3RD AMENDMENT TO PRELIMINARY DEVELOPMENT PLAN, PANORAMA OFFICE PARK

LOCATED IN SECTION 34, T5S R67W OF THE 6TH P.M. ARAPAHOE COUNTY, COLORADO

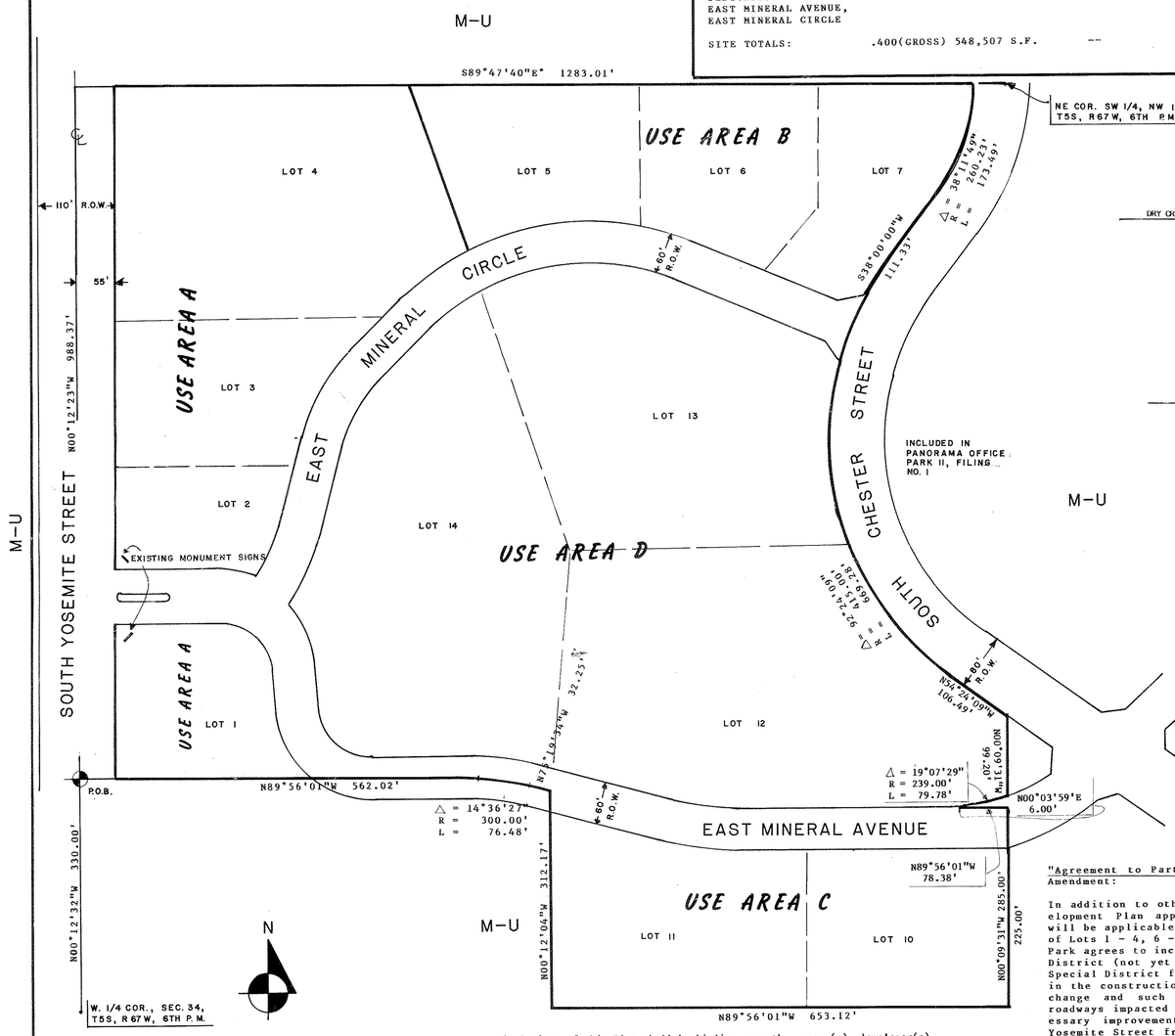
LEGAL DESCRIPTION:

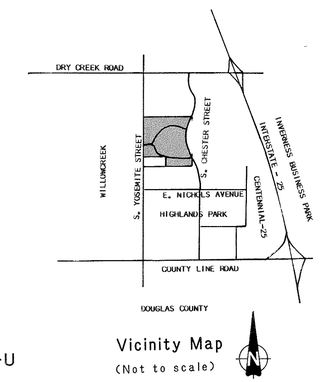
A tract of land located in the Southwest One-Quarter of the Northwest One-Quarter of Section 34, Township 5 South, Range 67 West of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

PANORAMA OFFICE PARK AND PANORAMA OFFICE PARK I,
ACCORDING TO THE RECORDED PLATS THEREOF

LAND USE ANALYSIS:

DESIGNATED USE AREA AND LOT DESIGNATIONS	AVERAGE F.A.R.	MAXIMUM G.L.A. (GROSS LEASABLE (AREA)	MAXIMUM BUILDING HEIGHT	% OF MINIMUM OPEN SPACE PER BUILDING SITE	GROSS AREA PER DESIGNATED USE AREA (ACRES)
"A" (LOTS 1,2,3,4)	.40	119,600 S.F.	35'	20 %	6.866 ACRES
"B" (LOTS 5, 6, 7)	.57	100,607 S.F.	55'	25 %	4.085 ACRES
"C" (LOTS 10,11)	.54	83,000 S.F.	55'	25 %	3.515 ACRES
"D"(LOTS 12,13,14)	.45	245,300 S.F.	55'	25 %	12.517 ACRES
TOTALS:	.467(NET)	548,507 S.F.	--	23.7 %(NET)	26.983 ACRES
DEDICATED BY PLAT FOR SOUTH YOSEMITE STREET:					1.248 ACRES
DEDICATED BY PLAT FOR EAST MINERAL AVENUE, EAST MINERAL CIRCLE					3.249 ACRES
SITE TOTALS:	.400(GROSS)	548,507 S.F.	--	20.3 %(GROSS)	31.480 ACRES





Vicinity Map
(Not to scale)

Development Densities in Use Area "D":

Density of development on individual lots in Use Area "D" will be permitted up to a maximum of .56 F.A.R., however, overall development within Use Area "D" shall not exceed 245,300 S.F. which represents an overall density of .45 F.A.R. for the Area.

"Agreement to Participate" note added by Second Amendment:

In addition to other requirements for Final Development Plan approval, the following notation will be applicable: Louise G. Larrick, the owner of Lots 1 - 4, 6 - 9 and 12 - 14, Panorama Office Park agrees to include said lots within a Special District (not yet formed) or to contract with a Special District for the purpose of participating in the construction of the Dry Creek Road Interchange and such other improvements to public roadways impacted by Panorama Office Park. Necessary improvements for the widening of South Yosemite Street from Mineral Avenue to Dry Creek Road and the installation of the south half of Dry Creek Road from South Yosemite Street to I-25 shall be accomplished by Louise G. Larrick by other financial arrangements.

The stipulations of this Plan shall be binding upon the owners(s), developer(s) and/or subdividers of the property known as Panorama Office Park, their heirs, succesors in interest and/or assigns.

Comprehensive Plan Use: Office and Light Industrial Uses
Zoning Approved by this Preliminary Development Plan: B-1 (P.U.D.)

This 3rd Amendment to the Preliminary Development Plan for Panorama Office Park approved by the Board of County Commissioners of Arapahoe County, Colorado, this 30th day of June, A.D. 1987. This plan supercedes in its entirety all previously approved Preliminary Development Plans for Panorama Office Park (Previously known as Larrick-Bristol).

