

EMICH OLDSMOBILE SIGN ADDITIONS

9899 E. ARAPAHOE ROAD, ARAPAHOE COUNTY, COLO.

The Owner, Developer and/or Subdivider of the Subdivision known as BLUM OLDSMOBILE-SCHEIMAN SUBDIVISION, their respective successors, heirs and/or assigns agree to the following notes:

PRIVATE STREET AND UTILITY EASEMENTS MAINTENANCE

The Owners of this subdivision, their successors, and/or assigns in interest, or other entity other than Arapahoe County, is responsible for maintenance and upkeep of any and all drives, parking areas, and easements i.e. cross access easements, drainage easements, etc.

DRAINAGE MAINTENANCE

The property owner shall be responsible for maintenance of all drainage facilities installed pursuant to the subdivision agreements. Requirements include, but are not limited to, maintaining the specified storm water detention, maintaining outlet structures, flow restriction devices and facilities needed to convey water to said basins. Arapahoe County shall have the right to enter properties to inspect said facilities at any time. If these facilities are not properly maintained, the County may provide necessary maintenance and assess the maintenance cost to the owner of the property.

EMERGENCY ACCESS NOTE

Emergency access is granted herewith over and across all paved areas for police, fire and emergency vehicles.

LANDSCAPE MAINTENANCE

The Owner of this subdivision, their successors and/or assigns in interest, or other entity other than Arapahoe County is responsible for maintenance and upkeep of perimeter fencing and all landscaped areas and sidewalks between the fence line or property line and any paved areas. The Owner of this subdivision, their successors and/or assigns in interest, or other entity other than Arapahoe County, agree to the responsibility of maintaining all other open space areas associated with this development.

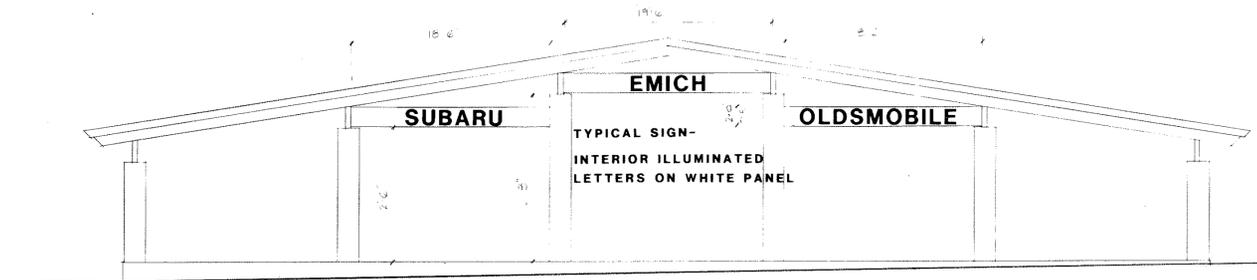
SIGHT TRIANGLE MAINTENANCE

The owners of private property containing a Traffic Sight Triangle are prohibited from erecting or growing any obstructions over three feet in height within said triangle as measured from the highest curb top elevation directly adjacent to the Traffic Sight Triangle.

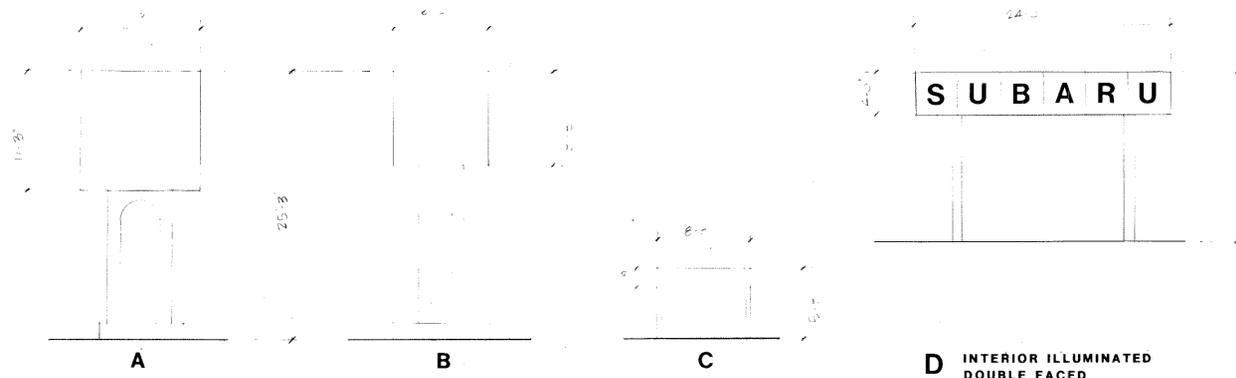
SIGNAGE

Signs shall be permitted as shown on this drawing.

