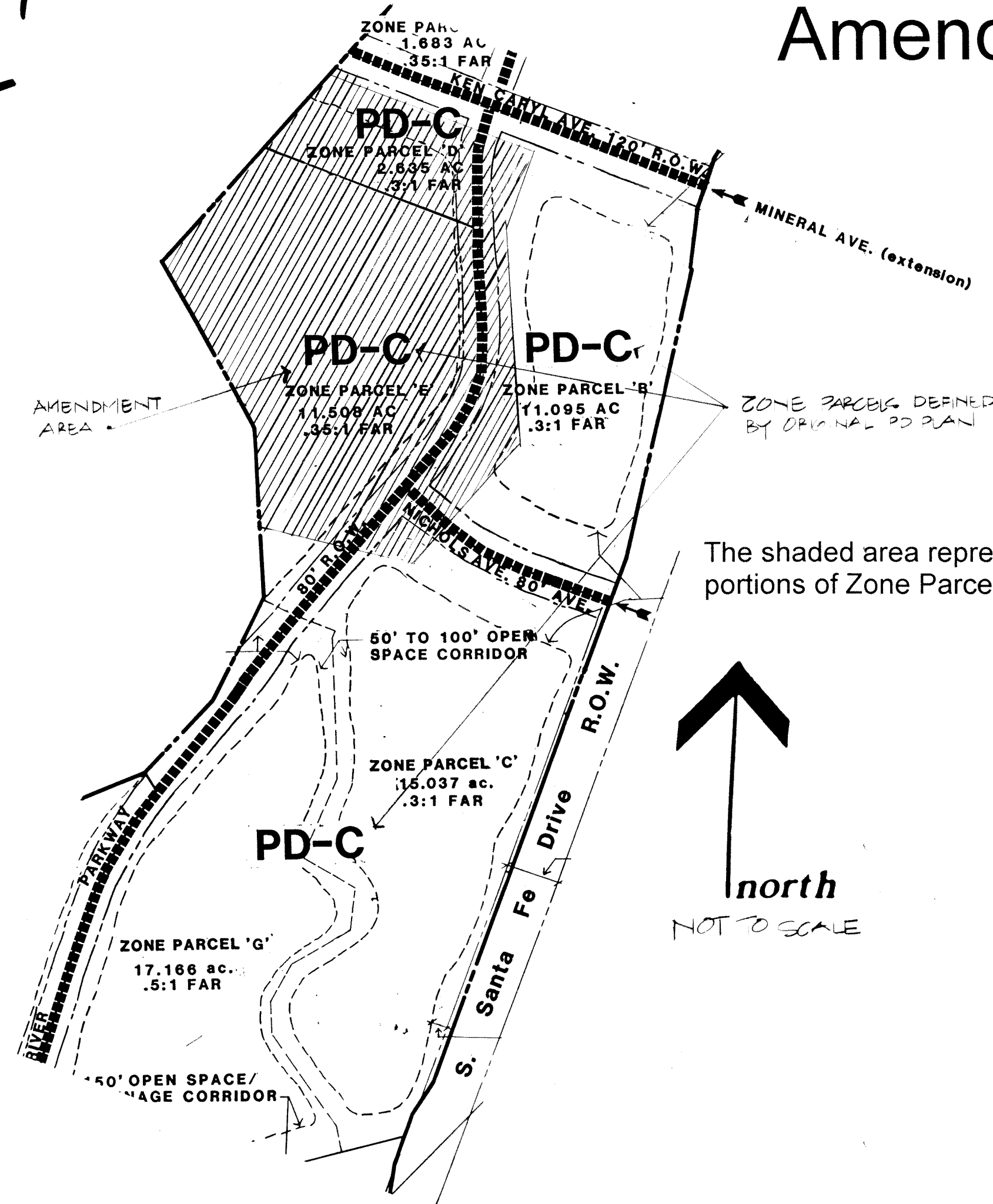


591
1/2

Amendment to Santa Fe Park Planned Development Plan



The shaded area represents the Zone Parcels and portions of Zone Parcels affected by this Amendment.

