

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.

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;

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. Equipment 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 services;
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, hobbies, toys 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 parcel 'G'.

- 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 services;
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', 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 other eating establishments without drive-in facilities
22. Multipurpose stores, equipment and supply stores
23. Public and private nursery and day-care centers which outdoor area shall be enclosed by a six (6) foot perimeter fence
24. Public or private membership clubs
25. Public utility offices, 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.

- 26. Temporary turf company and associated uses
27. Theaters, auditoriums, public meeting places
28. Trade schools - electronics, medical and communications
29. Travel services
All of the listed uses and those of similar character and impact shall be evaluated entirely within an enclosed building. Any 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 use for P.D.-C zone parcel A will be restricted exclusively for an RFD Park and Ride facility provided, however, that if RD 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 PD plan for Parcels B, D, K, and F.

Site Standards

Minimum Open Space: 25% minimum
Minimum Lot Area: 10,890 sq. ft.
Maximum Height: Zone Parcels C, D, K, G: 50'
Zone Parcel F: 70'
Zone Parcel E: 150'

Table with 5 columns: Parcel, Area, Height, etc.

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. 30' min. (90' avg)
- Property Lines 20' min.
- 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. 30' min. (90' 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 Ch. 4' min. (35' avg)
- Parking & Private Roads (both sides) 5' min.
Distance Between Structures 15' min.

- ZONE PARCEL 'C'
Setback from R.O.W.'s
- So. Santa Fe Drive R.O.W. 10' min.
- Property Lines 20' min.
- Nichols Avenue R.O.W. 85' 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. 30' min.
- Property Lines 20' min.
- South Zone District Boundary 75' min.
- North Zone District Boundary 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. (110' avg)
- Platte River Parkway R.O.W. 25' min. (35' avg)
- Property Lines 20' min.
- North Zone District Boundary 20' 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 75' min.
- East Zone District Boundary 25' min. (35' avg)
- Parking & Private Roads 10' min.
Distance Between Structures 20' min.

- ZONE PARCEL 'J'
Setback from R.O.W.'s
- Platte River Parkway R.O.W. 15' min.
- North Zone District Boundary 20' min.
- Property Lines 20' min.
- South Zone District Boundary 75' 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.
- East Zone District Boundary 20' min.
- Parking & Private Roads 5' min.
Distance Between Structures 15' min.

- ZONE PARCEL 'A'
Setback from R.O.W.'s
- So. Santa Fe Drive R.O.W. 10' min.
- Ken Caryl Ave. R.O.W. 30' min. (90' avg)
- Property Lines 20' min.
- 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. 30' min. (90' 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 Ch. 4' min. (35' avg)
- Parking & Private Roads (both sides) 5' min.
Distance Between Structures 15' min.

- ZONE PARCEL 'C'
Setback from R.O.W.'s
- So. Santa Fe Drive R.O.W. 10' min.
- Property Lines 20' min.
- Nichols Avenue R.O.W. 85' 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. 30' min.
- Property Lines 20' min.
- South Zone District Boundary 75' min.
- North Zone District Boundary 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. (110' avg)
- Platte River Parkway R.O.W. 25' min. (35' avg)
- Property Lines 20' min.
- North Zone District Boundary 20' 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 75' min.
- East Zone District Boundary 25' min. (35' avg)
- Parking & Private Roads 10' min.
Distance Between Structures 20' min.

- ZONE PARCEL 'J'
Setback from R.O.W.'s
- Platte River Parkway R.O.W. 15' min.
- North Zone District Boundary 20' min.
- Property Lines 20' min.
- South Zone District Boundary 75' 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.
- East Zone District Boundary 20' min.
- Parking & Private Roads 5' 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 odors, 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 fumes or heat, constitute a fire hazard or may be edible or otherwise attractive to rodents and/or insects shall be stored only in closed containers.

