

GENERAL SITE DEVELOPMENT OBJECTIVES

The general intent of the development concept for the Broadway/County Line Commercial Center is the creation of a unified commercial development that is consistent with the comprehensive plan for the area as well as present and anticipated growth patterns. The general development plan for the site defines a traffic circulation hierarchy that responds to existing and anticipated traffic patterns. Land use concepts have been established that reflect the influence of adjacent land uses while retaining flexibility that will allow development to respond to changing community needs and development technologies. The applicant is investigating the feasibility of including a Hotel as part of the development program. The intent of this application is to provide flexibility for development with or without a Hotel depending upon market conditions. Finally, a consistent site and architectural character will be created that will unify the development and relate to the character of adjacent developments.

Several overall site development concepts will be considered during the project. A major development concept that will be incorporated into the project will be a response to the sloping character of the site. The southwestern site aspect offers opportunity for maximizing both solar orientation and views to the south and west. In this same respect, development of the project will also consider how the entire project is perceived from the major traffic routes of South Broadway and County Line Road. Consideration of the physical impact of relative development densities on these major circulation corridors as well as the creation of a smooth visual transition from adjacent properties are additional concepts that will be incorporated into overall development. Each of these development concepts will be enhanced through the implementation of a variety of more specific site planning, architectural, and landscape architectural development concepts.

Site Planning and Development Density Concepts

Relative development densities have been defined on the general development plan that respond to adjacent land uses and circulation patterns. The lowest relative development densities have been oriented to areas of the site adjacent to both South Broadway and County Line Road. These lower densities in conjunction with more restrictive building heights will reduce the visual and physical impact on the major traffic corridors. An area of more moderate development density has been established at the northern portion of the site to provide a transition from an existing development of similar density on the adjacent property. These development areas will buffer the highest density development area at the center of the site. Structures in this central development area can be "stepped up" the existing slope, further reducing the visual impact of the building masses and also provide the most opportunity for maximizing solar orientation and extensive views to the south and west. Ultimately this central area will function as the "core" and focal point for the entire development.

Architectural Concepts

Several architectural concepts will influence design of buildings for the project. Orientation, facade treatment, massing and architectural style will all be considered in the development of structures for the site.

Major use spaces within each building will be oriented to the south and west whenever feasible. This will maximize the opportunity for solar gain and provide views from these use areas. In the same respect, this orientation will create the most exposure of retail store fronts to views from Broadway and County Line Road.

Service functions for buildings on the property will be oriented to the north and east whenever possible. In doing so, undesirable views will be screened from South Broadway and County Line Road by building massing and landscape development. These service functions will in turn be screened from views from the north and east by parthorn, landscaping, and fencing or walls where necessary.

Facade treatments and architectural massing will have a major impact on how the site is perceived from both South Broadway and County Line Road. Careful articulation of building facades and setbacks, as well as lower building heights along these major circulation corridors will eliminate the "tunnel effect" that is evident often in similar projects. A harmonious palette of materials, textures, colors and details will be integrated into each building to assure an architectural style that is compatible with other buildings within the adjacent to the site.

Landscape Architectural Concepts

An informal, "softscape" oriented landscape development will be created throughout the Broadway/County Line Commercial Center. Natural earthforms will be used rather than stiff architectural treatments. Grade transition will be accomplished through buildings and open landscape areas rather than by terracing and construction of severe slopes or retaining walls whenever possible. Paved areas for both pedestrian and vehicular circulation will be kept to a reasonable minimum and laid out to encourage a pedestrian oriented character.

Major open space areas will be developed along both South Broadway and County Line Road. These areas will buffer the impact of traffic noise on the site, retain the open visual character of the site, and will greatly enhance views into the site. Design of these perimeter landscape areas will be coordinated with landscape concepts developed by the City of Littleton for both of these traffic corridors in an effort to provide visual continuity beyond the limits of the subject property. Open spaces will also be developed that will penetrate the site from perimeter areas. This will further reduce any "tunnel effect" along the major circulation corridors and provide additional views into the site.

Landscape plantings throughout the property will reinforce the informal character of the overall landscape development. Planting islands will be incorporated into parking areas for shade, visual relief and overall scale reduction. Evergreen plantings will be implemented to screen undesirable views and buffer winter winds; care will be taken, however, to avoid shading any drives or windows, blocking visibility at intersections. Ornamental trees and shrub masses will be used to accent site and building entries, provide seasonal interest, and to enhance building forms and their relationships to other site elements.

An overall signage program will also be implemented that will further unify the overall site character. Care will be taken in design and placement of all signage, including retail and commercial identification signage, to insure a consistent, positive visual character.

Through thorough implementation of each of the aforementioned development concepts, the Broadway/County Line Commercial Center will evolve as a commercial development that is reflective of both the comprehensive plan and changing growth patterns for the area. An overall project character will be established that will be sensitive to the City's development objectives and provide a successful entry image for the City of Littleton.

SPECIFIC DEVELOPMENT AREA OBJECTIVES

DEVELOPMENT AREA #1

This development area has been established to provide a transition from adjacent properties to the north. The maximum floor area ratio of .5:1 and maximum building height of 50' will allow for development of a mid-rise office building of a very similar nature to the existing structure to the north. Access to this development area will be from South Lincoln and internal drives. An architectural style will be created that reflects massing and materials that are compatible with the existing adjacent office building as well as other structures to be developed within the subject property.

DEVELOPMENT AREA #2

This development area has the lowest relative development density for the site with a maximum floor area ratio of .25:1 and maximum building height of 36'. Development in this area will be predominantly single story structures with the possibility of some mezzanine and two story spaces. Architectural style will reinforce the low-rise nature of this development area by incorporating horizontal forms into building massing, pitched and/or flat roofs, and careful articulation of building facades to create a pedestrian scale for the area. Materials for the buildings will include masonry and wood with careful attention to detail in order to further enhance the pedestrian nature of this development area. Access to this development area will be from internal drives. Anticipated uses for the area include various retail establishments, restaurants, and financial institutions.

DEVELOPMENT AREA #3

Land use criteria for this area have been established that will allow for two different development concepts depending on market conditions. A potential development for this area is a hotel. Accordingly, a floor area ratio of 2:1 and maximum building height of 125' have been established to allow for this type of development. In the event that a hotel proves to be infeasible for this site in the reasonable judgement of the developer, alternate land use criteria have been established that will allow for the creation of a mixed professional office/retail/entertainment development. The developer has or will obtain a hotel market and/or feasibility study and advise the City of the results prior to making a decision regarding a hotel use. A maximum floor area ratio of 1:1 and maximum building height of 75', while more restrictive than the criteria established for the anticipated hotel development, will allow this area to retain the highest relative development density for the site and remain as the "core" area for the entire site. Access to this development will be from South Grant Way and internal drives. Service access will be oriented to the service area planned for the adjacent development to the east. Through development of either of the proposed concepts, an architectural style will be created that will unify structures in this area and be compatible with each of the other development areas on the site. Careful articulation of building masses and integration of structures into the slope of the site will reduce the impact of development in this area and retain the desired pedestrian scale of the site. Large, unbroken building facades, reflective glass and steel will be strictly avoided while rich masonry and wood textures and colors will be incorporated into the architecture to create a warm, inviting character for the development.

DEVELOPMENT AREA #4

Development in the area will be very similar to that of development area #2. Identical land use criteria of a maximum floor area ratio of .25:1 and maximum building height of 36' have been created. Again a low-rise, pedestrian oriented architectural style will be developed for each structure in this area. Anticipated uses are the same as that for Area #2 as well. Critical to this development area is how it is perceived from the intersection of South Broadway and County Line Road. A landscape easement has been established at this corner to allow for the creation of a major landscape feature. All parking areas and structures will be carefully integrated with this amenity to provide the most pleasing view of the site possible from the intersection. Access to this development area will be from internal roadways. Also, a right-turn only access is indicated from South Broadway. This access will be conditional upon specific site plan approval for the development area.

DEVELOPMENT CONTROL

The high quality of site development and architectural continuity desired for the Broadway/County Line Commercial Center will be controlled through master guidelines created by Broadway/County Line Associates. They propose to utilize site plan and architectural review as well as conditional land sales contracts to assure a consistent quality and character for each development within the property. The regulations and standards as established will set forth land use and development standards no less stringent than those embodied in this General Development Plan. These controls, as well as any non-profit corporations deemed necessary by the developer or its assigns for enforcement of said controls, shall be established prior to sale of any lots within the project. Such development standards will be recorded as a supplement to the General Development Plan.

Development controls, regulations and standards will include specific procedures for review and approval of the following criteria:

1. Preservation of views and protection of natural amenities;
2. Landscaping, fencing and signage;
3. Topographic and soil conditions;
4. Drainage;
5. Natural resource conservation;
6. Provision and enhancement of recreation and open space opportunities;
7. Impacts on adjacent uses;
8. Architectural and site design standards including materials, colors, building envelopes and heights;
9. Conformance to public policies and goals;
10. Conformance to desired permitted uses;
11. Methods for the perpetual maintenance of all public and private improvements;
12. Conformance to performance standards;
13. Screening of parking, waste disposal, loading and service areas.

ADJACENT PROPERTY INFORMATION

MAP KEY	PROPERTY OWNER(S) NAME AND ADDRESS	ZONING CLASSIFICATION	EXISTING LAND USE
①	Highland Square Assoc. LTD 2/3 & ETAL 1/3 Wickliff & Co. 303 E. 17th Ave., Suite 1110 Denver, CO 80203	B-2	Commercial-Under Construction
②	Warner Co. Inc., The 3625 E. 48th Ave. Denver, CO 80216	PD-1	Warehouse/Sales
③	Konstanzer, Charles E. 4401 Marigold Lane Littleton, CO 80123	PD-1	Mixed Commercial/ Light Industrial
④	Mountain Bell 931 14th Street Denver, CO 80202	PD-1	Vacant
⑤	Mountain Bell 931 14th Street Denver, CO 80202	PD-1	Vacant
⑥	Broadway Commons Assoc. 2001 E. Easter Place Ave #304 Littleton, CO 80122	PD-1	Professional Offices
⑦	Southpark 7901 Southpark Plaza #100 Littleton, CO	PD-1	Vacant
⑧	S.P. Associates 899 Logan, Suite 400 Denver, CO 80203	PD-1	Commercial-Under Construction
⑨	Firstbank Holding Co. of Colo. 10403 West Colfax Ave. Lakewood, CO 80125	PD-1	Vacant
⑩	Mercy Denver Foundation/ Mercy Medical Center Attn: Sister Kieran 1619 Milwaukee Denver, CO 80206	Medical Offices*	Medical Offices
⑪	Mission Viejo Company #6 Inverness Court East Englewood, CO 80112	Potential Park Site*	Vacant

1. Zoning Classification as per the City of Littleton Zoning Map October 1983.
2. *Development Classification as per the Planned Community District Development Guide, New Town of Highlands Ranch, adopted by the Douglas County Board of Commissioners September 17th 1979.

LEGAL DESCRIPTION PROPOSED PD-C

LOT 1, BLOCK 1, BROADWAY INDUSTRIAL PARK FILING NO. 2, EXCEPT THAT PART DEEDED FOR RIGHT-OF-WAY DESCRIBED IN BOOK 4096 AT PAGE 685 AND HAVING RECEPTION NUMBER 230895 AS RECORDED IN THE ARAPAHOE COUNTY, COLORADO RECORDS.

SAID LOT CONTAINS 729,326 SQUARE FEET (16.743 ACRES MORE OR LESS).

LEGAL DESCRIPTION EXISTING PD-1

THAT PART OF LOT 1, BLOCK 1, BROADWAY INDUSTRIAL PARK FILING NO. 2 AS RECORDED IN THE ARAPAHOE COUNTY, COLORADO RECORDS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 34, T5S, R68W OF THE 6TH P.M., THENCE N89°42'06"E ALONG THE SOUTH LINE OF THE S.E. 1/4 OF SAID SECTION 34, 50.00 FEET; THENCE N00°00'00"E AND PARALLEL WITH THE WEST LINE OF SAID S.E. 1/4, 660.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N00°00'00"E, 680.81 FEET TO THE NORTH LINE OF SAID LOT 1;
THENCE S89°56'36"E ALONG SAID NORTH LINE, 236.43 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1;
THENCE S00°00'00"W ALONG SAID EAST LINE, 245.15 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 89°56'36" AND A CHORD BEARING S44°58'18"E, 212.03 FEET;
THENCE ALONG THE ARC OF SAID CURVE, 235.47 FEET TO THE POINT OF TANGENCY, SAID POINT LYING ON THE NORTH LINE OF SAID LOT 1;
THENCE S89°56'36"E ALONG SAID NORTH LINE, 524.99 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 2°36'12" AND A CHORD BEARING N68°45'18"E, 6.82 FEET;
THENCE ALONG THE ARC OF SAID CURVE, 6.82 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1;
THENCE S02°32'48"E ALONG SAID EAST LINE, 281.06 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1;
THENCE S89°44'13"W ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED WEST, 930.58 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 360,006 SQUARE FEET (8.265 ACRES MORE OR LESS).