LEGAL DESCRIPTION

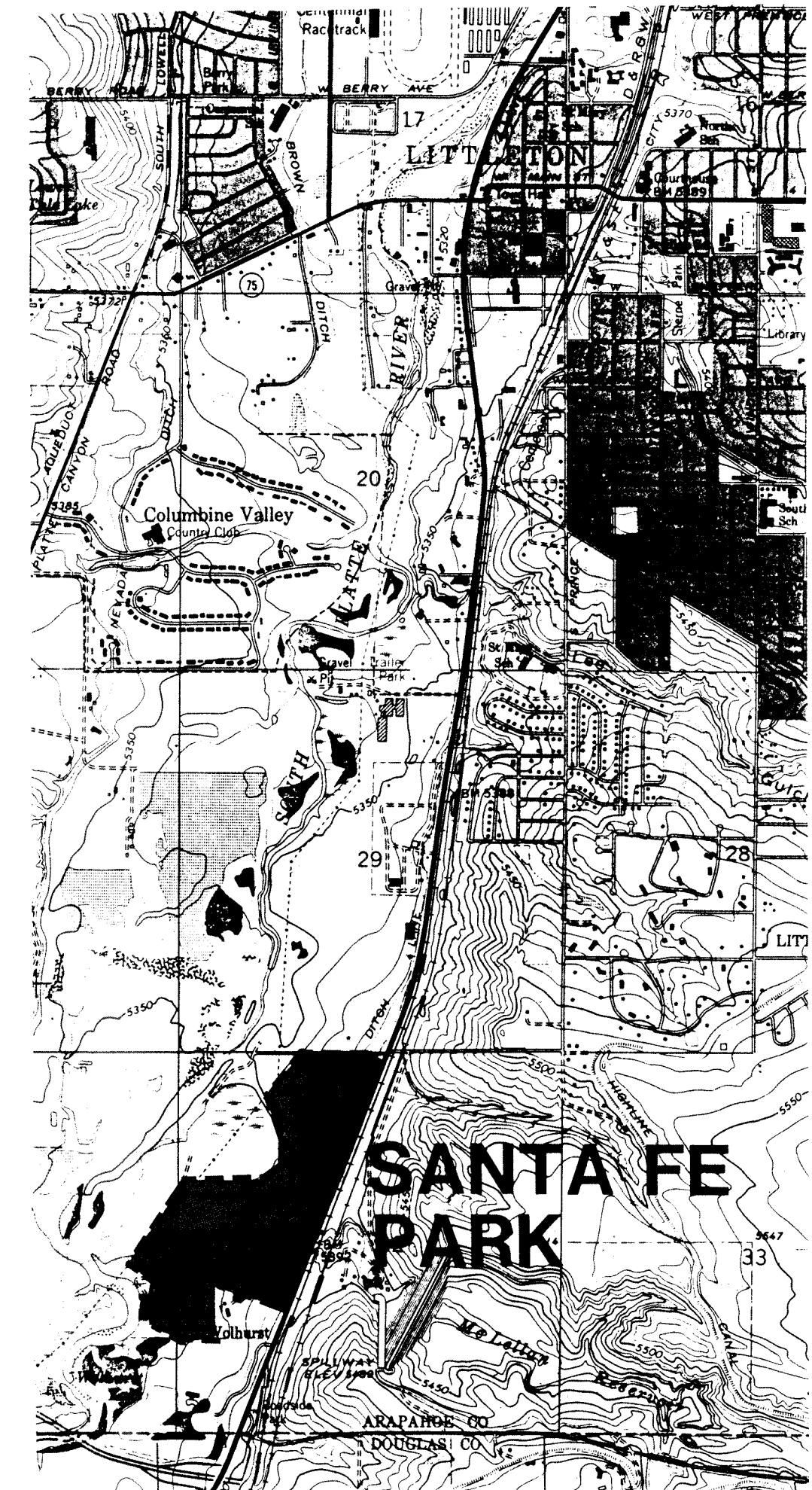
A PARCEL OF LAND LOCATED IN SECTION 32 TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE S 89°29'41" W ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 32, 873.54 FEET; THENCE S 42°00'28" W, 177.96 FEET TO A POINT ON THE CENTER LINE OF MINERAL AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING S 42°00'28" W, 646.49 FEET; THENCE S 28°03'44" E, 451.10 FEET; THENCE S 02°36'48" E, 200.00 FEET; THENCE S 76°00'18" E, 350.00 FEET; THENCE N 61°41'12" E, 340.35 FEET; THENCE N 01°30'00" W, 500.00 FEET; THENCE N 20°20'35" E, 264.64 FEET TO A POINT ON THE CENTER LINE OF MINERAL AVENUE; THENCE N 69°39'25" W, 462.39 FEET TO THE POINT OF BEGINNING. CONTAINING 14.851 ACRES.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS D. STAAB, PLS 2596
FOR AND ON BEHALF OF
P.R. FLETCHER & ASSOCIATES, INC.
2135 SOUTH CHERRY STREET
DENVER, COLORADO 80222