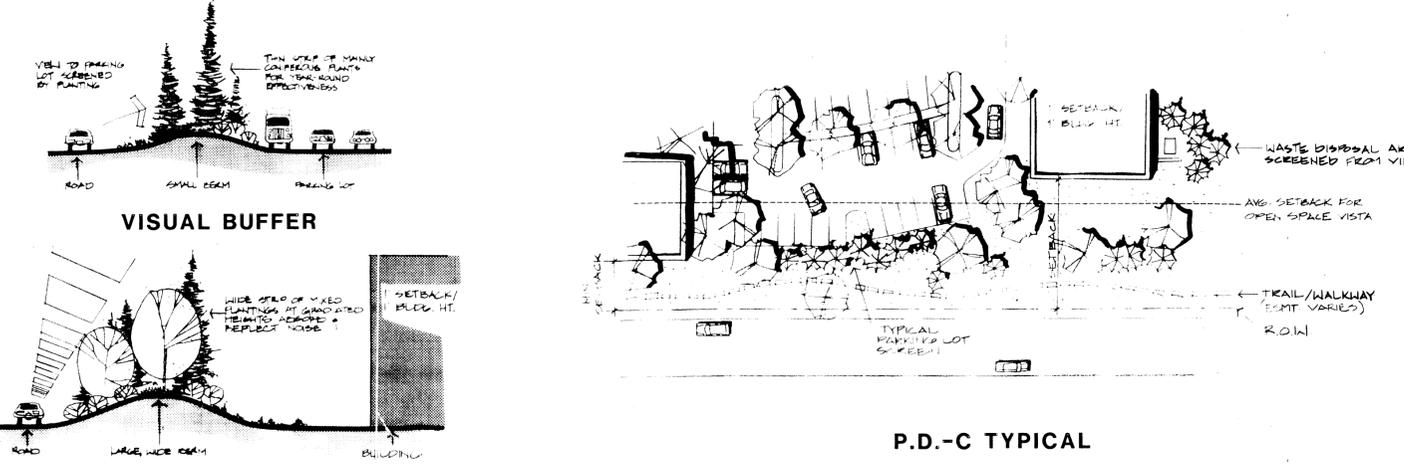
4. No toxic, corrosive, inflammable or explosive liquids, gases or solids shall be stored in bulk above ground. Liquid petroleum stored in tanks directly connected to furnaces or appliances located on the same lot shall be stored under the conditions set forth in the current Fire Prevention Code of the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

GLARE AND HEAT

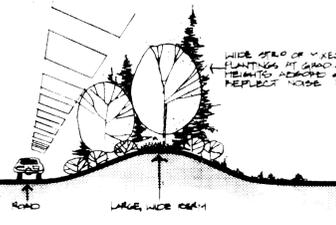
Any operation producing intense glare and/or heat, e.g., welding conducted as a regular function of an operation, shall be performed within an enclosure in such a manner as to be imperceptible along any lot line of such operation without instruments.

STANDARDS FOR MEASUREMENT

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



VISUAL BUFFER



P.D.-C TYPICAL

P.D.-R PERFORMANCE STANDARDS

Development Controls & Standards

Prior to the sale of any building unit, the developer or its assigns will organize one or more neighborhood, 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 building 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 Dod Clark Gulch)
Minimum Lot Area: No minimum
Maximum Height: Zone Parcel 'M': 50' max.
Zone Parcel 'N': 35' max.
Zone Parcel 'O': 35' max.
Zone Parcel 'P': 20' max.

Maximum Gross Density: Zone Parcel 'M': 32 DU/ac
Zone Parcel 'N': 32 DU/ac
Zone Parcel 'O': 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 20' min.
- 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.

- Setback from East Zone District Boundary 20' min.
- 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.

