

B O W - M A R E S T A T E S D E V E L O P M E N T P L A N

PROJECT NO.
88-007

APPROVALS

Fairfield Homes, Owner, 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.

Kenneth M. Stojinski
signature of Owner

Subscribed and sworn to before me this 17th day of May, 1989
Witness my hand and official seal.

My commission expires 2-6-91
Loennie E. Watson
Notary Public

APPROVED AS TO FORM

City Attorney _____

Approved this _____ day of _____, 19____ by the Littleton City Planning Commission.

Attest _____

Commission Secretary _____

Approved this _____ day of _____, 19____ by the Littleton City Council.

Attest _____ Council President

Attest _____

City Clerk _____

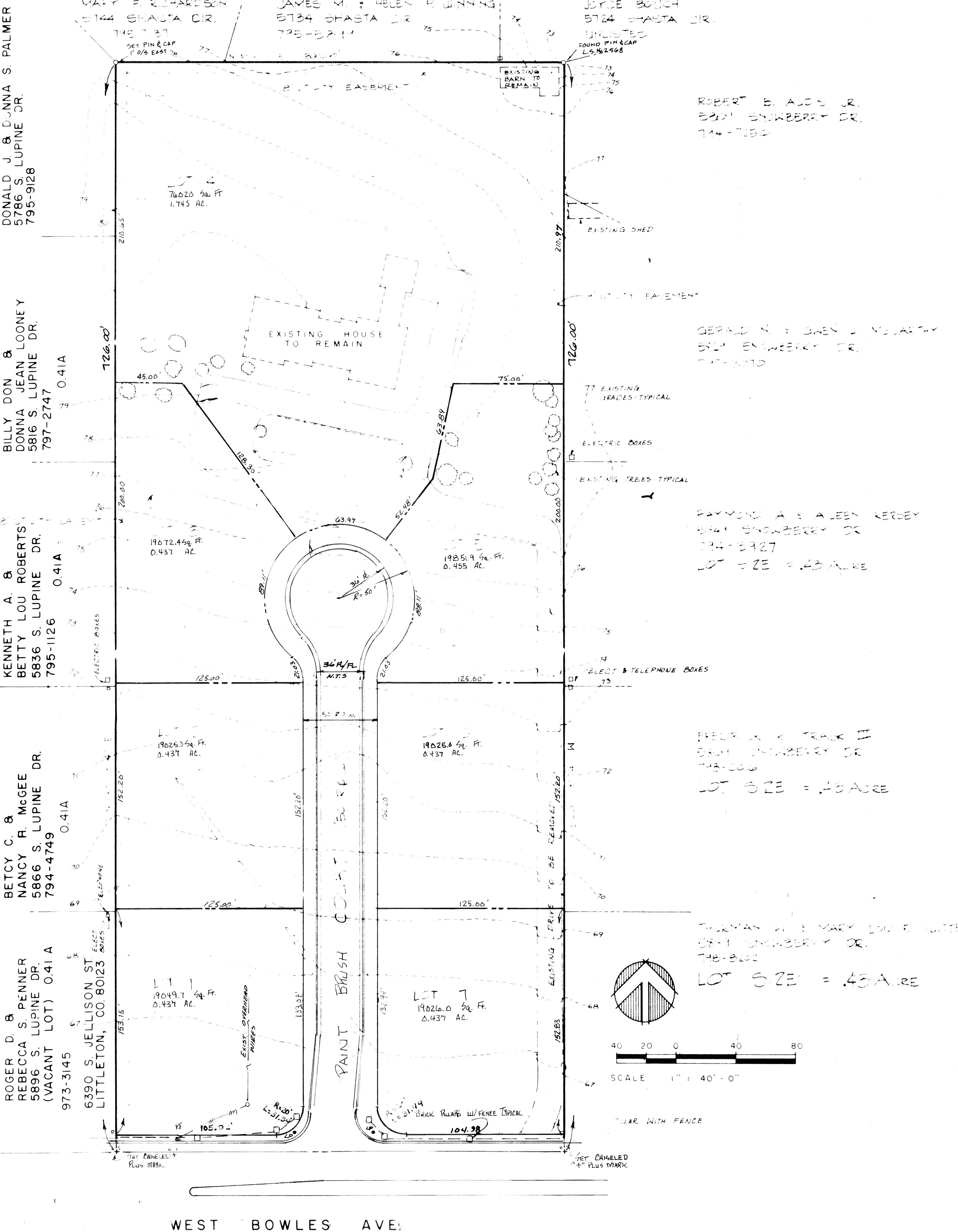
This document was filed for records in the office of the County Clerk and Recorder of _____ County at _____ M. on the _____ day of _____ A.D. 1985, in Book _____, Page _____.