Vicinity Map

Scale: 1:24,000 North

Purpose of Amendment:

The purpose of this amendment is to add: golf driving range; practice putting green; miniature golf; batting cages/range; croquet courts; ball fields; hard surface courts; and accessory uses as necessary, including a pro shop and snack bar associated with the golf driving range; to the list of permitted uses for the PD-C Zone Parcels D and E, and portions of Zone Parcels B and C, as described by the legal description and shaded portion of this plan.

All applicable design standards and general provisions of the Santa Fe Park Planned Development Plan, as recorded on the 22nd day of May, 1985 in Book 83, Pages 62-67 at Reception No. 2535023 in Arapahoe County, Colorado shall apply to this Amendment.

Additional Restrictions:

- All landscaping materials shall be approved by the City so as to not interfere with native species within the Littleton South Platte Floodplain Park adjacent to this property to the west.
- Operation shall close not later than 10:30 p.m.

I, Edna R. Ensor, Mary Edith Wilkins, Kenton C. Ensor, Jr., Barbara F. Ensor and The K.C. Ensor Jr. Trust, 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. Further, the City of Littleton is hereby granted permission to enter said property for the purposes of conducting inspections to establish compliance of the development of the property with on-site improvements including, but not limited to, landscaping, drainage facilities, parking areas, and trash enclosures. If, upon inspection, the City finds deficiencies in the on-site improvements and, after proper notice, the developer shall take appropriate corrective action. Failure to take such corrective action specified by the City shall be grounds for the City to apply any or all of any required financial assurances to cause the deficiencies to be into compliance with this PD Plan, or with any subsequent amendments hereto.

Edna R. Ensor
Edna R. Ensor
Mary Edith Wilkins
Mary Edith Wilkins
Kenton C. Ensor, Jr.
Kenton C. Ensor, Jr.
Barbara F. Ensor
Barbara F. Ensor
P.R. Fletcher
The K.C. Ensor Jr. Trust

Suscribed and sworn to before me this 2nd day of September 19 93.

Witness my hand and official seal.

My commission expires 12/13/94
[Signature]
Notary Public

APPROVED AS TO FORM:

City Attorney [Signature] 9/9/93

Approved this 15th day of June, 19 93, 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 1:41 PM, on the 15 day of September, A.D. 19 93, in Book 109, Page 177478, Map 93-124297, Reception

[Signature]
County Clerk and Recorder

BY:

[Signature]
Deputy

NOT COMPARED

State of Colorado } ss.
County of Arapahoe }
Instrument of which this is a pur
tated duplicate was filed in my office
on day of SEP 15 19 93
County Clerk

date: 3-22-93
scale: 1"=200'
drawn by: [Signature]
checked by: [Signature]
revisions: ES
sheet 1 of 2

site planner:
Oldham Planning & Design Associates, Inc.
11111 E. 1st Ave., Suite 200
Denver, CO 80231
P.O. Box 222, Littleton, CO 80160