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

Public and Private Streets

Table with 5 columns: Name/Type, R.O.W. Width, Maximum Pavement Width, Median

GENERAL PROVISIONS

General Provisions

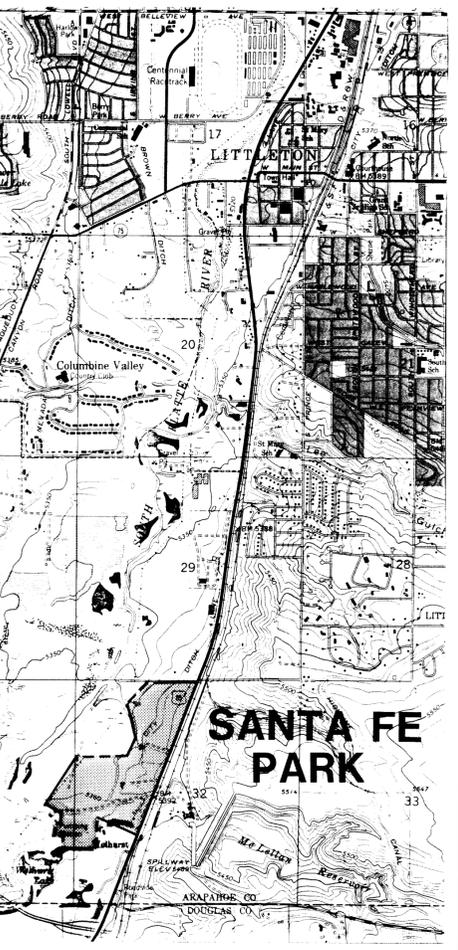
1. Transfers of residential densities, or of one use for another will be permitted among the development parcels if changes in the employment of market demand and absorption factors demonstrate the need for such transfers of phasing changes. All such proposed transfers of density or uses will be permitted 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 power, 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 contractor, all in conformity with the provisions of H-1-180, C.M.S., 1971.

VICINITY MAP

SCALE: 1:24,000



PROFESSIONAL CONSULTANTS:

Table with 2 columns: 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

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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

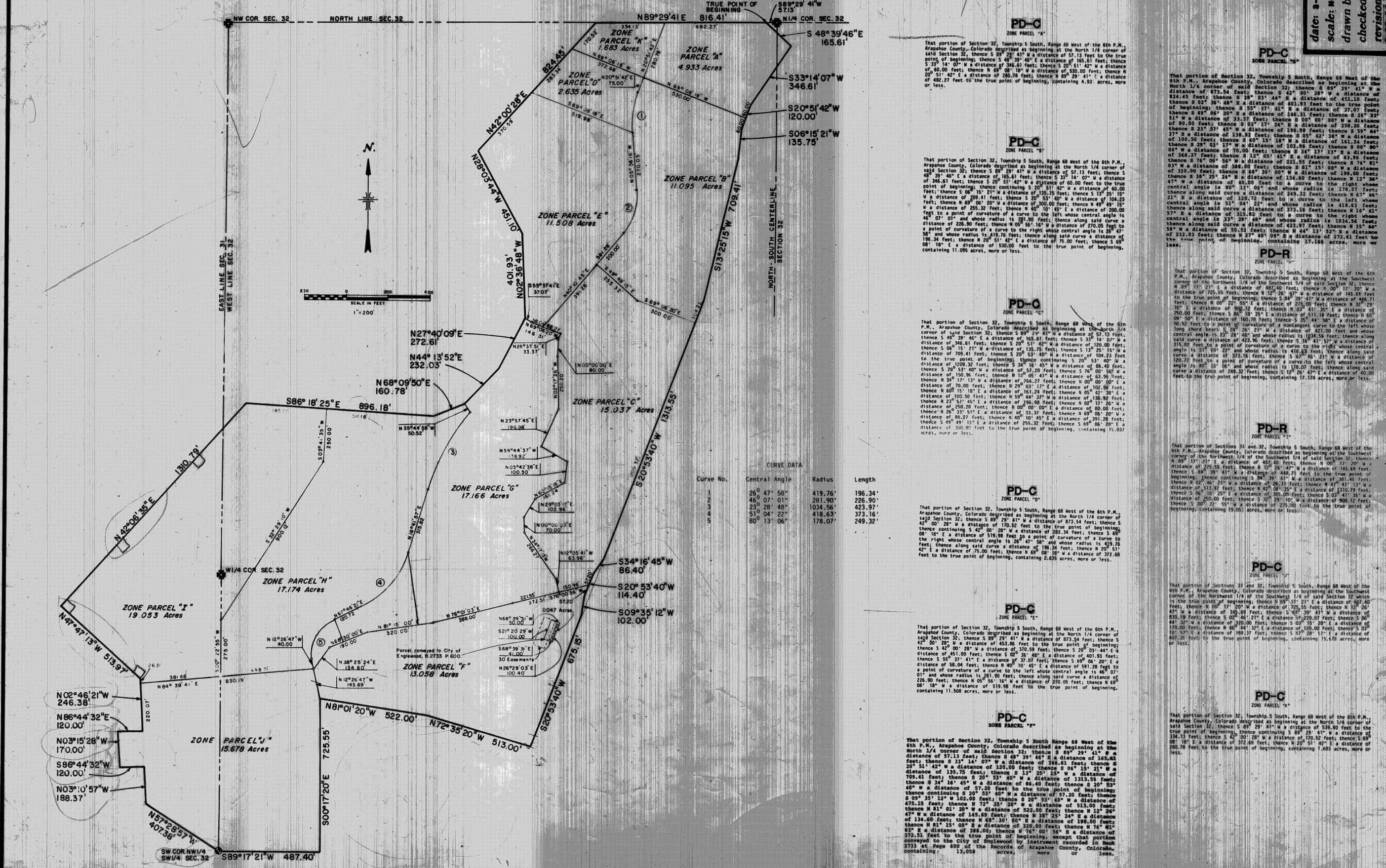
Santa Fe Park, Littleton, Co
DEVELOPMENT STANDARDS

