THE NEW LEAF NURSERY, INC. - A M.U. FINAL DEVELOPMENT PLAN, AMENDED

NOTES

Lighting
Two (2) Public Service residential street lights at entry ways (✦ See Plan). Each light mounted 20 ft. high, 175 watt mercury vapor lamp, 7000 lumens light output.

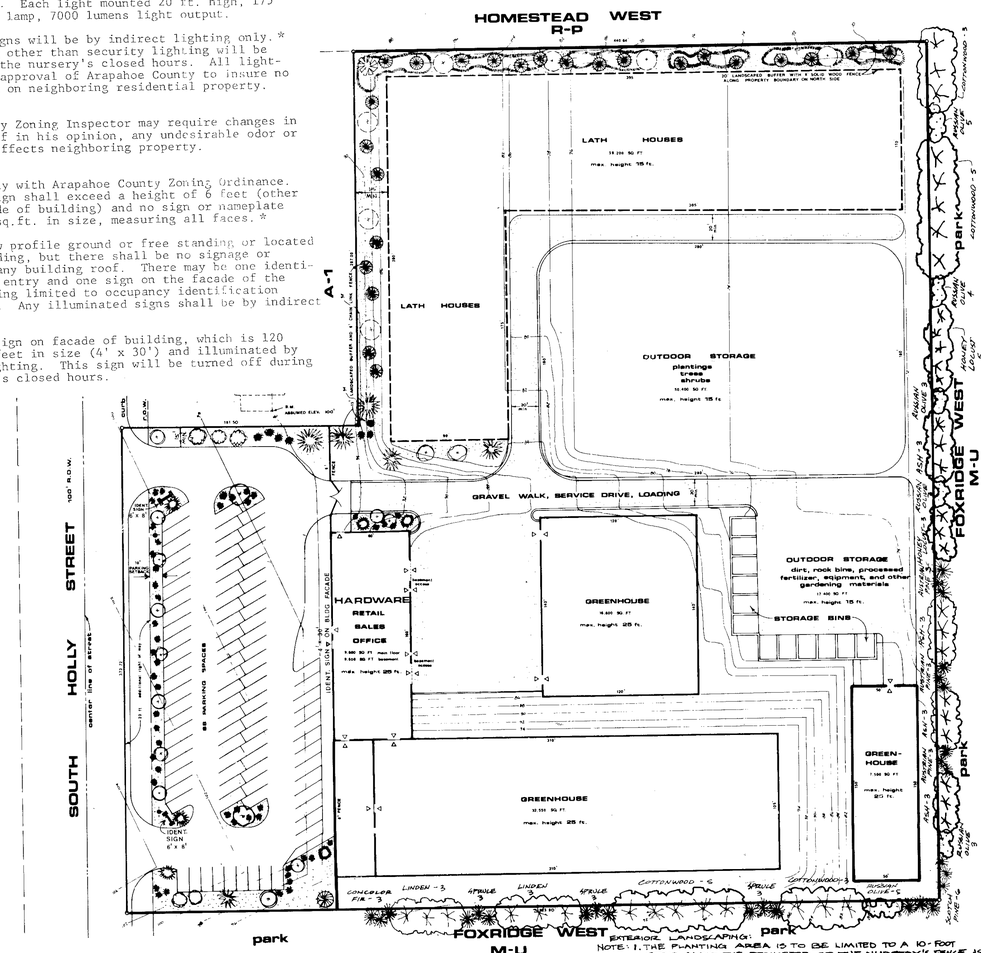
Any lighting on signs will be by indirect lighting only. * All other lighting other than security lighting will be turned off during the nursery's closed hours. All lighting is subject to approval of Arapahoe County to insure no undesirable effect on neighboring residential property.

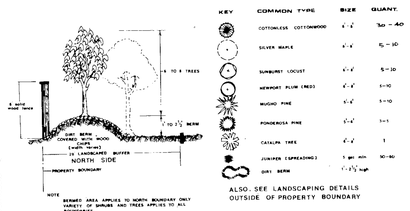
Outdoor Storage
The Arapahoe County Zoning Inspector may require changes in outdoor storage, if in his opinion, any undesirable odor or blowing material effects neighboring property.

