

EXHIBIT B

HIGHLAND SQUARE OAKBROOK COMMERCIAL CENTER
SDP/PD, 2ND AMENDMENT
LOCATED IN THE SE 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
CASE # APD19-0001

LEGAL DESCRIPTION:
LOT 6, BLOCK 1, SAFEWAY OAKBROOK SHOPPING CENTER,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

ZONING: PDC
SITE SIZE: 1.33 ACRES

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 PLANNING COMMISSION

Approved this _____ day of _____, 20____, by the Littleton Planning Commission.

Chair

Attest: Recording Secretary

CITY COUNCIL

Approved this _____ day of _____, 20____, by the Littleton City Council.

Littleton Mayor

Attest: City Clerk

CITY ATTORNEY APPROVAL:

Approved as to form this _____ day of _____, 20____

Littleton City Attorney



VICINITY MAP
SCALE: 1"=1000'

SHEET INDEX:
SHEET 1 TITLE SHEET
SHEET 2 PROPOSED SITE PLAN

PROJECT TEAM

OWNER
ARVILLE LLC, and COLFAX PET LLC
dba HOBNOB PET CARE
22 RED TAIL DRIVE
HIGHLANDS RANCH CO 80126
(303)-917-3009
STEVEN3009@GMAIL.COM
CONTACT: STEVE MORRIS

DESIGNER
NEAR DESIGN & PLANNING, INC.
10701 MELODY DRIVE
SUITE # 555
NORTHGLENN CO 80234
(303) 451-1113
STEEVEB@NEARDP.COM
CONTACT: STEVE BROWN

SURVEYOR
ENGINEERING SERVICES COMPANY
14190 E. EVANS AVE
AURORA CO 80014
(303) 337-1393
FAX (303) 337-7481
CONTACT: CHARLES BECKSTROM

CIVIL/DRAINAGE ENGINEER
PERCEPTION DESIGN GROUP
6901 SOUTH PIERCE ST.
SUITE # 350
LITTLETON, CO 80128
(303) 232-8088
JDAVIDSON@PERCEPTIONDESIGNGROUP.COM
CONTACT: JERRY DAVIDSON

THE OWNER DOES 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 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 DISCREPANCIES 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 AND/OR ALL OF ANY REQUIRED FINANCIAL ASSURANCE TO CAUSE THE DEFICIENCIES TO BE PUT INTO COMPLIANCE WITH THIS PD PLAN, OR WITH ANY SUBSEQUENT AMENDMENTS HERETO.

CERTIFICATION OF OWNERSHIP

Owner:

I, _____, owner, or designated agent thereto, do 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.

By: _____
STEVE MORRIS

Title _____

Address _____

Acknowledgement:

State of _____)
County of _____)SS

The foregoing dedication was acknowledged before me this _____ day of _____, 20____, by _____ as _____ of _____.

Witness my hand and official seal.

My Commission Expires _____
Notary Public

CLERK AND RECORDER'S CERTIFICATE

This document was filed for records in the office of the County Clerk and Recorder of

_____ County at _____ m. on the _____ day of _____, 20____, in

Book _____, Page _____, Reception No. _____

County Clerk and Recorder

By: _____
Deputy

MINERAL ESTATES OWNERS:

I have searched the records of the Arapahoe county assessor and the Arapahoe County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein pursuant to section 24-65.5-103(1) of the Colorado revised statutes.

Applicant/Owner

Date

NEAR
DESIGN & PLANNING INC.

HOBNOB PET CARE
9595 E. ARAPAHOE ROAD

GREENWOOD VILLAGE

COLORADO

HOBNOB PET CARE

501 E. COUNTY LINE ROAD
CASE # APD19-0001

LITTLETON

COLORADO

JOB NO.: 18-MC-005
SCALE: 1"=20'-0"
DATE: 6-21-19
DRAWN: SLB
CHECKED: EEN/DM
REVISIONS:

④ PLANNING REVISION 8-26-19
④ PLANNING REVISION 11-25-19
④ PLANNING REVISION 1-7-20

APPROVED
TENANT

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LOCATED IN THE SE 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
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TO AMEND THE HIGHLAND SQUARE/OAKBROOK COMMERCIAL CENTER SDP/PD TO ALLOW FOR A SPECIFIC PERMANENT OUTDOOR USE FOR DOG PLAY AREAS, INCREASE THE ALLOWED BUILDING HEIGHT, AND INCREASE THE ALLOWED BUILDING SIZE, AS PART OF AN ANIMAL BOARDING AND CARE FACILITY FOR PAD A, PARCEL 1B. THERE WILL BE NO OTHER MODIFICATIONS OR CHANGES TO THE EXISTING USES THAT ARE APPROVED WITHIN THE SDP/PD.

THE HIGHLAND SQUARE/OAKBROOK COMMERCIAL CENTER SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY COUNCIL ON AUGUST 16, 1983. THE PROPERTY WAS PLATTED AND GRADED IN 1984 FOLLOWING APPROVAL OF THE SITE DEVELOPMENT PLAN. LOT 6 BLOCK 1, AS PLATTED IS A DIFFERENT SHAPE THAN SHOWN ON THE SITE DEVELOPMENT PLAN.

THE SECOND AMENDMENT APPLIES ONLY TO PARCEL 1B, PAD A AND AMENDS THE ALLOWED USES FOR PARCEL 1B, PAD A, AS FOLLOWS:

1. ALLOW AN OUTDOOR DOG PLAY AREA AS A PERMANENT OUTDOOR USE.
2. INCREASE THE MAXIMUM BUILDING HEIGHT FROM 30 FEET TO 35 FEET ONLY FOR THE PURPOSE OF ACCOMMODATING AN UNINHABITABLE TOWER ELEMENT AT THE SOUTHWEST CORNER OF THE BUILDING ON PARCEL 1B. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED FOR THE TOWER ELEMENT IF IT IS CONSTRUCTED.
3. ALLOW FOR AN EXPANSION OF THE BUILDING FROM 7,500 GSF TO 8,267 GSF.
4. EXCEPT AS HEREIN, RETAINS ALL OTHER ELEMENTS PREVIOUSLY APPROVED IN 1995 FOR PARCEL 1B.
5. PERMITMENT OUTDOOR USE FOR DOG PLAY AREAS, AS PART OF AN ANIMAL BOARDING AND CARE FACILITY, IS ALLOWED CONTINGENT UPON APPROVAL OF A CONDITIONAL USE PERMIT.

HOBNOB PET CARE
9595 E. ARAPAHOE ROAD

GREENWOOD VILLAGE COLORADO

THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF NEAR DESIGN AND
PLANNING AND MAY NOT BE DUPLICATED, DISCLOSED,
OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF
NEAR DESIGN AND PLANNING. COPYRIGHTS AND
INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

HOBNOB PET CARE

501 E. COUNTY LINE ROAD
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APPROVED
TENANT

2 OF 2