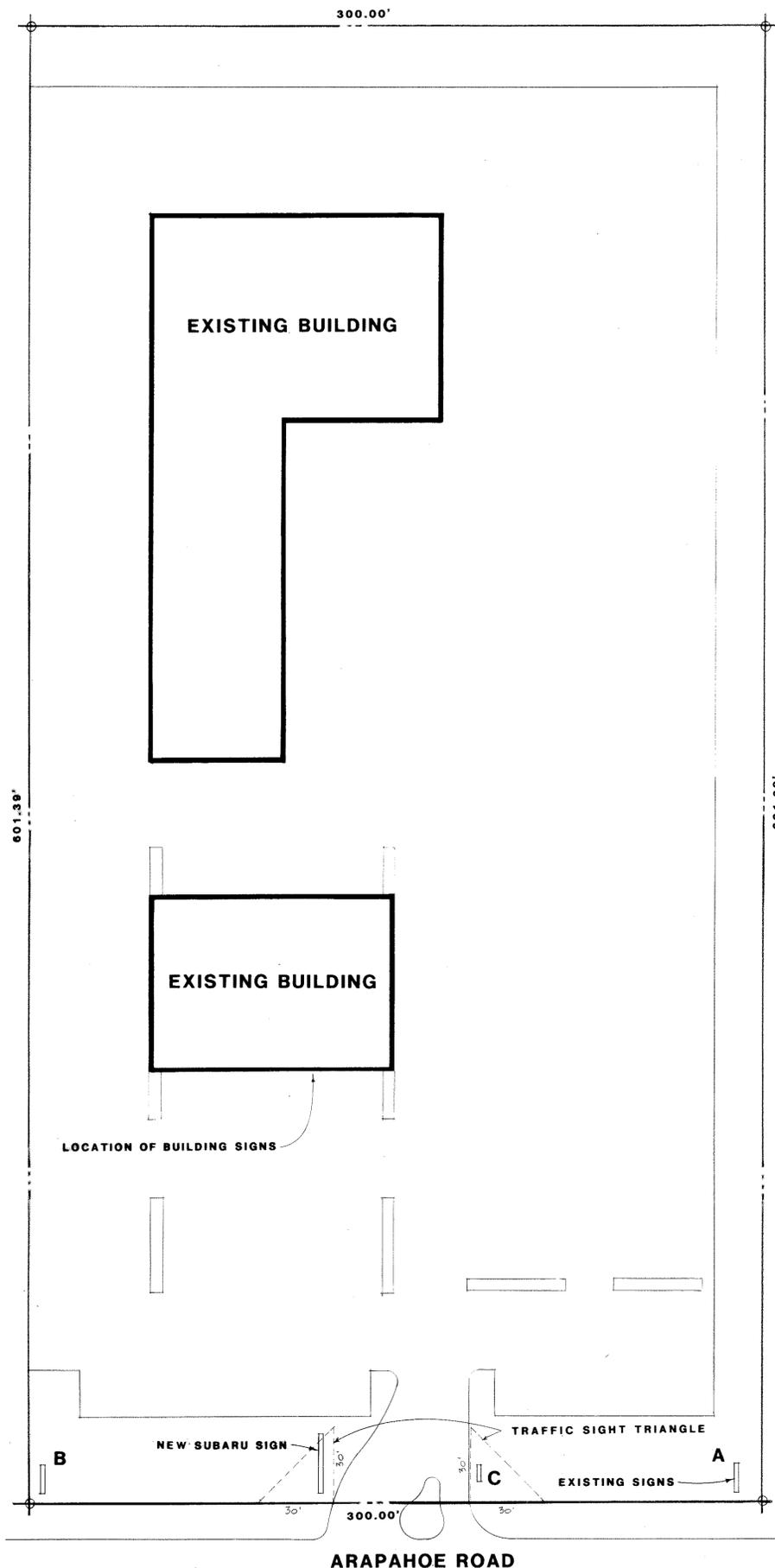
- There may be no visual obstruction from a height of three feet (3') to seven feet six inches (7'-6") within the Traffic Sight Triangle, measured thirty feet (30') along the Right-of-Way line from the access flowline, and thirty feet (30') measured along the access flowline from the Right-of-Way line. The support posts for the sign are permissible within the Traffic Sight Triangle.
- The new freestanding sign may not exceed sixteen feet (16') in height.