owner/developer:
K.C. Ensor Realty
P.O. Box 246
Littleton, CO 80160

Santa Fe Park Littleton, Co
PD PLAN AMENDMENT

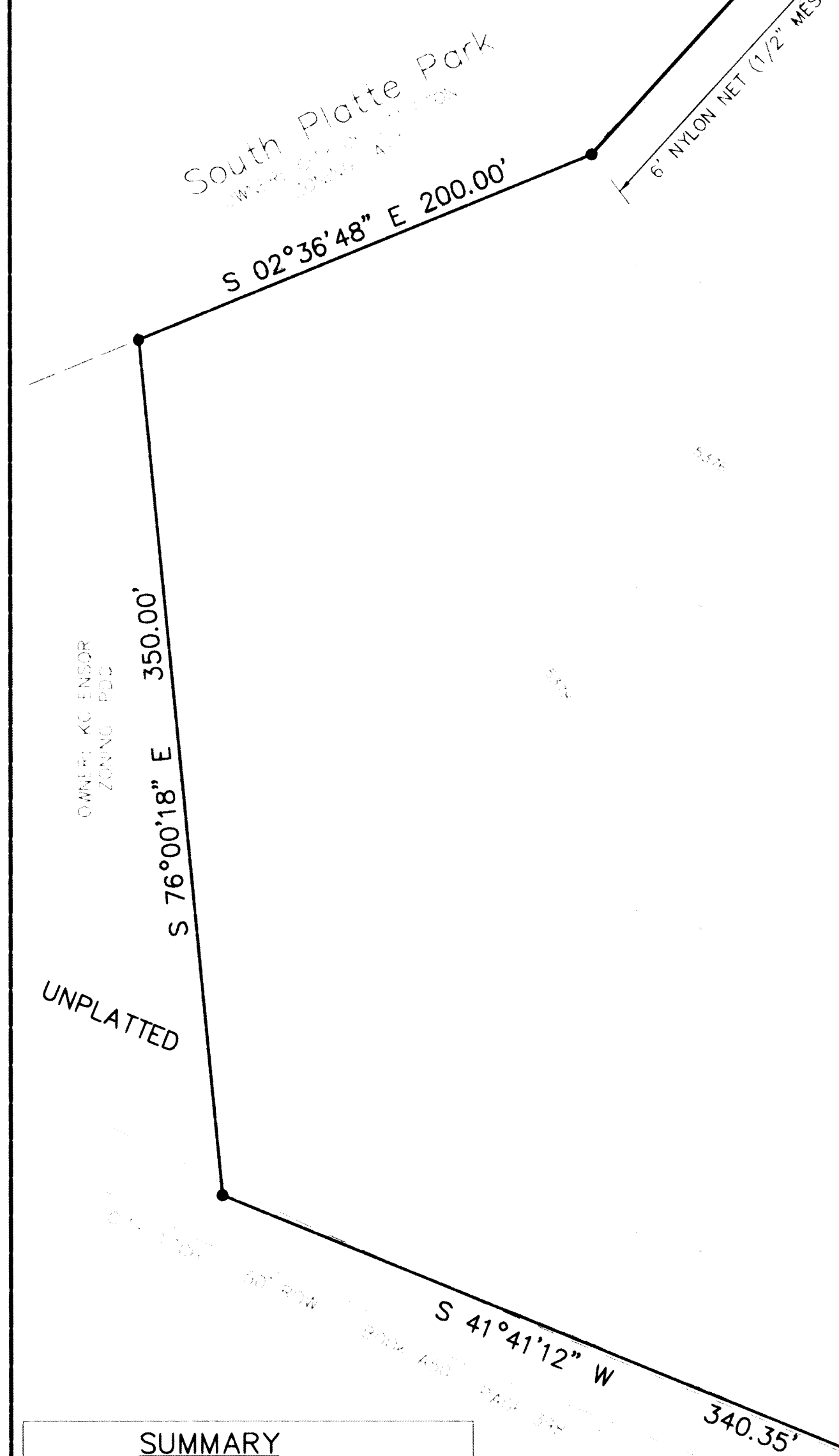
591
2/2

SANTA FE PARK DRIVING RANGE WEST MINERAL AVE. LITTLETON COLORADO

Applicant:
K.C. ENSOR
7755 S. SANTA FE
LITTLETON CO. 80120

Engineer:
P.R. FLETCHER & ASSOC.
2135 S. CHERRY ST. SUITE 310
DENVER CO. 80222

- NOTES:
- ADDITIONAL NETTING WILL BE INSTALLED IN FUTURE IF THERE ARE DEMONSTRATED INSTANCES OF GOLF BALLS TRAVELING INTO SOUTH PLATTE PARK.
 - THE OWNER AGREES TO CONTRIBUTE \$1,000 FOR SHRUBS TO BE PLANTED AT SELECTED LOCATIONS ALONG THE BOUNDARY WITH SOUTH PLATTE PARK, WHERE NECESSARY, PLANTINGS WILL BE ALLOWED ON THE OWNER'S PROPERTY. THE SHRUBS WILL BE INSTALLED AND MAINTAINED BY SOUTH SUBURBAN PARK AND RECREATION DISTRICT. THE OWNER FURTHER AGREES TO CONDUCT MINOR GRADING AT THE SOUTHWEST CORNER OF THE DRIVING RANGE TO PREVENT EROSION FROM IRRIGATION.
 - THE CONSTRUCTION TRAFFIC TO AND FROM THIS SITE MUST NOT USE MINERAL AVE. EAST OF SANTA FE DRIVE.
 - STRIPING CHANGES WILL NEED TO BE DONE ON THE NORTH SIDE OF THE INTERSECTION OF MINERAL AND SANTA FE PARK ENTRY AS ONE LANE NEEDS TO BE DESIGNED AS A SOUTHBOUND THRU LANE.
