

RIVERBEND PLAZA PLANNED DEVELOPMENT PLAN AMENDMENT

A PARCEL OF LAND SITUATED IN THE S 1/2 OF THE SE 1/4
OF SECTION 20, T.5S., R.68W., OF THE 6TH P.M.
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 3
SHEET INDEX

PROPERTY OWNER: SANTA FE HEIGHTS, LLC
ATTN: DANIEL COHRS
11111 E. MISSISSIPPI AVE.
AURORA, COLORADO 80012
PHONE: (303) 739-2301

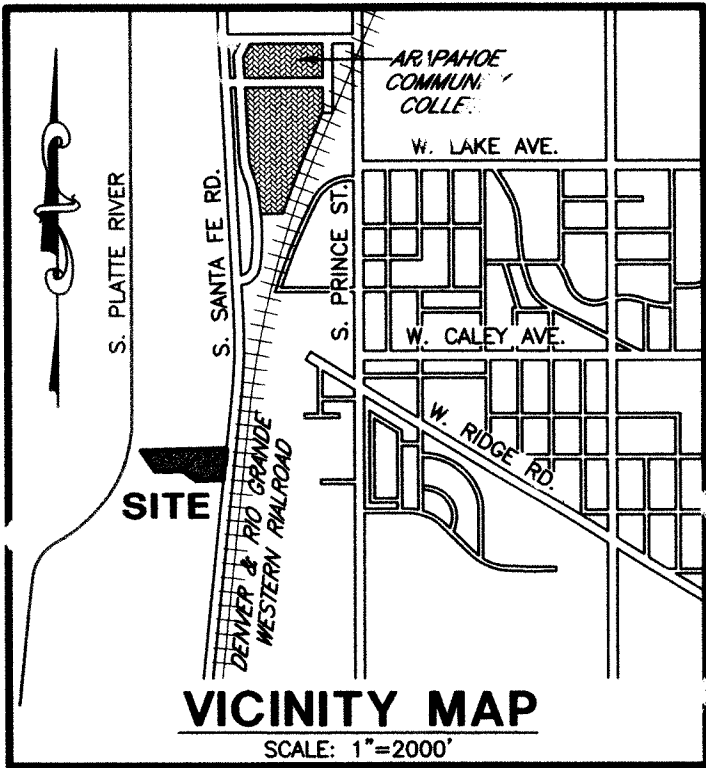
APPLICANT: ARAPAHOE DOUGLAS MENTAL
HEALTH NETWORK
6801 S. YOSEMITE ST., SUITE 200
ENGLEWOOD, COLORADO 80112
PHONE: (303) 793-9603

ENGINEER & SURVEYOR: ENGINEERING SERVICE COMPANY
ATTN: RYAN YEE
1300 S. POTOMAC STREET, SUITE 126
AURORA, COLORADO 80012
PHONE: (303) 337-1393

ARCHITECT FOR PLANNING AREA 2: WILLIAM BRUMMETT ARCHITECTS
ATTN: WILLIAM BRUMMETT
535 E. MEXICO AVE.
DENVER, COLORADO 80210
PHONE: (720) 570-2302

COVER SHEET.....1 OF 3
ZONING MAP.....2 OF 3
CONCEPTUAL SITE PLAN.....3 OF 3

LAND USE SUMMARY CHART			
	PLANNING AREA 1	PLANNING AREA 2	
LAND USE	TREATMENT & HOUSING FACILITIES	OPEN SPACE/FLOODPLAIN/TRAIL	
GROSS SITE AREA	89,838 SQ. FT. OR 2.0624 ACRES	130,243 SQ. FT. OR 2.9900 ACRES	
RIGHT-OF-WAY AREA	0 SQ. FT. OR 0.0000 ACRES	0 SQ. FT. OR 0.0000 ACRES	
NET SITE AREA	89,838 SQ. FT. OR 2.0624 ACRES	130,243 SQ. FT. OR 2.9900 ACRES	
MAX. BUILDING COVERAGE	17,000 SQ. FT. OR 18.92%	N/A	
HARD SURFACE	23,000 SQ. FT. OR 25.60%	N/A	
OPEN SPACE	49,838 SQ. FT. OR 55.48%	N/A	
NUMBER OF UNITS	32 ROOMS	N/A	
MAX. GROSS FLOOR AREA	34,000 SQ. FT.	N/A	
PARKING REQUIRED	20 SPACES	N/A	
PARKING PROVIDED	27 SPACES	N/A	