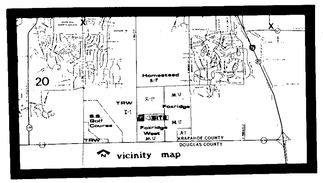
Signage
Signage will comply with Arapahoe County Zoning Ordinance. In addition, no sign shall exceed a height of 6 feet (other than sign on facade of building) and no sign or nameplate shall exceed 100 sq.ft. in size, measuring all faces. *

Signs shall be low profile ground or free standing or located on facade of building, but there shall be no signage or advertisement on any building roof. There may be one identification sign per entry and one sign on the facade of the building, copy being limited to occupancy identification and business type. Any illuminated signs shall be by indirect lighting only. *

Note: * Except sign on facade of building, which is 120 square feet in size (4' x 30') and illuminated by back lighting. This sign will be turned off during nursery's closed hours.







THIS AMENDMENT CONSISTS OF:

The allowance of expanded hardware usage within the designated retail sales building and a change in signage, allowing a backlighted, 120 square foot identification sign located on the facade of the retail sales building. The sign reads as follows: "Highlands Tru Value Hardware and Nursery". This amendment is subject to the following conditions:

1. Applicant shall remove the dump site presently on the East end of the nursery property.
2. Applicant shall generate no undue noise before 9:00 a.m.
3. Applicant shall remove the present P.A. system.
4. Applicant shall stockpile no manure.
5. Applicant shall only sell fertilizer that is bagged.
6. All security lighting shall be downward directed so as to limit lighting beyond the boundaries of the property.

ZONING INFORMATION:
Existing Zoning: M.U. (Mixed Use)

SITE DATA:
Area to be Developed (Actual Ownership): 8.25 Acres

Land Use	Floor Area	Ground Coverage	Acreage	Percentage
Hardware Store, Office & Greenhouses	76,050 sq. ft.	66,450 sq. ft.	1.52 Ac.	18.4%
Lath Houses	59,200 sq. ft.	59,200 sq. ft.	1.36 Ac.	16.4%
Outdoor Storage	---	67,800 sq. ft.	1.56 Ac.	18.9%
Parking & Circulation	---	40,800 sq. ft.	0.94 Ac.	11.4%
Gravel Walk & Service Drive	---	18,000 sq. ft.	0.41 Ac.	5.0%
Additional R.O.W. for South Holly Street	---	7,475 sq. ft.	0.17 Ac.	2.1%
Landscaped Open Space	---	99,645 sq. ft.	2.29 Ac.	27.8%
TOTAL	135,250 sq. ft.	359,370 sq. ft.	8.25 Ac.	100.0%

Streets	R.O.W.	F.L. - F.L. Paving
Arterial Street	100'	68'

Minimum Yard Requirements

Maximum building height	25 ft. Office & Greenhouses 15 ft. Lath Houses & Outdoor Storage
Minimum distance structure to public R.O.W.	25 ft.
Minimum distance parking to public R.O.W.	10 ft.
Minimum distance between structures	30 ft.
Minimum total off-street parking	80 spaces (Actual - 88 spaces)
Minimum landscaped open space	15% (Actual - 27.8%)
Minimum distance structure to property line	15 ft.

EXTERIOR LANDSCAPING:
NOTE: 1. THE PLANTING AREA IS TO BE LIMITED TO A 10-FOOT STRIP ALONG THE PERIMETER OF THE NURSERY'S FENCE, AS SHOWN.
2. THE NURSERY IS RESPONSIBLE FOR THE INSTALLATION, PERPETUAL MAINTENANCE AND REPLACEMENT OF THE INSTALLED MATERIALS.
3. LANDSCAPING WILL NOT DETRACT FROM PRESENT OR FUTURE PARK USAGE.

prepared for: C.M.A. Financial
4991 E. Dry Creek Road
Littleton, Colorado 80122

prepared by: James M. Small and Associates
3605 South Tamarac Drive
Denver, Colorado 80237

Amended Map Drawn 8-1-83

APPROVAL:
Final development plan approved this 7th day of June, 1983, by the Board of County Commissioners, Arapahoe County, Colorado.

Sheryl A. Drummond, Deputy Clerk

Thomas E. Egan
Chairman

SHEET 1 OF 1

A83-013

THE NEW LEAF NURSERY, INC.
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TOP DRAWER NOT MICROFILMED