 - IN THE EVENT ERRANT GOLF BALLS SHOULD INTERFERE WITH DITCH MAINTENANCE AND/OR CREATE SAFETY HAZARDS, FENCING MAY BE REQUIRED TO BE INSTALLED ALONG THE CITY DITCH. SUCH FENCING SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF LITTLETON AND THE CITY OF ENGLEWOOD.



SITE AREA
14.16 AC

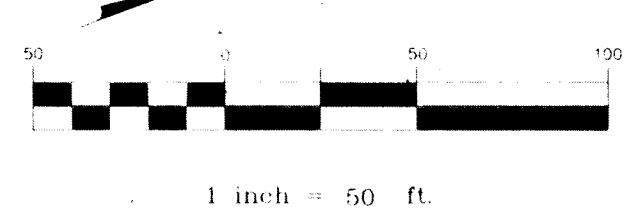
LOT 1
BLOCK 1

SUMMARY	
SITE AREA	14.16 AC
GROSS FLOOR AREA	24,400 SF
ROAD FRONT	247' 0\"/>

No.	Description	Revisions	Date By

Designed By
GO
Cad. Opr.
SDeLong
Checked By
ER
Scale
1" = 50'

P.R. FLETCHER & ASSOCIATES, INC.
Civil Engineering • Land Surveying • Construction Administration
2135 South Cherry Street, Suite 310
Denver, Colorado 80222 (303) 758-4058 FAX: (303) 758-4028



UNPLATTED
OWNER: K.C. ENSOR
ZONING: PD-C

South Platte Park
OWNER: CITY OF LITTLETON
ZONING: A-1

SANITARY
SEWER
EASEMENT

EXIST. 33" SAN. SEWER
PSCC ESM
BK. 1041, PG. 417
BK. 1048 PG. 120

ROW VARIES 125' MIN.
MINERAL AVENUE ROW
BK. 5554 PG. 462

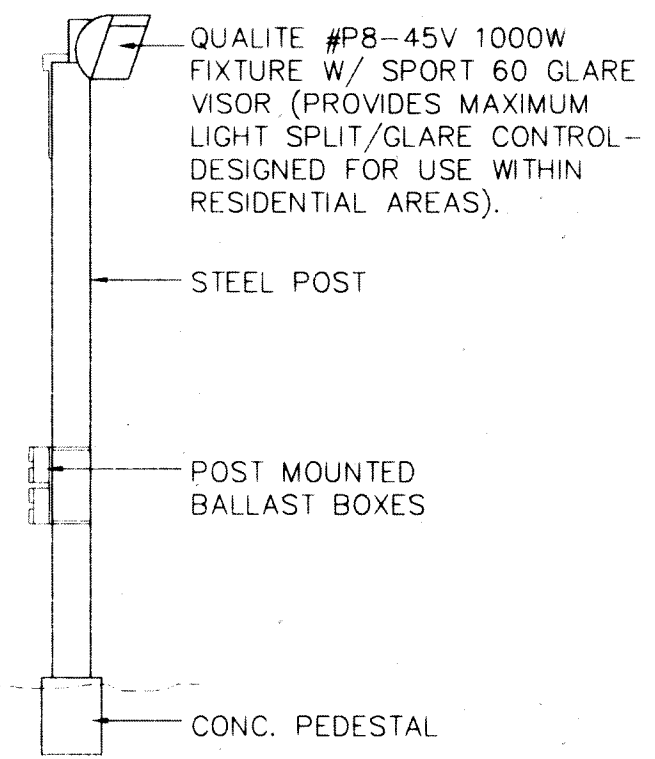
POINT OF
BEGINNING

Mineral Ave.