ZONING MAP - SANTA FE PARK

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

ARAPAHOE COUNTY, COLORADO

date: 8-22-94
scale: NONE
drawn by: HEO
checked by: KJP
revisions: 17-30-94
8-28-94 18-94
sheet 3 of 7



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 57.13 feet to the true point of beginning; thence S 48° 39' 46" E a distance of 165.61 feet; thence S 33° 14' 07" W a distance of 346.61 feet; thence S 20° 51' 42" W a distance of 120.00 feet; thence S 06° 15' 21" W a distance of 135.75 feet to the true point of beginning, containing 4.93 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 57.13 feet to the true point of beginning; thence S 48° 39' 46" E a distance of 165.61 feet; thence S 33° 14' 07" W a distance of 346.61 feet; thence S 20° 51' 42" W a distance of 120.00 feet; thence S 06° 15' 21" W a distance of 135.75 feet to the true point of beginning, containing 11.095 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 57.13 feet to the true point of beginning; thence S 48° 39' 46" E a distance of 165.61 feet; thence S 33° 14' 07" W a distance of 346.61 feet; thence S 20° 51' 42" W a distance of 120.00 feet; thence S 06° 15' 21" W a distance of 135.75 feet to the true point of beginning, containing 15.037 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 57.13 feet to the true point of beginning; thence S 48° 39' 46" E a distance of 165.61 feet; thence S 33° 14' 07" W a distance of 346.61 feet; thence S 20° 51' 42" W a distance of 120.00 feet; thence S 06° 15' 21" W a distance of 135.75 feet to the true point of beginning, containing 17.166 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 57.13 feet to the true point of beginning; thence S 48° 39' 46" E a distance of 165.61 feet; thence S 33° 14' 07" W a distance of 346.61 feet; thence S 20° 51' 42" W a distance of 120.00 feet; thence S 06° 15' 21" W a distance of 135.75 feet to the true point of beginning, containing 17.174 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 57.13 feet to the true point of beginning; thence S 48° 39' 46" E a distance of 165.61 feet; thence S 33° 14' 07" W a distance of 346.61 feet; thence S 20° 51' 42" W a distance of 120.00 feet; thence S 06° 15' 21" W a distance of 135.75 feet to the true point of beginning, containing 19.053 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 57.13 feet to the true point of beginning; thence S 48° 39' 46" E a distance of 165.61 feet; thence S 33° 14' 07" W a distance of 346.61 feet; thence S 20° 51' 42" W a distance of 120.00 feet; thence S 06° 15' 21" W a distance of 135.75 feet to the true point of beginning, containing 11.508 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 Southwest corner of the Northwest 1/4 of said Section 32, thence N 89° 17' 21" E a distance of 487.40 feet; thence N 00° 17' 20" W a distance of 725.55 feet; thence N 12° 26' 47" W a distance of 145.69 feet to the true point of beginning; thence S 84° 09' 41" W a distance of 448.71 feet; thence N 00° 22' 55" E a distance of 275.00 feet; thence N 32° 29' 10" E a distance of 900.12 feet; thence N 03° 41' 35" E a distance of 250.00 feet; thence S 84° 18' 28" E a distance of 511.18 feet; thence N 50° 09' 50" E a distance of 160.78 feet; thence S 35° 44' 58" E a distance of 50.52 feet to the true point of beginning, containing 15.037 acres, more or less.

