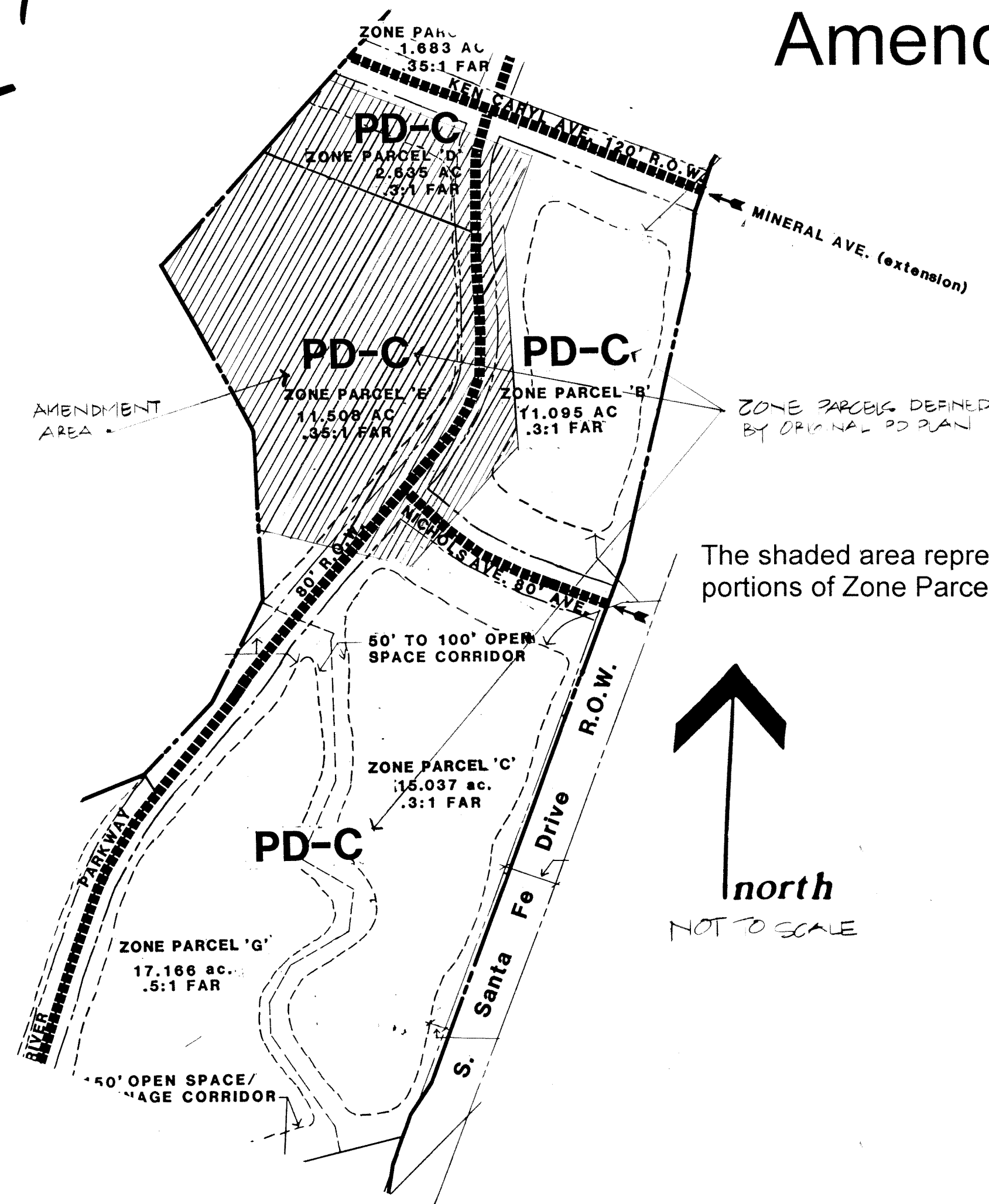


591  
1/2

# Amendment to Santa Fe Park Planned Development Plan



The shaded area represents the Zone Parcels and portions of Zone Parcels affected by this Amendment.

