

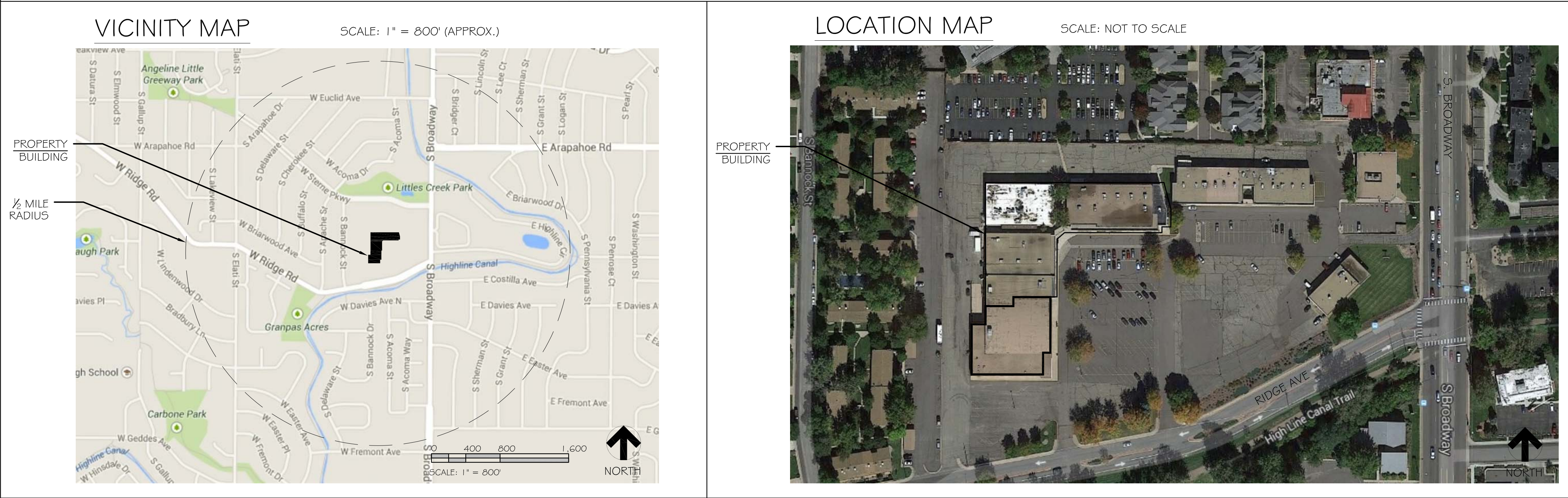
BROADRIDGE PLAZA SHOPPING CENTER

PLANNED DEVELOPMENT OVERLAY

CASE NO. PD014-0002 (REZ14-0001)

CITY OF LITTLETON, ARAPAHOE COUNTY, STATE OF COLORADO

6905 SOUTH BROADWAY - LITTLETON, CO 80122



LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 27, 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: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 5, BROADRIDGE PLAZA FILING NO. 2, A RECORDED SUBDIVISION IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 (BEING THE BASIS OF BEARINGS) N78°A50'E, A DISTANCE OF 412.30 FEET; THENCE N0°02'W, A DISTANCE OF 530.40 FEET; THENCE S89°58'W, A DISTANCE OF 406.48 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE ALONG THE WESTERLY LINE OF SAID LOT 1, S0°13'E, A DISTANCE OF 610 FEET TO THE TRUE POINT OF BEGINNING; SAID PARCEL CONTAINS 231,775 SQUARE FEET, OR 5.32 ACRES, MORE OR LESS.