That portion of Sections 31 and 32, Township 5 South, Range 68 West of the 6th P.M., Arapahoe County, Colorado described as beginning at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 32, thence N 89° 17' 21" E a distance of 487.40 feet; thence N 00° 17' 20" W a distance of 725.55 feet; thence N 12° 26' 47" W a distance of 145.69 feet; thence S 84° 09' 41" W a distance of 448.71 feet to the true point of beginning; thence S 84° 18' 28" E a distance of 511.18 feet; thence N 50° 09' 50" E a distance of 160.78 feet; thence S 35° 44' 58" E a distance of 50.52 feet to the true point of beginning, containing 19.053 acres, more or less.

That portion of Sections 31 and 32, Township 5 South, Range 68 West of the 6th P.M., Arapahoe County, Colorado described as beginning at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 32, thence N 89° 17' 21" E a distance of 487.40 feet; thence N 00° 17' 20" W a distance of 725.55 feet; thence N 12° 26' 47" W a distance of 145.69 feet; thence S 84° 09' 41" W a distance of 448.71 feet to the true point of beginning; thence S 84° 18' 28" E a distance of 511.18 feet; thence N 50° 09' 50" E a distance of 160.78 feet; thence S 35° 44' 58" E a distance of 50.52 feet to the true point of beginning, containing 15.676 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 57.13 feet to the true point of beginning; thence S 48° 39' 46" E a distance of 165.61 feet; thence S 33° 14' 07" W a distance of 346.61 feet; thence S 20° 51' 42" W a distance of 120.00 feet; thence S 06° 15' 21" W a distance of 135.75 feet to the true point of beginning, containing 13.056 acres, more or less.

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**

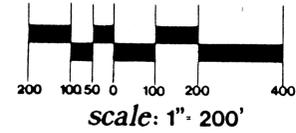
City of Littleton
2450 W. Main Street
Littleton, Colorado 80120

ARAPAHOE CO.
☆ A-2

**** Green Valley Turf Company**

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

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

**** City of Littleton Floodplain Park**

**** Estate**
LITTLETON
☆ PD-C

LEGEND

**** Current Land Use**

☆ **CURRENT ZONING**

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

Adjacent Land Owner

Contour Interval 1 Foot

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

ARAPAHOE CO.
☆ P.U.D. M.U.

**** Estate**

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

**** Green Valley Turf Company**

Dad Clark Gulch

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

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**

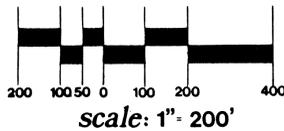
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scale: SCALE: 1" = 200'
drawn by: [signature]
checked by: [signature]
revisions: 7-30-84

