Council.

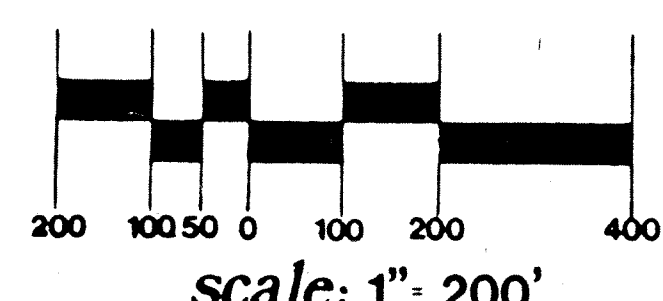
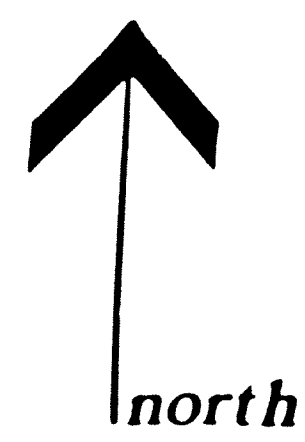
[Signature]
Council President

Attest:
[Signature]
City Clerk

This document was filed for records in the office of the County Clerk and Recorder of Arapahoe County at 8:54 on the 22 day of May, A.D. 1985 in Book 83, Page 2167 Map.

Reception: 2535033
[Signature]
County Clerk and Recorder

By: [Signature]
Deputy



AREA OF 35' HEIGHT LIMITATION



Land Use Summary

PD-R	931 Units
PD-C	952,149.7 sq. ft. GFA
PD-I	764,190.5 sq. ft. GFA

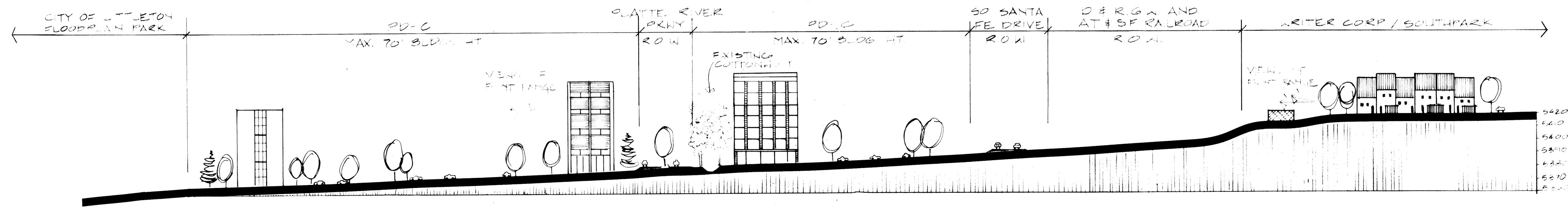
THIS SITE PLAN IS NOT A COMMITMENT TO BUILD EXACTLY AS SHOWN.
IT IS ILLUSTRATIVE OF THE CONCEPT AND QUALITY PROPOSED FOR THIS UNIQUE DEVELOPMENT.
THIS PLAN IS SUBJECT TO MARKET CONDITIONS AND CITY REGULATIONS AND STANDARDS.

date: 3-22-84
scale: 1" = 200'
drawn by: [signature]
checked by: [signature]
revisions: 7-30-84 9-28-84 12-3-84
sheet 6 of 7

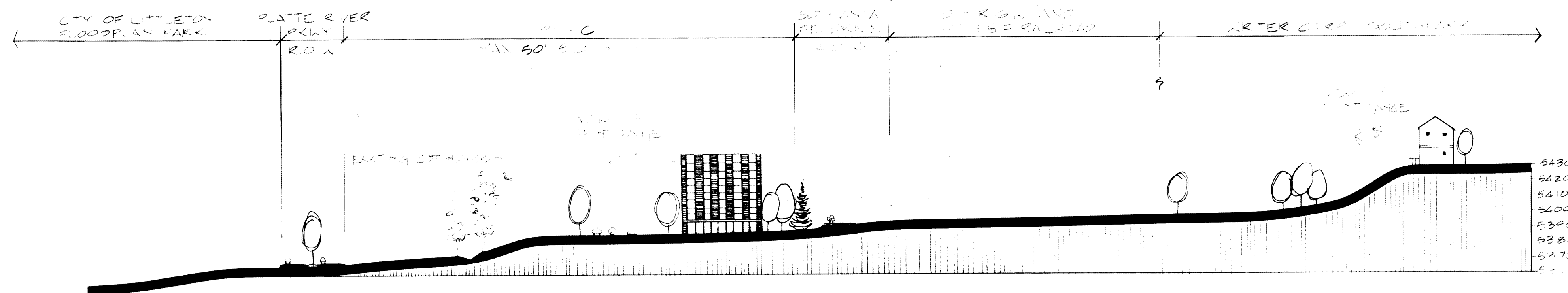
site planner:
Rahenkamp/Oldham Inc.
255 Washington
Denver, Co. 80203
(303) 744-7003

owner/developer:
K.C. Ensor Realty Co.
3100 So. Sheridan
Bear Valley Center
Denver, Co. 80227

Santa Fe Park Littleton, Co
CONCEPTUAL MASTER PLAN

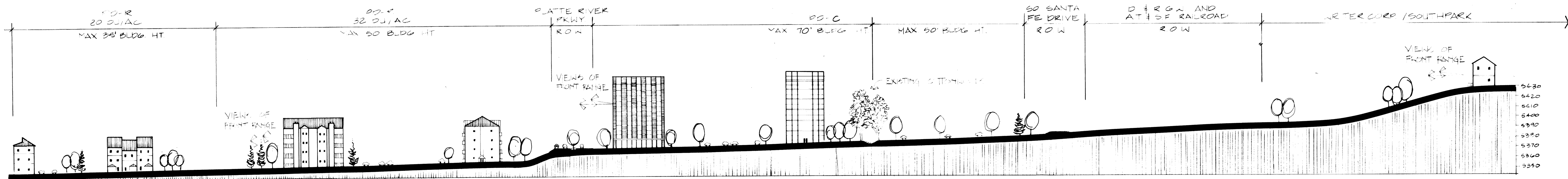


SECTION A



SECTION B

NOTE: BUILDINGS SHOWN ARE CONCEPTUAL AND REPRESENT THE MAXIMUM POSSIBLE BUILDING HEIGHTS. THE ACTUAL HEIGHTS MAY BE LESS.



SECTION C

date: 7-30-84
VERT. = 1" = 50'
scale: HORIZ. = 1" = 100'
drawn by: VES
checked by: KTS
revisions: 12-3-84
sheet 7 OF 7

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255 Washington
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Santa Fe Park Littleton, Co
SECTIONS