DEVELOPMENT GUIDELINES: (CONTINUED)

ARCHITECTURE: (CONTINUED)

SCREENING AND WALLS:

SCREENS AND WALLS MAY BE USED TO ENCLOSE OUTDOOR SPACES AND/OR TO MASK SERVICE AND UTILITY AREAS AS WELL AS FACILITATE GRADES. SCREENS AND WALLS WILL BE OF MATERIALS AND COLORS WHICH COMPLEMENT THE ARCHITECTURAL ELEMENTS, FORMS, MATERIALS, TEXTURES, AND COLORS OF THE PRIMARY STRUCTURES OF THE DEVELOPMENT.

GENERAL NOTES:

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREIN ARE BASED UPON THE ASSUMPTION THAT THE WEST LINE OF THE S 1/2 OF THE SE 1/4 OF SECTION 20, T.4S., R.69W., OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO BEARS N00°57'35"W AS REFERENCED AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

BENCHMARK:

BENCHMARK: USNGS BM T23 (PID KK0564) DESCRIBED AS 4" BRASS CAP SET FLUSH IN LOWER STONE COPING ATOP THE WESTERLY BRICK WALL OF ENTRANCE TO SOUTH SIDE OF ARAPAHOE COUNTY COURTHOUSE (OLD) N. SIDE OF LITTLETON BLVD BETWEEN SPOTSWOOD ST. AND COURT, DATE PUBLISHED ELEVATION = 5388.89 FEET NGVD 1929 DATUM.

FLOOD HAZARD STATEMENT:

BY GRAPHIC PLOTTING ONLY, A PORTION OF THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE AE, DEFINED AS: "SPECIAL FLOOD HAZARD AREAS INUNDAED BY 100-YEAR FLOOD, BASE FLOOD ELEVATIONS DETERMINED AND IS SITUATED IN A DESIGNATED FLOOD HAZARD AREA. THE REMAINDER OF THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE X DEFINED AS "AREAS OUTSIDE THE 500-YEAR FLOOD" AND IS NOT SITUATED WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 080017 0010 D, BEARING A REVISION DATE OF SEPTEMBER 29, 1985. NO FIELD WORK OR OFFICE CALCULATIONS WERE PERFORMED BY THIS SURVEYOR TO VERIFY THIS DETERMINATION.

EXISTING USE & ZONING:

ACCORDING TO THE PLANNING AND ZONING DEPARTMENT OF LITTLETON, COLORADO, THE SUBJECT PROPERTY LIES WITHIN THE PD-R ZONE.

THE SUBJECT PROPERTY CURRENTLY HAS ONE USE: RESIDENTIAL SINGLE FAMILY.

PROPOSED USE & ZONING:

THE SUBJECT PROPERTY (FUTURE LOT 2) WILL REMAIN ZONED PD-R.

THE SUBJECT PROPERTY (FUTURE LOT 2) WILL HAVE TWO PROPOSED USES: (1) TREATMENT FACILITY; (2) HOUSING FACILITY.

CITY APPROVALS:

APPROVED AS TO FORM:

City Attorney

APPROVED THIS 18TH DAY OF SEPTEMBER, 2001, BY THE LITTLETON CITY COUNCIL.

Council President

ATTEST:

City Clerk

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT 2:41 (P.M.), ON THE 18 DAY OF SEP, A.D. 2003, IN BOOK 244, PAGE 19-21, MAP 19-21, RECEPTION 1831023.