PROJECT TEAM:

OWNER / APPLICANT
TRANSMARK COMPANY
CONTACT: STEVE SCANNELL
PMB 317
5910 S. UNIVERSITY BLVD. #C-18
GREENWOOD VILLAGE, CO 80121
303-717-4752
STEVE@TRANSMARKCOMPANY.COM

TENANT
YOUFIT HEALTH CLUBS
CONTACT: JASON STROSS
JASONS@WESTCENTRALFLA.COM

ARCHITECT / CONSULTANT
ARCWEST ARCHITECTS, INC.
CONTACT: ROBIN ADAMS
2406 W. 32ND AVENUE
303-455-7741
RADAMS@ARCWESTARCHITECTS.COM

NOTES:

- THE INTENT OF THIS INFORMATION IS TO GARNER APPROVAL TO REZONE THE PORTION OF THE BROADRIDGE SHOPPING CENTER AT 6905 SO. BROADWAY FROM THE CURRENTLY RECORDED B-1 (NEIGHBORHOOD BUSINESS) USE GROUP, TO A B-2 (COMMUNITY BUSINESS) USE GROUP.
- ALL MECHANICAL SYSTEMS ARE EXISTING AND NOT TO CHANGE--SEE AERIAL MAP FOR SIZE AND LOCATIONS.

ZONING COMPARISON

ZONING REQUIREMENTS	EXISTING B-1 ZONING	PROPOSED B-2 ZONING WITH PDO
PERMITTED USES	USES PERMITTED BY RIGHT AS DEFINED BY CITY OF LITTLETON ZONING ORDINANCE FOR B1-NEIGHBORHOOD BUSINESS ZONE DISTRICT: RETAIL, RESTAURANTS, ETC.	2.12 TREATMENT & BOARDING OF SMALL ANIMALS WITHIN ENCLOSED STRUCTURE 11.11 BOWLING ALLEYS, ICE SKATING & ROLLER SKATING 11.12 MOVIE THEATER / THEATERS 11.15 INDOOR AMUSEMENTS NOT INCLUDED IN 11.11 11.16 HEALTH / RECREATION CLUBS
CONDITIONAL USES		2.60 ANIMAL BOARDING & CARE FACILITY
EXCLUDED PERMITTED USES		5.50 AMBULANCE FACILITIES 6.20 FOOD SERVICE WITHIN ENCLOSED AREA UNDER ROOF W/ DRIVE-THROUGH FACILITY 6.40 AUTOMOTIVE CURBSIDE SERVICE 7.12 PAWN SHOPS 10.10 SALES OF AUTOMOBILE BY LICENSED DEALERS 10.11 SALES OF NEW AUTOMOBILES 10.12 SALES, LEASING, RENTAL OR Pawning OF USED MOTOR VEHICLES 10.20 SALES OF GASOLINE 10.42 SERVICE RELATED TO CLEANING SERVICES (EG. CAR WASHES), MECHANICAL (EG. ENGINE, STEERING, DRIVE TRAIN, TIRES) & BODY REPAIR
EXCLUDED CONDITIONAL USES		11.13 TEEN CLUB 11.20 ACTIVITY CONDUCTED OUTSIDE IN AN ENCLOSED STRUCTURE 15.20 CORRECTIONAL FACILITY, OTHER THAN COUNTY JAIL
MINIMUM BUILDING SETBACKS	NONE	NONE
MINIMUM UNOBSTRUCTED OPEN SPACE	97,923 SF (FROM 1974 APPROVAL)	98,404 SF / 2.259 AC
MAXIMUM HEIGHT	35 FT	35 FT
PARKING RATIOS	1 / 250 (451 SPACES)	(451 / 87,827) = 1/194.7
F.A.R.	1.0 (B-1), 2.0 (B-2)	0.20
MINIMUM LOT COVERAGE	N/A - NO CHANGE	N/A - NO CHANGE

ADJACENT LAND

	USE	ZONING
NORTH	RESIDENTIAL - MULTI FAMILY	R-5
SOUTH	RESIDENTIAL - SINGLE FAMILY	R-2
EAST	BUSINESS - COMMUNITY	B-2
WEST	RESIDENTIAL - MULTI-FAMILY	R-4