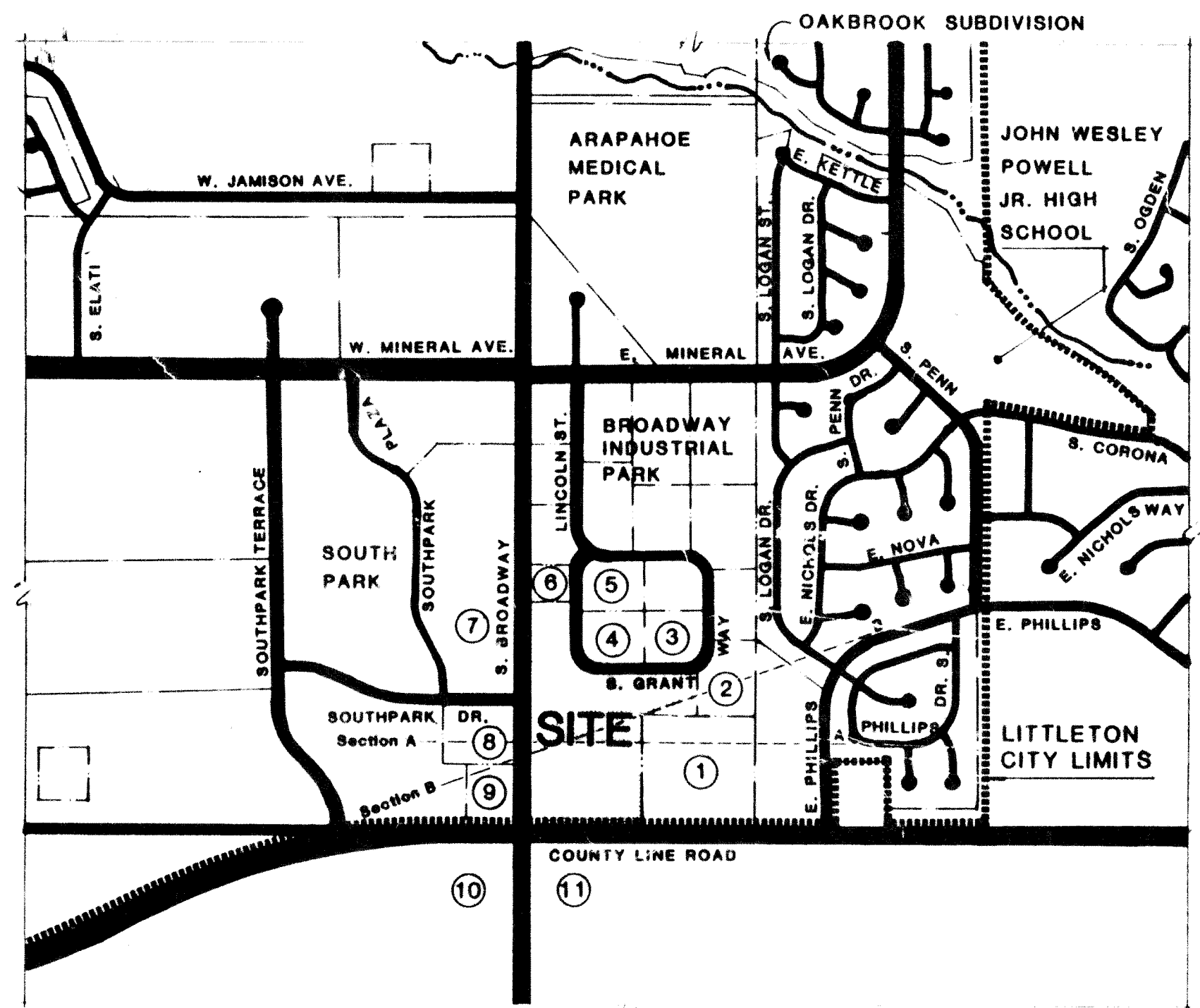
LEGAL DESCRIPTION EXISTING PD

THAT PART OF LOT 1, BLOCK 1, BROADWAY INDUSTRIAL PARK FILING NO. 2 AS RECORDED IN THE ARAPAHOE COUNTY, COLORADO RECORDS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 34, T5S, R68W OF THE 6TH P.M., THENCE N89°42'06"E ALONG THE SOUTH LINE OF THE S.E. 1/4 OF SAID SECTION 34, 50.00 FEET; THENCE N00°00'00"E AND PARALLEL WITH THE WEST LINE OF SAID S.E. 1/4, 55.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N00°00'00"E, 505.01 FEET;
THENCE N89°44'13"E, 610.48 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1;
THENCE S00°01'42"E ALONG SAID EAST LINE, 604.63 FEET;
THENCE S89°42'06"W, 610.78 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 369,320 SQUARE FEET (8.478 ACRES MORE OR LESS).



VICINITY MAP

SCALE: 1" = 800' NORTH

PERMITTED USES-PROPOSED PD-C

- | | | | |
|--|--|---|--|
| 1. Appliance store; | 30. Gift, novelty or souvenir store; | 46. Medical service center, clinic or medical office building (including accessory uses such as laboratories, X-ray facilities, pharmacies limited to the compounding and dispensing of drugs and medicines. All such accessory uses shall be within the principal structure and shall have no external effects or signage except for permitted signs); | 70. Toy store; |
| 2. Auto parts store; | 31. Grocery store; | 47. Motel; | 71. Travel agency; |
| 3. Art and frame store; | 32. Hardware store; | 48. Music and phonograph record store; | 72. Variety store selling only items which may be sold by any other primary permitted use in the district; |
| 4. Bakery store; | 33. Health club or studio; | 49. Newsstand; | 73. Vegetable store; |
| 5. Barbershop and beauty shop; | 34. Hearing-aid store; | 50. Restaurant; | 74. Video store; |
| 6. Bicycle shop; | 35. Hobby supply store; | 51. Motions store; | 75. Any convenience, commercial, retail, sales and services uses, as approved by the City of Littleton and the Development Review Committee or its assigns, will be permitted, in accordance with applicable site standards and requirements. Said City and Committee agree to approve any other such uses which are of similar character and impact to those listed above provided they are conducted entirely within an enclosed building. |
| 7. Book store; | 36. Home improvement center; all storage facilities must be completely within the walls of the principal structure (Limited to Area 3 unless integrated as part of a multiple occupancy structure.); | 52. Nutrition center; | |
| 8. Bowling alleys (limited to Area 3 only); | 37. Hotel; | 53. Office; | |
| 9. Bridal shop; | 38. Ice skating and/or roller skating rink, within development Area 1, 2, and 3 only, but all skating and spectator activities must be contained completely within a fully enclosed principal structure; | 54. Office supply store; | |
| 10. Camera and photo-supply store; | 39. Jewelry store; | 55. Optical store; | |
| 11. Carpet store; | 40. Laboratory; dental, medical and/or optical; | 56. Optician; | |
| 12. Cleaning shop, involving perchloroethylene package methods only or collection and distribution only; | 41. Laundry, package only for collection and distribution only; | 57. Paint and wallpaper store; | |
| 13. Commercial parking garage or lot; | 42. Library or reading room; | 58. Post office; | |
| 14. Computer store; | 43. Liquor store, package sales; | 59. Restaurant; provided Drive-in restaurants shall be permitted in Area 3 only; | |
| 15. Consumer electronics; | 44. Locksmith; | 60. Savings and loan association; | |
| 16. Consumer rental, with all storage facilities completely within the walls of the principal structure; | 45. Meat, fish and seafood store; | 61. Shoe repair store; | |
| 17. Dairy products store; | | 62. Shoe store; | |
| 18. Department store; | | 63. Sporting goods store; | |
| 19. Drugstore; | | 64. Stationery store; | |
| 20. Dry goods store; | | 65. Studio for professional work or teaching; | |
| 21. Eggs and poultry store; | | 66. Tanning studio; | |
| 22. Fabric store; | | 67. Tapes and records store; | |
| 23. Family Entertainment Center; | | 68. Theater; | |
| 24. Floral store; | | 69. Tobacco store; | |
| 25. Food locker plant; | | | |
| 26. Fruit store; | | | |
| 27. Furniture store; | | | |
| 28. Garden supply store; | | | |
| 29. General merchandise store, (limited to Area 3 unless integrated as part of a multiple occupancy structure.); | | | |

BROADWAY / COUNTY LINE
COMMERCIAL CENTER

NORTHEAST CORNER OF SOUTH BROADWAY
AND COUNTY LINE ROAD
LITTLETON, COLORADO

TECHNICAL DATA
AND LOCATION MAP

OWNER:
BROADWAY / COUNTY LINE
ASSOCIATES
899 LOGAN, SUITE 400
DENVER, COLORADO 80203
1-303-830-8877

PLANNER:
DENTON HARPER MARSHALL
1756 BLAKE
DENVER, COLORADO 80202
1-303-892-5568

DATE: 1/2/85

REVISED: 2/1/85 Per DRC Comments

3/4/85 Per DRC Comments

4/3/85 PER PLANNING COMMISSION
HEARING COMMENTS

SHEET

1 of 4

NOTES

1. As requested by the City of Littleton, an additional five feet (5') will be provided for roadway improvements at County Line Road either through expansion of the existing 55' R.O.W. width from center line to sixty feet (60') or through provision of a 5' wide landscape and/or sidewalk easement at the time of platting.

$\Delta = 2' 36' 12''$
 $R = 150.00'$
 $L = 6.82'$

PD-I

PD-I

B-2

LOT 1 BLOCK 1

PROPOSED PD-C ZONING

729,326 Sq. Ft.
 16.743 Acres
 VACANT

EXISTING PD-I ZONING

EXISTING PD ZONING

PD-I

N 1/4 CORNER
 SECTION 34
 1" STEEL AXLE
 IN RANGE BOX

PD-I

PD-I

PD-I

SOUTHPARK
 DRIVE

SOUTH BROADWAY

MEDICAL
 OFFICES



0' 30' 60' 200'



SCALE: 1" : 60.0'

SE CORNER SECTION 34
 3" BRASS CAP

IMPROVEMENT LOCATION SURVEY CERTIFICATE

I HEREBY CERTIFY TO TRANSAMERICA TITLE INSURANCE COMPANY; BROADWAY-COUNTY LINE ROAD ASSOCIATES, A COLORADO PARTNERSHIP; AND SOUTH SEVENTEEN ACRE LIMITED PARTNERSHIP, A COLORADO PARTNERSHIP, THAT THIS SURVEY OF THE FOLLOWING DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION AND SUPERVISION ON THE 20TH DAY OF NOVEMBER, 1984:

LOT 1, BLOCK 1, BROADWAY INDUSTRIAL PARK FILING NO. 2, EXCEPT THAT PART DEEDED FOR RIGHT-OF-WAY DESCRIBED IN BOOK 4096 AT PAGE 685 AND HAVING RECEPTION NUMBER 230895 AS RECORDED IN THE ARAPAHOE COUNTY, COLORADO RECORDS.
 SAID LOT CONTAINS 729,326 SQUARE FEET (16.743 ACRES MORE OR LESS).

THAT THIS SURVEY CORRECTLY AND ACCURATELY SHOWS THE AREA, BOUNDARY LINES, LOT LINES AND ADJACENT STREETS AND RIGHTS-OF-WAY; THAT THE SUBJECT PROPERTY WAS PERSONALLY INSPECTED BY ME; THAT THE LOCATION AND DIMENSIONS OF ALL IMPROVEMENTS, EASEMENTS, FENCES, DITCHES, UTILITIES, STREETS AND RIGHTS-OF-WAY OF RECORD, IN EVIDENCE OR KNOWN TO ME ON THE SUBJECT PROPERTY ARE ACCURATELY SHOWN; AND EXCEPT AS SHOWN, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY FLOOD PLAIN, AND THERE ARE NO ENCROACHMENTS ONTO ADJACENT PROPERTY OR ONTO EASEMENTS OR RIGHTS-OF-WAY BY IMPROVEMENTS LOCATED ON THE SUBJECT PROPERTY, AND THERE ARE NO ENCROACHMENTS ONTO THE SUBJECT PROPERTY BY IMPROVEMENTS LOCATED ON ADJACENT PROPERTY.

SAID CERTIFICATION BEING SUBJECT TO AND BASED ON THE TITLE COMMITMENT 1021902 C-6 PROVIDED BY TRANSAMERICA TITLE INSURANCE COMPANY.