CHAIRMAN

ATTEST: Marjorie Dale
COUNTY CLERK

DESIGN AND USE STANDARDS:

1. Uses permitted in Panorama Office Park are those specified in Section 11 entitled B-1 (Administrative and Professional Offices), Subpart B, of Part II, Zoning Districts and Regulations, of the Arapahoe County Zoning Resolution (January 1, 1987), such uses being specifically defined as:

   A. General Offices, for example:
      [1] Administrative and executive offices
      [2] Consulting service offices (business and professional)
      [3] Design professions (architect, planner, etc.)
      [4] Financial institutions
      [5] Medical, dental, and veterinary offices
      [6] Insurance and investment offices, etc.
   B. Nursery school, day care center
   C. Pharmacy, provided that eighty percent of the gross leasable floor area shall be used for the preparation and sale of prescriptions or trade drugs as an accessory use in a medical or dental clinic.
   D. Except as otherwise indicated herein, development of Panorama Office Park shall be in accordance with all standards and regulations of the aforesaid B-1 Zone District.

2. Screening of Mechanical Equipment: Roof mounted mechanical equipment shall be screened. Ground mounted mechanical equipment shall be screened with appropriate fencing and/or shrubs. Dumpsters and other similar trash collection devices shall be screened and located in such a manner as to have minimum aesthetic impact on the office park and its neighbors. Dumpster locations will be provided on Final Development Plans.

3. Open Space Requirements: Individual building sites in Use Area "A" shall have a minimum of twenty (20%) percent unobstructed open space. Individual building sites in Use Areas "B", "C", and "D" shall have a minimum of twenty five (25%) percent unobstructed open space. Atria and similar design uses of landscaped areas shall not be included in the calculation of unobstructed open space. Plant materials shall be selected for their appearance and adaptability to the Colorado climate. Final landscape plans will be submitted with Final Development Plans for individual building sites. Berming, fencing and landscaping (or a combination thereof) shall be used along South Yosemite Street to help screen parking areas in Use Area "A". from view from adjacent residential areas.

4. Lighting: Where lighting is provided in parking areas, it will be downward directed to minimize glare and shall be designed to minimize the impact on adjacent residential areas. Individual lighting plans will be provided with Final Development Plans for individual building sites. Such lighting plans shall indicate the height of lighting fixtures and shall designate the type and design of such fixtures. Unless otherwise required for security, all parking area lighting shall be turned off no later than 11:00 o'clock p.m.

5. Building Setback Requirements: In Use Area "A", no building shall be built closer to the right-of-way line of South Yosemite Street than forty (40') feet, and no parking area shall be closer to the said right-of-way line than twenty five (25') feet. In Use Area "A", front, rear and side setbacks shall be as defined in the B-1 Zone District of the Arapahoe County Zoning Resolution (January 1, 1987) except as amended herein for South Yosemite Street. Setbacks in all other Use Areas shall be in accordance with the standards of the aforesaid B-1 Zone District.

6. Parking: Parking plans shall be provided with individual Final Development Plans. Sufficient parking shall be provided for the intended use. Parking designs shall be laid out to accomodate both full sized and compact automobiles. Parking structures are allowed and encouraged and are not part of the maximum gross building area. Parking structures may be constructed anywhere within the buildable area of any lot.

7. Individual Lot Access onto South Yosemite Street: No lot or building site shall have individual access onto South Yosemite Street. All buildings in Use Area "A" shall have access from East Mineral Avenue or East Mineral Circle.

8. Signage: An individual signage plan shall be submitted with individual Final Development Plans. All signage plans shall be in conformance with the recorded covenants for Panorama Office Park and the following standards which reflect the content of the said covenants: Each lot shall be entitled to one double-faced, free standing sign abutting the adjoining, interior streets. Such signs shall not exceed four (4') feet in height or sixty four (64) square feet per face and all sign design shall be approved by the Panorama Office Park Architectural Control Committee. Signs may be lighted in a manner to minimize glare. No wall, roof or fascia signs shall be permitted. No animated or flashing signs shall be permitted. A maximum of two (2) free standing entry monument signs conforming with the above standards shall be permitted at the intersection of East Mineral Avenue and South Yosemite Street. A project directory sign shall be permitted at the intersection of East Mineral Avenue and East Mineral Circle. All signs shall be of similar or complementary design. The project directory sign shall be the same size or smaller than the aforementioned building identification signs.