LAND USE

SITE DATA	AREA (SF & ACREAGE)	% SITE AREA
SITE AREA	476,546 SF / 10.94 AC	100.00
EXIST. B-1 ZONE COVERAGE	231,739 SF / 5.32 AC	63.21
EXIST. B-2 ZONE COVERAGE	244,807 SF / 5.62 AC	36.79
PROPOSED B-2 ZONE COVERAGE	476,546 SF / 10.94 AC	100.00
GROSS BUILDING COVERAGE	87,827 SF / 2.016 AC	20.34
GROSS FLOOR AREA (UNIT 15)	18,457 SF / 0.424 AC	4.27
IMPERVIOUS SURFACE AREA	366,249 SF / 8.408 AC	84.82
PAVED AREA	212,861 SF / 4.887 AC	69.36
LANDSCAPING	65,561 SF / 1.505 AC	15.18

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987

CALL TWO BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DATE:

11 JUL 2014

- NEW DRAWING - FIRST ISSUE
- DRAWING - UNMODIFIED
- DRAWING - REVISED

DRAWING INDEX

ARCHITECTURAL				
A0.0 - PROJECT DATA				
A1.0 - SITE PLAN				
A2.0 - FLOOR PLAN - ILLUSTRATIVE				

OWNERSHIP CERTIFICATION:

I, OWNER _____, OR DESIGNATED AGENT THEREOF, DO HEREBY AGREE THAT THE ABOVE DESCRIBED PROPERTY WILL BE DEVELOPED AS A PLANNED DEVELOPMENT OVERLAY IN ACCORDANCE WITH THE USES, RESTRICTIONS, AND CONDITIONS CONTAINED IN THE PLAN. 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 CORRECTIVE 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 BROUGHT INTO COMPLIANCE WITH THE PDO PLAN, OR WITH ANY SUBSEQUENT AMENDMENTS HERETO.

SIGNATURE OF OWNER OR AGENT _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____

CITY ATTORNEY APPROVAL:

APPROVED AS TO FORM:

CITY ATTORNEY _____

PLANNING BOARD APPROVAL:

APPROVED THIS _____ DAY OF _____, 20____, BY THE LITTLETON CITY PLANNING BOARD.

ATTEST:

PLANNING BOARD CHAIR _____

PLANNING BOARD SECRETARY _____

RECORDING CERTIFICATION:

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. 20____, IN BOOK _____, PAGE _____, MAP _____, RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER
BY: _____

DEPUTY _____

MINERAL ESTATE CERTIFICATION:

I CERTIFY THAT THE REAL ESTATE RECORDS OF ARAPAHOE COUNTY DO NOT IDENTIFY ANY MINERAL ESTATE OWNERS OF LESSEES FOR THE LAND WHICH IS THE SUBJECT OF THIS APPLICATION.

SIGNATURE OF OWNER AND/OR AGENT _____

ADDRESS _____

ARCWEST
ARCHITECTS
2406 W. 32nd Avenue Suite A Denver, CO 80211
ARCWESTARCHITECTS.COM 303-455-7741