DATED: NOVEMBER 20, 1984

James D. Smith
 JAMES D. SMITH, P.L.S. NO. 7017

NOTE:

1. THE ELECTRICAL EASEMENT DESCRIBED IN BOOK 2437 AT PAGE 50 DOES NOT AFFECT SUBJECT PROPERTY.

POTENTIAL PARK SITE

BROADWAY / COUNTY LINE COMMERCIAL CENTER

NORTHEAST CORNER OF SOUTH BROADWAY
 AND COUNTY LINE ROAD
 LITTLETON, COLORADO

REZONING PLAT

OWNER:
 BROADWAY / COUNTY LINE
 ASSOCIATES
 899 LOGAN, SUITE 400
 DENVER, COLORADO 80203
 1-303-830-8877

PLANNER:
 DENTON HARPER MARSHALL
 1756 BLAKE
 DENVER, COLORADO 80202
 1-303-892-5566

DATE: 1/2/85

REVISED: 2/1/85 Per DRC Comments

3/4/85 Per DRC Comments

4/3/85 PER PLANNING COMMISSION
 HEARING COMMENTS

SHEET

2 of 4

LAND USE SUMMARY

DEVELOPMENT AREA	1	2	3	3a	4
Total Acreage	1.24	2.57	6.01	6.01	6.93
Maximum floor area ratio	.5:1	.25:1	2:1	1:1	.25:1
Maximum height	50'	36'	125'	75'	36'

1. Minimum parking requirement for each PD-C subsection shall be as per City of Littleton zoning regulations, section 10-10-5.

Minimum parking setbacks shall be as follows:

Street Frontage	Parking Setback
County Line Road	30'
South Broadway	30'
South Grant Way	25'
South Lincoln Street	25'

*Variances reducing this dimension to as little as 20' may be granted at the site plan review phase only if the applicant can successfully demonstrate that all such parking is screened from views from adjacent public streets. This screening may be accomplished by using approved screen walls or berms supplemented with plantings. Sinking of parking below views may be utilized to supplement screening.

2. A minimum of 12% open space in each of the development areas shall be accomplished with an overall minimum of 20% open space.

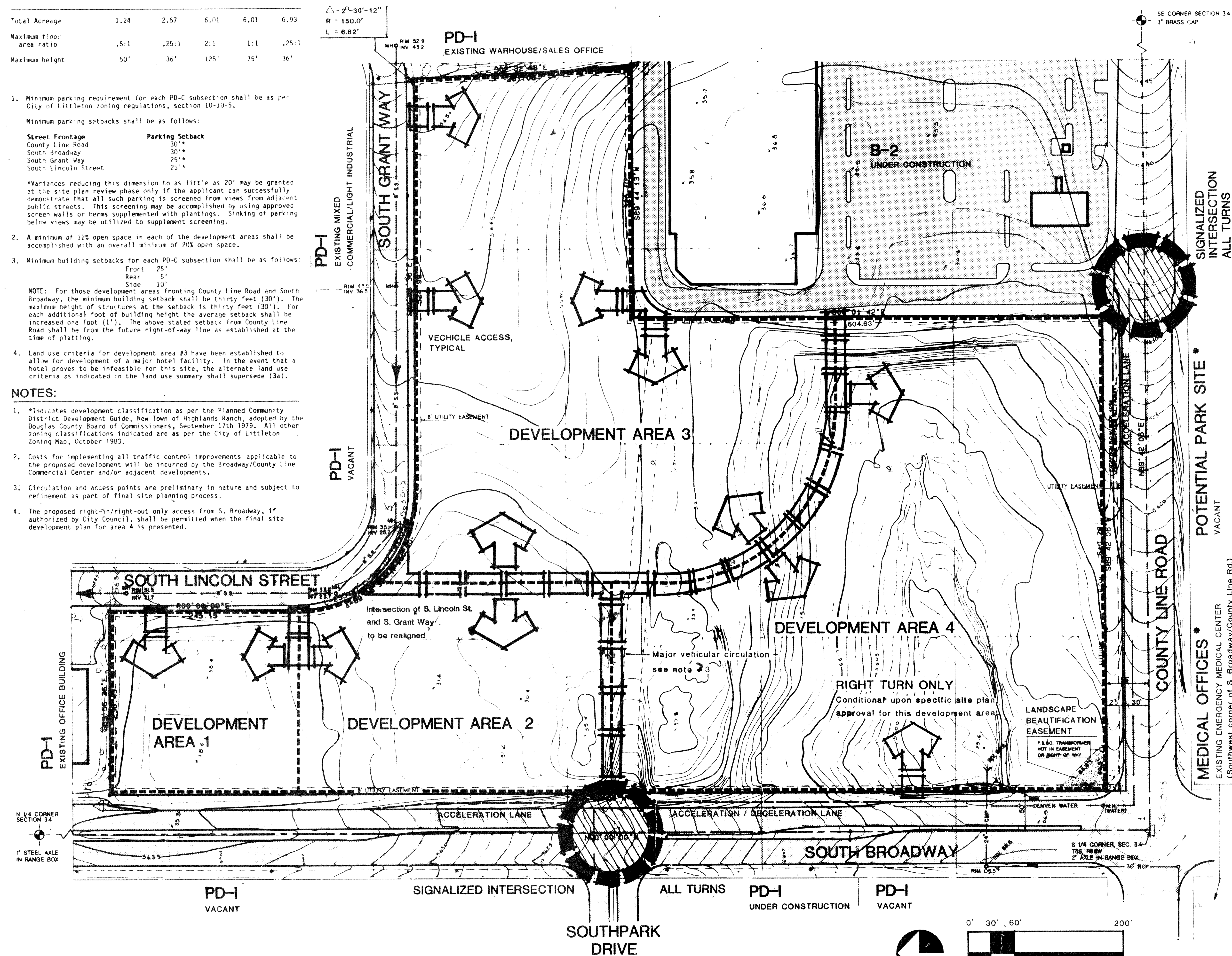
3. Minimum building setbacks for each PD-C subsection shall be as follows:
- | | |
|-------|-----|
| Front | 25' |
| Rear | 5' |
| Side | 10' |

NOTE: For those development areas fronting County Line Road and South Broadway, the minimum building setback shall be thirty feet (30'). The maximum height of structures at the setback is thirty feet (30'). For each additional foot of building height the average setback shall be increased one foot (1'). The above stated setback from County Line Road shall be from the future right-of-way line as established at the time of platting.

4. Land use criteria for development area #3 have been established to allow for development of a major hotel facility. In the event that a hotel proves to be infeasible for this site, the alternate land use criteria as indicated in the land use summary shall supersede (3a).

NOTES:

- *Indicates development classification as per the Planned Community District Development Guide, New Town of Highlands Ranch, adopted by the Douglas County Board of Commissioners, September 17th 1979. All other zoning classifications indicated are as per the City of Littleton Zoning Map, October 1983.
- Costs for implementing all traffic control improvements applicable to the proposed development will be incurred by the Broadway/County Line Commercial Center and/or adjacent developments.
- Circulation and access points are preliminary in nature and subject to refinement as part of final site planning process.
- The proposed right-in/right-out only access from S. Broadway, if authorized by City Council, shall be permitted when the final site development plan for area 4 is presented.



LEGAL DESCRIPTION

LOT 1, BLOCK 1, BROADWAY INDUSTRIAL PARK FILING NO. 2, EXCEPT THAT PART DEEDED FOR RIGHT-OF-WAY DESCRIBED IN BOOK 4096 AT PAGE 685 AND HAVING RECEPTION NUMBER 230895 AS RECORDED IN THE ARAPAHOE COUNTY, COLORADO RECORDS.

SAID LOT CONTAINS 729,326 SQUARE FEET (16.743 ACRES MORE OR LESS).

GENERAL DEVELOPMENT PLAN CERTIFICATION

Donald E. Spindeman General Partner
1, of Broadway/County Line Associates, A Partnership, 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.

Signature of Owner or Agent

Subscribed and sworn to before me this 17 day of June, 1985.

Witness my official seal.

My commission expires 2-21-87

Signature of Notary Public

APPROVED AS TO FORM

City Attorney *Henry G. Bickert* 2/24/85

Approved this 16th day of April, 1985 by the Littleton City Council

Signature of Council President

Attest: *James L. Owen* City Clerk

Commission Secretary

Approved this 11th day of March, 1985 by the Littleton City Planning Commission

Signature of Chairman

Attest: *James L. Owen* City Clerk

County Clerk and Recorder

By: *James L. Owen* Deputy

This document was filed for records in the office of the County Clerk and Recorder of _____ County at _____ Mo. on the _____ day of _____, 1985, in Book _____, Page _____, Map _____.

Reception

County Clerk and Recorder

By: _____ Deputy

Deputy

County Clerk and Recorder

By: _____ Deputy

Deputy

County Clerk and Recorder

By: _____ Deputy

Deputy

County Clerk and Recorder

By: _____ Deputy

Deputy

County Clerk and Recorder

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By: _____ Deputy

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County Clerk and Recorder

By: _____ Deputy

Deputy

County Clerk and Recorder

By: _____ Deputy

Deputy

County Clerk and Recorder

By: _____ Deputy

Deputy

County Clerk and Recorder

By: _____ Deputy

Deputy

BROADWAY / COUNTY LINE COMMERCIAL CENTER

NORTHEAST CORNER OF SOUTH BROADWAY AND COUNTY LINE ROAD
LITTLETON, COLORADO

PD-C GENERAL DEVELOPMENT PLAN

OWNER:
BROADWAY / COUNTY LINE ASSOCIATES
899 LOGAN, SUITE 400
DENVER, COLORADO 80203
1-303-830-8877

PLANNER:
DENTON HARPER MARSHALL
1756 BLAKE
DENVER, COLORADO 80202
1-303-892-5566

DATE: 1/2/85

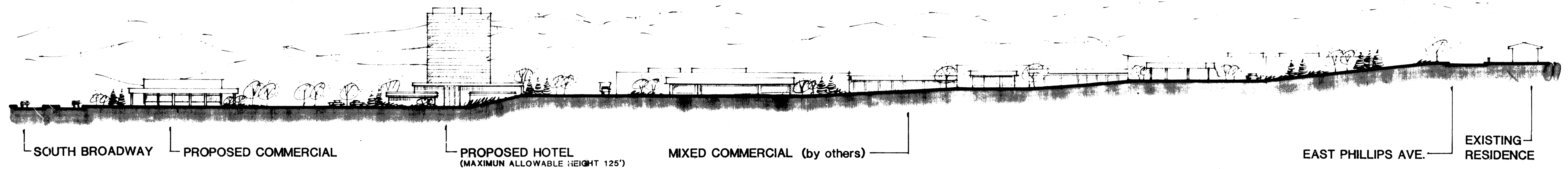
REVISED: 2/1/85 Per DRC Comments

3/4/85 Per DRC Comments

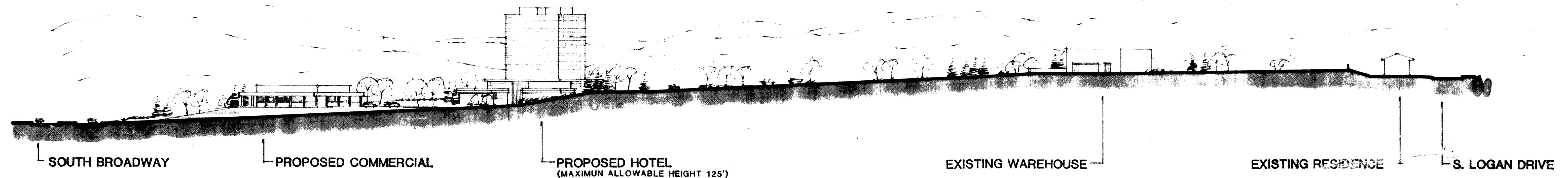
4/3/85 PER PLANNING COMMISSION HEARING COMMENTS