County Clerk and Recorder _____

Deputy _____

APPROVED BY:

[Signature]
DIR. OF COMM. DEV. DEPT.



DEVELOPMENT OBJECTIVES

It is the intent of the Owner to develop the property into single family lots which will be compatible with the surrounding neighborhood and the Comprehensive Plan, as it specifically relates to Littleton's Goddard Neighborhood Goals:

1. Preserving existing neighborhood character by plating the existing single family lot into seven lots of comparable size with the surrounding homes and by pursuing the inclusion of this property within the existing homeowners association of Bow-Mar South.
2. Enhance the overall quality of neighborhood life by providing an infill development of compatible land use and density.
3. Continue current policy of Bowles widening and / or improvements by conforming to the current desires of Littleton as it specifically relates to the improvements along W. Bowles Ave. on the south property line.

LAND USE & COVENANTS

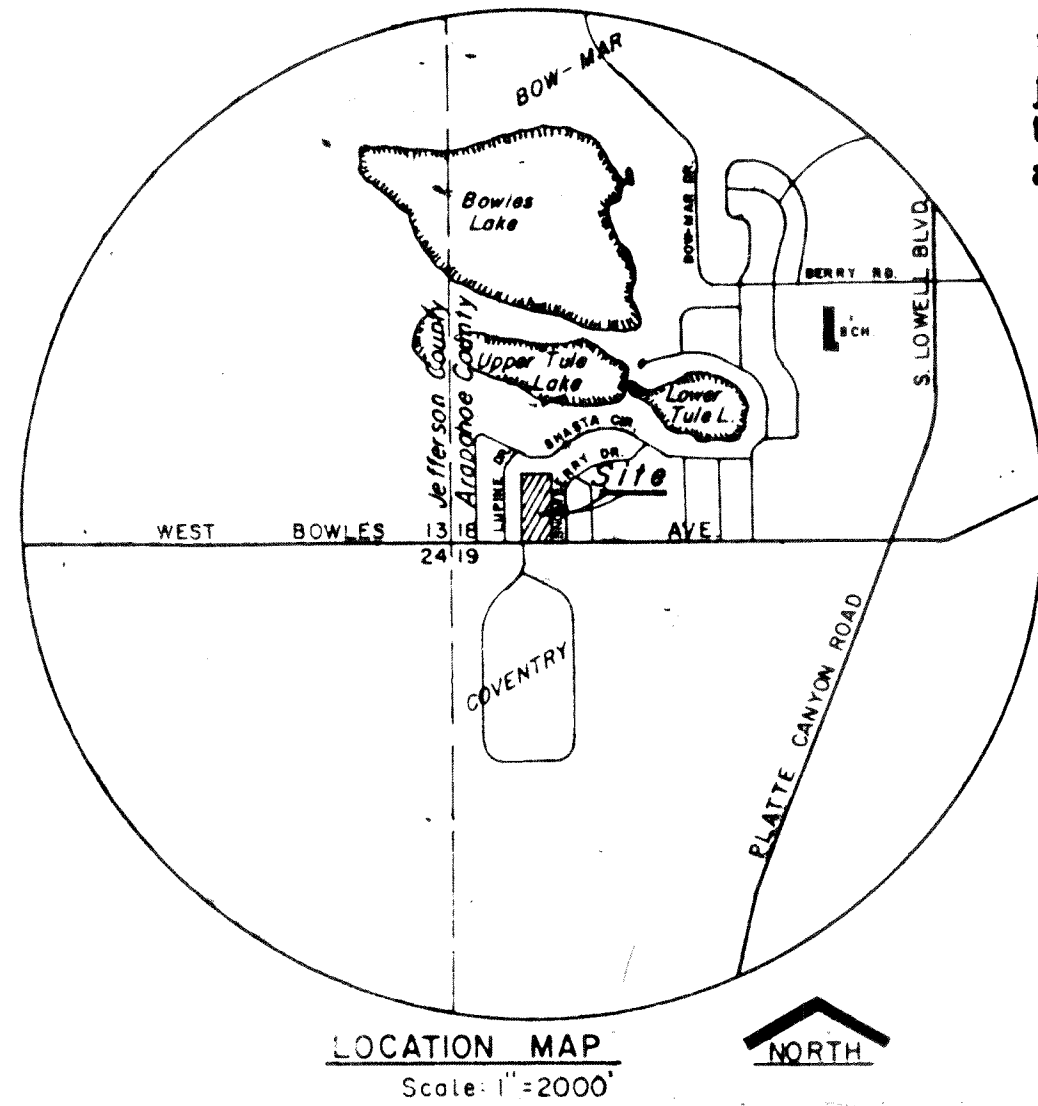
1. Proposed Land Use to be Single Family Residences. All of the lots shown on recorded plat of Bow-Mar Estates shall be known and described as residential lots.
 - a. One Single family dwelling unit / lot.
 - b. Total land area 4.93 acres, with seven residential lots @ 0.54A.
 - c. Maximum density of 1 unit per 0.46A Gross.
 - d. Proposed min. land area to be covered by structures = 2,000sf/ undeveloped lot for single story ranch style homes and 1,600 sf/ undeveloped lot for two story style homes, (lot #4 is existing and shall remain).
 1. Minimum Open Space will be 50%.
 - e. Maximum building height shall be 30 ft.
 - f. Minimum lot area is 0.43A or 19,000 s.f.
 - g. Setbacks: front yard.....25 ft.
rear yard.....20 ft.
east/south side.....10 ft.
west/north side.....5 ft.
 - h. Two spaces/dwelling shall be provided for off-street parking. Visible parking or storage or travel homes or boats will not be allowed.
2. Exterior building material shall be a minimum of 20% brick or stone. No masonite, plywood, or aluminum siding will be allowed.
3. Visible antennas or satellite dishes will not be allowed.
4. No structure whatever other than a private, single-family dwelling together with an accessory structure as permitted by current R-1 zone standards.
5. No elevated tanks of any kind shall be erected, placed, or permitted upon the lots. Any tanks for use in connection with any residence on the lots, including tanks for storage of gas, fuel oil, must be buried or kept screened by adequate planting to conceal them from neighboring lots, streets, or from view of adjoining lots.
6. All clothes lines, equipment, service yards, woodpiles, or storage piles shall be kept screened by adequate planting so as to conceal them from view of neighboring lots, streets, or adjoining lots. All rubbish, trash, or garbage shall be removed from the lots and shall not be allowed to accumulate and shall not be burned thereon.
7. No store, office, or business of any kind or character shall be permitted or conducted in or from any residence on the lots.
8. No livestock or poultry shall be kept on any of the lots. No temporary living quarters or other out-buildings shall be placed, erected or occupied in any manner on the lots at any time prior to completion of the permanent dwelling.
9. No lot shall be re-subdivided into smaller lots nor conveyed or encumbered in any less than 0.43 Ac. As specified in section 1 Above.

