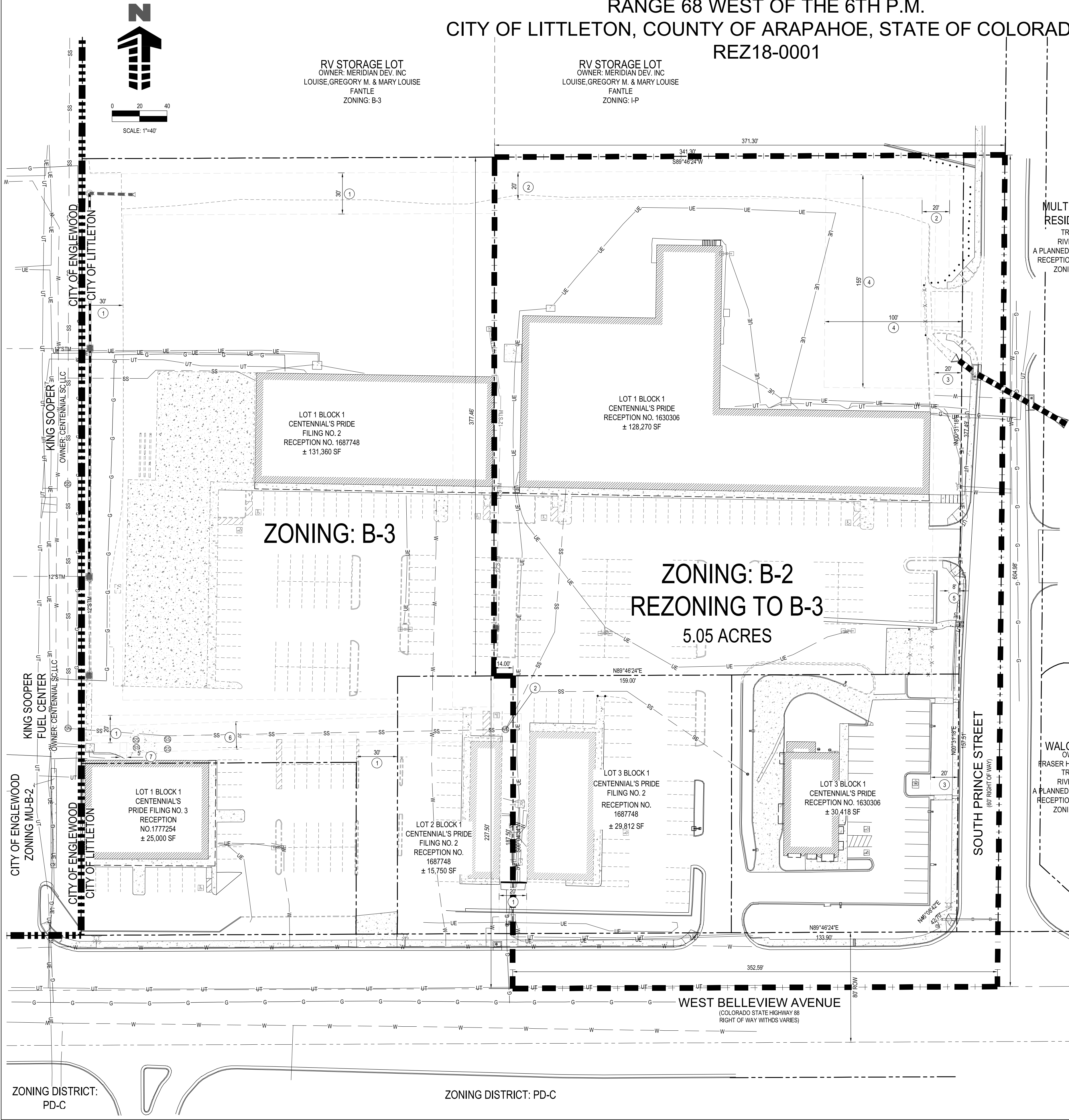


BELLEVIEW CONNECTION: AMENDMENT TO THE OFFICIAL ZONING MAP

LOT 1, BLOCK 1, CENTENNIAL'S PRIDE; LOT 3, BLOCK 1, CENTENNIAL'S PRIDE; AND
LOT 3, BLOCK 1, CENTENNIAL'S PRIDE FILING NO. 2.

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.

CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
REZ18-0001



MULTI-FAMILY
RESIDENTIAL
TRACT D,
RIVER SIDE
A PLANNED DEVELOPMENT
RECEPTION NO. 2683258
ZONING: PD-R

LEGAL DESCRIPTION

BEING ALL OF LOT 1 AND LOT 3, BLOCK 1, CENTENNIAL'S PRIDE, RECORDED AT
RECEPTION NO. 1630306 OF THE ARAPAHOE COUNTY CLERK AND RECORDER
OFFICE INCLUDING THAT PORTION CONVEYED TO THE CITY OF LITTLETON IN DEED
RECORDED NOVEMBER 10, 1986 IN BOOK 486 AT PAGE 688 AND ALL OF LOT 3,
BLOCK 1, CENTENNIAL'S PRIDE, FILING NO. 2, RECORDED AT RECEPTION NO.
1687748 OF THE ARAPAHOE COUNTY CLERK AND RECORDER OFFICE BEING
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, ARAPAHOE
COUNTY, STATE OF COLORADO

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO
STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM
1983. THE BEARING OF THE WEST LINE OF LOT 1, BLOCK 1, CENTENNIAL'S PRIDE
FILING NO. 2 BETWEEN A FOUND #4 REBAR, NO CAP, FOR THE NORTH END OF THE
LINE DESCRIBED AND FOUND #4 REBAR WITH YELLOW PLASTIC CAP ILLEGIBLE
FOR THE SOUTH END OF THE LINE DESCRIBED AND IS CONSIDERED TO BEAR
N00°04'34"E.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, CENTENNIAL'S
PRIDE, THENCE ALONG THE NORTH LINE OF SAID LOT 1, N89°46'24"E, A DISTANCE
OF 371.30 FEET TO A POINT ON THE CENTERLINE OF PRINCE STREET, BEING A 60'
PUBLIC RIGHT OF WAY;

THENCE ALONG SAID CENTERLINE OF PRINCE STREET, S03°31'18"W, A DISTANCE
OF 605.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF
SAID SECTION 8;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION
8, S89°46'24"W, A DISTANCE OF 352.59 FEET TO A POINT OF INTERSECTION OF SAID
SOUTH LINE AND THE WEST LINE EXTENDED OF SAID LOT 3, BLOCK 1,
CENTENNIAL'S PRIDE FILING NO. 2;

THENCE ALONG THE WEST LINE OF SAID LOT 3, BLOCK 1, CENTENNIAL'S PRIDE
FILING NO. 2, N00°04'34"E, A DISTANCE OF 227.50 FEET TO THE NORTHWEST
CORNER OF SAID LOT 3 AND BEING A POINT ON THE SOUTH LINE OF SAID LOT 1,
CENTENNIAL'S PRIDE;

THENCE ALONG SAID SOUTH LINE OF LOT 1, S89°46'24"W, A DISTANCE OF 14.00
FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE WEST LINE OF SAID LOT 1, N00°04'34"E, A DISTANCE OF 377.46
FEET TO THE POINT OF BEGINNING AND CONTAINS 220,010 SQUARE FEET OR 5.051
ACRES OF LAND MORE OR LESS.

COMMUNITY DEVELOPMENT

APPROVED THIS ____ DAY OF ____, 20__, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

DIRECTOR OF COMMUNITY DEVELOPMENT

PUBLIC WORKS

APPROVED THIS ____ DAY OF ____, 20__, BY THE DIRECTOR OF PUBLIC WORKS.

DIRECTOR OF PUBLIC WORKS

CITY COUNCIL

APPROVED THIS ____ DAY OF ____, 20__, BY THE LITTLETON CITY COUNCIL.

LITTLETON MAYOR

SITE LEGEND

- CITY PROPERTY LIMITS
- REZONING BOUNDARY LINE
- LOT LINE BOUNDARY
- ROADWAY
- CENTER LINE
- EASEMENT LINE
- EXISTING GAS LINE
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING FENCE

SCHEDULE

- EXISTING UTILITY, DRAINAGE & ACCESS EASEMENT (RECEPTION NO. 1687748)
- EXISTING DRAINAGE EASEMENT (RECEPTION NO. 1630306)
- EXISTING 20' RIGHT OF WAY AGREEMENT (BOOK 2609, PG. 166/BOOK 3270 PG. 253)
- EXISTING DRAINAGE EASEMENT (BOOK 5300 PG. 582)
- EXISTING PERMANENT ROADWAY PURPOSES EASEMENT (RECEPTION NO. 65026004)
- EXISTING SEWER EASEMENT (VALLEY SANITATION DISTRICT BOOK 2570 PG. 32)
- EXISTING SEWER EASEMENT (VALLEY SANITATION DISTRICT BOOK 2921
PAGE 727 & BOOK 3951 PAGE 130)

CERTIFICATION OF OWNERSHIP:

2727 WEST BELLEVIEW DEVELOPMENT, LLC.

I, _____ OWNER, OR DESIGNATED AGENT THERETO, DOES HEREBY AGREE TO DEVELOP THE
ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE USE, RESTRICTIONS, AND CONDITIONS CONTAINED HEREIN,
AND CURRENT ORDINANCES, RESOLUTIONS, AND STANDARDS OF THE CITY OF LITTLETON, COLORADO.