County Clerk and Recorder

BY:

Deputy

NOT COMPLETED

BEFORE YOU DIG CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-8877 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE MARKING OF UNDERGROUND MEMBER UTILITIES	
REVISIONS	DATE BY DESCRIPTION
1	8-01-2001 RHY
2	1-14-2003 RHY
NO. 1 2	
DESCRIPTION CITY COMMENTS CITY COMMENTS	
PREPARED BY: Eng. Jerry Ser, Jr. Company 1400 South Potomac Street, Suite 126 Aurora, Colorado 80012 P. 303.337.1393 Fax: 303.337.7481 engineers=surveyors	
RIVERBEND PLAZA PLANNED DEVELOPMENT PLAN AMENDMENT COVER SHEET A PARCEL OF LAND SITUATED IN THE S 1/2 OF THE SE 1/4 OF SECTION 20, T.5S., R.68W., OF THE 6TH P.M., CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO	
PREPARED FOR: SANTA FE HEIGHTS, LLC ATTN: DANIEL COHRS 11111 E. MISSISSIPPI AVE. AURORA, COLORADO 80012	
ENGINEERS SEAL:	
DESIGNED BY: RHY	
DRAWN BY: JDP	
CHECKED BY: RHY	
DRAWER NUMBER: TEMP 13	
DATE: 5-01-2001	
SCALE: N/A	
SHEET NUMBER: 1 OF 3	

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE S 1/2 OF THE SE 1/4 OF SECTION 20, T.5S., R.68W., OF THE 6TH P.M., CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 20; THENCE N88°30'44"E ALONG THE NORTH LINE OF THE S 1/2 OF SAID SE 1/4 A DISTANCE OF 423.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N88°30'44"E ALONG SAID NORTH LINE A DISTANCE OF 922.46 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 85 (SOUTH SANTA FE DRIVE) PER FEDERAL AID PROJECT 83-3, SHEET 4 OF 7 LAST REVISED JUNE 13, 1938; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

THENCE S05°46'47"W A DISTANCE OF 139.88 FEET;

THENCE S44°49'56"W A DISTANCE OF 63.49 FEET;

THENCE S05°46'47"W A DISTANCE OF 149.83 FEET;

THENCE S89°02'25"W A DISTANCE OF 275.00 FEET; THENCE N52°57'35"W A DISTANCE OF 175.50 FEET; THENCE S89°07'21"W A DISTANCE OF 291.00 FEET; THENCE N33°43'07"W A DISTANCE OF 256.17 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (220,081 SQUARE FEET) 5.0524 ACRES.

OWNER CERTIFICATION:

I, Scott R. Thoenke DESIGNATED AGENT OF SANTA FE HEIGHTS, LLC, 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. FURTHER, THE CITY OF LITTLETON IS HEREBY GRANTED PERMISSION TO ENTER ONTO SAID PROPERTY FOR THE PURPOSE 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 IN COMPLIANCE WITH THIS PD PLAN, OR WITH ANY SUBSEQUENT AMENDMENTS HERETO.

SIGNATURE OF OWNER OR AGENT

NOTARIAL:

STATE OF COLORADO }
COUNTY OF DENVER } SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 29TH DAY OF JANUARY, 2003, A.D. BY SCOTT R. THOENKE AS MANAGING MEMBER OF SANTA FE HEIGHTS, LLC, AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL:

Notary Public

DONALD E. KITTO
NOTARY PUBLIC
STATE OF COLORADO

3-21-2003
MY COMMISSION EXPIRES

DEVELOPMENT GUIDELINES:

SITE:

MINIMUM BUILDING SETBACK FROM PROPERTY LINES: 10 FEET

MINIMUM BUILDING SETBACK FROM SANTA FE DRIVE: 40 FEET

MINIMUM BUILDING SETBACK FROM LEE GULCH TRAIL: 75 FEET

MINIMUM PARKING SETBACK FROM PROPERTY LINES: 5 FEET

MINIMUM OPEN SPACE: 50 PERCENT

MAXIMUM BUILDING HEIGHT: 35 FEET

PERMITTED USES:

TREATMENT AND HOUSING FACILITIES

OFF-STREET PARKING REQUIREMENTS:

TREATMENT & HOUSING FACILITIES

1.0 PER STAFF MEMBER (12) = 12 SPACES
0.25 PER BED (32) = 8 SPACES
TOTAL = 20 SPACES

LIGHTING:

THE GOAL OF THE LIGHTING SCHEME SHALL BE TO MAINTAIN AN ADEQUATE BUT CONTROLLED LIGHT LEVEL FOR AESTHETIC, SAFETY, AND SECURITY PURPOSES. TO ACCOMPLISH THIS GOAL, LIGHT FIXTURE TYPES TO BE CONSIDERED SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