SHEET

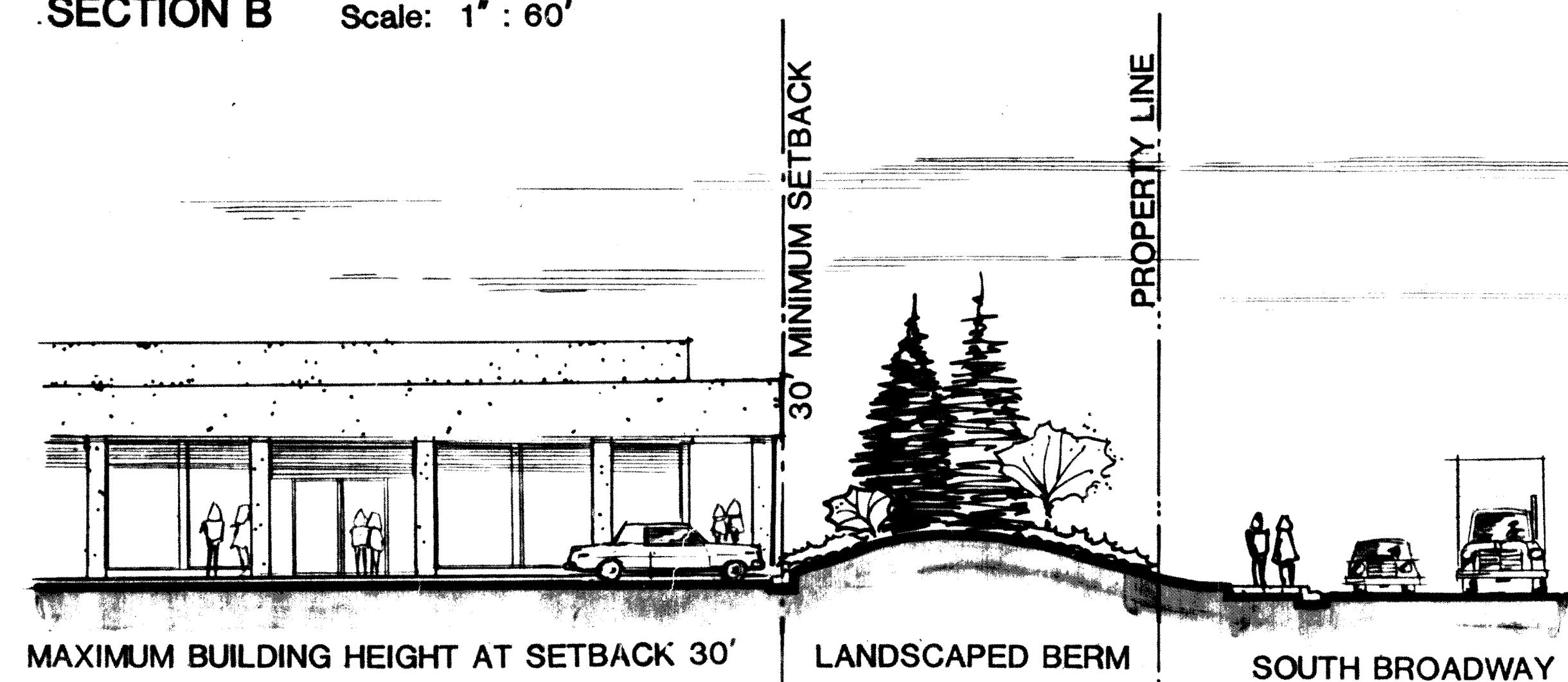
3 of 4



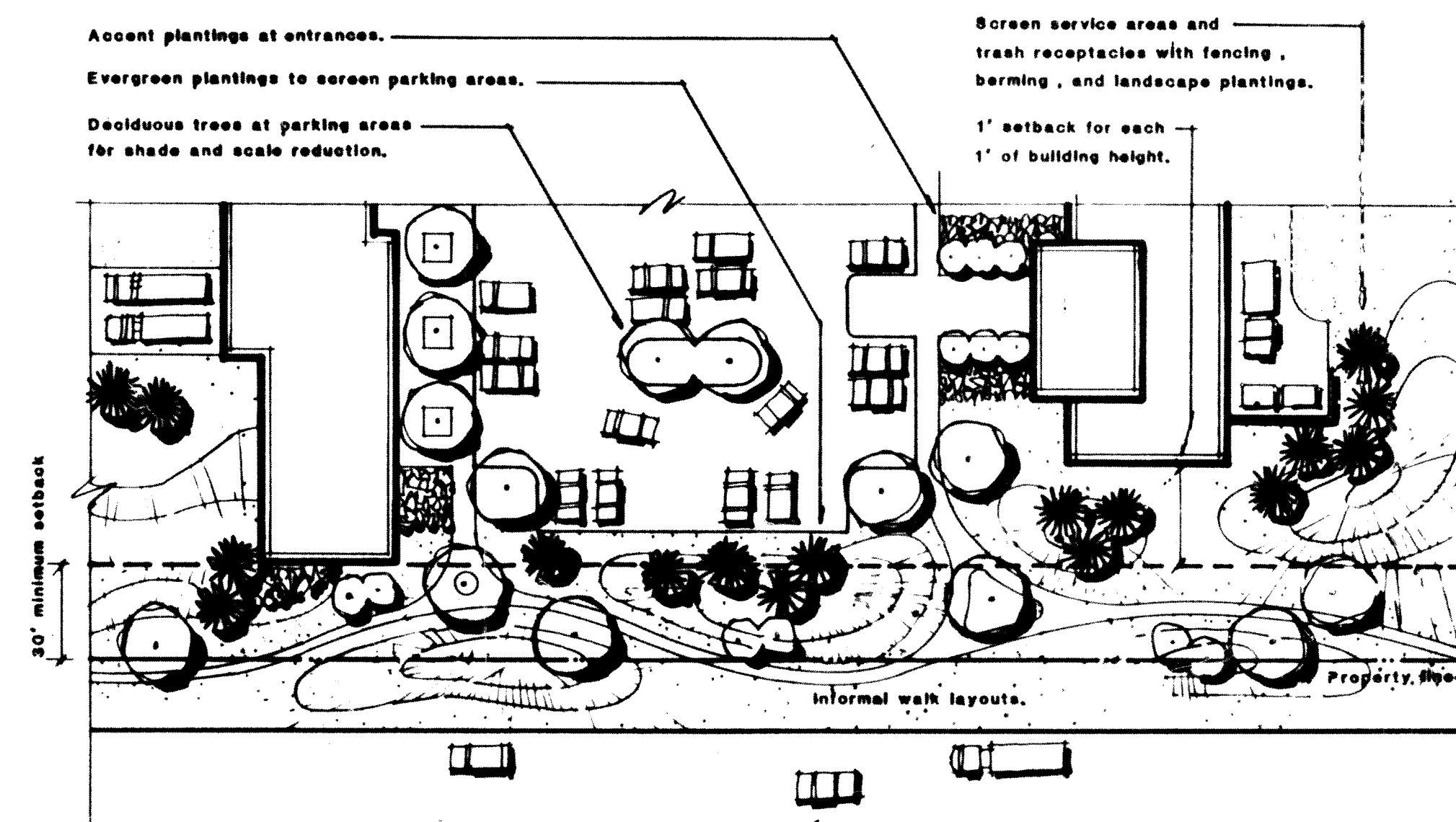
SECTION A Scale: 1" : 60'



SECTION B Scale: 1" : 60'

TYPICAL SECTION THROUGH DEVELOPMENT
AT S. BROADWAY AND COUNTY LINE ROAD

Scale: 1" : 10'

TYPICAL SITE DEVELOPMENT AT S. BROADWAY AND COUNTY LINE ROAD
No Scale

Refer to location map on sheet 1 of 4 for cross-section locations.

**BROADWAY / COUNTY LINE
COMMERCIAL CENTER**NORTHEAST CORNER OF SOUTH BROADWAY
AND COUNTY LINE ROAD
LITTLETON, COLORADO**SITE CROSS-SECTIONS
SUPPORTING GRAPHICS**OWNER:
BROADWAY / COUNTY LINE
ASSOCIATES
899 LOGAN, SUITE 400
DENVER, COLORADO 80203
1-303-830-8877PLANNER:
DENTON HARPER MARSHALL
1756 BLAKE
DENVER, COLORADO 80202
1-303-892-5566

DATE: 1/2/85

REVISED: 2/1/85 Per DRC Comments

3/4/85 Per DRC Comments

4/3/85 PER PLANNING COMMISSION
HEARING COMMENTS

SHEET

4 of 4

SECOND AMENDMENT TO BROADWAY/COUNTY LINE COMMERCIAL CENTER PD



SITE DEVELOPMENT OBJECTIVES

1. Purpose of the Amendment. The Broadway/County Line Commercial Center Planned Development Plan (hereinafter referred to as the "Original PD Plan"), as recorded in the Office of the Clerk and Recorder of Arapahoe County, Colorado, at Book 93, Pages 28-31, inclusive, was approved on April 16, 1985. The Broadway/County Line Commercial Center Amended Planned Development Plan (hereinafter referred to as the "First Amended PD Plan"), as recorded in the Office of the Clerk and Recorder of Arapahoe County, Colorado, at Book 99, Pages 87-90, inclusive, was approved on August 2, 1986.

The First Amended PD Plan divided Development Area 4 of the Original PD Plan into Development Areas 3A and 4; established new boundaries for Development Areas 3 and 4; established automobile sales at retail by a licensed dealer as a permitted use on Development Area 4A; and established as a permitted use in Development Area 3 automotive service and car care center (including new car preparation), vehicle storage and new and used car service as an accessory to automobile sales at retail permitted in Development Area 4A.

The purpose of this Second Amendment to the Broadway/County Line Commercial Center Planned Development Plan (hereinafter referred to as the "Second Amended PD Plan"), is to divide Development Area 3 of the First Amended PD Plan into Development Areas 3A and 3B and to allow partial screening of the vehicle storage and employee parking area on Development Area 3A in accordance with the requirements of this Second Amended PD Plan.

2. Land Use Summary.

Development Area	3A	3B
a. Total Acres	1.535 acres	2.377 acres
b. Maximum Floor Area Ratio	1:1	1:1
c. Maximum Structure Height	75 feet	75 feet

3. Permitted Uses.

a. Areas 3A and 3B:

#1 through #5: Uses permitted on the Original PD Plan.

#77: Use #77 as permitted on the First Amended PD Plan.

#78: Employee parking and storage for new vehicle inventory as an accessory use to automobile sales at retail permitted in Area 4A.

4. Site Development Concept and Objectives. Public Policies and Goals and Design Criteria.

All development in Areas 3A and 3B shall conform with the site development objectives, policies, goals, landscaping design and lighting criteria as set forth on the Original PD Plan and the First Amended PD Plan, except as modified herein.

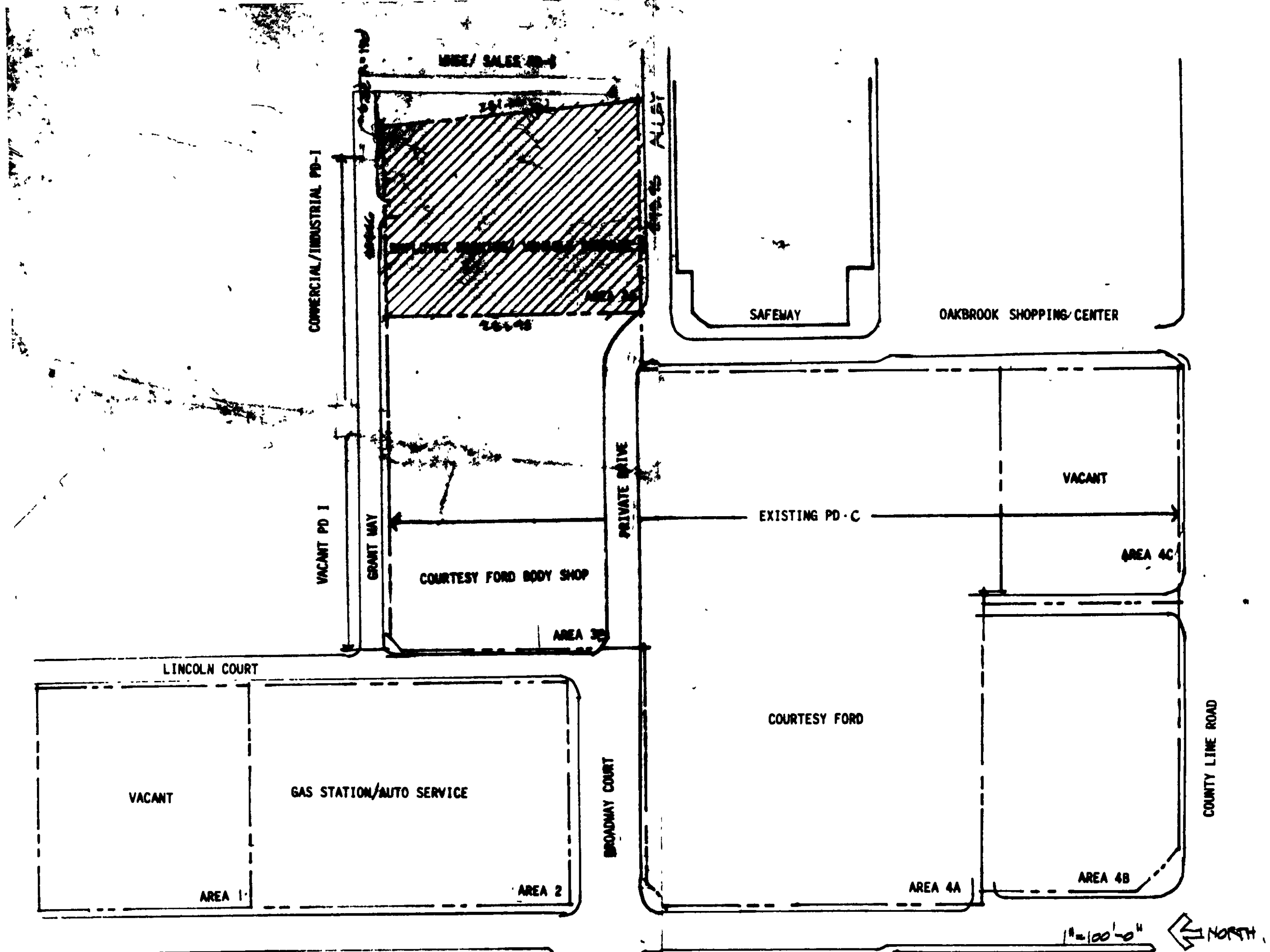
Development standards and requirements set forth on the Original PD Plan, as amended by the First Amended PD Plan, shall apply to any permitted use in Area 3A or 3B, except as modified herein.