## LEGAL DESCRIPTION

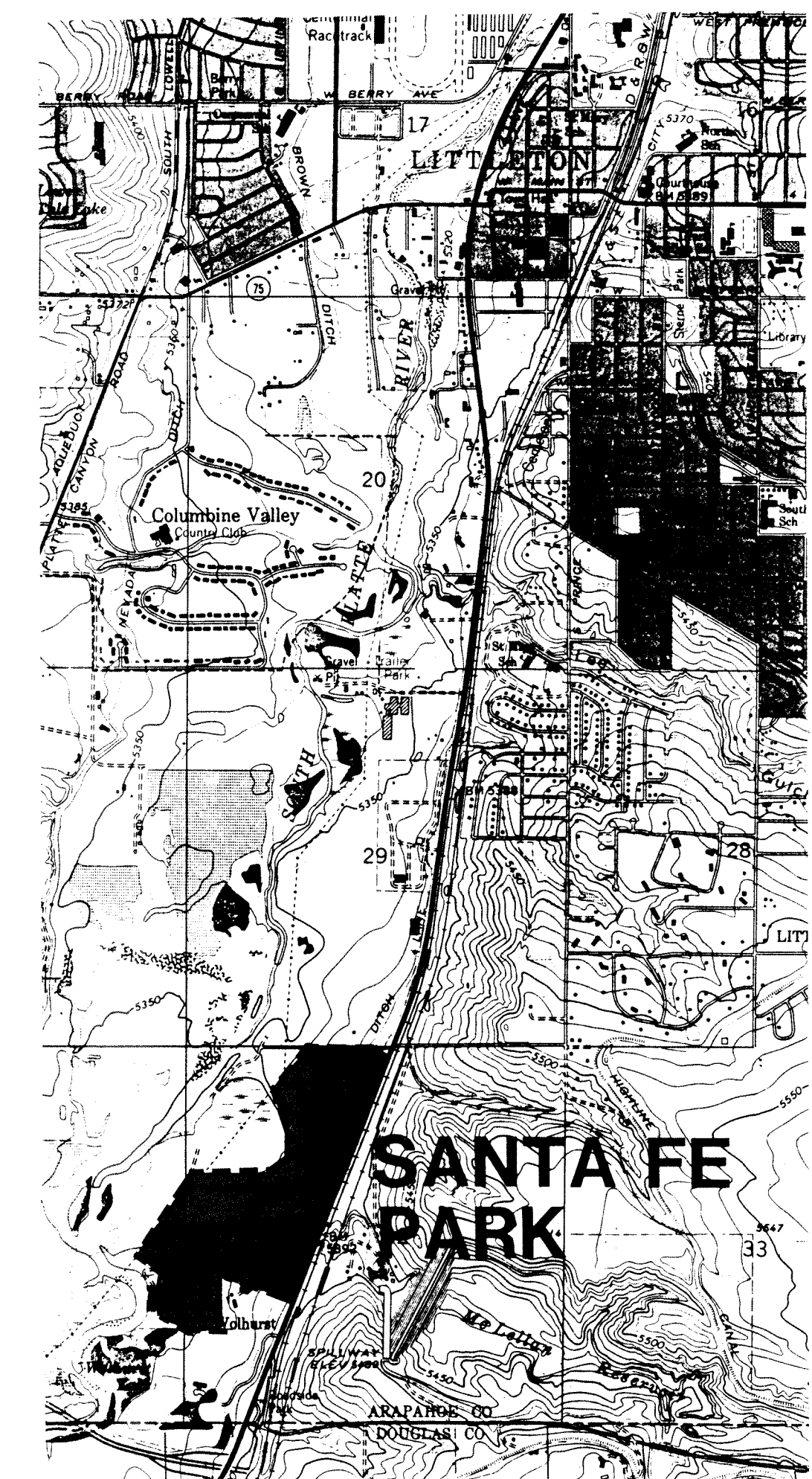
A PARCEL OF LAND LOCATED IN SECTION 32 TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE S 89°29'41" W ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 32, 873.54 FEET; THENCE S 42°00'28" W, 177.96 FEET TO A POINT ON THE CENTER LINE OF MINERAL AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING S 42°00'28" W, 646.49 FEET; THENCE S 28°03'44" E, 451.10 FEET; THENCE S 02°36'48" E, 200.00 FEET; THENCE S 76°00'18" E, 350.00 FEET; THENCE N 61°41'12" E, 340.35 FEET; THENCE N 01°30'00" W, 500.00 FEET; THENCE N 20°20'35" E, 264.64 FEET TO A POINT ON THE CENTER LINE OF MINERAL AVENUE; THENCE N 69°39'25" W, 462.39 FEET TO THE POINT OF BEGINNING. CONTAINING 14.851 ACRES.