LEGAL DESCRIPTION

That Portion of the South 1/2 of Section 18, Township 5 South, Range 68 West of the Sixth Principal Meridian bounded and described as follows: Beginning at a point on the South line of said Section 18, 1,025 feet East of the Southwest Corner of said Section, thence North parallel to the West line of said Section 726 feet; thence West parallel to the South line of said section, 300 feet; thence South parallel to the West line of said section, 726 feet to a point on the South line of said section; thence East along the said South line of Section 18, 300 feet, more or less to the Point of Beginning.

EXCEPT:

A Parcel of land ten (10.00) feet width located in that Parcel of Land described in Book 4348 at Page 393, Arapahoe County records and graphically shown on Bow-Mar Estates Development Plan as recorded on Dec. 3, 1985 in Plat Book 87 at Page 20 under Reception No. 2607531, Arapahoe County Records, said Parcel situated in the Southwest 1/4 of Section 18, Township 5 South, Range 68 West of the Sixth Principal Meridian, City of Littleton, County of Arapahoe, State of Colorado, described as follows: Beginning at a point on the South line of the Southwest 1/4 of said Section 18, 725.00 feet East of the Southwest corner of said Southwest 1/4; thence northerly parallel with the West line of said Southwest 1/4, 10.00 feet to a point 10.00 feet, as measured at right angles northerly from said South line; thence easterly, parallel with the south line of said Southwest 1/4, 300.00 feet to the East line of said Parcel described in Book 4348 at Page 393; thence southerly, parallel with the West line of said Southwest 1/4, along the East line of said Parcel, 10.00 feet to the South line of said Southwest 1/4; thence westerly, along said South line, 300.00 feet to the Point of Beginning, County of Arapahoe, State of Colorado.



SURVEYOR'S CERTIFICATE
I, Richard A. Gossett a Registered Professional Land Surveyor in the State of Colorado do hereby certify that the survey represented herein was made under my supervision and the monuments shown thereon actually exist, and accurately represents said survey.

Richard A. Gossett
Richard A. Gossett L.S. No. 7361
DATE: 3-89

Amendment Prepared By
BELL SURVEYING COMPANY
500 Kalamath St. Denver, Co. 80204
(303) 629-0165 - MAY, 1989

BOW - MAR ESTATES
 FORMERLY 4811 WEST BOWLES AVENUE
 GENERAL PLAN

DATE MARCH 21, 1985
 REVISIONS MAY 7, 1985
 JULY 3, 1985

B.R.T. ARCHITECTS, P.C.
 7333 W. JEFFERSON AVE., LAKEWOOD, COLORADO 80235
 (303) 980-0997