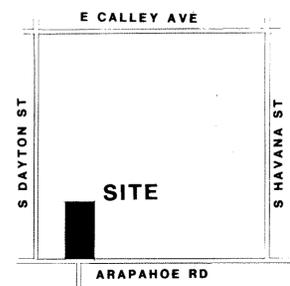
BUILDING SIGN ELEVATION
1/8" - 1'-0" SOUTH ELEVATION OF BUILDING



EXISTING FREESTANDING SIGNS ON ARAPAHOE ROAD **NEW FREESTANDING SIGN**
1/8" - 1'-0" 1/8" - 1'-0"



SITE PLAN
1" - 30'



VICINITY MAP

LEGAL DESCRIPTION

The East 300 feet of the SW 1/4 of the SW 1/4 of the SE 1/4 of Section 22, Township 5 South, Range 67 West of the 6th P.M., except the South 60 feet thereof, in the County of Arapahoe and the State of Colorado, otherwise known as Lot 2, Scheiman Subdivision.

BOARD OF COUNTY COMMISSIONER APPROVAL

This Second Amendment to the PDP and FDP for Blum Oldsmobile-Scheiman Subdivision approved by the Arapahoe County Board of Commissioners, this 15th day of January, A.D., 1991.

Chairman: _____

Attest: _____

AMENDMENT HISTORY

This Second Amendment to the PDP and FDP for Blum Oldsmobile-Scheiman Subdivision sets forth the following changes as described:

- CASE #A 82-28 ---- Change sign height for signs "A" and "B" from 21'-0" to 26'-0". Approved by Resolution No. 925-82
- CASE #A 90-26 ---- Add free-standing sign "D"; 16'-0" maximum height, 96 square feet maximum sign area per face. Add 113 square feet of building fascia signage. Approved this amendment.

SECOND AMENDMENT TO PDP AND FDP FOR BLUM OLDSMOBILE-SCHEIMAN SUBDIVISION

ADDITION OF BUILDING SIGNS AND FREE STANDING SIGN

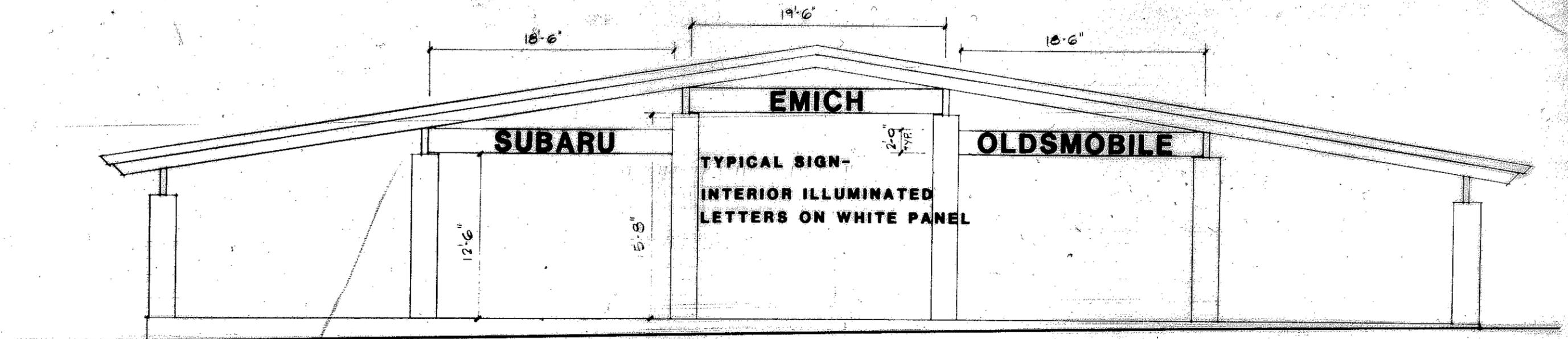
OWNER	JIM BLUM
LEASEE	FRED F EMICH III
ARCHITECT	WELLS GROUP 1052 ORANGE PL BOULDER CO 80304