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS D. STAAB, PLS 2596  
FOR AND ON BEHALF OF  
P.R. FLETCHER & ASSOCIATES, INC.  
2135 SOUTH CHERRY STREET  
DENVER, COLORADO 80222



Vicinity Map

Scale: 1:24,000



## Purpose of Amendment:

The purpose of this amendment is to add: golf driving range; practice putting green; miniature golf; batting cages/range; croquet courts; ball fields; hard surface courts; and accessory uses as necessary, including a pro shop and snack bar associated with the golf driving range; to the list of permitted uses for the PD-C Zone Parcels D and E, and portions of Zone Parcels B and C, as described by the legal description and shaded portion of this plan.

All applicable design standards and general provisions of the Santa Fe Park Planned Development Plan, as recorded on the 22nd day of May, 1985 in Book 83, Pages 62-67 at Reception No. 2535023 in Arapahoe County, Colorado shall apply to this Amendment.

## Additional Restrictions:

- All landscaping materials shall be approved by the City so as to not interfere with native species within the Littleton South Platte Floodplain Park adjacent to this property to the west.
- Operation shall close not later than 10:30 p.m.

I, Edna R. Ensor, Mary Edith Wilkins, Kenton C. Ensor, Jr., Barbara F. Ensor and The K.C. Ensor Jr. Trust, Owner, or designated agent thereof, 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 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 assurances to cause the deficiencies to be into compliance with this PD Plan, or with any subsequent amendments hereto.

Edna R. Ensor  
Edna R. Ensor  
Mary Edith Wilkins  
Mary Edith Wilkins  
Kenton C. Ensor, Jr.  
Kenton C. Ensor, Jr.  
Barbara F. Ensor  
Barbara F. Ensor  
P.R. Fletcher  
The K.C. Ensor Jr. Trust

Suscribed and sworn to before me this 2nd day of September 19 93.

Witness my hand and official seal.

My commission expires 12/13/94  
[Signature]  
Notary Public

## APPROVED AS TO FORM:

City Attorney [Signature] 9/9/93

Approved this 15th day of June, 19 93, by the  
Littleton City Council.

[Signature]  
Council President

## ATTEST:

[Signature]  
City Clerk

This document was filed for records in the office of the County Clerk and Recorder of Arapahoe County at 1:41 PM, on the 15 day of September, A.D. 19 93, in Book 109, Page 177478, Map 93-124297, Reception

[Signature]  
County Clerk and Recorder

## BY:

[Signature]  
Deputy

## NOT COMPARED

State of Colorado } ss.  
County of Arapahoe }  
Instrument of which this is a pur  
torted duplicate was filed in my office  
day of SEP 15 1993 19 93  
County Clerk

date: 3-22-93  
scale: 1"=200'  
drawn by: [Signature]  
checked by: [Signature]  
revisions: ES  
sheet 1 of 2

site planner:  
Oldham Planning & Design Associates, Inc.  
11111 E. 1st Ave., Suite 200  
Denver, CO 80231  
P.O. Box 222, Littleton, CO 80160

owner/developer:  
K.C. Ensor Realty  
P.O. Box 246  
Littleton, CO 80160

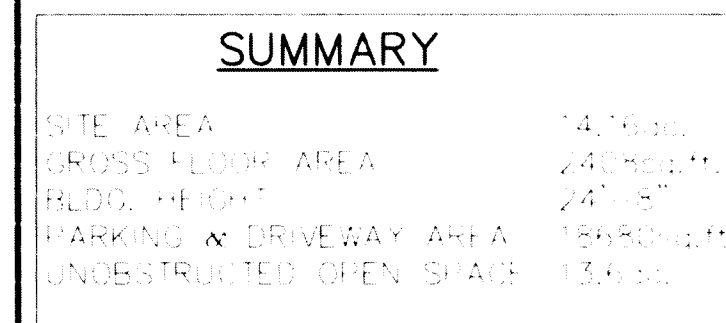
**Santa Fe Park** Littleton, Co  
PD PLAN AMENDMENT