BROADRIDGE PLAZA
6905 SOUTH BROADWAY
LITTLETON, COLORADO 80122

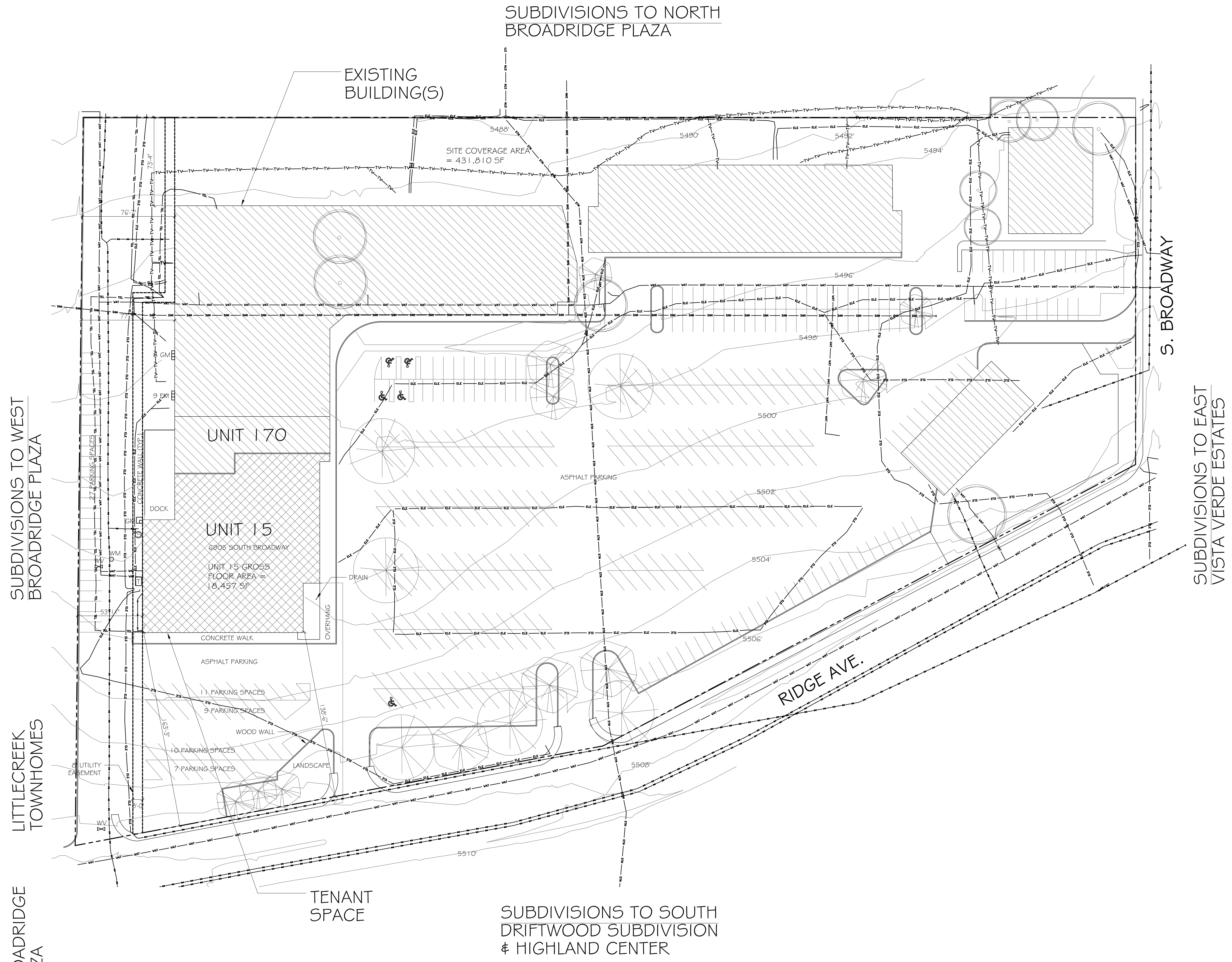
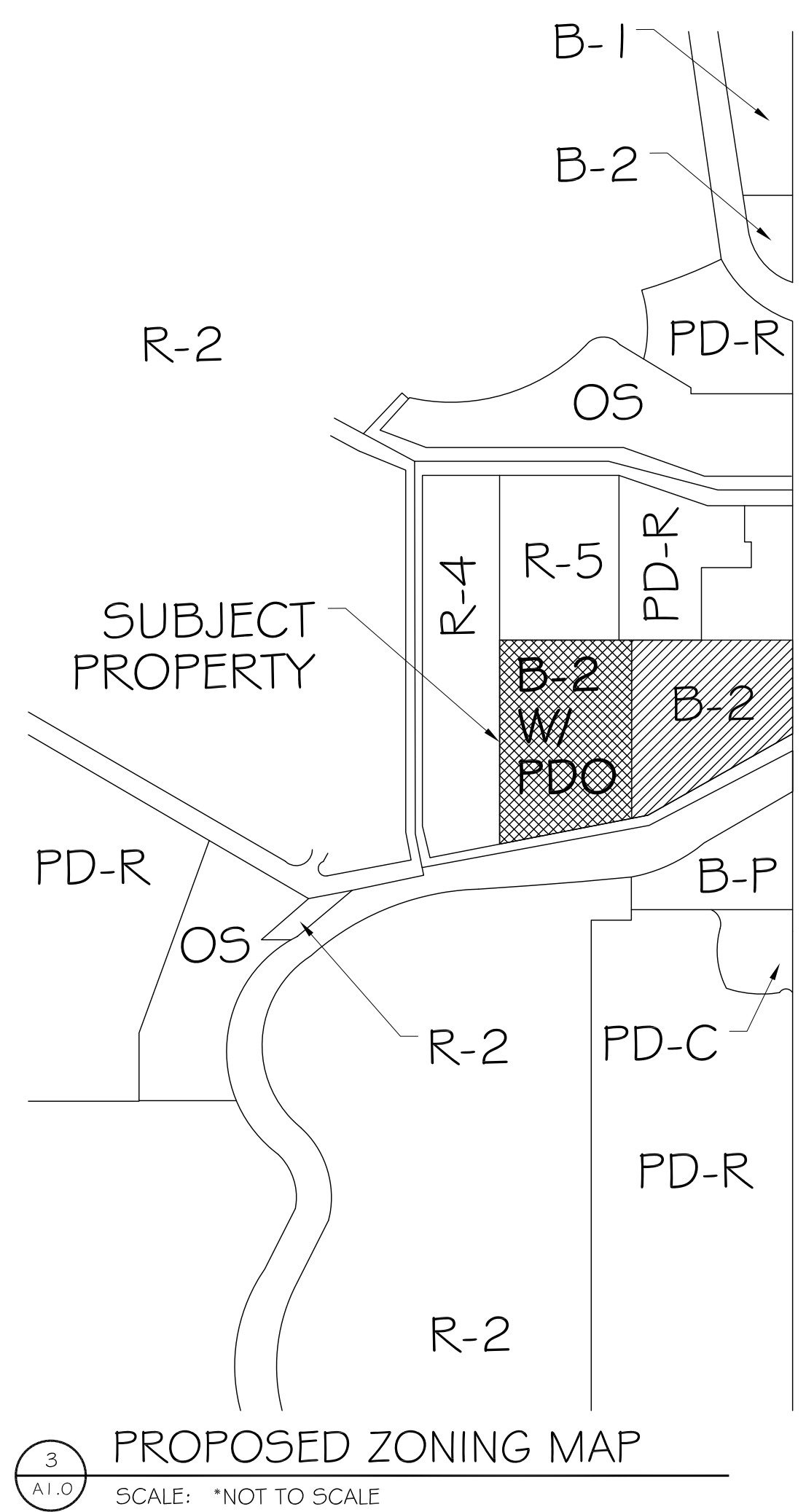