The design criteria for Area 3A shall be modified as follows:

A. The requirement for enclosing vehicle storage and employee parking areas in a walled enclosure of brick or similar masonry material not less than 6-feet in height as set forth in the First Amended PD Plan is hereby modified as follows with respect to Development Area 3A: the new vehicle inventory storage and employee parking permitted in Area 3A shall be enclosed by a walled enclosure not less than 6 feet in height consisting of brick piers (constructed with 6-inch bricks), 6 feet high x 5 feet 4 inches wide, located approximately at 20-foot centers, with metal fencing consisting of 1-inch square tubing installed vertically every 6-inches center to center and 1-1/2-inch tubing on top and bottom installed horizontally between the brick piers, all painted to match existing similar fencing adjacent and to the west of this property on Development Area 3B. Such fencing, including driveway gates, shall be installed along South Grant Way and as an extension of the existing fence on the west side of Development Area 3A to the south side of the paved parking surface of Development Area 3A. Fencing along the east and south side of the paved parking surface of Development Area 3A will be 6-inch x 6-inch timber bollards, 48 inches high and spaced 5-foot 0-inch center-to-center.

B. Landscaping on Development Area 3A along South Grant Way will be increased to include bearing deciduous and coniferous trees, as well as spreading juniper plants and sod, in addition to the existing landscape requirements, all as shown on the Fence and Landscape Plan which is attached hereto and incorporated herein by this reference. Along the east property line the area between the pavement and the property line will be seeded with buffalo grass. Along the south property line, the space between pavement and the existing landscaping will be gravel-mulched and shrubs which will be relocated from the existing landscaping as noted on the Fence and Landscape Plan. The existing landscaping between Development Areas 3A and 3B will be removed and reused on Development Area 3A where possible.

C. Construction Schedule. Construction of improvements on Area 3A will commence on or about May 1, 1992, with completion to occur within approximately ninety (90) days after commencement of construction.



AREA CALCULATIONS			
AREA #3B	2.377 acres	103,542.00 sf	
AREA #3A	1.535 acres	66,864.00 sf open space	23.4%
AREA #4A	5.588 acres	243,413.28 sf open space	17.5%
AREA #4B	1.654 acres	72,048.00 sf open space	22.5%
Area #4C	1.231 acres	53,612.00 sf open space	32.6%
		11,515.00 sf open space	21.6%
	12.385 acres	TOTAL	23.5 %

DEV AREA	3.310 acres
1A2	
	15.475 acres

LEGAL DESCRIPTION - 1.535 AC DEVELOPMENT AREA 3A

A PORTION OF LOT 1, BLOCK 1, BROADWAY INDUSTRIAL PARK FILING NO. 2, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, AS PLATTED IN BOOK 46 AT PAGE 79 UNDER RECEPTION NO. 1993878 IN THE ARAPAHOE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF SOUTH GRANT WAY; THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:

- 1) S 02° 32' 48" E, A DISTANCE OF 281.06 FEET;
 - 2) S 89° 44' 13" W, A DISTANCE OF 243.98 FEET;
- THENCE N 00° 00' 00" E, A DISTANCE OF 281.98 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID SOUTH GRANT WAY; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:
- 1) S 89° 56' 34" E, A DISTANCE OF 224.66 FEET TO A POINT OF CURVE;
 - 2) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 02° 38' 12", A RADIUS OF 150.00 FEET AND A LENGTH OF 6.82 FEET TO THE POINT OF BEGINNING, CONTAINING 66,874 SQUARE FEET OR 1.535 ACRES.

SURVEYOR'S CERTIFICATION

I, STEVEN L. SMITH, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE LEGAL DESCRIPTION AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

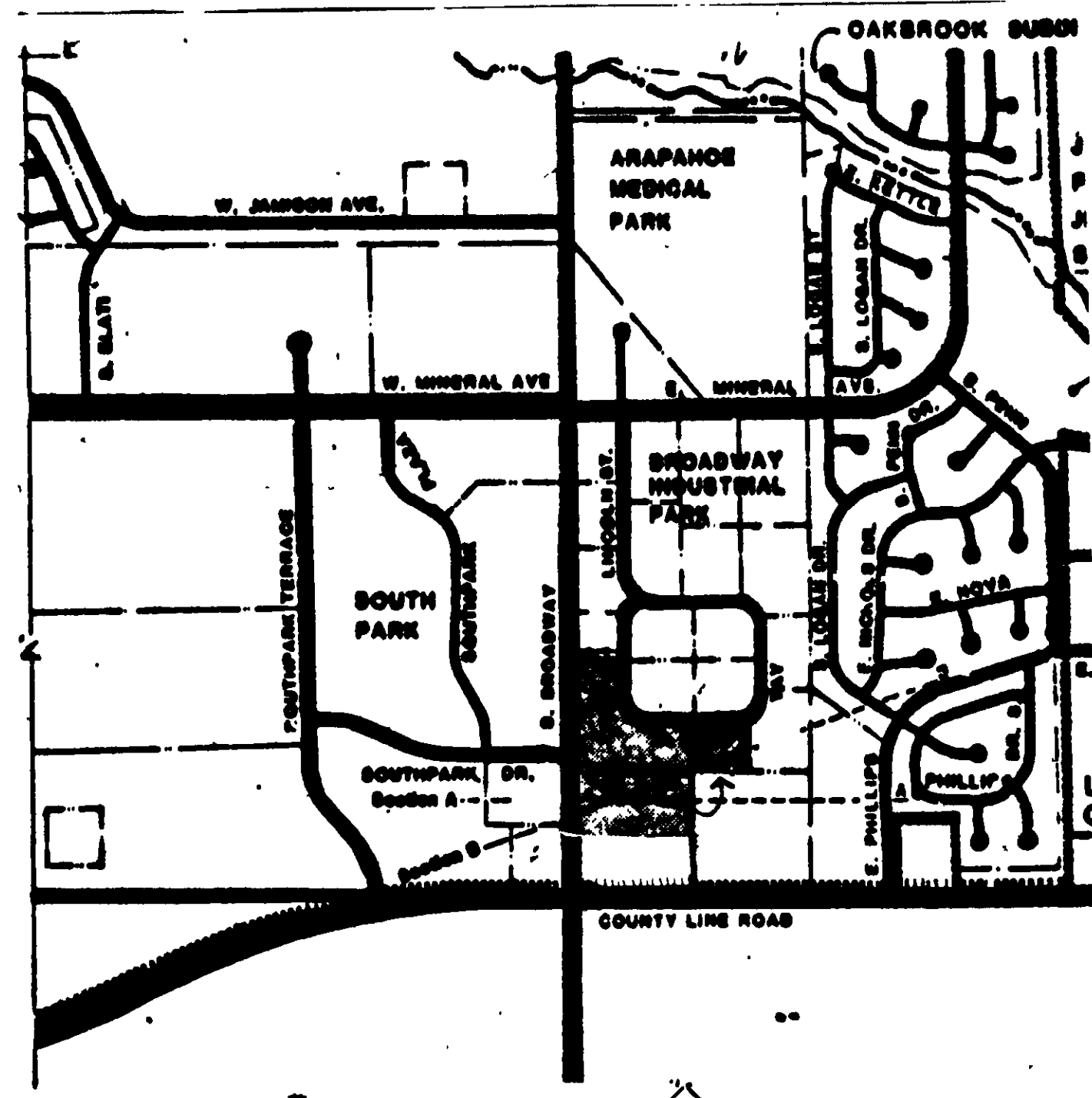
STEVEN L. SMITH, COLO. P.L.S. #12544
K & S ENTERPRISES
1601 NEWPORT
DENVER, COLO 80220
PH: (303) 322-4166

This document was filed for records in the office of the County Clerk and Recorder of Arapahoe County at 1:00 PM on the day of January 9, AD 1992, in Book 144, Page 76-77-78.

County Clerk and Recorder
Deputy

NOT COMPARED

State of Colorado
County of Arapahoe
this day of JAN - 9 1992 19
County Clerk



VICINITY MAP

LEGAL DESCRIPTION - 2.377 AC DEVELOPMENT AREA #3B

A PORTION OF LOT 1, BLOCK 1, BROADWAY INDUSTRIAL PARK FILING NO. 2, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, AS PLATTED IN BOOK 46 AT PAGE 79 UNDER RECEPTION NO. 1993878 IN THE ARAPAHOE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF SOUTH GRANT WAY; THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:

- 1) S 02° 32' 48" E, A DISTANCE OF 281.06 FEET;
- 2) S 89° 44' 13" W, A DISTANCE OF 243.98 FEET TO THE POINT OF BEGINNING;

THENCE S 89° 44' 13" W ALONG SAID BOUNDARY, A DISTANCE OF 48.88 FEET TO A POINT ON CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S 63° 12' 01" W, HAVING A DELTA OF 63° 12' 01", A RADIUS OF 35.00 FEET AND A LENGTH OF 38.61 FEET TO THE POINT OF TANGENT; THENCE N 90° 00' 00" W, A DISTANCE OF 310.05 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH LINCOLN STREET AS DEEDED IN BOOK 5573 AT PAGE 72 UNDER RECEPTION NO. 3032111 IN THE ARAPAHOE COUNTY RECORDS; THENCE NORTHERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) N 00° 00' 00" E, A DISTANCE OF 241.35 FEET
- 2) N 45° 01' 42" E, A DISTANCE OF 31.13 FEET;

THENCE S 89° 56' 36" E ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 368.15 FEET; THENCE S 0° 00' 00" E, A DISTANCE OF 281.98 FEET TO THE POINT OF BEGINNING, CONTAINING 103,548 SQUARE FEET OR 2.377 ACRES.

GENERAL DEVELOPMENT PLAN
AMENDMENT CERTIFICATION

"I, _____, do hereby agree that the above described property will be developed in accordance with the uses, restrictions, and conditions contained in this plan.

Signature
Subscribed and sworn to before me this 12th day of December, 1991.
Witness my hand and official seal.
My commission expires May 2, 1993.
Notary Public
Approved this 18th day of Dec., 1991.
Director of Community Development

TECHNICAL DATA & LOCATION MAP

RIKLI ARCHITECTS
2700 SOUTH DELAWARE AVENUE
DENVER, COLORADO 80202

SITE DEVELOPMENT OBJECTIVES

1. PURPOSE OF THE AMENDMENT

The Broadway/County Line Commercial Center Planned Development Plan (hereinafter referred to as the "original PD plan") as recorded in the office of the Clerk and Recorder of Arapahoe County at Book 93, Pages 28-31 inclusive, was approved on April 16, 1985.

The Broadway/County Line Commercial Center Amended Planned Development Plan (hereinafter referred to as "the first amended PD plan") as recorded in the office of the Clerk and Recorder of Arapahoe County at Book 99, Pages 87-90 inclusive, was approved on August 2, 1988. The first amended PD plan divided Development Area 4 of the original PD plan into Development Areas 3A and 4; established new boundaries for Development Areas 3 and 4; and established automobile sales at retail by a licensed dealer as a permitted use on Development Area 4A.

The Second Amendment to the Broadway/County Line Commercial Center Planned Development Plan (hereinafter referred to as "the second amended PD plan") as recorded in the office of the Clerk and Recorder of Arapahoe County at Book 104, Pages 76-78 inclusive, was approved on August 2, 1990.

The second amended PD plan was administratively approved by the Director of Community Development to divide Development Area 3 of the first amended PD plan into Development Areas 3A and 3B, and to allow partial screening of the inventory storage and employee parking area on Development Area 3A. The second amended PD plan shall not be affected by the Third Amendment to the Broadway/County Line Commercial Center Planned Development Plan (hereinafter referred to as "the third amended PD plan").