SIGNATURE OF OWNER AND/OR AGENT

ADDRESS

ACKNOWLEDGEMENT:

STATE OF COLORADO

COUNTY OF

THE FOREGOING DEDICATIONS WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20__,
BY AS

WITNESS MY HAND AND OFFICIAL SEAL.

CERTIFICATION OF OWNERSHIP:

2717 WEST BELLEVIEW DEVELOPMENT, LLC.

I, _____ OWNER, OR DESIGNATED AGENT THERETO, DOES HEREBY AGREE TO DEVELOP THE
ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE USE, RESTRICTIONS, AND CONDITIONS CONTAINED HEREIN,
AND CURRENT ORDINANCES, RESOLUTIONS, AND STANDARDS OF THE CITY OF LITTLETON, COLORADO.

SIGNATURE OF OWNER AND/OR AGENT

ADDRESS

ACKNOWLEDGEMENT:

STATE OF COLORADO

COUNTY OF

THE FOREGOING DEDICATIONS WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20__,
BY AS

WITNESS MY HAND AND OFFICIAL SEAL.

CLERK AND RECORDER'S CERTIFICATE

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDERS OF

ARAPAHOE COUNTY AT ____ M. ON THE ____ DAY OF ____, 20__, IN
BOOK ____ PAGE ____ MAP ____ RECEPTION NO. ____

COUNTY CLERK AND RECORDER

BY:

DEPUTY

DEVELOPER/OWNER

PARCEL 2077-084-07-003

LOT 3, BLOCK 1, CENTENNIAL'S PRIDE FILING 2

PARCEL 2077-084-06-001

LOT 1, BLOCK 1, CENTENNIAL'S PRIDE

OWNER:

2727 WEST BELLEVIEW DEVELOPMENT LLC

4643 S. ULSTER STREET, SUITE 240

DENVER, COLORADO 80227

ATTN: JARRETT ARMSTRONG

PARCEL 2077-084-06-004

LOT 3, BLOCK 1, CENTENNIAL'S PRIDE

OWNER:

2717 WEST BELLEVIEW DEVELOPMENT LLC

4643 S. ULSTER STREET, SUITE 240

DENVER, COLORADO 80227

ATTN: JARRETT ARMSTRONG

ENGINEERING CONSULTANT

GALLOWAY & CO. INC.

6162 S. WILLOW DRIVE, SUITE 320

GREENWOOD VILLAGE, COLORADO 80111

TELE: (303) 770-8884

FAX: (303) 770-3636

ATTN: JIM GUSKY, PE #30754

EMAIL: JIM.GUSKY@GALLOWAYUS.COM

ATTN: MIKE CERBO, PE #44080

EMAIL: MIKECERBO@GALLOWAYUS.COM

NOTES

1. PROPERTIES THAT ARE ZONED B-2 AND ARE SUBJECT TO THE REZONE INCLUDE:

- LOT 1, BLOCK 1, CENTENNIAL'S PRIDE (RECEPTION NO. 1630306)
- LOT 3, BLOCK 1, CENTENNIAL'S PRIDE (RECEPTION NO. 1630306)
- LOT 3, BLOCK 1, CENTENNIAL'S PRIDE FILING NO. 2 (RECEPTION NO. 1687748)

2. SURROUNDING PROPERTIES ARE AS FOLLOWS:

NORTH: MERIDIAN DEV. INC. - LOUISE, GREGORY & MARY LOUISE, CURRENTLY

ZONED UNDER THE B-2 & I-P ZONING DISTRICTS

SOUTH: COLORADO STATE HIGHWAY 88, THEN MCDONALD'S & KFC CURRENTLY ZONED

UNDER THE PD-C ZONING DISTRICT

WEST: LOT 1, BLOCK 1, CENTENNIAL'S PRIDE FILING NO. 2 (RECEPTION NO. 1687748)