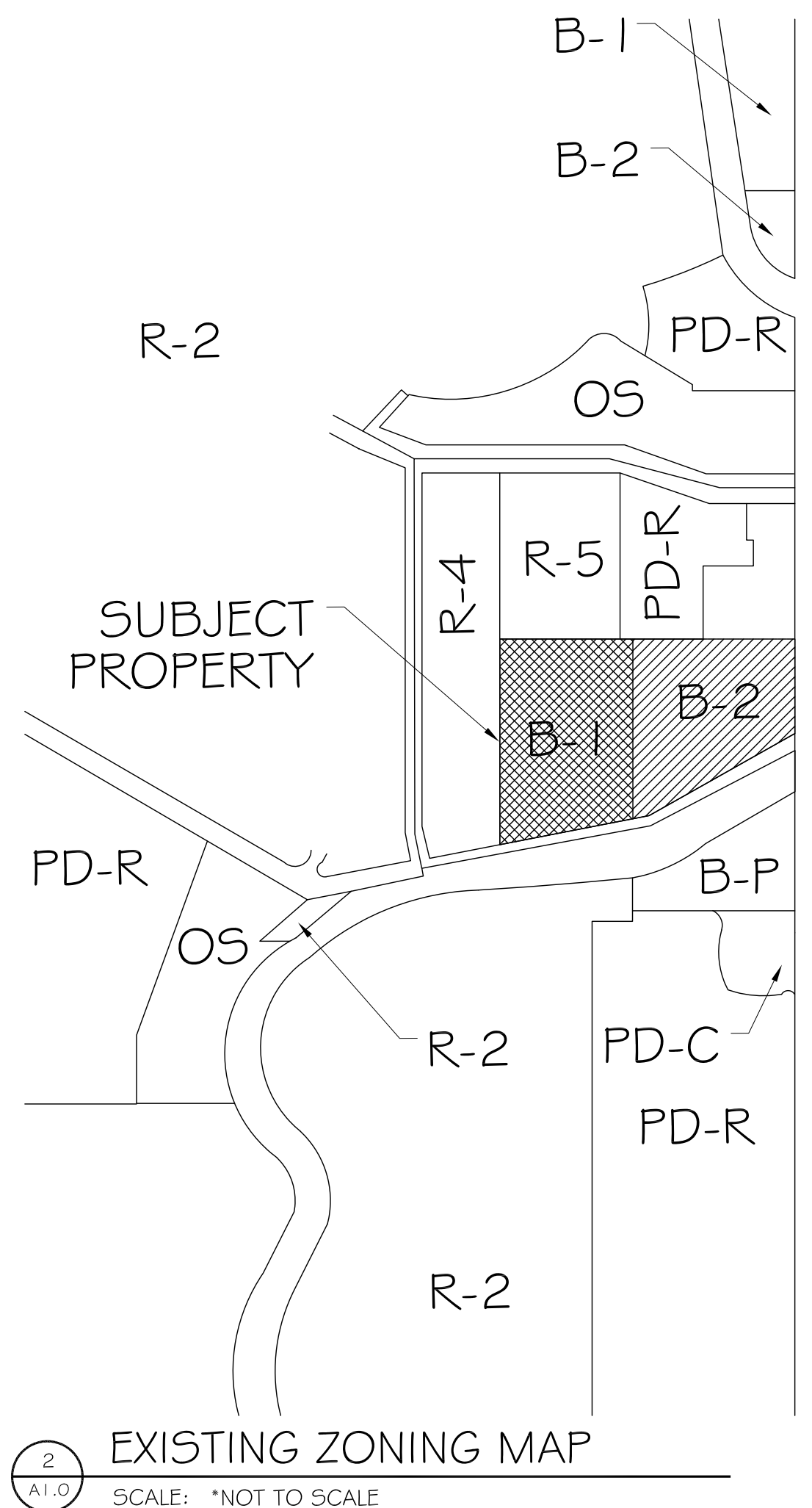
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