- HIGH PRESSURE METAL HALIDE OR SODIUM FIXTURES THAT PROVIDE SHARP LIGHT PATTERN CUT-OFFS FOR AREA LIGHTING.
- LOW INTENSITY AND LOW PROFILE LIGHTS TO PROVIDE GENERAL ILLUMINATION ALONG PEDESTRIAN AND VEHICULAR CIRCULATION AREAS.
- DECORATIVE LIGHT FIXTURES, MOUNTED ON POLES OR MASTS, THAT EMIT LOW INTENSITY LIGHT FOR DECORATIVE LIGHTING AND THE LIGHTING OF VARIOUS FEATURES.

GROUND AND BUILDING LIGHTING SHALL BE CONFINED TO THE PROPERTY AND SHALL NOT CAUSE DIRECT GLARE ON ADJACENT PROPERTIES.

POLE FIXTURE LOCATIONS SHALL ACCOMMODATE SNOW REMOVAL AND STORAGE, AND SHALL BE INTEGRATED WITH THE BUILDING AND LANDSCAPE DESIGN. ALL WIRING SHALL BE CONCEALED UNDERGROUND OR WITHIN STRUCTURES.

MAXIMUM POLE OR MAST HEIGHT SHALL BE: TWENTY-FIVE FEET.

DEVELOPMENT GUIDELINES: (CONTINUED)

LANDSCAPING:

THE LANDSCAPE DESIGN SHALL CREATE A UNITY BETWEEN THIS DEVELOPMENT AND THE EXISTING VEGETATION AND TREES LOCATED ALONG THE PERIMETER OF THE PROPERTY AS WELL AS AREAS ADJACENT TO LEE GULCH, OXBOW LAKE, AND THE SOUTH PLATTE RIVER. CAREFUL CONSIDERATION SHALL BE PLACED ON THE EXISTING TREES DURING THE DESIGN PROCESS. REMOVAL OF THE EXISTING TREES SHALL BE AVOIDED, IF POSSIBLE MITIGATION SHALL BE USED.

THE LANDSCAPING DESIGN OF THE INTERIOR PORTION OF THIS DEVELOPMENT SHALL CREATE A UNITY BETWEEN THE BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS. THE EMPHASIS SHALL BE ON LANDSCAPING OF THE DEVELOPMENT AS A SINGLE ENTITY, NOT ON SMALL-SCALE INDIVIDUALLY LANDSCAPED AREAS.

THE LANDSCAPE DESIGN OF THE PARKING AND/OR LOADING AREAS SHALL PROVIDE ADEQUATE SCREENING FROM ADJACENT DEVELOPMENTS AND/OR PUBLIC STREETS. THE SCREENING CAN BE ACCOMPLISHED BY USING ONE OR MORE OF THE FOLLOWING: EXISTING TERRAIN, EARTH MOUNDING, AND LANDSCAPING.

ALL LANDSCAPING AT A MINIMUM SHALL CONFORM TO THE LANDSCAPING DESIGN CRITERIA, OF THE CITY OF LITTLETON.

SIGNAGE:

SIGNAGE SHALL CONFORM TO THE STANDARDS SET FORTH BY THE CITY OF LITTLETON SIGN CODE REGULATIONS. SIGNAGE DESIGN SHALL BE REVIEWED AND APPROVED WITH THE SUBMISSION OF THE FINAL DEVELOPMENT AND/OR SITE PLANS.

ARCHITECTURE:

ARCHITECTURAL ELEMENTS:

ARCHITECTURAL ELEMENTS SHALL BE REPRESENTATIVE OF THE "ELEMENTS OF RURAL VERNACULAR", A DESIGN GUIDELINE DRAFT PREPARED BY CIVITAS FOR THE SOUTH PLATTE RIVER CORRIDOR. THE ARCHITECTURE ELEMENTS SHALL INCLUDE THE FOLLOWING CONDITIONS:

FORMS:

FORMS SHALL BE RESPONSIVE TO A PEDESTRIAN SCALE. THIS WILL INCLUDE, BUT IS NOT NECESSARILY LIMITED TO, PITCHED ROOFS WITH GABLES OR HIPs, APPROPRIATE USES OF PORCHES, AND BUILDING STEPS AT THE ROOFLINE.