The purpose of the third amended PD plan is to divide Development Area 4 of the first amended PD plan into Development Areas 4B and 4C; amend the permitted uses allowed in the original PD plan by adding the use of vehicle display, incidental to auto sales at retail, which sales are permitted in Development Area 4A by virtue of said first amended PD plan; and establish special performance standards for the use of vehicle display permitted in Development Area 4B.

2. PERMITTED USES

Areas 4B and 4C:

#1 thru #5: Uses permitted on the original PD plan.

#79: In Area 4B only, display of vehicles for sale at retail by the automotive dealership listed as permitted use #76 and allowed in Area 4A.

3. SITE DEVELOPMENT CONCEPT & OBJECTIVES, PUBLIC POLICIES & GOALS & DESIGN CRITERIA

All development shall conform with the site development objectives, policies, goals, landscaping, design and lighting criteria as stipulated on the original PD plan and the first amended PD plan.

Development standards and requirements set forth on the original PD plan shall apply to any permitted use in Area 4B, except for the vehicle display use which shall be subject to the development standards contained in the third amended PD plan.

All development standards and requirements set forth on the original PD plan shall apply to the development of Area 4C.

4. CONSTRUCTION

Construction of the improvements required for a specific phase, those as specified in the Developer's Agreement, will commence within 120 days of final PD plan approval.

Paving, landscape, drainage and traffic ways are anticipated to be completed by MAY 1992.

Landscape feature at the corner of County Line Road and South Broadway shall be revised to include 6 additional evergreens for a total of 12.

5. LAND USE SUMMARY

DEVELOPMENT AREA	4B	4C	ROW
TOTAL ACREAGE	1.654	1.231	1.075
MAX. FLOOR AREA RATIO	.25: 1	.25: 1	-
MAX. STRUCTURE HEIGHT	36'	36'	-

6. SITE DEVELOPMENT & PERFORMANCE STANDARDS FOR AREA 4B

A: Minimum parking setbacks for vehicle display:
Street Frontage Setback Distance
County Line Road 20'
South Broadway 20'

B: The minimum unobstructed open space requirements established by the original PD plan shall apply for all permitted uses in Area 4B and 4C, except for the vehicle display use which is permitted in Area 4B. A minimum of 30% unobstructed open space shall be required for vehicle display use in Area 4B.

C: No temporary structures such as tents, pneumatic structures, trailers, or any other structure of a temporary nature shall be allowed.

D: All vehicles shall be parked at grade.

E: All landscaping on-site and adjacent rights-of-way shall be regularly maintained by the property owner. Any dead or dying plant material shall be immediately replaced and the integrity of the landscape plan as included shall be maintained by the owner.

F: Each vehicle display pad shall be limited to a maximum of four vehicles. No parts of the vehicle bodies shall project beyond the limits of the vehicle display pads, (Grasscrete Areas as shown).

G: No advertising banners and pennants shall be allowed on site notwithstanding any provision of the Littleton City Code to the contrary.

H: No advertising shall be allowed on or in the vehicles.

LEGAL DESCRIPTION - 1.654 AC DEVELOPMENT AREA 4B

A PORTION OF LOT 1, BLOCK 1, BROADWAY INDUSTRIAL PARK FILING NO. 2, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, AS PLATTED IN BOOK 46 AT PAGE 79 UNDER RECEPTION NO. 1993678 IN THE ARAPAHOE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1; THENCE N00°00'00"W ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 245.00 FEET TO THE NORTHWEST CORNER OF A RIGHT-OF-WAY EXCEPTION AS DESCRIBED IN BOOK 5784 AT PAGE 118; THENCE N90°00'00"E ALONG THE NORTH LINE OF SAID EXCEPTION, A DISTANCE OF 11.50 FEET TO THE NORTHEAST CORNER OF SAID EXCEPTION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N00°00'00"E, A DISTANCE OF 333.50 FEET; THENCE S00°19'00"W, A DISTANCE OF 218.18 FEET TO A POINT ON A LINE 55.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE S89°41'44"W ALONG SAID LINE A DISTANCE OF 289.70 FEET TO A POINT ON THE NORTH LINE OF A RIGHT-OF-WAY EXCEPTION AS DESCRIBED IN BOOK 5784 AT PAGE 125; THENCE N45°48'15"W ALONG SAID NORTH LINE A DISTANCE OF 59.52 FEET TO A POINT ON THE EAST LINE OF A RIGHT-OF-WAY EXCEPTION AS DESCRIBED IN BOOK 5784 AT PAGE 118; THENCE N00°00'00"E ALONG SAID EAST LINE A DISTANCE OF 178.22 FEET TO THE POINT OF BEGINNING, CONTAINING 72,048 SQUARE FEET OR 1.654 ACRES.

AREA CALCULATIONS

AREA #3	2.377 acres	103,542.00 sf	24,182.00 sf open space	23.4%
AREA #3A	1.535 acres	66,864.00 sf	11,715.00 sf open space	17.5%
AREA #4A	5.588 acres	243,413.28 sf	54,744.00 sf open space	22.5%
AREA #4B	1.654 acres	72,048.00 sf	23,494.80 sf open space	32.6%
AREA #4C	1.231 acres	53,612.00 sf	11,515.00 sf open space	21.8%
	12.385 acres		TOTAL	23.5%

DEV AREA 1&2
15.245 acres

LEGAL DESCRIPTION - 1.231 ACSE DEVELOPMENT AREA 4C

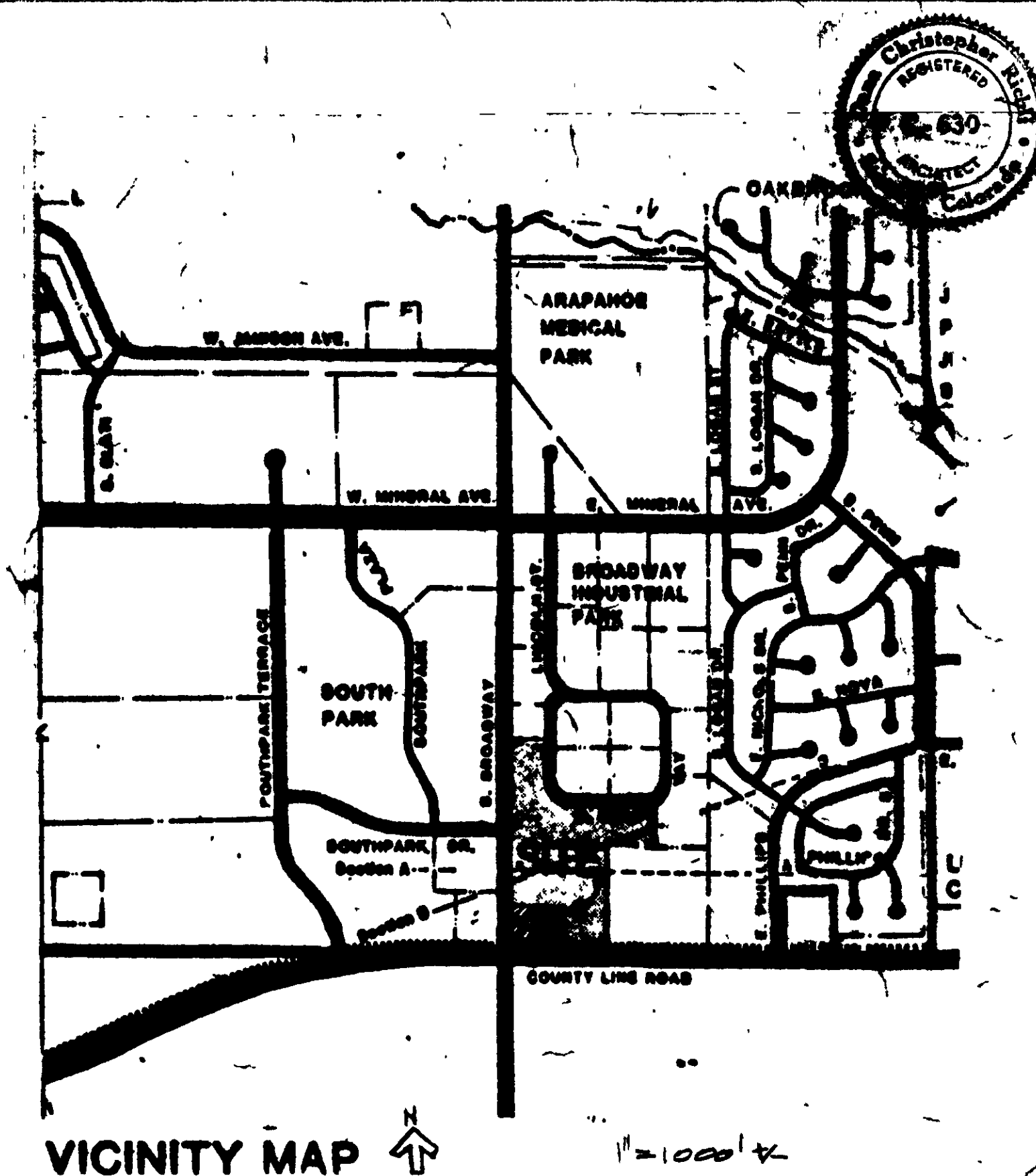
A PORTION OF LOT 1, BLOCK 1, BROADWAY INDUSTRIAL PARK FILING NO. 2, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, AS PLATTED IN BOOK 46 AT PAGE 79 UNDER RECEPTION NO. 1993678 IN THE ARAPAHOE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1; THENCE N0°01'42"W ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 25.00 FEET TO A POINT ON A LINE 55.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 34, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S89°41'44"W ALONG SAID LINE, A DISTANCE OF 256.90 FEET; THENCE N00°19'00"E, A DISTANCE OF 218.18 FEET; THENCE N90°00'00"E, A DISTANCE OF 10.78 FEET; THENCE S0°00'00"E, A DISTANCE OF 16.82 FEET; THENCE N90°00'00"E, A DISTANCE OF 254.81 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE S0°01'42"E ALONG SAID EAST LINE, A DISTANCE OF 199.94 FEET TO THE POINT OF BEGINNING, CONTAINING 53,612 SQUARE FEET OR 1.231 ACRES.

SURVEYOR'S CERTIFICATION

I, STEVEN L. SMITH, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE LEGAL DESCRIPTION AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Steven L. Smith
STEVEN L. SMITH, COLO. PLS #25642
K & S ENTERPRISES
1601 NEWPORT
DENVER, COLO 80220
PH: (303) 322-4166



GENERAL DEVELOPMENT PLAN AMENDMENT CERTIFICATION

I, Terry Dixon General Partner of D and B Properties, 7000 S Broadway, Littleton, Colorado 80120, 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.

Signature of Owner or Agent

Subscribed and sworn to before me this 12th day of December, 1991.

Witness my official seal

My commission expires May 2, 1993

APPROVED AS TO FORM:

City Attorney: *Sam A. Segal*

Approved this 24th day of June, 1991, by the Littleton City Planning Commission.

Attest:
James J. Owens
Commission Secretary

Approved this 16th day of August, 1991, by the Littleton City Council.