CURRENTLY ZONED B-3

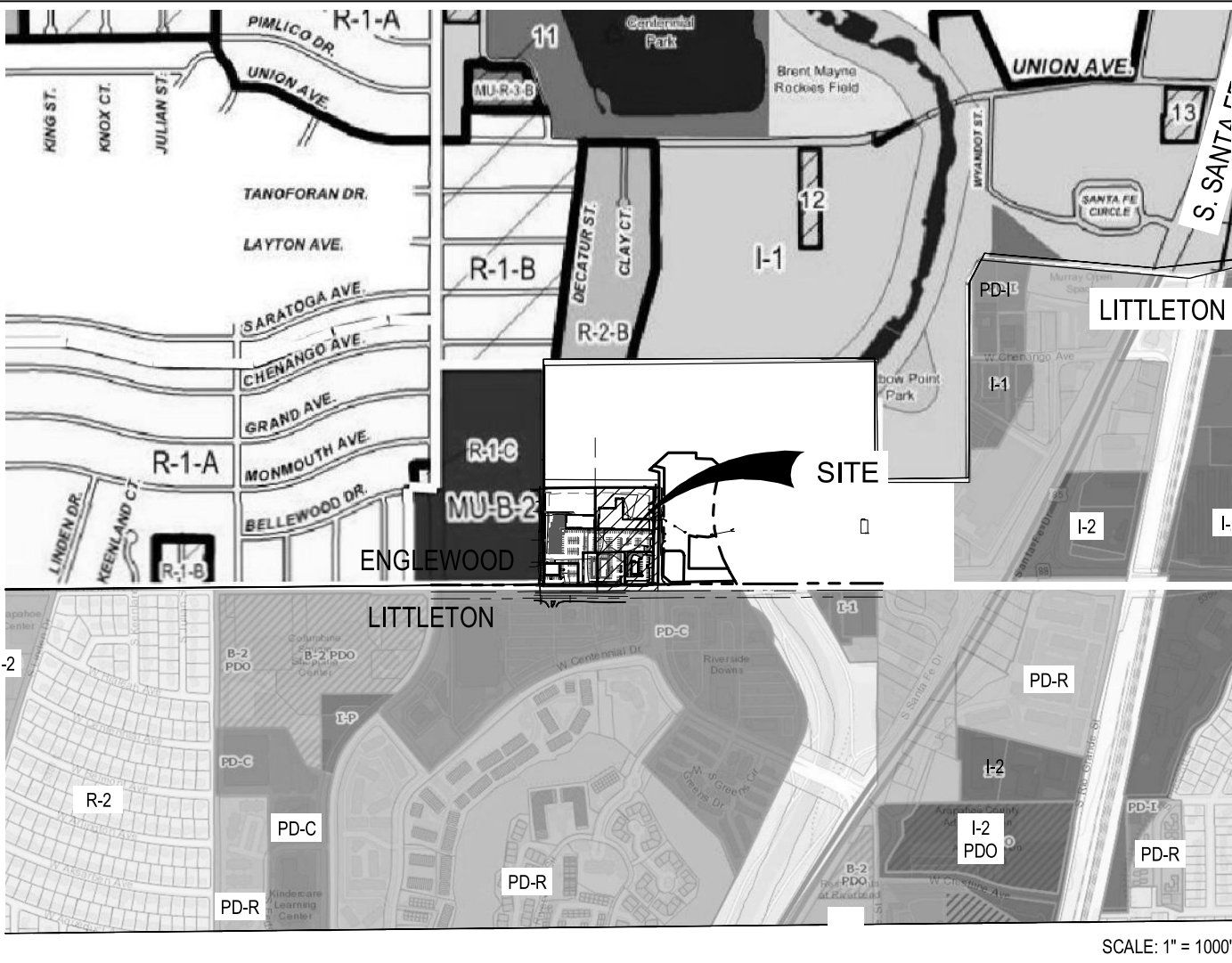
LOT 2, BLOCK 1, CENTENNIAL'S PRIDE FILING NO. 2 (RECEPTION NO. 1687748)

CURRENTLY ZONED B-3

LOT 1, BLOCK 1, CENTENNIAL'S PRIDE FILING NO. 3 (RECEPTION NO. 1777254);

EAST: SOUTH PRINCE STREET, THEN WALGREENS (PD-C) AND MULTI-FAMILY

RESIDENTIAL UNITS (PD-R)



DONALD E. CASPER
- ARCHITECT, PC

PLANNING - ARCHITECTURE
& MANAGEMENT

P.O. BOX 630563
LITTLETON, COLORADO 80163
(P) 303-791-4270
(F) 303-791-4269

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Planning, Architecture, Engineering.
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Greenwood Village, CO 80111
303.770.8884
www.gallowayUS.com

ARMSTRONG
CAPITAL DEVELOPMENT
4643 S. Ulster Street, Suite 240 Denver, Colorado 80237
(P) 303-799-4030 (F) 303-799-3442

BELLEVIEW CONNECTION
AMENDMENT TO THE OFFICIAL ZONING MAP
W. BELLEVIEW AVENUE & PRINCE STREET
LITTLETON, COLORADO

#	DATE	REVISION
1		
2		
3		
4		
5		

PROJECT NUMBER: 17-103

DRAWN BY: ER

ISSUE DATE:

DESCRIPTION: JS

REZONING EXHIBIT

SITE PLAN