REVISIONS
REZONING & PDO
ISSUE DATE:
13 AUG 2014
PROJ. NO. 1416
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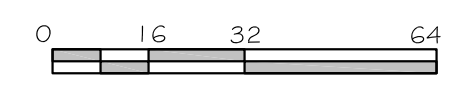
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PROJECT DATA

SHEET NUMBER:

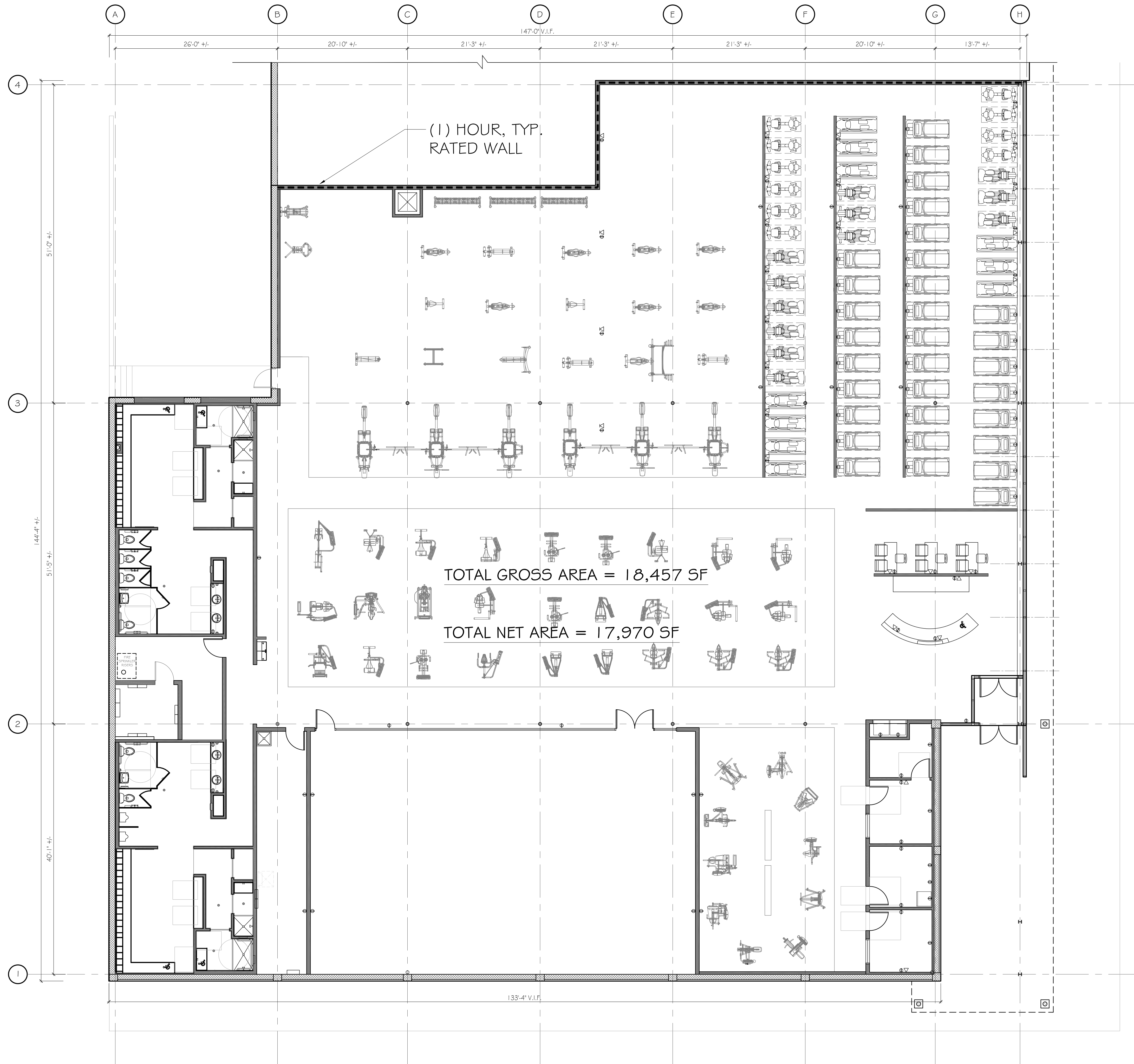
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SITE PLAN
SCALE: 1"=32'-0" (APPROXIMATELY)



no.	date	description
1	10.06.00	x
REVISIONS		
REZONING & PDO		
ISSUE DATE:		
5 AUG 2014		
PROJ. NO. 1416		
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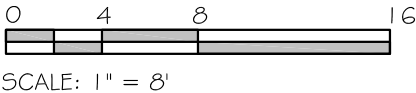


WALL KEY

- 1-HOUR FIRE RATED WALL
- NEW INTERIOR WALL
- NEW CMU WALL
- WALL TO BE DEMOLISHED
- EXISTING FRAMED WALL
- EXISTING CMU WALL

NOTE:
THIS PLAN ONLY ILLUSTRATES THE
CONCEPTUAL INTENT FOR THE
PROPOSED TENANT IMPROVEMENT.

FLOOR PLAN - ILLUSTRATIVE
SCALE: 1/8" = 1'-0"



YOU FIT HEALTH CLUBS
TENANT IMPROVEMENT
6905 SOUTH BROADWAY - UNIT 15
LITTLETON, COLORADO 80122



no.	date	description
1	08.08.2014	x
REVISIONS		
REZONING & PDO		
ISSUE DATE:		
5 AUG 2014		
PROJ. NO. 1416		
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SHEET TITLE:
FLOOR PLAN -
ILLUSTRATIVE
SHEET NUMBER:
A2.0