SOUTHBRIDGE PLANNED DEVELOPMENT, FIFTH AMENDMENT OF AREA K

OWNERS P CRITICATION.

JOHN STATE OF THE STA

OF FRANCE AND ADMINISTRA VP FINANCE AND ADMINISTRAT 1501 W. MINERAL AVENUE LITTLETON, CO 80120

NO SMORN TO BEFORE ME THIS LST DAY OF OCTOBER 2017.

MITNESS MY HAND AND OFFICIAL SEA!

WY COMMISSION ENTRESS 1115 1298

MOTARY PUBLIC

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

ACCOUNT OF THE ONLY OF THE ONL

RECORDING CERTIFICATION:

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Patricia Henegan

A PORTION OF LOT 1, BLOCK 1, SOUTHBRIDGE SUBDIVISION FILING NO. 12, SITUATED IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PM, CITY OF LITTLETON, COUNTY OF ARAPAHOLE, STATE OF COLORADO CASE NO. APD17-0003



VICINITY MAP LAND USE DATA

	EXISTING ZONING & STANDARDS	PROPOSED ZONING & STANDARDS
ZONING	PD-C	PD-C
LAND USE	OFFICE PARK; ORIGINAL SOUTHBROOD PO INCIDENTAL VISITING MISSIGNARY SLEEPING ROUNG ADDED PRECORDED APPEL 4, 2000 - RECEPTION INJURIES OF THE GROSS FLOOR AREA WITH STAYS NO LONGER THAN A WEEK!	OFFICE PARK' THURSING HOME! ASSISTED LIVIN J MEMORY CARE / ACCESSORY GARAGES LIMITED TO ACCESSORY USES TO NURSING HOME! ASSISTED LIMITED TO NURSING HOME! ACTIVITIES, WELLNESSITINESS, SALON, HOUSIGNEEMS, MARTENANCI, BED CATOO MANAGEMENT, CATHERING SPACES
SITE AREA	8.95 AC	8.95 AC
PRIVATE UNOBSTRUCTED OPEN SPACE (PER LOT)	20% MIN.	20% MIN.
SETBACKS:		
SIDE (NORTH): SIDE (SOUTH): REAR (EAST): FRONT (WEST):	50 FT N/A N/A N/A	50 FT** 10 FT 10 FT 20 FT
MAX BUILDING HEIGHT	30 FT (WITHIN 150 FT OF RESIDENTIAL)	30 FT (WITHIN 150 FT OF RESIDENTIAL), 45 FT MAXIMUM
PARKING SETBACK:		
SIDE (NORTH): SIDE (SCUTH): REAR (EAST): FRONT (WEST):	50 FT N/A N/A N/A	50 FT*** 5 FT 10 FT 10 FT
ADDITIONAL REQUIREMENTS:		
SETBACK: ADJACENT TO RESIDENTIAL (ESTABLISHED IN 3RD AMENDMENT TO PORTION OF AREA K)	50 FT	50 FT
LANDSCAPE BUFFER BETWEEN RESIDENTIAL DEVELOPMENT TO THE NORTH (ESTABLISHED IN 3RD AMENDMENT TO PORTION OF AREA K)	50 FT	50 FT
PERCENT IMPERVIOUS	24%	52%

INTLEXT THE RITHER OF THE FOURTH AMENDMENT TO A PORTION OF AREA K (ACPHE-OCOL), APPROVED ON AUGUST 1 ,2017, WAS TO ADO ASSISTED LYMNG, NEWORY CARE. AND ACCESSORY USES COMMONY ASSOCIATED WITH ASSISTED LYMNG, AND WIDNEY CARE TO THE EXISTING OFFICE USES AND TO SET PERFORMANCE STANDARDS FINE CHIEF LOT WAS (ASS ADOS STRE).

THIS IFFIT AND MARKET TO A PORTION OF AREA K (ADDYT-0003) CLAMPES THE SITEMANS RETIREN INTERNAL LOT LIAES NO MODIFICATIONS TO DENSITY, ACCESS POWERS SENANCE LISES, TOTAL RULDING COVERAGE, BUILDING HEIGHT, TRAFFIC VOLUNE, UTILITIES, OPEN SPACE, OR OFF-STREET PARKING OR LONDING SPACES ARE ROPORCEDO WITH THE AMPLICIANT.

DESIGN GUIDELINES

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1. DOME 19-C - A PORTION OF MEAN E OF THE SUPHRINGE PR.

2. THE PROPERTY OF MEAN END AND A GOSTED UNION, WASHOT CHEE, MA ACCESSIONY USES TO THE DOSTING USES ALLOWED WHICH THE MADDING THE PROPERTY OF THE STATE OF THE STATE OF THE MADDING THE PROPERTY OF THE STATE OF THE STATE OF THE MADDING THE PROPERTY OF THE STATE OF THE

LEGAL DESCRIPTION

A PRINTING OF LOT 1, 8000 1, 300/H8902 SARIMSON FILMS NO. 12, ACCHOING TO THE RECORDED PLAT THEREOF RECORDED SEPTEMBER 8, 1998 UNDER RECEPTION NO. ARMICOS, COUNTY OF ROPAPHIC, STATL OF COLDRACO, WIDE PARTICULARLY DESCRIBED AS FALLOWS.

RECEPTION ON AMERICAN COUNT OF WARMER, THAT OF COLORADOR WARE TAMTICLARIST RECEPTION OF TRUMPS.

RECEPTION AT THE WARMER COUNTY OF AMELINE AND ADDRESS OF AND ATTES.

THOSE COUNTY AND ADDRESS OF ADDR



"IF ADJACENT TO PO-R, OTHERWISE 10 FT
""F ADJACENT TO PO-R, OTHERWISE 5 FT

ISSUE DATE: 08-23-2017
REVISION DATE: 09-27-2017
STONECREEK ASSISTED LIVING AND MEMORY CARE Marine Co