   Avigation Easement: An avigation easement affecting all property contained within this Preliminary Development Plan has been legally executed. Said easement document can be found in Book 4644 at Pages 51 through 54, of the records of the Arapahoe County Clerk and Recorder. The lands contained within this Preliminary Development Plan lie within the Centennial Airport Influence Area, an area which is likely to be affected by aircraft operations and their potential noise and/or crash hazards to a greater degree than lands situated outside the Influence Area. All lands contained within this Preliminary Development Plan shall comply with F.A.A. Part 77, "Height and Obstruction Criteria".

10. Maximum Building Heights: The maximum building height permitted in Use Area "A" shall be thirty five (35') feet including rooftop mounted equipment. In Use Areas "B", "C", and "D", the maximum building height permitted shall be fifty five (55') feet including rooftop mounted equipment.

11. Billboards: No billboards shall be permitted in Panorama Office Park.

12. Maximum Buildable Area: A maximum of forty (40%) percent of any building site will be available for building area. Floor area ratios are indicated on the plan for the various Use Areas and in the land use analysis shown herein. Floor area ratios may vary on individual building sites within a Use Area with the controlling factor being the designated maximum square footage for each area as indicated in the land use analysis herein. The maximum G.L.A. for Panorama Office Park shall be 548,507 square feet, which is equivalent to a net F.A.R. of .467 and a gross F.A.R. of .40

Amendment Summary:

1. The subject property was zoned B-1 P.U.D. by the Board of County Commissioners in 1974 under the name Larrick-Bristol. The uses, building heights, maximum amount of development and the development standards shown herein were approved at that time. This Preliminary Development Plan was the first such plan approved under the County's P.U.D. Resolution.
2. The First Amendment (Z81-4) to this Preliminary Development Plan was approved by the Board of County Commissioners on May 18, 1981. The amendment changed the name of the development to Panorama Office Park, redrafted the road layout to reflect the approved Plat for Panorama Office Park and redefined the Planning Areas based upon that roadway alignment and eliminated a portion of the property owned by the Church of Jesus Christ of Latter Day Saints.
3. The Second Amendment (A81-46) to this Preliminary Development Plan was an Administrative Amendment approved by the Board of County Commissioners on December 22, 1981 which added the "Agreement to Participate" Note shown herein.
4. The Third Amendment (A87-22) to this Preliminary Development Plan is an Administrative Amendment to the Plan which redrafted the Plan to show the roadway alignments included in the approved replatting of portions of Panorama Office Park as Panorama Office Park I. The Amendment also redefined the Planning Areas based upon the roadway realignments included in the aforesaid Plats. The Amendment deletes the graphic representation of a drainage/utility easement in Planning Area "D" which was vacated with the approval of the Plat entitled Panorama Office Park I. Panorama Office Park has been entirely platted, and as of the date of this Amendment, consists of the approved plats of Panorama Office Park and Panorama Office Park I. Because of the platting, the boundaries of Panorama Office Park now represent the boundaries defined by the above designated plats of the property. That portion of the property east of South Chester Street which formerly included in Panorama Office Park was included in the plat of Panorama Office Park II and has been eliminated from this plan. The development statistics for Panorama Office Park have been revised to reflect the amended boundary description. The Amendment also adds the note entitled "Development Densities in Use Area "D".

REV. NO.	DATE
	DATE February 15, 1974
1 May 18, 1981	
2 Dec. 22, 1981	
3 June 23, 1987	

LANDAIDE, INC.
5655 SOUTH DELAWARE STREET
LITTLETON, COLORADO 80120
(303) 794-3972

Developer:
Larrick Corporation,
9085 East Mineral Circle,
Englewood, Colorado 80112
790-1234

PANORAMA OFFICE PARK
3RD AMENDMENT TO
PRELIMINARY DEVELOPMENT PLAN

A87-022

JOB NO. L8725

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3RD AMEND
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