MATERIALS:

MATERIALS SHALL BE CHOSEN FOR THEIR SUITABILITY WITH THE NATURAL LANDSCAPE AND FOR THEIR PERMANENCE AND EASE OF MAINTENANCE.

TEXTURES:

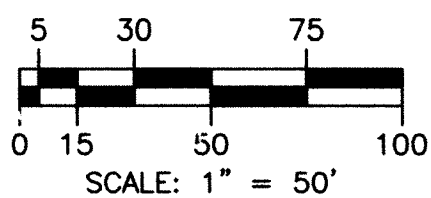
TEXTURES SHALL REFLECT THE SCALE OF A RURAL VERNACULAR AND THE SURROUNDING LANDSCAPE.

COLORS:

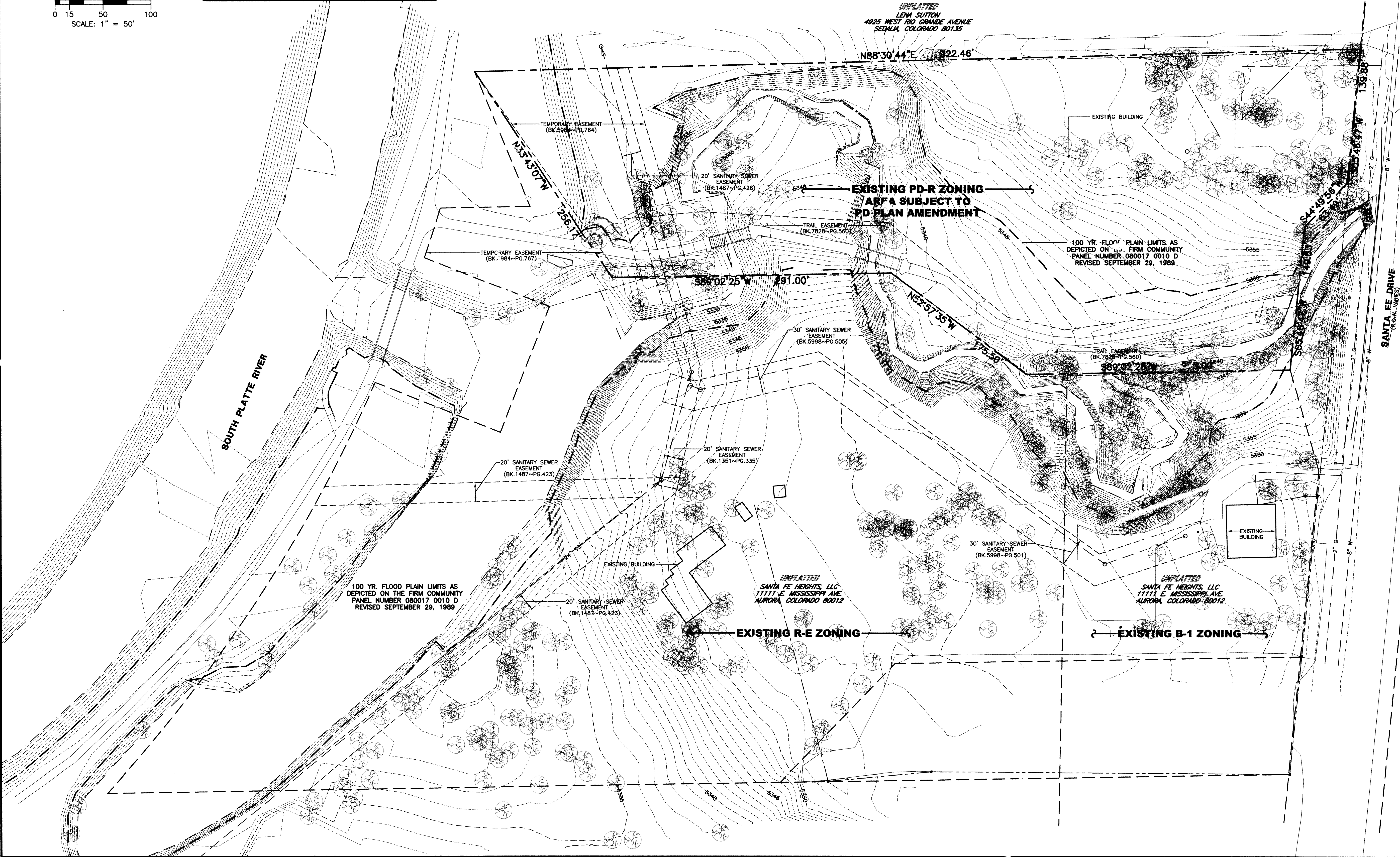
THE COLORS OF EXTERIOR MATERIALS SHALL BE MUTED TO BLEND WITH THE SURROUNDING LANDSCAPE. ACCENT COLORS MAY BE USED TO ENHANCE BUILDING FORM, ENRICH THE SENSE OF SCALE, OR OTHER ARCHITECTURAL TREATMENTS THAT JUDICIOUSLY ADD TO THE VISUAL INTEREST OF THE BUILDING.