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**

591
9/7



FEMA 100-yr
FLOODPLAIN
DATED 1989

UDFED 100yr
Floodplain
Limits
dated 1984

UDFED DAD CLARK
GULCH FLOODPLAIN

DAD CLARK
GULCH 100-yr
Floodplain

McLELLAN SPILLWAY



Land Use Summary

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

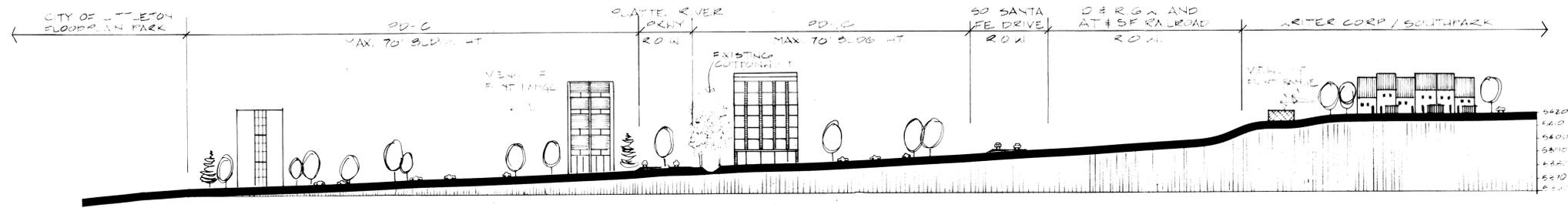
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 scale: 1" = 200'
 drawn by: H.C.B.
 checked by: H.C.B.
 revisions: 7-30-84
 9-26-84 9-28-84 12-3-84
 sheet 6 of 7

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

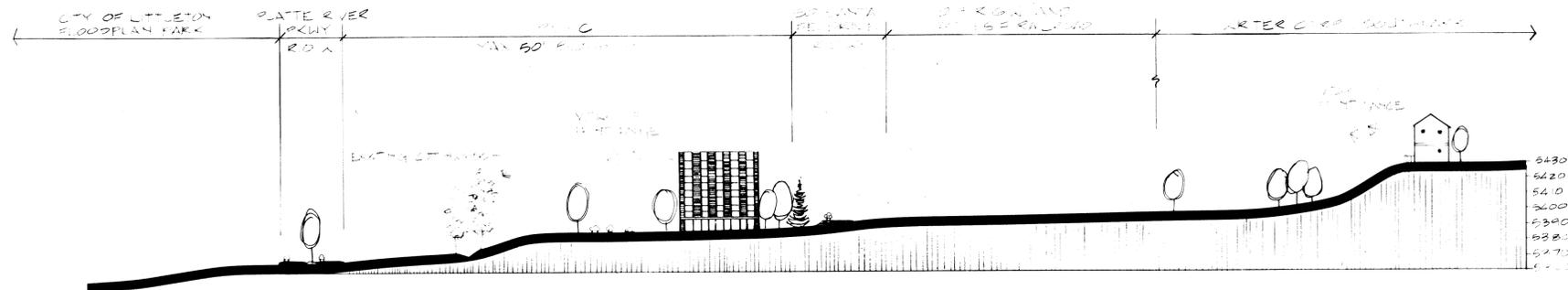
owner/developer:
K.C. Ensor Realty Co.
 3100 So. Sheridan
 Bear Valley Center
 Denver, Co. 80227

Santa Fe Park Littleton, Co
CONCEPTUAL MASTER PLAN

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.

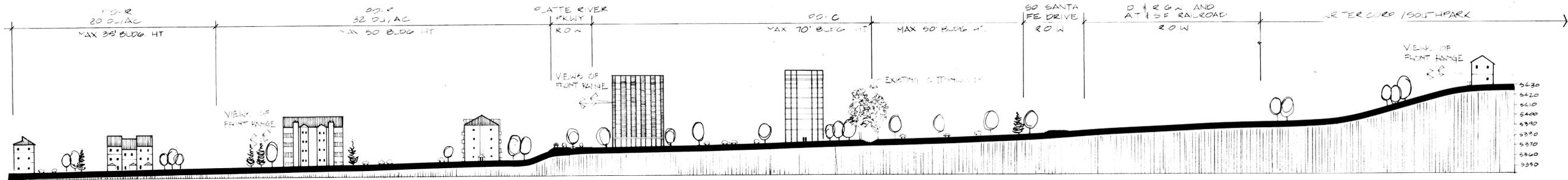


SECTION A



SECTION B

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



SECTION C

date: 7-30-84
 scale: VERT. = 1" = 50'
 HORI. = 1" = 100'
 drawn by: VLB
 checked by: KTB
 revisions: 12-3-84

Sheet 7 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
 SECTIONS