Attest:
James J. Owens
City Clerk

This document was filed for records in the office of the County Clerk and Recorder of Arapahoe County at 1100 A.M. on the 28th day of January, A.D., 1992, in Book 112, Page 24-30-31-32. Reception 22-3226

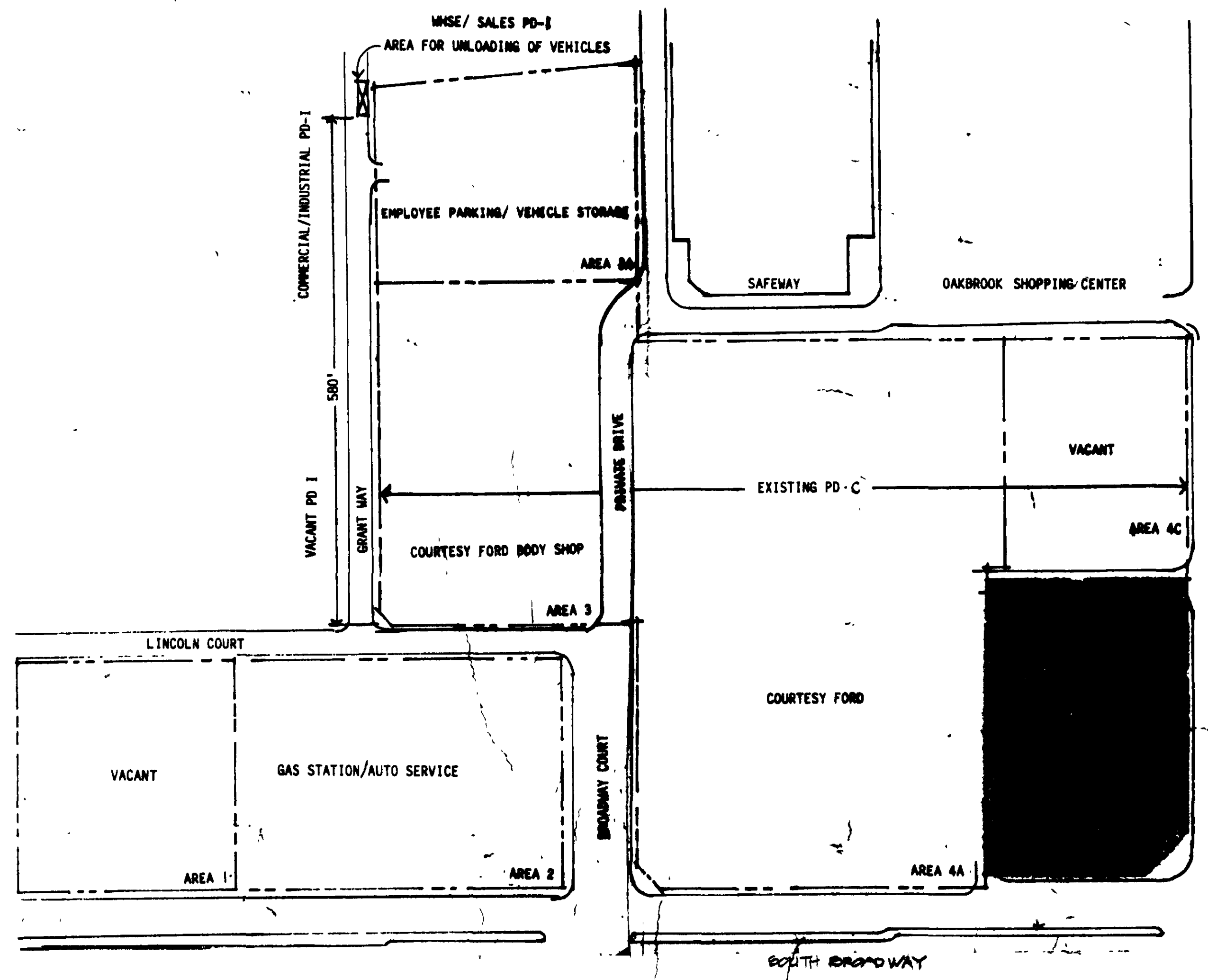
By: *Maxine Page*
County Clerk and Recorder

By: *David Underwood*
Deputy

NOT COMPARED
This document was compared with the original and found to be a true and correct copy of the original.

TECHNICAL DATA & LOCATION MAP

SHEET 1 OF 4



SCALE 1"=100.0'
PD-C PLAN

PD-1
FIRST BANK OF LITTLETON
101 W. COUNTY LINE ROAD
LITTLETON CO 80120
748-3000

FUTURE MEDICAL

RICKLI ARCHITECT

4TH AMENDEMENT TO BROADWAY/COUNTY LINE COMMERCIAL CENTER PD

SITE DEVELOPMENT OBJECTIVES FOR PARCEL 3A:

1. **General Site Objectives:** The purpose of this amendment is to change the zoning standards for Parcel 3A on its southern and eastern boundaries from 48" wooden pickets to six foot high brick wall, or brick and tubular metal or wrought iron fencing along the southern boundary and a six foot high vertical cedar stockade fence along the eastern boundary of the property. In addition, this amendment will permit the addition of a tubular metal or wrought iron gate on the southwest corner of the property.

2. **Establishment Status:** The Broadway/County Line Commercial Center Planned Development Plan (hereinafter referred to as the "Original PD Plan"), as recorded in the Office of the Clerk and Recorder of Arapahoe County, Colorado, at Book 93, Pages 28-31, inclusive, was approved on April 18, 1985. The Broadway/County Line Commercial Center Amended Planned Development Plan (hereinafter referred to as the "First Amended PD Plan"), as recorded in the Office of the Clerk and Recorder of Arapahoe County, Colorado, at Book 95, Pages 67-70, inclusive, was approved on August 2, 1995. The **Second Amended PD Plan** divided Development Area 4 of the Original PD Plan into Development Areas 3A and 3B; established new boundaries for Development Areas 3 and 4; converted automobile sales at retail by a licensed dealer as a permitted use on Development Area 3B; and established as a permitted use in Development Area 3B a support service and car care center (including new car preparation), vehicle storage and new and used car service as an accessory to automobile sales at retail permitted in Development Area 3A. The **Second Amended PD Plan** to the Broadway/County Line Commercial Center Planned Development Plan (hereinafter referred to as the "Second Amended PD Plan"), divided Development Area 3 of the First Amended PD Plan into Development Areas 3A and 3B to allow partial extension of the vehicle storage and employee parking area on Development Area 3A in accordance with the requirements of the Second Amended PD Plan.

The **Third Amended PD Plan** divided Development Area 4 of the First Amended PD Plan into Development Areas 4B and 4C; amended the permitted uses allowed in the original PD plan by adding the use of vehicle display, incidental to auto sales at retail, which sales are permitted in Development Area 4A under the First Amended PD Plan; and established special performance standards for the use of vehicle display permitted in Area 4B.

The **Fourth Amended PD Plan** permits a change to the zoning in Area 3A to allow construction of a six foot high vertical cedar stockade fence along the east side of Area 3A, and a six foot brick wall and/or brick and tubular or iron fence on the south side of Area 3A, including a tubular metal or wrought iron gate to be constructed on the southwest corner of the property.

All development in Areas 3A shall conform with the site development objectives, policies, goals, and landscaping, design and lighting criteria as set forth in the Original PD Plan and the First Amended PD Plan, except as modified by the Second Amended PD Plan, and except as modified herein.

The Design criteria for Area 3A shall be modified as follows: (Reference Paragraph 4A, Sheet 1, Second Amended PD Plan. The vehicle inventory storage area and employee parking permitted in Area 3A shall be enclosed by a walled enclosure not less than 6 feet in height consisting of brick piers (constructed with 6 inch blocks, 6' high x 5'4" wide, located approximately at 20-foot centers, with metal fencing consisting of 1" metal tubing and/or wrought iron installed vertically every six inches center to center and 1-1/2" metal tubing on top and bottom installed horizontally between the brick piers, all painted to match existing similar fencing adjacent and to the west of this property on Development Area 3B. Such fencing, including driveway gates, shall be installed along South Grant Way as an extension of the existing fence on the west side of Development Area 3A to the South side of the paved parking surface of Development Area 3A. Fencing along the east side of the paved parking surface of Development Area 3A will be a six foot high, cedar stockade fence. Fencing along the south side of the paved parking surface of Development Area 3A will be a six foot high brick wall or a brick and wrought iron or metal tubing enclosing wall six feet in height consisting of brick piers (constructed with 6 inch blocks, 6' high x 5'4" wide, located approximately at 20-foot centers, with metal fencing consisting of 1" metal tubing and/or wrought iron installed vertically every six inches center to center and 1-1/2" metal tubing on top and bottom installed horizontally between the brick piers, all painted to match existing similar fencing adjacent and to the west side of this property, and including a wrought iron or metal tubing security gate on the southwest corner of the property.

We, D&B Properties, owner, or designated agent thereof, do hereby agree that the above described property will be developed in accordance with the Planned Development in accordance with the uses, restrictions, and conditions contained in the General PD Plan as amended.

Submitted and sworn before me this 27th day of November, A.D. 1995.
Witness my hand and official seal.
My commission expires: March 5, 1997
Ryan C. Koff
Notary Public

Approved this 30th day of November, A.D. 1995.
James A. Woods
City Manager
Charles Blanton
Director of Community Development
Charles Blanton
Director of Public Services
Christopher Sullivan
Director of Business/Industry Affairs

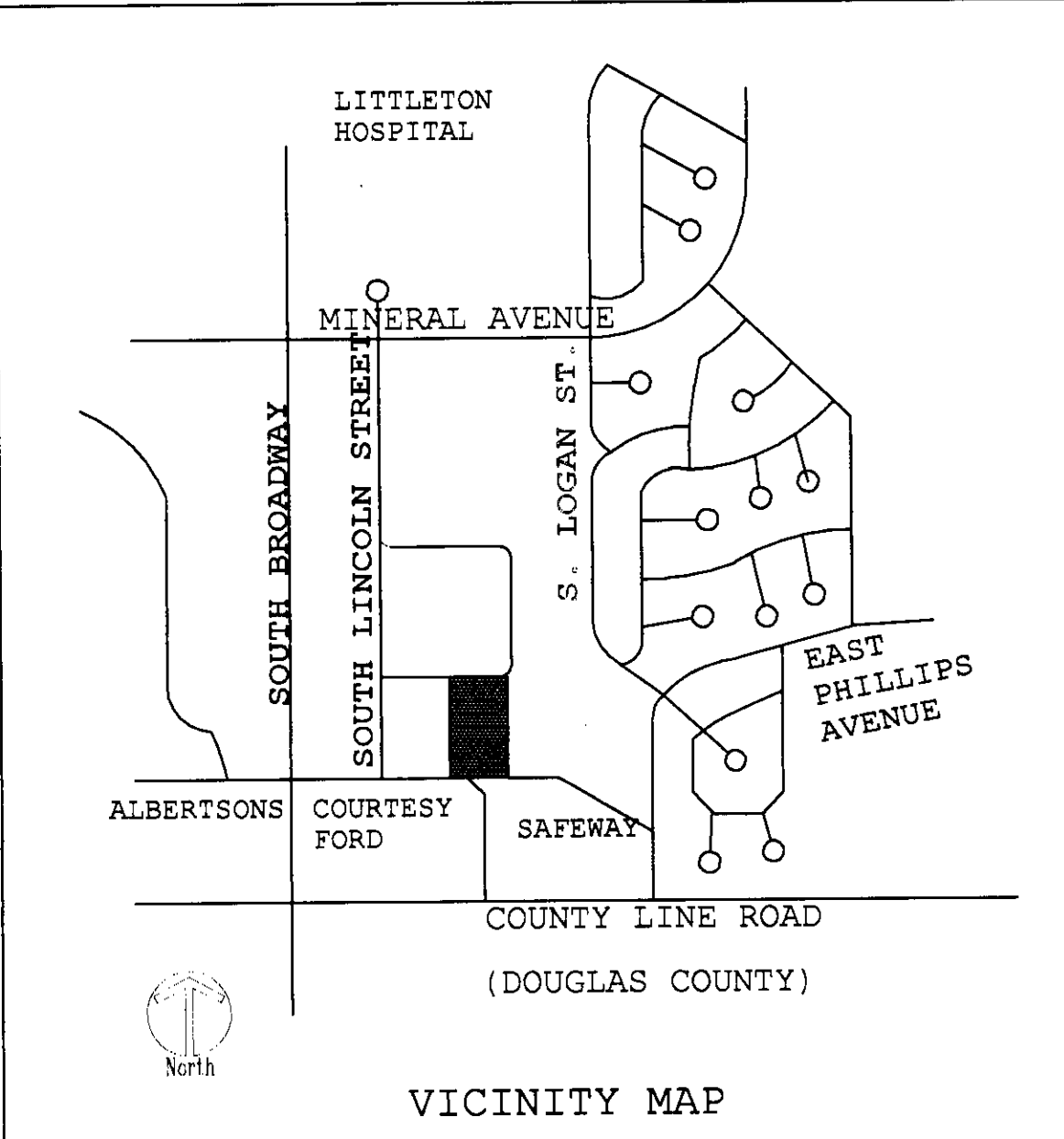
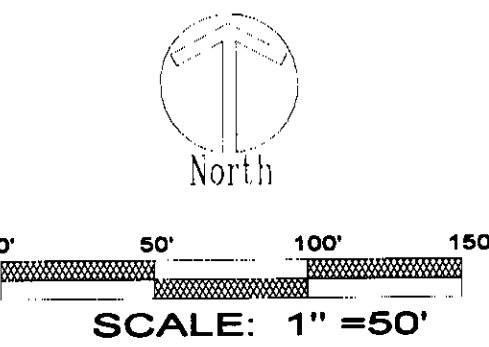
This document was filed for records in the Office of the Clerk and Recorder of Arapahoe County, Colorado, at 1:54 PM, on the 14th day of DEC, A.D. 1995, in Book 125, at Page 43, Map Reception No. 45133569.