591  
2/2

NOTES:

1. ADDITIONAL NETTING WILL BE INSTALLED IN FUTURE IF THERE ARE DEMONSTRATED INSTANCES OF GOLF BALLS TRAVELING INTO SOUTH PLATTE PARK.
2. THE OWNER AGREES TO CONTRIBUTE \$1,000 FOR SHRUBS TO BE PLANTED AT SELECTED LOCATIONS ALONG THE BOUNDARY WITH SOUTH PLATTE PARK. WHERE NECESSARY, PLANTINGS WILL BE ALLOWED ON THE OWNER'S PROPERTY. THE SHRUBS WILL BE INSTALLED AND MAINTAINED BY SOUTH SUBURBAN PARK AND RECREATION DISTRICT. THE OWNER FURTHER AGREES TO CONDUCT MINOR GRADING AT THE SOUTHWEST CORNER OF THE DRIVING RANGE TO PREVENT EROSION FROM IRRIGATION.
3. THE CONSTRUCTION TRAFFIC TO AND FROM THIS SITE MUST NOT USE MINERAL AVE. EAST OF SANTA FE DRIVE.
4. STRIPING CHANGES WILL NEED TO BE DONE ON THE NORTH SIDE OF THE INTERSECTION OF MINERAL AND SANTA FE PARK ENTRY AS ONE LANE NEEDS TO BE DESIGNED AS A SOUTHTHROUGH THRU LANE.
5. IN THE EVENT ERRANT GOLF BALLS SHOULD INTERFERE WITH DITCH MAINTENANCE AND/OR CREATE SAFETY HAZARDS, FENCING MAY BE REQUIRED TO BE INSTALLED ALONG THE CITY DITCH. SUCH FENCING SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF LITTLETON AND THE CITY OF ENGLEWOOD.



SANITARY  
SEWER  
EASEMENT

*Christian Gilman*  
BUSINESS/INDUSTRY AFFAIRS DEPARTMENT

Diagram illustrating the components of a post-mounted light fixture assembly:

- QUALITE #P8-45V 1000W FIXTURE W/ SPORT 60 GLARE VISOR (PROVIDES MAXIMUM LIGHT SPLIT/GLARE CONTROL-- DESIGNED FOR USE WITHIN RESIDENTIAL AREAS).
- STEEL POST
- POST MOUNTED BALLAST BOXES
- CONC. PEDESTAL

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COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32, THENCE  $89^{\circ}29'41''$  ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 32, 873.54 FEET; THENCE  $S 42^{\circ}00'28''$  E, 245.73 FEET TO A POINT ON THE SOUTH LINE OF MINERAL AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING  $S 42^{\circ}00'28''$  W, 578.70 FEET; THENCE  $S 28^{\circ}03'44''$  E, 451.10 FEET; THENCE  $S 02^{\circ}36'48''$  E, 200.00 FEET; THENCE  $S 76^{\circ}00'18''$  E, 350.00 FEET; THENCE  $N 41^{\circ}41'12''$  E, 340.35 FEET; THENCE  $N 01^{\circ}30'00''$  W, 500.00 FEET; THENCE  $N 20^{\circ}20'35''$  E, 201.64 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MINERAL AVENUE; THENCE  $N 69^{\circ}39'25''$  W, 487.42 FEET TO THE POINT OF BEGINNING. CONTAINING 14.16 ACRES.

Designed By	G.O.
Cad Opr.	S.DeLong
Checked By	ER
Scale	1" = 50'

Civil Engineering • Land Surveying • Construction Administration  
2135 South Cherry Street, Suite 310  
Denver, Colorado 80222 (303) 758-4058 FAX: (303) 758-4828

# FINAL SITE DEVELOPMENT PLAN

Project No.  
619  
\\jobs\619\siteplan.dwg  
Date  
10/11/93  
Sheet  
1 OF 1

111-86