

LITTLETON VILLAGE

GENERAL PLANNED DEVELOPMENT PLAN

MAJOR AMENDMENT #1 TO MINOR AMENDMENT #1 TO MAJOR AMENDMENT #1 AND REZONING

A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 2 COVER PAGE

Galloway
Planning, Architecture, Engineering.

6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 O
303.770.3636 F
www.gallowayUS.com

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A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH, PRINCIPAL MERIDIAN

CITY OF LITTLETON, ARAPAHOE COUNTY, COLORADO

LITTLETON VILLAGE

Date 07-01-2015
Proj No TLG000002.01
Drawn KK
Checked KK

Date Issue
07-01-15 1st Submittal
09-22-15 2nd Submittal

Title COVER SHEET

OWNER CERTIFICATION

The undersigned, _____, as the _____ and authorized agent of WIP Littleton Village LLC, a Delaware limited liability company ("Owner"), does hereby agree that the Property described herein will be developed as a Planned Development in accordance with the uses, restrictions, and conditions contained in this Major Amendment to that certain Littleton Village General Planned Development Plan recorded on January 4, 2007 in Book 333, Page 25 at Reception No. 87001842. 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 this GPDP, or with any subsequent amendments hereto.

WIP LITTLETON VILLAGE LLC,
a Delaware limited liability company

By: WIP-A, LLC,
a Delaware limited liability company,
its sole member

By: _____
Name: _____
Title: _____

State of _____)

County of _____) ss

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ as the _____ of WIP-A, LLC, a Delaware limited liability company, as sole member of WIP LITTLETON VILLAGE, LLC, a Delaware limited liability company.

Witness my hand and official seal.
My commission expires: _____

Notary Public

City Attorney Approval:

APPROVED AS TO FORM:

City Attorney _____

City Council Approval:

Approved this ____ day of _____, 20____, by the Littleton City Council

Council President

ATTEST:

City Clerk

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

The undersigned hereby certifies that notice of the initial public hearing on this application was mailed to the last known address of the owner or lessees of mineral rights as shown in the real estate records of Arapahoe County or counties as required by C.R.S. §24-65.5-103.

WIP LITTLETON VILLAGE LLC,
a Delaware limited liability company

By: WIP-A, LLC,
a Delaware limited liability company,
its sole member

By: _____
Name: _____
Title: _____

State of _____)

County of _____) ss

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ as the _____ of WIP-A, LLC, a Delaware limited liability company, as sole member of WIP LITTLETON VILLAGE, LLC, a Delaware limited liability company.

Witness my hand and official seal.
My commission expires: _____

LEGAL DESCRIPTION OVERALL LITTLETON VILLAGE

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER (S ½ SE ¼) 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:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27;
THENCE N89°53'42"E ALONG THE NORTH LINE OF SAID SOUTH HALF A DISTANCE OF 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BROADWAY TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING N89°53'42"E ALONG SAID NORTH LINE A DISTANCE OF 2600.76 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27;
THENCE S00°00'37"W ALONG THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27 A DISTANCE OF 1292.12 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST DRY CREEK ROAD;
THENCE S89°55'44"W ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 2604.39 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID BROADWAY;
THENCE N00°10'17"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1290.59 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 77.15 ACRES (3,360,828 SQUARE FEET) OF LAND, MORE OR LESS.

Basis of Bearings: All bearings are based on the SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING S89°55'44"W, and monumented by a no. 5 rebar with 2" cap stamped in part "ls 28286" at the southeast corner and a 3-1/4" aluminum cap stamped in part "pls 35585" at the sw corner of the se ¼ of section 27, AS SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY, PREPARED BY CARROLL & LANG INC., dated 2001, updated 2004.

LEGAL DESCRIPTION TRACT I (PD-C)

TWO PARCELS OF LAND being located in the SOUTH HALF OF THE SOUTHEAST ONE-QUARTER (S ½ SE ¼) of Section 27, Township 5 South, Range 68 West, of the 6th Principal Meridian, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, being more particularly described as follows:

TRACT 1
COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27;
THENCE N89°53'42"E ALONG THE NORTH LINE OF SAID SOUTH HALF A DISTANCE OF 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BROADWAY TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING N89°53'42"E ALONG SAID NORTH LINE A DISTANCE OF 1393.63 FEET;
THENCE S00°00'00"W, A DISTANCE OF 1291.40 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST DRY CREEK ROAD;
THENCE S89°55'44"W ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 1397.49 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID BROADWAY;
THENCE N00°10'17"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1290.59 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 41.360 ACRES (1,801,651 SQUARE FEET) OF LAND, MORE OR LESS.

Basis of Bearings: All bearings are based on the SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING S89°55'44"W, and monumented by a no. 5 rebar with 2" cap stamped in part "ls 28286" at the southeast corner and a 3-1/4" aluminum cap stamped in part "pls 35585" at the sw corner of the se ¼ of section 27, AS SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY, PREPARED BY CARROLL & LANG INC., dated 2001, updated 2004.