RIVERBEND PLAZA PLANNED DEVELOPMENT PLAN AMENDMENT

A PARCEL OF LAND SITUATED IN THE S 1/2 OF THE SE 1/4
OF SECTION 20, T.5S., R.68W., C. THE 6TH P.M.
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 3



LEGEND			
—	LIMITS OF ZONING	—	LIGHT POLE
—G—	GAS LINE	○	MANHOLE
—SS—	SANITARY SEWER LINE	△	METER
—STS—	STORM SEWER LINE	●	POWER POLE
—W—	WATER LINE	▽	SIGN
---OO---	CONTOUR LINE	⋈	WATER VALVE
—	OVERHEAD POWER LINE	⊙	DECIDUOUS TREE
○	FENCE LINE	⊙	EVERGREEN TREE
○	CLEANOUT		
△	FIRE HYDRANT		



BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-9867
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND UTILITY

REVISIONS		DATE	BY
1	DESCRIPTION	8-01-2001	RHY
2	CITY COMMENTS	1-14-2003	RHY

UNPLATTED
CITY OF LITTLETON
1225 WEST BENTLEY DRIVE
LITTLETON, COLORADO 80120

Prepared By:
Engineering Service Company
1030 West 10th Avenue, Suite 200
Aurora, Colorado 80013
Phone: (303) 691-1111
Fax: (303) 691-1112
www.esvc.com

DESCRIPTION:
RIVERBEND PLAZA PLANNED
DEVELOPMENT PLAN AMENDMENT
ZONING MAP
A PARCEL OF LAND SITUATED IN THE S 1/2 OF THE SE 1/4
OF SECTION 20, T.5S., R.68W., C. THE 6TH P.M.
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

PREPARED FOR:
COMMUNITY CAPITAL CORPORATION
ATTN: KEN HOAGLAND
811 EAST 17TH AVENUE
DENVER, COLORADO 80202

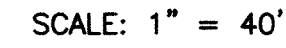
SANTA FE HEIGHTS, LLC
ATTN: DANIEL COHRS
11111 E. MISSISSIPPI AVE.
AURORA, COLORADO 80012

ENGINEER'S SEAL:	DESIGNED BY:
	RHY
	DRAWN BY:
	JOP
	CHECKED BY:
	RHY
	DRAWER NUMBER:
	TEMP 13
	DATE:
	5-01-2001
	SCALE:
	1"=50'
	SHEET NUMBER:
	2 OF 2

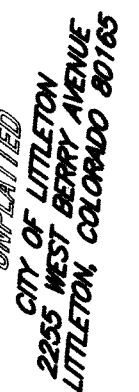
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SHEET 3 OF 3

A PARCEL OF LAND SITUATED IN THE S 1/2 OF THE SE 1/4
OF SECTION 20, T.5S., R.68W., OF THE 6TH P.M.
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 3 OF 3

SHEET 3 OF 3



THIS GENERAL PLANNED DEVELOPMENT PLAN ILLUSTRATES THE PROPOSED LAND USES, VEHICULAR AND PEDESTRIAN CIRCULATION, SITE DATA, AND DEVELOPMENT STIPULATIONS. THIS DOCUMENT IS GENERAL IN CHARACTER AND IS INTENDED TO ALLOW MINOR CHANGES IN SUBSEQUENT FINAL DEVELOPMENT AND/OR SITE PLANS.

[illegible]