SHEET 1 OF 1
DATE 9-28-90
REVISION 5-7-91

CASE # A 90-26

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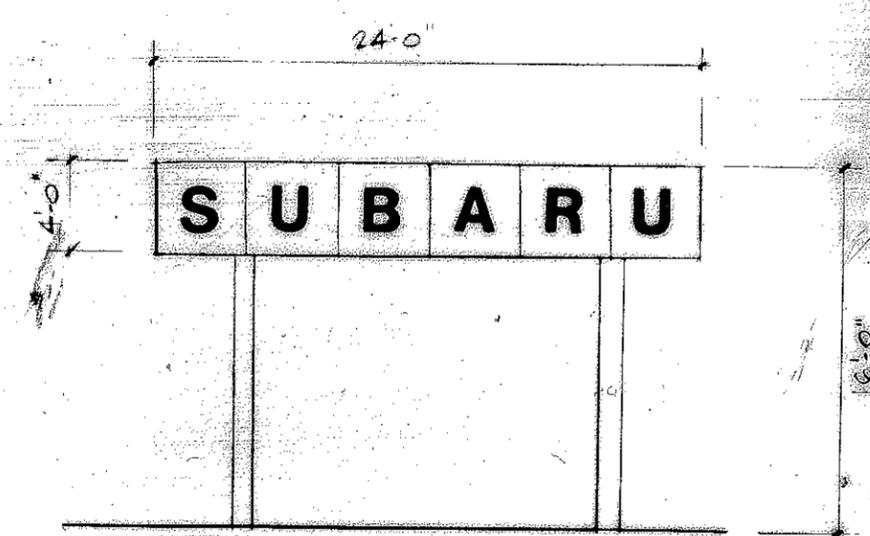
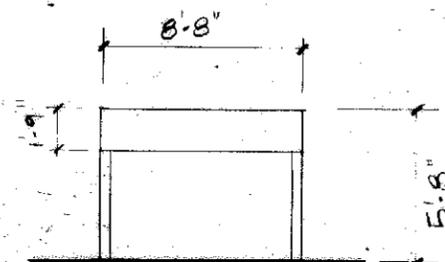
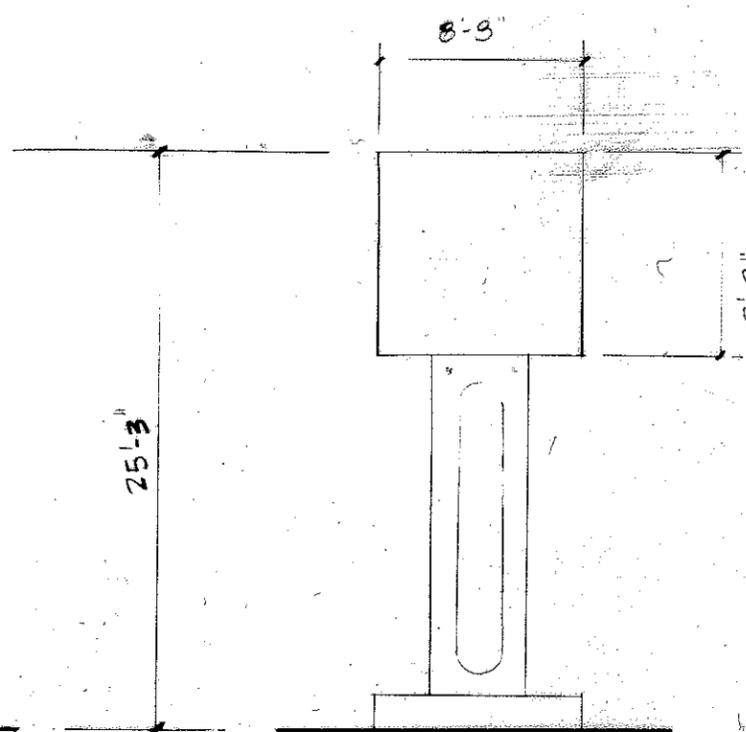
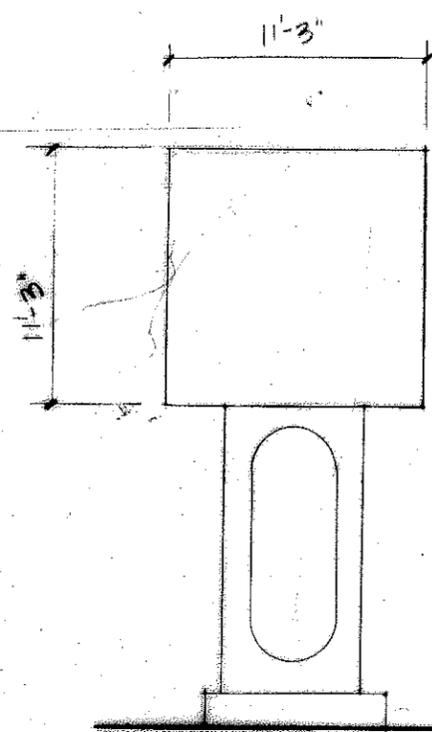
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BUILDING SIGN ELEVATION

1/8" = 1'-0"

SOUTH ELEVATION OF BUILDING



D INTERIOR ILLUMINATED