LEGAL DESCRIPTION TRACT II (PD-R)

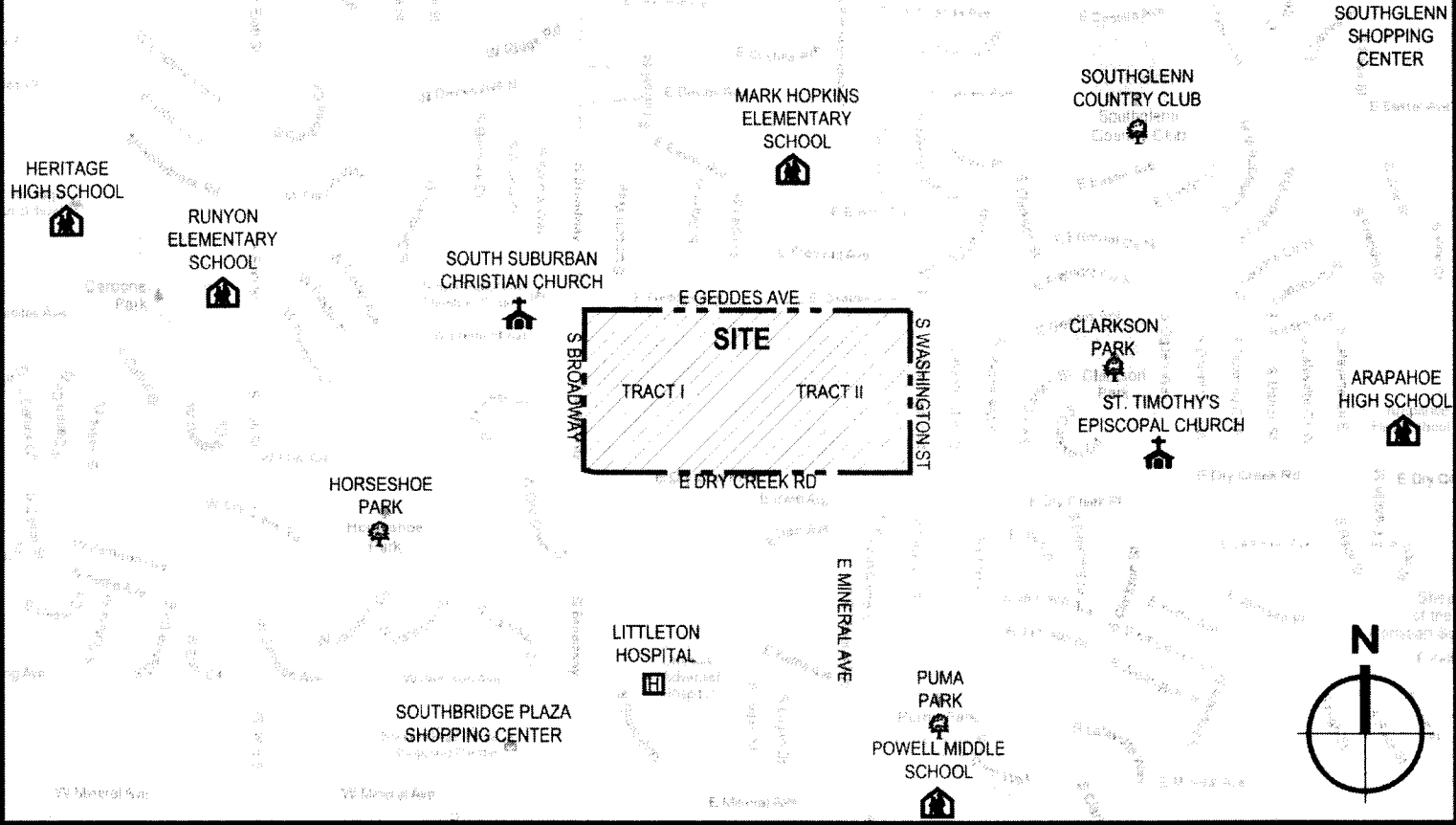
TWO PARCELS OF LAND being located in the SOUTH HALF OF THE SOUTHEAST ONE-QUARTER (S ½ NE ¼) of Section 27, Township 5 South, Range 68 West, of the 6th Principal Meridian, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, being more particularly described as follows:

TRACT 2
COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27;
THENCE N89°53'42"E ALONG THE NORTH LINE OF SAID SOUTH HALF A DISTANCE OF 1443.63 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING N89°53'42"E ALONG SAID NORTH LINE A DISTANCE OF 1207.13 FEET; TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27;
THENCE S00°00'37"W ALONG THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27 A DISTANCE OF 1292.12 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST DRY CREEK ROAD;
THENCE S89°55'44"W ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 1206.90 FEET;
THENCE N00°00'00"E, A DISTANCE OF 1291.40 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35.794 ACRES (1,559,172 SQUARE FEET) OF LAND, MORE OR LESS.