I, K.C. Ensor, OWNER, OR DESIGNATED AGENT THEREOF, DO HEREBY AGREE THAT THE DESCRIBED PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE USES, RESTRICTIONS, AND CONDITIONS CONTAINED WITHIN THIS SDP. FURTHER, THE CITY OF LITTLETON IS HEREBY GRANTED PERMISSION TO ENTER ONTO SAID PROPERTY FOR THE PURPOSES OF CONDUCTING INSPECTIONS TO ESTABLISH COMPLIANCE OF THE DEVELOPMENT OF THE PROPERTY WITH ON-SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, DRAINAGE FACILITIES, PARKING AREAS, AND TRASH ENCLOSURES. IF, UPON INSPECTION, THE CITY FINDS DEFICIENCIES IN THE ON-SITE IMPROVEMENTS AND, AFTER PROPER NOTICE, THE DEVELOPER SHALL TAKE APPROPRIATE CORRECTIVE ACTION. FAILURE TO TAKE SUCH ACTION SPECIFIED BY THE CITY SHALL BE GROUNDS FOR THE CITY TO APPLY ANY OR ALL OF ANY REQUIRED FINANCIAL ASSURANCE TO CAUSE THE DEFICIENCIES TO BE INTO COMPLIANCE WITH THIS SDP, OR WITH ANY SUBSEQUENT AMENDMENTS HERETO.

SIGNATURE OF OWNER OR AGENT: K.C. Ensor
SUBSCRIBED AND SWORN BEFORE ME THIS 5TH DAY OF January, 1994
WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES 2/13/97 NOTARY PUBLIC: [Signature]
APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE THIS 16 DAY OF November, 1993
COMMUNITY DEVELOPMENT DEPARTMENT: [Signature]
PUBLIC SERVICE DEPARTMENT: [Signature]
CITY MANAGER'S OFFICE: [Signature]
BUSINESS/INDUSTRY AFFAIRS DEPARTMENT: [Signature]

LEGEND	
	EXIST GROUND CONTOURS
	PROPOSED CONTOURS
	SPILL CURB (TYPE 3)
	CATCH CURB (TYPE 3)
	EXISTING CURB & GUTTER
	EXISTING ELEV.
	PROPOSED ELEV.
	PROPOSED SILT FENCE
	PROPOSED PAVED AREA
	PROPOSED RAIL FENCE
	PROPOSED LIGHTS
	PROPOSED SIGNS
	PROPOSED FIRE HYDRANT
	PROPOSED LANDSCAPE AREA



STATE OF COLORADO } ss
County of Arapahoe }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED FOR RECORD IN MY OFFICE AT 4:28
O'CLOCK P.M. FEB 11 1994 AND
RECORDED PAGE 86-89
MARJORIE DODD
CLERK OF RECORDS
FEE \$ 40.00

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN SECTION 32 TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE S 89°29'41" W ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 32, 873.54 FEET; THENCE S 42°00'28" W, 245.73 FEET TO A POINT ON THE SOUTH LINE OF MINERAL AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING S 42°00'28" W, 578.70 FEET; THENCE S 28°03'44" E, 451.10 FEET; THENCE S 02°36'48" E, 200.00 FEET; THENCE S 76°00'18" E, 350.00 FEET; THENCE N 41°41'12" E, 340.35 FEET; THENCE N 01°30'00" E, 500.00 FEET; THENCE N 20°20'35" E, 201.64 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MINERAL AVENUE; THENCE N 69°39'25" W, 487.42 FEET TO THE POINT OF BEGINNING. CONTAINING 14.16 ACRES.

SANTA FE PARK FILING NO. 1

FINAL SITE DEVELOPMENT PLAN

Project No. 619
Date 10/11/93
Sheet 1 OF 1

111-86