Clerk and Recorder
By: *Wanda R. Johnson*
Deputy

TO EAST
MINERAL
AVENUE

SOUTH LINCOLN STREET

Legal Description: 1.535 Acre Development Area 3A
A portion of Lot 1, Block 1, Broadway Industrial Park Filing No. 2, City of Littleton, County of Arapahoe, State of Colorado, as platted in Book 46 at Page 79 under Reception No. 1993678 in the Arapahoe County Records and being more particularly described as follows:
Beginning at the Northeast Corner of said Lot 1, said point being on the south right-of-way line of South Grant Way; thence along the boundary of said Lot 1 the following two (2) courses:
1) S02°32'48"E, a distance of 281.06 feet;
2) S89°44'13"W, a distance of 243.96 feet;
Thence 1400°00'00"E, a distance of 243.96 feet to a point on the south right-of-way line of said South Grant Way; thence along said right of way line the following two (2) courses:
1) S89°58'34"E, a distance of 224.66 feet to a point of curve;
2) Along the arc of a curve to the left having a delta of 02°36'12", a radius of 150.00 feet and a length of 6.82 feet to the point of beginning, containing 66,874 square feet or 1.535 acres.



BROADWAY INDUSTRIAL PARK
(PD-I, LIGHT INDUSTRIAL)

SOUTH GRANT WAY

S89°54'36"E 224.67'

EXISTING
ACCESS POINT

COURTESY FORD
LUBE SHOP

AREA 3A
(EMPLOYEE PARKING
VEHICLE STORAGE)

BROADWAY
INDUSTRIAL
PARK
(PD-I, LIGHT
INDUSTRIAL)

PRIVATE DRIVE

COURTESY FORD SALES

EXISTING
ACCESS POINT

PRIVATE DRIVE/EMERGENCY VEHICLE ACCESS EASEMENT

SAFEWAY

S89°44'13"W 243.96'

(PD-C, COMMERCIAL)

NAMES AND ADDRESS OF OWNER AND APPLICANT:
OWNER/APPLICANT:
D and B Properties
7590 South Broadway
Littleton, Colorado 80122
(303) 797-1175

DATE
November 9, 1995
REV. NO.
DATE

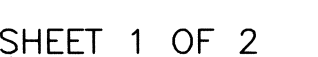
LANDAIDE, INC.
5655 S. DELAWARE ST.
LITTLETON, CO. 80120
(303) 794-3972
FAX: 795-9342

Owner: D&B Properties,
7590 South Broadway,
Littleton, Colorado 80122
(303) 797-1175

4TH AMENDMENT TO
BROADWAY/COUNTY LINE
COMMERCIAL CENTER

File No. LR9531
Sheet 1 of 1

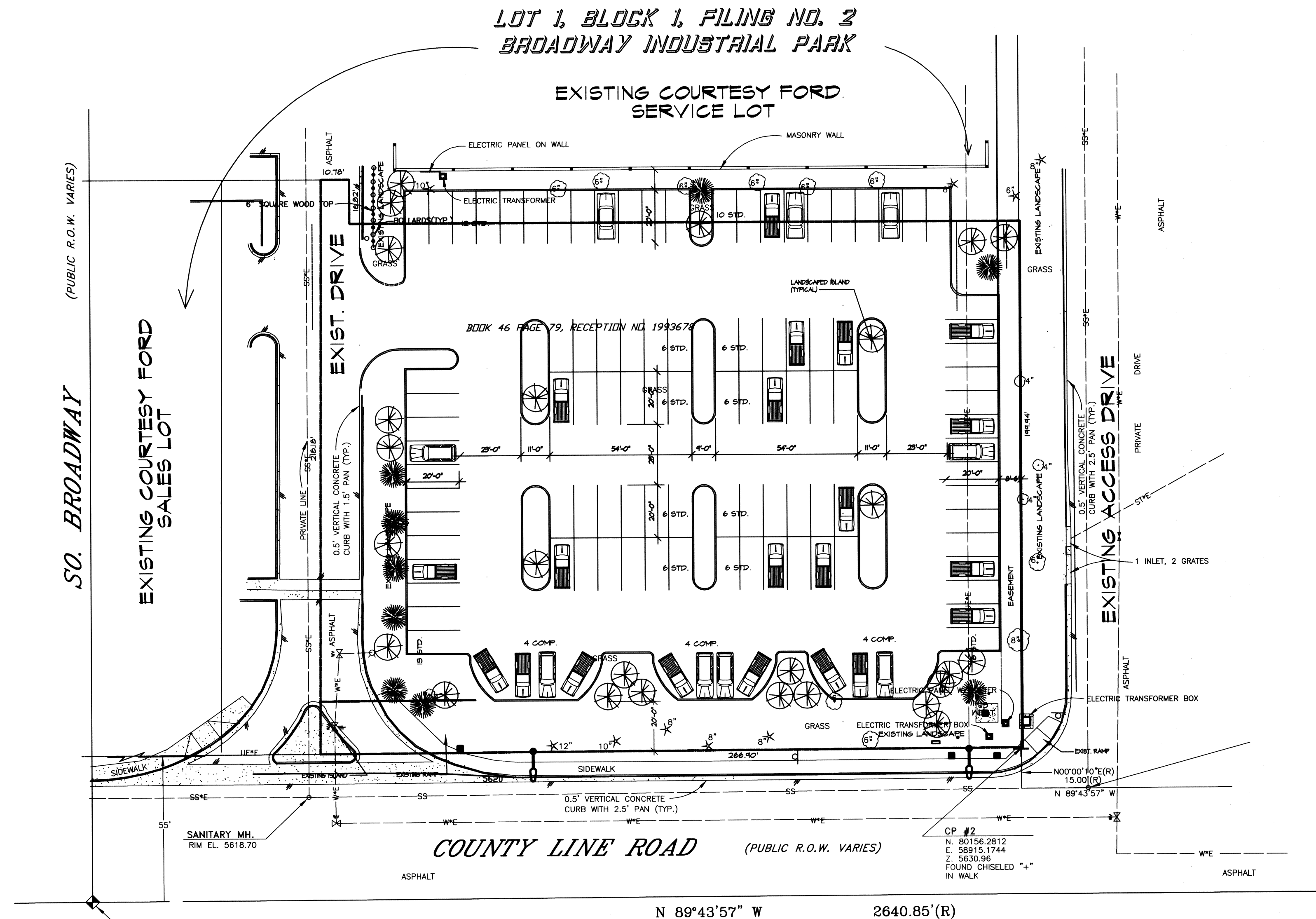
LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 34,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO



2/2

5TH AMENDMENT TO BROADWAY/COUNTY LINE COMMERCIAL CENTER PD AMENDED GENERAL PLAN ILLUSTRATIVE SITE PLAN

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 34,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO



LANDSCAPE LEGEND

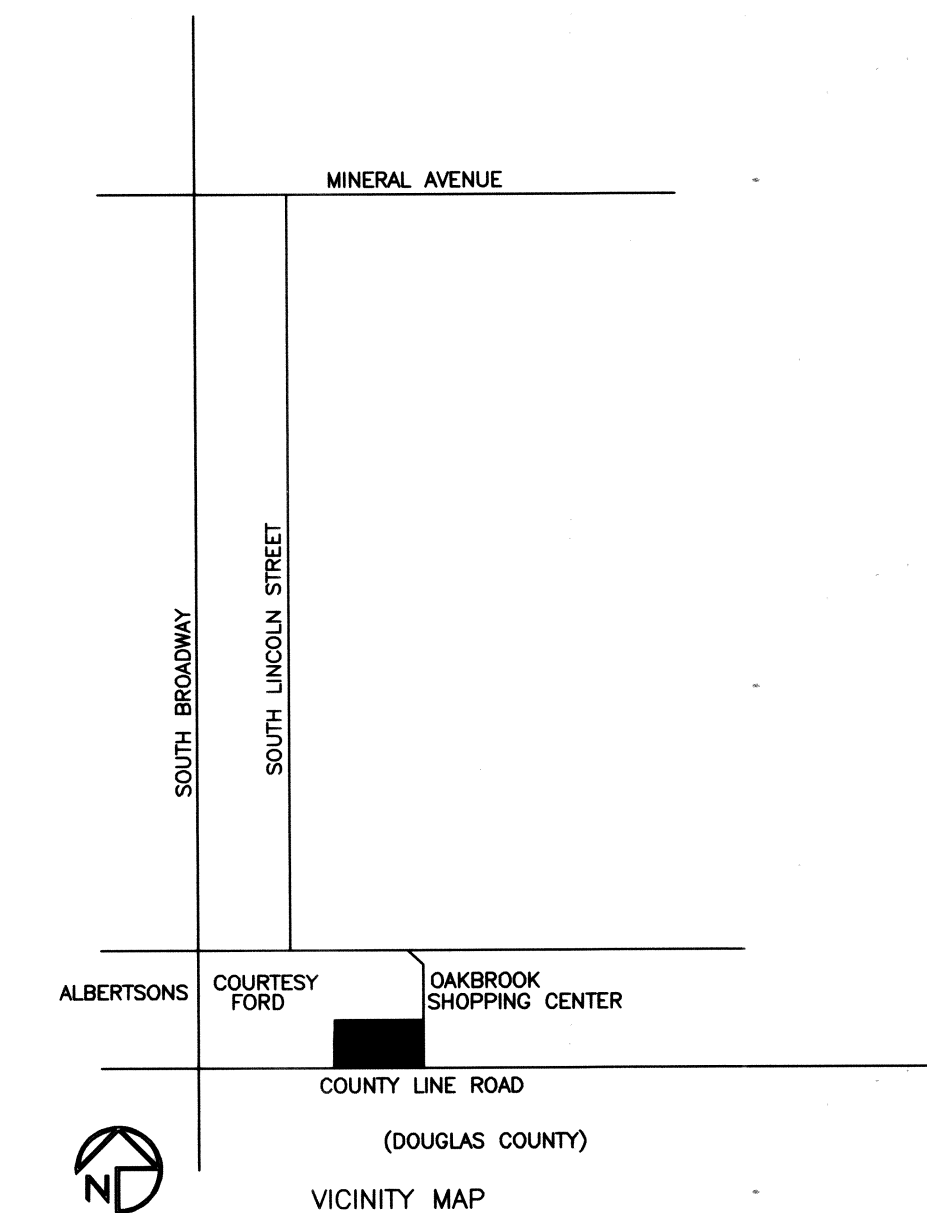


- * EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- ⊗ PROPOSED DECIDUOUS TREE

DEVELOPMENT AREA 4C BROADWAY/COUNTY LINE COMMERCIAL CENTER PD

SITE ANALYSIS

TOTAL SITE AREA:	= 53,612 SQ. FT. (1.231 ACRES)
LANDSCAPE AREA	= 16,084 S.F. (30.01%)
PARKING PROVIDED:	= 91 STANDARD SPACES
	= 12 COMPACT SPACES (11.3%)
	= 109 TOTAL PARKING SPACES



LANDSCAPING NOTES:

MOST EXISTING TREES WILL REMAIN WITH DEVELOPMENT OF THIS SITE. HOWEVER, SEVERAL SMALL TREES LOCATED ALONG THE NORTH SITE LINE WILL BE REMOVED. MANY ADDITIONAL TREES WILL BE INSTALLED ALONG THE EAST, SOUTH AND WEST SIDES OF THE SITE AS SHOWN ON THIS SITE PLAN. LANDSCAPING WILL BE CONSISTENT WITH LANDSCAPING ALONG COUNTY LINE ROAD ON DEVELOPMENT AREA 4B.

LIGHTING NOTES:

LIGHTING FOR THIS SITE WILL DUPLICATE THE TYPE, HEIGHT AND LUMENS APPROVED IN PREVIOUS AMENDMENTS. THE LOCATIONS OF SAID LIGHTING WILL BE AS SHOWN ON THE SITE PLAN. THERE ARE EXISTING LIGHT POLES LOCATED ALONG COUNTY LINE ROAD. THOSE POLES WILL REMAIN AND NEW LIGHTING WILL COMPLEMENT THEM.

PARKING NOTES

ALL PARKING AND DRIVES SHALL HAVE ASPHALT SURFACING.
PARKING SPACES FOR DISPLAY/SALE OF CARS SHALL BE BOTH STANDARD AND COMPACT. STANDARD SPACES SHALL BE 20 FEET BY 9 FEET. COMPACT SPACES SHALL BE 18 FEET BY 8 FEET.
THE MAXIMUM NUMBER OF PARKING SPACES SHALL NOT EXCEED 109.

DATE
JANUARY, 1998
REV. NO.
1
2
3
4
5

LANDAIDE, INC.
DONALD W. PAUL
5855 S. DELAWARE ST.
LITTLETON, CO. 80120
(303) 794-3972
FAX: 795-9342

FISHER ASSOCIATES
ARCHITECTS
1600 S. Delaware, Littleton, CO. 80120 FAX 303-795-1443
303-795-1443

5TH AMENDMENT TO BROADWAY/COUNTY LINE
COMMERCIAL CENTER PD
AMENDED GENERAL PLAN
ILLUSTRATIVE SITE PLAN

JOB NO. DP9742

SHEET 2 OF 2