Basis of Bearings: All bearings are based on the SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING S89°55'44"W, and monumented by a no. 5 rebar with 2" cap stamped in part "ls 28286" at the southeast corner and a 3-1/4" aluminum cap stamped in part "pls 35585" at the sw corner of the se ¼ of section 27, AS SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY, PREPARED BY CARROLL & LANG INC., dated 2001, updated 2004.

VICINITY MAP



2 LOCATION MAP

NTS

NOTE

The purpose of recording this Major Amendment #1 to Minor Amendment #1 to Minor Amendment #1 to Major Amendment #1 and Rezoning is to (A) clarify the relationship set forth in Section I.D of this GPDP to other requirements applicable to Parcels A, B and H, and (B) revise language in Section IV, Subsection 2.4.1 to modify the build-to maximum for certain buildings constructed in the Village Plaza District.

To the extent specified herein, this Major Amendment #1 to Minor Amendment #1 to Minor Amendment #1 to Major Amendment #1 and Rezoning supersedes those provisions of that certain Minor Amendment #1 to Major Amendment #1 and Rezoning recorded on September 11, 2015 in Book 472, Page 77 at Reception No. D5104175. Except as modified herein, all development standards, permitted uses and requirements from the Minor Amendment #1 to Major Amendment #1 and Rezoning recorded on September 11, 2015 in Book 472, Page 77 at Reception No. D5104175 still apply.

Section I General Provisions

Section I. D. is revised to read as follows:

D. Relationship to Other Regulations

All development of the Property shall be in conformance with this GPDP, the Littleton Village Design Guidelines and other site-specific project approvals granted in connection with or pursuant to this GPDP and shall be subject to other applicable City regulations. In the event a conflict arises, the more restrictive standard or regulation will apply; provided that with respect to Parcels A, B and H, in the event a conflict arises between this GPDP, on the one hand, and any of the Littleton Village Design Guidelines, other site-specific project approvals granted in connection with or pursuant to this GPDP or other applicable City regulations (the "Supplemental Requirements"), on the other hand, this GPDP will apply and control and in the event a conflict arises between or among the Supplemental Requirements, the more restrictive standard or regulation will apply and control.

PROJECT TEAM

APPLICANT

THE LITTLETON GROUP, LLC
1440 MARKET STREET
DENVER, COLORADO 80202
PH: 303-825-1735

ARCHITECT

GALLOWAY AND COMPANY, INC
LICENSE #: 403749
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, CO 80111
PH: 303-770-8884

LANDSCAPE ARCHITECT

WENK ASSOCIATES
LICENSE #: COLORADO 1
1335 ELATI STREET
DENVER, CO 80204
PH: 303-628-0003

CIVIL ENGINEERING

THE LUND PARTNERSHIP
LICENSE #: COLORADO 32256
12265 WEST BAYAUD AVENUE
LAKEWOOD, CO 80228
PH: 303-989-1461

TRAFFIC ENGINEERING

FELSBURG HOLT & ULLVIG
LICENSE #: COLORADO 30980
6300 S SYRACUSE WAY, SUITE 600
CENTENNIAL, CO 80111
PH: 303-721-1440

SHEET INDEX

1 OF 2 COVER SHEET
2 OF 2 SITE PLAN

Section IV Site Planning Standards

Section 2.4.1 is revised to read as follows:

2.4.1 Village Plaza District

The Village Plaza District on Village Park Drive blends commercial uses to create a lively pedestrian-friendly street. Retail buildings provide activated shop fronts along a main street. Within the Village Plaza District, buildings along Village Park Drive that are wholly located within the westernmost 225' of either Parcel A or Parcel B, measured perpendicularly from the east right-of-way line of S. Broadway and extending 225', as so measured, into Parcel A or Parcel B, as applicable, shall have build-to requirements of a 0' minimum setback with a 20' maximum setback from Village Park Drive. All other buildings within the Village Plaza District which are along Village Park Drive shall have build-to requirements of a 0' minimum setback with a 10' maximum setback from Village Park Drive, requiring the developer to build in close proximity to Village Park Drive in order to reinforce the pedestrian-oriented "Main Street" feel of the Village Plaza District.

LITTLETON VILLAGE

GENERAL PLANNED DEVELOPMENT PLAN

MAJOR AMENDMENT #1 TO MINOR AMENDMENT #1 TO MAJOR AMENDMENT #1 AND REZONING

A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 OF 2
SITE PLAN

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CITY OF LITTLETON, ARAPAHOE COUNTY, COLORADO

Date	07-01-2015
Proj No	TLG000002.01
Drawn	KK
Checked	KK

Date	Issue
07-01-15	1st Submittal
09-22-15	2nd Submittal

Title	SITE PLAN
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